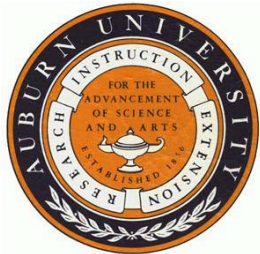


Recommendations

**From WASC and
Good Ones from Other States**



WASC

Suggested Recommendations

- **Develop a plan for the working waterfront and waterfront access**
- **Investigate how other states use public funding to purchase working waterfront**
- **Define terms such as working waterfront and access for Alabama**

WASC

Suggested Recommendations

- **Increase funding for US Army Corps of Engineers dredging projects, specifically waterbodies not on the regular schedule.**
- **Explore beneficial use of dredge material for waterfront access.**
- **Adapt tonnage reporting to better reflect economic values of shipping on waterways.**

WASC

Suggested Recommendations

- **Complete an economic inventory of working waterfronts and waterfront access throughout Alabama.**
- **Include:**
 - **tonnage shipped,**
 - **jobs creation and retention;**
 - **nature- and heritage-based tourism.**

WASC

Suggested Recommendations

- **Create property tax relief for working waterfront businesses**
 - **County-level ad valorem reform,**
 - **Tax development districts, or**
 - **Inclusion of working waterfront under current use.**
- **Cooperate with Regional Planning Commissions to develop regional comprehensive land use plans along Alabama's waterways.**

WASC

Suggested Recommendations

- **Create an authority to assist municipalities in the protection of waterfront access through the implementation of**
 - **Tax incentives,**
 - **Overlay districts,**
 - **Zoning,**
 - **Industrial parks,**
 - **etc.**

Recommendations from Other States

- **Establish a fund for the acquisition of waterfront property by state and local governments, non-profit organizations and fishing cooperatives.**
 - **Examples include: FL “Stan Mayfield Commercial Waterfronts Restoration and Preservation Program,”**
 - **ME “Working Waterfront Access Pilot Program,” funded by the Maine Department of Marine Resources and the Land for Maine’s Future Trust;**
 - **HI “Coastal Land Trust,” conservation easements on commercial fishing property slated for development;**
 - **NC “Waterfront Access and Marine Industry Fund,” created by the legislature to purchase working waterfront property.**

Recommendations from Other States

- **Utilize bonds issued by state port authorities to finance infrastructure needs such as access roads and other fisheries-related services to working waterfront facilities.**
 - **Example: ME's Working Waterfront Coalition was instrumental in getting a state referendum passed that allocated funds from the sale of bonds to protect working waterfront properties.**

Recommendations from Other States

- **Develop local zoning designations that may include:**
 - **Maritime Zoning District** (Maryland),
 - **Recreational and Commercial Working Waterfront, or mixed-use** (Florida),
 - **Tax Increment Financing** (Maine),
 - **Overlay, Historic District** (North Carolina, Florida and other states).

Recommendations from Other States

- **Update state and local comprehensive plans that include working waterfronts in the coastal, recreational and land-use elements.**
- **Utilize fishing license revenues as sources of funding for working waterfronts**
(North Carolina, Florida and other states).
- **Develop partnerships that include businesses, government, political and landowners/stakeholders.**

Recommendations from Other States

- **Develop an industrial park that preserves commercial fisheries-related businesses and services** (Virginia's Newport News Seafood Industrial Park).
- **Obtain legislative approval for the waiver of emergency permit fees for rebuilding waterfront properties after storms** (North Carolina and other states)

Recommendations from Other States

- **Update state-wide conservation plans to include the development of a Geographic Information System (GIS) model to identify working waterfronts and waterfront access areas** (North Carolina, Maine, Florida and others).
- **Develop a state-wide program to provide technical assistance, support, advocacy and start-up grants for those communities that have developed comprehensive plans** (Florida's "Waterfronts Florida Program", New York's "Local Waterfront Revitalization Program").