# TABLE OF CONTENTS

1. INTRODUCTION 5
2. THE SITE 6
3. APPROACH 7
4. PUBLIC MEETINGS 8
5. SURVEYS AND INTERVIEWS 16
6. SUMMARY 18
7. APPENDICES 19
1. INTRODUCTION

In February 2013, the Middle Peninsula Chesapeake Bay Public Access Authority (MPCBPAA) was gifted 97 acres of waterfront property along the Severn River in Gloucester County. Much of the property, tentatively titled Lands End Subdivision/Captain Sinclair’s Recreational Area, is a pristine coastal ecosystem with a densely forested area and hiking trails, tidal wetlands, and non-tidal wetlands. Virginia Commonwealth University’s Center for Urban and Regional Analysis and the Virginia Sea Grant initiative at the Virginia Institute of Marine Sciences (VIMS) are collaborating with the MPCBPAA to propose potential recreational uses for the property. Three Virginia Commonwealth University (VCU) student teams from the Master of Urban and Regional Planning (MURP) program and faculty members completed economic and land use analysis, hosted community engagement meetings, and developed design proposals between September and December 2014.

Virginia Sea Grant and MPPDC have formed a longer-term partnership that leverages academic, private, and public sector resources to support coastal community development. The partnership seeks to convene public discussions about coastal resources and economic opportunity, educate private and public leaders, and offer continuing civic and leadership seminar. With the guidance of the public, this group of university researchers and planning district professionals will create a community development plan and implementation strategy for public use of the Captain Sinclair Recreation Area.

The VCU student team hosted three community engagement meetings, convening public discussions about preferences for site use. Additionally, the group conducted surveys and interviews to reach a wide audience. Participants provided guidance on potential uses that align with community values, and communicated their unique understanding of the area, adding depth and breadth to student research. At later meetings, community members guided design team suggestions for passive and active recreational uses and indicated their preferences for potential site development. The community engagement process yielded valuable information about site characteristics and provided input that will shape use of the Lands End Subdivision/Captain Sinclair Recreational Area in the long-term.
2. THE SITE

The Captain Sinclair Recreational Area is a 97 acre waterfront property on the Severn River in Gloucester County, Virginia. The buildings on the site were constructed in 1973 and include main house, a pool house, pool, a metal garage/shed, workout room, a couple of smaller outbuildings, and a small ranch house, serving as a rental property. The basement of the main house is also being rented out. The site has no utility connections and instead has a septic system a well. The site is accessible via one gravel road.

The property is covered by forests, fields, and wetlands. The highest point on the property lies six feet above sea level and the main house is about four feet above sea level. The property rises going from southwest to northeast. Flooding is a problem for this site and occurs frequently due to tidal shifts. The low elevation makes the site susceptible to storm surges. The road leading to the site can get washed out due to the flooding (Data provided by the Middle Peninsula Chesapeake Bay Public Access Authority).

The property sat abandoned for three years before being gifted to the Chesapeake Bay Public Access Authority. The main house, workout room, and shed are in fair condition. The rental property in the northwest is also in fair condition. All buildings should be able to be re-purposed. The value of the site is $1,149,900 with the main house being valued at $671,500 (Gloucester County Assessor’s Office).
3. APPROACH

The team used a variety of engagement approaches for community feedback regarding the future of the site. We recognized the challenges of working in a rural area with a remote site location and implemented four main types of interventions to reach a broad audience:

- Public Meetings
- Media: Communication between meetings
- Surveys
- Interviews

The team used a student facilitator for each public meeting in order to ensure the meeting covered certain goals and objectives, stayed within the time constraints, and addressed questions, concerns, and comments in a sensitive and respectful way. The facilitator used prompts about underlying values in order to gather information to inform the design process. The public meetings took place in October, November, and December at the Captain Sinclair site, Gloucester County Library, and Botetourt Elementary School respectively. Because of the remoteness of the site and the tidal schedule, it was not possible to hold meetings at the site later in the semester.

News articles from the Virginia Sea Grant and social media were used to ensure communication between meetings as a means to keep public interest in the project, gather more interest, and receive more input throughout the process.

Surveys were made for online and in person distribution to reach community members who may not have been able to make the public meetings. The responses were summarized and used in the following public meetings to inform the direction of the project.

Individual interviews were conducted with interested stakeholders and government workers who could assist the team with technical, historical, and community knowledge of the site.
4. PUBLIC MEETINGS

PUBLIC MEETING #1
When: Tuesday, October 7th
Time: 5:00pm-7:00pm
Where: Lands End Subdivision/Captain Sinclair Recreation Area

PURPOSE
The first of the series of public meetings was facilitated by Susanna Finn and assisted by the MURP students team. The purpose of the meeting was to introduce the site and related issues to community members and stakeholders in order to receive input for appropriate uses for the gifted 97 acres of new public property. The meeting began with a brief explanation of the purpose of the class, the role of the graduate students, and the goals of the meeting. While the class had completed preliminary research on the site, it was essential to hear the thoughts and ideas of people with intimate knowledge of the area so as to inform future designs and options. These designs were to be presented at future public meetings.

MEETING ATTENDEES
- Jeff McDermott - next door neighbor
- Chris Hudson - Board of Supervisors (Gloucester)
  - On the PAA (Public Access Authority)
  - Vice President of the Crew team
- Peter Kucera - lives 2 miles away
- Vic Spain - Tidewater Oyster Gardeners Association (TOGA) representative
- Sarah Nuss - Education of the Chesapeake Bay Research Reserve
- Emily Gibson - Comprehensive Planner from Gloucester County
- Jennifer Murray-McClain - VA Sea Grant
- Julia Robbins - VA Sea Grant
LARGE GROUP SESSION: UNDERSTANDING COMMUNITY VALUES

The large group session began with asking for any values associated with the site and collecting and writing this information on large notepads. Specific values outlined were:

- Privacy
- Pristine nature
- Darkness
- Beauty
- Ecology
- Water Access
- Safety

Activities on the site: Aside from values, the community members spoke about the types of activities they enjoy doing or enjoy seeing happen on the site. Understanding how other people use the land was a way for the class to take into consideration those stakeholders that were not at this public meeting. Jeff McDermott stated that he enjoys having the Rowing team use the site. The site is rent free to the rowing team and has some storage space for equipment. While this may not be the best place for practicing because of the sometimes turbulent waters, the site works to support a unique sport for the high school rowing teams to further their extracurricular experiences. The rowing teams have had many team members receive scholarships or acceptances to universities because of their participation in the sport. The community members all agreed that this was a point of pride for their community.

Vic Spain of the Tidewater Oyster Gardeners Association said the surrounding area is a great place to ride a bike; there is no traffic and “the ability to live in an undeveloped pristine area provides you the air to breathe and enjoy the beauty of the marsh.”

The community members said that a few other activities occur on or near the site include:

- duck hunting
- fishing
- oystering
- kayaking
- crabbing
- stargazing

The concern about safety and security was raised over these uses of the site. While there seemed to be agreement to open the site to the public to enjoy these recreational amenities, the community members did not want uncontrolled activity. Recent vandalism and unauthorized uses of the site had already taken place according to nearby neighbors. Community members agreed that any future uses of the site should be carefully monitored to prevent destruction of their listed values (privacy, pristine nature, wetland ecology).

SMALL GROUP DISCUSSION

The second phase of the meeting was the small group session. The group was comprised of the community members with a few members of the student team to prompt questions about specific desired uses for the site, challenges and opportunities, and next steps in the citizen engagement process. Maps were placed in the middle of each group with markers to encourage drawing geographic indicators and references.
Water Access Assessment: Issues surrounding current access to water were discussed to assess challenges with public waterfront activities. Answers included:

- The site is not appropriate for children
- The site would need to be cleared of simple hazards
- The sponginess of the soil makes getting boats in and out of the water difficult
- There is little space for boats to be parked
- There needs to be an adequate path to launch
- The existing road access to the site will be a problem with increased traffic
- The rowing teams has experienced the road deterioration in the winter months
- The natural tide cycles sometimes cover the road and tree overgrowth is a liability

Ideal Waterfront Access: The group was asked what kind of waterfront access would be ideal in Gloucester. Many recreational purposes were mentioned including a specific concern of the region such as public oyster bays. Vic Spain remarked that most waterfront access is on private property. There is no public way to harvest oysters because of access reasons or environmental restrictions. This individual was interested in oyster bay restoration and improving the overall health of the ecosystem.

Appropriate Uses: Finally, the community members were asked about some appropriate was to use the site. Appropriate uses included:

- a facility for family reunions
- group training or events
- picnic site
- hiking
- biking
- water trails
- public hunting area
- ecotourism including education for crabbing and fishing activities

The community members agreed that all the uses they mentioned were compatible with the outlined values from the beginning of the meeting.

CONCLUSIONS AND WHO IS MISSING

A low intensity use that preserves the pristine nature of the site, recognizes its history, and rehabilitates the wetland ecosystem is the desired goal of this group. At the conclusion of the meeting the facilitator asked a final question to community members: who else should be at the public meetings for this site? The class wanted to know who else has a stake in the future of this site and how to reach them.

Groups and people identified as having an interest in the site included:

- All the neighbors who live on Robin’s Neck Road
- Game Department
- VMRC law enforcement
- Eco-tourism groups
- Watermen
- Parks Department
- VIMS
- Christopher Carroll

Paper surveys were given to the community members to try and reach those other connections.
PUBLIC MEETING #2
When: Wednesday, November 5th
Time: 5:00pm-7:00pm
Where: Gloucester County Public Library

PURPOSE
The first of the series of public meetings was facilitated by William Wright and assisted by fellow MURP students in the class. The purpose of the meeting was to gain further community feedback about desired land uses and activities for the site based on established values from the first public meeting and further technical research. The team presented data collected about existing conditions of the site and precedent images of compatible land uses for the site based on stakeholder input and completed surveys. The meeting began with a brief explanation of the purpose of the class, the role of the graduate students, and the goals of the meeting.

PRESENTATIONS
Presentations on existing conditions and demographic analysis report done by the Land Use class was presented by James Newman. Precedent images of possible land uses and activities as well as their impact on the community, economy, and environment was prepared by the Urban Design class and presented by Emily DeHoog. The demographic and existing conditions report further emphasized the environmental sensitivity of the Captain Sinclair Recreation Site as well as the lack of jobs in Gloucester to serve the existing population. Taking into consideration the existing economic, social, and environmental conditions will further inform the most appropriate land use decision for the site.

Because the site was gifted to the Public Access Authority, it is important to note that the new land use for the Lands End Subdivision/Captain Sinclair’s Recreational Site must serve the public in some way. Therefore, the team explored many land use options based on knowledge of existing conditions, community values captured from the first meeting, and the degree to which the new activities will impact the economy, community, and environment as well as generate revenue. The following is a summary of this analysis and the category of uses for the site:

- Water Based Sporting Activities
  - Ecotourism/Education for crabbing and fishing, bait and tackle shop
  - water sports center (including lesson and tours), duck hunting, fishing, and crabbing
- Passive Recreation & Community Uses
  - Astronomy /stargazing site, Meditation Garden, Picnic site, Playground
  - Hiking and Biking activities, Community Garden
- Aquaculture & Marine Research
  - Aquatic/Marine Research Facility, Oyster gardening
- Event & Environmental Education Center
  - Wetland Environmental Education Center, Wedding venue, Group training/events, Family events
- Lodging
  - Camping Site Cabin Rental, Bed and Breakfast
The Land Use Visual Presentation included photos of places and activities located in similar wetland environments as the Captain Sinclair Recreation site. These photos fell within the five categories above. The attendees raised some concerns after the visual and existing conditions presentations including:

- The compatibility of duck hunting with passive recreational uses
- Water quality
- Access and road conditions
- Tide and flood risk

**SMALL GROUP DISCUSSION**

After these presentations, the attendees and students were divided into three small groups based on seating placement. One student facilitator and note taker were assigned to each small group. The attendees were asked to comment on each of the uses presented along with any concerns or opportunities. The small group discussion generated pages of quantitative data needed for the team to extract values, meanings, and preferences for the land uses to inform the next stages of the project. Each group was asked to report three top uses for the site:

**Group one:**
1. A satellite Marine Research Facility similar to VIMS with outdoor classrooms, and activities with local schools and support for the waterman industry
2. Canoeing and Kayaking
3. Cabins placed towards the higher elevated portions of the site

**Group two:**
1. Oyster Gardening with displays by volunteers and community organizations and public access garden plots
2. Biking and Hiking
3. Historical Tourism

**Group three:**
1. Natural conservation with some uses such as biking
2. Bed and Breakfast alongside passive recreational uses such as bird watching
3. VIMS research facility

The large group discussion identified common themes and opportunities brought up by all the small groups. The common ideas included:

- Access to the site is something that needs to be addressed
- Security of property with the new uses will need to be considered
- Biking is a supported activity
- Education purposes is also greatly valued

The team suggested reusing the existing buildings on the site but the majority reaction was that the main house should be torn down. Throughout this discussion the opportunity of a historic hiking and biking trail that connects historic sites, cemeteries, and battlefield areas to the site was presented by one of the attendees. This new idea aligns with the reinforced values of historic identity and environmental preservation.

**CONCLUSIONS AND NEXT STEPS**

The team explained to the attendees that the next meeting will be focused on large scale design concepts and more idea generation. The Urban Design class will be putting together conceptual designs for the most preferred options complete with programming of the site. New surveys are based on the 5 categories of uses will be sent out via social media and email to gather more citizen input.
PUBLIC MEETING #3
When: Tuesday, December 9th
Time: 5:00pm-7:00pm
Where: Botetourt Elementary School

PURPOSE
The third public meeting in this series was facilitated by Kayla Tilman and assisted by fellow MURP students in three VCU graduate classes. The purpose of the meeting was to continue and further refine the conversation regarding the 97 acres of public property at the Captain Sinclair Recreational Area. This meeting largely followed the structure and pace of the second meeting, held November 5 at the Gloucester County Library, but with a few changes. The goals of the meeting were stated at the outset, as was the purpose and role of the graduate students comprising the three classes.

MEETING ATTENDEES
• Vic & Judy Spain: representatives from the Tidewater Oyster Gardeners Association (TOGA)
• David & Judy Sterling: neighbors of the property
• Ed & Barbara Driese: neighbors of the property
• Phil Olekszuk
• Deb Kerns-Anderson
• Tollar Nolley: representative from the Oyster Company of Virginia
• Harrison Bresee: representative from the Public Access Authority

PRESENTATIONS
Kayla began the meeting with a synopsis of public input which the class had received thus far in the timeline of the project. As there were no new surveys collected between the second and third meetings, the public input report was essentially the same as that given at the second meeting. James Newman of the land use class then gave a short presentation on the physical existing conditions of the site, similar (if not identical) to his presentation at the November meeting. Finally, Jonah Lampkin of the design class gave a report on the proposed schemes for the site: one active and one passive. The proposed uses which were presented were done so with sensitivity to the community’s commitment to nature, so both schemes were fairly low in development intensity.

The active scheme included a bed and breakfast development as well as a marine research facility near the existing boat launch and canal, towards the northern end of the property. The passive scheme included neither of these, but both schemes included a small theater, walking and biking trails, as well as a gazebo along the path. Both also suggested a rental and pool house.

During this discussion, several questions were raised by the community members which Emily DeHoog wrote down in the meeting “parking lot,” an easel pad for tangential questions and concerns. The issues recorded on the parking lot addressed the water depth of Whittaker Creek, the water’s silt content, and parking concerns for a boat launch on the site.

SMALL GROUP DISCUSSION
Because of the small attendance, the stakeholders were split into only two groups, with each group having two student facilitators and two student recorders. The community members were asked specifically to comment on the design presentation given by Jonah and then to offer any alternatives for the development of the site, if they felt those offered by the design team were unsuitable or inappropriate for the Captain Sinclair Site.
The two groups worked with a large base map of the site and were given various props to represent proposed development: twine to represent trails, painted blocks for buildings, markers, and sticky notes.

The following are main themes taken from Group 1’s small group discussion:

• Motorized and non-motorized boat access along Whittaker Creek, birdwatching ability, connected bike trails, and boardwalk trails were all critical factors identified by the group
• Existing building should not be demolished, but façade should be renovated
• TOGA could provide teaching and education opportunities on the site
• The idea of a bed and breakfast was acceptable, but with reservations
• Any rental use would require security in the form of an attendant
• As Group 1 talked about the potential for plant education along the proposed trails on the site, Vic Spain mentioned a precedent example of the Coleman Memorial Bridge (Gloucester Point). He said it was much smaller than the Sinclair property, but it was a path with signs identifying the grasses and plants. It was put together by Karen Duhring of the Center for Coastal Resources Management (CCRM).

The main points from Group 2 were as follows:

• Where would parking be located?
• There is a need for some kind of safety mechanism, such as a gate, to guard the property
• Area around the canal should see more activity than the existing house
• A theatre or stage was seen as a compliment to other educational uses
• There was a question of who would own the proposed research center (VIMS or other)
• This group wanted to see a complete removal of the existing house
• Those in the group did not think the land was suitable for a beach
• Bathroom facilities was mentioned as a concern
• There were too many drawbacks to the bed and breakfast to be seen as feasible

**LARGE GROUP DISCUSSION**

When the two groups were brought back together toward the end of the meeting, they were asked to
identify the main, big ideas brought forth during the brainstorming session. Along with the issues and concerns outlined in the small group sessions, a few common themes between the two groups began to emerge. These were:

- The general concern for the use to be able to generate revenue
- This might also align with educational and recreational activities, such as trails that emphasize the environmental aspects of the site
- The bed and breakfast seemed like a long shot for a potential use
- The existing house was a major point of conversation, but there was no consensus on what fate should befall it

For the most part, the groups believed the natural uses of the site should be prioritized above all else. While not opposed to low-intensity development, the group found there to be enough potential problems that most of the proposals were discarded.

CONCLUSIONS AND NEXT STEP

The team concluded the meeting by thanking the attendees for their ideas and input and that the next public meeting would not be held until early March. Those in attendance were urged to bring friends and other stakeholders in a continued effort to draw a larger and more diverse crowd to future meetings. As practical next steps, the Captain Sinclair proposal will continue to be refined and brought before the community, but there will be a greater eye to the financial feasibility of proposed uses in the new year.
SURVEYS

A total of 10 survey responses were collected from the Gloucester community (6 in electronic form, 4 in paper). When asked about the important qualities of Gloucester, most people mentioned the natural state inherent to that area, such as the proximity to and access of the water, the absolute darkness at night, and the rural quietude. People also mentioned the tight-knit culture of community in the people of that area. The identified existing uses of the Captain Sinclaire site aligned nicely with these valued qualities: stargazing, hunting, “oystering” and fishing, and recreational boating were seen as uses for the site.

Two respondents mentioned the importance of local businesses to the local economy, while two other respondents identified the water (and attendant uses) as critical success factors. Another respondent saw any economic use as important which led to a cultural enrichment in the area. This response specifically identified the following economic uses as inappropriate and undesirable: smoke shops, payday loan shops, vape shops, and pawn shops.

When asked about missing waterfront uses that could be bridged by use of this site, respondents gave a variety of responses, but most of them hinged in some way on taking advantage of proximity to the water. For instance, many of the responses mentioned missing access for boats and kayaks, as well as limited parking for boat trailers. Two of the respondents specifically mentioned that waterfront trails for hikers and bikers was also missing and that the site could directly address this. Other respondents mentioned ecotourism and institutional education (such as a museum or a more formal educational purpose) as appropriate uses for the site, as well as a space for events such as retreats, family reunions, or festivals.

A second survey was conducted online via Survey Monkey. This survey designed to get input on what uses the community found appropriate and feasible for the site. From the categories of uses, respondents preferred water-based activities followed by passive recreation and community uses, aquaculture and marine research, lodging, and event and environmental education center. In looking at more specific uses within these categories, all respondents were in favor of the site being used for canoeing, kayaking, camping and as a weddings venue or retreat/family reunion center. Respondents were opposed to cabins. The rest of the specific uses received overall mixed responses.

INTERVIEW SUMMARY

Number of Responses: 2

Interviews were conducted in order to generate input from individuals that weren’t able to participate in the public meetings. For the preliminary round of interviews, professionals on the advisory board for the Captain Sinclaire project as well as members of the history community in Gloucester County were contacted and were asked to provide feedback concerning specific issues such as environmental and safety factors, capacity, and community need.

The interviews were conducted between the second and third public meetings. Of the four advisory board members that were unable to attend public meetings, two completed interviews via telephone. Although initial attempts to schedule interviews with additional stakeholders were unsuccessful during the preliminary phase, these individuals should be contacted again during continued public outreach attempts for the project.

The interview script is as follows:

1. Do you live in Gloucester County? If so, how long have you lived here?
   - Work in the county but live just outside
   - Have lived here for 28 years

2. Why have you chosen to live/work in Gloucester County?
   - Job
   - Job and rural location
3. In your opinion, what are the greatest assets of Gloucester County?
   • The residents
   • Natural resources
   • Waterfront
   • Amenities that a lot of rural communities don’t typically have
   • History
   • Beauty

4. In what ways do you think the Captain Sinclair site emphasizes those assets?
   • Waterfront access
   • Natural beauty

5. Based on your experiences with the County, what types of uses of the site do you think residents would enjoy most?
   • Public access to the waterfront
   • Conference center
   • Location for local entrepreneurs to bring groups (example of a local hunting group)
   • Event space
   • Picnic Area
   • Riverfront Park
   • Continued Crew access
   • Light tourism

6. What types of uses would you recommend against?
   • Heavy development
   • Anything that can’t withstand nature
   • High impact tourism

7. In your opinion, which aspects of the site are most crucial to highlight and retain?
   • Existing features would be nice to retain if they can be modified
   • The canal
   • Woods (for recreation)
   • Waterfront access
   • View

8. How would you recommend addressing logistical challenges, such as parking and tide changes?
   • Consider capacity first
   • Road improvements needed if uses are higher capacity
   • Good signage

9. What cultural influences are important to consider when proposing uses for the site?
   • Be sensitive to adjoining properties
   • Some residents enjoy hunting
   • Natural resource-based economy
   • Fishing/farming culture is important to respect

10. In your opinion, how aware of the site are residents of Gloucester County?
    • Not particularly aware

11. Do you have any recommendations concerning safety issues which should be addressed in our design proposal?
    • Safety of the Crew team....water is very rough in many areas
    • Too remote
    • Open water could be dangerous, especially for inexperienced users
The results of the data collected during these initial community outreach efforts indicated residents of Gloucester County value the natural beauty, solitude, and waterfront access of the Captain Sinclair site. Despite these significant assets, the site faces the challenge of limited accessibility and is subject to environmental limitations such as flooding and a vulnerable ecosystem.

The central goal of the community outreach process was to engage county residents with significant vested interest in future uses of the site. Such outreach attempts serve a role of lending transparency and accountability to the planning process through actively engaging key stakeholders and considering a diverse array of opinions. Additionally, engaging individuals with significant local knowledge will serve to better inform plan recommendations.

The majority of public meeting attendees during the present outreach process were either neighbors of the site or were part of an organization, such as the Tidewater Oyster Gardeners’ Association, that would benefit from specific uses of the area. This focused turnout was most likely due to the isolated location of the site itself.

In an attempt to reach a greater cross-section of the Gloucester population, two additional public meetings will be conducted. These meetings will provide supplemental information concerning proposed uses of the site, such as feasibility and economic impact analyses, to the public. The goal of these additional meetings is twofold: (1) to facilitate the opportunity for a larger cross-section of the population to participate during the planning process and (2) to further inform final recommendations concerning the site’s future use.

Initial outreach attempts resulted in valuable feedback from key stakeholders. These preliminary results will serve as a foundation for future outreach attempts concerning the site, and will ideally help to garner community support for the site’s future uses.
7. APPENDIX A:
PRESENTATIONS
First Meeting Summary and Survey Results
Public Input

1st meeting held October 7 at the site
Important qualities identified by community:
  ● Privacy
  ● Pristine nature
  ● Beauty
  ● Darkness
  ● Ecology
  ● Water access
  ● Safety

Existing Activities:
  ● High school crew
  ● Duck hunting
  ● Fishing
  ● Oystering
  ● Kayaking
  ● Crabbing
  ● Stargazing

Appropriate uses for site:
  ● Facility for family reunions
  ● Group training or events
  ● Picnic site
  ● Hiking and bike trails
  ● Water trails
  ● Public hunting area
  ● Ecotourism (crabbing education and fishing activities)
Survey Results

Administered paper and electronic surveys
10 total surveys were collected

- Respondents liked the following about Gloucester County:
  - It is rural and quiet
  - Relaxed atmosphere
  - Sense of community
  - Decent schools
  - Surrounded by water
  - Central location to art, museums, shopping

- Important economic factors:
  - Access to recreational, cultural amenities
  - Boating
  - Land & water farming
  - Local businesses that contribute to quality of life
Survey Results (continued)

- **Missing waterfront access:**
  - Limited boat and beach access for recreation
  - Access to clean water
  - Parking near water for boats on trailers
  - Waterfront commercial uses
  - Walking paths
- **Appropriate uses of site:**
  - Commercial waterfront
  - Boat/kayak ramps
  - Nature walk or board walk
  - Event space for:
    - retreats
    - festivals
    - concerts
    - “use-by-permit”
  - Teaching institute for commercial watermen
  - Museum
  - Sell for private use
Lands End Subdivision/Capt. Sinclair Rec Area

PUBLIC MEETING

**WHEN:** Wednesday, November 5th  
5:00pm - 7:00pm

**WHERE:** Gloucester County Library  
6920 Main St  
Gloucester Courthouse Va, 23061
Location
2040 Population Projection

- Population expected to increase by 22.7% over 30 years (2010-2040).
2010 Population Pyramid

Gloucester County Population by Age

- 85 years and over
- 80 to 84 years
- 75 to 79 years
- 70 to 74 years
- 65 to 69 years
- 60 to 64 years
- 55 to 59 years
- 50 to 54 years
- 45 to 49 years
- 40 to 44 years
- 35 to 39 years
- 30 to 34 years
- 25 to 29 years
- 20 to 24 years
- 15 to 19 years
- 10 to 14 years
- 5 to 9 years
- Under 5 years

- Female
- Male

- X-axis: Age groups
- Y-axis: Population count
## Existing Economic Conditions

<table>
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<tr>
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<th>Virginia</th>
<th>Hampton Roads MSA</th>
<th>Gloucester</th>
<th>Middle Peninsula Planning District</th>
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<td>Unemployment %</td>
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<td>6.2%</td>
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<td>Employment Growth (2010 to 2014)</td>
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<td>Local Sales Tax Growth (2009 to 2013)</td>
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<td>% High School Graduates - &gt; 25 yrs</td>
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<td>89.6%</td>
<td>88.4%</td>
<td>86.3%</td>
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<td>% Bachelor's Degree or Higher - &gt; 25 yrs</td>
<td>34.7%</td>
<td>28.6%</td>
<td>21.1%</td>
<td>19.5%</td>
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Gloucester Nature Trails and Attractions
Lands End/Captain Sinclair Recreational Area

Existing Conditions
Aerial Photo of Sinclair Site
Zoomed Aerial Photo of Sinclair Site
Images of the Site
Aerial View:
North
Aerial View:
East
Aerial View:
West
Main House Interior
Sinclair Site
Access Roads

Address:
9524 Whittaker Drive
Description

• 100 acres valued at $1.1 million
• Flat with slight slope
• Diverse natural setting
Contour Map
Sinclair Site Soils
River Depth
Storm and Erosion

• Sea-level rise will further harm site

• Funding secured to make beach buffer

Gloucester Storm Surge Map
Summary

• High tide affects access
• House could be repurposed
• Roads and parking need improvement
FIRST MEETING SUMMARY
AND
SURVEY RESULTS
Public Input

1st meeting held October 7 at the site

Important qualities identified by community:
- Privacy
- Pristine nature
- Beauty
- Darkness
- Ecology
- Water access
- Safety

Existing Activities:
- High school crew
- Duck hunting
- Fishing
- Oystering
- Kayaking
- Crabbing
- Stargazing

Appropriate uses for site:
- Facility for family reunions
- Group training or events
- Picnic site
- Hiking and bike trails
- Water trails
- Public hunting area
- Ecotourism (crabbing education and fishing activities)
Survey Results

Administered paper and electronic surveys
10 total surveys were collected

- Respondents liked the following about Gloucester County:
  - It is rural and quiet
  - Relaxed atmosphere
  - Sense of community
  - Decent schools
  - Surrounded by water
  - Central location to art, museums, shopping

- Important economic factors:
  - Access to recreational, cultural amenities
  - Boating
  - Land & water farming
  - Local businesses that contribute to quality of life
Survey Results (continued)

- Missing waterfront access:
  - Limited boat and beach access for recreation
  - Access to clean water
  - Parking near water for boats on trailers
  - Waterfront commercial uses
  - Walking paths

- Appropriate uses of site:
  - Commercial waterfront
  - Boat/kayak ramps
  - Nature walk or board walk
  - Event space for:
    - retreats
    - festivals
    - concerts
    - “use-by-permit”
  - Teaching institute for commercial watermen
  - Museum
  - Sell for private use
POTENTIAL LAND USES

Environmental and economic analysis
Water-Based Sporting Activities
Water-Based Sporting Activities

<table>
<thead>
<tr>
<th>Economic Impact</th>
<th>Revenue Generation</th>
<th>Community Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low to Moderate</td>
<td>Moderate</td>
<td>High</td>
</tr>
</tbody>
</table>

- Ecotourism - including education for crabbing and fishing
- Shops - bait and tackle, outfitter
- Watersports Center (including lessons, renting, storing and launching)
- Duck Hunting, Fishing, Crabbing
Passive Recreation & Community Uses
Passive Recreation & Community Uses

<table>
<thead>
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<td>Moderate</td>
</tr>
</tbody>
</table>

- Picnic site, Kids Friendly Playground, Natural Trail System (Hiking, Biking)
- Astronomy site, Star Gazing, Meditation
- Farmers Market, Community Garden
Aquaculture & Marine Research
Aquaculture & Marine Research

- Aquatic/Marine Research Facility
- Oyster Farming/Gardening

<table>
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<td>Moderate to High</td>
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Event & Environmental Education Center
Event & Environmental Education Center

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</table>

Chesapeake Environmental Education Center
Venue for Weddings, Group Training/Rentreat, Family Events
Lodging
**Lodging**

<table>
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</table>

- **Camping site**
- **Cabin Rental, Hostel, Bed and Breakfast**
Lands End/Captain Sinclair Recreational Area
Environmental Conditions
SEVERN RIVER
One Road Access

No Sewer

No Water Main
Storm and Erosion

- Sea-level rise will further harm site
- Funding secured to make beach buffer
PUBLIC MEETING

Lands End Subdivision/Capt. Sinclair Rec Area

REFRESHMENTS AND SNACKS PROVIDED

WHEN: Tuesday, December 9th
5:00pm - 7:00pm

WHERE: Botetourt Elementary School
6361 Main St
Gloucester Courthouse Va, 23061

Design Proposals
Two Schemes:

- Passive
- Active

Note: These are preliminary concepts
Passive Scheme
Lands End Subdivision / Captain Sinclair's Recreation Area
Passive Scheme

1 - Trails, Boardwalk, & Gazebos
2 - Canoe & Kayak Launch
3 - Eco Garden
4 - Parking Area
5 - Outdoor Theater
6 - Beach
7 - Oyster Gardening
8 - Nature Education Center
9 - Rental House
Lands End Subdivision / Captain Sinclair's Recreation Area
Passive Scheme

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7. Oyster Gardening
8. Nature Education Center
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Active Scheme
Lands End Subdivision / Captain Sinclair's Recreation Area

*Active Scheme*

1. Trails, Boardwalk, & Gazebos
2. Canoe & Kayak Launch
3. Eco Garden
4. Parking Area
5. Outdoor Theater
6. Beach
7. Oyster Gardening
8. Bed & Breakfast + Oyster Gardening Center
9. Marine Research Center
Lands End Subdivision / Captain Sinclair’s Recreation Area

*Active Scheme*

1. Trails, Boardwalk, & Gazebos
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*Active Scheme*

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9 - Marine Research Center
Recap
Lands End Subdivision / Captain Sinclair’s Recreation Area
Passive Scheme

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6 - Beach
7 - Oyster Gardening
8 - Nature Education Center
9 - Rental House
Lands End Subdivision / Captain Sinclair’s Recreation Area  
*Active Scheme*

1. Trails, Boardwalk, & Gazebos
2. Canoe & Kayak Launch
3. Eco Garden
4. Parking Area
5. Outdoor Theater
6. Beach
7. Oyster Gardening
8. Bed & Breakfast + Oyster Gardening Center
9. Marine Research Center
8. APPENDIX B: FLIERS
PUBLIC MEETING

WHEN: Tuesday, October 7th
5:00pm - 7:00pm

WHERE: Lands End Subdivision/Capt. Sinclair Rec Area
9524 Whittaker Dr
Gloucester Va, 23601

The Middle Peninsula Chesapeake Bay Public Access Authority and Virginia Commonwealth University invite you to share your thoughts and ideas on the future development of the Lands End Subdivision recently gifted to the PAA. VCU Masters of Urban and Regional Planning students will conduct this meeting and two more to follow, building off of your input.

FOR MORE INFORMATION CONTACT:
MEGHAN GOUGH
MZGOUGH@VCU.EDU
804-827-0869
The Middle Peninsula Chesapeake Bay Public Access Authority and Virginia Commonwealth University invite you to share your thoughts and ideas on the future development of the Lands End Subdivision recently gifted to the PAA. VCU Masters of Urban and Regional Planning students will conduct this meeting and one more to follow, building off of your input.

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