Our Waterfront, Our Story: Reviving a Historic Shoreline for All to Enjoy

Town of Chincoteague's Proposed Acquisition and Park Conversion of 2 Acres on South Main Street

Goals & Objectives

- Transform the underutilized 2-acre parcel into a multi-purpose public waterfront destination that supports recreation, environmental education, and community gathering
- Prioritize public access, and sustainability, consistent with small-town coastal character
- Maintain beautiful and functional outdoor public places, which provide a shared sense of belonging for Chincoteague residents, business owners, property owners, and visitors
- Ensure opportunities for public access to the waterfront and preserve open space in rapidly developing southern end of Main Street *

Past & Present Conditions

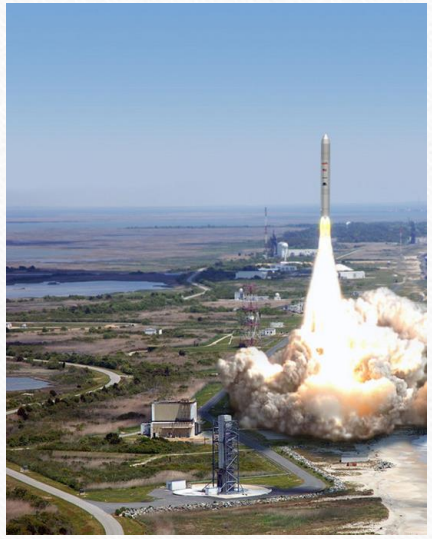
- Over 400 linear feet of accessible waterfront, the last remaining available large tract of undeveloped land along the Chincoteague channel.
- Formerly used as construction material storage yard, but mostly has remained vacant.
- Prime real estate for potential town use within the rapidly expanding south Main Street area. *

Details of the Sale

- Proposed purchase price of $2.25 million.
- No additional tax increases.
- Funded fully from Town reserves.
- Project is “shovel-ready”; lot is already cleared, filled and ready for construction.*

Possible Uses

- Viewing area, boardwalk, or observation decks for rocket launches, sunsets, boats, wildlife, and stargazing
- Fishing and crabbing opportunities

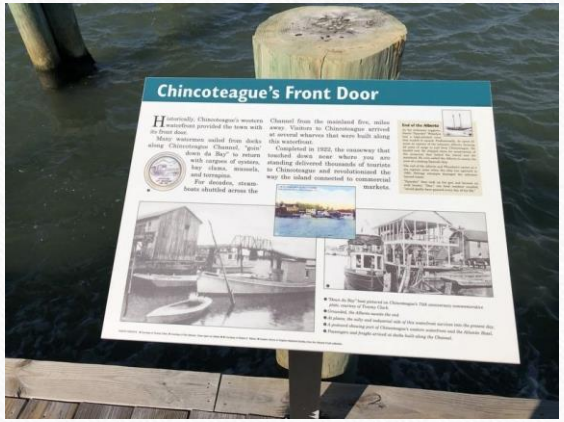


Possible Uses

- Occasional food truck and vendor space for festivals, weddings or other private gatherings
- Event lawn for concerts, classes, festivals, farmers markets
- Seating and picnic areas

Possible Uses

- Non-motorized boating and stand-up paddleboard launch
- Public art and historical heritage installations
- Include natural shoreline features to prevent erosion, create additional habitat, create a buffer area for the bulkhead and inherently help with flood mitigation



Robert N. Reed Park Before Town Revitalization

Town Success Story- Robert N. Reed Park

- 1.08 acres located on Main Street
- Purchased by the Town in 2002 for $575,000
- Former uses included normal wharf operations: ferries, mailboats, clam boat unloading and other shipping traffic
- No public recreation space or direct access to the waterfront on Main Street outside of Curtis Merritt Harbor

Robert N. Reed Park Today

- Features today include pavilion, pergola, benches, LOVE chairs, boardwalk, landscaping, lighting, boat slips, & fishing pier
- New floating docks will expand boat traffic, accommodations for both more and larger boats
- Hosts outdoor movies, concerts, stargazing workshops, yoga, and various festival activities
- Draws thousands of guests annually