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## **It takes a village: marinas of the new millennium**

The evolution of the 21st century marina village concept was discussed at the International Marina and Boatyard Conference in Atlanta last weekend.

"It's more than a bait store and coffee shop," said Ed Modzelewski of Applied Technology Management and Island Global Yachting.

A marina used to be a boat parking lot or a fishing hangout. Today's marina is a village regarded as a specialized market with targeted facilities for people of all ages, boaters and non-boaters, alike. The marina should be the focal point of a resort with a sense of place and personality, integrating it with the upland components of a mixed-use development into a single, inclusive site. Creating a destination point within exclusive residences, amenities and an architectural landscape is now a lifestyle choice surrounded by working waterfront.

Still, "We actually have the most trouble with our bars and restaurants (onsite)," said Mick Bettsworth, CMM, development director of Marina Developments LLC. "It can be a problem because the whole marina is frequently judged by [the service and quality] of the restaurant."

— Lisa Hoogerwerf Knapp  
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