

# THE TENNESSEAN

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## MONEY

# Vision for Rock Harbor Marina encompasses water taxis, residences, family activities



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A resilient survivor of numerous storms, Nashville's only 24-hour marina is set to transform into a waterfront destination within and around the flood-prone rock quarry it inhabits on the Cumberland River.

Dallas-based Prescott Group acquired Rock Harbor Marina and some adjacent industrial land last year for \$8.15 million. Since then, they have refurbished a general store for boaters and devised an enticing vision for new boat slips, walkways, services, activities, a fishing pier, and residences.

The marina's boat parking and service center opened in the 1950s and is most widely known as the home of Blue Moon Waterfront Grille, a staple there since the 1990s that will remain open. Plans encompass the addition of new boat docks and several floating destinations including a store, restaurants, and rental homes.

Introducing novel attractions — like pickleball, golf, jet ski rentals, and scenic cocktail patios — is crucial to establishing an appealing destination, according to Prescott Group CEO Judson Pankey.

"We have this vision of water taxis carrying people around. We should be able to offer taxis downtown," Pankey said. "We'll have an app so boaters can order ice or sodas and pick it up at the dock. Simple things you can get off the water. Why not offer it on the water?"

The initial phase of work, set to commence this fall, involves the removal of a decrepit barge from 1934 and securing overhead electric wires that currently hang perilously close to the walkway. New restrooms, showers, services, and a mesh Wi-Fi network will also be installed, Pankey said.

The second phase of construction involves building up to 70 new boat slips in the marina's northwest corner to accommodate both long-term clients and short-term visitors. Currently, there are 150 slips catering to a wide variety of boat sizes, along with a 55-ton boat lift.

Prescott Group Enterprise Manager Wes O'Quinn mentioned that residents in the neighboring Charlotte Park and The Nations communities are being consulted regarding desired enhancements.

"They are desperate for places with coffee or ice cream," O'Quinn said. "We've learned to expand recreation opportunities to include the family. Everybody wants to have an experience, and everybody wants to be outdoors."

The third phase will expand the marina into an adjacent industrial lot on the northeast corner. Prescott Group intends to transform the 4.5-acre plot into a vibrant residential complex featuring bike paths, shops and eateries. It will be a new public-facing entrance to the marina, connected by walkways.

A specific timeline for all three phases was not immediately available.

Rock Harbor Marina General Manager Jennifer Webb has worked at the harbor since she was a child in the 1970s and says she's excited about the future.

"This will always be home," Webb said. "When they purchased it, they asked what I would do. It's hard for me because this is what it's always been, but I can't wait for the property to be developed."

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