

OR2 - A Unique Marina will require “Right Sized” Development ***Observations and Recommendations for Consideration***

Observations:

Our Marina is much like our City: Both have unique locations, small footprints and property lines surrounded by neighbors on all sides, except for the water side. As such, they have a common challenge: How best to use the remaining available space? Many of those decisions will be “forever decisions” - certainly for our lifetime. I expect much will happen this year regarding those decisions.

For the Marina, the design of the City (established by prior councils) wrapped it in a high density residential neighborhood. There are no real areas for any significant footprint expansion of the current Marina upland. The only obvious section is the Parcel A area with the adjacent space for the Marina Steps structure. It is the only empty spot just below Cliff Avenue. Other than that, decisions will have to consume public open space and the parking lots.

From various presentations given to City Council and the public, there have been a wide variety of features and structures identified for consideration. These include:

- Marina Steps structure
- Adaptive Purpose Building (boat stacks + other)
- Boutique hotel
- Reflection pond with creek
- Farmers Market
- Passenger ferry service location
- Marina Staff offices/storage area*
- Pavilion area
- A parking garage for expansion
- Small boat launch structure (water's edge)*
- Full service boatyard*
- Fuel storage capability*
- SR3 facility expansion
- New Marina tenant restroom*
- And a desire for added restaurants/retail places

Some of these (*) support the boating infrastructure. Several exist today and are likely to continue. Others introduce new or expanded features/structures that may, or may not, be a good fit as “best use” for public benefit.

There is no information available for the public to understand how and when the City's final decisions will be made on these features. There is no citizen advisory group being communicated with on these matters. It is even difficult to tell which City Council Committees have the responsibility for recommending these to the full Council for final approval.

There is great public interest in this decision process and a desire to provide an update on public preferences regarding these features.

Recommendations:

- Establishing a criteria/process to identify the most desirable items and locations (Finalize the list);
- Obtaining an update from the public on their preferences and discuss this criteria/analysis process;
- Build an actual plan that provides a schedule of the actions for this process;
- Present a vision (as in renderings) for residents to understand the end state;
- Create a new council committee focused solely on Marina development projects (waterside and uplands);
- Re-establish a citizen advisory group to strengthen communications between residents and City neighborhoods.