



# Commission Retreat Marina Report

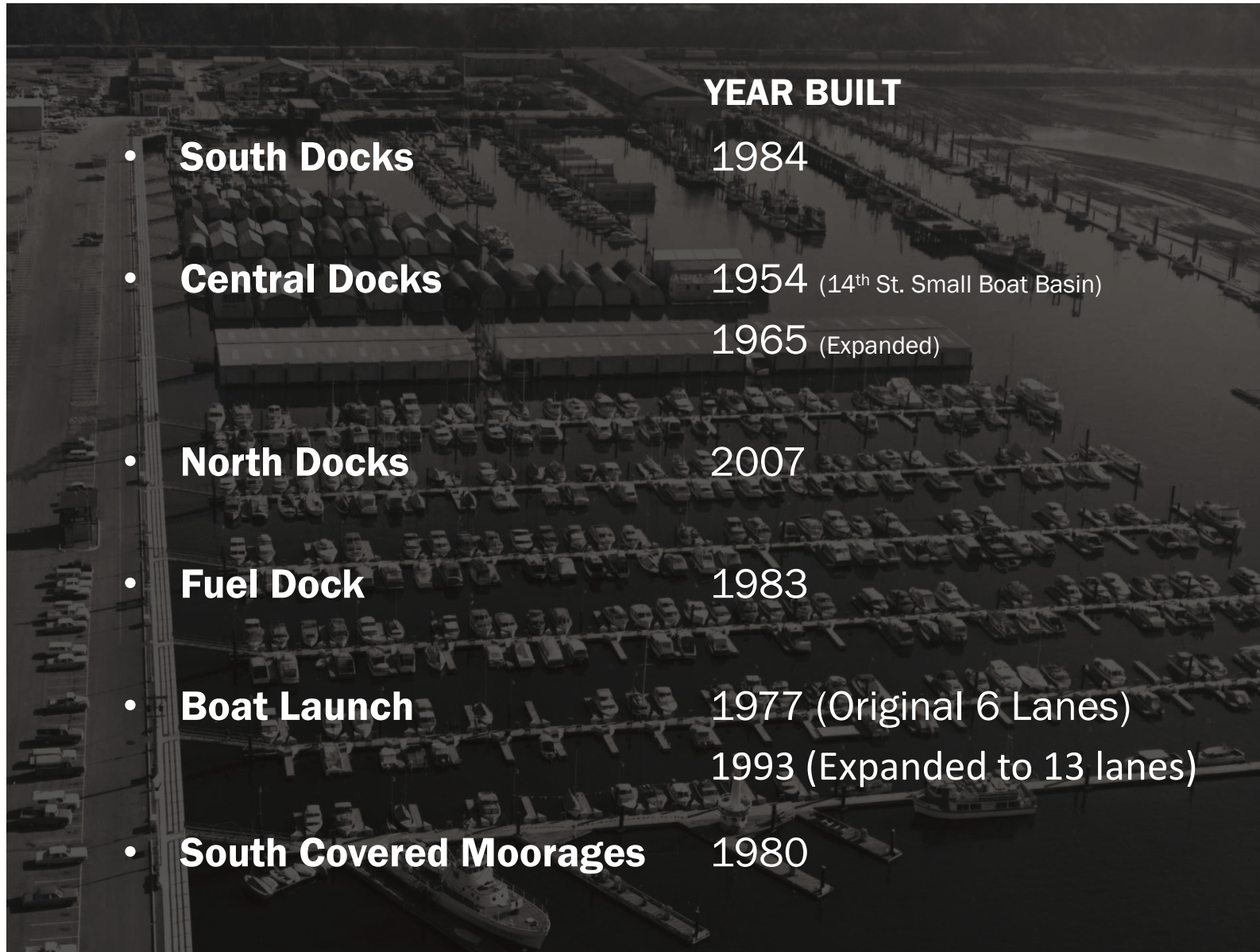
Jeff Lindhout  
Chief of Marina Operations

April 12, 2021



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# Historical Review



- |                                 | YEAR BUILT  |
|---------------------------------|---|
| • <b>South Docks</b>            | 1984  |
| • <b>Central Docks</b>          | 1954 (14 <sup>th</sup> St. Small Boat Basin)<br>1965 (Expanded) |
| • <b>North Docks</b>            | 2007  |
| • <b>Fuel Dock</b>              | 1983  |
| • <b>Boat Launch</b>            | 1977 (Original 6 Lanes)<br>1993 (Expanded to 13 lanes)          |
| • <b>South Covered Moorages</b> | 1980  |



# Where We Were

Early 1980s





# Where We Are





# High Level Goals

- Create demand that encourage smaller vessel owners to maintain year around moorage
- Reduce staff time in signing up seasonal moorage holders
- Reduce wait list times for larger vessel moorages
- Improve boater experience by replacing aging facilities
- Balance upland and in-water uses
- Increase net profit
- Create a vibrant and inviting atmosphere



# Moorage Goal/Action

**Goal:** Achieve 100% permanent moorage occupancy

**Action:**

- Increase the number of 35' and up moorages to reduce the wait list
- Reduce the number of 28' and under moorages by 14% to encourage year around moorage



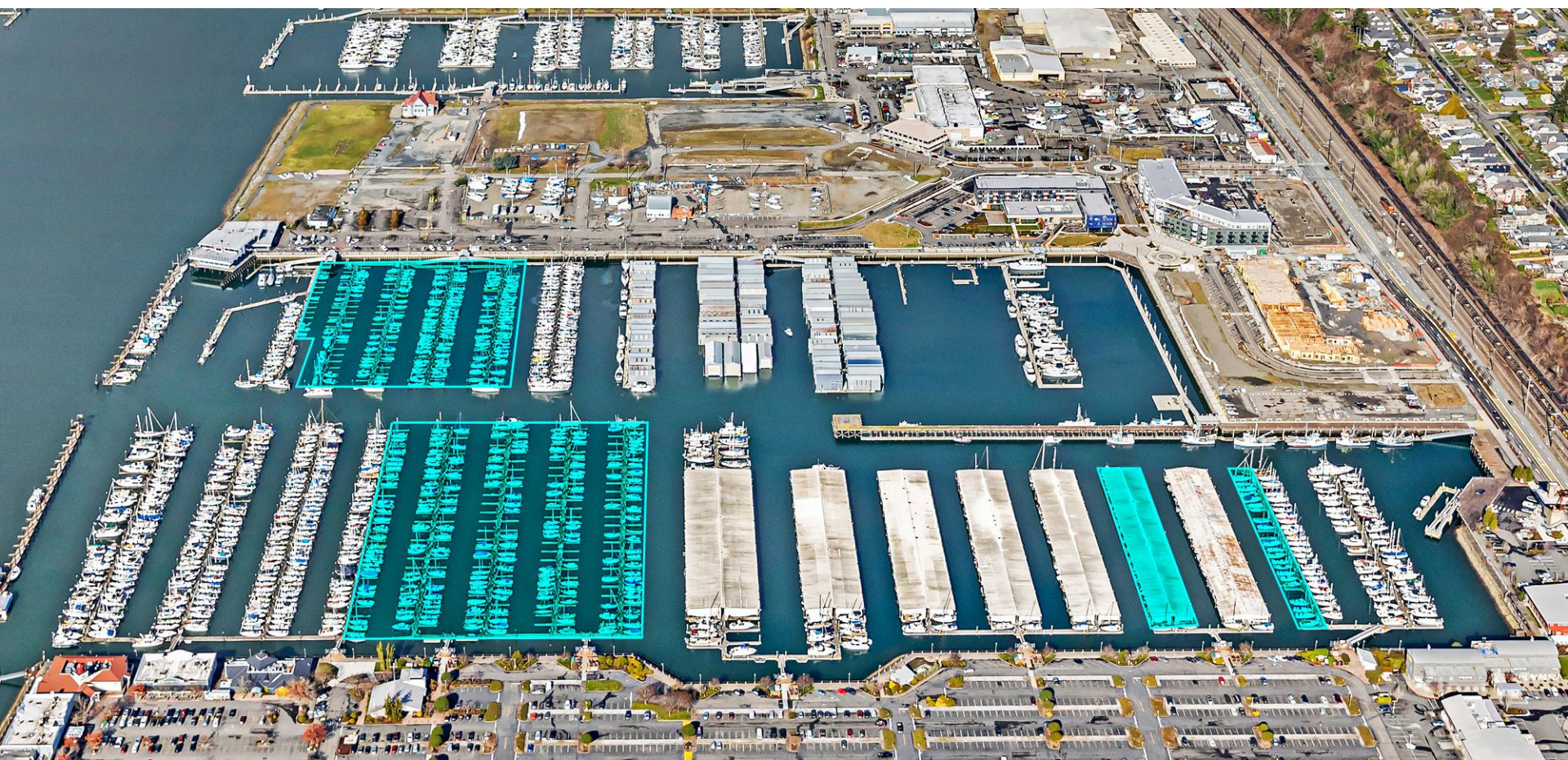
	Year				
	2016	2017	2018	2019	2020
Average Total Annual Occupancy	85%	85%	85%	86%	85%
Average Annual Occupancy of 28' & Under Slips	67%	67%	65%	69%	66%



# South Docks Goal/Action

**Goal:** Replace aging South Marina dock infrastructure and improve the slip mix.

**Action:** Replace docks A through H reducing the number of smaller moorages and increasing the number of larger moorages.

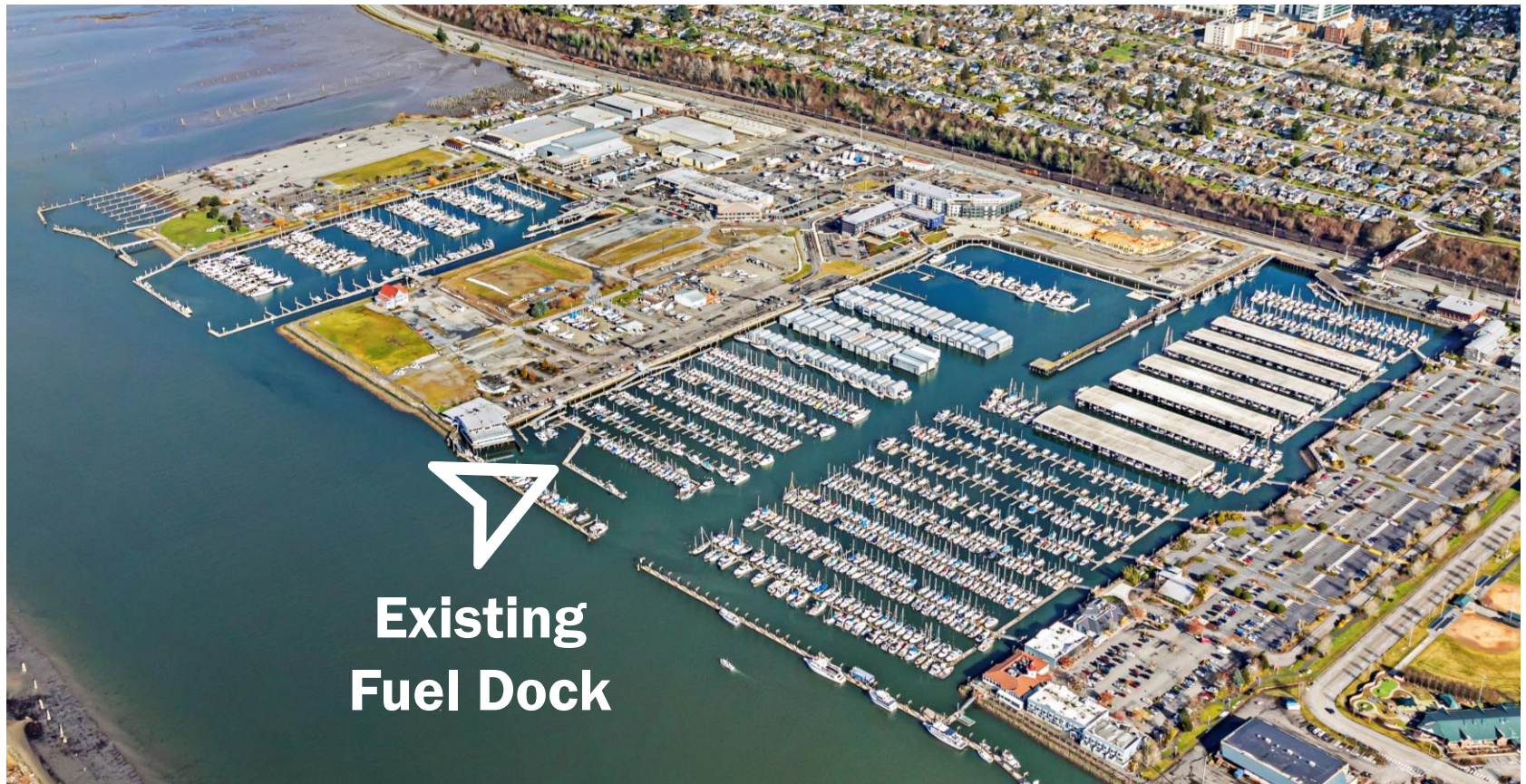




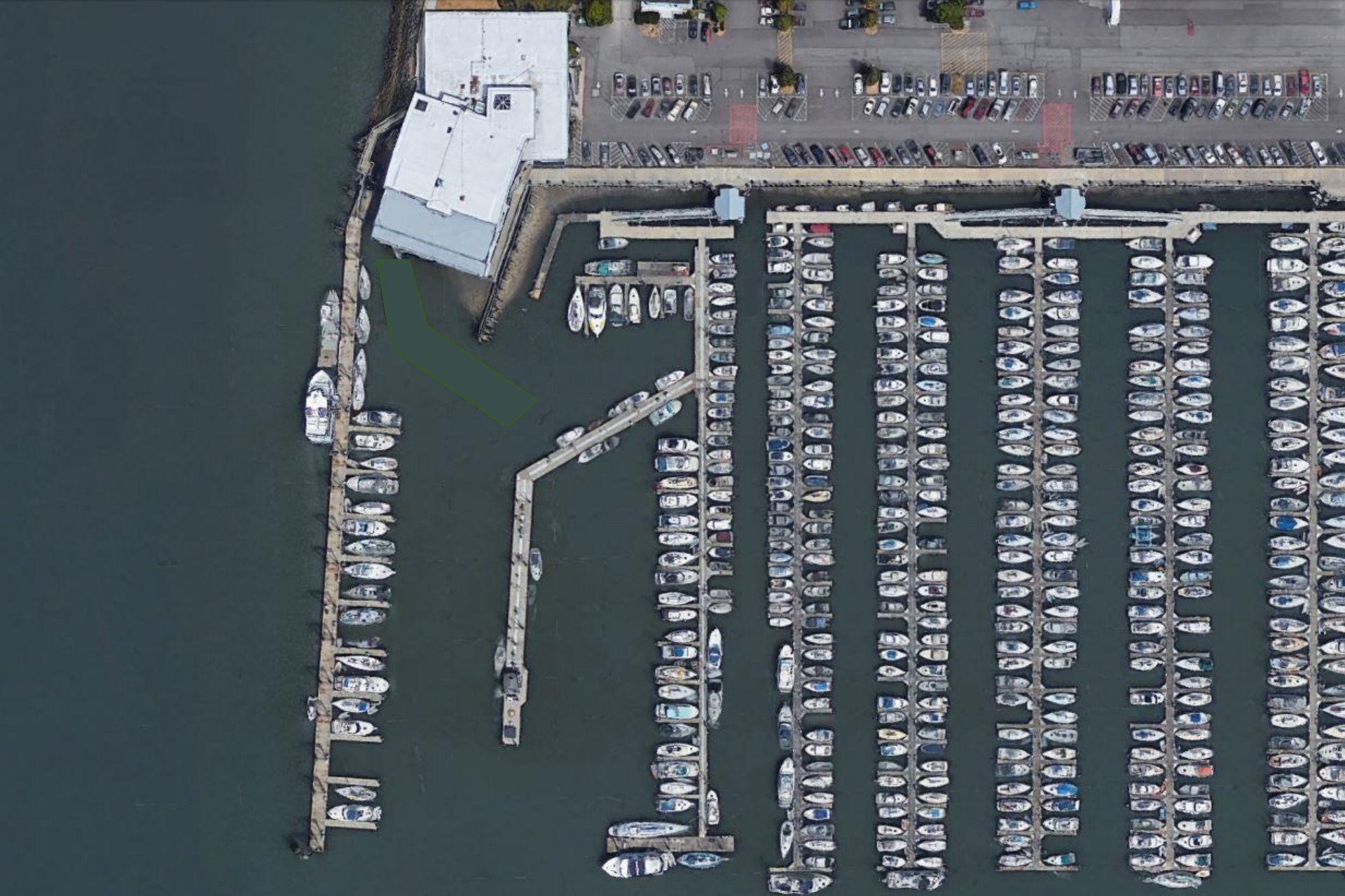
# Fuel Dock Goal/Action

**Goal:** Improve vessel fueling experience and create larger moorages

**Action:** Rebuild and Relocate fuel dock in the Central Marina to deal with the aging infrastructure, get the further away from the river current and create more larger vessel moorages







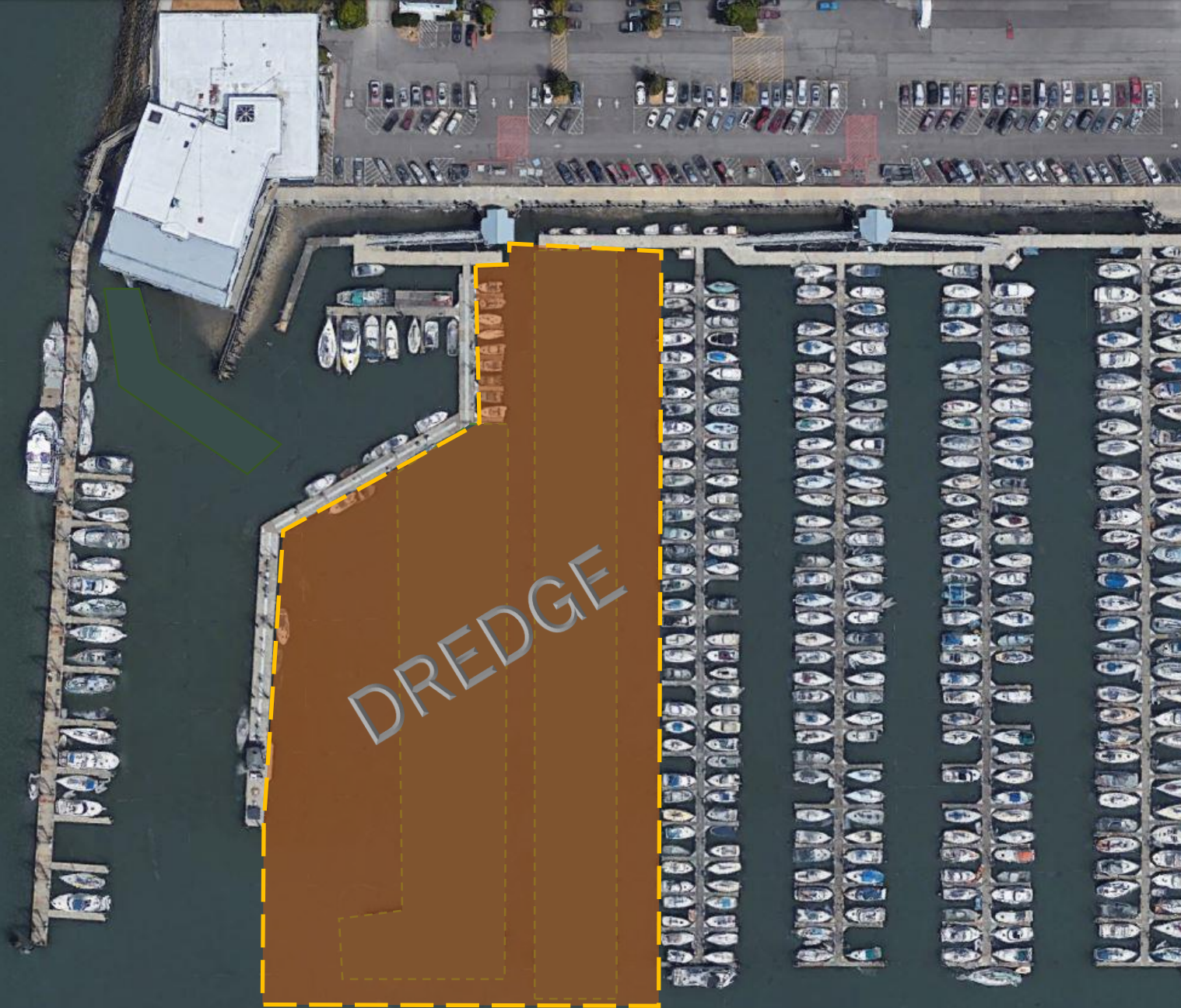
EXISTING CONDITIONS

JJK,  
3/11/21

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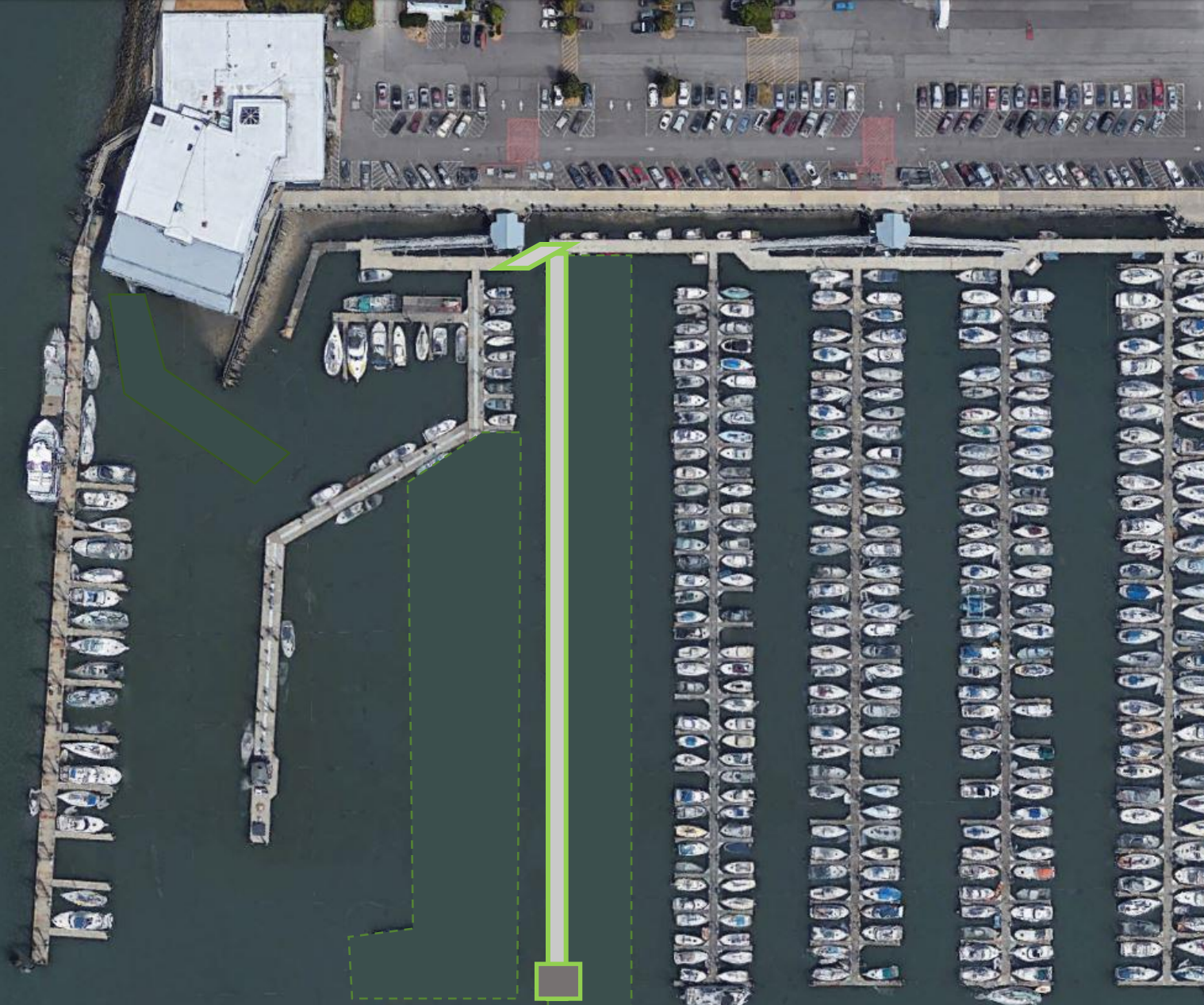
47°50'54.60"N 122°13'14.00"W





PHASE 1 – DEMO AND DREDGE  
'A' & 'B' DOCK AREA

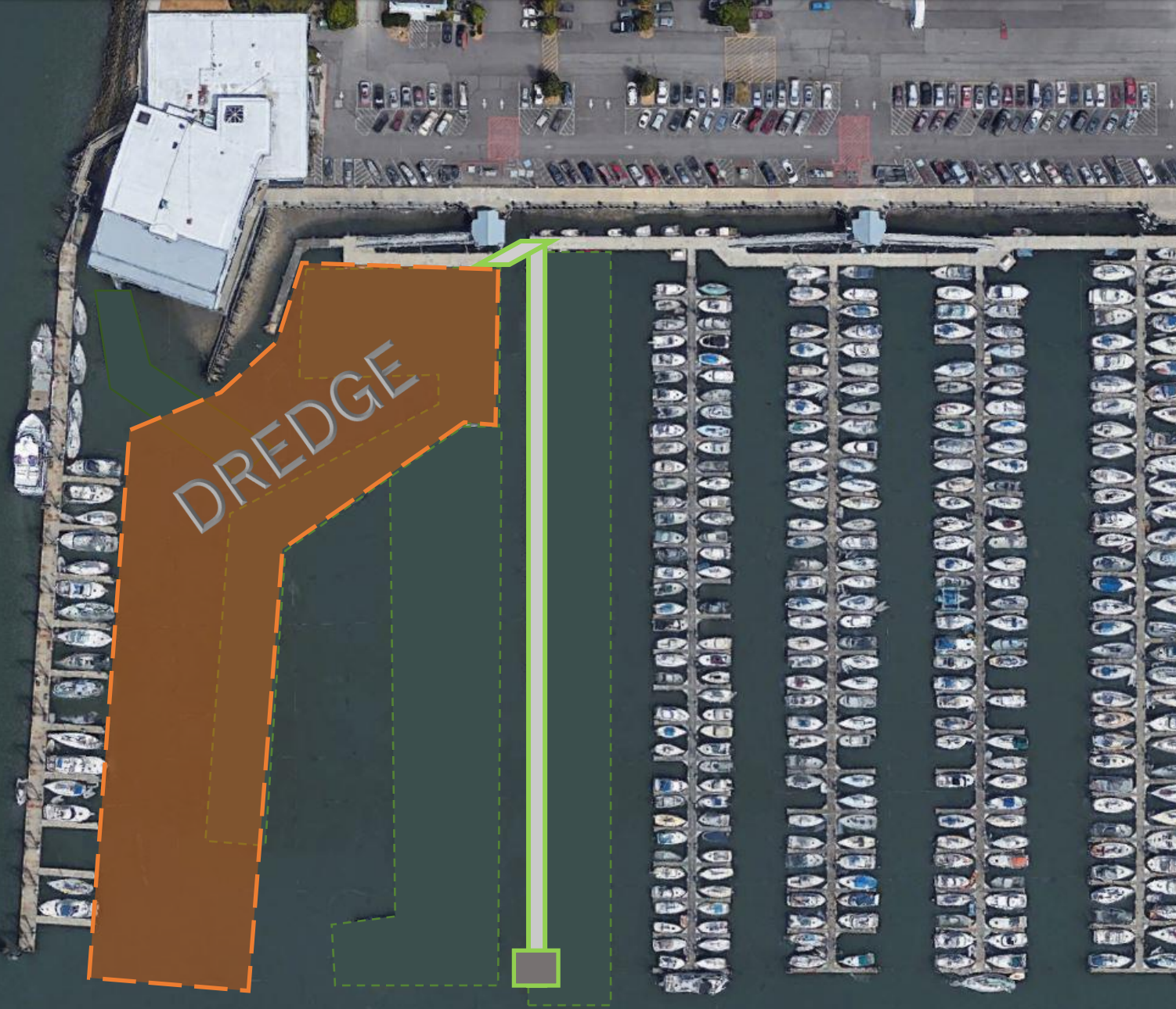




PHASE 2 - CONSTRUCT NEW FUEL  
DOCK AND FUEL SHACK

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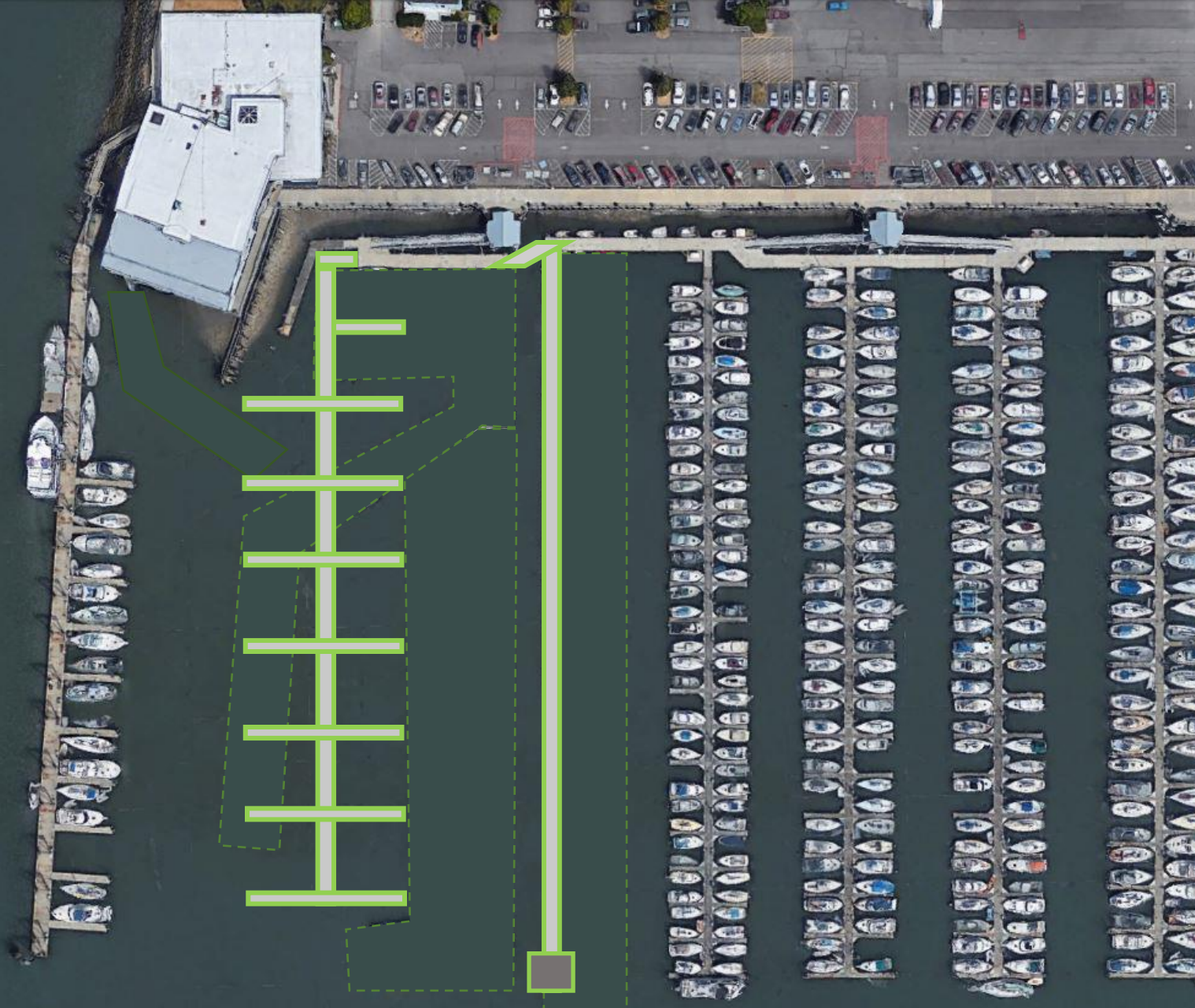




PHASE 3 – DEMO EXISTING FUEL DOCK  
AND DREDGE OLD FUEL DOCK AREA

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PHASE 4 – CONSTRUCT  
NEW ‘A’ DOCK



# Challenges

- 1) Aging facility/extensive maintenance requirements
- 2) High cost of recapitalizing facilities
- 3) Regulatory environment
- 4) Creating the optimal slip mix
- 5) Creating boating as an affordable and sustainable recreational activity that attracts new boaters





# Extensive Maintenance Requirements

**South Guest Dock 1**



**Central Guest Dock 3 & Fuel Dock**



**Boat Launch**



**South Covered Moorage**



**South A-H Moorage**





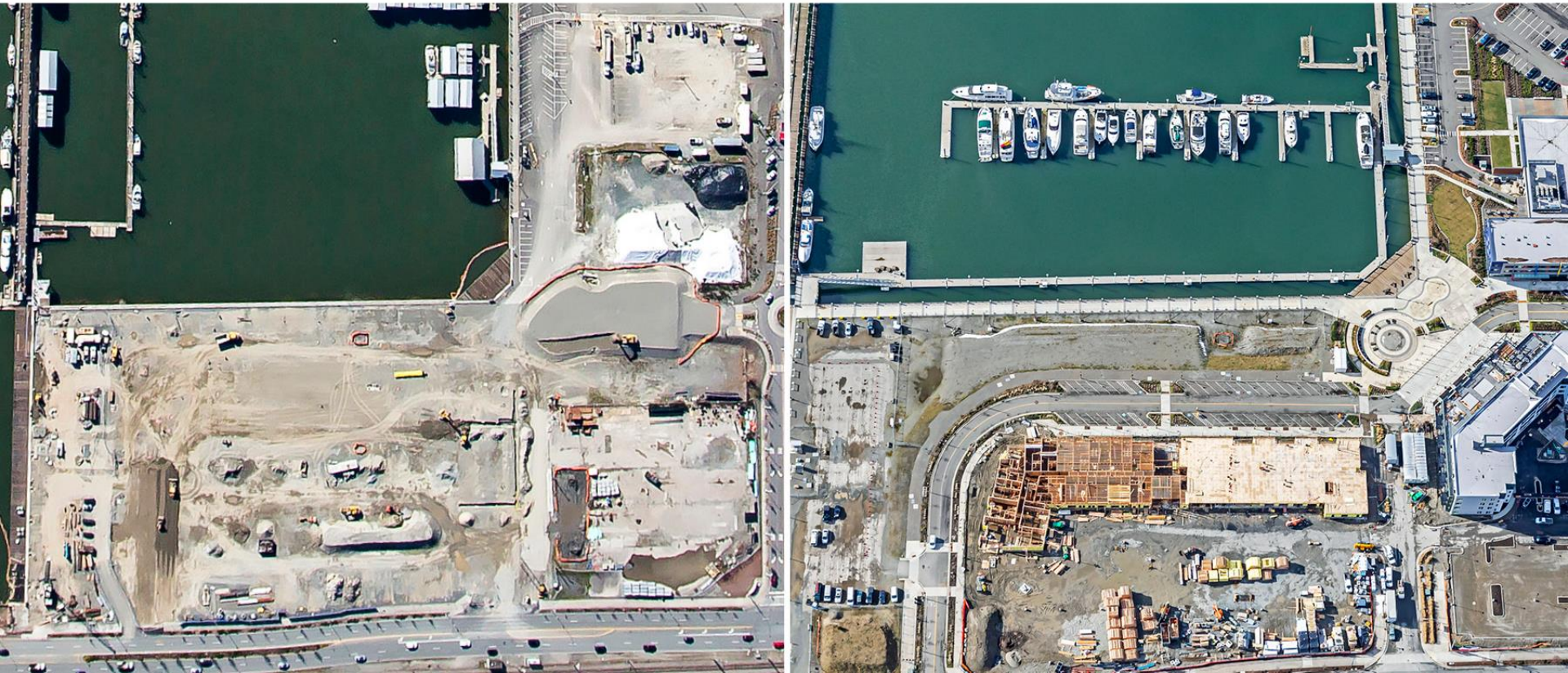
# Recapitalization Example

## Central K-Dock

Completed: 2019

Project cost: Approx. \$2.11M

*(NOTE: not including dredging, or any engineering, permitting, construction management costs wrapped in total CIP)*





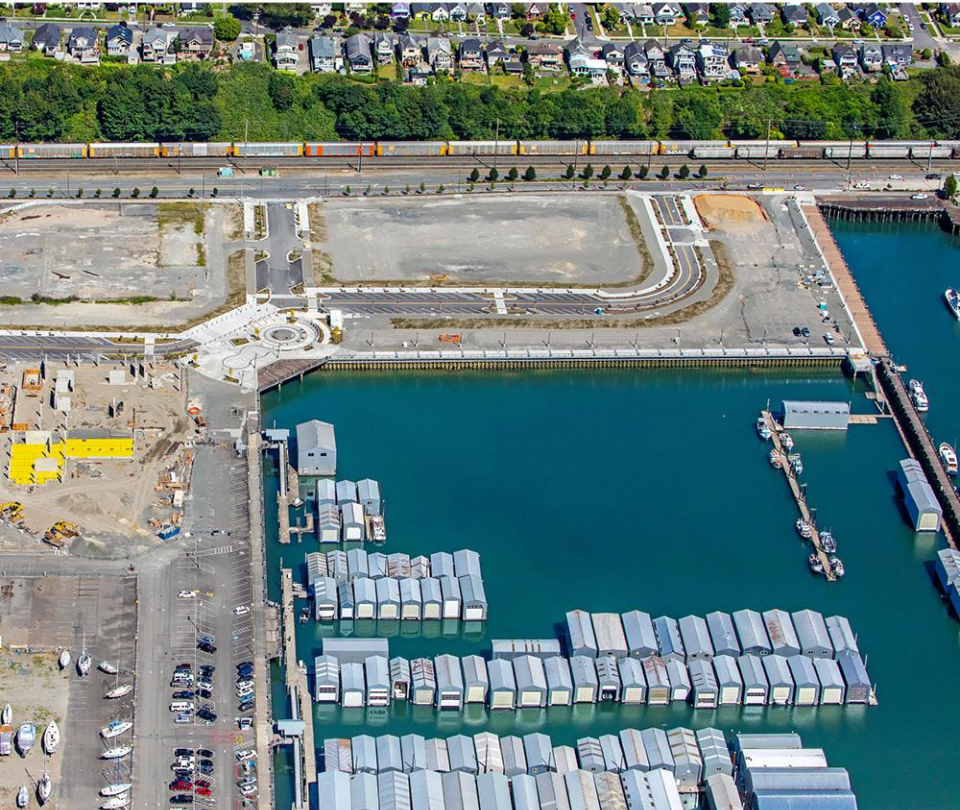
# Recapitalization Example

## Guest Dock 5

Completed: 2019

**Project cost: Approx. \$2.52M**

*(NOTE: not including dredging, or any engineering, permitting, construction management costs wrapped in total CIP)*



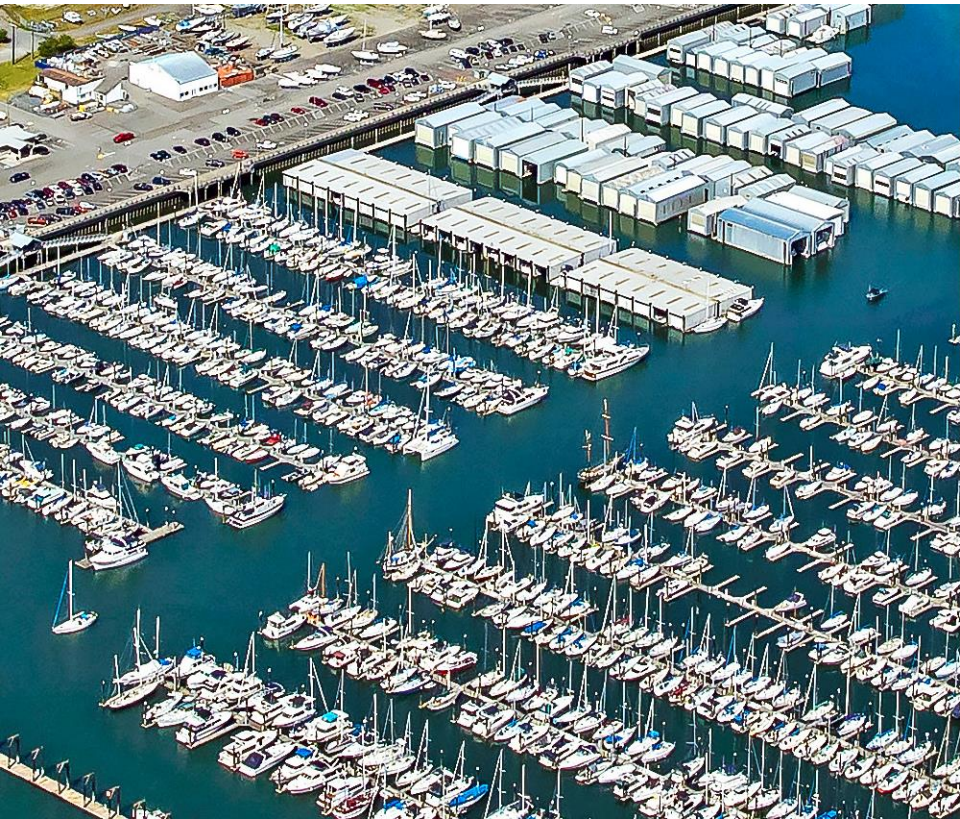


# Recapitalization Example

## Central G-Dock

Completed: 2020

Project Cost: \$2.94M *(Note: includes boathouse moves, not dredging)*





# Recapitalization Example


## Craftsman District Boat Yard

Completed: 2011

Project cost: Approximately \$11M







# Thank You!

## Questions or Comments?

