

BREAKOUT SESSION | ROOM #2

Facilitator:

BMASP Community Workshop #1 | January 28, 2021 | Summary of Community Comments

Meeting started with an “ice breaker” where community members were asked to introduce themselves and how they use the Marina.

- There were a wide range of answers. Several people answered that they windsurfed and kayaked there. There were also some that enjoyed Skates and Hana Japan. Some of the other answers were dog walking and enjoyment of the views. Most expressed that they looked at the Marina as a place to enjoy nature.
- There were concerns stated about security at the site and at least one participant had their car broken into at the site. One participant wanted the site to become safer, especially for women.
- In addition, there was a lot of support for public transit to the Marina, especially environmentally friendly transit (electric buses).

The second slide asked the community what types of revenue-generating activities would they like to see at the site as well as which they did not. Some of the answers were:

- Ferry service
- An additional hotel
- Casual Dining
- Farmer’s Market
- Fish Market
- Utilizing the site’s environment for wind generation
- Waterside Workshops

- Some expressed concern over Ferry Service because it would bring more cars to the Marina, create noise pollution, and the ferry would make kayaking and wind surfing less pleasurable.

- Other suggested uses by the group that may or may not bring in revenue were:
 - Environmental Educational Areas (Burrowing Owl habitat, etc.)
 - Sports fields
 - Additional Playgrounds

As the discussions progressed, there was general discussion on the fiscal problems that faced the Marina.

- Some suggested that more of the tax revenue earned by the existing hotel be kept onsite rather than being absorbed into the general fund. City Staff explained that this would take a City Council Action. One community member suggested that if a new hotel were to be built it should be set up to provide all of the tax revenue to the Marina.

- Providing a Special Tax Assessment on property taxes was also discussed. One homeowner expressed concern regarding their personal tax burden and the expense of living within the City. No one in the group expressed concern over a bond measure to support the infrastructure improvements at the site. Similarly there did not seem to be any opposition to charging for parking at the site.
- In terms of commercial development, some in the group wanted to ensure that it should be beneficial to all income levels. Casual dining was supported, but fine dining and/or luxury hotel use, was thought by some to exclude parts of the community from the Marina.
- There was a question about the current revenue generation at the site and why it was insufficient to maintain the Waterfront. City Staff explained that the financials were set up in the 1960's and were insufficient to put money aside yearly for the large infrastructure expenditures necessary. Staff also explained that the original infrastructure is reaching the end of its useful life and will require a significant investment to maintain the Marina.
- One member of the group stated that they wanted the City and Consultant team to come up with innovative ideas that would be beneficial to the environment. This would be incorporation of things that may not have been tried elsewhere.
- Overall, the group understood that the Waterfront was in need of a significant amount of investment that likely could not be provided without commercial development of some kind.