



Marina Park

MARCH 17, 2026 | CITY COUNCIL STUDY SESSION

Agenda

1. Park Improvements
2. Construction Work Zone / Staging Area
3. Public Impacts
4. Outreach
5. Parking Lot Rehabilitation Project Introduction

MARINA PARK DOCK & SHORELINE PROJECT

Funding / Timeline

Funding

- \$6.3 million
 - Includes ~\$825K Contingency – to address possible contaminated soil

Timeline

- Construction starts after July 4th, 2027
 - In-water work permitted between July 16 - March 15
- Completion planned for Spring 2028



Marina Park Improvements - South

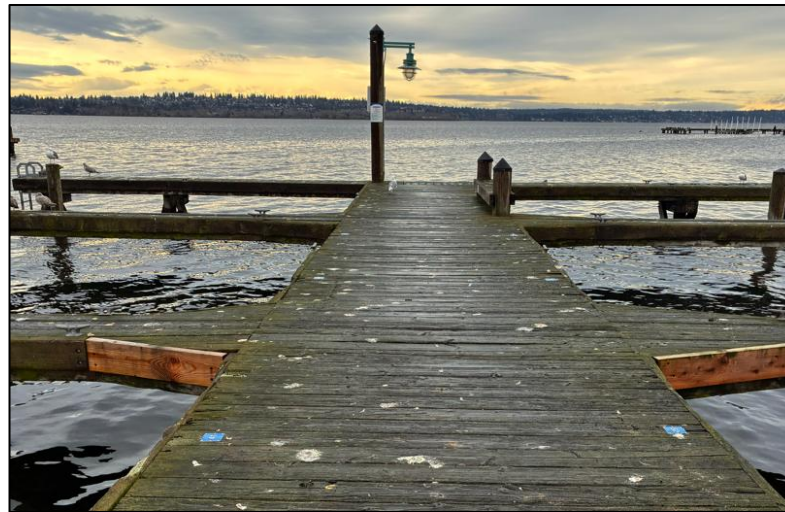
Upland

- 2 ADA compliant parking stalls
- ADA compliant paths to pier and beach
- New picnic table seating
- Stabilized sheet pile shoreline with concrete cap
- Mitigation planting



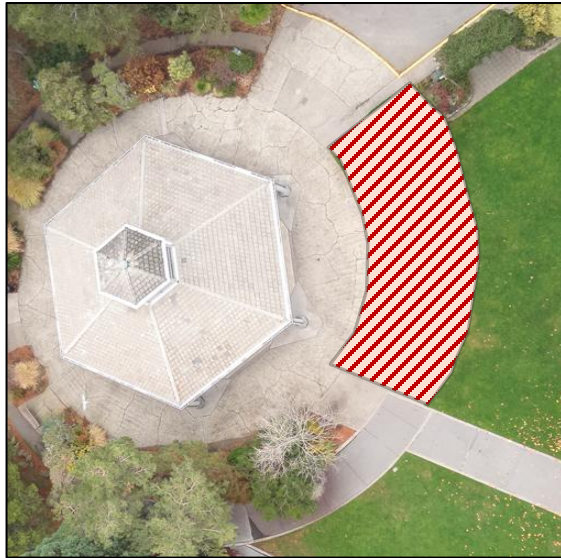
Pier

- 12 replacement piles
- Additional structural joists
- Replaced steel cross bracing
- New composite light penetration decking
- Replaced fascia boards
- Replace aged electrical services



Marina Park Improvements - North

- Replacement of ~120 linear feet of concrete beach stairs
 - Stabilized with sheet pile wall
- Fish exclusion screens on storm outfalls
- New 1,800 square feet of concrete paving near pavilion



Construction Staging Option A

Open Amenities

- Boat Ramp
- North Pier
- Pavilion
- Many walking paths
- Restroom

Closed Amenities

- Parking near Pier
- South Pier
- Beach Access (Option A only)



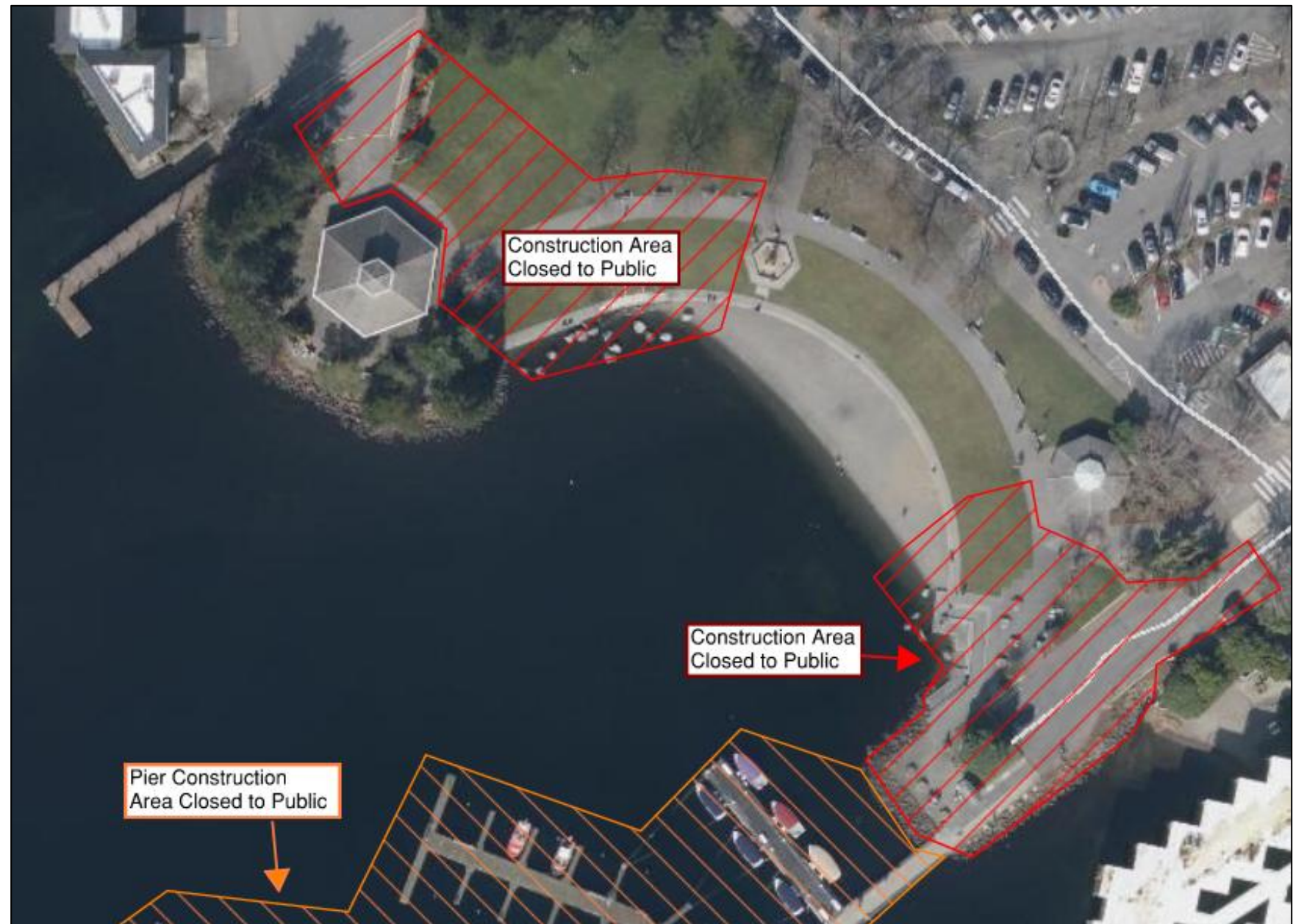
Construction Staging Option B

Pros

- Beach Access
- Water Views

Cons

- Safety
- Attractive Nuisances



Council Feedback

Does City Council have a
staging preference?

Option A (full closure)

Option B (beach access)

PCS & Marina Park Construction

Special events may need to shift to alternative locations during construction, or in some cases, move elsewhere.

Primary PCS Impacts

- Permitted Special Events
- Al Locke Pavilion Rentals
- Moorage & Vendor Concessions
- General Park Users
- Revenue Effects

Permitted Special Events

Special events may need to shift to alternative locations during construction



Impacts

- Event application timeline – 13 months prior
- 15 recurring events relocated or scaled back
- Reduced event footprint; potential changes to scope and size
- Temporary revenue change: ≈ \$35,877 (permit fees)

Mitigation Strategies

- Alternative sites offered in an effort to match needs:
 - Heritage Park, Houghton Beach, 132nd Square Park, Juanita Beach (North)
 - Peter Kirk Plaza / Amphitheater, private business locations
- Staff advisement on revised layouts and operational planning (customer service)

Rental, Moorage & Vendor Concessionaires

Vendor and moorage operations will pause during construction.

Impacts

- Al Locke Pavilion rentals paused
- No public moorage available during construction
- Shoreline vendors and concessionaires unable to operate onsite
- Tour dock (“Touch & Go”) activity temporarily paused
- Temporary revenue change including:
 - Rentals : ≈\$7275
 - Moorage : ≈\$40,417
 - Concessionaires : ≈\$41,672
 - Tour dock reservations : ≈\$9,972

Mitigation Strategies

- Early coordination with vendors and concessionaires to discuss a planned pause and potential options
- Boat launch access maintained



Park Users

Park visitors will experience temporary access changes and may shift their activity during construction

Impacts

- Public Waterfront access reduced July 2027 – Spring 2028
- Noise, fencing, and limited park access around the construction zone
- Active park goers may increase their use of other parks
- Expected community questions

Mitigation Strategies

- Clear public messaging about closed/preserved areas (e.g., boat launch open)
- Directional signage and wayfinding during construction
- PCS coordination with CIP & CMO to maintain updated park information



Outreach Plan

A coordinated plan will keep stakeholders and the community informed

Impacts

- Users, organizers, vendors, and renters require advance notice to plan for relocations and operational adjustments
- Clear communication will help users plan ahead for temporary changes



Approach & Timeline

Phase I – Targeted Outreach (Late March 2026):

- Direct communication to special event organizers, and vendor/concessionaires
- Pavilion has no current bookings; webpage will reflect temporary closure

Phase II – Broad Public Outreach:

- Coordinated messaging with CIP + CMO office
- Public updates on alternative parks to enjoy and construction timelines

Council Feedback

What questions does City Council have on community impact and mitigation strategies?

Marina Park Parking Lot



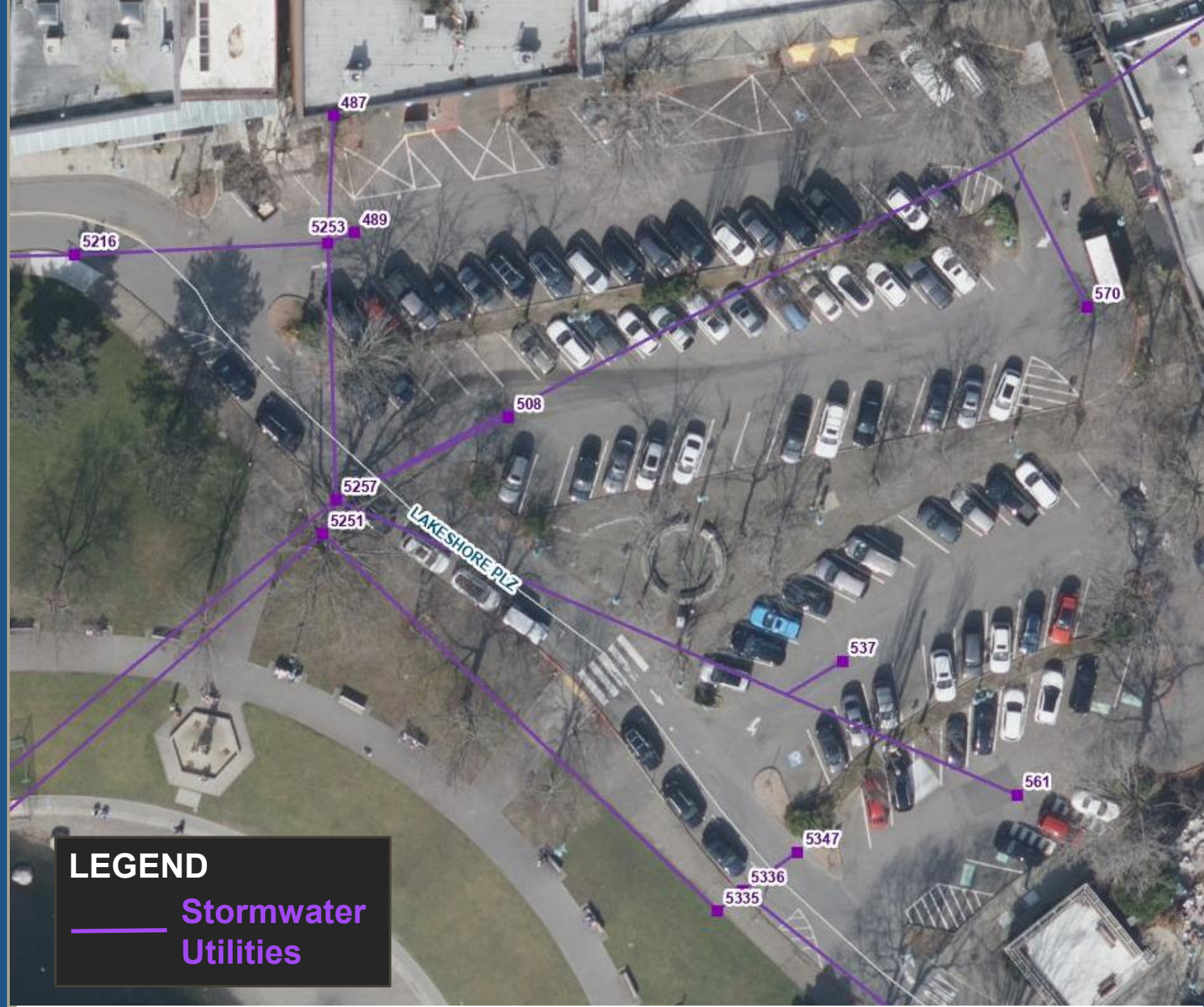
Marina Park Parking Lot

- 116 Parking Stalls
- Parking Sensors
- Sidewalk
- Streetlights
- 30+ Trees
- Plaza of Champions



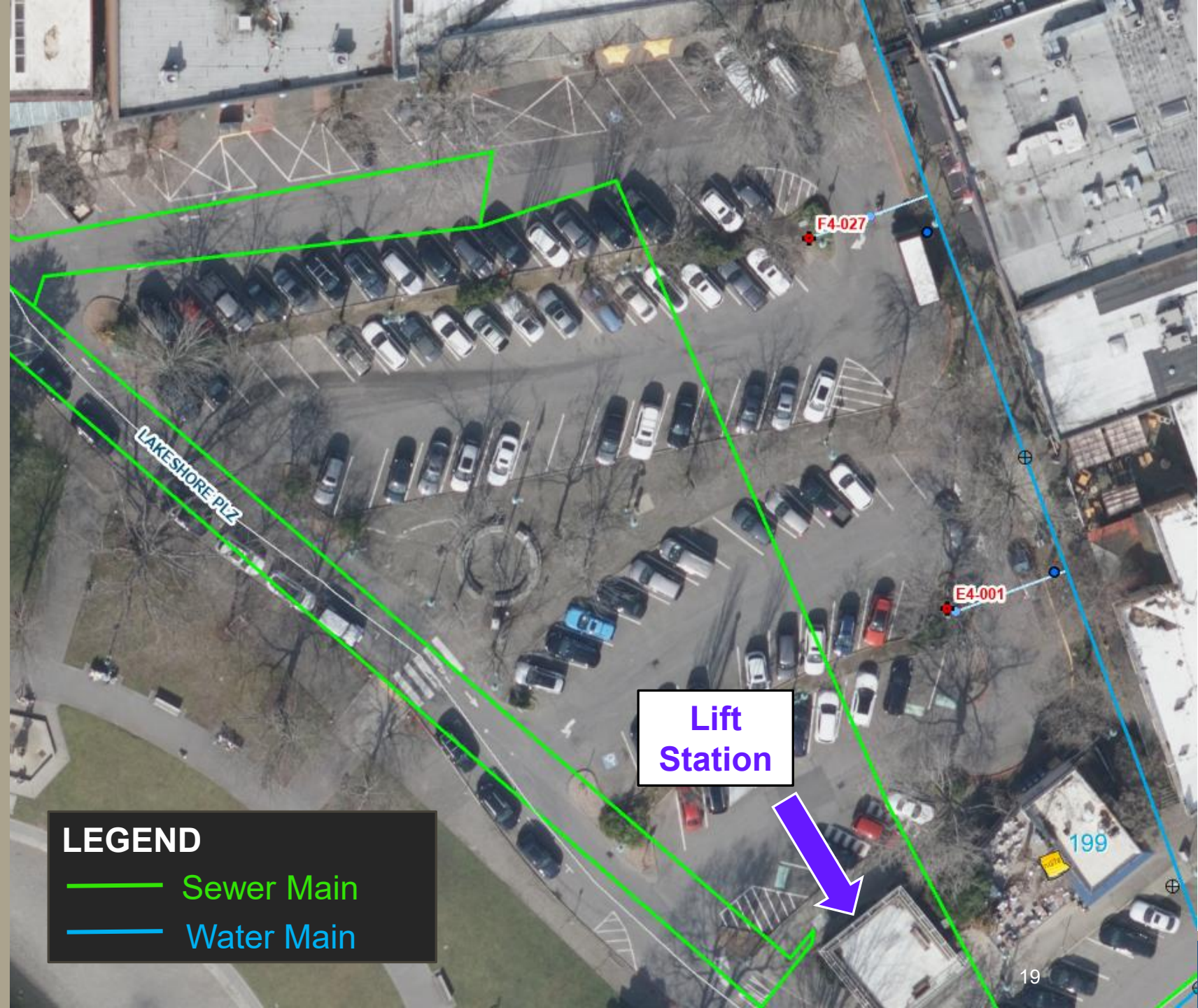
Stormwater Utilities

- 900+ft of pipe
- 4-48 inch diameter
- 16 Catch Basins



Water & Sewer Utilities

- Sewer Lift Station
- 12 inch Water Main
- 2 Fire Hydrants
- 8-21 inch Sewer Main
- 8 inch Force Main



Existing Conditions

1. Pavement is in Fair Condition
2. Tree Root Intrusion in Sidewalk and Parking Stalls
3. Stormwater Infrastructure Needs Further Assessment
4. Water & Sewer Utilities in Good Condition
5. Private Sewer Laterals Have Required Maintenance
6. PSE Vaults May Need Replacement
7. Soil Conditions
8. High Groundwater



Option 1

Pavement Overlay & Repairs

- Limited Scope of Work:
 - New Pavement & Striping
- Targeted Replacement of:
 - 6 Trees (Diseased/Damaging Infrastructure)
 - Damaged Sidewalk
 - Spot repair of stormwater infrastructure
- Maintain Remaining Infrastructure:
 - Maintain Vehicle Circulation
 - Streetlights
 - Trees



Option 2

Modernize Infrastructure

- Scope of Work:
 - Modernize Parking Area
 - Focus on Maintaining Existing Uses & Space
- New Infrastructure:
 - Replace utilities in poor condition
 - New Streetlighting
 - New Trees, Landscaping & Amenities



Option 3

Comprehensive Redesign

- Scope of Work:
 - Alternatives Study for Redesign
 - Modernize Parking Area
- Evaluate:
 - Reallocation of Uses
 - More Efficient Parking & Circulation Design
 - Redesign of Public Community Space
- New Infrastructure:
 - Replace utilities in poor condition
 - New Streetlighting
 - New Trees, Landscaping & Amenities



Options	Conceptual Cost Estimate	Alternatives Study & Outreach	Design	Construction	Construction Timeline
Option 1 Overlay	\$2M		Fall 27-Fall 28	Spring 29	2-3 months
Option 2 Modernize	\$6.2M		Fall 27-Fall 28	Spring 29	5-6 months
Option 3 Redesign	TBD	Fall 27-Spring 28	Summer 28–Fall 29	Spring 30	TBD

Preliminary Costs & Schedules



Outreach and Engagement

COMMUNITY & BUSINESS ENGAGEMENT PROCESS WILL BE DETERMINED BY PROJECT SCOPE AND TIMELINE

NEXT STEPS

- City Council Feedback on Options
- Next Presentation
 - Refine Scope of Work
 - Identify Funding Options
 - Outreach and Engagement

