

COMMUNITY OUTREACH TAKEAWAYS

April-June 2024



ENGAGEMENT

EVENTS

- Open House, Key Peninsula Civic Center, April 29, 2024
- Online Survey, April 30-June 2, 2024

RESPONDENT DETAILS

- ~79 open house attendees
- 19 attendees provided public comment
- 5 handwritten/emailed comments
- 126 online survey respondents



Open House, Key Peninsula Civic Center

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KEY TAKEAWAYS

- **Marina Investment:** Most respondents expressed a desire for the higher-investment option that included dedicated boat slips and other amenities. Given the funding constraints, some suggested the lower investment option could be an initial phase of redevelopment with more amenities being added as funding allows.
 - **Moorage:** There is a desire for more boat slips. There could also be potential to offer incentives and prioritize monthly moorage for local Key Peninsula residents.
 - **Pump out facility:** Consensus was divided on whether to install a pump out facility at Lakebay Marina. A new pump out facility would be duplicative of the existing facility at Penrose Park, assuming it was operational. Others noted a variety of mobile pump out services in the area. That said, many residents acknowledge the importance of pump out facilities to reduce pollution in the marine environment.
 - **Fuel:** Providing both diesel and gas options would serve many boaters. Respondents suggested considering alternative fuel sources, such as electric charging stations, to reduce greenhouse gases and combat climate change.
 - **Concessions:** While respondents support a small concession stand, or “snack shack”, to provide food and beverages for boaters and park attendees, they also support a year-round restaurant for residents to supplement limited amenities nearby.
- **Egg Co-op rental:** The community sees the benefit of making the Egg Co-op a rental facility for boaters and community use.
- **Shallow/narrow channel:** During low tide, the waters of Mayo Cove are too shallow for boats with deep-keels, posing a risk of boats getting stuck. Navigable passage should be marked with beacons or buoys. Locate the pump out and fuel facilities in deep water to accommodate boats with deeper drafts.
- **Boat launch:** Removal of the boat launch could overload nearby launches, which already have deteriorating parking and docks with no planned improvements.
- **Historic building preservation:** The community prioritized preservation of the historic structures on site, including the doctors’ building located in the upland area. Respondents recommended repurposing the doctor’s building as a small museum for Key Peninsula history. Installation of an historic landmark or art is also desired.
- **Active recreation/educational space:** Maximize day use amenities to support non-boaters/park attendees. Encourage opportunities for non-motorized water activities and environmental stewardship.
- **Beach access:** Clearly delineate public and private beach area to respect the privacy of surrounding residents.
- **Security:** Use of Lakebay Marina, including Egg Co-op rentals and park amenities, could deter illicit activities. Limit park hours to close at sunset and open at sunrise. Regulate entrance and access using gates.
- **Other potential amenities:** Bathroom with showers, food trucks

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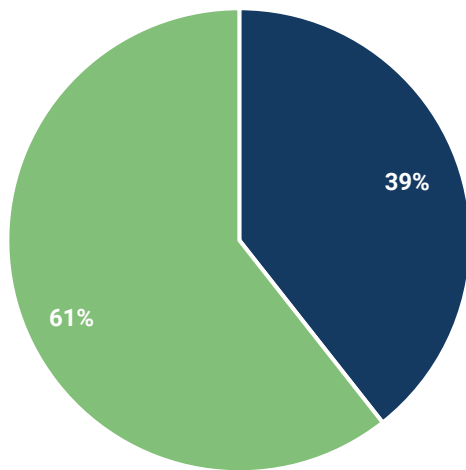
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PREFERRED LEVEL OF INVESTMENT AND AMENITIES

The following statements and graphs summarized community votes and opinions conveyed on boards at the open house and via the online survey. Questions focused on the draft marina concept as well as other accommodations and amenities for the Lakebay Marina.

MARINA ALTERNATIVES – LEVEL OF INVESTMENT



- Lower investment option
- Higher investment option

The community desired the **higher investment option** for the marina redevelopment, which includes dedicated, reservable slips in a variety of sizes with added amenities and services (power, water, and sewer hookups).

Draft Marina Plans

Place a sticker on the desired level of investment.

Lower Investment

Higher Investment

Advantages

- Provides self-serve side-tie moorage, consistent with other marine state parks
- Costs less to install, operate, and maintain

Disadvantages

- Slips are not reservable
- Services and hookups are not provided

Shared Traits

- Keeps the historic Egg Co-op
- Incorporates a fuel dock and attendant
- Maintains existing level of overwater coverage
- Upland includes open space, picnic areas, and a restroom
- Provides 15 car parking spaces
- Removes the boat ramp

Advantages

- Provides dedicated, reservable slips in a variety of sizes
- Slips could include amenities and services (power, water, sewer hookups)

Disadvantages

- Requires more maintenance, likely higher cost to visitors
- Higher cost to construct, operate, and maintain

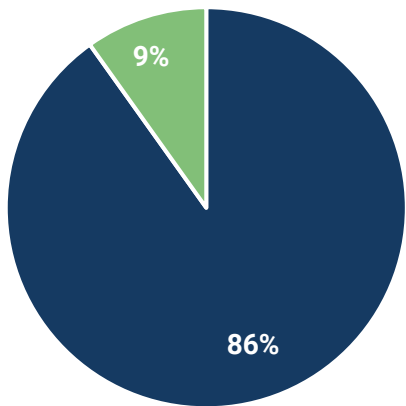
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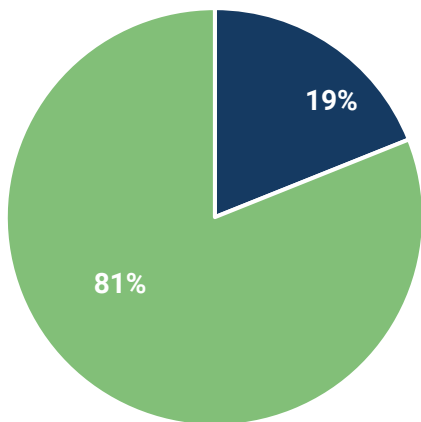
PUMP OUT FACILITY

Note: The survey option of “no opinion”, which received 10 votes, was excluded in the total as it didn’t align with the “Yes” and “No” options at the Open House.



■ Yes ■ No

Lakebay and Key Peninsula have limited to no operational pump out facilities. To support boaters, responses heavily favored **equipping Lakebay Marina with a pump out facility** for visiting boaters.



■ Gas ■ Both Gas and Diesel

Provide Input

Place a sticker to indicate your vote.

Should Lakebay Marina include a pump out facility?

Yes! No!

Which fuel option should be offered?

Gas Both Gas and Diesel

How important are these activities to include in the redevelopment?

Activity	Very Important	Sort of Important	Not Important
Small Concession Stand	High density of stickers	Medium density of stickers	Low density of stickers
Egg Co-op Building Rentals	High density of stickers	Medium density of stickers	Low density of stickers
Picnic and Day Use Facilities	High density of stickers	Medium density of stickers	Low density of stickers

FUEL OPTION

Note: The survey option of “no opinion”, which received 22 votes, was not included in the total as it didn’t align with the Open House survey option which only included “Gas” and “Both Gas and Diesel”.

Redevelopment includes adding a fueling facility. The community expressed a strong interest in providing **both gas and diesel** to better support boaters.

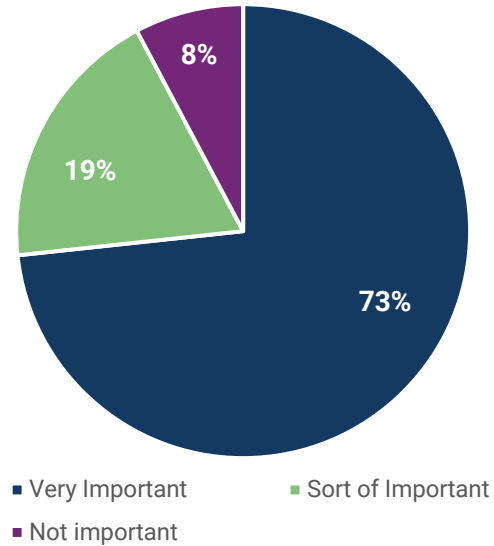
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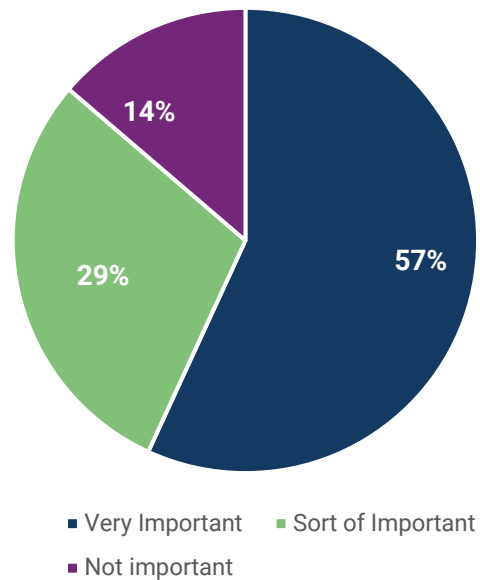
SMALL CONCESSION STAND

Redevelopment could accommodate a seasonal concessioner that could sell limited food, drinks, and/or other basic boating supplies, which resonated with the community as a **very important** amenity for boaters and park attendees.



EGG CO-OP BUILDING RENTALS

In response to the community's expressed desire to repurpose, or adaptively reuse, the historic building, planned in-water redevelopment will include preservation of the historic Egg Co-op Building. One potential use is to designate the Egg Co-op building as a rental space for small gatherings for boaters or community use. The community **has identified the rental function as very important** and it will yield new cultural and gathering space for the community.

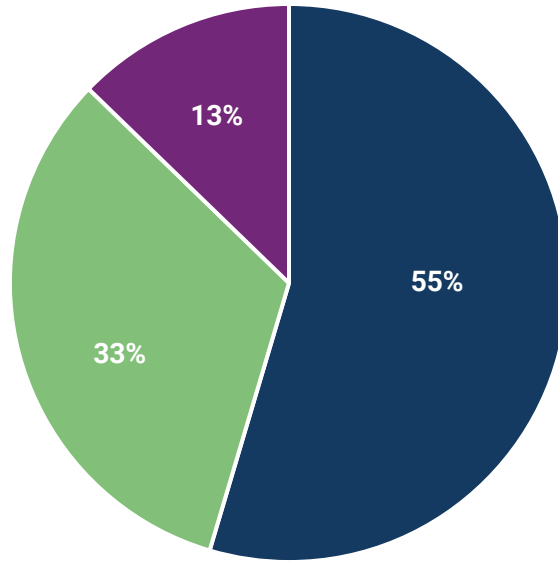


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PICNIC AND DAY USE FACILITIES



■ Very Important ■ Sort of Important ■ Not important

The community considered **picnic and day use facilities as very important** for the upland redevelopment. Day use facilities could include, but not limited to, picnic tables, barbecue grill, shelters, and playgrounds.