



Siting Criteria for New Marinas

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SITING CRITERIA FOR NEW MARINAS

Each marina and boatyard in the world is site specific. It's design, operation and income depends on many variables with some beyond the control of the marina planner and operator. No two marinas are identical, but all share these seven common site and business needs and characteristics.

A. Protected location – Storm and wake wave protection are absolutely essential to all marina for survival, boater comfort and business return on investment.

1. Is there a naturally protected harbor suitable for this marina plan? (note: This should not be in a sensitive estuary where wetlands and fragile habitat can be damaged)
2. Is the history of storm winds, waves and floods known for the marina site?
3. If good wave protection is not available, can a cost effective breakwater be built for the predicted storm conditions? (note: Breakwater should not interrupt sediment processes and impact adjacent beaches)
4. Is the marina design engineer/architect licensed and specifically trained and experienced in successful marina developments?

B. Water access - Boats must be able to safely and easily get into and out of the marina and docks. Similarly, dredging must be economical for maintenance, and an appropriate disposal site will need to be identified.

1. Are the navigable channel and the key boating routes near the marina site?
2. Is dredging of the marina basin or entrance channel needed now and in future?
3. Is a dredge material disposal site nearby?
4. Will all boats arrive by water?
5. Will boats be launched and hauled out in the marina?
6. Is the local boating use seasonal?

C. Environment - Marinas and boating activities, as much as is reasonably possible, should minimize changes to the natural landscape, have its operations compatible with the existing environment, reduce most negative impacts, and enhance positive beneficial values to the best practical level.

1. Will water circulation and flushing be adequate to keep marina waters clean?
2. Is sedimentation or sand movement a problem?
3. Can natural beach and shores be used instead of bulk heading and filling?
4. Are there any protected species--endemic and endangered flora/fauna—or habitats in or adjacent to the site that can be affected by marina construction and operations or boat uses?
5. Are there any historic and archaeological sites on the land to be developed?
6. Are urban runoff, sewer discharge and other non-marina contamination sources present?
7. Was the land and shore previously developed for any use or is this the first use? Priority should be given to existing sites.
8. Will the marina design facilitate environmental operation, management and control?

D. Marina classification - Successful marinas require a balanced combination of location, design, management, services and operations for each site-specific boating market.

1. Is the type of marina and expected boat market appropriate for the area?
2. Will the marina be compatible with the local community and other existing services and businesses?
3. Will the marina offer a wide range of services to the boating clients?
4. Is the marina the key focus or an amenity to a larger development?
5. Is the marina to be owned and operated by a local family/business or outside corporation?
6. Will the owners be directly involved in the marina management and operations?

E. Market demand – All marinas must get a good return on the investment cost within a reasonable time to be successful.

1. Does the market exist for the expected boat types and sizes?
2. If built, will enough boats come to the marina?
3. Is the marina management trained and experienced in boat services?
4. Will the range of services be adequate for the expected boat market?
5. Are there adequate boat fueling, haul out/launching, cleaning, repair and maintenance services available nearby?
6. Will the marina owner/manager or concessionaires provide all the boat services?
7. Will the marina design adequately meet future boat market changes over next 30 years?
8. Will marina development and growth occur in phases as the market expands?
9. Are funds available, bonded and guaranteed for complete construction build out?

F. Marina infrastructure and municipal services - All marinas have basic utility and access needs, both existing or to be built. Is each of these available at or near the marina development site?

1. Roads and parking?
2. Electricity?
3. Potable water?
4. Sewer system or onsite disposal/treatment?
5. Telephone, cable TV, Internet cable?
6. Supply of gasoline, diesel and lubricants?
7. Transportation for food, supplies, boat equipment, fuel, boat trailers?
8. Buildings for office, retail store, boat repair, rest rooms w/showers, dock/harbor master and storage?

G. Community interaction – Every marina brings potential benefits to the area's quality of life and economy, and needs some level of community involvement and acceptance.

1. Is the marina to be owned and operated by a local family or corporation?
2. Is the marina part of a larger resort development or the principal focus of the project?
3. Have local community leaders participated or collaborated in planning the marina?
4. Do local community leaders support the marina development plan?
5. Is the development displacing other businesses, such as fishing, farming, or aquaculture?

6. Is there adequate local labor and skilled technicians available?
7. Will the marina offer opportunities for local hires to gain professional growth?
8. How many people will be employed by the marina and by onsite concessionaires?
9. What services to boat clients will be offered by outside businesses and contractors?