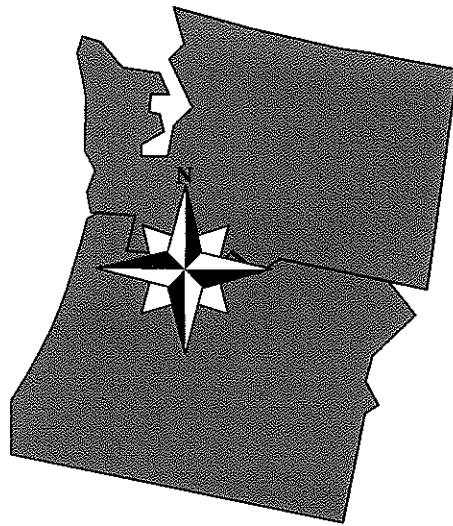


# Port of Camas/Washougal Survey of Local Marinas May 2010



Compiled by Debra Itzen  
Port of Camas/Washougal

# MARINAS SURVEYED

## **Port of Camas/Washougal**

24 South A Street  
Washougal, WA 98671  
Phone: 360-835-2196  
Fax: 360-835-2197  
Web: [www.portcw.com](http://www.portcw.com)  
E-mail: [debra@portcw.com](mailto:debra@portcw.com)  
Contact: Debra Izen, Office Assistant/Accounts Payable

## **Harbor 1 Marina**

8320 NE HWY 99  
Vancouver, WA 98665  
Phone: 360-566-8192  
Fax: 360-546-1737  
Web:  
E-mail: [sinclairmike@qwestoffice.net](mailto:sinclairmike@qwestoffice.net)  
Contact: Mike Sinclair

## **Port of Kalama**

380 W Marine Drive  
Kalama, WA 98625  
Phone: 360-673-2325  
Fax: 360-673-5017  
Web: [www.portofkalama.com](http://www.portofkalama.com)  
E-mail: [hsouvenir@portofkalama.com](mailto:hsouvenir@portofkalama.com)  
Contact: Heidi Souvenir, Executive Assistant Public Recreation

## **RiverPlace Marina**

315 SW Montgomery  
Portland, OR 97201-5184  
Phone: 503-283-4942  
Fax: 503-283-3059  
Web:  
E-mail: [bshortt@columbiacrossings.com](mailto:bshortt@columbiacrossings.com)  
Contact: Brian Shortt, General Manager

## **Wahkiakum Port District No. 1**

500 2<sup>nd</sup> Street  
Cathlamet, WA 98612  
Phone: 360-795-3501  
Fax: 360-795-3378  
Web: [cathlametmarina.org](http://cathlametmarina.org)  
Email: [jleaportdist1.centurytel.net](mailto:jleaportdist1.centurytel.net)  
Contact: Jackie Lea

## **Rocky Pointe Marina**

23586 NW St Helens Road  
Portland, OR 97231  
Phone: 503-543-7003  
Fax: 503-543-5170  
Web: [www.rpmarina.com](http://www.rpmarina.com)  
E-mail: [Stan@rpmarina.com](mailto:Stan@rpmarina.com)  
Contact: Jen & Stan Tommeson

## **Columbia Crossings, LLC**

515 NE Tomahawk Island Drive  
Portland, OR 97217  
Phone: 503-283-4942  
Fax: 503-283-3059  
Web: [www.columbiacrossings.com](http://www.columbiacrossings.com)  
E-mail: [bshortt@columbiacrossings.com](mailto:bshortt@columbiacrossings.com)  
Contact: Brian Shortt, General Manager

## **Steamboat Landing Marina**

3710 SE 139<sup>th</sup> Avenue  
Vancouver, WA 98683  
Phone: 360-254-1000  
Fax: 360-882-8401  
Email: [dmccolley@realvestcorp.com](mailto:dmccolley@realvestcorp.com)  
Contact: Don McColley

2010 MARINA RATES	Port of Camas Washougal	Port of Kalama	Wahkiakum Port Dist No. 1 (Cathlamet)	Columbia Crossings Tomahawk, Hayden, Juniper Bay	Harbor 1 Marina		River Place Marina		Rocky Pointe Marina		Steamboat Landing Marina	
					2010	2010	2010	2010	2010	2010	2010	2010
UNCOV.	65	48	250	1048	180	108	110	147				
20'	\$ 71.00 Dist. \$ 76.00 Non.		\$45.00									
25'	\$ 89.00 Dist. \$ 94.00 Non.	\$ 81.24 (24')	\$56.25	\$144/168Db/182 Sngl 24'/28' \$168 Db/182 Sngl(28')		\$260.00		\$130.00 (24')				
30'	\$ 108.75 Dist. \$ 113.75 Non.	\$ 101.56	\$67.50	\$208 Db/224 Sngl(32') \$208Db/224 Sngl (32') \$172.50 (30')/\$192 (32')	\$105.00 (28')	\$336.00 (32')		\$160.00				
35'	\$126.50 Dist. \$131.50 Non.	\$ 118.48	\$78.75	\$234 Db/270 Sngl 36' \$225 Db/270 Sngl 36'		\$378.00 (36')		\$170.00 (32')				
40'	\$144.50 Dist. \$149.50 Non.		\$90.00	\$280 Db/320 Sngl \$290.00 Single \$270.00 Double		\$484.00		\$200.00				
40+			\$101.25	\$337.50 Db/371.25 Sngl		\$604.80 (48')		\$155 - \$170				
50+	\$202.75 Dist. \$207.75 Non.		\$112.50	\$360 Double (48') \$396 Single (48')								
60+						\$12.60 per ft						
COV.	263	174	N/A	410	80	0	38	0				0
20'	\$ 107.25 Dist. \$ 112.25 Non.											
25'	\$133.50 Dist. \$138.50 Non.	\$ 93.97 (24')		\$200 - \$232 (25' - 29')								
30'	\$160.25 - \$166.50 Dist. \$165.25 - \$171.50 Non.	\$ 117.47		\$240.00 (30') \$256.00 (32') \$248.00 (31')	\$145.00 (28')			\$155.00				
35'	\$187.75 Dist. \$192.75 Non.	\$137.04		\$297.00 (36')	\$160.00 (34')							
40'	\$214.00 Dist. \$219.00 Non.	\$156.62		\$390.00								
45'				\$382.50 - \$472.50								
50'	\$281.00 Dist. \$286.00 Non.	\$195.77		\$550.00				\$250.00				
Side Ties												
Houseboats Boat Houses									\$5.35 ft	\$16.80 ft	\$13.50 ft	

2010 MARINA AMENITIES	Port of Camas Washougal	Port of Kalama	Port of Wahkiakum Co. (Cathlamet)	Columbia Crossings	Harbor 1 Marina	River Place Marina	Rocky Pointe Marina	Steamboat Landing Marina
	2010	2010	2010	2010	2010	2010	2010	2010
Dock Storage	Yes			Yes		Yes	Yes	Yes
Dry Storage	Nearby		Yes - \$47-\$95 per month	Yes				
Electricity	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Fishing in Marina		Yes						Yes
Fuel Dock	(11/30/09)	(05/10)	(05/10)	(05/10)			(05/10)	
Unleaded (Octane)	\$3.359 (89)	\$3.08 (87)	\$3.589 (87)	Market			\$3.699 (87)	
Off Road Diesel	\$3.059	\$2.95	\$3.269				\$3.299	
Grocery	Nearby	Nearby	Nearby	All - Nearby	Nearby	Nearby	At & Nearby	Nearby
Haul Out/Repair	Nearby				Yes-Subcontracted		Yes/ In House	
Laundry			Yes	Yes	Yes		Yes	
Live-Aboards				Yes	Yes			Yes
Minimum Lease Term	6 Months	1 Month	1 Month	1 Month	Month to Month	30 Days	1 Month	Month to Month
Overnight Moorage	\$10 - 15 Per night	\$7 - \$10 Per night	\$7 - \$11	\$20 - 40 per night Depends on Size	\$10 Per night	\$25 Per night		\$7 to \$17 Per night Depends on Size
Picnic/BBQ Area	Yes	Yes	Yes	Yes	Yes			Yes
Public Launch Ramp	Yes - \$7	Yes - Donation	Yes - \$6 \$50 Annual				Yes - \$2.00	
Public Park	Yes	Yes		Yes				
Public Parking	Yes - No Fee	Yes - No Fee	Yes	Yes		Yes-Per Hour		
Restaurant	Yes - At Ramp & Nearby	Nearby	Nearby	At site & Nearby	At site & nearby	Nearby	Nearby	Nearby
Restrooms	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
RV Parking	\$15 per night		Yes-\$25					
RV Pump-Out	Yes - \$3.00 Fee	Yes - No Fee	Yes - \$5.00					
Boat Pump-Out	Yes - \$5.00 Fee	Yes - No Fee	Yes - \$0.50 3 min	Yes - No Fee		Yes - No Fee	Yes - No Fee	Yes - No Fee
Showers	Yes - Tenants Only	Yes - No Fee	Yes - \$0.25 3 min	Yes - No Fee	Yes - Tenants only	Yes	Yes - No Fee	
Swimming		Yes						
Water	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rentals (Boats etc)					Yes			

Shaded areas designate service/amenity is not available.

## ***OCCUPANCY***

### **What is your average occupancy rate for the months of May – September?**

Port of C/W: 97 – 100%  
Port of Kalama: 100%  
Port of Wahkiakum: 90%  
Columbia Crossings: 75%  
Harbor 1: 75 – 80%  
RiverPlace: 100%  
Rocky Point: 98 - 100%  
Steamboat Landing: 100%

### **What is your average occupancy rate for the months of October –April?**

Port of C/W: 70%  
Port of Kalama: 100%  
Port of Wahkiakum: 100%  
Columbia Crossings: 72%  
Harbor 1: 50%  
RiverPlace: 100%  
Rocky Point: 95%  
Steamboat Landing: 75%

### **What percentage of your tenants are Washington State residents?**

Port of C/W: 84%  
Port of Kalama: 70%  
Port of Wahkiakum: 59%  
Columbia Crossings: Does not collect this data  
Harbor 1: 15%  
RiverPlace: Does not collect this data  
Rocky Point: Less than 5%  
Steamboat Landing: 85%

## ***WAIT LIST***

### **How many people do you have on your waiting list?**

Port of C/W: 46  
Port of Kalama: 100 – 200 at any given time  
Port of Wahkiakum: 76  
Columbia Crossings: N/A  
Harbor 1: 0  
RiverPlace: No Response  
Rocky Point: 0  
Steamboat Landing: 10

### **What is the most requested sized slip?**

Port of C/W: 20' & 25' Seasonally /30' Uncov/35' Cov  
Port of Kalama: 24' Covered  
Port of Wahkiakum: 20' & 25'  
Columbia Crossings: 28' – 36'  
Harbor 1: 28'  
RiverPlace: >36'  
Rocky Point: 36'  
Steamboat Landing: 24', 30' & 40'

**What is the average length of time to wait for a slip?**

Port of C/W: 6 months – 1 year  
Port of Kalama: 1-2 years  
Port of Wahkiakum: 6 Months/40'+ 3 or 4 years  
Columbia Crossings: N/A  
Harbor 1: None  
RiverPlace: No Response  
Rocky Point: None  
Steamboat Landing: Depends on Time of Year

**RATES**

**Do you offer yearly rates (prepaid moorage for a year)?**

Port of C/W: Yes – 12 months for the price of 11 (pre-paid)  
Port of Kalama: No  
Port of Wahkiakum: No  
Columbia Crossings: Yes /Will be modified in Fall 2010  
Harbor 1: Yes – Discount for one year paid in advance  
RiverPlace: No Response  
Rocky Point: No  
Steamboat Landing: Yes – 5% discount

**Are there any discounts given for moorage? (For example, do yacht club members get a discount in moorage?)**

Port of C/W: No  
Port of Kalama: No  
Port of Wahkiakum: No  
Columbia Crossings: Yes  
Harbor 1: No  
RiverPlace: Yes  
Rocky Point: 2<sup>nd</sup> month free to New Tenants  
Steamboat Landing: Yes – 5% discount

**Do moorage rates include any amenities such as a dock box or electricity?**

Port of C/W: Water only  
Port of Kalama: No  
Port of Wahkiakum: No  
Columbia Crossings: Yes  
Harbor 1: Yes  
RiverPlace: Dock Boxes  
Rocky Point: No  
Steamboat Landing: Dock Box

**RATE INCREASES**

**When was your last rate increase?**

Port of C/W: January 1, 2010  
Port of Kalama: 2006  
Port of Wahkiakum: 2009  
Columbia Crossings: 2007/Will be updated in Fall of 2010  
Harbor 1: 2007  
RiverPlace: Will be updated in Fall 2010  
Rocky Point: July 2006  
Steamboat Landing: Jan 2008

**How do you determine your rate increase? By percentage, consumer indexing, comparing to other marinas, etc.?**

Port of C/W: Percentage and comparison  
Port of Kalama: Percentage  
Port of Wahkiakum: Comparison and Costs associated w/operations  
Columbia Crossings: Market Rate, Amenities, Location  
Harbor 1: Comparison  
RiverPlace: Market/CPI/YE Vacancy levels/10yr CAPEX Requirements  
Rocky Point: Market  
Steamboat Landing: Comparison

***SLIP RESERVATIONS***

**Do you offer slip reservations? (Can someone call in the fall to reserve a slip for the spring?)**

Port of C/W: No  
Port of Kalama: Yes – No Fee  
Port of Wahkiakum: Yes – No Fee  
Columbia Crossings: No  
Harbor 1: No  
RiverPlace: No  
Rocky Point: No  
Steamboat Landing: No

***SECURITY***

**What kind of security does your marina have? (Fence and gate system, live-in harbormaster, video surveillance, security officer walk-thrus?)**

Port of C/W: Card key entrance, fence and gate system, video surveillance  
Port of Wahkiakum: Video Surveillance, Park Host on premises.  
Port of Kalama: Fence & Gate System, Security Officer walk-thru, Video Surveillance  
Columbia Crossings: Fence & Gate System, Security Officer (Installing Access Card & Swing Gate)  
Harbor 1: Fenced & Lock Gate System  
RiverPlace: Access Cards that ID the customer time of entry and departure  
Rocky Point: Fence & Gate system, Live-in Harbormaster, Video Surveillance, 7 day a week office & Store.  
Steamboat Landing: Resident harbormaster, Fence & Gate system, Video Surveillance