

6.1 Capital Facilities Plan. The Port has identified short-, mid-, and long-term capital improvement projects to facilitate the continued success of its operations and facilities. Table 14 lists potential projects, their timeframes, and planning level cost estimates for them.

Table 14 - Capital Improvement Plan

		Capital Improvements	2021 Cost Estimates	Timeline	2021-22 Priority	Fund Source	Priority Project Category
1	RV Park Facility Improvements	Front row RV site improvements	\$657,000	2021-22	High	Port	Recreation improvements / public amenities
2	Transient Dock Power Building	Rebuild transient dock power source supply	\$75,000	2022-23	High	Port	Marina facility upgrade
3	Wastewater Treatment Plant	Construct wastewater treatment plant for Port industrial and commercial facilities	\$3,500,000	2022-23	High	EPA / Port / Private	Commercial facility upgrade
4	Basins 1 and 2 Dredging & Basin 2 Slope Repair	Basins 1 and 2 dredging and Basin 2 slope repairs	\$1,700,000	2022-24	Extreme	FEMA - HMGP - Business Oregon	2019 Storm related damage
5	Stormwater Drainage and Paving Gear Storage, Boat Yard & Kite Field Areas	Stormwater improvements; grading and paving	\$2,000,000	2022-24	Extreme	FEMA - HMGP - Business Oregon	2019 Storm related damage
6	RV Park Facility Expansion on Kite Field (part of FEMA Projects above)	Develop utilities for RV camping with laundromat & possible mobile food service area	\$300,000	2022-24	High	Port	Recreation improvements / public amenities
7	RV Park Paving	Paving and stormwater improvements	\$500,000	2023-24	High	HMGP / OSPR / Port	Recreation improvements / public amenities
8	Retail Bld # 1 Roof Replacement	Retail Bld # 1 Roof Replacement	\$80,000	2023-24	High	Port	Commercial facility upgrade
9	Boardwalk Repair	Repair / restore piling; secure slope	\$200,000	2023-24	High	HMGP / Port	Marina facility upgrade / public amenities
10	Basin 2 Docks / Transient Dock	Replace old docks P Dock and reconfigure spaces to accommodate larger vessels	\$600,000	2023-24	High	HMGP / Port	Commercial / Marina facility upgrade
11	Retail Bld # 2 Roof Replacement	Retail Bld # 2 Roof Replacement	\$80,000	2024-25	High	Port	Commercial facility upgrade
12	Basin 2 Docks	Replace old docks O Dock and reconfigure spaces to accommodate larger vessels	\$600,000	2024-25	High	HMGP / Port	Commercial / Marina facility upgrade
13	Travel Lift Ramp Replacement	Rebuild travel lift ramp	\$750,000	2025-26	Medium	HMGP / Port	Commercial / Marina facility upgrade
14	Basin 1 Slope Repairs	Basin1 slope repairs	\$600,000	2025-26	Medium	HMGP / Port	Marina facility upgrade
15	Basin 2 Docks	Replace old docks N Dock	\$600,000	2025-26	Medium	HMGP / Port	Commercial / Marina facility upgrade
16	Transient Dock / Barge-Icehouse / Basin 2 Slopes	Transient dock and barge/icehouse slope repairs	\$500,000	2025-26	Low	HMGP / Port	Marina facility upgrade
17	RV Park Facility Improvements	Upgrade back-in site utilities and improvements	\$700,000	2025-26	Low	Port	Recreation improvements / public amenities
18	Receiving Docks - Hallmark	Demolish existing timber docks and concrete bulkhead; construct new concrete docks.	\$1,500,000	2025-26	Low	NHMP / Port	Commercial facility upgrade
19	Receiving Docks - Broken	Demolish existing timber docks and concrete bulkhead; construct new concrete docks.	\$1,500,000	2025-26	Low	HMGP / Port	Commercial facility upgrade
20	Receiving Docks - Pacific Seafood Old	Demolish existing timber docks and concrete bulkhead; construct new concrete docks.	\$750,000	2025-26	Low	HMGP / Port	Commercial facility upgrade
21	Basin 2 Stormwater and Paving - East Parking Area	Stormwater and paving improvements	\$250,000	2025-26	Low	Port - Grants	Commercial facility upgrade / public amenities
22	Green Building Area	Develop site for covered storage units for all types of equipment, gear, vessels, vehicles, etc.	\$1,000,000	2030-31	Low	Port - Grants	Commercial facility upgrade
23	RV Park Protection Wall	Install protective seawall	\$500,000	2030-31	Low	HMGP / Port	Recreation improvements / public amenities
24	Basin 2 Docks	Replace old docks from C thru H	\$1,500,000	2030-31	Low	Port - Grants	Commercial / Marina facility upgrade
25	Commercial Center Upgrade	Commercial building and site repairs or building third retail building	\$1,500,000	2030-31	Low	Port - Grants	Commercial facility upgrade / public amenities
26	Development Potential of Port Bare Ground	Examine opportunity site for potential development - hotel / condo / business center	\$1,000,000	2030-31	Low	Port - Grants	Public-private partnership opportunity

Cost estimates are based on similar projects in other locations and are not based on detailed engineering plans or analysis. Final engineering and construction costs may vary.

Estimate Total \$22,942,000

6.1.1 Project Opportunities. Table 15 is an overview of the Port's capital improvement and opportunity projects, and includes brief project descriptions, existing zoning designation, and potential conflicts with land use and development regulations. Project locations are shown on the concept plan (Figure 4).

Table 15 - Project Opportunities

Table 14 Reference Number	Project and Description	Existing Zoning Designation	Potential Conflicts with Land Use and/or Development Regulations
1	RV Park Facility Improvements, additional pull-thru sites, electrical upgrade & remodel sites	C-1	No zoning conflicts anticipated; County permits will be required
2	Transient Dock Power Building	C-1	No zoning conflicts anticipated; County permits will be required
3	Wastewater Treatment Plant	C-1	Zone change may be required; County, State and Federal permits needed for development and In-Water Work
4 & 5	Basin 1 & 2 Dredging / Basin 2 Slope Repairs under FEMA, Ongoing Dredging using equipment from FEMA, stormwater & paving improvements	C-1 and I	Permitted use; County, State and Federal permits needed for In-Water Work.
6	RV Park Facility Expansion on Kite Field (part of FEMA Projects above)	C-1	No zoning conflicts anticipated; County permits will be required
7	RV Park Paving & Stormwater Improvements	C-1	No zoning conflicts anticipated; County permits will be required
8 & 11	Retail Bld # 1 & 2 Roof Replacement / Repairs	C-1	No zoning conflicts anticipated; County permits will be required
9	Boardwalk Repair	C-1	Permitted use; County, State and Federal permits needed for repairs and In-Water Work.
10, 12, 15 & 24	Basin 2 Docks / Transient Dock	C-1	Permitted use; County, State and Federal permits needed for repairs and In-Water Work.
13	Travel Lift Ramp Replacement	C-1	Permitted use; County, State and Federal permits needed for repairs and In-Water Work.
16	Transient Dock - Barge & Icehouse Slopes / Basin 1 Slope Repairs	C-1	Permitted use; County, State and Federal permits needed for repairs and In-Water Work.
17 & 23	RV Park Facility Improvements - Seawall & Back-in Sites	C-1	No zoning conflicts anticipated; County permits will be required
18, 19 & 20	Receiving Dock Upgrades - repair existing receiving docks and relocate Ice House	C-1	Permitted use; County, State and Federal permits needed for repairs and In-Water Work.
22	Green Building & Gear Storage - self-storage units development	C-1 and I	No zoning conflicts anticipated; SHPO permits may be required; County permits will be required
25	Commercial / Retail / Event Center Expansion - build third building at existing retail facility, demolish and/or remove manufactured buildings	C-1	Retail and Service establishments are permitted uses; no conflicts anticipated; County permits will be required
26	Professional / Sheriff Substation / Port Offices - develop vacant land across Lower Harbor Road for business, County and Port offices	C-1	No zoning conflicts anticipated; County permits will be required

The Marine Activity (MA) zoning designation in Curry County would be a more appropriate zoning designation for the marina and support facilities. Permitted uses in the MA zone include, but are not limited to, boat launch and moorage facilities, marine fuel storage and sales, fish processing facilities, public watercraft access facilities, boat service, repair and storage, and dredging. A zone change request should be considered in conjunction with capital improvement projects that require other permits/approvals.

Strategy 1.1.7: Continue to promote the Port to West Coast markets in Oregon, California, and where appropriate beyond to increase visitation, capture industrial users, and optimize facility use.

7.0 Implementation and Action Plan. The Port's strategic business plan is designed to be a working document and will require ongoing review and updates to complete the planned capital, marketing, and maintenance projects successfully. Table 17 sets out an action plan for the Port's identified short-, mid-, and long-term projects. This action plan will be updated annually.

Table 17 - Action Plan

Project		Timeline	Priority	Potential Funding Sources	Action Plan
1	RV Park Facility Improvements	1 - Year	Ongoing	Port Private Bank Loan	Contractor selected, scheduled to begin construction Feb 2022
2	Basin 2 Embankment Repair	1 - Year	Ongoing	FEMA - Business Oregon	FEMA approval; Bid Package development, permitting requirements with County, State and Federal agencies; contractor selection
3	Basins 1 and 2 Dredging	1 - Year	Ongoing	FEMA - Business Oregon	FEMA approval; Bid Package development, permitting requirements with County, State and Federal agencies; contractor selection
4	Wastewater Treatment Plant	1 - Year	High	EPA / Port / Private	Federal funding pending; 20% Matching; obtaining permits from County, State and Federal agencies; Supplier & Contractor Procurements
5	RV Park Facility Expansion on Kite Field (part of FEMA Projects above)	1 - 2 Years	High	Port	Funding from General Fund, engineering & drawings, contractor selection and obtaining permits from County for Utilities
6	Transient Dock Power Building	1 - 2 Years	High	Port	Funding from General Fund, engineering & drawings, contractor selection and obtaining permits from County
7	Retail Buildings # 1 & 2 Roof Replacements	1 - 2 Years	High	Port	Funding from General Fund, contractor selection and obtaining permits from County; split work between two funding periods
8	Stormwater Drainage and Paving RV Park	1 - 2 Years	High	Port - OSPR - Grants	Identify funding sources for engineering and construction
9	Boardwalk Repair	1 - 2 Years	High	Port - HMGP - Grants	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
10	Basin 2 Docks / Transient Dock	1 - 5 Years	Medium	Port - HMGP - Grants	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies; split work into phases
11	Travel Lift Ramp Replacement	1 - 5 Years	Medium	Port - HMGP - Grants	Identify funding sources for engineering and construction
12	Basin 1 Slope Repairs	1 - 5 Years	Medium	Port - HMGP - Grants	Identify funding sources for engineering and construction
13	RV Park Facility Improvements	5 - 10 Years	Low	Port	Identify funding sources for engineering and construction
14	Stormwater Drainage and Paving Basin 2 East Parking Area	5 - 10 Years	Low	Port	Identify funding sources for engineering and construction
15	Transient Dock Slopes / Barge-Icehouse Slopes / Basin 1 East Slopes	5 - 10 Years	Low	Port - HMGP - Grants	Identify funding sources for engineering and construction
16	Receiving Docks	5 - 10 Years	Low	Port - Private Investment - HMGP - Grants	Identify potential upgrades; obtaining permits from County, State and Federal agencies
17	Green Building Area	5 - 10 Years	Low	Port - Grant - Private Investment	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
18	RV Park Protection Wall	5 - 10 Years	Low	Port - Grant	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
19	Commercial Center Upgrade	5 - 10 Years	Low	Port - Business Oregon - Grant	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
20	Development Potential of Port Bare Ground	5 - 10 Years	Low	Port - Private Investment - Business Oregon - Grants	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies

Additional potential grant sources include: the Department of Land Conservation and Development Technical Assistance Program, and Infrastructure Finance Authority Port Planning and Marketing Fund; the Economic Development Administration (EDA) Public Work and Economic Adjustment Program; EDA Planning and Technical Assistance Program; and the US Department of Transportation (Transportation Investment Generating Economic Recovery) grants. HMGP - FEMA Hazard Mitigation Grant Program, OSPR - Oregon State Parks & Recreation.

Map Summary

Completing the sidewalk along Lower Harbor Road would provide better public access and enhance the look for the Port and community.

Building internal roads would be essential for future development of Port property. The roads would allow for easements to contain the utility (water, power, sewer, gas, communication, etc.) infrastructure needed for the development and access to the new and existing facilities. The roads and utility infrastructure should be completed prior to any site developments in these areas.

A round-about intersection could help with access into the boat launch parking lot and could provide a safer intersection. A new Port sign could be placed in the center of the round-about. This also would as fall in line with the original plan for a Port Entryway.

1

Third Retail / Professional Building

Keeping the original plan to expand the retail space with a third retail building, but this building could be designed to include a convention center with restaurants and retail space.

2

Professional / Sheriff / Port Offices

The land across Lower Harbor Road could be developed into professional offices, County Sheriff Substation and Port Office or other private business venture.

3

Boardwalk Expansion

Keeping the original plan for increasing public amenities. Repairing the existing boardwalk could be completed at the same time while extending the boardwalk to cover the entire Basin.

4

Public Parking / Boat Rinse / Playground

Existing Boat Shop was relocated into the Boat Yard warehouse and leasing building and ground space for boat repairs. Port Shop and operations moved into Boat Shop. Public amenities including new boat rinse could be located in a reduced area. Approximately 1 acre.

5

Self-Storage Buildings

Self-Storage Buildings with a wide variety of uses. Boat/trailer, crab pots, RV's, etc. Approximately 5.5 acres.

6 Receiving Dock Upgrades / Relocate Icehouse

Receiving Dock Upgrades / Relocation of Icehouse – repair damaged receiving docks. Pave surfaces for employee parking, equipment gear staging and product transportation.

7 Port Wastewater Treatment Plant

Port wastewater treatment plant location with adjacent sediment basin would provide the necessary infrastructure to secure the longevity of the fish processing plant lease and maintaining basins navigation depths. Approximately 2 acres.

8 Sediment Basin

Sediment basin would provide the necessary disposal area that is essential to the dredging operation.

9 Boat Yard Upgrade








FEMA mitigation planning includes storm drain improvements and paving. Rebuilding the travel lift ramp would also be needed.

10 RV Park Expansion

FEMA mitigation planning includes this area for dredge disposal and encapsulation creating the foundation for RV Park expansion. Utility improvements would be required to fully develop the expansion. Approximately 2.3 acres

11 RV Park Development / Improvements

RV Park improvements for the front row sites are planned in spring 2022. Other improvements include paving, back-in site upgrades and fencing.

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| 1 Third Retail / Professional Building | 5 Self-Storage Buildings | 9 Boat Yard Upgrade |  Pedestrian Sidewalks |
| 2 Professional / Sheriff / Port Offices | 6 Receiving Dock Upgrades / Relocate Icehouse | 10 RV Park Expansion |  Round-Abouts Entryways |
| 3 Boardwalk Expansion | 7 Port Wastewater Treatment Plant | 11 RV Park Development/Improvements |  Roads / Utility Easements |
| 4 Public Parking / Boat Rinse / Playground | 8 Sediment Basin |  Facility Upgrades |  Public / Private Partnership |
| | |  Public Amenities |  Commercial / Marine Improvements |



Port of Brookings Harbor – Project Opportunities

Curry County, Oregon | Concept Plan – Figure 4 | November 2021 Approved

