

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

Map #	Location	Capital Improvements	2023 Cost Estimates	Timeline	Priority	Priority Project Category
1	Basins 1 & 2	Dredging 38,000 Cubic Yards	\$ 2,447,071	2023-27	High	2019 Storm related damage
2	Wastewater Treatment Plant	Install Wastewater Treatment Plan on Pacific Seafood South Dock.	\$ 3,500,000	2023-24	High	Commercial facility upgrade
3	Boat Yard	Stormwater improvements; grading and paving	\$ 800,000	2023-24	High	Commercial facility upgrade
4	Gear Storage Area	Stormwater improvements; grading and paving	\$ 700,000	2023-24	High	2019 Storm related damage
5	Basin 2	West embankment repair; install fencing	\$ 800,000	2023-25	High	2019 Storm related damage
6	RV Park	Paving and stormwater Improvements	\$ 500,000	2024-25	High	Recreation improvements / public amenities
7	Retail Buildings	Make commercial building upgrades including new roofs	\$ 250,000	2024-25	High	Commercial facility upgrade
8	Boat Yard	New Construction to replace existing building	\$ 1,500,000	2024-25	High	Commercial facility upgrade
9	Boat Yard	Rebuild travel lift ramp structure	\$ 1,000,000	2025-26	High	Commercial / Marina facility upgrade
10	Boardwalk	Repair / restore piling; secure slope; replace wood planks with concrete surface; expansion	\$ 1,000,000	2025-26	High	Marina facility upgrade / public amenities
11	Basin 2	South & East embankment repair; install fencing	\$ 800,000	2025-27	High	2019 Storm related damage
13	Kite Field	Construction of 28 new RV Sites with new RV Park Office	\$ 1,500,000	2025-27	High	Recreation improvements / public amenities
12	Receiving Docks - Hallmark	Demolish existing timber dock; construct concrete dock; install concrete pavement; install storm drainage facilities.	\$ 1,500,000	2026-27	Medium	Commercial facility upgrade
14	RV Park Facility Improvements	Upgrade back-in site utilities and improvements	\$ 700,000	2026-27	Medium	Recreation improvements / public amenities
15	Basin 1	Basin1 slope repairs	\$ 600,000	2025-26	Medium	Marina facility upgrade
16	Receiving Docks - Pacific Seafood	Demolish existing timber dock; construct concrete dock; install concrete pavement; install storm drainage facilities.	\$ 750,000	2026-27	Medium	Commercial facility upgrade
17	Basin 2 - East Parking Area	Stormwater and paving improvements	\$ 250,000	2025-26	Medium	Commercial facility upgrade / public amenities
18	Transient Dock / Barge-Icehouse / Basin 2 Slopes	Transient dock and barge/icehouse slope repairs	\$ 500,000	2025-26	Medium	Marina facility upgrade
19	Port Office	Construction of new Port Office Facilities	\$ 1,000,000	2030-31	Low	Commercial facility upgrade
20	Basin 2 Docks	Replace old docks from C thru H and N thru P; reconfigure spaces to accommodate larger vessel	\$ 2,500,000	2030-31	Low	Commercial / Marina facility upgrade
21	Green Building Area	Develop site for covered storage units for all types of equipment, gear, vessels, vehicles, etc.	\$ 1,000,000	2030-31	Low	Commercial facility upgrade
22	RV Park Protection Wall	Install protective seawall	\$ 750,000	2030-31	Low	Recreation improvements / public amenities
23	Commercial Center Upgrade	Commercial building and site repairs or building third retail building	\$ 2,000,000	2030-31	Low	Commercial facility upgrade / public amenities
24	Development Potential of Port Bare Ground	Examine opportunity site for potential development - hotel / condo / business center	\$ 1,000,000	2030-31	Low	Public-private partnership opportunity

Cost estimates are based on similar projects in other locations and not based on detailed engineering plans or analysis. Final engineering and construction costs may vary. Timelines very depending on funding and condition of facility.

83

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	Location	Project Description	Existing Zoning Designation	Potential Conflicts with Land Use and/or Development Regulations
1	Basins 1 & 2	Dredging 38,000 Cubic Yards	C-1	Permitted use; County, State and Federal permits needed for repairs and In-Water Work.
2	Wastewater Treatment Plant	Install Wastewater Treatment Plan on Pacific Seafood South Dock.	C-1	Permitted use; County, State and Federal permits needed for construction and In-Water Work.
3	Boat Yard	Stormwater improvements; grading and paving	C-1	No zoning conflicts anticipated; County permits will be required
4	Gear Storage Area	Stormwater improvements; grading and paving	C-1 and I	No zoning conflicts anticipated; SHPO permits may be required; County permits will be required
5	Basin 2	West embankment repair; install fencing	C-1	Permitted use; County, State and Federal permits needed for repairs and In-Water Work.
6	RV Park	Paving and stormwater improvements	C-1	No zoning conflicts anticipated; County permits will be required
7	Retail Buildings	Make commercial building upgrades including new roofs	C-1	No zoning conflicts anticipated; County permits will be required
8	Boat Yard	New Construction to replace existing building	C-1	No zoning conflicts anticipated; County permits will be required
9	Boat Yard	Rebuild travel lift ramp structure	C-1	Permitted use; County, State and Federal permits needed for repairs and In-Water Work.
10	Boardwalk	Repair / restore piling; secure slope; replace wood planks with concrete surface; expansion	C-1	Permitted use; County, State and Federal permits needed for repairs and In-Water Work.
11	Basin 2	South & East embankment repair; install fencing	C-1	Permitted use; County, State and Federal permits needed for repairs and In-Water Work.
12	Receiving Docks - Hallmark	Demolish existing timber dock; construct concrete dock; install concrete pavement; install storm drainage facilities.	C-1	Permitted use; County, State and Federal permits needed for repairs and In-Water Work.
13	Kite Field	Construction of 28 new RV Sites with new RV Park Office	C-1	No zoning conflicts anticipated; County permits will be required
14	RV Park Facility Improvements	Upgrade back-in site utilities and improvements	C-1	No zoning conflicts anticipated; County permits will be required
15	Basin 1	Basin 1 slope repairs	C-1	Permitted use; County, State and Federal permits needed for repairs and In-Water Work.
16	Receiving Docks - Pacific Seafood	Demolish existing timber dock; construct concrete dock; install concrete pavement; install storm drainage facilities.	C-1	Permitted use; County, State and Federal permits needed for repairs and In-Water Work.
17	Basin 2 - East Parking Area	Stormwater and paving improvements	C-1	No zoning conflicts anticipated; County permits will be required
18	Transient Dock / Barge-Icehouse / Basin 2 Slopes	Transient dock and barge/icehouse slope repairs	C-1	Permitted use; County, State and Federal permits needed for repairs and In-Water Work.
19	Port Office	Construction of new Port Office Facilities	C-1 and I	No zoning conflicts anticipated; SHPO permits may be required; County permits will be required
20	Basin 2 Docks	Replace old docks from C thru H and N thru P; reconfigure spaces to accommodate larger vessel	C-1	Permitted use; County, State and Federal permits needed for repairs and In-Water Work.
21	Green Building Area	Develop site for covered storage units for all types of equipment, gear, vessels, vehicles, etc.	C-1 and I	No zoning conflicts anticipated; SHPO permits may be required; County permits will be required
22	RV Park Protection Wall	Install protective seawall	C-1	Permitted use; County, State and Federal permits needed for repairs and In-Water Work.
23	Commercial Center Upgrade	Commercial building and site repairs or building third retail building	C-1	Retail and Service establishments are permitted uses; no conflicts anticipated; County permits will be required
24	Development Potential of Port Bare Ground	Examine opportunity site for potential development - hotel / condo / business center	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.

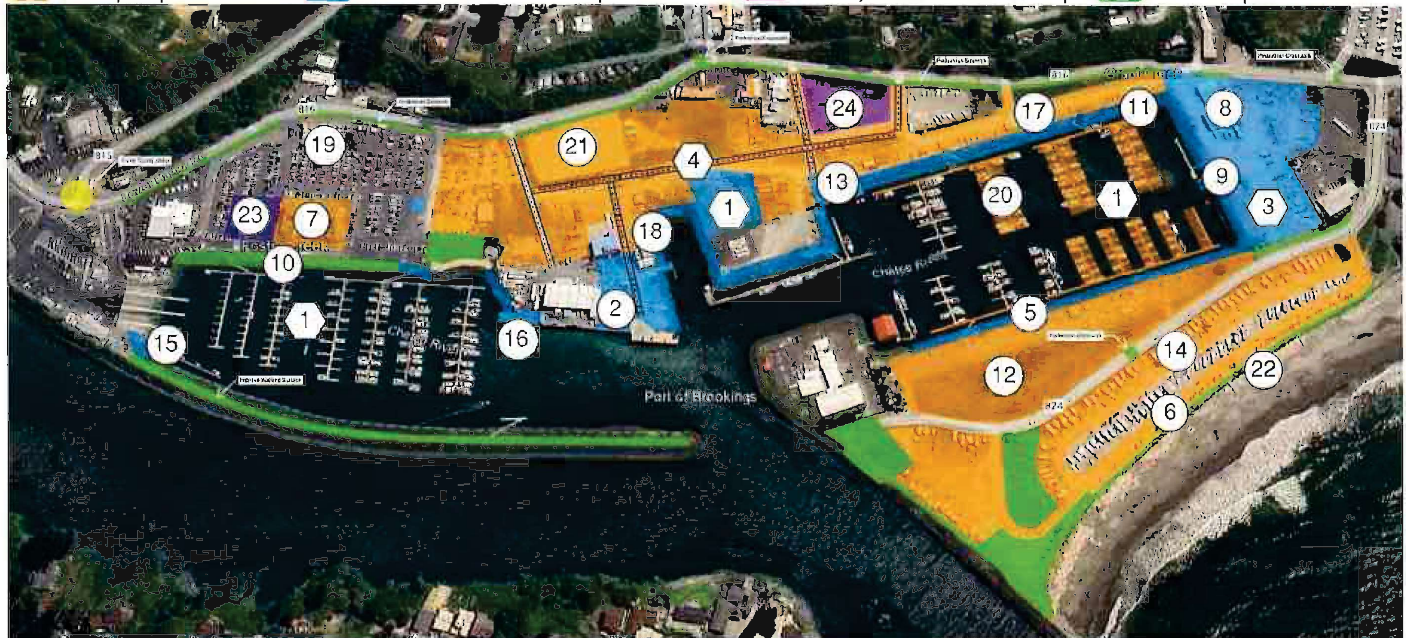
Table 17 - Action Plan

	Location	Capital Improvements	Timeline	Priority	Potential Funding Sources	Action Plan
1	Basins 1 & 2	Dredging 38,000 Cubic Yards	2023-27	High	FEMA - Business Oregon	FEMA approval PW-189; permitting requirements with County, State and Federal agencies; procure dredge equipment
2	Wastewater Treatment Plant	Install Wastewater Treatment Plan on Pacific Seafood South Dock.	2023-24	High	EPA / Port / Private	Federal matching funding waiver pending; obtaining permits from County, State and Federal agencies; Supplier & Contractor Procurements
3	Boat Yard	Stormwater Improvements; grading and paving	2023-24	High	HMGP - Business Oregon	HMGP - BO approval; Bid Package development, permitting requirements with County, State and Federal agencies; contractor selection
4	Gear Storage Area	Stormwater improvements; grading and paving	2023-24	High	HMGP - Business Oregon	HMGP - BO approval; Bid Package development, permitting requirements with County, State and Federal agencies; contractor selection
5	Basin 2	West embankment repair; install fencing	2023-25	High	HMGP - Business Oregon	HMGP - BO approval; Bid Package development, permitting requirements with County, State and Federal agencies; contractor selection
6	RV Park	Paving and stormwater Improvements	2024-25	High	HMGP / OSPR / Port	Identify funding sources for engineering and construction
7	Retail Buildings	Make commercial building upgrades including new roofs	2024-25	High	Port	Identify funding sources for construction
8	Boat Yard	New Construction to replace existing building	2024-25	High	Port	Identify funding sources for engineering and construction; obtaining permits from County and State
9	Boat Yard	Rebuild travel lift ramp structure	2025-26	High	HMGP / Port	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
10	Boardwalk	Repair / restore piling; secure slope; replace wood planks with concrete surface; expansion	2025-26	High	Port	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
11	Basin 2	South & East embankment repair; install fencing	2025-27	High	HMGP / Port	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
12	Kite Field	Construction of 28 new RV Sites with new RV Park Office	2025-27	High	Port	Identify funding sources for engineering and construction; obtaining permits from County and State
13	Receiving Docks - Hallmark	Demolish existing timber dock; construct concrete dock; install concrete pavement; install storm drainage facilities.	2026-27	Medium	NHMP / Port	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
14	RV Park Facility Improvements	Upgrade back-in site utilities and improvements	2026-27	Medium	Port	Identify funding sources for engineering and construction; obtaining permits from County and State
15	Basin 1	Basin1 slope repairs	2025-26	Medium	HMGP / Port	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
16	Receiving Docks - Pacific Seafood	Demolish existing timber dock; construct concrete dock; install concrete pavement; install storm drainage facilities.	2026-27	Medium	HMGP / Port	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
17	Basin 2 - East Parking Area	Stormwater and paving improvements	2025-26	Medium	Port	Identify funding sources for engineering and construction; obtaining permits from County and State
18	Transient Dock / Barge Icehouse / Basin 2 Slopes	Transient dock and barge/icehouse slope repairs	2025-26	Medium	HMGP / Port	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
19	Port Office	Construction of new Port Office Facilities	2030-31	Low	Port	Identify funding sources for engineering and construction; obtaining permits from County and State
20	Basin 2 Docks	Replace old docks from C thru H and N thru P; reconfigure spaces to accommodate larger vessel	2030-31	Low	Port	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
21	Green Building Area	Develop site for covered storage units for all types of equipment, gear, vessels, vehicles, etc.	2030-31	Low	Port	Identify funding sources for engineering and construction; obtaining permits from County and State
22	RV Park Protection Wall	Install protective seawall	2030-31	Low	HMGP / Port	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
23	Commercial Center Upgrade	Commercial building and site repairs or building third retail building	2030-31	Low	Port	Identify funding sources for engineering and construction; obtaining permits from County and State
24	Development Potential of Port Bare Ground	Examine opportunity site for potential development - hotel / condo / business center	2030-31	Low	Port	Identify funding sources for engineering and construction; obtaining permits from County and State

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.

1	Basins 1 & 2 Dredging / Dredge Sediment Area	7	Retail Buildings Upgrades	13	Receiving Dock Repairs or New Dock	19	Port Office Relocation or Renovations
2	Wastewater Treatment Plant	8	Boat Yard New Building or Repair	14	RV Park Improvements to Back Row Sites	20	Basin 2 Dock Repairs or Replacements
3	Boat Yard Stormwater Improvements & Paving	9	Boat Yard New Travel Lift Ramp or Repair	15	Basin 1 Embankment Repairs	21	Green Building Site New Storage Buildings
4	Gear Storage Stormwater Improvements & Paving	10	Boardwalk New Structure, Repair or Expand	16	Receiving Dock Repairs or New Dock	22	RV Park Seawall Protection
5	Basin 2 West Embankment Repairs	11	Basin 2 South & East Embankment Repairs	17	Basin 2 East Parking Lot Stormwater & Paving	23	Third Retail Building Site
6	RV Park Stormwater Improvements & Paving	12	Kite Field RV Park Expansion	18	Transient / Barge Embankment Repairs	24	Develop Bare Ground

■ Facility Improvements
 ■ Commercial-Marine Improvements
 ■ Public / Private Partnership
 ■ Public Improvements



Port of Brookings Harbor – Project Opportunities
 Curry County, Oregon | Concept Plan – Figure 4 | Proposed 2023 FEMA & FEMA HMGP Projects



010