

PORT OF BROOKINGS HARBOR

Commissioner Workshop Meeting

16350 Lower Harbor Rd Suite 202

Thursday, May 21, 2020 • 2:00pm

Teleconference / Webinar

Meeting Teleconference Call-In Number:

1 (301) 715-8592

Meeting ID:

872 9047 8370

Participant ID: # (to mute/unmute: * 6)

Webinar Access: www.portofbrookingsharbor.com

TENTATIVE AGENDA

1. CALL MEETING TO ORDER

- Roll Call
- Modifications, Additions, and Changes to the Agenda
- Declaration of Potential Conflicts of Interest

2. APPROVAL OF AGENDA

3. PUBLIC COMMENTS (Limited to a maximum of three minutes per person. Please email your comments to danielle@portofbrookingsharbor.com prior to the meeting, no later than 1:30pm day of meeting. ***Please wait to be called on before speaking***)

4. WORKSHOP ITEMS

A. Strategic Business Plan 5-year Mid-Point Update

5. NEXT REGULAR MEETING DATE – Tuesday, June 16, 2020 at 6:00pm

6. ADJOURNMENT

WORKSHOP ITEM – A

DATE: May 21, 2020
RE: Strategic Business Plan 5-Year Mid-Point Update
TO: Honorable Board President and Harbor District Board Members
ISSUED BY: Gary Dehlinger, Port Manager

OVERVIEW

- This 5-year mid-point update was completed by Port staff with the intent to provide continued service to the commercial fishing industry and to improve undeveloped Port property to meet the needs of Port functionally federal and state environmental regulations.
- Major changes to the Strategic Business Plan will remove the plan to relocate the Boatyard and develop the industrial area to support and expand future economic needs of the Port and region.
- This workshop is the first meeting to publicly discuss and review the proposed plan.

DOCUMENTS

- 2015 SBP Deleted and Update Sections, 11 pages
- SBP 5-Year Mid-Point Update Presentation, 16 pages

STRATEGIC BUSINESS PLAN

Port of Brookings Harbor Strategic Business Plan

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- Appendix B. Curry County Zoning Map
- Appendix C. Facilities Condition Assessment Memorandum
- Appendix D. Market Analysis
- Appendix E. Dredge Operational Analysis Summary
- Appendix F. Dredge Financial Analysis
- Appendix G. Financial Plan

6.1 Capital Facilities Plan **UPDATED**

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	2014 Cost Estimate ¹	Timeline	Priority	Priority Project Category
1	Fish Market and Cleaning Station	Upgrade existing buildings to accommodate fish market and cleaning station.	\$200,000	Yrs 1-5	High	Facility Upgrades
2	Marina Parking Upgrades	Reconfigure boat launch circulation, grind and overlay parking lot, add curbing and striping, add concrete sidewalks, install stormwater improvements.	\$750,000	In Progress	High	Recreation Improvements /Public Amenities
3	Lease Upgrades	Make commercial building upgrades.	tbd (Port to est. SF of new and renovation)	Yrs 1-10	Medium	Facility Upgrades
4	Recreational Marina Improvements	Repair existing floats and make improvements to accommodate larger vessels.	tbd	Yrs 1-5	High	Recreation Improvements/Public Amenities
5	Boardwalk Expansion	Expand existing boardwalk; improve pedestrian amenities and provide public viewing areas.	tbd	Yrs 6-10	Medium	Recreation Improvements/Public Amenities
6	Receiving Dock Upgrades and Fish Processing Facility	Demolish two existing timber docks and concrete bulkhead; construct full-length concrete dock; construct 8,000-SF fish processing facility; install concrete pavement; install storm drainage facilities.	\$17,000,000	Yrs 1-5	High	Commercial/ Marine Improvements
7	Commercial Center Upgrade/Renovation	Commercial building and site repairs.	\$1,500,000	Yrs 1-5	Medium	Facility Upgrades
8	Boatyard Relocation and Upgrade	Acquire new 100-ton straddle hoist (\$600,000), reconstruct sheet pile bulkhead along north and west edge of barge slip, construct new haul-out pier for straddle hoist, re-grade and pave work areas and access roads, construct paved transfer road, install fencing, install storm drainage facilities. Dredge for barge slip is not included. See Figure 5.	\$14,000,000	Yrs 1-5 Yrs 5-10	High to Medium	Commercial/ Marine Improvements
9	Commercial Marina Expansion	Expand commercial marina and add larger vessel slips.	tbd	Yrs 10-20	Medium	Commercial/ Marine Improvements

		Capital Improvements	2014 Cost Estimate ¹	Timeline	Priority	Priority/Project Category
10	Long-term Development Potential	Assess condo/ mixed use development potential with drainage improvements including the addition of a canal/bioswale.	tbd	Yrs 10-20	Low	Public-Private Partnership Opportunity
11	Development Potential	Examine opportunity site for potential development - hotel/condo.	tbd	Yrs 10-20	Low	Public-Private Partnership Opportunity
12	Ongoing Dredging	Coordinate with southern Oregon ports to meet ongoing dredging needs.	\$7.20 per cubic yard of dredge material (shared cost between ports and state)	Ongoing	High	Maintenance
Total			\$33 million²			

¹ 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.

²Total cost does not include \$7.20 per cubic yard of dredge material – dredge cost to be shared between Port and State.

6.1.1 Project Opportunities **UPDATED**

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

Project and Description	Existing Zoning Designation	Potential Conflicts with Land Use and/or Development Regulations
Fish Market and Cleaning Station – upgrade and renovate existing buildings to accommodate fish market and cleaning station. ¹	C-1	Permitted use; no conflicts anticipated.
Marina Parking Upgrades – parking lot and stormwater improvements; project engineering is complete and construction will begin soon; project is funded through Oregon Marine Board grant.	C-1	Permitted use; no conflicts anticipated.
Lease Upgrades – upgrade and renovate existing commercial facilities; improvements will be tenant driven.	C-1	Retail and service establishments are permitted uses; no conflicts anticipated.
Recreational Marina Improvements – repair existing floats and make marina improvements to accommodate larger vessels. ¹	C-1	Marina facilities not addressed as permitted or conditional uses in C-1 zone. Conversations needed with County staff (see note below); state and federal permits needed for in-water work.

Project and Description	Existing Zoning Designation	Potential Conflicts with Land Use and/or Development Regulations
Boardwalk Expansion - expand existing boardwalk and improve pedestrian amenities, including added viewing areas. ¹	C-1	Conditional use; no zoning conflicts anticipated; any in-water structures or supports may require state and federal permits.
Receiving Dock Upgrades - repair existing receiving dock, including infill dock construction.	C-1	No zoning conflicts anticipated; state and federal permits may be required for in-water work.
Fish Processing Facility - construct estimated 8,000-SF fish processing facility ¹	C-1	Zone change may be required; conversations with County staff needed to determine if fish processing facility would be considered "light commercial" in character.
Commercial Center Upgrade/Renovation - make commercial building and site repairs, including parking, to accommodate a convention/event center.	C-1 and I	Zone change may be required; permitted uses in C-1 zone, not listed as permitted or conditional in I zone; conversations with County staff needed.
Boatyard Relocation and Upgrade ¹ - relocate and upgrade existing boatyard for better use of Port property (see section 6.1.2).	C-1 and I	Allowed use in both zones; no zoning conflicts anticipated (see permit matrix included in section 6.1.2),
Commercial Marina Expansion ¹ - expand existing commercial marina to accommodate larger vessels and facilitate future development opportunities.	I	Marina facilities not addressed as permitted or conditional uses in the I zone; conversations with County staff needed (see note below); state and federal permits needed for in-water work.
Long-Term Development Potential - Condo/mixed use development potential with stormwater enhancements including addition of bioswale or canal.	I	Zone change required.
Development Potential - Development sites for potential public/private partnership opportunities, including hotel/condo development.	C-1 and I	Zone change required in I zone.
Ongoing Dredging ¹ - ongoing dredging in coordination with southern Oregon ports.	C-1 and I	See note below; state and federal permits will be required (see section 5.5 above).

¹The 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 waterfront 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.

- | | | | | | |
|---|--|--|-------------------|--------------------|---|
| ① Fish Market + Cleaning Station | ⑤ Boardwalk Expansion | ⑨ Commercial Marina Enlargement | Facility Upgrades | Red dashed arrow | Pedestrian Travel Routes & Amenity Upgrades |
| ② Marina Parking Upgrades | ⑥ Receiving Dock Upgrades / Fish Processing Facility | ⑩ Long-Term Development Potential | Green oval | Black dashed arrow | Stormwater Enhancements |
| ③ Lease Upgrades | ⑦ Commercial Center Upgrade / Renovation | ⑪ Public - Private Partnership Opportunity | Blue oval | Yellow arrow | Port Entryways |
| ④ Float Repairs + Accommodations for Larger vessels | ⑧ Boatyard Relocation Upgrade | ⑫ RV Park Development/Improvements | Purple oval | Starburst | Potential Boat Lift Location |
| | | ⑬ Ongoing Dredging | Red circle | Anchor | Viewpoint Opportunities |



Port of Brookings Harbor Project Opportunities *UPDATED*
 Curry County, Oregon | Concept Plan - Figure 4 | June 2015



6.1.2 Boatyard Relocation Plan

DELETED

The existing Port of Brookings Harbor boatyard is located on the southern end of the Port property, adjacent to the Commercial Basin. The boatyard comprises an uncovered boat work area, a storage area for Port equipment, a refuse/recycling storage area, a 60-ton straddle hoist with in-water timber haul-out piers, and a port shop. The total area is approximately 3.5 acres. Over the past 2 years of operation, the facility lifted approximately 60 boats per year with the straddle hoist. Approximately two-thirds of the lifts are for commercial boats. The minimum, maximum, and average lifted boat lengths are approximately 24 feet, 53 feet, and 38.5 feet, respectively.

The Port would like to consolidate boatyard- and fisheries-related activities near the center of the Port property, surrounding the existing barge slip and near both the ice house and cold storage facilities. This consolidation will necessitate the relocation of the boatyard, opening the existing boatyard area to other uses.

Figure 5 shows a potential boatyard relocation plan along with a reconfiguration of the Port's industrial/commercial fishing receiving area. The action plan follows.

- Construct new receiving dock between the existing two receiving docks. Relocate Pacific Choice Seafood to new dock.
- Reconstruct existing Pacific Choice Seafood dock and relocate BC Fisheries to this new dock, and then reconstruct the existing BC Fisheries dock.
- Relocate Hallmark Fisheries to the new dock. At this point, three fisheries leases will be located in a common area near the cold storage and ice house.
- Reconstruct the north and east embankments of the barge slip with sheet pile structures and construct new concrete haul-out piers for a new 100-ton straddle hoist.
- Construct a new washdown pad near the haul-out pier.
- Regrade and prepare the remainder of the upland site for boatyard work areas and boat/gear storage areas. Reconfigure storm drainage system and outfalls.
- Construct a new combined shop building with marine supply retail.

The relocation of the boatyard is a long-term project that would likely start with permitting and funding steps. Table 16 lists the key permits required to relocate the boatyard.

DELETED

Table 16 – Boatyard Build-Out and Relocation Permit Matrix

	Permit/Authorization	Agency	Required Materials
Federal	Rivers & Harbors Action Section 10 & Clean Water Act (CWA) Section 404	USACE	Joint Permit Application (JPA), mitigation plan, alternatives analysis (if needed)
	Biological Opinion under Section 7 of Endangered Species Act and Magnuson-Stevens Fishery Conservation and Management Act	National Marine Fisheries Service (NMFS) & US Fish and Wildlife Service (USFWS)	Biological Assessment (BA)
	National Environmental Policy Act (NEPA)	USACE & NMFS	TBD (USACE determines NEPA process and needs)
	Section 106 of the National Historic Preservation Act	USACE / Oregon State Historic Preservation Office (SHPO)	Cultural resources report
State	Coastal Zone Management Federal Consistency Decision (coastal concurrence)	Department of Land Conservation and Development (DLCD)	Consistency certification and data and information described in 15 CFR §930.58(a)
	CWA Section 401 Water Quality Certification	Department of Environmental Quality (DEQ)	JPA
	Removal-Fill Permit	Department of State Lands (DSL)	JPA, mitigation plan, alternatives analysis
	National Pollutant Discharge Elimination System (NPDES) General Stormwater Discharge Permit No. 1200-Z	DEQ	Application form, stormwater pollution control plan (SWPCP) and checklist, land use compatibility statement (LUCS)
	NPDES Construction Stormwater General Permit No. 1200-C	DEQ	Application form, LUCS, stormwater erosion and sediment control plan narrative, stormwater erosion and sediment control plan drawings, and public notice narrative
Local	Conditional Use Permit (CUP)	Curry County	Application form and fees, deed for subject parcels, vicinity map, detailed plot plans, project narrative, service provider letters, and stormwater and erosion control plan
	Zone Change Application, if required by County	Curry County	Same materials as CUP.
	Commercial Building Permit	Curry County	Application form and building plans



1" = 400' Feet



Port of Brookings Harbor
Curry County, Oregon | Boatyard Relocation Plan | June 2015
DELETED



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 *UPDATED*

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 ¹	Action Plan
1 Fish Market and Cleaning Station: upgrade existing buildings to accommodate fish market and cleaning station.	Yrs 1-5	High	Port plus tenant improvements	Identify potential tenants and funding sources, including potential private investment.
2 Marina Parking Upgrades: parking lot and stormwater improvements	Yr 1 In Progress	High	Oregon Marine Board grant	Identify all required permits and timeline for obtaining permits.
3 Lease Upgrades: upgrades and tenant improvements to commercial buildings.	Yrs 1-10	High	Port plus tenant improvements	Work with existing tenants and identify potential future tenants; pursue potential partnerships with tenants for upgrades.
4 Recreational Marina Improvements: float repair and improvements to accommodate larger vessels.	Yrs 1-5	High	Oregon Marine Board grant	Identify required permits; obtain cost estimates for engineering drawings; identify potential grant opportunities for planning and construction.
5 Boardwalk Expansion: expand existing boardwalk to provide improved pedestrian amenities and public viewing areas.	Yrs 6-10	Medium	Oregon Marine Board	Develop concept plans for desired improvements and obtain cost estimates for planning and engineering; identify potential grant opportunities for planning and construction.
6 Receiving Dock Upgrades and Fish Processing Facility: demolition of existing docks and new dock construction; 8,000 SF fish processing facility construction; storm drainage and pavement improvements.	Yrs 1-5	High	US Department of Agriculture Rural Economic Development Loan and Grant Programs and private funding	Identify required in-water permits; identify potential partnership opportunities for fish processing facility; obtain cost estimates for engineering and identify funding sources; evaluate tariff on volume of seafood product landings as a potential revenue source and funding mechanism for improvements and maintenance.

Project	Timeline	Priority	Potential Funding Sources ¹	Action Plan
7 Commercial Center Upgrade/Renovation: building and site repairs.	Yrs 1-5	Medium	Private investment; public/private partnership; U.S. Department of Housing and Urban Development (HUD)	Identify private partnership opportunities and potential grant opportunities; obtain current cost estimates for necessary Green Building Improvements.
8 Boatyard Relocation and Upgrade: relocation and improvements including new 100-ton straddle hoist, new haul-out, re-grading and pavement, access roads, and storm drainage facilities.	Yrs 1-5 Yrs 5-10	Medium	tbd	Identify funding sources for engineering and construction; pursue grant sources.
9 Commercial Marina Expansion: expand commercial marina and add larger vessel slips.	Yrs 10-20	Medium	ConnectOregon grant	Develop concept plans and identify required permits and potential funding sources.
10 Long-term Development Potential: Assess condo/ mixed-use development potential with drainage improvements including the addition of a canal/bioswale.	Yrs 10-20	Low	Private investment; public/private partnership.	Develop concept plans and potential private partnership opportunities.
11 Development Potential: Evaluate opportunity site for potential development - hotel/condo.	Yrs 10-20	Low	Private investment; public/private partnership.	Perform cost-benefit analysis for development sites to determine most suitable site; pursue private partnership opportunities for long-term land lease or land sale.
12 Ongoing Dredging: Coordinate with southern Oregon ports to meet ongoing dredging needs.	Ongoing	High	USACE; Oregon State Infrastructure Finance Authority; other grants.	Continue to coordinate with South Coast ports and state to implement the "Dredge Equipment Operational Analysis and Business Plan."

¹ 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 TIGER (Transportation Investment Generating Economic Recovery) grants. TIGER grants are highly competitive for road, rail, transit and port projects that achieve national objectives.

The Port of Brookings Harbor strategic business plan is presented for review and adoption by the Port Commission, with review and acceptance by the Oregon Business Development Department. Once adopted, the Port may request Oregon Ports Planning and Marketing funds for the projects discussed in the strategic business plan. The plan may be amended to accommodate changing conditions and new opportunities, and must be updated every 10 years, with a mid-point (5-year) review and annual updates for sub-plan components.



Port of Brookings Harbor

Strategic Business Plan May 2020

5-Year Mid-Point Update

PORT of BROOKINGS HARBOR



info@portofbrookingsharbor.com
www.portofbrookingsharbor.com
P: (541)469-2218
F: (541)359-3999

16330 Lower Harbor Road
P.O. Box 848
Brookings, OR 97415

May 2020

Strategic Business Plan 5-Year Mid-Point Update

Acknowledgements

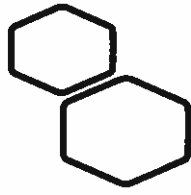
This strategic business plan was updated by the Port of Brookings Harbor. For more information about the Port of Brookings Harbor, please visit www.portofbrookingsharbor.com

Port of Brookings Harbor Commissioners

Roy Davis, President
Richard Heap, Vice President
Joseph Speir, Treasurer
Sharon Hartung, Secretary
Kenneth Range, Commissioner

Port of Brookings Harbor Staff

Gary Dehlinger, Port Manager
Travis Webster, Harbormaster
Kim Boou, Financial Officer
Danielle Shepard, Administration Assistant
Brent Ferguson, Leadman
Jennifer Buchnoff, RV Park Manager
April Sachanowski, Office/RV Park Assistant
Sean Armstrong, Maintenance
Marian Sikora Jr., Maintenance



Schedule / Timeline

	14 May 2020	Publish Workshop Meeting via Port Website
	15 May 2020	Publish Workshop Meeting in Local Newspaper
	21 May 2020, 2:00 PM	Public Workshop
	21 May – 21 June 2020	30-Day Public Comment Period
	21 July 2020	Regular Commissioner Meeting, Board Approval
	23 July 2020	Submit Updated Strategic Business Plan to Business Oregon for Approval

Summary of Changes - Items Deleted

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Page i, 6.1.2 Boatyard Relocation Plan

Page ii, Table 16 – Boatyard Build-Out and Relocation Permit Matrix

Section 6.1.1.2 Boatyard Relocation Plan

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Section 6.1.2 Table 16 – Boatyard Build-Out and Relocation Permit Matrix

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Section 6.1.2 Boatyard Relocation Plan Map

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Summary of Changes – Items Updated

**Section 6.1 Table 14 – Capital Improvement Plan
Page 22 & 23**

**Section 6.1.1 Table 15 – Project Opportunities
Page 23 & 24**

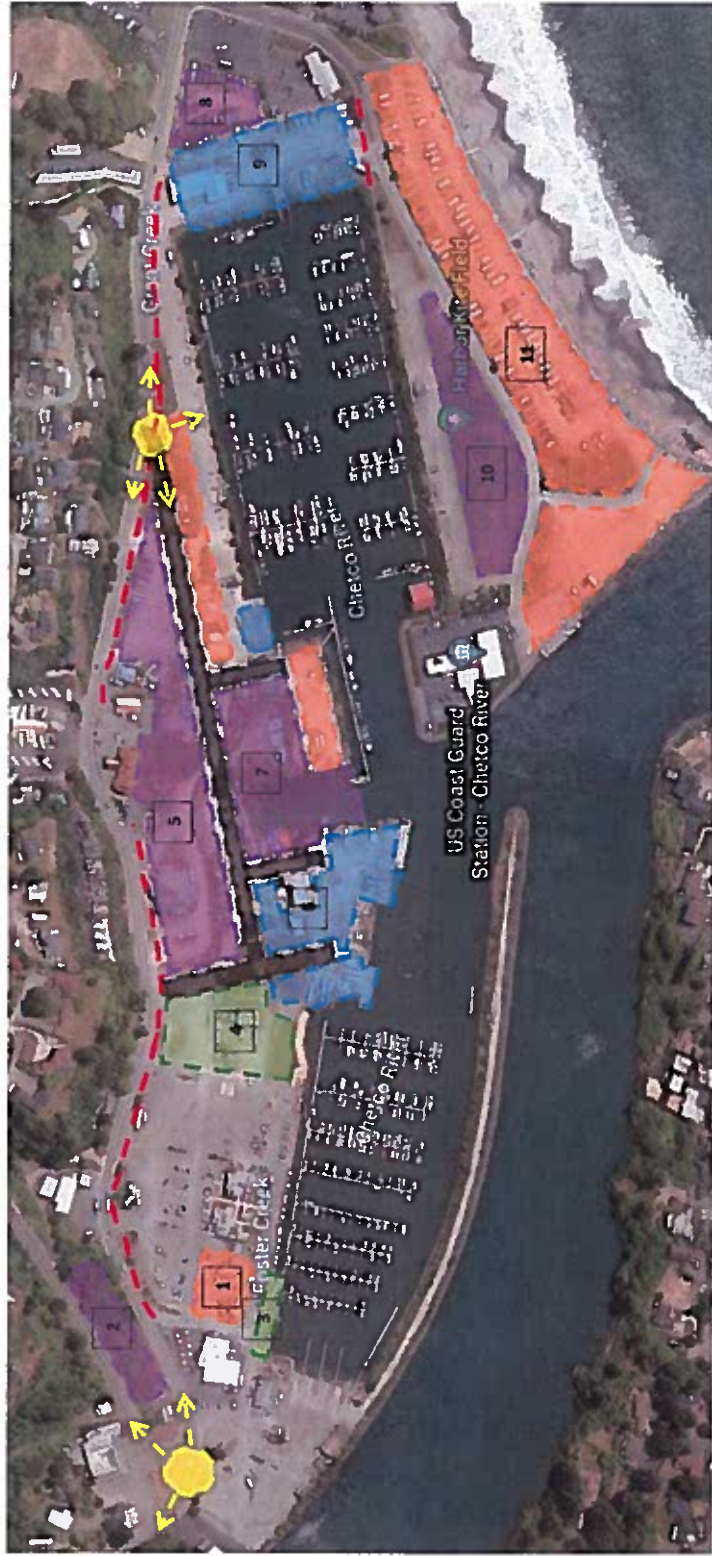
**Section 6.1.1 Project Opportunities Map
Page 25**

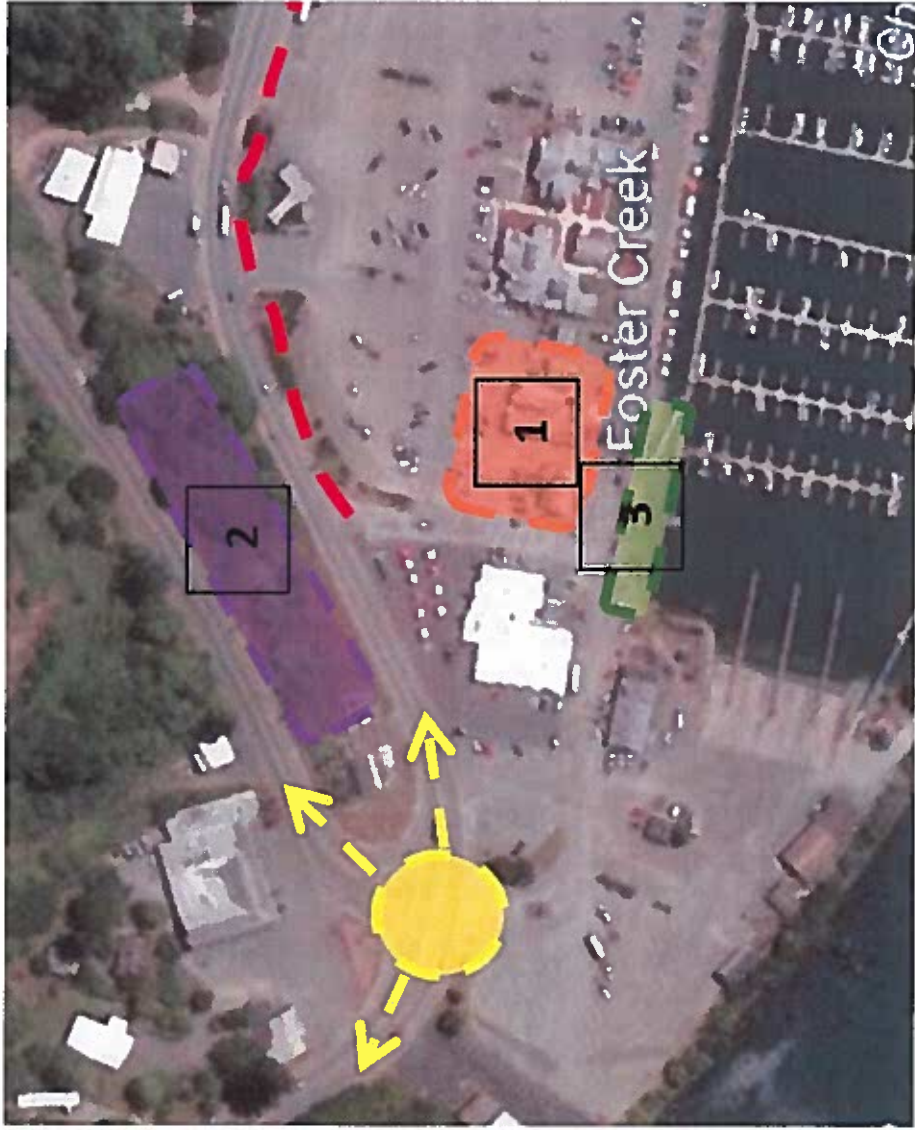
**Section 7.0 Table – 17 Action Plan
Page 32 & 33**

- 1 Third Retail / Professional Building
- 2 Professional / Sheriff / Port Offices
- 3 Boardwalk Expansion
- 4 Public Parking / Boat Rinse / Playground
- 5 Self-Storage Buildings
- 6 Receiving Dock Upgrades / Relocate Ice House
- 7 Port Wastewater Treatment Plant
- 8 Boat Shop Relocation
- 9 Boat Yard Upgrade
- 10 Public - Private Partnership
- 11 RV Park Development/Improvements

- Pedestrian Sidewalks
- Round-Abouts Entryways
- Roads / Utility Easements
- Public / Private Partnership

- Facility Upgrades
- Public Amenities
- Commercial / Marine Improvements





1 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 The land across Lower Harbor Road could be developed into professional offices, County Sheriff Substation and Port Office.

3 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.

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.

4 Public Parking / Boat Rinse / Community Park

5 Self-Storage Buildings with a wide variety of uses. Boat/trailer, crab pots, RV's, etc. Area should also include crab pot cleaning and net repair area

6 Receiving Dock Upgrades / Relocate Ice House — repair damaged receiving docks. Pave surfaces for employee parking, equipment gear staging and product transportation

7 Port Wastewater Treatment Plant

Roads / Utility Easements 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 this area

Facility Upgrades would include paving for additional parking





8 The Boat Shop from area No. 4 could be relocated in the existing boat yard. This would keep all boat work in one area of the Port and access would be ideal for customers

9 Demolish existing warehouse and develop a new warehouse building that would encompass existing tenants and expand to house the Port travel lift and equipment. Housing of Port equipment would extend the life span tremendously. Paving roads, work areas and parking areas with proper stormwater drainage and treatment may be required under Clean Water Act. Rebuilding the travel lift ramp would also be needed



10 This area is in prime location for development that could include RV Park expansion or hotel / resort

11 Existing RV Park - New restroom/shower and laundry building, nine new pull-thru sites and electrical upgrades are in the works for construction. Other improvements for additional restrooms, paving and seawall should be planned

Table – 14 Capital Improvement Plan

		Capital Improvements	2019 Cost Estimates	Timeline	2020 Priority	Fund Source	Priority Project Category
1	Fuel Dock Access Pad Replacement, Fuel Tank Site Restoration, Transient and Work Dock Repairs	Reconstruct marine fuel dock station & repair docks	\$600,000	2019-20	Extreme	State Lottery-FEMA	Commercial / Marina facility upgrade
2	Basin 2 Embankment Repair - Reconstruction	Repair slopes to original conditions	\$775,000	2020-21	Extreme	FEMA - PDM - Port / Business Oregon	2019 Storm related damage
3	Basins 1 and 2 Dredging	Basins 1 and 2 dredging	\$1,700,000	2020-21	Extreme	FEMA - PDM - Port / Business Oregon	2019 Storm related damage
4	RV Park Facility Improvements	Demolish existing restroom shower facility, laundromat foundation; construct new laundromat, showers and restroom; construct new pull-thru sites & upgrade electrical	\$700,000	2020-21	Extreme	Port	Recreation improvements / public amenities
5	Stormwater Drainage and Paving Zones 1 Commercial Storage Area	Stormwater improvements; grading, paving and curbs	\$2,500,000	2025	High	NHMP - PDM / Port	Commercial facility upgrade
6	Receiving Docks	Demolish existing timber docks and concrete bulkhead; construct new concrete docks:	\$2,500,000	2025	High	NHMP - PDM / Port	Commercial facility upgrade

Table – 14 Capital Improvement Plan

		Capital Improvements	2019 Cost Estimates	Timeline	2020 Priority	Fund Source	Priority Project Category
7	Stormwater Drainage and Paving Basin 2 East Parking Area	Stormwater improvements, grind / overlay parking lot, curbs, striping	\$1,000,000	2025	Medium	NHMP - PDM / Port	Commercial facility upgrade / public amenities
8	Stormwater Drainage and Paving Basin 2 West Parking Lot and RV Park	Stormwater improvements, grind / overlay parking lot, curbs, striping	\$1,000,000	2026	Medium	NHMP - PDM / Port	Commercial facility upgrade / public amenities
9	Green Building Area	Develop site for covered storage units for all types of equipment, gear, vessels, vehicles, etc	\$1,000,000	2026	Medium	Port	Commercial facility upgrade
10	RV Park Protection Wall	Install protection seawall	\$500,000	2026	Medium	NHMP - PDM / Port	Recreation improvements / public amenities
11	Boardwalk Expansion / Replacement	Repair / restore piling, secure slope, replace wood planks with concrete surface	\$292,500	2027	Medium	NHMP - PDM / Port	Marina facility upgrade / public amenities
12	Basin 2 Docks	Replace old docks from C thru H and N thru P, reconfigure spaces to accommodate larger vessel,	\$2,500,000	2030	Medium	Port - Grants	Commercial / Marina facility upgrade
13	Commercial Center Upgrade	Commercial building and site repairs or building third retail building	\$1,500,000	2030	Low	Port - Grants	Commercial facility upgrade / public amenities
14	Development Potential of Port Bare Ground	Examine opportunity site for potential development - hotel / condo / business center		2030	Low	Port - Grants	Public-private partnership opportunity

Table 15 - Project Opportunities

Table 14 Reference Number	Project and Description	Existing Zoning Designation	Potential Conflicts with Land Use and/or Development Regulations
1	Fuel Dock Access Pad Replacement, Fuel Tank Site Restoration, Transient and Work Dock Repairs	C-1	Permitted use, County, State and Federal permits needed for repairs and In-Water Work.
6	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.
5 & 9	Green Building & Gear Storage - stormwater drainage, utility relocation, street and paving improvements, self-storage units development	C-1 and I	No zoning conflicts anticipated, SHPO permits may be required, County permits will be required
4	RV Park Facility Improvements - new restroom, laundry buildings, additional pull-thru sites and electrical upgrade	C-1	No zoning conflicts anticipated, County permits will be required
11	Boardwalk Expansion / Repair - repair damage boardwalk and expand entire length of Basin 1 towards Zola's on the Water	C-1	Permitted use, County, State and Federal permits needed for repairs and In-Water Work.
13	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
14	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
14	Port and/or Harbor Wastewater Treatment Plant	C-1	Zone change may be required, County, State and Federal permits needed for development and In-Water Work
	Ongoing Dredging - initial dredging to be coordinated with FEMA, maintenance dredging coordinated with Business Oregon	C-1 and I	Permitted use, County, State and Federal permits needed for In-Water Work

Table 17 - Action Plan

Project	Timeline	Priority	Potential Funding Sources	Action Plan
1 Fuel Dock Access Pad Replacement and Restoration; Transient and Work Dock Repairs	1 - Year	Extreme	Business Oregon - Lottery Funds	Bid Package development, permitting requirements with County, State and Federal agencies
2 Basin 2 West, South and East Embankment Repair - Reconstruction	1 - Year	Extreme	FEMA - Port - Business Oregon	FEMA approval; Bid Package development, permitting requirements with County, State and Federal agencies
3 Basins 1 and 2 Dredging	1 - Year	Extreme	FEMA - Port - Business Oregon	FEMA Approval; Bid Package development, permitting requirements with County, State and Federal agencies
4 RV Park Facility Improvements	1 - Year	Extreme	Port	Bid Package development, permitting requirements with County, State and Federal agencies
5 Stormwater Drainage and Paving Commercial Storage Area (Infrastructure Upgrade)	1 - 5 Years	High	Port - Business Oregon	DEQ stormwater testing for 2-years; tests results will determine direction of Commercial Storage Area. Identify required permits, obtain cost estimates for project development
6 Receiving Docks	1 - 5 Years	High	Port - Private Investment - Business Oregon	Work with existing tenants and identify potential upgrades; obtaining permits from County, State and Federal agencies

Table 17 - Action Plan

Project	Timeline	Priority	Potential Funding Sources	Action Plan
7 Stormwater Drainage and Paving Basin 2 East Parking Area	1 - 5 Years	Medium	Port	Identify funding sources for engineering and construction
8 Stormwater Drainage and Paving Basin 2 West Parking Lot	1 - 5 Years	Medium	Port	Identify funding sources for engineering and construction
9 Stormwater Drainage and Paving RV Park	1 - 5 Years	Medium	Port	Identify funding sources for engineering and construction
10 Green Building Area	5 - 10 Years	Medium	Port - Business Oregon - Grant	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
11 RV Park Protection Wall	5 - 10 Years	Medium	Port - Business Oregon - Grant	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
12 Basin 2	5 - 10 Years	Medium	Port - Business Oregon - Grant	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
13 Boardwalk Expansion / Replacement	5 - 10 Years	Medium	Port - Business Oregon - Grant	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
14 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

Table 17 - Action Plan

Project	Timeline	Priority	Potential Funding Sources	Action Plan
15 Development Potential of Port Bare Ground	5 - 10 Years	Low	Port - Private Investment - Business Oregon - Federal Grants	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies