

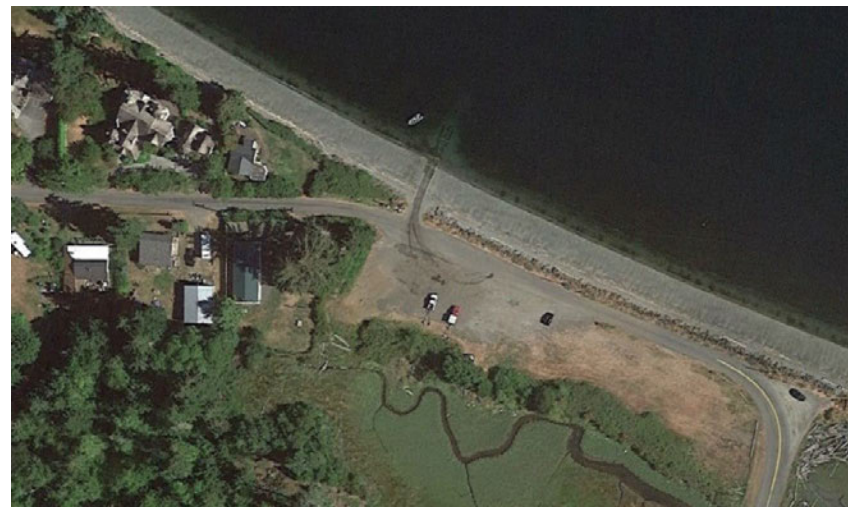
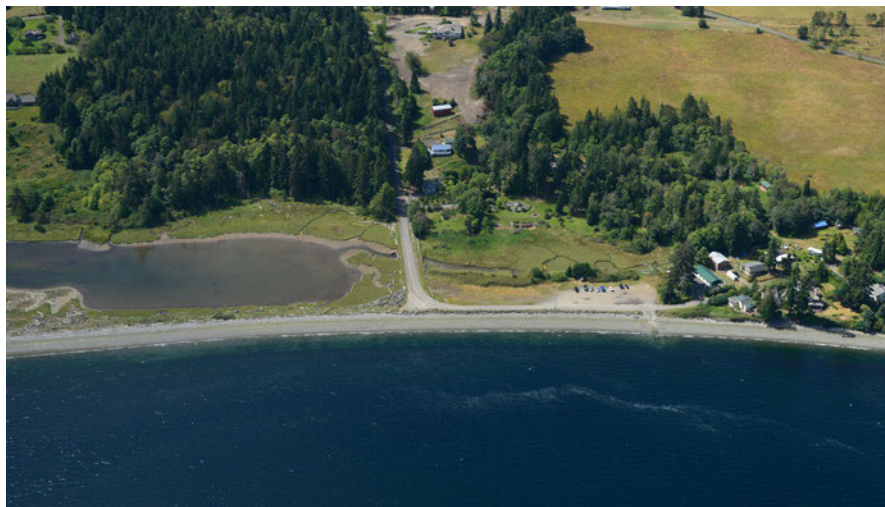
PORT OF PORT TOWNSEND GARDINER BOAT LAUNCH IMPROVEMENT PROJECT 20-2083 DEV

Development | Boating Facilities Program | Grant Project Evaluation Meeting

February 18, 2021



SUMMARY: GARDINER BOAT LAUNCH IMPROVEMENT PROJECT



Scope: ADA-Compliant Boat Launch Ramp,
Access Wedge and Seasonal Handling Float

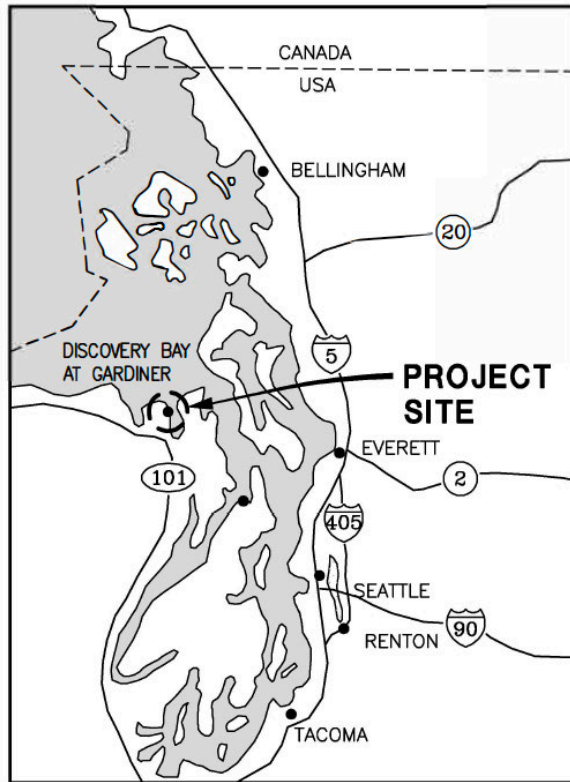
Funding: \$674,847 Total Project
\$134,970 Port Match Ready (20%)
\$539,877 Requested RCO Funding (80%)

Need: Ramp Failure Imminent

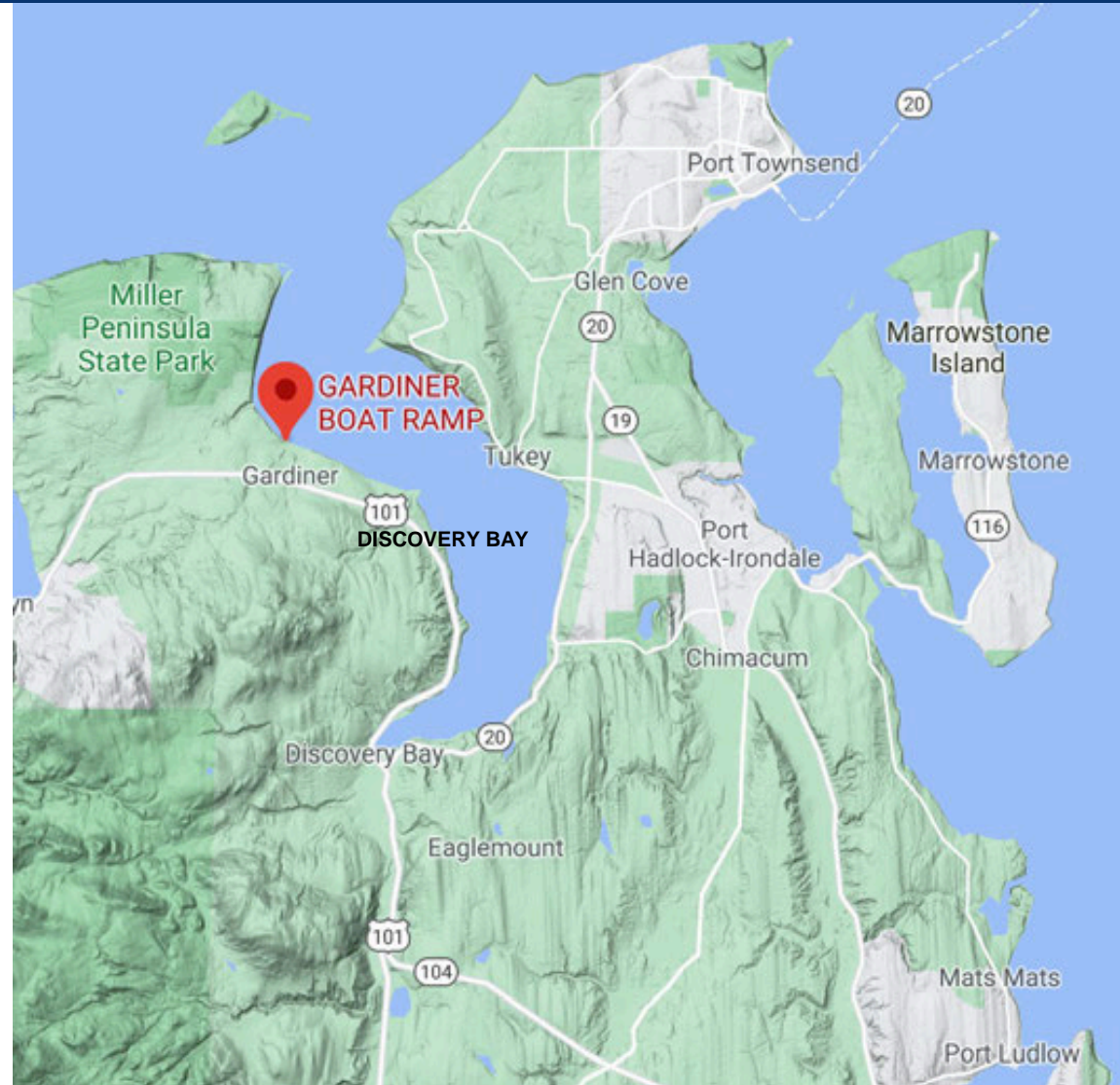
Schedule: Construction in 2022

PROJECT LOCATION

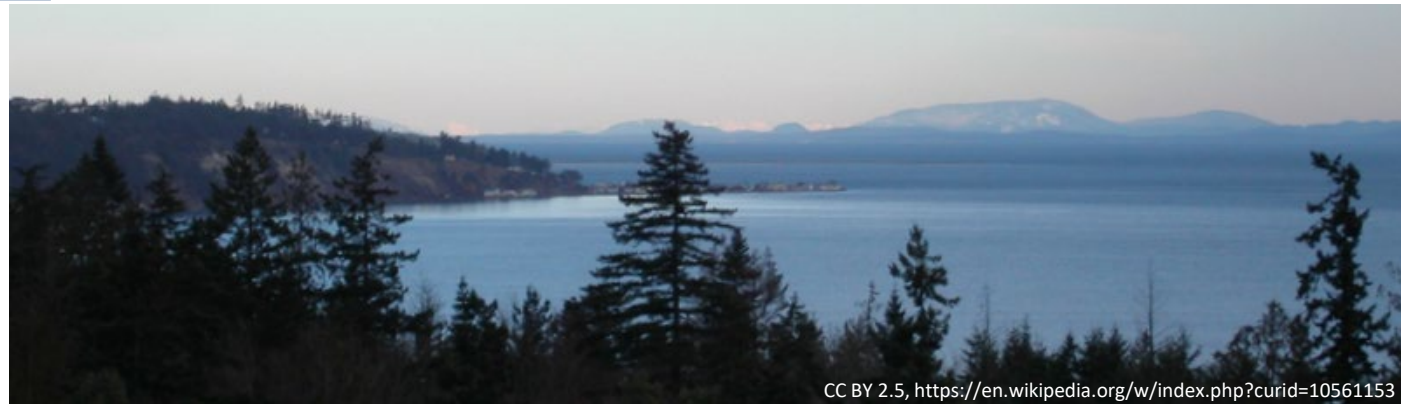




LOCATION MAP
NOT TO SCALE



QUESTION 1: NEED ONLY Public Boat Ramp on Discovery Bay



CC BY 2.5, <https://en.wikipedia.org/w/index.php?curid=10561153>



QUESTION 1: NEED Physical Condition - Deteriorated & Soon Unsafe



EXISTING DETERIORATED
CONCRETE BOAT RAMP
TO BE REPLACED

EXISTING BOAT RAMP
NOT TO SCALE



EXISTING DETERIORATED
CONCRETE BOAT RAMP
TO BE REPLACED

EXISTING BOAT RAMP
NOT TO SCALE

Gardiner Boat Launch Ramp
Failure Is Imminent!

QUESTION 1: NEED

Physical Condition - Deteriorated & Soon Unsafe



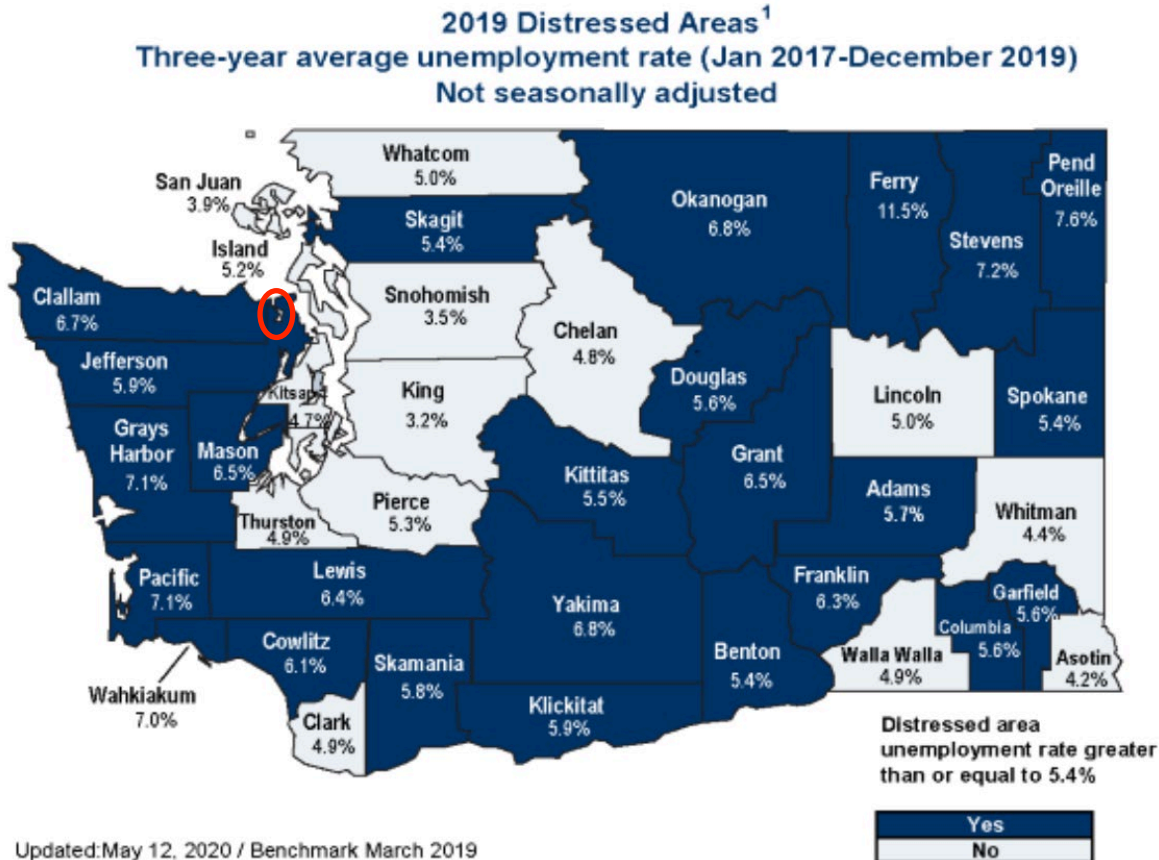
TOP OF EXISTING BOAT RAMP
NOT TO SCALE

QUESTION 1: NEED Physical Accessibility - Not ADA Compliant



QUESTION 1: NEED

Rural Distressed Area - Jefferson & Clallam Counties



Updated: May 12, 2020 / Benchmark March 2019

¹Prepared in cooperation with the Bureau of Labor Statistics.

Rates are used to determine distressed areas

Source: Employment Security Department/LMEA; U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics

QUESTION 1: NEED

Comprehensive Planning Priority

PORT OF PORT TOWNSEND

COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENTS (CSHI)

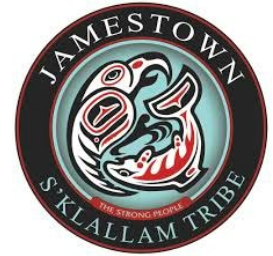
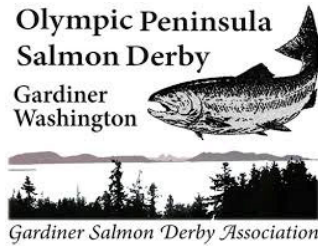




QUESTION 1: NEED Community Support



Washington
Department of
**FISH and
WILDLIFE**



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The Leader

Tuesday, November 3, 2020

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Port to seek funding for Discovery Bay boat launch improvements

Posted Thursday, October 22, 2020 9:53 am





QUESTION 2: SITE SUITABILITY

Site Dedicated to Access for Recreational Boaters

1959: Easement AFN163237

Tidelands to be used for **“a boat ramp for public ingress and egress and loading and unloading of pleasure boats and craft to the waters of Discovery Bay.”**

1960: Quit Claim Deed 164773

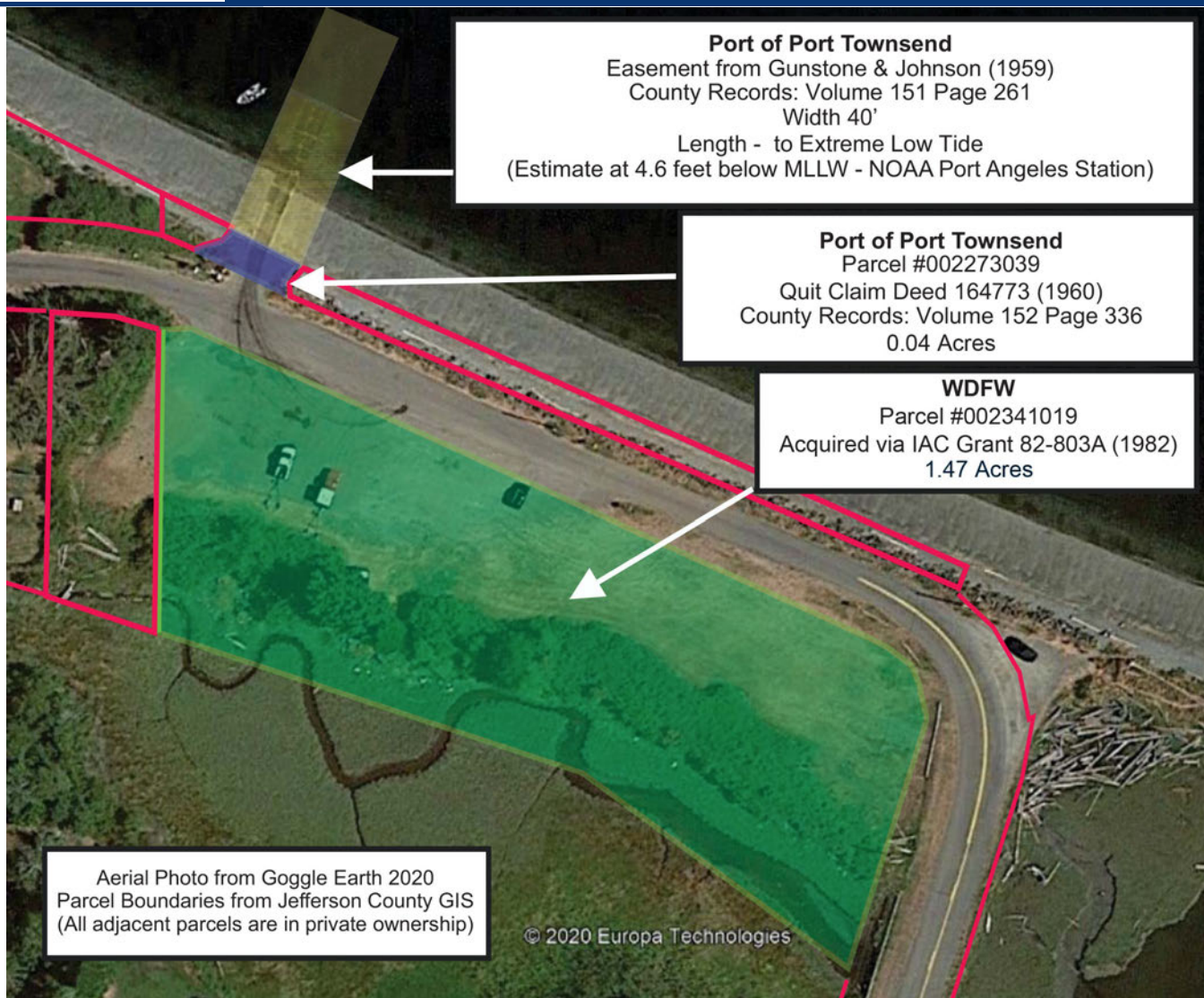
1982: RCO Grant to WDFW

1983: Interlocal Agreement between the Port of Port Townsend, WDFW and Jefferson County



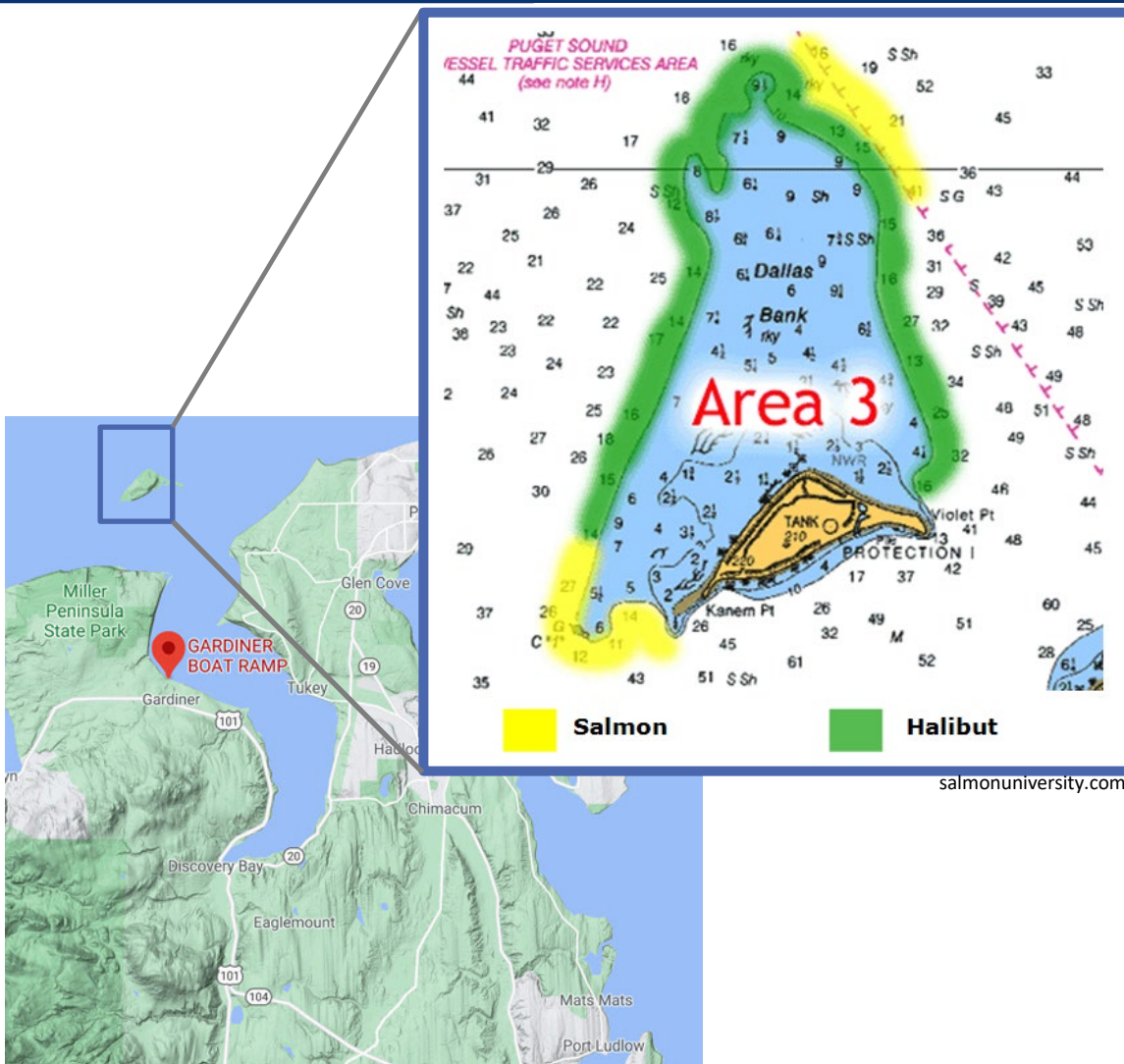
QUESTION 2: SITE SUITABILITY

Site Control and Tenure



QUESTION 2: SITE SUITABILITY

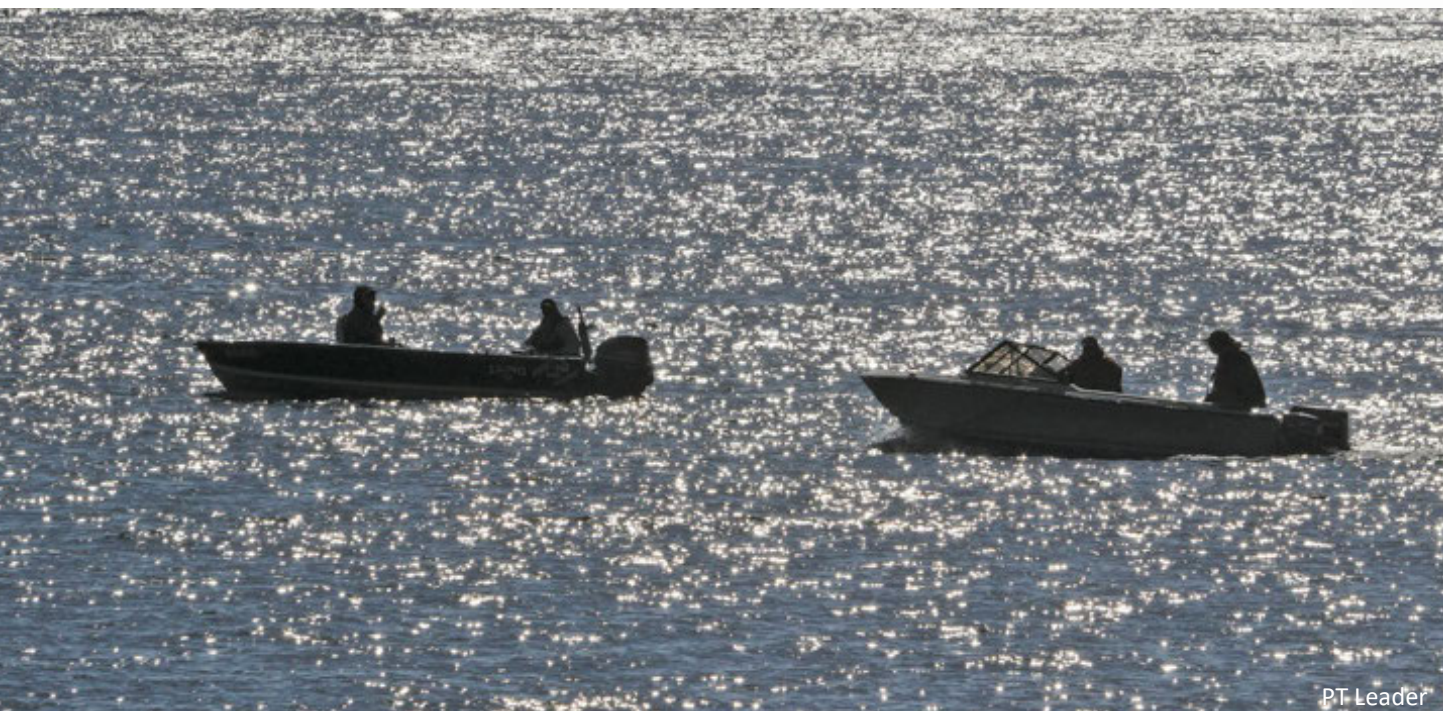
Access to Year-Round Productive Fishing Locations



QUESTION 3: URGENCY

Only Public Access to Discovery Bay May be Lost

Easement AFN163237 across the private tidelands contains a reversionary interest if use as a "pleasure boat ramp" ceases or if the ramp is not properly maintained



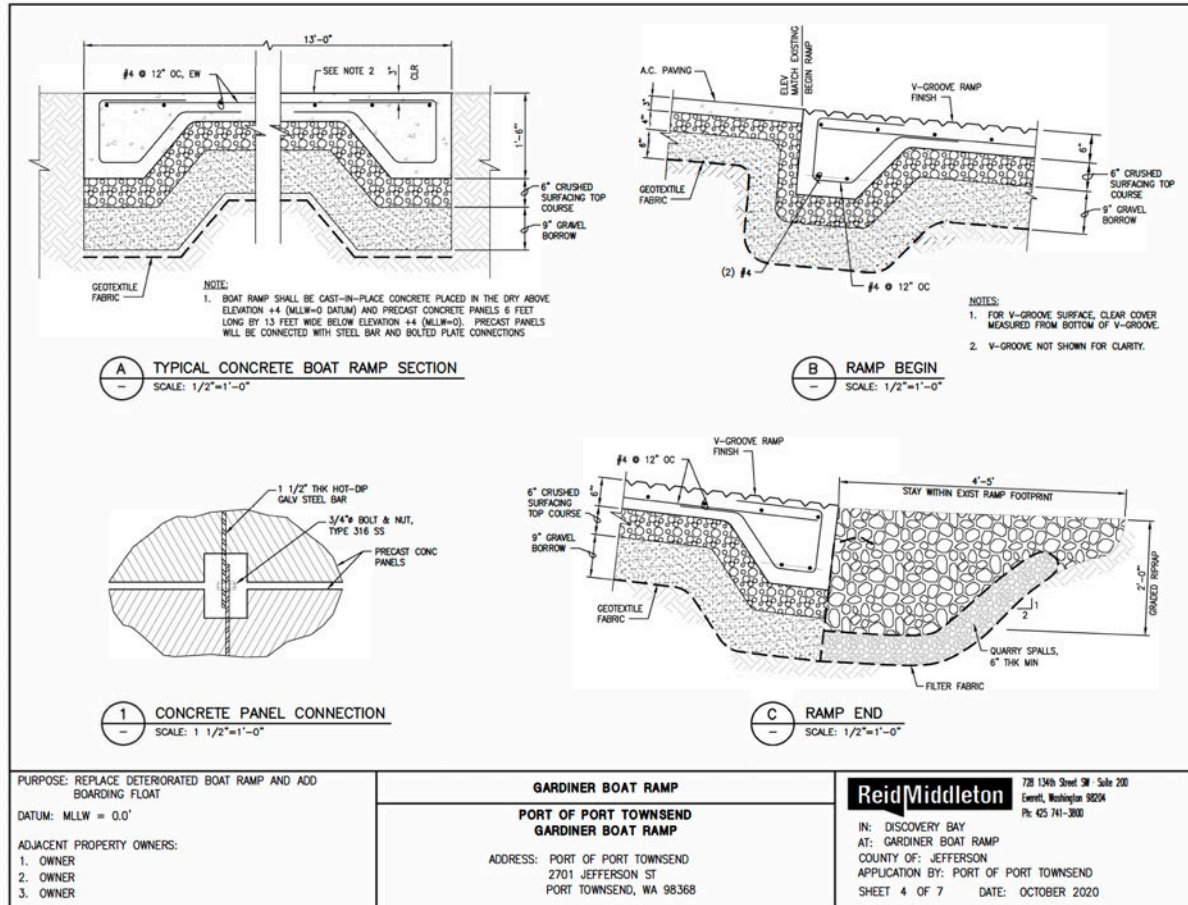
163237

Charles W. Gunstone
et ux, et al
to
Port of Pt. Townsend

RECORDED AT 9:30 A.M.
Vol. 157 BY Weeda
Page 26-3 Request of
J. Harrell
OCT 27 1959
HELEN J. EADE, Jefferson County Auditor
By Davis G. Gargano Deputy
Recorded 5 Indexed 5 Filed Read

QUESTION 4: PROJECT DESIGN

Preliminary Designs Complete



Project is in a Preliminary Stage

✓ **Initial Designs**

Estimated Timeline

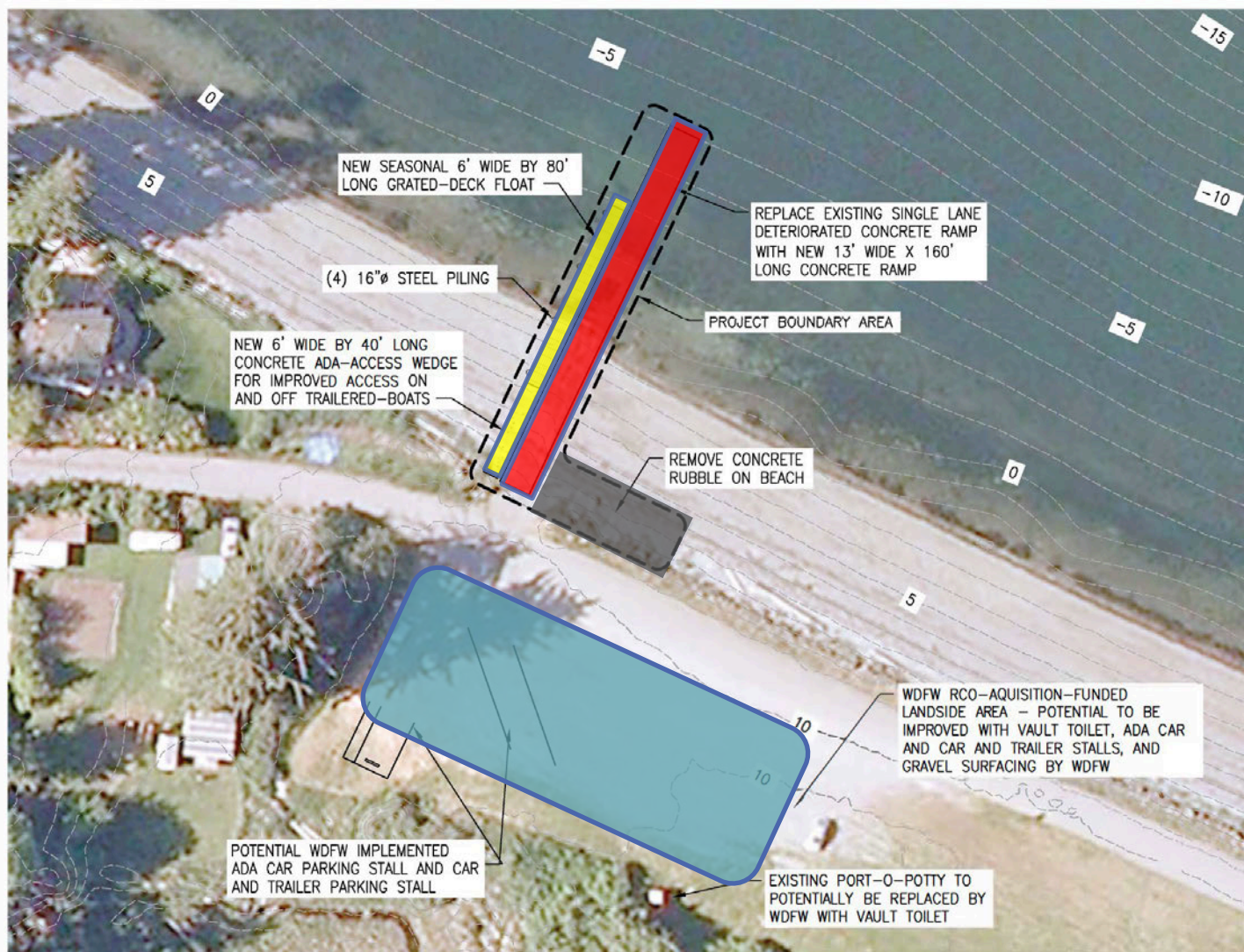
- **Permitting: 2021-2022**
- **Construction: 2022-2023**
in-water work window
- **Construction to be completed**
in one construction season

QUESTION 4: PROJECT DESIGN

Replaces and Improves Existing Facility

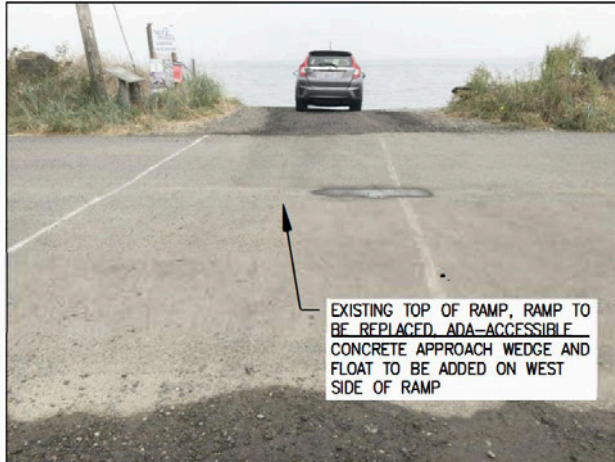
Fully designed and engineered to meet recreational boating needs for the coming decades:

- ✓ Replaces and improves existing facility
- ✓ Environmentally sound design
- ✓ Durable low-maintenance construction maximizing anticipated useful life
- ✓ Leverages partnerships to ensure accessible parking and toilet facilities



QUESTION 4: PROJECT DESIGN

ADA-Compliant Ramp and Seasonal Handling Float



TOP OF EXISTING BOAT RAMP
NOT TO SCALE



EXISTING

- X NON ADA-COMPLIANT
- X BADLY DETERIORATED
- X UNSAFE
- X RAMP FAILURE IMMINENT!!!

PROPOSED

- ✓ NEW ADA-COMPLIANT CONCRETE ONE-LANE RAMP
- ✓ ADA-COMPLIANT ACCESS WEDGE
- ✓ ADA-COMPLIANT SEASONAL HANDLING FLOAT
- ✓ IMPROVED LAUNCHING AND RETRIEVAL OPERATIONS



QUESTION 4: PROJECT DESIGN

Subsequent Phase - Upland ADA Improvements



EXISTING RCO-FUNDED WDFW-OWNED
UPLAND PARKING AREA, POTENTIAL
FUTURE WDFW PROJECT INCLUDES
ADA PARKING, VAULT TOILET FACILITY,
AND GRAVEL SURFACING

EXISTING UPLAND PARKING
NOT TO SCALE



State of Washington

Department of Fish and Wildlife

48 Devonshire Road, Montesano, Washington 98563-9618 (360) 249-4628 FAX (360) 249-1229

January 13, 2021

Ms. Beth Auerbach, RCO Grants Manager Washington
State Recreation and Conservation Office
P.O. Box 40917
Olympia, WA 98504-0917

Re: Port of Port Townsend 2020 Boating Facilities Program Grant Application
Gardiner Boat Launch Improvement Project

Dear Ms. Auerbach,

The Washington Department of Fish and Wildlife (WDFW) has partnered with Port of Port Townsend to manage the Gardiner boat launch and parking lot since 1983. The agency values this relationship and provides full support for the Port's Recreation and Conservation Office (RCO) application to make much needed improvements. As you know, this location provides the only public boat access on Discovery Bay. These improvements will provide better function and convenience for current users, owners of larger vessels, and persons with disabilities.

The proposed improvements under this grant application are currently limited to the Port owned portions of the access area, which consists of the launch on the bay side of Gardiner Beach Road. The parking area, which is owned by WDFW, is also in need of improvement. WDFW is committed to seeking RCO funding in 2022 to improve the parking area as well as provide ADA-accessible restroom facilities and ADA-compliant parking upon the successful funding of the Port's application to replace the Gardiner Boat Launch. As such, the Port and WDFW are working together to pursue a two-phase approach to secure the future of and provide ADA accessibility for the first time to the only public access to Discovery Bay.

We recognize this site as being important to all Washington residents and visitors and not only those seeking to fish or crab. WDFW remains committed to this partnership and we look forward to an opportunity to work jointly on much needed improvements to this popular water access site. Please let us know how we can help with this and other projects in the future. We will keep you posted regarding the progress made to make the needed improvements to the WDFW portion of this site.

Sincerely,



Larry Phillips
Regional Director

QUESTION 6: SUSTAINABILITY

Ecological Benefits

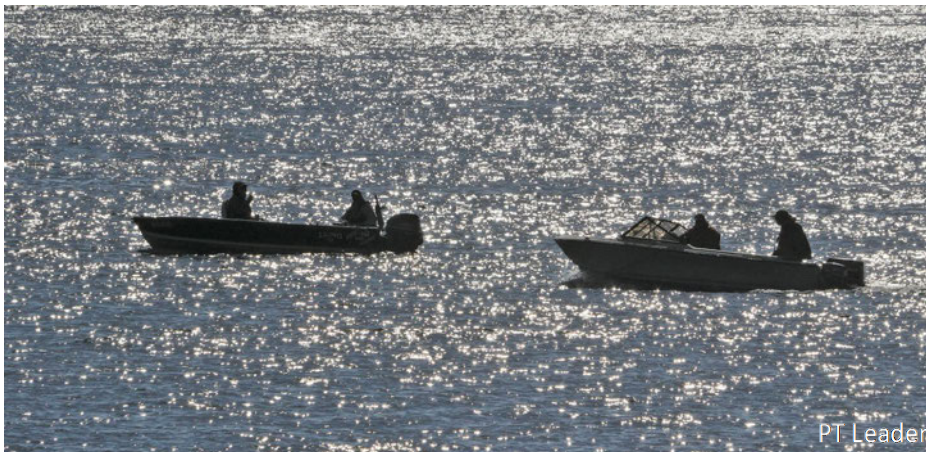


EXISTING BEACH RUBBLE
NOT TO SCALE

- ✓ CONCRETE RUBBLE REMOVAL FROM ADJACENT BEACH
- ✓ NO DREDGING PROPOSED
- ✓ LAND-BASED EQUIPMENT OPERATING ON EXISTING RAMP FOR REMOVAL
- ✓ DEBRIS BOOM
- ✓ PRECAST CONCRETE RAMP WITHIN EXISTING FOOTPRINT
- ✓ HANDLING FLOAT DECK WITH GRATING TO REDUCE SHADE IMPACT ON NEARSHORE HABITAT
- ✓ HABITAT MITIGATION PLAN TO BE DEVELOPED

QUESTION 6: SUSTAINABILITY

Social and Economic Benefits



- ✓ PROVIDES PUBLIC WATER ACCESS IN ECONOMICALLY DISTRESSED AREA
- ✓ PROMOTES OPPORTUNITIES FOR PHYSICAL ACTIVITY, SOCIAL/CULTURAL CONNECTIONS AND EDUCATION
- ✓ DURABLE CONSTRUCTION DESIGN MAXIMIZES LIFESPAN AND REDUCES MAINTENANCE COSTS
- ✓ PROMOTES ECONOMY OF REGION THROUGH TOURISM

QUESTION 7: COST-BENEFIT

COST

BENEFIT

Increased Risk Due to Non-ADA Access & Failing Ramp Conditions	SAFETY	Safe Public ADA-Compliant Access
Loss of Public Access	ACCESS	Maintains & Improves ONLY Public Access to Discovery Bay
Ramp Deteriorating Debris on Beach	ENVIRONMENT	Within Existing Footprint Beach Debris Removed/Grated Float
Avoided by Community Due to Deteriorating Condition	ECONOMICS *Rural Distressed Area	Increased Facility Usage: Tourism, Property Value, Tax Revenue



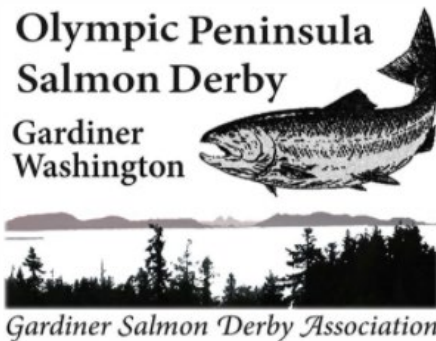
QUESTION 8: BOATS ON TRAILERS

New Facility Intended to Serve Trailer Boats



QUESTION 9: BOATING EXPERIENCE

Olympic Peninsula Salmon Derby

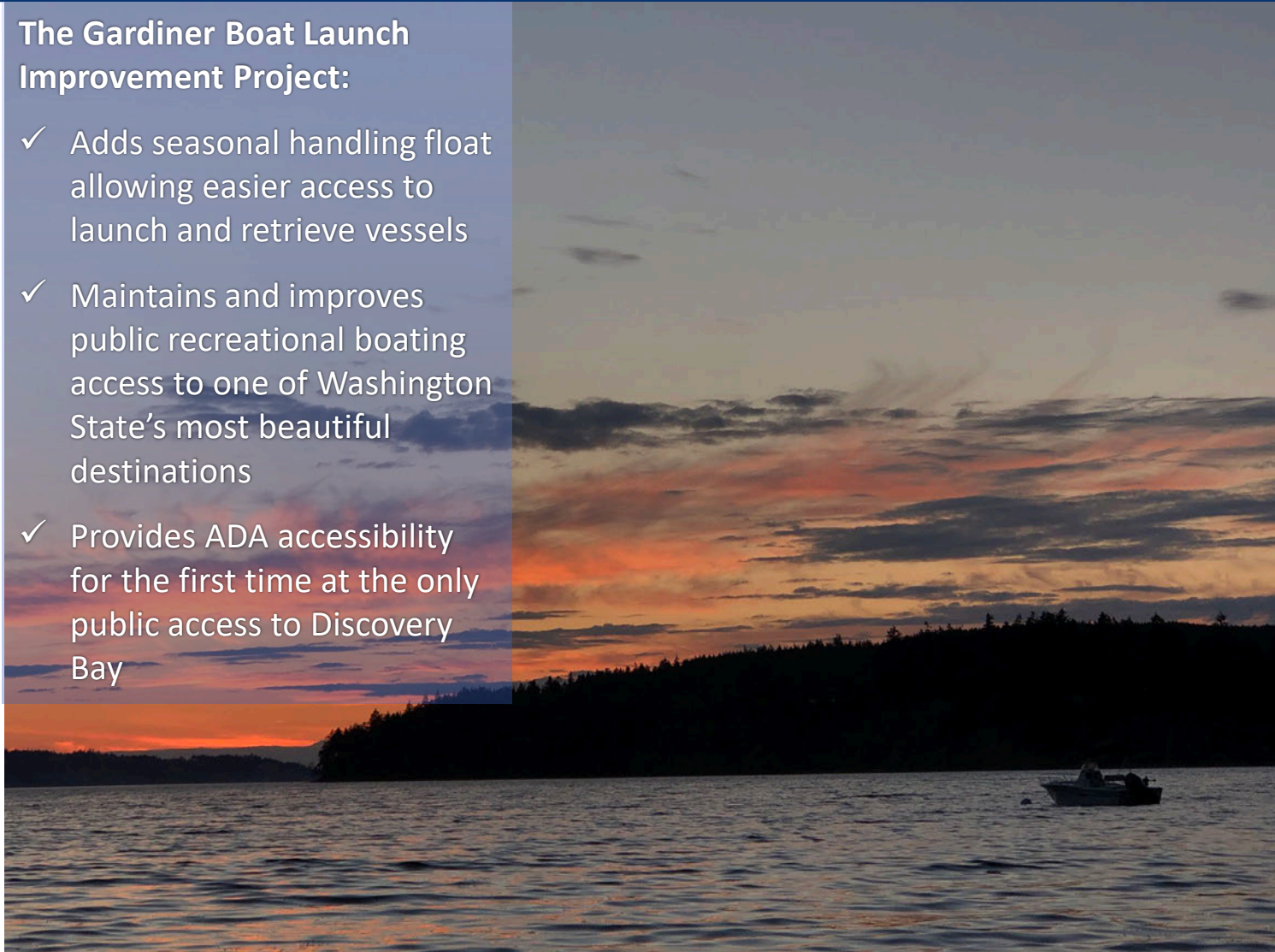


QUESTION 9: BOATING EXPERIENCE

One of Washington's Most Beautiful Destinations

The Gardiner Boat Launch Improvement Project:

- ✓ Adds seasonal handling float allowing easier access to launch and retrieve vessels
- ✓ Maintains and improves public recreational boating access to one of Washington State's most beautiful destinations
- ✓ Provides ADA accessibility for the first time at the only public access to Discovery Bay



✓ **Design: Preliminary Drawings Complete**

✓ **Matching Funds: Port Match Confirmed**

Proposed Schedule

Engineering & Design: Completed in 2021

Permitting: Planned for 2021-2022

Construction Bids: 2022 or 2023 *

Construction: 2022 or 2023 *

***Dependent on Permits**

THANK YOU for helping us preserve the only public access to the waters of Discovery Bay



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