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# Capital Project Update

*Port Commission Retreat March 2025*

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# Airport Light Industrial Park

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# Phasing

## Phase I

Original 24 acres

3.4 Acre Access Parcel

90% Design Imminent (AHBL) due April 2025

BSP Application Pending – Jefferson County

## Phase II

Additional acreage south of Building Restriction Line

10% Design Commenced, due June 2025





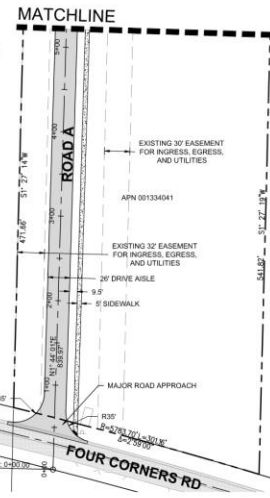
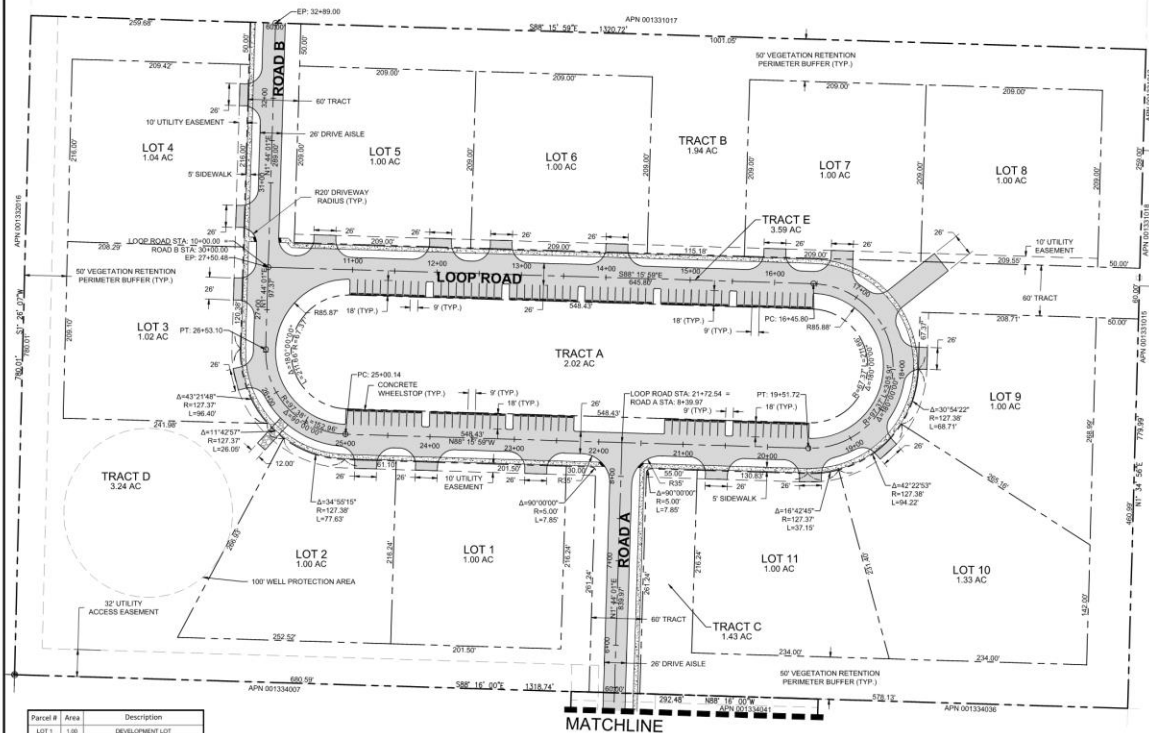
Know what's Below.  
Call before you dig.

# JCIA RURAL LIGHT INDUSTRIAL PARK

A PORTION OF THE NE 1/4 & SE 1/4 OF THE NW 1/4, SW 1/4 & SE 1/4 OF THE NE 1/4, AND THE NW 1/4 OF THE SE 1/4 OF SEC. 33, TWN. 30 N., RGE. 1 W. W.M. JEFFERSON COUNTY, WASHINGTON.



GRAPHIC SCALE  
0 20 40 60 80 100  
1" = 60 FEET



| Parcel # | Area | Description                        |
|----------|------|------------------------------------|
| LOT 1    | 1.00 | DEVELOPMENT LOT                    |
| LOT 2    | 1.00 | DEVELOPMENT LOT                    |
| LOT 3    | 1.02 | DEVELOPMENT LOT                    |
| LOT 4    | 1.04 | DEVELOPMENT LOT                    |
| LOT 5    | 1.00 | DEVELOPMENT LOT                    |
| LOT 6    | 1.00 | DEVELOPMENT LOT                    |
| LOT 7    | 1.00 | DEVELOPMENT LOT                    |
| LOT 8    | 1.00 | DEVELOPMENT LOT                    |
| LOT 9    | 1.00 | DEVELOPMENT LOT                    |
| LOT 10   | 1.33 | DEVELOPMENT LOT                    |
| LOT 11   | 1.00 | DEVELOPMENT LOT                    |
| TRACT A  | 2.62 | VEGETATION RETENTION AND UTILITIES |
| TRACT B  | 1.94 | VEGETATION RETENTION AND UTILITIES |
| TRACT C  | 1.43 | VEGETATION RETENTION AND UTILITIES |
| TRACT D  | 3.24 | VEGETATION RETENTION AND UTILITIES |
| TRACT E  | 3.59 | ACCESS AND UTILITIES               |

## SITE STATISTICS

PARCEL NUMBERS: 001331005, 001334041

PROJECT SIZE:

DEVELOPMENT PARCEL: 23.62 ACRES

ACCESS PARCEL (001334041): 3.39 ACRES

ZONING:

DEVELOPMENT PARCEL: ESSENTIAL PUBLIC FACILITY-AIRPORT, AIRPORT OVERLAY III

ACCESS PARCEL (001334041): RR-10 - RURAL RESIDENTIAL

IMPERVIOUS SURFACE COVERAGE, DEVELOPMENT PARCEL:

MAXIMUM 55% - 5.00 ACRES

MAXIMUM BUILDING SIZE: 10,000 SF

MAXIMUM BUILDING HEIGHT: 35 FT

SHARED ON-STREET PARKING PROVIDED: 102 SPACES

MINIMUM LOT SIZE: 1.00 ACRES

MAXIMUM LOT SIZE: 1.33 ACRES

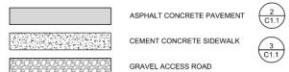
SE/BACKS:

EXTERIOR: 50 FT VEGETATION RETENTION PERIMETER BUFFER

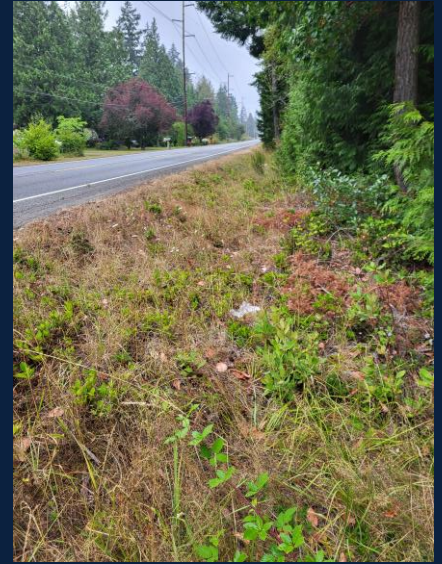
FRONT: NONE

INTERIOR: NONE

## SURFACING LEGEND





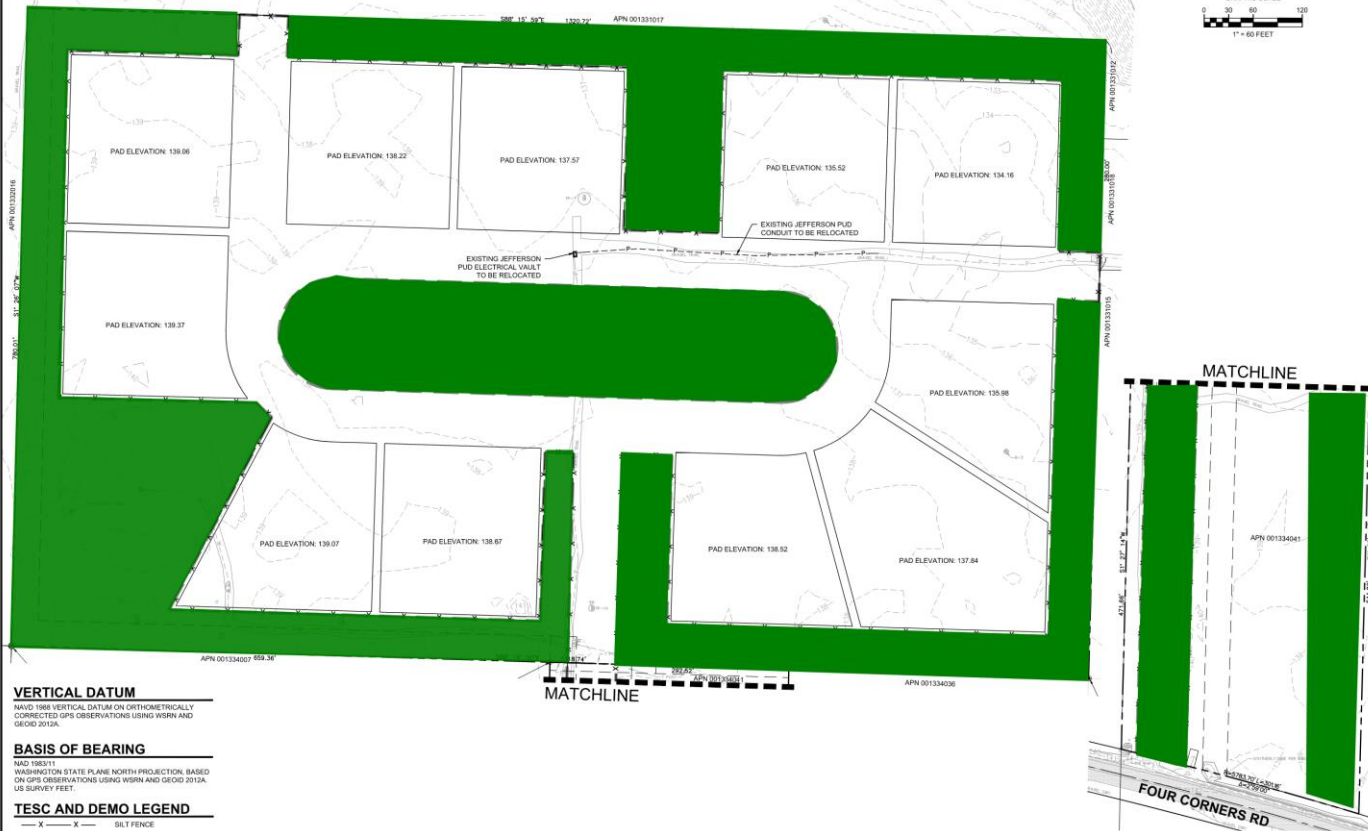
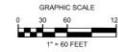




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### VERTICAL DATUM

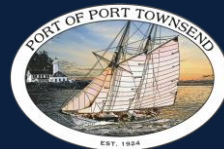
NAVD 1986 VERTICAL DATUM ON ORTHOMETRICALLY CORRECTED GPS OBSERVATIONS USING WSRN AND GEOID 2012A.

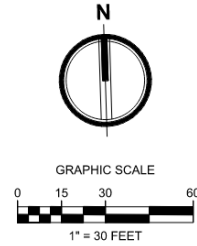
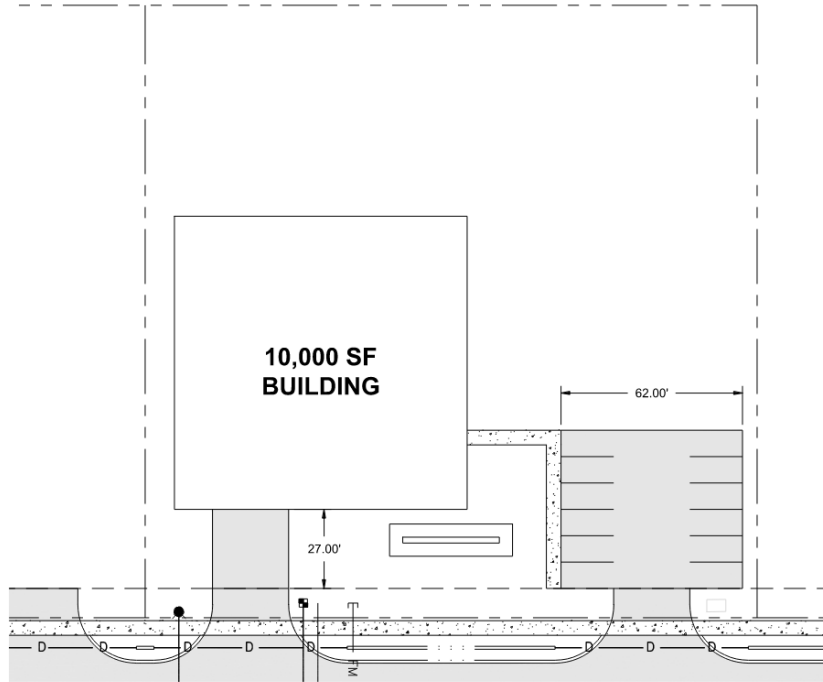
### BASIS OF BEARING

NAD 1983/11 WASHINGTON STATE PLANE NORTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. US SURVEY FEET.

### TESC AND DEMO LEGEND

- SILT FENCE
- CLEARING LIMITS





| Site Assumptions                          |              |
|---|--------------|
| Item                                      | Value        |
| Total Site Area                           | 1,029,374 SF |
| Maximum Impervious Area (25%)             | 257,344 SF   |
| Access Road Impervious Area               | 108,311 SF   |
| Impervious Area Budget all lots           | 149,033 SF   |
| Impervious Area Per Lot                   | 13,548 SF    |
| Max Building Impervious Area              | 10,000 SF    |
| Impervious Area Remaining                 | 3,548 SF     |
| Parking Space Area w/ AISLE               | 279 SF       |
| Maximum Impervious Parking Spaces Per Lot | 12           |

**PHOL**

T A C O M A S E A T L E

2225 North 20th Street, Suite 300, Tacoma, WA 98403 253.383.2422 TEL  
385 Goodenall Avenue South, Suite 320, Seattle, WA 98104 206.267.2425 TEL

Civil Engineers  
Structural Engineers  
Landscape Architects  
Community Planners  
Lead-Designers  
Registries

Port of Port Townsend  
Industrial Park  
**Typical Lot  
Layout**

**EX-1**

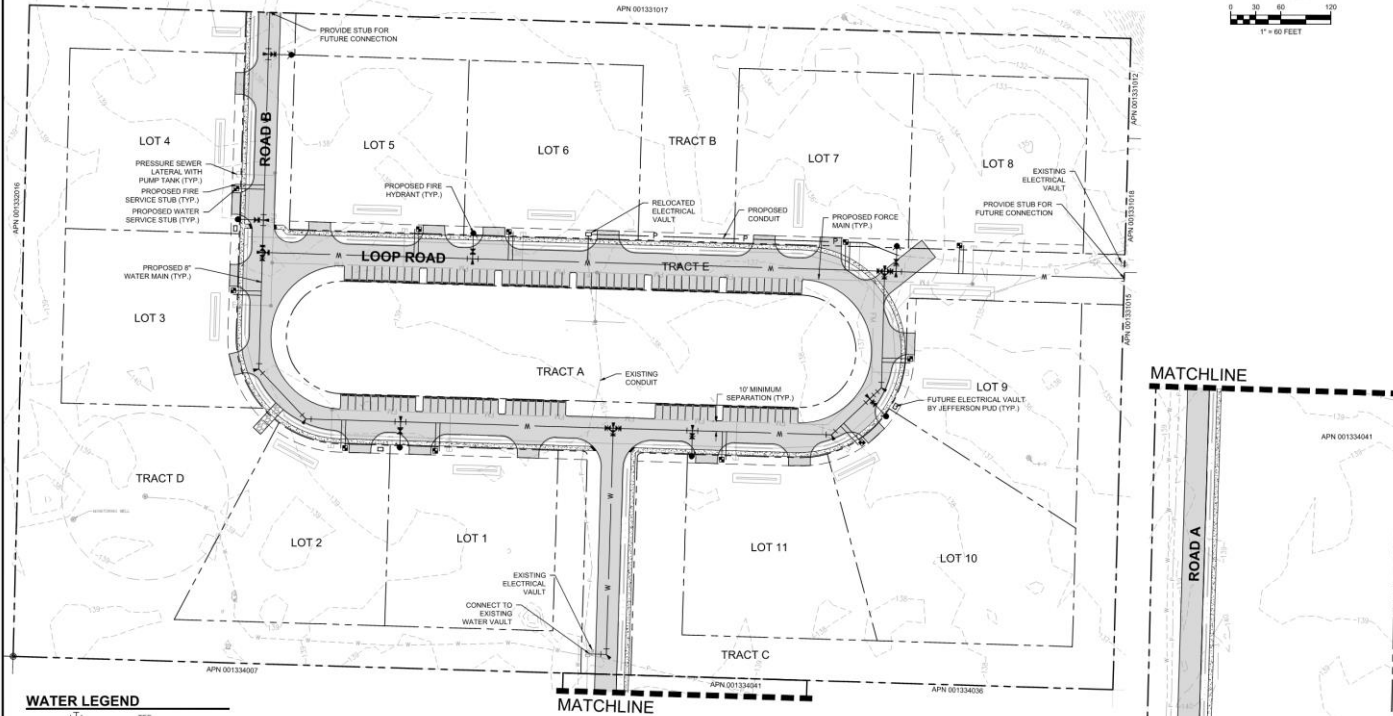
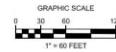




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### WATER LEGEND

- TEE
- 45° BEND
- THRUST BLOCK
- GATE VALVE
- WATER METER
- WATER MAIN CAP
- FIRE HYDRANT
- WATER MAIN PIPE
- FIRE SERVICE PIPE

### SEWER NOTE

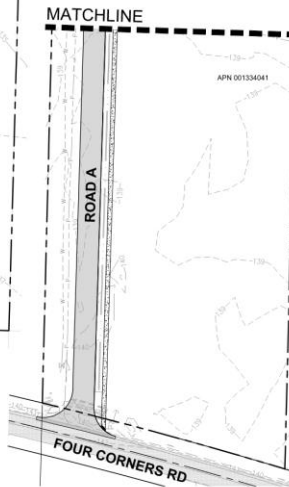
SEWER IS SHOWN FOR COORDINATION PURPOSES ONLY. PRIVATE LOSS SYSTEM TO BE PROVIDED TO EACH LOT.

### WATER NOTE

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### ELECTRICAL NOTE

ELECTRICAL VAULTS ARE SHOWN FOR COORDINATION PURPOSES ONLY. EXISTING AND FUTURE VAULTS TO PROVIDE SERVICES TO EACH LOT.

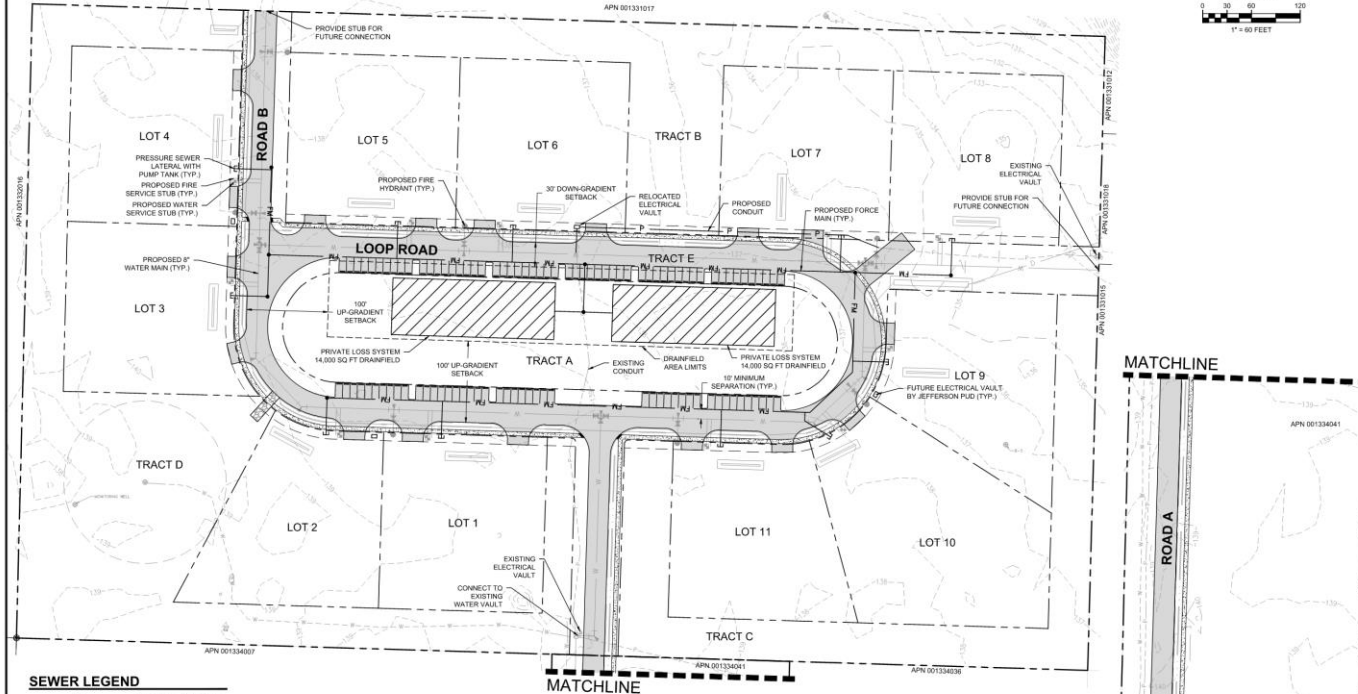
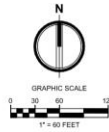




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MATCHLINE

ROAD A

FOUR CORNERS RD

### SEWER LEGEND

- FORCE MAIN CLEANOUT
- FORCE MAIN CAP
- FM — FORCE MAIN PIPE

### SEWER NOTE

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# Next Steps...

Phase I – design to 90% Complete April 2025

Phase II – design to 10% Complete June 2025

Phase III –

Seek funding to:

Complete Phase I design AND

Construct Infrastructure in 24-acre parcel AND

Grade and prepare lots for “pad ready” status AND

Build one Speculative Light Industrial Building



# JCIA Master Plan Update

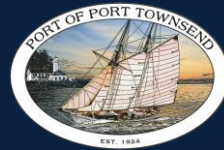
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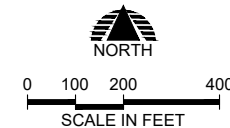




# JCIA Pavement Preservation

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**SURVEY REFERENCE CONTROL POINTS**

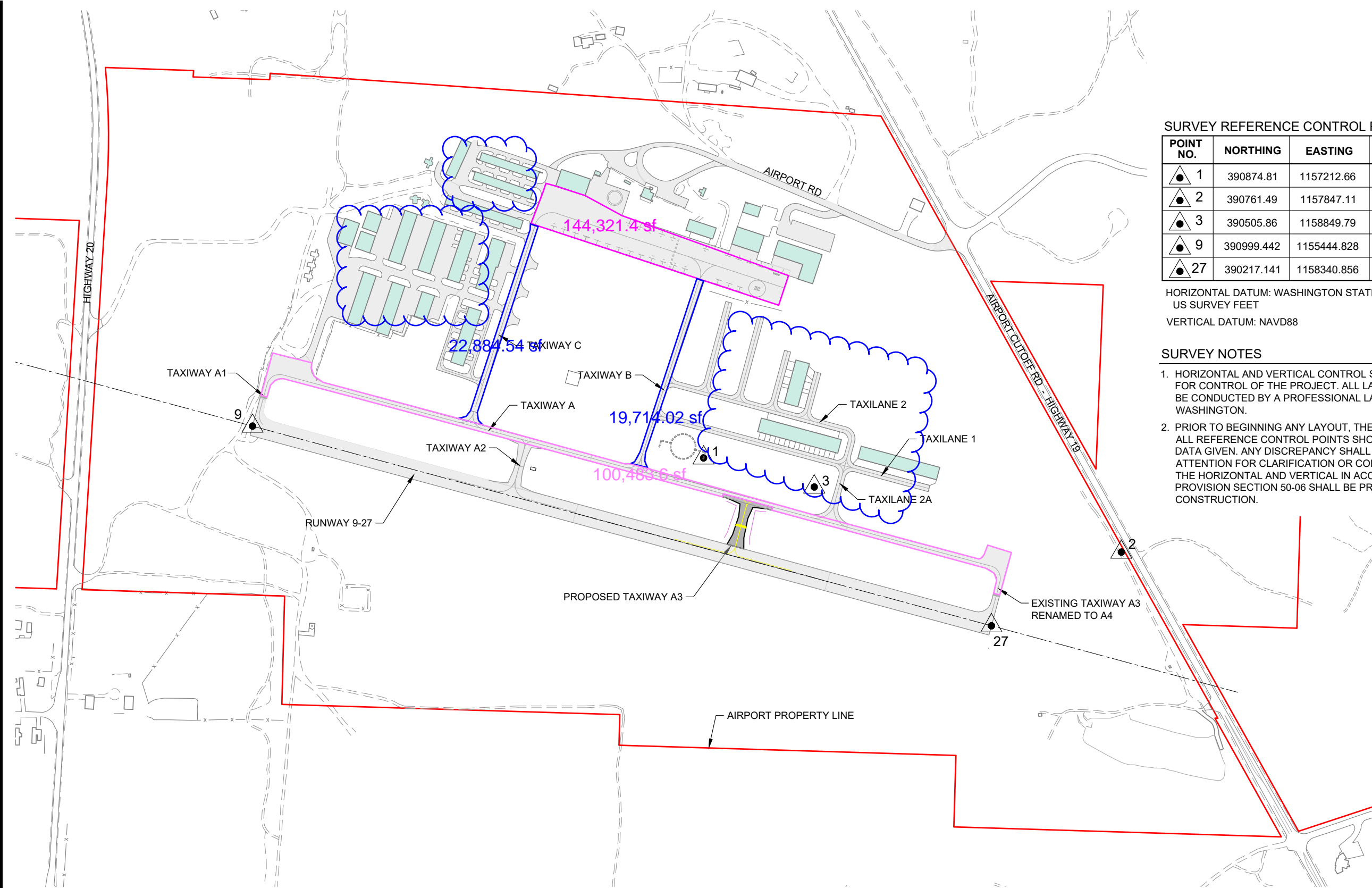
| POINT NO. | NORTHING   | EASTING     | ELEV   | DESCRIPTION                    |
|-----------|------------|-------------|--------|--------------------------------|
| 1         | 390874.81  | 1157212.66  | 106.29 | NGS DISK, STAMPED J.C.I.A 1990 |
| 2         | 390761.49  | 1157847.11  | 106.59 | REBAR WITH CONTROL CAP         |
| 3         | 390505.86  | 1158849.79  | 105.82 | STATION "IRONMAN"              |
| 9         | 390999.442 | 1155444.828 | 108.78 | RUNWAY END MONUMENT            |
| 27        | 390217.141 | 1158340.856 | 106.10 | RUNWAY END MONUMENT            |

HORIZONTAL DATUM: WASHINGTON STATE PLANE COORDINATES, NORTH ZONE 4601, US SURVEY FEET

VERTICAL DATUM: NAVD88

**SURVEY NOTES**

- HORIZONTAL AND VERTICAL CONTROL SURVEY REFERENCE POINTS ARE PROVIDED FOR CONTROL OF THE PROJECT. ALL LAYOUT AND CONSTRUCTION SURVEYING SHALL BE CONDUCTED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON.
- PRIOR TO BEGINNING ANY LAYOUT, THE CONTRACTOR'S SURVEYOR SHALL OCCUPY ALL REFERENCE CONTROL POINTS SHOWN IN THE TABLE ON THIS SHEET AND VERIFY DATA GIVEN. ANY DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION OR CORRECTION. NOTES SHOWING CONFIRMATION OF THE HORIZONTAL AND VERTICAL IN ACCORDANCE WITH GENERAL CONTRACT PROVISION SECTION 50-06 SHALL BE PROVIDED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.



03/29/23 - 4:39pm - BFortenberry - P:\PPT001 TXWY A3\0400CAD\DWG\Sheets\PPT001-SITE.dwg



**PRECISION APPROACH ENGINEERING**  
 119 Grand Ave, Suite B  
 Bellingham, WA 98225  
 360•733•1567



|            |      |       |
|------------|------|-------|
| REVISIONS: | DATE | APPD. |
|            |      |       |
|            |      |       |
|            |      |       |
|            |      |       |

DATE: MAR 2023  
 DESIGN: KJK  
 DRAWN: JAW  
 CHECKED: GWV  
 REVISION NUMBER: 0  
 SCALE: AS SHOWN

JEFFERSON COUNTY INTERNATIONAL AIRPORT  
 CONSTRUCT NEW TAXIWAY A3, INSTALL SIGNS

**SITE PLAN**

PRECISION APPROACH ENGINEERING, INC.  
 AIP NO. 3-53-0134-022-2022

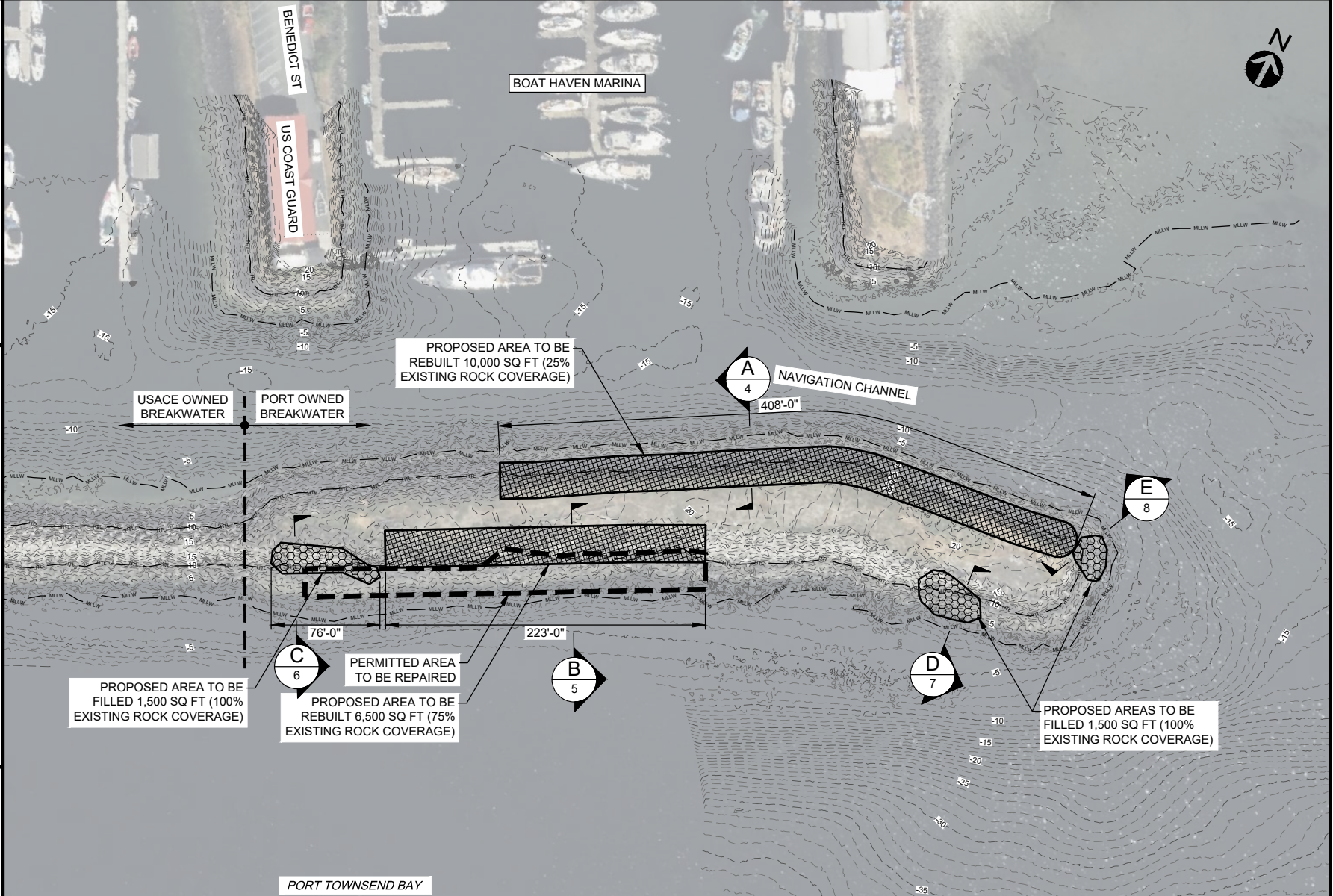
PROJECT NUMBER:  
**PPT001**

SHEET NO.  
**3**  
OF **28**

# Boat Haven Breakwater Repair

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**PURPOSE:** REPAIR EXISTING BREAKWATER FOR MARINA PROTECTION

**VERTICAL DATUM:** MLLW

**APPLICATION BY:** PORT OF PORT TOWNSEND

**USAGE #:** NWS-2025-XXX XXX

**ADJACENT PROPERTY OWNERS:**

- CITY OF PORT TOWNSEND
- USCG

**BOAT HAVEN  
BREAKWATER REPLACEMENT  
PROPOSED SITE PLAN**

**PROPOSED:** REPAIR EXISTING BREAKWATER

**IN:** PORT TOWNSEND BAY, ADMIRALTY INLET

**AT:** PORT TOWNSEND, WA

**COUNTY:** JEFFERSON COUNTY

**SHEET** 3 OF 8

**DATE:** 2/5/25

**DRAFT**

**LEGEND**

- PROPOSED AREA TO BE FILLED
- PROPOSED AREA TO BE REBUILT
- PERMITTED AREA TO BE REPAIRED
- HIGH TIDE LINE (HTL) EL. +9.99'
- MEAN LOWER LOW WATER (MLLW) EL. 0.00'

**SITE PLAN  
PROPOSED CONDITIONS**

0 50 100

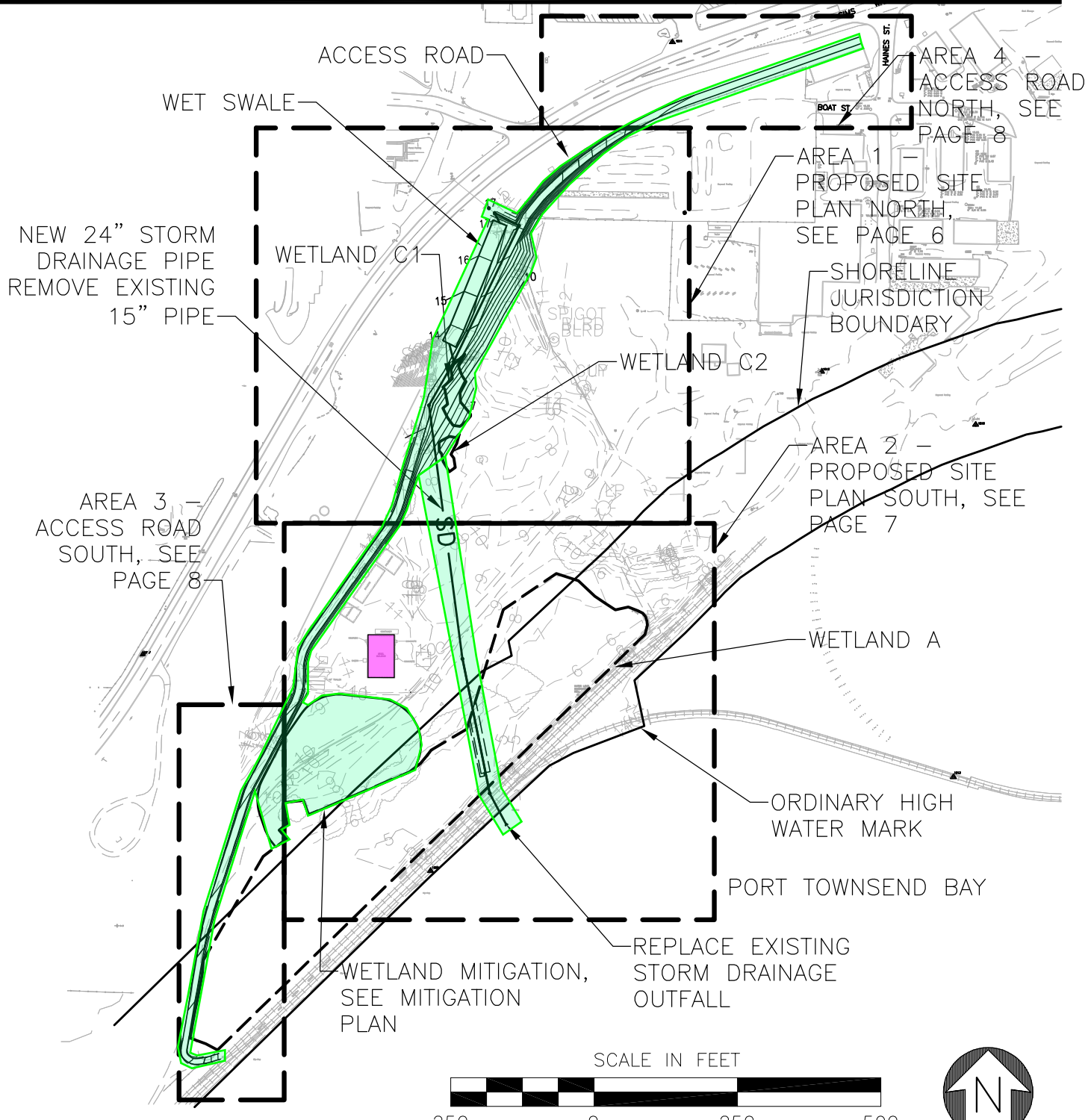
SCALE IN FEET

S11 T30N R01W

# Sims Way Stormwater Treatment

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LOCATION: BOAT HAVEN MARINA, 2601 WASHINGTON ST  
 PORT TOWNSEND WA, 98368, PARCEL #001104017  
 LATITUDE: 47° 06' 23"  
 LONGITUDE: 122° 45' 40"  
 ADJACENT PROPERTY OWNERS: SEE ATTACHED

IN: PORT TOWNSEND BAY  
 AT: PORT TOWNSEND  
 COUNTY: JEFFERSON  
 STATE: WASHINGTON

# PORT OF PORT TOWNSEND STORMWATER REPLACEMENT SITE PLAN OVERALL

Sheet 5 of 14  
 MARCH 2025

APPLICANT: PORT OF PORT TOWNSEND



728 134th Street SW - Suite 200  
 Everett, Washington 98204  
 Ph: 425 741-3800