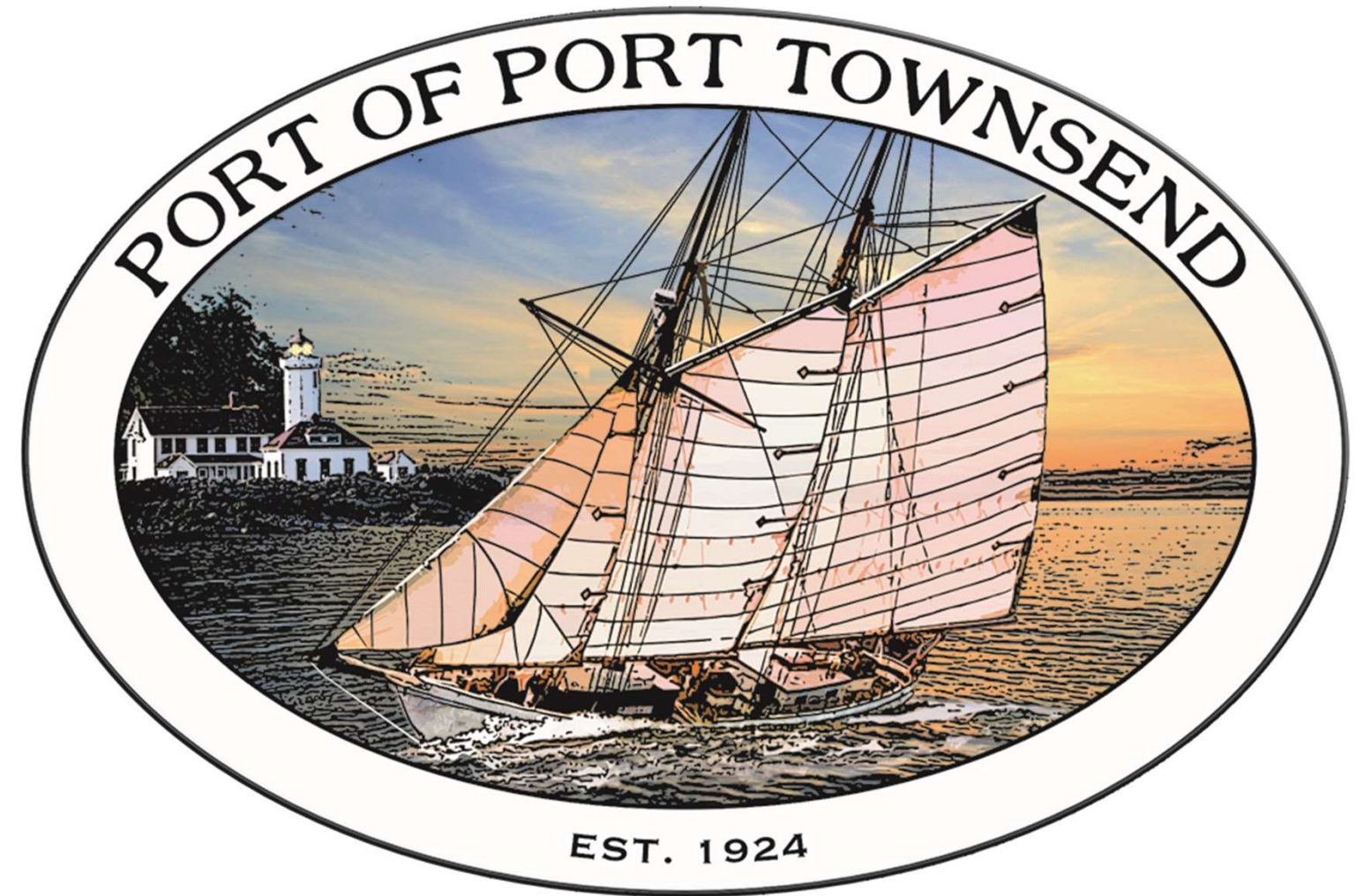


# **Sims Gateway & Boatyard Expansion Project**

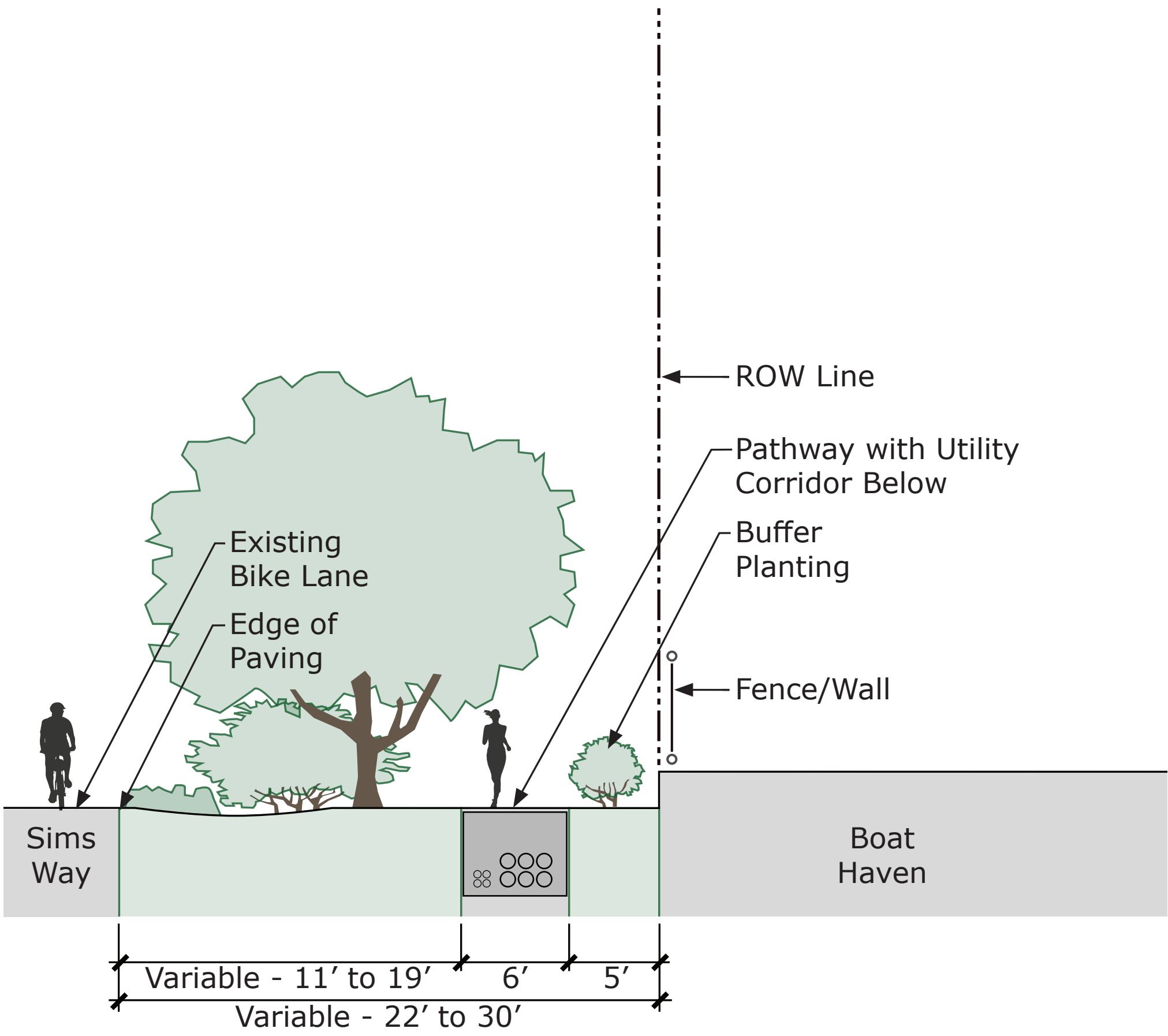
Port Commission

Workshop January 10, 2024





# Full Expansion



**Description**

- Expands the Boat Yard to the right-of-way (ROW) line
- Power and utility services connections placed underground
- Pedestrian facilities added to the south side of Sims Way
- Poplars on the south side of Sims Way replaced with "parkway" planting

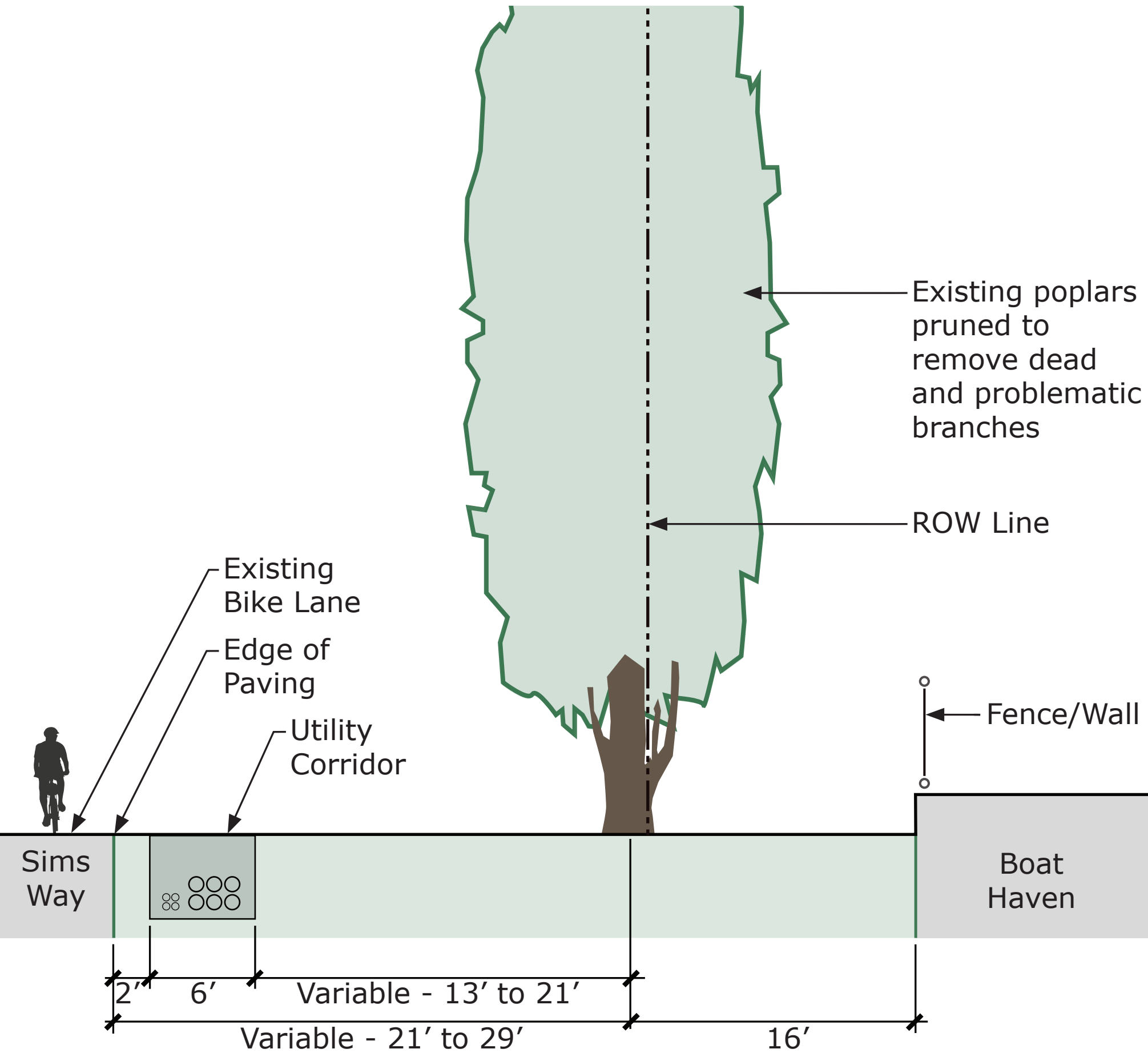
**Pros**

- Maximizes opportunities for employment growth (up to 20 jobs)
- Creates space for larger vessels and projects that employ local marine trades
- Allows the Port to maximize efficient use of its property
- Replaces poplars on the south side of Sims Way with "parkway" plantings

**Cons**

- Removes all poplars within the expansion area

# Partial Expansion



**Description**

- 20' Boat Yard expansion provides opportunity for job growth – but less than Option #1
- Power and utility services connections placed underground
- No pedestrian facilities added to the south side of Sims Way
- Retains poplars on the south side of Sims Way – dependent upon individual tree health

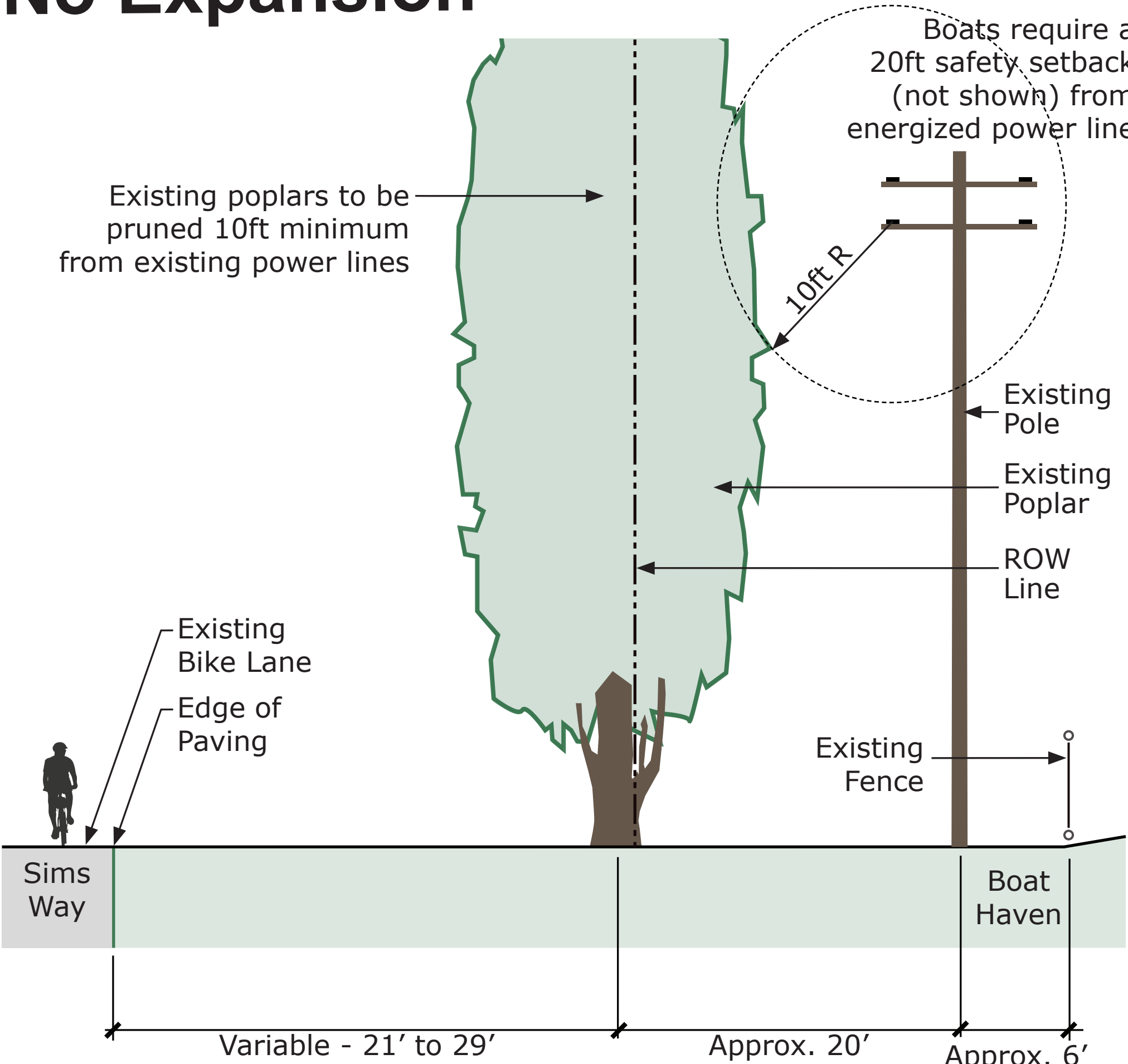
**Pros**

- Preserves poplars – and "corridor" entrance into town

**Cons**

- Placing utilities underground could adversely affect individual tree health – accelerating tree mortality
- Vessels placed closer to poplar trees – creating challenges for refinishing and refit work
- Limits opportunities to expand marine trades and economic activity

# No Expansion



**Description**

- No Boat Yard expansion (fence line remains in current location)
- Trees trimmed substantially to provide safety clearance - above-ground power lines reenergized
- No pedestrian facilities added to on south side of Sims Way
- Retains poplars on the south side of Sims Way (depending on individual tree health)

**Pros**

- Preserves poplars – but trimming will stress trees and change aesthetic by reducing canopy size

**Cons**

- Safely reenergizing existing overhead power lines requires:
  - ◊ Trimming to ensure a 10' radius from tree canopy to power lines
  - ◊ Dedicating a 20' setback from vessels to power lines will substantially reduce Boat Yard space
- Initial and recurrent tree trimming will adversely affect tree health

## Alternatives Considered - South Side of Sims Way

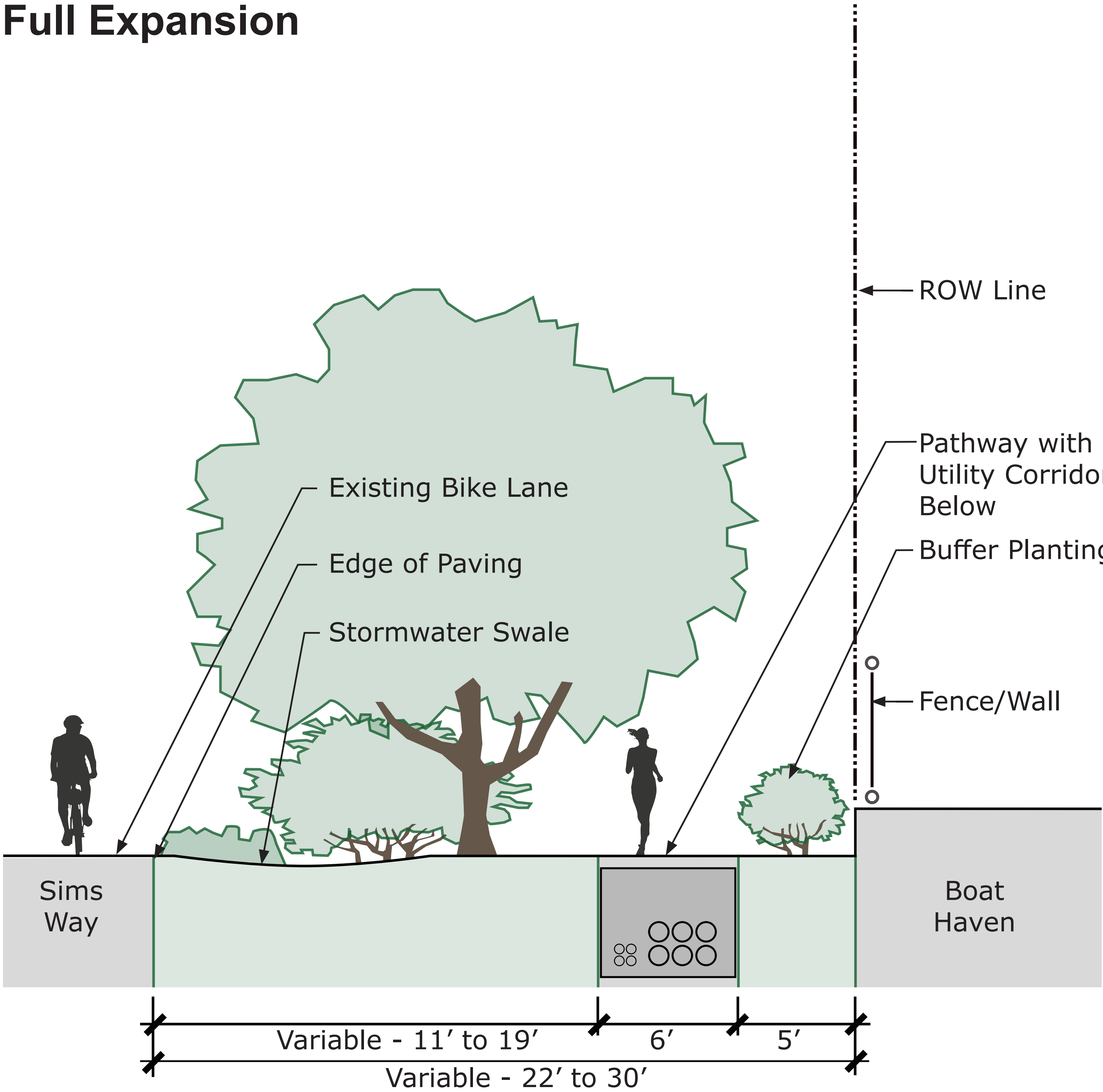
Open House - 8/06/2022

Sims Way Gateway Plan Implementation and Boat Yard Expansion

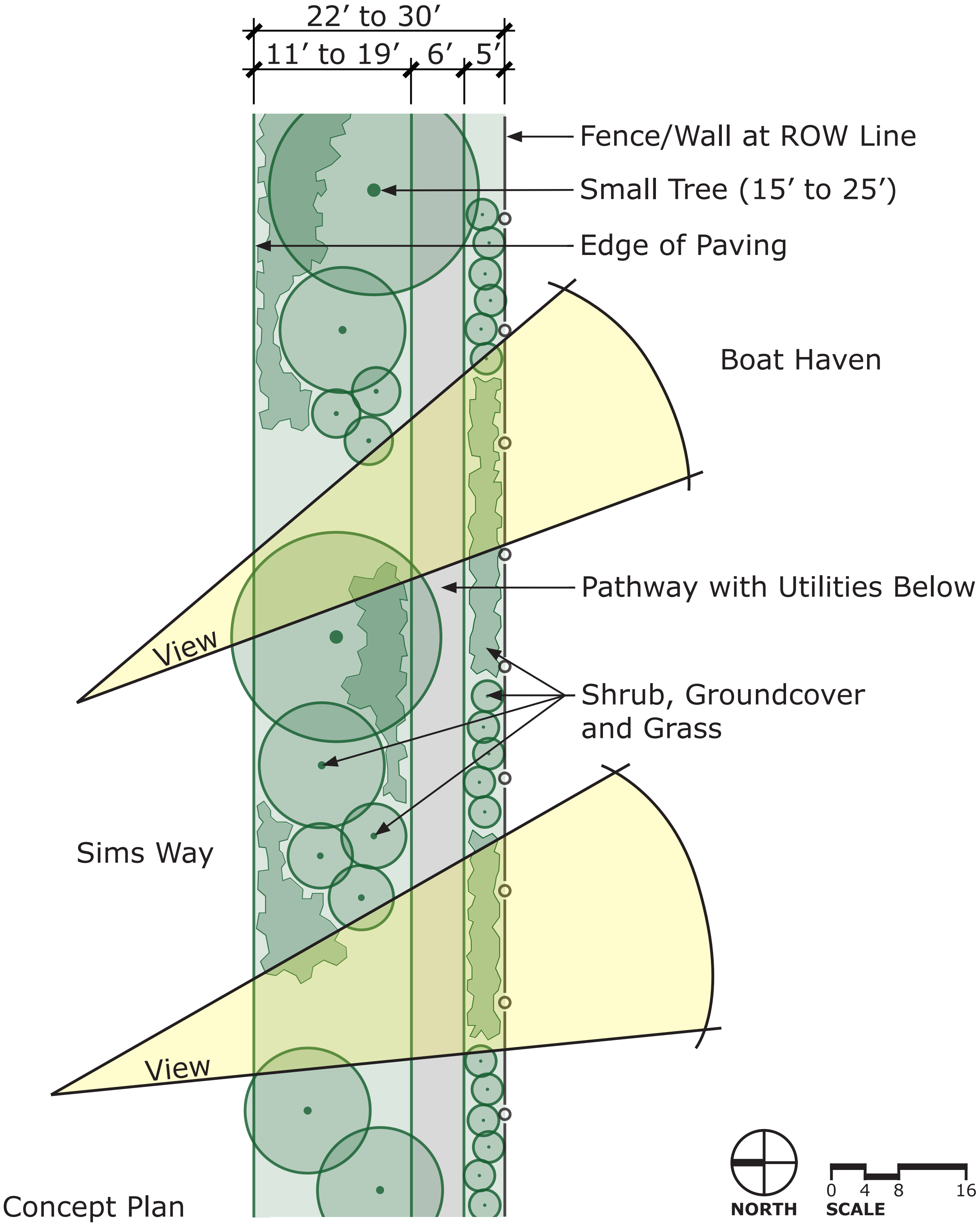




Full Expansion



Section (not to scale)



Concept Plan

Parkway Planting Concept - South Side of Sims Way

Open House - 8/06/2022

Sims Way Gateway Plan Implementation and Boat Yard Expansion



# Cost Comparison

	Aug. 2021		Nov. 2023	
Boat Yard	\$	900,000	\$	1,300,000
Landscaping	\$	400,000	\$	500,000
Sidewalk*	\$	-	\$	100,000
Undergrounding	\$	700,000	\$	700,000
Subtotal	\$	2,000,000	\$	2,600,000

\*Sidewalk costs in 2021 were included in the cost estimate for undergrounding



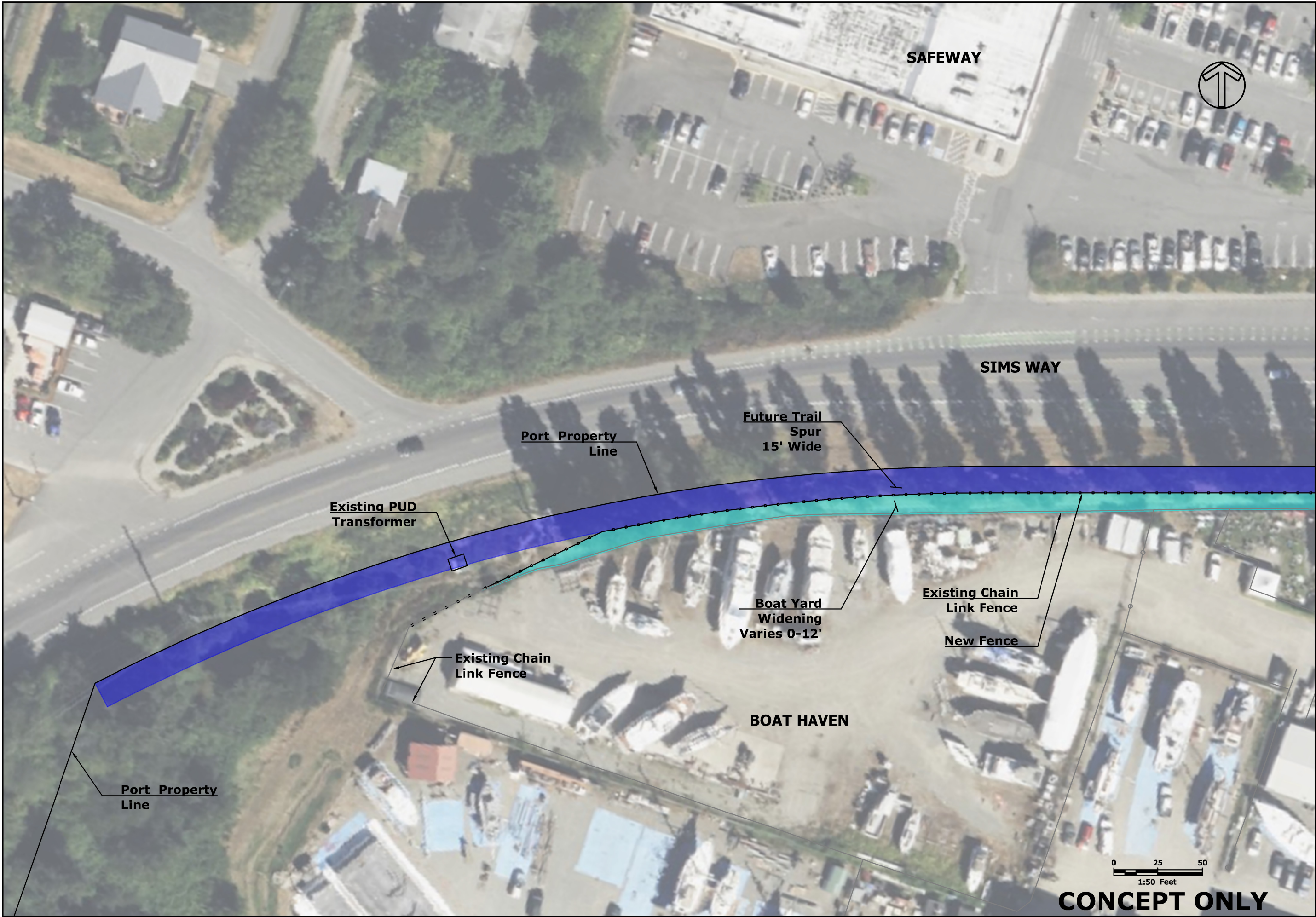
# Funding Comparison

	PIF		Match		Subtotal
Port	\$	450,000	\$	850,000*	\$ 1,300,000
City	\$	500,000	\$	100,000	\$ 600,000
PUD	\$	350,000	\$	350,000	\$ 700,000
Subtotal	\$	1,300,000	\$	1,300,000	2,600,000

\*Industrial Development District (IDD) Levy funds are budgeted for matching funds.



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PORT OF PORT TOWNSEND

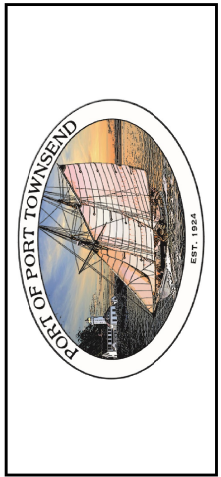
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