

Project #14-1948, Port of Grays Harbor, 28th St. Landing Phase 2

Current Status: Application Submitted

Project Details

Primary Sponsor: Port of Grays Harbor

Primary Contact: Marc Horton
(360) 591-4505
mhorton@portgrays.org

Funding Program: Boating Facilities - Local

Project Type: Development

Project Description

The Port of Grays Harbor will use this grant to complete construction needed to improve public usage of the 28th Landing site, located in the City of Hoquiam along the Chehalis River. The Port has obtained all of the planning documents, architectural designs, construction drawings and engineering required for the project and required permits are under way. The Port of Grays Harbor is currently in process on Phase 1 improvement projects with funds from the PGH Capital Budget. The items in Phase 1 of the project cannot be postponed further in order to preserve the asset. Phase 2 will replace and widen the boat ramp, add an additional boarding float, pave the main parking area, add a permanent restroom facility, gravel the remaining parking area and add lighting improvements for the parking area. These improvements will greatly enhance the enjoyment of the public while using our facility. The primary recreation opportunity provided by the project will be improved recreational boating opportunities.

Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric

Application Answer

Community Values

Service Area Radius
Management Priority
Project sustainability

5-25 miles (10-30 minute drive)
Active Park
We will be using pervious pavement.

Economic Benefit

Projected economic benefit provided by the project

The impact of boating recreation on the economy has been documented at the State level. No local studies have been completed. However, as with the rest of the state, recreational boaters contribute to the tourism economy, and support programs for fish and wildlife management and conservation. This grant would result in increased tourism use and human health benefits through enjoyment of pleasure boating and fishing. There will be no fees charged for the use of the property, so these benefits are difficult to measure in dollars. There are very few public access points to the water in the Aberdeen and Hoquiam areas. The citizens of Grays Harbor will benefit greatly from the improved safety and overall enjoyment of the boat launch area.

Sites Improved

Project acres developed
Project acres renovated

1.05
0.55

Completion Date

Projected date of completion

12/31/2016

Project Funding

Funding Request		Funding %	Min Match Required	Sponsor Match Source	
Boating Facilities - Local (FY2016)	\$759,683	73.42 %		Appropriation \ Cash	\$240,000
Sponsor Match	\$275,000	26.58 %	25%	Cash Donations	\$35,000
Total Project Funding	\$1,034,683	100.00 %			

Project Cost Summary

DEVELOPMENT COSTS

		Project %	Admin/A&E %	Maximum for Selected Program
Development	\$1,034,683			\$1,000,000
A&E	\$0		0.00 %	\$206,937 (20%)
Subtotal	\$1,034,683	100.00 %		
Total Cost Estimate	\$1,034,683	100.00 %		

Worksites and Properties

County: Grays Harbor

Legislative Districts 2012: 24
 Congressional Districts 2012: 06
 Sections: 07
 Township: T17NR09W
 Coordinates: 46.96792528
 -123.86007014

Worksite #1: 28th Street Landing, Hoquiam, WA

Coordinates from Mapped Point: Latitude: 46.96792528 Longitude: -123.86007014
 Coordinates from Worksite Latitude: Longitude:
 Directions:

Worksite Description: The proposed work is to be conducted at the existing 28th Street Landing in Hoquiam, WA. Plans include improving the launch ramp by adding a second launch, paving of the main parking area, a permanent restroom facility, gravelling additional parking area and improving the lighting along 28th street parking and the parking lot.

Site Access Directions: Start at the Port of Grays Harbor Administrative Offices: 111 S. Wooding St. Aberdeen, WA 98250 1.) Start out going southwest on S Wooding St toward Port Industrial Rd. 0.02 mi 2.) Turn right onto Port Industrial Rd. 0.7 mi 3.) Port Industrial Rd becomes Bay Ave. 0.1 mi 4.) Turn left onto 28th St. If you reach 27th St you've gone about 0.1 miles too far. 5.) At the end of 28th Street you will see a gravel parking lot, a boat launch and a viewing tower. This is the proposed site. Location is public, no special access needed.

Worksite Address:

Development Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
Boating Infrastructure		
Boarding float installation		
Total cost for Boarding float installation		\$156,800.00
Number of boarding floats	1 new, 0 renovated	
Linear feet of the boarding floats	160	
Width of the boarding floats	8	
Boat ramp development		
Total cost for Boat ramp development		\$228,300.00
Number of launch lanes	2 new, 0 renovated	
Number of elevated launch lanes	0 new, 0 renovated	
Boat ramp surface type	Concrete	
Dredging		
Total cost for Dredging		\$44,722.00
Number of reasons for dredging	Improved launch area	
Date of last dredge	1/1/1988	
Number of years estimated life of new dredge	25	
Buildings and Structures		
Construct / install restroom		
Total cost for Construct / install restroom		\$33,000.00
Number of restrooms	1 new, 0 renovated	
Select the restroom type	Restroom	
Provide the square feet of each restroom	144 Sq Feet	
General Site Improvements		
Install lighting (general security)		
Total cost for Install lighting (general security)		\$14,000.00
Number of general security lights installed	5	
Install pilings		
Total cost for Install pilings		\$179,800.00
Number of and piling type - Galvanized steel	38	
Select the structures supported by piling	Boarding float, Moorage facility	
Landscaping improvements		
Total cost for Landscaping improvements		\$10,000.00
Acres of landscaped area	1.46	
Select the landscape features	Drainage, Other	
Parking and Roads		
Parking development		
Total cost for Parking development		\$139,900.00
Number of vehicle parking stalls	16 new, 0 renovated	
Number of vehicle with trailer parking stalls	20 new, 0 renovated	
Number of accessible parking stalls - Vehicle	16	
Number of accessible parking stalls - Vehicle with trailers	20	
Select the parking surfaces	Asphalt, Gravel	
Select the parking enhancements	Bio-swale, Security lighting, Striping	

Site Preparation

General site preparation

Total cost for General site preparation		\$173,360.00
Acres of site preparation	1.46	
Buildings / structures to be demolished	Boat Launch 25 years old	
Select the site preparation activities	Demolition, General site prep activities, Mobilization, Traffic control	

Utilities

Install sewage system

Total cost for Install sewage system		\$24,500.00
Number of dump stations	1 new, 0 renovated	
Select the sewer utilities	Pump-outs, Sewer connection, Sewer line	

Install stormwater system

Total cost for Install stormwater system		\$10,000.00
Select the stormwater utilities	Drainage ditches	

Install water system

Total cost for Install water system		\$20,300.00
Select the water utilities	Water line, Water service connection	

Permits

Obtain permits

Total cost for Obtain permits		\$1.00
Number of permits required for implementation of project	9	

Development Questions

- 1 of 7 **Is the worksite(s) located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site? If yes, name the area and specify if the land is owned by local, state or federal government.**
Yes, The land is currently owned by the Port of Grays Harbor a local government entity. The Port intends to keep this land as public access to the Chehalis River for watercraft usage and access to local fishing. The public uses this opportunity daily and the Port believes it would be an enhanced benefit to local public recreation to obtain proper restroom facilities and the additional listed enhancements to maximize public usage and enhance the boating experience.
- 2 of 7 **Identify the source of funds (i.e. federal grant, Conservation Futures, local appropriations, private land donation, etc.) that was originally used to acquire the property.**
This land was acquired as part of the formation of the Port of Grays Harbor (102 years ago)
- 3 of 7 **Has the worksite been investigated for historical, archeological, or cultural resources? If yes, when did this occur and what agencies and tribes were consulted? Attach related documents (letters, surveys, agreements, etc.) to your project in PRISM.**
No professional survey has been completed. This is because the worksite will not be changed substantially from the existing facility, and very little earthwork will be required to install a new boat ramp, pave areas, and install a new restroom facility.
- 4 of 7 **Describe existing project site conditions. The answer to this question will be used in cultural resource consultation so please provide detailed information.**
The project site is largely developed with roads, boat launch and unimproved parking.
- 5 of 7 **Describe any proposed ground disturbing activities. That is, will a tool(s) be used to move earth (soil, rock, gravel, etc.) as part of this project? This includes hand or mechanized tools, for example: shovel, auger, pick axe, backhoe, etc. The answer to this question will be used in cultural resource consultation so please provide detailed information on the anticipated depth of excavation and the size of area disturbed.**
Ground disturbing activities will be typical of those for parking and paving preparation. The in-water work will also be typical for piling and float construction. Minor site work will be done for the new ramp.
- 6 of 7 **Give street address for this worksite if available.**
The southern most part of 28th Street, Hoquiam, WA 98550
- 7 of 7 **If buildings or structures (tidegates, dikes, etc.) will be altered, removed, or demolished, provide for each: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photograph for each to your project in PRISM. If none: N/A The answer to this question will be used in cultural resource consultation so please provide detailed information.**
N/A

Property for 28th Street Landing, Hoquiam, WA Worksite #1: 28th Street Landing, Hoquiam WA

Activity: Development

Landowner

Port of Grays Harbor
PO Box 660
Aberdeen, WA 98520-0141

Landowner Type: Local Government

Control and Tenure

Instrument Type: Sponsor owned property

Purchase Type:

Term Length: Perpetuity

Expiration Date:

Note:

Overall Project Questions

- 1 of 15 **Does the project site or project boundary lie within the urban growth area boundary of a city or town with a population of 5,000 or more? If yes, name the community and attach one map called Population Proximity Map under the Attachment Tab in PRISM.**
Yes, the project site is located within the City of Hoquiam.

- 2 of 15 Describe any ground disturbing work that will be necessary as part of the design process, such as geotech work. Include anticipated number of test sites, depth of disturbance, location, etc.**
Ground disturbing work: Geotech work has been completed as part of the design. However, construction will involve grading in preparation for paving, and preparation of the grade for the replacement launch ramp.
- 3 of 15 When will the project be completed and made available to the public for outdoor recreation uses?**
The project will be completed within one year of requested funding authorization - final schedule will depend on funding level and permit condition for in-water work.
- 4 of 15 Describe any required mitigation as a result of the action in this proposal. Will mitigation occur on this site or another location?**
Mitigation is still under negotiation, but is expected to include removal of a number of creosote pilings in the area, and planting of shade trees along the channelized portion of Fry Creek.
- 5 of 15 Are overhead utility lines present at the site, and if so explain how they will be relocated or buried.**
The power at the boat launch area is underground. However, there are overhead power lines running north along 28th St. where additional parking will be developed. There are no plans to change these to underground because they will not hinder use or create an accident risk at this time.
- 6 of 15 Will this proposal create a new public park/recreation area where none presently exists? If yes, what will the area be named?**
No, this will only improve an existing public use area.
- 7 of 15 Will this proposal renovate or expand an existing public park/recreation area? If yes, what is the name of the existing area?**
Yes, this project is the renovation of the 28th Street Landing in Hoquiam, WA.
- 8 of 15 How does this proposal implement goals in your agency's planning document and/or the Statewide Comprehensive Plan (include references)?**
This project will implement nearly all the goals of the "2009 28th Street Landing Recreational Lands and Facilities Plan." Specifically, the project will: rehabilitate the launch ramp, meet ADA guidelines, expand the ramp to two lanes, increase the launch capacity, expand parking capacity, install a permanent restroom.
- 9 of 15 Is this project scope part of a larger effort not reflected in the project application? If so, briefly describe the larger effort, funding amount(s) and source(s).**
The Port has decided to begin Phase 1 of the renovation project with our own funds. We have awarded a contract in the amount of \$676,747.05 to complete Phase 1 of construction. When Phase 2 is constructed, this will complete the entire objective. At that point the Port will focus on routine maintenance to attain maximum lifespan of the improvements.
- 10 of 15 Describe the nature of any rights-of-way, easements, reversionary interests, etc. to the project area.**
This project will be constructed on Port-owned property and Port-controlled tidelands. Port has a PMA with DNR beginning at OHW mark out to a negotiated PMA boundary. No other easements or reversionary interests are held on these properties.
- 11 of 15 Who will be responsible for administration, design, and/or implementation of this project (i.e. in-house staff, paid consultants, contractors, volunteers, other agency staff, etc.)? Explain.**
This project will be administered by Port Staff – as the responsibility of the Department of Environmental and Engineering Services. Design will be completed by consultants – preliminary design has been done by BergerABAM Engineers. Permitting is in process. Construction will be done by contractor, although some elements such as installation of sewer and water may be done by Port crews according to project design. The Port will conduct project management.
- 12 of 15 Is there, or will there be, any significant public access or use restrictions? If yes, explain:**
Yes. The public is free to use the area daily from dawn until dusk. They are not authorized to camp or stay overnight on the property.
- 13 of 15 Does this application contain state, federal or other grants as part of the "sponsor match"? If "yes," name the grant(s) and date grant will be available.**
Yes, the "Sponsor Match" will be made with Port funds as well as with funds dedicated to this type of project and held by the Grays Harbor Community Foundation.
- 14 of 15 Does this application contain elements required for mitigation for other project(s)? If yes, explain:**
No
- 15 of 15 Is this project a subsequent phase to a previously funded RCFB project? If yes, please identify the grant project number(s) if known.**
Yes, this project has received funding for design and permitting under RCO Grant 11-1137.

Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
Archeological & Cultural Resources (EO 05-05)	06/15/2012	07/15/2012		
Building Permit				
Dredge/Fill Permit [Section 10/404 or 404]	06/01/2012			
Endangered Species Act Compliance [ESA]	06/01/2012			
Hydraulics Project Approval [HPA]				
SEPA		06/29/2012		
Shoreline Permit		09/14/2012	09/14/2017	
Water Quality Certification [Section 401]				
Other Required Permits				

Permit Questions

- 1 of 1 **If this project requires a federal permit, will the scope of that permit cover ALL proposed ground disturbing activities included in this project?**

You may need to request a pre-application meeting with the permitting agency to answer this question.

Yes, Yes, this project will require a federal permit (Corps Section 10 and 404), and all ground disturbing activity will be included in the project, and the Corps will regulate accordingly. The Port attained permits for a larger project in 2012 when we first applied for grant funding on the construction of this project. We were not granted the funding in our prior proposal, so the Port made the decision to re-write our plan to include two phases. Phase 1 is contracted for construction which will take care of some major items on our prior proposal. We have a contract in the amount of \$676,747.05 which will remove and replace precast floats and guide piles, reconstruct a portion of the boat ramp, remove and replace our debris deflector and increase bank line protection. We are in process of attaining all of the permits for Phase 2; some will be used in both projects while others had to be reapplied for to reflect the new project scope. Phase 1 will be complete before construction begins on Phase 2.

Application Status

Application Due Date: 07/01/2014

Status	Status Date	Name	Notes
Application Submitted	06/30/2014	Marisa Yauch	Thank you for taking the time to review our application. We look forward to the presentation and showing how this grant will help our boating community immensely. Marisa Yauch Port of Grays Harbor
Preapplication	05/19/2014		

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them. (Marisa Yauch, 06/30/2014)

Date of last change: 06/30/2014