

## Future Waterfront/Harbor Projects Update September 2014

(Not prioritized)

### Scow Bay Haul Out and Wash Down Facility (est. \$3.5)

See PEDC design plans.

Currently the Petersburg Harbor users self service and repair vessels at (2) public tidal grids operated by the Harbor Department. Changes in Federal Agency environmental regulations are presumed to curtail some currently allowable maintenance at the existing facility therefore future plans include boat work yard with a marine haul out and wash down pad. The community has available Borough owned waterfront property in Scow Bay that is expected to be used for this purpose adjacent to privately owned commercial/industrial properties that could be used to expand the existing local marine support offerings.

### North Harbor Replacement:

#### **Phase 2: Sheet Pile Bulkhead Approach/Parking (est. \$2.3 million/2007)**

The current parking lot serving the North Harbor is located at and shared with the Middle Harbor users. The adjacent bulkhead parking along Harbor Way is shared with Main Street and serves as parking for many Down Town employees. Both shared situations create a severe lack of vehicle parking for the 134 stall holders and customers using the North Harbor. Estimate of 50 additional parking spots (\$46 K per spot)

- **Alternative Parking Proposal: (\$375,000)**

Due to the expense of Phase II (above) included in the North Harbor Replacement Project, Staff has looked at the costs of purchasing adjacent property and demolition of the existing building to make room for more North Harbor parking. Estimate of 20 additional parking stalls (\$18.7 K per spot)

Listed Purchase Price: \$ 250,000

Demolition & Scraping costs: \$110,000

Re-surface parking/signage: 15,000

### Marine Terminal-“Drive Down Facility”:

#### **Phase 3: Sheet Pile Bulkhead with Loading Crane (\$5.8 million)**

This area will serve as a loading area for commercial fishing and deep water mooring for tour ships and larger vessels. This will also serve to support needed gear storage at the adjacent staging area.

## Currently Underway: Final Design & Construction (\$9.4 Million )

Phase 1: Dock Demo & Staging Area

Phase 2: Approach Dock, Transfer Bridge & Drive Down Float

\*Secured Funding = \$3.4 million (State - sunset 2014)

\$1.8 million (State - sunset 2016)

\$5.6 million (State - sunset 2017)

Total \$10.8 million

- **Alternative Proposal:**

Due to the expense of Phase 3 (above), PND has given an estimate for a reduce bulkhead that will still allow for mooring of vessels to load & unload to support the needed gear storage to adjacent staging area.

\*Current estimate: \$1.9 million/125 Loading Dock

## South Harbor Utility Float Reconstruction (\$400,000)

The existing 12 foot by 160 foot Utility Float was built in 1984. It has served as the chief location for much of the commercial fishing gear maintenance work that goes on for all gear groups during the annual fishing season. It has suffered much wear and tear and is in need of major reconstruction or complete rebuild.

- Eligible for a Municipal Harbor 50/50 Match Grant (\$200,000)

## South Harbor Maintenance Dredge (\$ )

The South Harbor basin was originally dredged in the early 1980's in preparation of the South Harbor construction in 1983-4. The area along the 400 row has filled in as natural sloughing has occurred over the last couple of decades, rendering many of the moorings unusable during certain stages of the tide. South Harbor north side entrance is also in need of maintenance dredging to re-establish egress.

## Add Gear/Work Floats in other parts of waterfront: (\$ new 100 per sq/ft)

Petersburg's commercial fishing fleet is in desperate need of more work areas. Currently the Utility Float, built in 1984 and located in the South Harbor is in need of repair. Recently completed is a Troller/ Gillnetter Work Float located in the North Harbor Basin. Gillnet work float in addition to the specially designed Troller work float will specifically add to Petersburg's overall commercial waterfront friendly attitude.

## Harbor Office/Shower/Restroom facility Redesign & Reconstruction: (\$ )

The Harbor Office was built in 1980 and is in need of heating, electrical upgrade and efficiencies. The 2011/12 City Building Maintenance Report concluded there were numerous issues with the building and advised budgeting money to apply towards these concerns. Existing shower and restroom facilities located in building adjacent to the Harbor Office are original to the building

construction in 1980. The only 24/7 service available to the public, these facilities see constant use year around and are in poor condition. The new approach for the North Harbor requires a remodel of the Harbor Office entrance that will include the new traffic flow.

**Development of a full Harbor Facility Plan with Rate Study: (\$100,000-150,000)**

Staff feels it would be beneficial to documented strategic Harbor planning in order to give direction to future waterfront development.

**Maintenance Shop upgrade: (\$ )**

In 2006 the City took over ownership of all three (3) harbors and with this acquired ownership the maintenance requirements grew exponentially. The maintenance work area is located in very cramped room within the Harbor Office building. This area also serves as supply room and storage area for all aspects of Harbor services. Current maintenance projects are forced to relocate to other locations seeking work space. Maintenance equipment is currently stored in various AML container van's that the Harbor Department has stashed in both Middle Harbor parking lot & Port Storage areas, neither place is ideal as moisture and temperature issues often occur.

**South Harbor Ramp Replacement:( 85 ft ramp \$90,000)**

New ADA compliant 85 foot aluminum pedestrian ramps to replace the current State issued steel 65 foot ramps located at both approaches of the South Harbor. Current ramps are very steep and pose hazards for pedestrians entering and exiting the facility at various stages of the tide.

**Covered Work Area: (\$ )**

Upland covered work area on the fill area adjacent to the Drive Down Facility where fishing gear can be maintained as well as an area for gathering tourists who visit Petersburg aboard tour ships.

**Purchase private land within/adjacent to Harbor Facility: (appraised \$)**

- First Bank property along Harbor Way – removal of building could provide additional North Harbor parking options \$250,000
- Glenn Reid Marine Property – ideal loading/unloading and marine storage facility
- Ken & Stacey Madsen property\* N/S
- Husvik Rental property \* \$

\*These two properties will allow growth for additional parking as well as construction of a second Launch Ramp in the South Harbor area.

- Petro Marine (formerly AK Fuel Service) yard & storage building

This property will enhance the Launch Ramp parking and Harbor long term parking. The storage building would be an ideal Harbor Maintenance & storage facility.

- State of Alaska Maintenance Facility in Scow Bay

This property adjacent to the future Scow Bay Haul Out Facility will give out-of-water storage as well as work area for a significant number of larger vessels that are not allowable to transit the State Highway.

### Increase SH Launch Ramp capacity & parking: (\$ )

A second Launch Ramp added to Southside of existing float. With over 500 Launch Ramp stickers sold yearly, there is a large demand for increased ability to launch recreational boats and store vehicle trailers while enjoying the outdoors. Expanding the parking area is a must to accommodate this increased activity.

### Covered boathouse for Homeland Security Boat: (\$ )

A covered boathouse will insure longevity of the vehicle and equipment as well as provide better emergency response in poor weather conditions (snow). The ability to have all emergency response equipment in an adjacent building will help in many incidents.

Other ideas include:

- Gillnet loading ramp
- Small vessel loading areas – access tidal dependent
- Restroom/shower facilities in South Harbor
- NH Skiff Float approach, ramp & float replacement
- Remodeled garbage/recycle/waste oil collection sites
- Covered workspace