



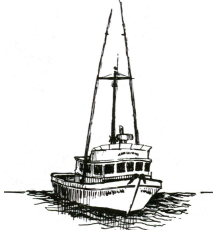
HB 2366

PORT OF PORT ORFORD REDEVELOPMENT

SUMMARY

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PORT MANAGER - STEVE COURTIER



HB 2366 - PORT OF PORT ORFORD REDEVELOPMENT PROJECT - SUMMARY

Project Overview (from Regional Infrastructure Fund Proposal)

Project Description

Redevelop approximately 2 acres of Port of Port Orford property to enable addition and expansion of businesses building on existing fishing fleet activity and 2002 fleet infrastructure investment (fleet represents 30% of local economy) and capitalizing on site's unusual ability to support cost-effective access to full-strength seawater for shoreside business use. Project immediately benefits local economy by increasing sun and wind sheltered enclosed space for live catch buyers and additional seafood buyers, allows expansion of existing edible algae (dulse) business, and creates essential conditions to accommodate new tenant demand for space adaptable to known and future seawater user needs. Establish a single ocean-direct seawater delivery system, increase flat paved surfaces & enclosed flexible spaces with upgraded infrastructure to accommodate high-value live catch holding facilities and innovative seawater-dependent businesses and uses. Reorganize site uses to improve ocean recreational users' access to water's edge. We expect to capitalize on site's solar and wind power potential and to supplement potable water used for boat washing with harvested rainwater.

Opportunity/Need

Existing conditions prevent the Port of Port Orford from capitalizing on significant economic opportunities arising from two highly sustainable natural resources: extraordinary near ocean productivity, and the site's unusual capacity to easily pump full-strength seawater ashore directly from the sea (unique to Oregon, if not the West Coast). Markets for lucrative live seafood catch from Oregon's premier live catch fishing fleet are artificially limited because the small, decaying Port facility accommodates only one on-site buyer, and meets less than half of that buyer's space needs. Additional buyers and promising innovative new seawater-dependent businesses (e.g., edible algae cultivators) are or would like to do business there utilizing the Port's seawater resources, but the Port has no tenant space, and permitting and installation of individual seawater systems presents cost and logistical challenges for would-be tenants. Innovation and increased job opportunity and diversity are major needs in this impoverished rural area. Redeveloping currently underutilized Port land to create more tenant space with comprehensive, adaptable infrastructure and seawater delivery system supports regional priorities by retaining, expanding and assisting in the creation of local employment opportunity in fleet, fleet support and construction, and Business Oregon priorities by enabling the continued innovation and growth of new seawater-reliant businesses unrelated to fleet activity.

Solution

Redevelopment will adapt the successful model of a similarly-situated Hawai'ian site: there, provision of a site-wide metered-service seawater system, basic infrastructure and a combination of adaptable basic tenant structures and buildable space has attracted more than 30 diverse seafood and/or innovative seawater-reliant businesses. We plan to install a single comprehensive seawater delivery system, reorganize site circulation to maximize usable space, install upgraded utility and wastewater service (currently failing), regrade and create up to 35,000 sf of flat internally-drained hard surface with at least 25,000 sf unheated and enclosed space for seawater tanks, processing and shipping space with cold storage, a small Port office and shop, seafood retail, and research and teaching wet labs. In addition to accommodating a greater diversity of buyers for more types of local catch, and enabling growth of onshore seawater businesses, we anticipate that providing this basic foundation for business operation and especially removing the logistical barrier of installing individual seawater delivery systems will attract and maximize catalytic interactions among complementary businesses and stimulate development of new and additional business opportunities derived from the area's highly productive reefs and capacity to provide full-strength seawater.

HB 2366 - PORT OF PORT ORFORD REDEVELOPMENT PROJECT - BUDGET SUMMARY

Planning Phase

The Port has used \$250,000 from Business Oregon Infrastructure Finance Authority to support the following planning and development activities:

- Survey of Port Property needed to initiate site planning
- Project Coordinator to develop successful funding proposals and contracts
- Site Planning (see attached site plan)
- Cost estimates and identification of necessary permits
- Financial Consultation Services from Special Districts Association of Oregon
- Demolition of old structures (underway)
- RFP development for facility design architect, seawater system design

Design and Construction Phase

The Port is now securing match funding in order to proceed with \$3M proposal to the US Economic Development Administration.

Funding Source	Amount	Status
US Economic Development Administration	\$3,000,000	preliminary proposal submitted, pending match for full proposal (included in Senators' Wyden and Merkley Request for FY 2020 Appropriations)
Business Oregon Regional Infrastructure Fund	\$500,000	Awarded
HB2366	\$1,600,000	Pending deliberations
Ford Family Foundation - Program Related Investment	\$500,000	Preliminary proposal in development
Wild Rivers Coast Alliance	\$200,000	Awarded
Other	\$200,000	In development
Total	\$6,000,000	

Other Developments

Breakwater Repair

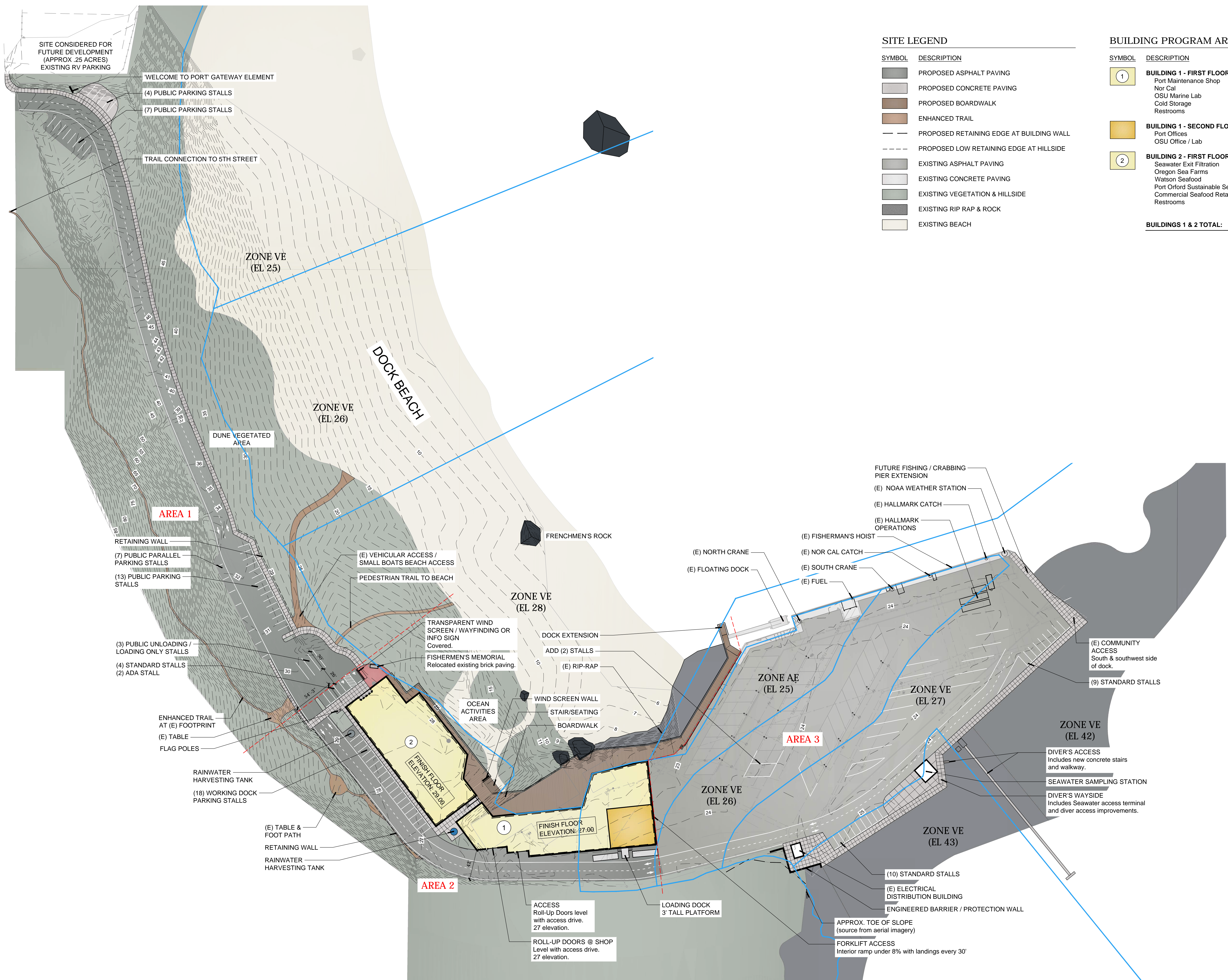
In summer of 2019, the US Army Corps of Engineers will execute a \$6.5M contract for the emergency repair of the Port Orford breakwater. This critical infrastructure project will enable the Port to safely function until a long-term solution to the shoaling problem is developed.

BUILD Proposal for critical infrastructure

The Department of Transportation will release a grant opportunity in April through the Better Utilizing Investments to Leverage Development (BUILD) program. This program will focus on needed transportation infrastructure improvements, and the Port will assess and pursue this opportunity to fund upgrades to our high capacity cranes and related equipment in order to maintain operational capacity. (This was also included in Senators Wyden and Merkley's Request for FY 2020 Appropriations)

HB 2366 - PORT OF PORT ORFORD REDEVELOPMENT PROJECT - TENANTS

BUILDING TENANTS	AREAS	USES
<u>DESCRIPTION</u>	<u>AREA</u>	<u>USE</u>
BUILDING 1 - FIRST FLOOR	19,600 sf	
Port Maintenance Shop	2,000 sf	Port Maintenance
Nor Cal	14,800 sf	Live Seafood Buyer
OSU Marine Lab	1,000 sf	Research/Education
Cold Storage	1,000 sf	Product/Bait Storage
Restrooms	800 sf	Tenants/Divers
BUILDING 1 - SECOND FLOOR	3,500 sf	
Port Offices	1,000 sf	Port of Port Orford
OSU Office/Lab	2,500 sf	Research/Teaching Wet Lab
BUILDING 2 - FIRST FLOOR	17,300 sf	
Seawater Exit Filtration	4,000 sf	Seawater Treatment
Oregon Sea Farms	8,000 sf	Edible Seaweed (dulse) Production
Watson Seafood	1,500 sf	Commercial Fish
Port Orford Sustainable Seafood	1,500 sf	Commercial Seafood
Commercial Seafood Retail	1,500 sf	Cooperative
Restrooms	800 sf	Public
BUILDINGS 1 & 2 TOTAL:	40,400 sf	



SITE LEGEND

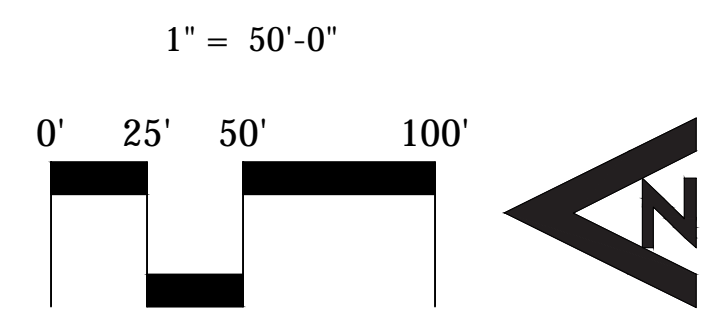
SYMBOL	DESCRIPTION
[Dark Grey Box]	PROPOSED ASPHALT PAVING
[Light Grey Box]	PROPOSED CONCRETE PAVING
[Brown Box]	PROPOSED BOARDWALK
[Orange Box]	ENHANCED TRAIL
[Dashed Line]	PROPOSED RETAINING EDGE AT BUILDING WALL
[Dotted Line]	PROPOSED LOW RETAINING EDGE AT HILLSIDE
[Light Grey Box]	EXISTING ASPHALT PAVING
[Light Grey Box]	EXISTING CONCRETE PAVING
[Green Box]	EXISTING VEGETATION & HILLSIDE
[Dark Grey Box]	EXISTING RIP RAP & ROCK
[White Box]	EXISTING BEACH

BUILDING PROGRAM AREAS

SYMBOL	DESCRIPTION	QTY
[Yellow Box 1]	BUILDING 1 - FIRST FLOOR	19,600 sf
	Port Maintenance Shop	2,000 sf
	Nor Cal	14,800 sf
	OSU Marine Lab	1,000 sf
	Cold Storage	1,000 sf
	Restrooms	800 sf
[Yellow Box 2]	BUILDING 1 - SECOND FLOOR	3,500 sf
	Port Offices	1,000 sf
	OSU Office / Lab	2,500 sf
[Yellow Box 3]	BUILDING 2 - FIRST FLOOR	17,300 sf
	Seawater Exit Filtration	4,000 sf
	Oregon Sea Farms	8,000 sf
	Watson Seafood	1,500 sf
	Port Orford Sustainable Seafood	1,500 sf
	Commercial Seafood Retail	1,500 sf
	Restrooms	800 sf
	BUILDINGS 1 & 2 TOTAL:	40,400 sf



**PORT REDEVELOPMENT
CIRCULATION & ACCESS STUDY
CONCEPTUAL SITE PLAN**



**CAMERON
McCARTHY**
LANDSCAPE ARCHITECTURE & PLANNING

L1.0
03.05.2019