STATTER HARBOR MASTER PLAN
PHASE 2 – BOAT LAUNCH RAMP

AUKE BAY AREA PLAN
February 26, 2014
Auke Bay - 1984

- Expanded Boat Repair and Storage Building at Andrews Marina
- Additional Horton Fill
- Travel-Lift
- Expanded DeHart’s Marina
- Harbor Staff Building
- Expanded City Float

Auke Bay - 1984
Auke Bay – Current

- Expanded Statter Harbor Moorage
- New Fuel Float
- Removal of DeHart’s Marina
- Horton Lot
- Harbor Parking
- Reconfigured Parking and New Harbor Building

Auke Bay – Current
Pros:
- Near population center and other boating services and facilities
- Soon to be publically owned property
- Zoned waterfront commercial

Cons:
- Site too small for adequate uplands parking needs
- Consumes space that could potentially be used for moorage stalls
- Site would not assist in meeting current upland parking needs generated by nearby facilities
2008 Statter Harbor Master Plan
Some of the Alternatives Considered During Environmental Assessment
## Existing On and Off Site Parking Capacity

<table>
<thead>
<tr>
<th>Location</th>
<th>Vehicle</th>
<th>Truck/Trailer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Statter Harbor Lot</td>
<td>92</td>
<td>22</td>
</tr>
<tr>
<td>Boat Yard (summer use only per lease)</td>
<td>23</td>
<td>0</td>
</tr>
<tr>
<td>Horton’s Lot</td>
<td>63</td>
<td>8</td>
</tr>
<tr>
<td>Auke Bay Elementary</td>
<td>25</td>
<td>30</td>
</tr>
<tr>
<td>Loop Road</td>
<td>6</td>
<td>28</td>
</tr>
<tr>
<td><strong>Existing On and Off Site Total</strong></td>
<td>209</td>
<td>88</td>
</tr>
</tbody>
</table>

## Proposed Master Plan On-Site Parking Capacity

| Statter Harbor Lot (after trailer spaces converted to vehicle spaces) | 136     | 0            |
| Boat Yard (summer use only per lease)                              | 23      | 0            |
| New Launch Ramp (former Horton’s Lot)                              | 84      | 100          |
| **Master Plan On-Site Total**                                      | 243     | 100          |

Increase in Parking

<table>
<thead>
<tr>
<th>Increase in Parking</th>
<th>Vehicle</th>
<th>Truck/Trailer</th>
</tr>
</thead>
<tbody>
<tr>
<td>34 (16%)</td>
<td></td>
<td>12 (14%)</td>
</tr>
</tbody>
</table>

Existing and Proposed Parking
<table>
<thead>
<tr>
<th>User Group</th>
<th>Resource</th>
<th>Recommended Number of Vehicle Spaces</th>
<th>Number of Trailer Spaces or Moored Vessels</th>
<th>Application of Guideline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boat Ramp</td>
<td>OSMB¹</td>
<td>30% of Trailer Spaces</td>
<td>100</td>
<td>30</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Proposed Vehicle Spaces for Boat Launch Ramp Users</strong></td>
<td></td>
<td></td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>Moorage</td>
<td>ASCE²</td>
<td>0.75:1 parking stalls: vessel moorage</td>
<td>324 - 551³</td>
<td>243 - 413</td>
</tr>
<tr>
<td>Moorage</td>
<td>ADOT/PF⁴</td>
<td>0.5 to 0.8 parking stalls: vessel moorage</td>
<td>324 - 551</td>
<td>162 - 260 276 - 441</td>
</tr>
<tr>
<td>Moorage</td>
<td>USACE⁵</td>
<td>0.75:1 parking stalls: vessel moorage</td>
<td>324 - 551</td>
<td>243 - 413</td>
</tr>
<tr>
<td><strong>Proposed Vehicle Spaces for Moorage Users</strong></td>
<td></td>
<td></td>
<td>213</td>
<td></td>
</tr>
<tr>
<td><strong>Total Vehicle Spaces for Master Plan</strong></td>
<td></td>
<td></td>
<td>243</td>
<td></td>
</tr>
</tbody>
</table>

1. Oregon State Marine Board  
2. American Society of Civil Engineers  
4. Alaska Department of Transportation and Public Facilities  
5. US Army Corps of Engineers

Establishing Parking Need
Launch Ramp Plan Permitted by the ACOE and Reviewed by Planning Commission on May 14, 2013
Approximate Boundary of Launch Ramp Fill
Increased Landscaping

- Landscaped Buffer Between Site and ABTC Residences
- Vegetated Rip-Rap Slopes
- Landscape Along Seawalk
- Landscape Between Parking Rows (typical)
- Widened Landscape Buffer Along Glacier Highway

Revisions to Launch Ramp Plan
Reduced Drive Lanes and Some Trailer Spaces

Revisions to Launch Ramp Plan

- Reduced Drive Lanes
- Reduced Trailer Parking Spaces
- Reduced Width of Drive-Through Lane
Improved Pedestrian Amenities

- Viewing Look-Outs
- Covered Shelter
- Stairway to Beach
- Restrooms and Dumpster

Revisions to Launch Ramp Plan
Revised Launch Ramp Plan
PARKING SUMMARY

<table>
<thead>
<tr>
<th>TYPE</th>
<th>NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRAILER PARKING</td>
<td>100</td>
</tr>
<tr>
<td>VEHICLE PARKING</td>
<td>243</td>
</tr>
</tbody>
</table>

Revised Statter Harbor Master Plan
Full Build-Out Seawalk Amenity
Lighting Plan
Noise During Construction
Neighborhood Harmony
Current View to East
Neighborhood Harmony
East View – May 14 Plan
Neighborhood Harmony
Statter Harbor Views – South, Southwest and West
SUMMARY

- Project is a logical expansion of Statter Harbor to address issues of congestion, safety, and efficiency for the boating public.
- The project is consistent with surrounding neighboring uses.
- Reduced work hours mitigate noise impacts during construction – allowing that periods outside these hours may be needed for work during low tides.
- Landscaped buffer between project and ABTC addresses resident concerns.
- Site lighting will be designed for safety and security yet not glare onto adjacent properties and roadways.
- Landscaping adjacent to the make-ready lane addresses safety concerns.
- Public amenities such as seawalk, viewing lookouts, covered shelter, stairs to beach, and landscape buffers add value to neighboring properties and the community at large.
- Significant revisions were made to address concerns by the public and the Commission resulting in approximately $547,000 of additional cost.
- The project is much needed to fulfill the boating needs of the community today and into the future.
SCHEDULE

- 35% Design and Public Meeting – Early March 2014
- 65% Design and Public Review – Late April 2014
- 95% Design and Public Review - Mid June 2014
- Bid – Early August – Early August 2014
- Mobilize to Site for Soft Ground Modifications – Mid November 2014
- Construction – Early April 2015 to Late October 2015
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Revised Launch Ramp Plan
Revised Statter Harbor Master Plan