

Welcome!

Welcome to the open house for the Sims Gateway Plan and Boat Yard Expansion Project.

Please browse the materials presented today and take an opportunity to discuss your thoughts with members of the Project Team.

Remember to visit the comment table to leave any thoughts you'd like to share in writing.

Thank you for coming today!

Thank You!

The Project Team would like to say, "Thank you!" to all of the Stakeholders who generously volunteered considerable time to help shape and develop the materials presented today.

Stakeholders

- Joni Blanchard
- Forest Shomer
- Ron Sikes
- Russell Hill
- Steve Mader
- Dan Burden
- Jennifer Rotermund
- Arlene Alen
- Sarah McQuillen

The Project Team also wishes to express our appreciation for the collaborative leadership and guidance provided by the elected bodies of the three project partners.

Elected Bodies

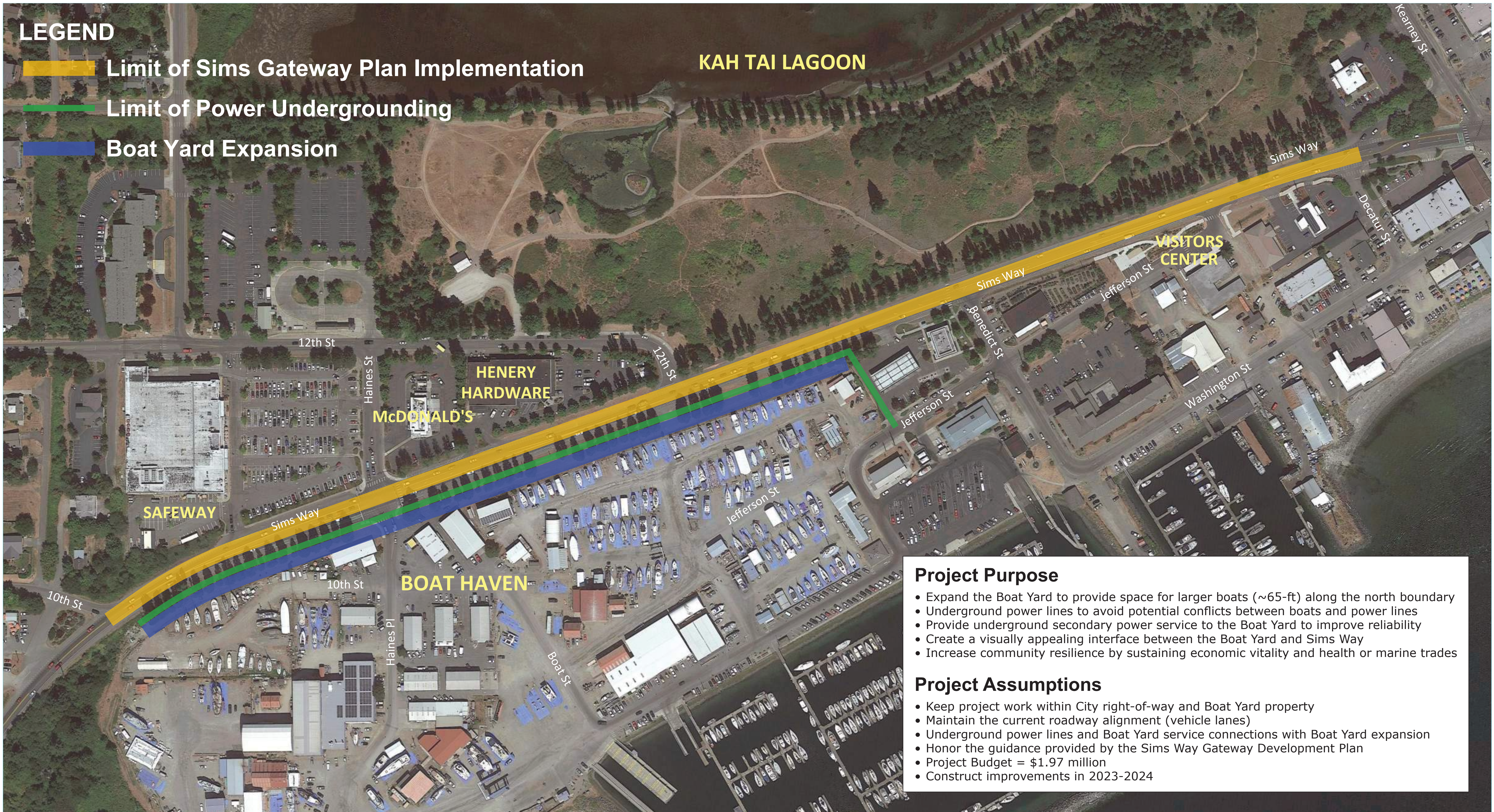
- Port of Port Townsend Commissioners
- City of Port Townsend City Council Members
- Jefferson County Public Utilities District Board of Commissioners



Open House - 8/06/2022

Sims Way Gateway Plan Implementation and Boat Yard Expansion





LEGEND

- Limit of Sims Gateway Plan Implementation
- Limit of Power Undergrounding
- Boat Yard Expansion

KAH TAI LAGOON

Project Purpose

- Expand the Boat Yard to provide space for larger boats (~65-ft) along the north boundary
- Underground power lines to avoid potential conflicts between boats and power lines
- Provide underground secondary power service to the Boat Yard to improve reliability
- Create a visually appealing interface between the Boat Yard and Sims Way
- Increase community resilience by sustaining economic vitality and health of marine trades

Project Assumptions

- Keep project work within City right-of-way and Boat Yard property
- Maintain the current roadway alignment (vehicle lanes)
- Underground power lines and Boat Yard service connections with Boat Yard expansion
- Honor the guidance provided by the Sims Way Gateway Development Plan
- Project Budget = \$1.97 million
- Construct improvements in 2023-2024

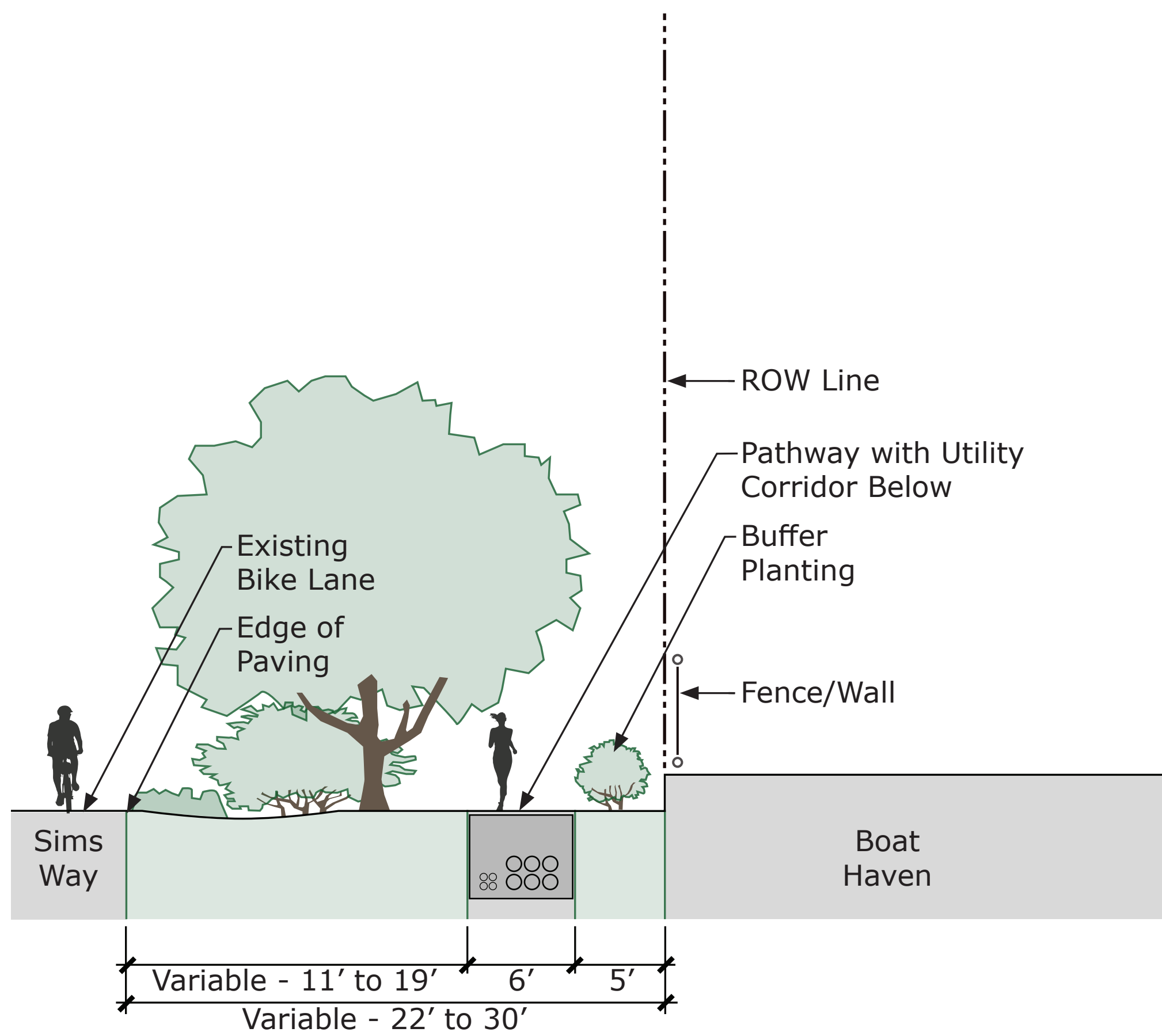
Project Purpose and Limits

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Sims Way Gateway Plan Implementation and Boat Yard Expansion



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

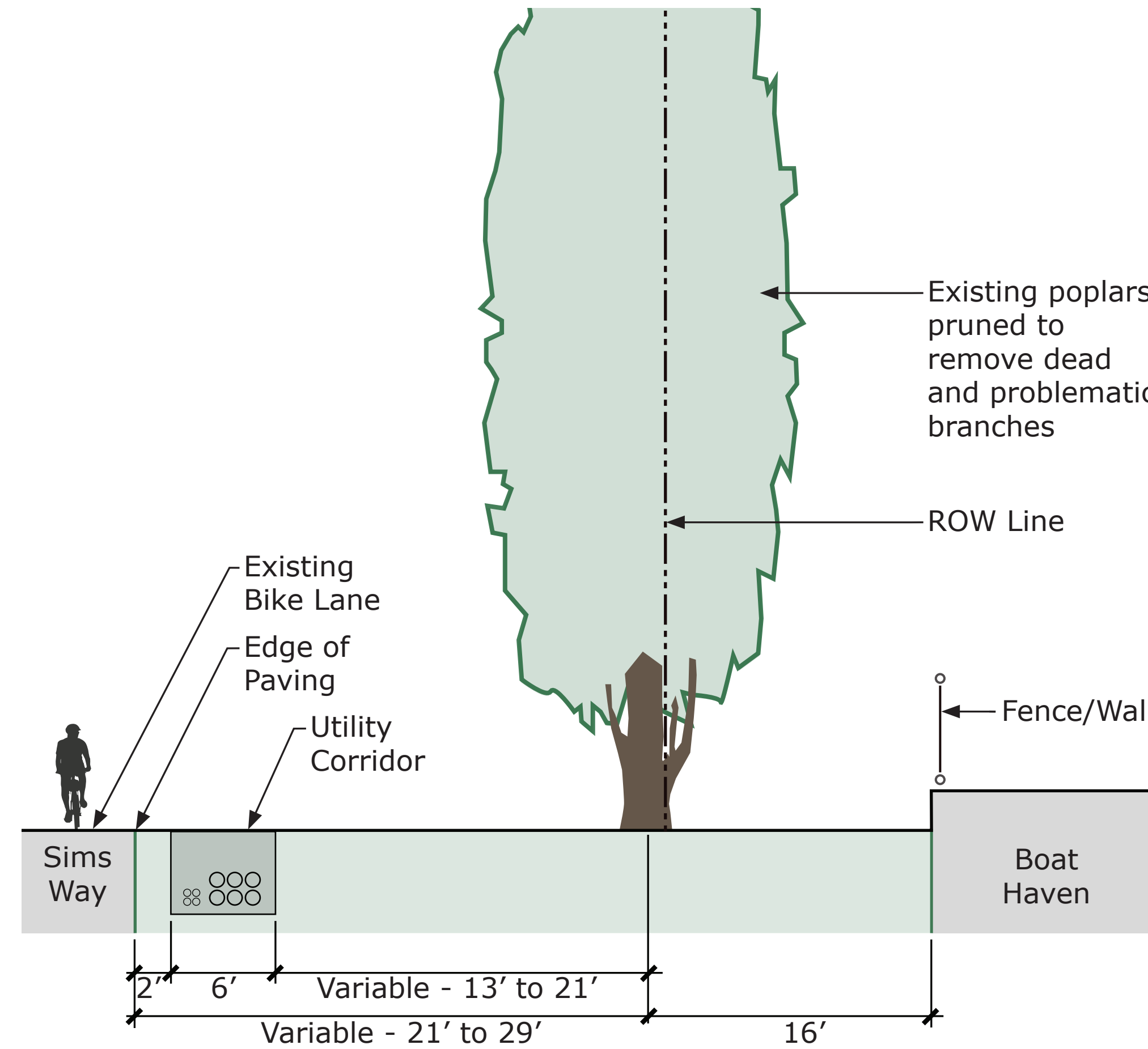
Pros

- 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

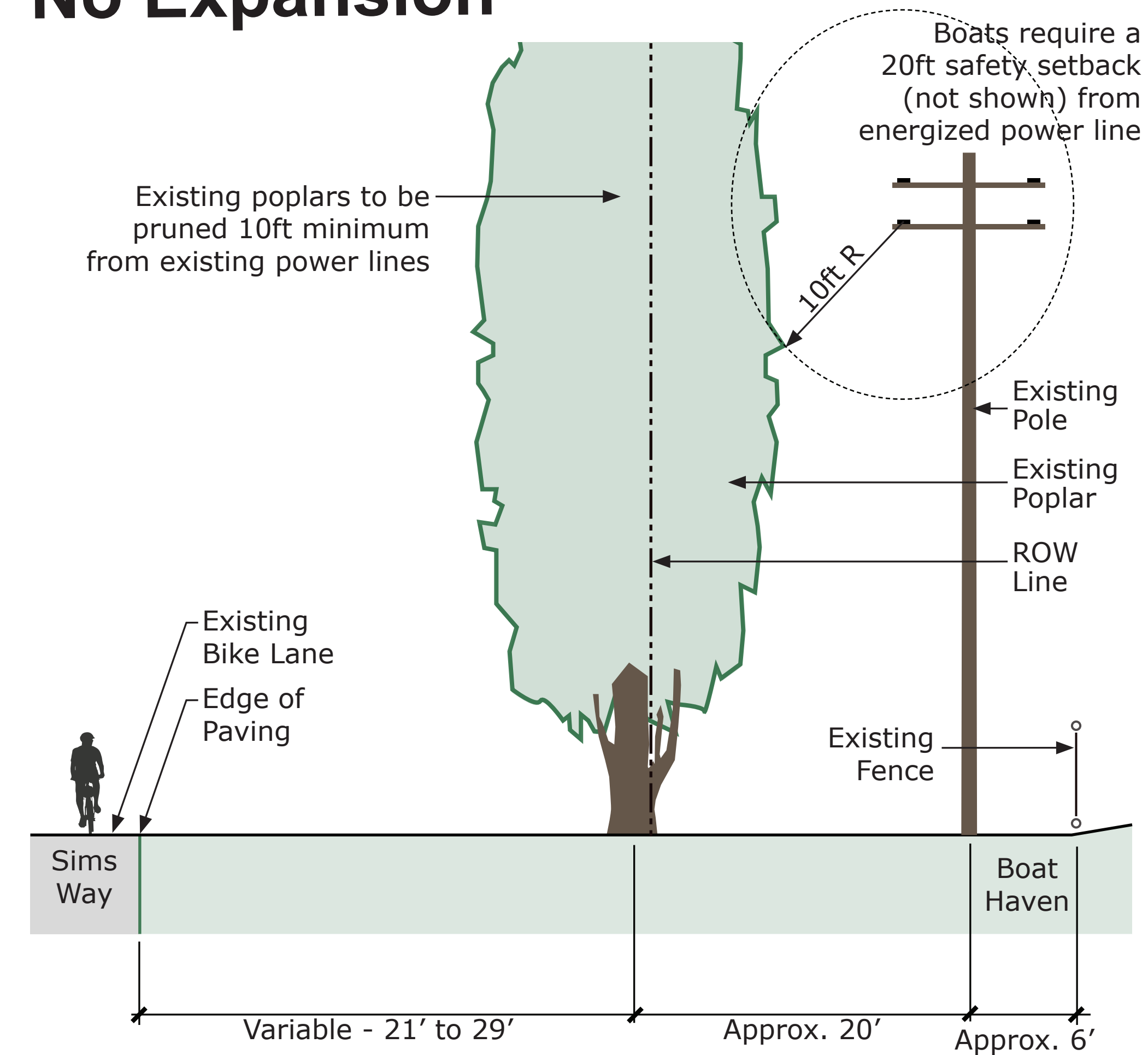
Pros

- 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

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Sims Way Gateway Plan Implementation and Boat Yard Expansion



Planting Alternative Replace Poplars Over Time

LEGEND

 Replace Now

 Replace Over Time

Replacement over time will include strategic thinning of Poplars but replacement tree species has not yet been determined.



Full Expansion Tree Replacement Options

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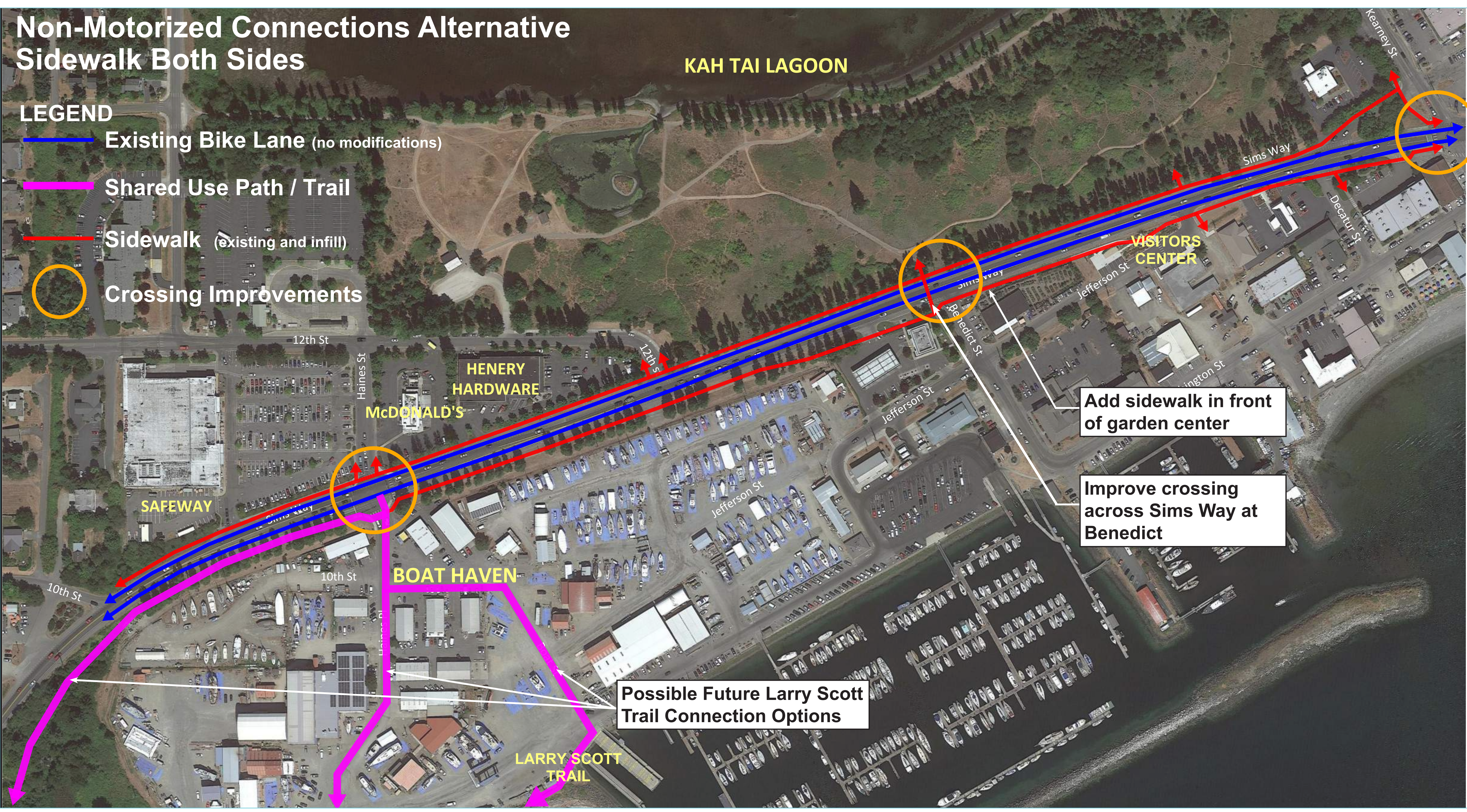
Sims Way Gateway Plan Implementation and Boat Yard Expansion



Non-Motorized Connections Alternative Sidewalk Both Sides

KAH TAI LAGOON

- LEGEND**
- Existing Bike Lane (no modifications)
 - Shared Use Path / Trail
 - Sidewalk (existing and infill)
 - Crossing Improvements



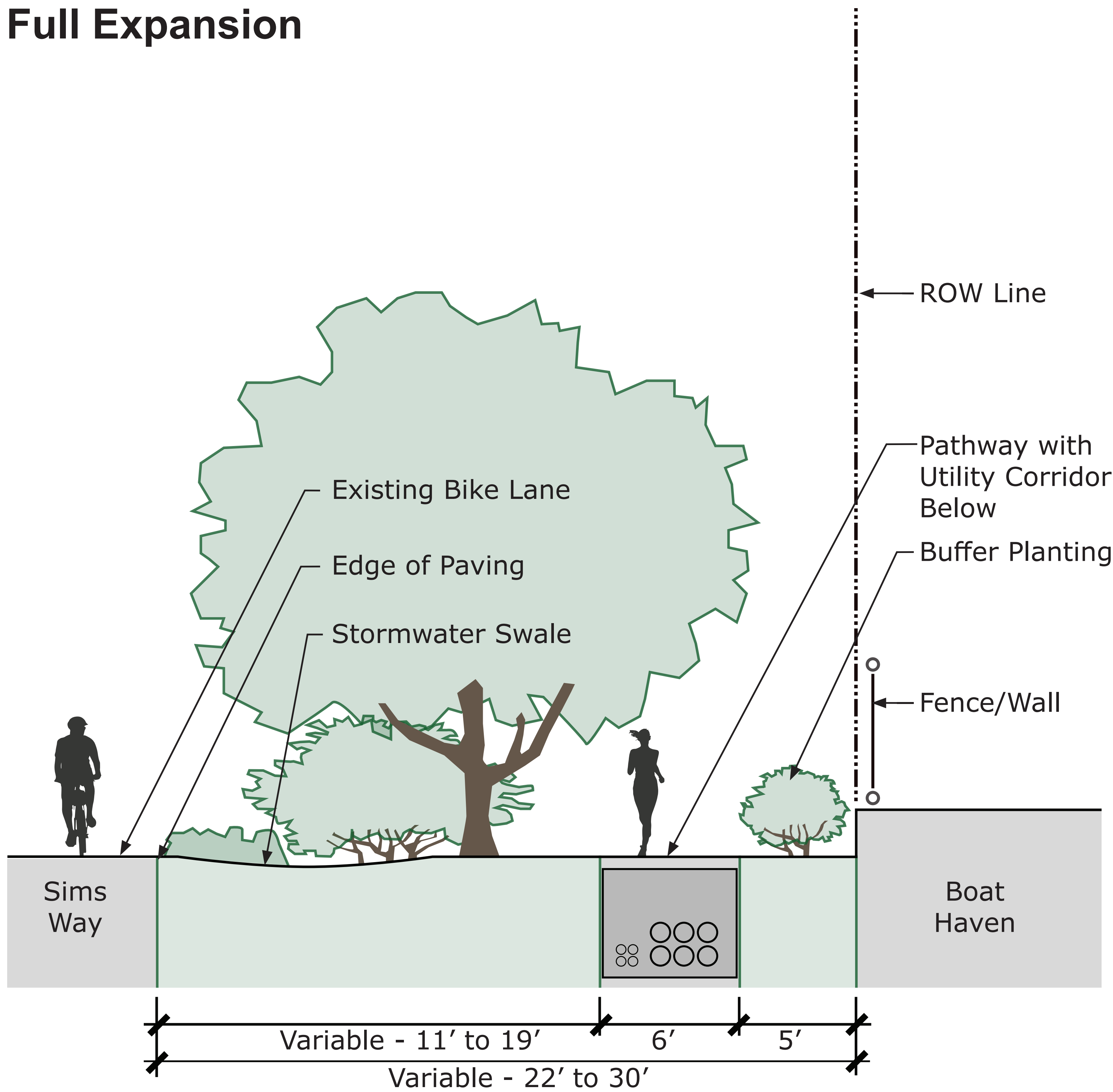
Full Expansion Non-Motorized Connections

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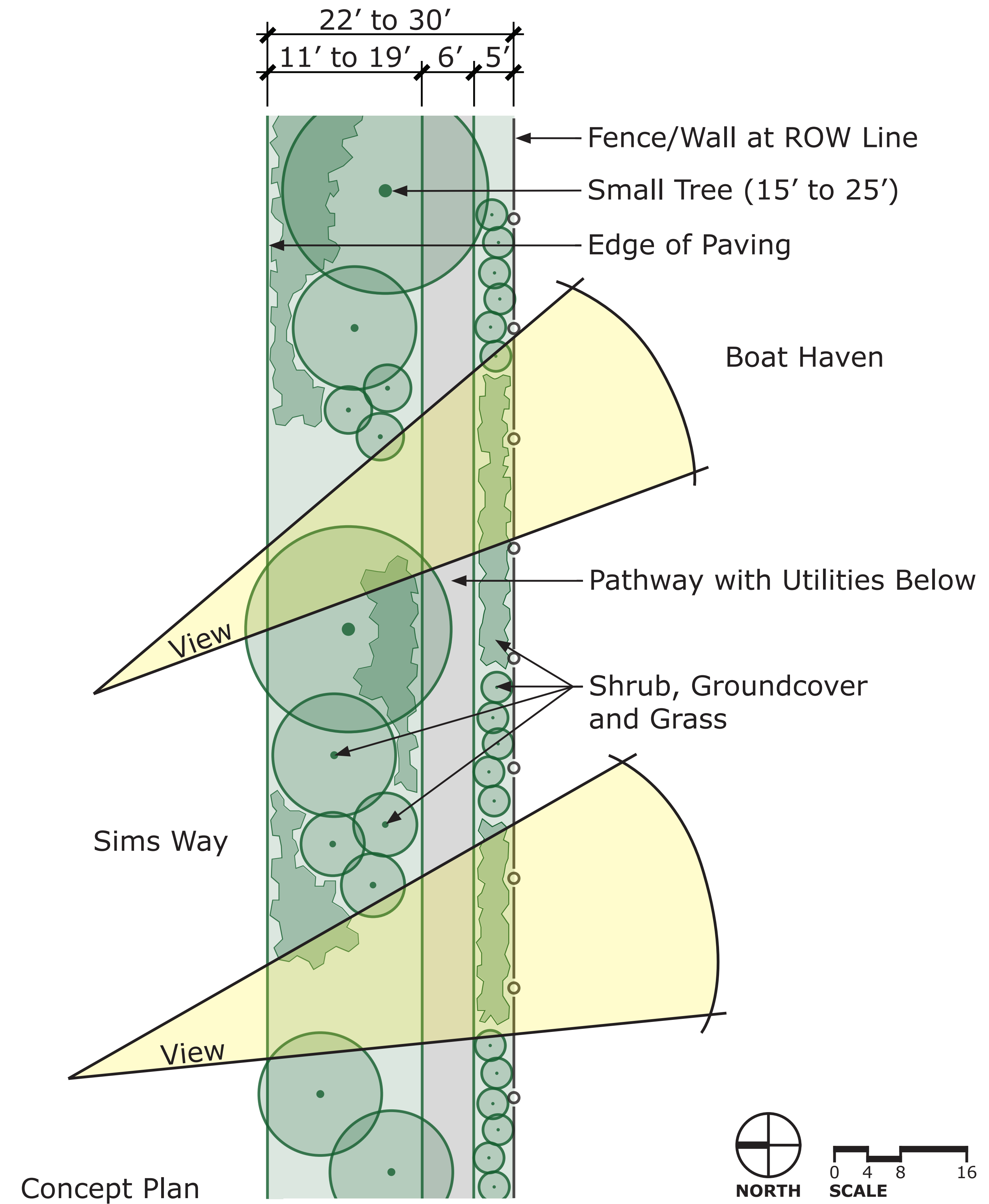
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Full Expansion



Section (not to scale)

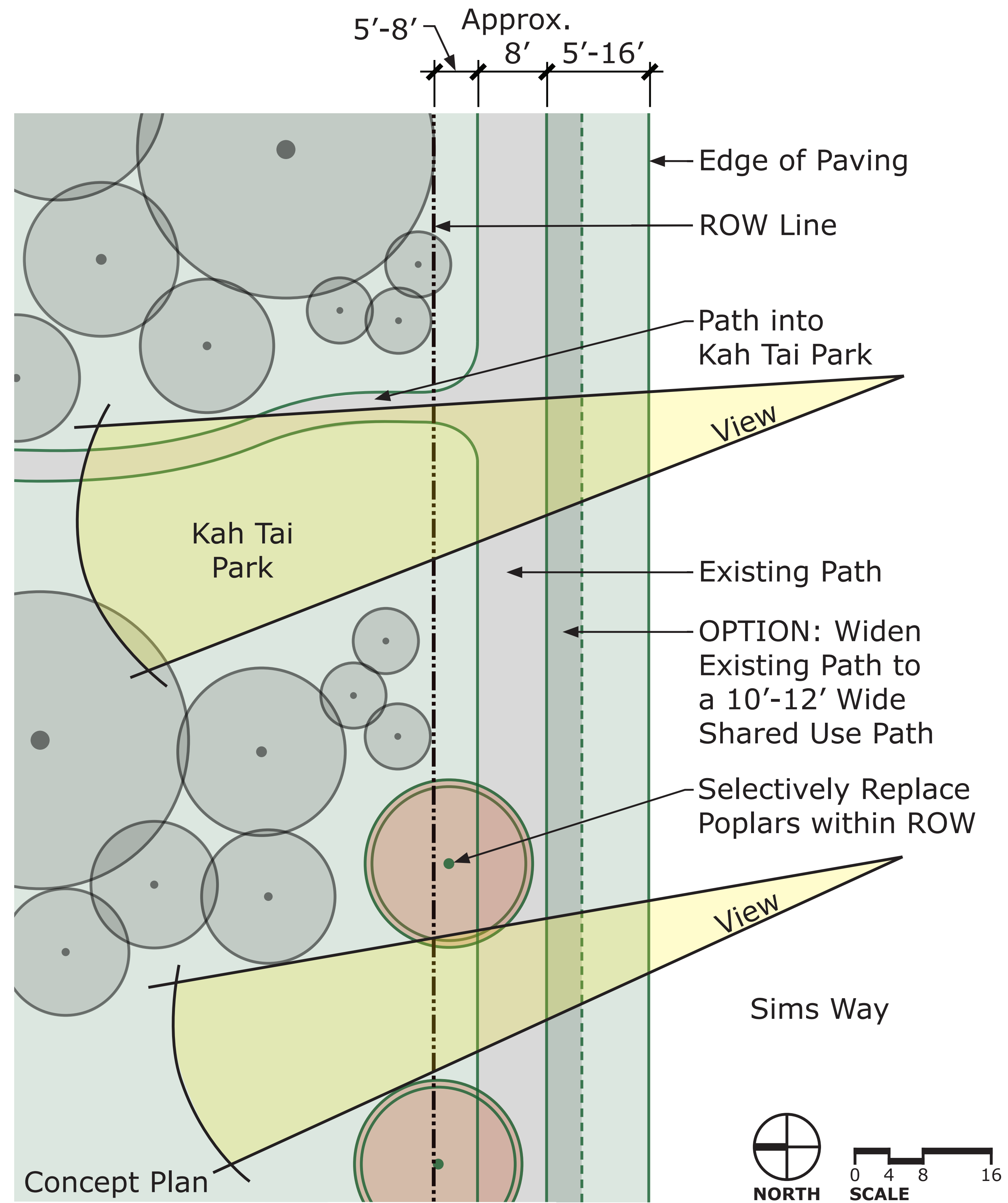
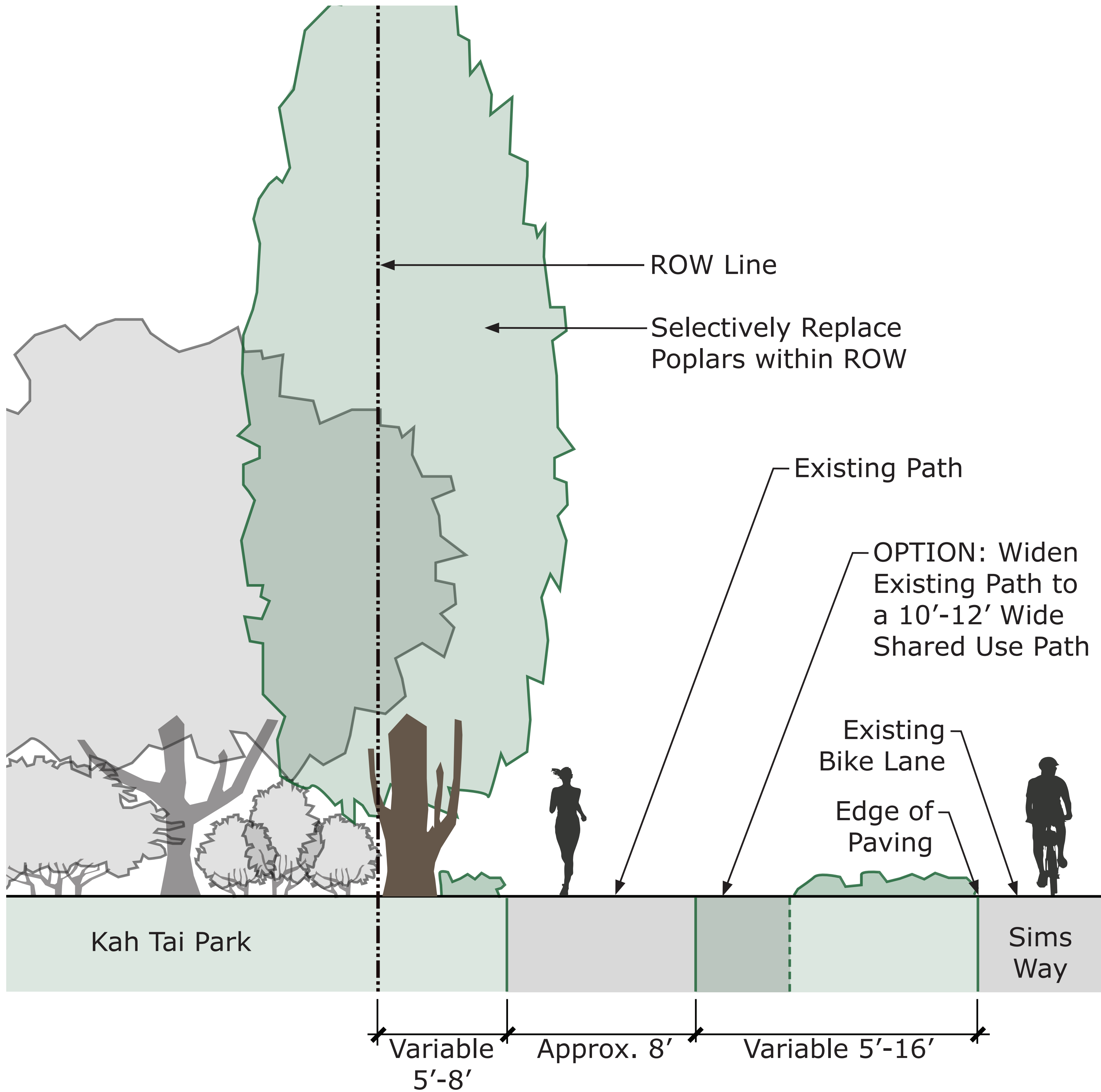


Concept Plan

Parkway Planting Concept - South Side of Sims Way

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Parkway Planting Concept - North Side of Sims Way

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Sims Way Gateway Plan Implementation and Boat Yard Expansion





Remove select poplars where failing or immediately adjacent to established tree stands in Kah Tai Park

Replace Poplars Over Time - North Side of Sims Way

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Retain poplars where no established tree stands in Kah Tai Park are adjacent. Plant tree species consistent with long range planning documents. Remove poplars when other plantings mature.

Replace Poplars Over Time - North Side of Sims Way

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**Perspective 1
Poplars Retained**



**Perspective 2
Poplars Retained**



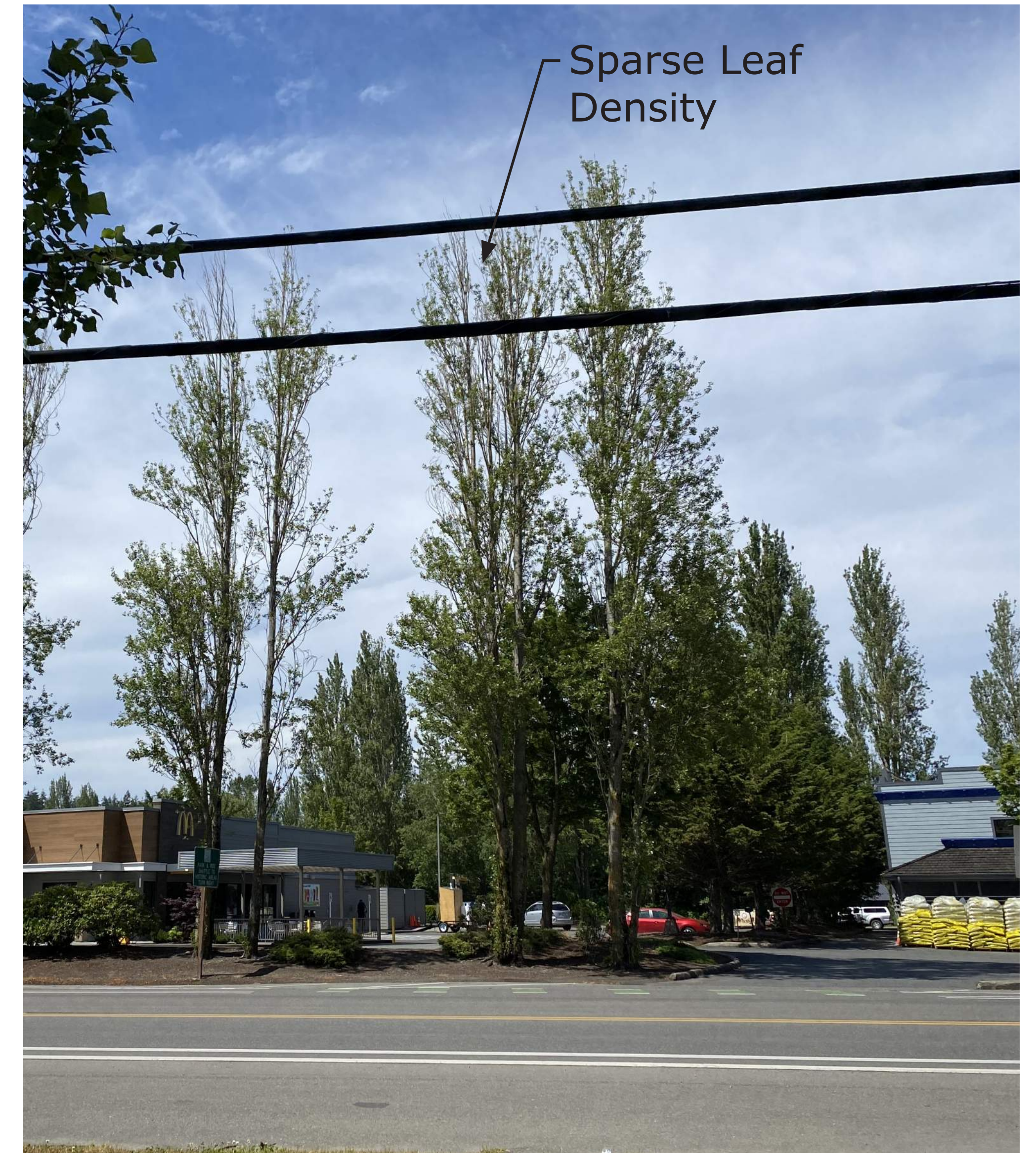
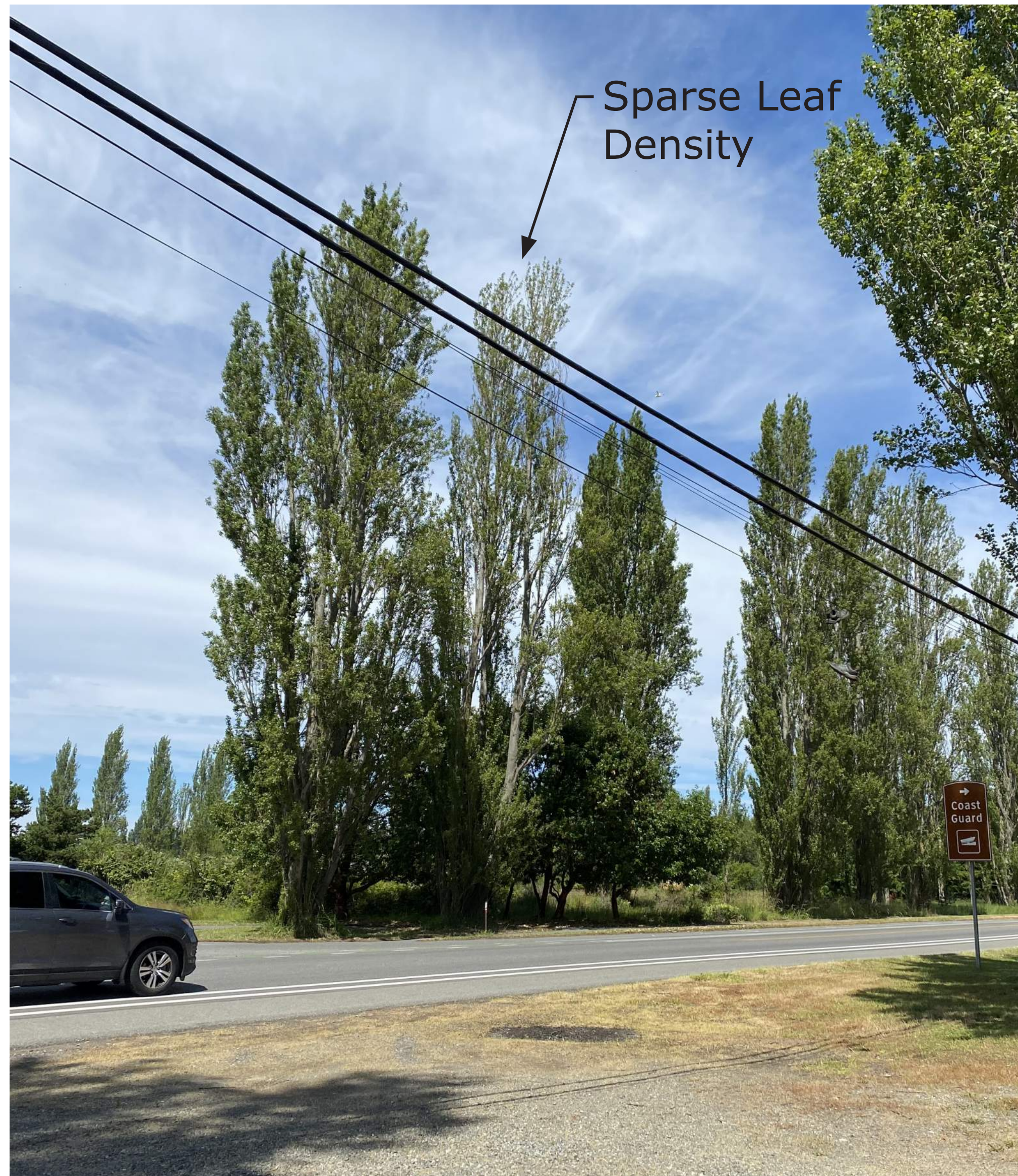
**Perspective 1
Poplars Reduced**



**Perspective 2
Poplars Reduced**

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Tree Health

- Overall trees have poor foliage density, size, and color. Low vigor and branch die-back shows physiological strain.
 - Soils conditions - high metals and low organics
 - Competing for limited nutrients and water
- Trees have experienced significant branch and codominant stem failure. A sample of trees found cavity and decay in lower trunks.

Soil Testing

- There are high levels of metal elements, especially copper. This can be improved through soil treatments.
- All sampling returned low sodium (salt) levels in the soil.
- Low levels of organic matter is a concern. This can also be improved through soil treatments.

Future Tree-by-Tree Assessment

- Design treatments to improve the soil. Address nutrient deficiencies and high metals.
- Complete an International Society of Arboriculture (ISA) Level 2 basic assessment of poplars, including soil testing and tree health measurements.
- Evaluate risk, assign risk ratings, and identify ways to mitigate the risk of tree and/or component failure.

Condition of Poplars - Preliminary Observations

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Sims Way Gateway Plan Implementation and Boat Yard Expansion



Frontier Elm

Ulmus carpinifolia x parvifolia 'Frontier'



UFS|BC experience has shown this is a proven tree that can tolerate sandy soils and high wind exposure. In addition, less structural pruning is required than with other streetscape tree species, reducing maintenance cost. This species has also proven to be free of pests and diseases.

Height: 30' to 40'
Spread: 20' to 30'

Garry Oak

Quercus garryana



This area has been independently identified as suitable for planting this species, which could be an important component of creating a native prairie habitat based on its ecological importance and historical/cultural connection to the area.

Concern over form can be addressed through formative and structural pruning. Garry oak is suited to the soils and maritime environment.

Height: 40' to 60'
Spread: 25' to 35'

Ruby Vase Ironwood

Parrotia persica 'Ruby Vase'



Proven record of tolerance for sandy soils and harsh growing environments.

Height: 25' to 30'
Spread: 15' to 19'

Lindsey's Skyward Bald Cypress

Taxodium distichum 'Lindsey's Skyward'



Based on nursery production feedback, species availability is limited; plants may have to be sourced from as far away as Idaho.

However, this tree is tolerant of high sodium (salt) levels and sandy soils. In addition, its form is compact and is likely to require less maintenance than other species. This species is also deciduous.

Height: 30' to 40'
Spread: 20' to 30'

Western Larch

Larix occidentalis



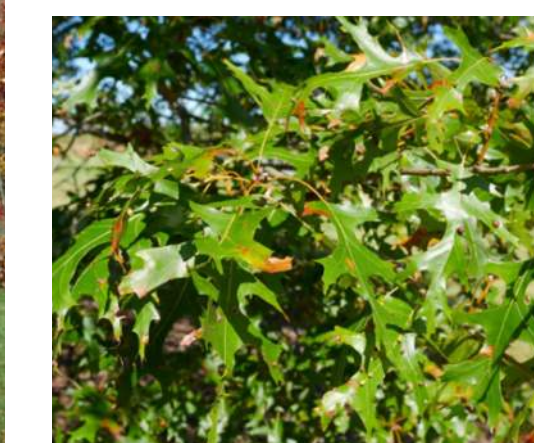
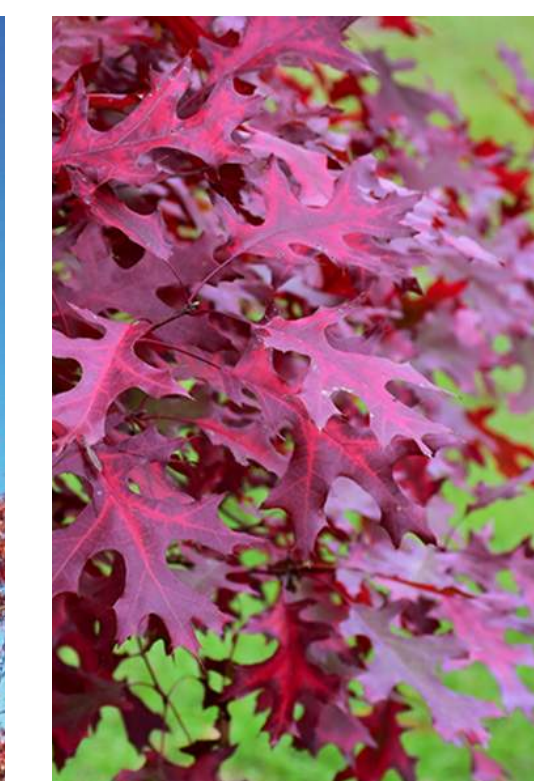
UFS|BC experience in planting this species has shown it can tolerate sandy soils, high winds, and the maritime environment. UFS|BC has also seen success in the planting of this species in road right-of-way.

Excellent form, with impressive fall color and spring flush. Could be planted as a part of a native species tree mix.

Height: 50' to 70'
Spread: 12' to 18'

Scarlet Oak

Quercus coccinea



Professional feedback is that this species may grow too large, although formative and structural pruning during establishment would allow for manipulating the form. Some concern over the level of maintenance required to maintain structure.

Excellent tree for tolerance of sandy soil and adapting to climatic variability.

Height: 50' to 80'
Spread: 45'

General Note (All Species): Because concern has been expressed about the potential production of pollen by any of the proposed species, UFS|BC has consulted with persons in research, nursery production, urban forestry, and arboricultural specialists. The consensus is that pollen production from the species selected is minimal. In addition, the pollen production will be less than that produced by the existing trees, and pollen production occurs for a very short period of the year.

Suggested Potential Tree Species

Open House - 8/06/2022

Sims Way Gateway Plan Implementation and Boat Yard Expansion



Cascara
Rhamnus purshiana



This species is an important source of food for native fauna. It is also known for flowering. UFS|BC suggests this species could be a minor but important component of a native tree species planting mix i.e., Garry Oak and Western Larch*.

Height: 30'
Spread: 15'

**Not a maritime species, but adaptable.*

Wildfire Sourgum
Nyssa sylvatica 'Wildfire'



In nursery production, the species Wildfire is male only. This is to avoid berry production.

The species is extremely hardy and would be well suited to this right-of-way planting.

Height: 40'
Spread: 25'

Autumn Gold Ginkgo
Ginkgo biloba 'Autumn Gold'



Shown to be extremely hardy. One concern is the extremely slow growth of this species. However, it is not affected by insect pests or disease.

This tree has strong fall color and spring flush.

Height: 40' to 50'
Spread: 25' to 30'

Kindred Spirit Oak
Quercus robur x bicolor 'Nadler'



Pyramidal form, and hardy physiologically. Excellent choice for narrow planting spaces where form and structure are also an important consideration.

Height: 20' to 40'
Spread: 10' to 15'

Elizabeth Magnolia
Magnolia x 'Elizabeth'



Professional feedback is that this tree* may not tolerate the soils. In addition, formative and structural pruning would be required. However, planted in small quantities, and supplemented with sufficient soil amendment, this would provide a showy flowering accent to any planting design.

Height: 18'
Spread: 15' to 17'

**Possibly a marginal species for this site.*

Sterling Silver Linden
Tilia tomentosa 'Sterling'



A hardy tree species, with low maintenance requirements and foliage interest; silver underside on leaf, and strong fall color.

An excellent choice for the soil and maritime growing environment.

Height: 50' to 70'
Spread: 25' to 30'

General Note (All Species): Because concern has been expressed about the potential production of pollen by any of the proposed species, UFS|BC has consulted with persons in research, nursery production, urban forestry, and arboricultural specialists. The consensus is that pollen production from the species selected is minimal. In addition, the pollen production will be less than that produced by the existing trees, and pollen production occurs for a very short period of the year.

Suggested Potential Tree Species

Open House - 8/06/2022

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