

Date: September 9, 2020
To: Port of Illahee Board of Commissioners
From: John Piccone, P.E., Soundwest Engineering Assoc.
Subject: Waterfront Access Project - Status Summary

Design & Construction Status

- The conceptual plan for the waterfront parking and dock improvements is complete and we have used some of the excess conceptual design budget to further the design to an approximate 25% level. The current plan is attached for reference and comment prior to commencing the 60% design phase. The 60% level of design is the minimum necessary to begin the regulatory permitting process (additional details below).
- The Illahee store site preliminary design will need to be advanced as well if it is to follow the same or similar schedule as the waterfront improvements. Details such as the septic, parking, and traffic design have issues that will need to be addressed and it's recommended these be worked out prior to final design and site development permits for the waterfront project (approx. Nov. to Feb. timeframe).

Permitting & Regulatory Status

- We have completed initial consultations with the Suquamish Tribe, WDFW, and Kitsap County for the purpose of introducing the waterfront project concept and soliciting feedback on their perspective of environmental considerations. This feedback will be considered as the 60% design progresses.
- Initial consultation with the Army Corps is still pending (hopefully occurring in Sept.).
- Based on input from the County we will need to meet with the Fire Marshall on site to address an acceptable approach to emergency response considerations.
- Based on input from the County, WDFW, and the Tribe we will need to conduct a submerged aquatic vegetation survey (SAV) to identify, map, and mitigate for any eelgrass that may be present. Because this type of survey can only be done in the months of June through September, and because it will be required to proceed with permitting applications, we have scheduled the dive survey for Sept. 15 of this year in order to prevent a one year delay in the permitting process.
- There will also be a significant number of other environmental review documents that will need to be prepared following the 60% design and prior to submitting the various permit applications. I anticipate that the timeframe to secure all permits will be

approximately one year from the time we begin submitting the necessary documents and applications; it's recommended that preparation of permit submittals begin as soon as the design has progressed to 60% in order to keep the overall project schedule on track as previously discussed.

Grants & Funding Status

- The ALEA and WWRP final applications have now been completed and the final presentation for each of these will be on September 29th. Once the final presentations are complete, we will simply be waiting for rankings. The preliminary ranked list is expected by November 5th.
- Applications for the boating facilities grant (BFP) are now open. The preliminary applications are due by Nov. 1st. The process will be similar to the water access grants concluding with final presentations in February 2021 and a preliminary ranked list expected by April 2021.

Upcoming Milestones and Recommended Action Items Through 2020

- Clarify design details for items such as the vault restroom, landscaping requirements, site layout details, fire suppression and emergency response approach, and floats and gangways throughout the 60% design process (Sept. through Nov.).
- Evaluate the results of the SAV survey and determine if there is a need, and associated approach, for additional mitigation.
- Begin preparing the numerous other environmental review documents and submit the County SSDP and SEPA applications, as well as the Army Corps JARPA application, as these are the long lead permits.
- Submit preliminary documentation to DNR requesting a new aquatic lease with revised boundaries.
- Prepare a high-level project schedule that outlines design, permitting, and construction timelines for both the water access improvements and the Illahee store improvements.
- Following the preliminary water access grant rankings, evaluate the planned funding approach in context with the 60% water access cost estimate and conceptually planned store improvements.