



Port Of Brownsville

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Comprehensive Scheme 2023



B R O W N S V I L L E M A R I N A

MISSION STATEMENT:

To provide public access to, and promote safe and responsible use of,
the marine resources of Puget Sound.

To develop, expand, & diversify the Port of Brownsville economy and
create jobs.

Port of Brownsville Comprehensive Scheme 2023

PURPOSE: Per Revised Code of Washington (RCW) 53.20.010 the purpose of this comprehensive scheme is to outline the long-range plans for the Port of Brownsville. This includes capital improvement projects and maintenance projects that will further enhance the facilities and use of the Port of Brownsville by the port district community.

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INFORMATION: This document provides information in sections to allow the reader quick access to areas of interest. The sections are as follow:

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Goals and Objectives

It is the intent of the Port and the Committee to update the Comprehensive Scheme at least biannually so that it is a working, dynamic document. The Committee fully expects that the Port's goals and objectives will change every few years as the top priorities are met and new projects / priorities are established.

Goal 1:	Objectives
To provide a comprehensive framework for future decision making throughout the Port organization.	
	Develop and implement a comprehensive scheme that best matches the use of the property to enhance the public's access and enjoyment of the water while being environmentally conscientious.

Goal 2:	Objectives
To enhance and expand public saltwater access and facilities.	
	Repair Kayak Boat Launch
	Remodel/expand port building.
	Encourage unique events.
	Redesign and expand parking facilities to accommodate larger vehicles and trailers. Storm water improvement
	Monitor Existing Rock Bulkhead
	Develop walking trail / Beautification of natural resources
	Encourage commercial facilities compatible with the Ports mission statement.
	Expand existing camera security system.
	Develop open storage facility.
	Seed area with shellfish and clams for recreational harvesting
	Facilitate obtaining donated property
	Acquire property that supports the mission statement as it becomes available.
	Ogle Road Improvement Safety / Pedestrian Safety / Fish Passage
	Change look of Marina Entrance

Goal 3	Objectives
To maintain and enhance existing boating, moorage, and support facilities including support for our local Native American Tribe.	
	Clean, inspect & repair as necessary East, North and South Breakwaters
	Modify, relocate, expand North Breakwater / Improve wave attenuation on North side of Marina.
	Remodel, Replacement, Rebuild and / or upgrade Marina to include.
	Remodel, Replace, Rebuild main marina walkway.
	Develop additional moorage
	Develop Marina Tenant Storage Facility
	Expand Port Management Agreement lease line as required
	Install trailer/boat wash down system
	Dinghy/kayak storage for tenants and guests
	Develop Dry Storage
	Develop/Install Operational Wi-Fi

Capital Improvement Program (revised for 2023 and beyond)

This document is the embarkation point for our planned semi-annual updating of the Comprehensive Scheme thus making it a living and useful planning document for all facets of Port management.

Year	Objective	Estimated Cost	Funding Sources	Secondary funding	Description	
1	2018	Marina infrastructure improvements	\$2,000,000	In-house	Grant	Rebuilding of Marina infrastructure i.e. A-Dock & Main Walkway pier
2	TBD	Kayak Ramp improvements		In-house	Grant	Extend ramp, level. Cement rocks in place.
3	2022	Redesign parking facilities	\$100,000	In-house	Grant	Expand and re-stripe parking lot to vehicle & trailer size
4	2019	Expand existing security & Lighting	\$40,000	Grant	In-house	Add camera and lighting to parking lot, fire station, and docks
5	2023	Improve Port Wi-Fi	\$60,000	In-house	Grant	Work with KPUD and IT to develop Wi-Fi and Fiber.
6	2019	Playground Equipment	\$10,000	In-house	Grant	Insurance approved equipment only.
7	TBD	Update Marina Entrance	\$4,500	In-house		Move mailboxes add landscaping
8	Ongoing	Clean inspect repair as necessary N, E & S Breakwaters	TBD	In-house	Grant	Repair bull rail and whalers. Add piling and pile hoops, seal cracks.
9	2025	Ogle Rd. Safety Improvement	\$400,000	Partner	In-house	Increase curve radius install pedestrian crossing add boat launch staging lane. Restripe/ add parking
10	TBD	Public Address System	TBD	In-house	Grant	Install public address system for emergency announcements
11	2022	Develop Additional Moorage	TBD	In-house		Investigate development of additional moorage
12	Open	Develop Tenant Storage	TBD	In-house		Develop dry stack storage, kayak storage, and/or trailer storage.
13	2030	Remodel/expand Port buildings	TBD	In-house	Grant	Add Space, upgrade utility infrastructure, to all buildings.
14	Ongoing	Monitor/Repair Rock Bulkhead	TBD	In-house		Have inspection by trusted engineering firm completed, ensure actions taken as needed.
15	Open	Install boat wash down system	Millions	Grant	In-house	Investigate and install shoreside washdown space as well as the possibility of an in-water wash.
16	Open	Modify, relocate, expand north breakwater	\$4,000,000	In-house	Grant	Investigate possibility of moving North Breakwater 190 ft
17	Open	Wave attenuation				Adding wave attenuation to the North of the Marina
18	Ongoing	Encourage Commercial Facilities	TBD	In-house		There is no specific project planned at this time.
19	Ongoing	Acquire Property	TBD	In-house	Grant	There is no specific project planned at this time.
20	Open	Install backup generator	\$100,000	In-house		There is no specific project planned at this time.
21	Open	Assessment and Action on erosion located on Port Property		In-house	Grant	Obtain the services of an engineer to assess and suggest course of action with areas of erosion located through the Port Properties
22	Open	Signage	\$12,000	In-house		Update of all signage throughout the Port Properties, to include a new sign added on Brownsville Highway to help promote the Port

Changes to the Capital Improvement Plan since 2018

The following items were removed from the list for Capital Improvement Plans upon a 2023 review:

Number	Removal Year	Objective	Estimated Cost	Funding Sources	Secondary funding	Description	Status
2A	2023	Repair Launch ramps	\$950,000	In-house	Grant	Extend ramp, level. Cement rocks in place.	2018
3	2023	Develop Walking Trail	\$250,000	In-house	Grant	Develop PAR course and walking trail	Removed
16	2023	Develop Open Storage Facility	TBD	In-house		This area will be used to store boat trailers, RV's or similar type items.	Removed
19	2023	Encourage Special Events	\$15,000	In-house		Wooden Boat show, Car show, Haunted Harbor, Etc.	Removed
20	2023	Human-powered vessel storage	\$6,000	In-house		Investigate suitable site and feasibility of building.	Removed
23	2023	Marketing & Advertisement	\$5,000	In-house		There is no specific project planned at this time.	Removed

Item 2A was removed due to being completed in 2018.

Item 3 was removed at the commissioner's discretion.

Item 16 & Item 20 were removed as they duplicate the concepts put forth in item 12.

Items 19 & 23 were removed as they do not qualify as Capital Expenses.

Inventory

The Port of Brownsville is located on the West side of the Port Orchard Passage in Burke Bay. The Port lies in an unincorporated area of Kitsap County about halfway between the cities of Bremerton to the South and Poulsbo to the North. The photograph below shows the Port of Brownsville in its present configuration:

Photograph Taken June 2015



The Port of Brownsville’s main marina complex, Tax ID number 132501-3-096-2000, 9790 Ogle RD comprises of the port Office building, parking lot, rental house, port maintenance building and Overlook Park has 12.68 acres and is zoned Rural Commercial (RCO). Port Management Agreement (PMA) 20-080021 comprising the main marina is 35.41 acres. In addition to this the Port has acquired property totaling 18.92 acres surrounding the main marina complex either by purchase or donation.

These pieces are as follows:

Tax ID Number	Acres	Description	Zoning
132501-3-013-2000	12.8	Oyster Lands starting under Illahee Bridge and	Neighborhood Commercial /Urban Reserve.
132501-3-097-2009	0.12	South of Paulson on west side of Brownsville Hwy.	
242501-1-025-2007	0.02	Illahee Road Parcel (tidelands)	Urban Reserve
132501-3-057-2007	2.15	East side of Keyport/Brownsville Highway starting	Rural Residential
132501-3-055-2009	2.39	Property north of above.	Rural Residential
132501-3-050-2004	1	North of above property.	Rural Residential
132501-3-046-2001	0.44	9756 Ogle RD (Fire Station)	Rural Commercial
132501-3-051-2003	4.89	East side of Keyport/Brownsville Highway.	Rural Residential
132501-3-052-2002	1.07	Area directly east of above property.	Rural Residential



Existing Facilities

The moorage basin for the port is protected by land in the South and West winds, as well as from North and East winds by floating breakwater. All total, the Port has 365 slips available to moor boats. 25 of these slips are for guest moorage and the other 323 are for permanent moorage. Of the 323 slips, 49 contain boathouses, 17 are side/end tie slips (for larger or wider boats), and 254 are conventional moorage slips. The Port also has 950 linear feet of moorage and 21- 40-foot slips for visiting recreational boats.

There is a parking area to the west of Ogle Rd. that has fifty-nine parking spaces for car/truck and trailers and 122 spaces for cars, four handicapped accessible parking places, and four motorcycle parking places. Ogle Road, a county thoroughfare, goes through the Port between this large parking lot and the waterfront area. There are an additional 41 parking spaces and two more handicapped accessible parking places on the “water” side of Ogle Road. The access road to Overlook Park has seven parking spaces with three more handicapped accessible parking spaces adjacent to the park itself.

The fuel dock is run by two underground storage tanks, one 3,000-gallon tank for diesel fuel and one 5,000-gallon tank for gasoline. The dock has two dispensers with two dispensing hoses each.

The main Port building is approximately 3,500 square feet and includes the Port office, the Brownsville Yacht Club, the Brownsville Deli, and two restrooms each with 2 showers. There is a laundry that has four washing machines and four dryers in an accessory building.

The Port has both a waterfront park and an upland park (Burke Bay Overlook Park) as well as a large open area north of the main parking lot called the “upper Commons.” These parks have picnic tables and barbecues. Overlook Park also has a gazebo and fire pit. The Waterfront Park has the Brownsville Lighthouse Belvedere.

The boat ramp facility is capable of handling boats up to 30 feet in length. There are two sides to the ramp to allow more than one boat to be launched or recovered at a time.

The Port owns a single-family residence near Overlook Park. The house is a wood structure with an above ground storage tank for heating oil. The house has about 1,080 square feet of living space with one bathroom and two bedrooms on the main floor and a three-quarter bathroom, one bedroom and a recreation room in the basement area.

The Port owns a deactivated fire station. The fire station is a cement and wood structure with oil heat. The fire station is approximately 3,000 square feet. The Port also has an 1,800 square foot maintenance building on the hill above the Port office.

Port of Brownsville History

The Port of Brownsville was established by a vote of the people in 1920 and the first Port Commissioners were elected on June 1, 1922. The Port of Brownsville has continuously provided public recreational opportunities since its formation.

In the 1960s, the number of recreational boats increased, as did problems of damage due to vessel traffic and stormy weather. The existing configuration of moorage and boating facilities was constructed in the 1970s, as identified in the Port Comprehensive Scheme of 1967 and earlier United States Army Corps of Engineers "Pleasure Boating Study Conducted for Puget Sound and Adjacent Waters Comprehensive Study."

In the late 1990s, the Port completed a new \$1.2 million breakwater system which increased the protection for boats moored at the Port and provided more than 1,000 linear feet of guest moorage space. Also completed in conjunction with this project was an access walkway to the North and East breakwaters.

In the year 2000, work on a new over-the-water pavilion was completed and a retaining wall was installed to protect the public from potential landslides. The new facility has quickly become a popular place for functions such as weddings, receptions, picnics, and visitors' functions. It also provides a quiet location for reflection on the beauty and grandeur of the Pacific Northwest. In 2006 a section was added to this facility to house a large commercial BBQ, improving an already popular facility.

In 2000, the Port also completed a new fueling dock, adding an esthetically pleasing office and two new fuel dispensers replacing the one old dispenser.

In 2001, the Port built a new gazebo and fire pit and added significant landscaping in the Burke Bay Overlook Park.

The Port also became a member of the Washington Water Trails in 2001, becoming part of the Cascadia Marine Trail. As part of this effort, the Port built campsites in Overlook Park for users of "beach-able human and wind powered watercraft."

In 2002 the Port committed \$50,000 of its unreserved fund balance to Kitsap County for future restoration of Steele Creek for salmon migration. This commitment was to support the Steele Creek Organization for Resource Enhancement which had been transporting adult Chinook, Coho, and Chum salmon above a migration barrier on South Fork Steele Creek since 1996. The restoration as required by local Tribal entities was completed in 2006.

In 2002, the Port completed a new and upgraded main gate, building a new boat ramp facility.

The Port also saw in 2003 the delivery of "Waterloo" the first floating pump out / restroom facility in Kitsap County and as near as can be determined the State.

In 2004, the Port took delivery of a second much smaller floating pump out / restroom, (Mini-Loo) making it the second of its kind in Kitsap County. The Port also completed work on the breakwater access walkway project replacing a creosote supported walkway with a galvanized steel and plastic wood structure supported by galvanized steel pilings.

In 2006 the Port installed ten, 40-foot finger piers on the inside of the east breakwater increasing the guest boater capacity. The Port also expanded the marina with the installation of five, 50-foot slips at the end of E-dock as well as upgrading the electrical service to that area.

In 2007 the Port purchased a shutdown fire station adjacent to the Port.

In 2008 the refurbishment of the fire station continued and included the installation of a sewer line from the building to the county sewer lift station. This sewer line included a Recreational Vehicle sewer dump station that is connected directly to the sewer treatment plant.

2008 also saw the purchase of a new pump out boat.

2010 the Port completed work on the “Upper Commons” leveling out an area north of the port’s main parking lot, planting grass and trees and installing a sprinkler system.

2011 the Port started installing Aluminum finger piers with HDPE tubs for floatation in select areas to replace deteriorating wood finger piers and Styrofoam floats.

2012 Rebuild and replacement of F-Dock and its associated finger piers with aluminum main walkway and fingers marked the beginning of the Ports rebuild of the marina. This was followed with the replacement of E-Dock in 2014 and C and D-Docks in 2015

2014 the marina main gate which was built in 2002 to resemble a lighthouse was moved from the main gate and reassemble upland by the boat launch area. It was refurbished and now is used as a gathering place for kayakers to do safety briefs prior to entering the water. It also provides a sheltered area for small groups to picnic out of the weather.

The Port’s public, tenants, commissioners, and staff take pride in this facility and our ability to serve all in the furtherance of its mission.

Citizen Elected Commissioners

CURRENT

Elected to Office	Current Term Expires	Name	Port District
Appointed 2022	2023	Kenneth McEwan	1
2021	2027	Mathew Messing	2
2019	2025	Shaun Nye	3

PAST

Elected to Office	Left Office	Name
2013	2019	Robert Kalmbach
2013	2021	Frederic A. Perkins IV
1999	2022	Jack B. Bailey
2003	2013	Allen Miller
2001	2013	Robert Kalmbach
2003	2003	Arley V. Bright
1996	2002	Darryl Piercy
1993	1998	John Sledd
1991	2001	Michael L. Wessel
1989	1995	Daniel S. Anderson
1988	1989	Daniel D. Raymond
1987	1988	Florence Colby
1987	1993	Richard Dick
1985	1991	Dulyce Ann Peterson
1984	1987	Kenneth G. Webster
1981	1984	George D. Everhart III
1979	1985	Arthur K. Schick Jr.
1977	1987	David V. Schumaker
1975	1987	Harry C. Juster
1973	1979	Sharon H. Shrader
1961	1977	Robert Arper
1956	1973	M. O. Beck
Unknown	1956	David E. Perron
1954	1961	Robert J. Bullard
1954	1975	Walter E. Pederson
1939	Unknown	E. Benson
1939	Unknown	Richard H. Frender
1926	Unknown	J. G. Wagner
1922	Unknown	A. W. Leard
1922	Unknown	Emil F. Ekstedt