

DAVE ULLIN OPEN WATER MARINA



Agenda

- ▶ Purpose
- ▶ Background
- ▶ Existing Conditions
- ▶ Design Guidelines
- ▶ Proposed Buoy Layout
- ▶ Timeline
- ▶ Questions



Purpose

- ▶ *"The City Council would like [the Marine Access Committee] MAC to provide a recommendation to Council for the placement of the buoys in the DUOWM. I fully endorse the MAC holding a public hearing to assist it with its work on this." Kol Medina, COBI Mayor, 11/4/2018.*
- ▶ **The City of Bainbridge Island's** Marine Access Committee is hosting this public workshop to gather input from the community about the placement of new buoys in the Dave Ullin Open Water Marina (DUOWM) in Eagle Harbor.
- ▶ The Marine Access Committee (MAC) Is a volunteer citizen advisory committee chartered by the Bainbridge Island City Council. The MAC has no authority to commit any City resource or make any decision that may bind the City to any action.



Background

- ▶ 1996 Linear Moorage System (LMS) installed in Eagle Harbor providing moorage for up to six boats.
- ▶ 1998 City of Bainbridge Island designated Eagle Harbor for residential use
- ▶ 2010 City and DNR establish an Open Water Marina for residential use.
- ▶ 2011 City installs 10 buoys within the Open Water Marina for 5 residential boats which together with the LMS provided for up to 11 residential vessels.
- ▶ 2017 City and DNR sign lease extension contract
- ▶ 2018 Linear Moorage System removed.
- ▶ 2018 City Council votes to provide resident moorage for 16 boats in the DUOWM and asks the Marine Access Committee for input on layout of buoys.



DUOWM Lease Design Directives

Washington State Department of Natural Resources Lease No. 20-A85592 is the contractual basis for the design. The lease agreement can be found on the City project page website.

<https://www.bainbridgewa.gov/1114/Dave-Ullin-Open-Water-Marina-LayoutDesign>

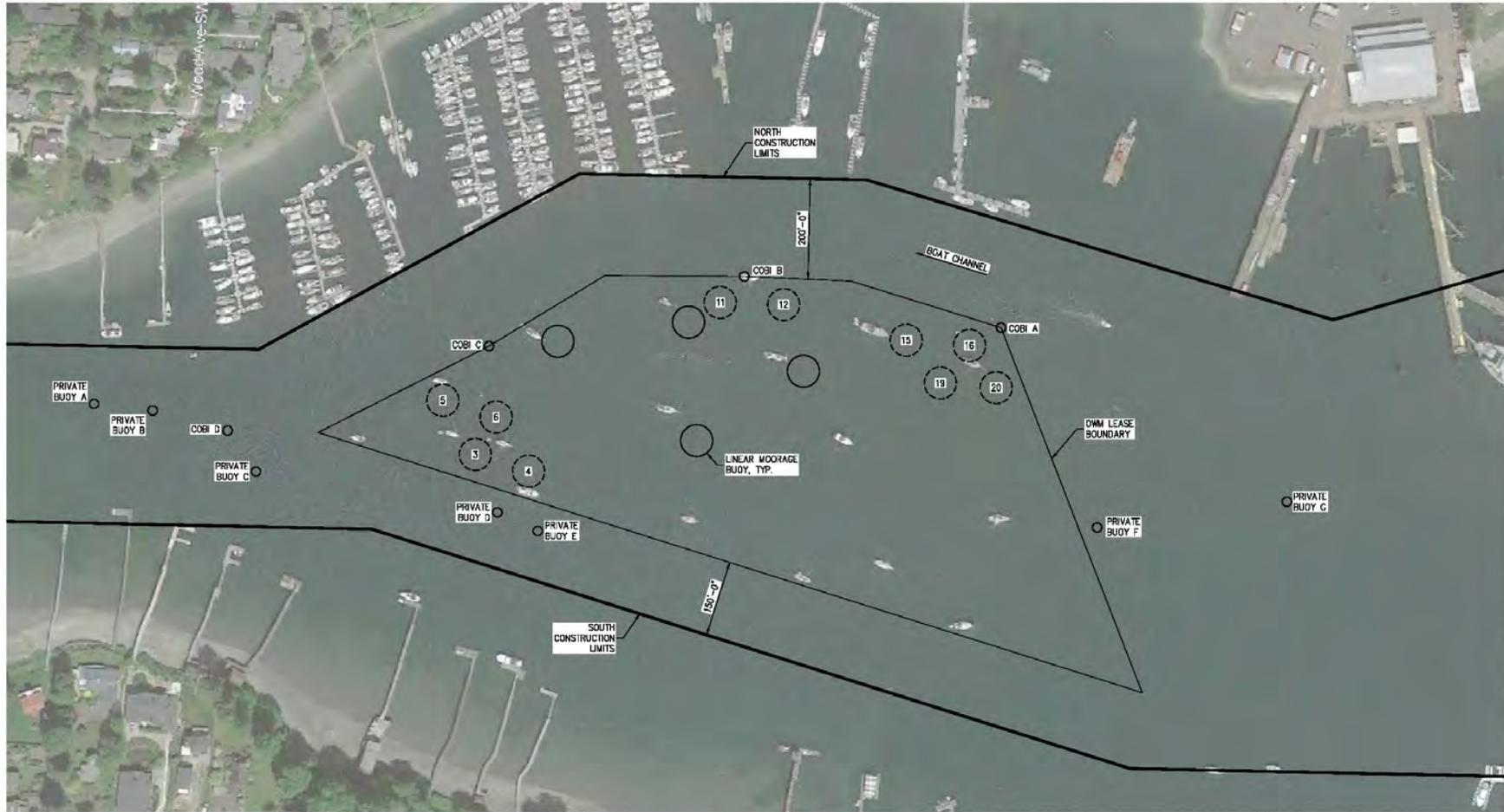
From DNR lease, page 35, Plan of Operations Exhibit B, Area B - The Open Water Moorage and Anchorage Area (OWMAA) - please note that the lease uses OWMAA to refer to what COBI refers to as the DUOWM:

- ▶ "consists of public use and access open water moorage and anchorage space, as well as a maximum of sixteen (16) residential use spaces."
- ▶ "Residential use vessels are designated onto either a linear moorage system (LMS) or single-point moorage buoys"
- ▶ "Vessels previously designated on Fore & Aft (i.e., twin-point) moorage buoys will change to single-point moorage as of lease commencement."
- ▶ "Tenant plans to remove the LMS in the future and replace it with single-point moorage buoys."
- ▶ **"The maximum vessel size allowed in the OWMAA is 60 feet."**



Existing Conditions

EXISTING CONDITIONS



PLAN



12/9/16 10:45 AM C:\Users\p1018186094 - Bainbridge Island Data Ullin Open Water Marina\Working Drawings\184094-01a.dwg



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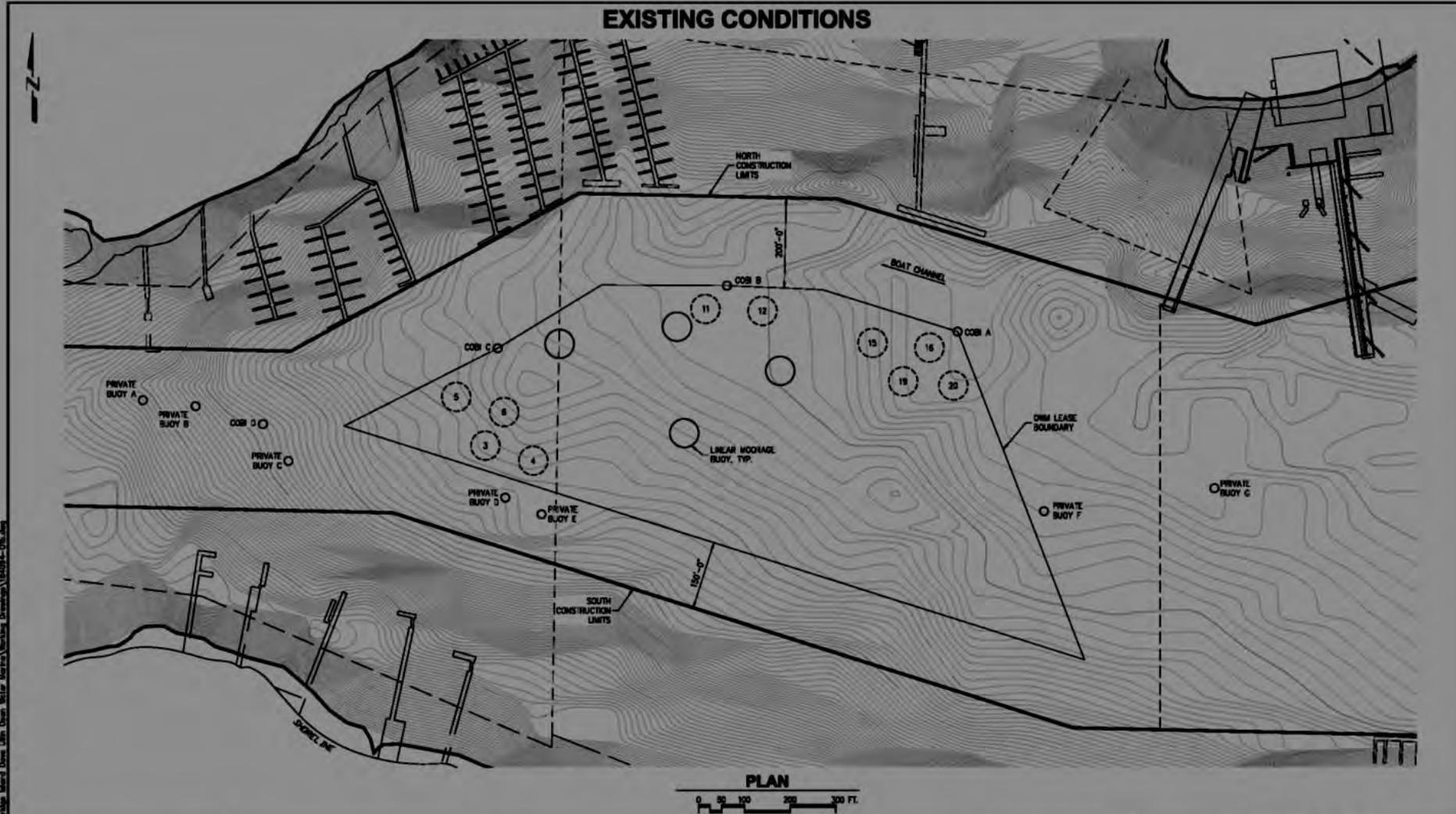
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REV	DATE	DESCRIPTION

PROJECT:		BAINBRIDGE ISLAND DAVE ULLIN OPEN WATER MARINA	
TITLE:		EXISTING CONDITIONS	
DESIGNED BY:	OF	PROJECT NO.:	194094
DRAWN BY:	OPD	DATE:	DECEMBER 2016
CHECKED BY:	SCM	SCALE:	AS SHOWN
			SHEET NO.
			1a OF 2



Existing Conditions



12/7/10 10:00 AM - BAINBRIDGE ISLAND DWM - 14th Open Water Marina Drawings\140204-001.dwg

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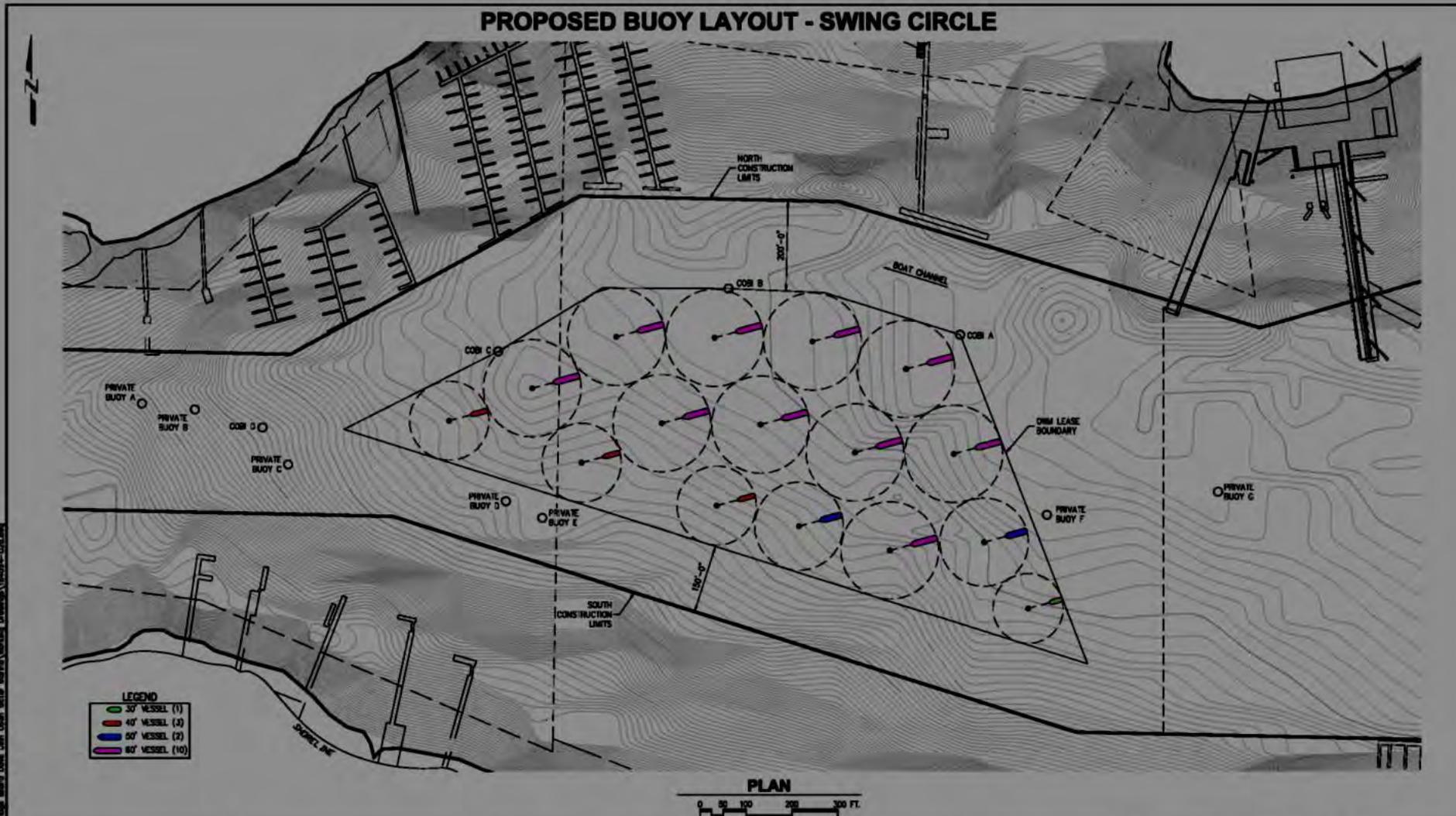
PROJECT: BAINBRIDGE ISLAND DAVE ULLIN OPEN WATER MARINA

EXISTING CONDITIONS

DATE: DECEMBER 2010
 SCALE: 1/8" = 1'-0"
 SHEET NO: 1b of 2



Proposed Buoy Layout-Swing Circle



LEGEND

	30' VESSEL (1)
	40' VESSEL (3)
	50' VESSEL (2)
	60' VESSEL (10)

12/7/16
Drawing: 20161104094 - Bainbridge Island Dam Lift, Dam Water Control Working Drawings\184094-02b.dwg

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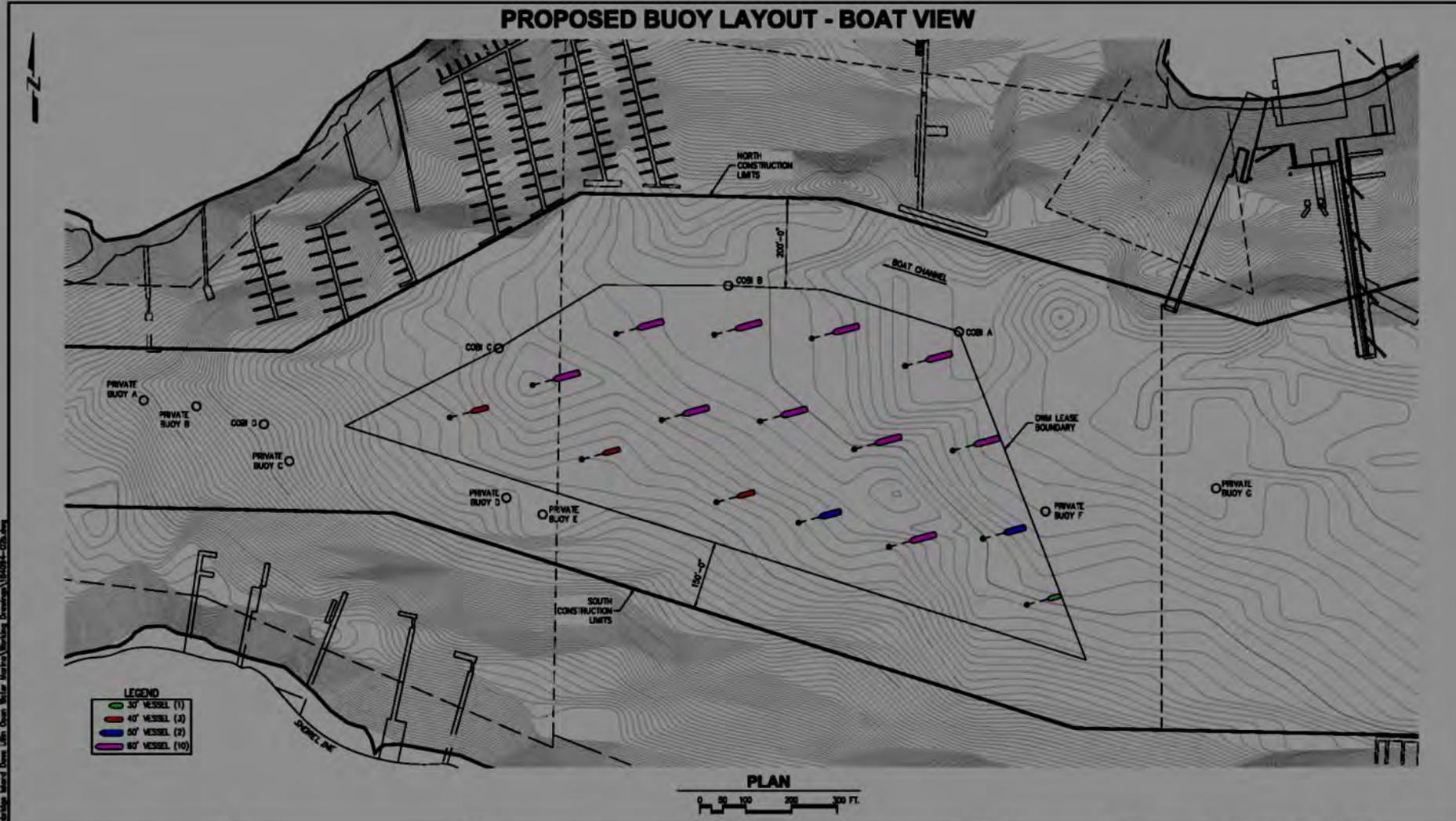
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REV	DATE	DESCRIPTION

PROJECT		BAINBRIDGE ISLAND DAVE ULLIN OPEN WATER MARINA	
PROPOSED BUOY LAYOUT SWING CIRCLE			
DESIGNED BY:	PROJECT NO.:	10484	SHEET NO.
DRAWN BY:	ISS. DATE:	DECEMBER 2016	2a of 2
CHECKED BY:	SCALE:	AS SHOWN	



Proposed Buoy Layout-Boat View



12/2/14 C:\Users\jacob\Documents\Bainbridge Island Open Water Marina\Working Drawings\140204-02b.dwg

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REV	DATE	DESCRIPTION

PROJECT			
BAINBRIDGE ISLAND DAVE ULLIN OPEN WATER MARINA			
TITLE			
PROPOSED BUOY LAYOUT BOAT VIEW			
DESIGNED BY:	DW PROJECT NO.:	ISSUED:	SHEET NO.:
DRAWN BY:	ISS DATE:	DECEMBER 2014	2b of 2
CHECKED BY:	SCALE:	AS SHOWN	



Timeline

DAVE ULLIN OPEN WATER MARINA PROJECT TIMELINE													
	2018- DEC	2019- JAN	2019- FEB	2019- MAR	2019- APR	2019- MAY	2019- JUN	2019- JUL	2019- AUG	2019- SEP	2019- OCT	2019- NOV	2019- DEC
Buoy Layout Design	█												
DNR Approval				█									
Permit Approval	█												
Materials/Construction Bid				█									
Fish Window (No in water work)			█										
Construction										█			
Public Workshop	12.10.18												
Marine Access Committee		1.14.19	2.11.19	3.11.19									
Council Meeting				3.26.19			6.25.19						

Timeline assumes the proposed layout as presented. 12/10/2018



Questions?

Public Comment can be dropped off at City Hall or emailed to Operations Project Manager Aaron Claiborne at aclaiborne@bainbridgewa.gov. Comments are due by Friday, Dec. 14.

Marine Access Committee <https://www.bainbridgewa.gov/706/Marine-Access-Committee>

Dave Ullin Open Water Marina (DUOWM) Layout/Design Project

<https://www.bainbridgewa.gov/1114/Dave-Ullin-Open-Water-Marina-LayoutDesign>

If you would like to receive updates about the project, please select Dave Ullin Open Water Marina Layout & Design Project on the Notify Me list:

<https://www.bainbridgewa.gov/List.aspx>



DAVE ULLIN OPEN WATER MARINA													
	2018- DEC	2019-JAN	2019-FEB	2019-MAR	2019-APR	2019-MAY	2019-JUN	2019-JUL	2019-AUG	2019-SEP	2019-OCT	2019-NOV	2019-DEC
Buoy Layout Design	[Red bar]												
DNR Approval					[Red bar]	[Red bar]							
Permit Approval	[Green bar]												
Materials/Construction Bid						[Blue bar]	[Blue bar]	[Blue bar]					
Fish Window (No in water work)			[Purple bar]										
Construction										[Brown bar]	[Brown bar]	[Brown bar]	[Brown bar]
Public Workshop	12.10.18												
Marine Access Committee		1.14.19	2.11.19	3.11.19									
Council Meeting				3.26.19			6.25.19						

Timeline assumes the proposed layout as presented. 12/10/2018

How Did We Get Here?

Background:

In 1999, as the City of Bainbridge Island (the City) was faced with having to evict the large live-aboard community that had existed in Eagle Harbor since the 1890's, the City reached an agreement with the Department of Natural Resources (DNR) to create an Open Water Moorage and Anchoring Area (OWMAA) in the harbor to accommodate those of the community who wished to continue their unique lifestyle. At that time **the Harbor Commission was charged by City Council with designing an area to maintain "a vibrant community of live-aboard residents."**

In 2010 the City and DNR reached an agreement, renewed in 2017 for 25 years, that allows for no more than 16 residential buoys plus transient moorage in what is now known as the Dave Ullin Open Water Marina (DUOWM). In 2011 the City established it's OWM with significant administrative and financial support from DNR. Originally the OWM provided moorage for 11 vessels: six vessels on the pre-existing linear moorage system (LMS) and five vessels moored to five pairs of new buoys (10 buoys total). The initial buoys and ground tackle came at no cost to the City through \$40,000 in funding from DNR.

In 2016, the City passed a Comprehensive Plan Update to guide the growth and establish the long range vision for the Island. The plan **incorporates goals and policies in the *Housing Element* that speak directly and indirectly of the Live-aboard community:**

Policy HO 5.3: "Support Water-based (live-aboard) housing as a viable component of the present and future housing stock of Bainbridge Island, subject to applicable environmental protection, seaworthiness, sanitation and safety standards, and authorized moorage."

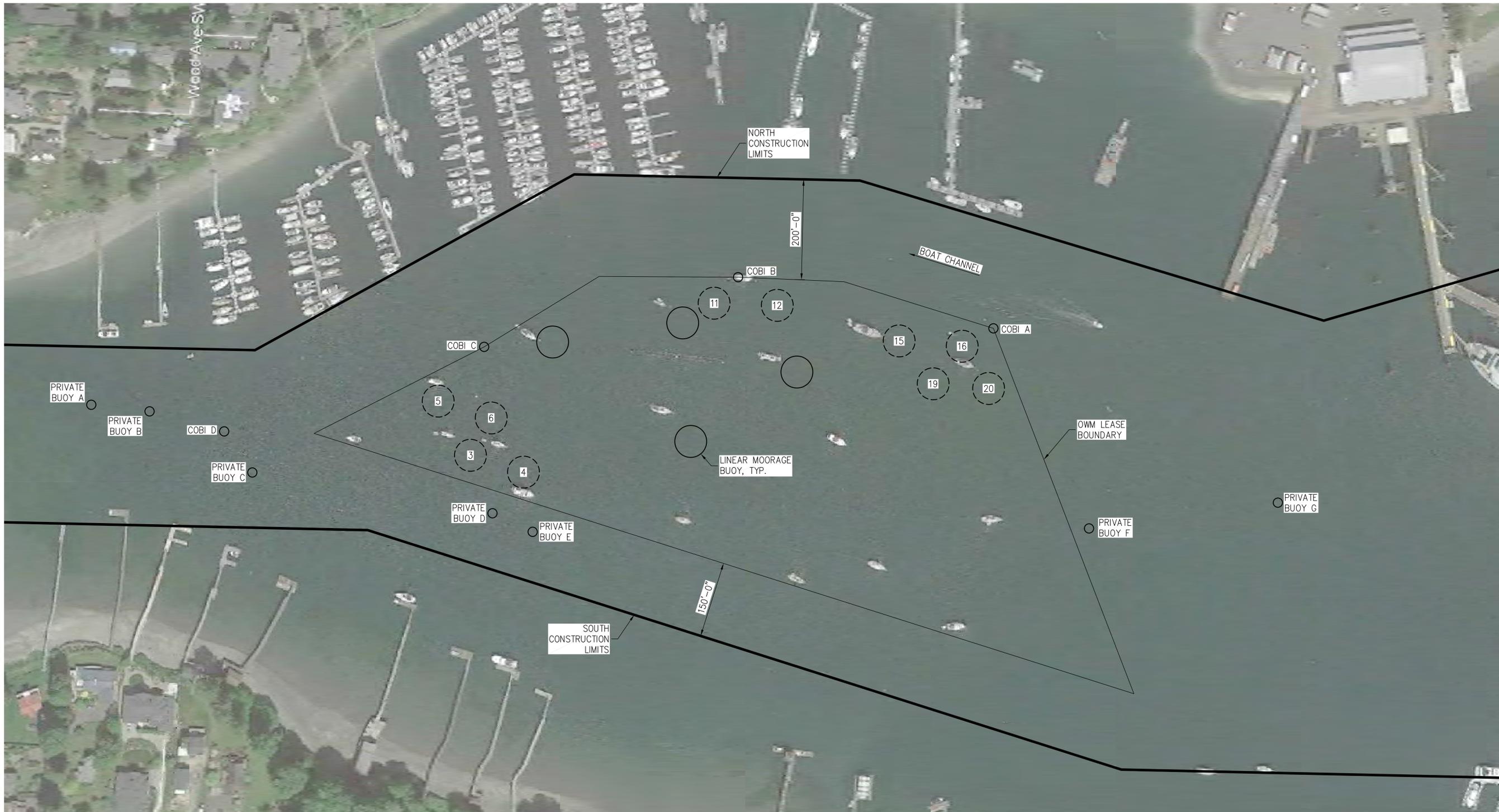
Currently:

In 2017 an underwater maintenance survey of the Linear Moorage System determined that it was in need of extensive repair or replacement. During renegotiation of the lease with DNR the City sought and received permission for single-point moorage for DUOWM residents, and the LMS was removed this year. Removal of the system eliminated 6 potential spaces for liveaboard residents and transient moorage. Two residents of the LMS have since been moved to single-point buoys.

There are 14 individual residents living aboard in the DUOWM. In consideration of the Comp Plan goals for diverse and affordable housing, City Council directed Staff to maximize residential moorage space as allowed under the lease.

The City of Bainbridge Island's Marine Access Committee is hosting this public workshop to gather input from the community about the placement of the new buoys in the Dave Ullin Open Water Marina (DUOWM) in Eagle Harbor.

EXISTING CONDITIONS



PLAN



12/5/18 Drawings\2018\184094 - Bainbridge Island Dove Ullin Open Water Marina\Working Drawings\184094-01a.dwg



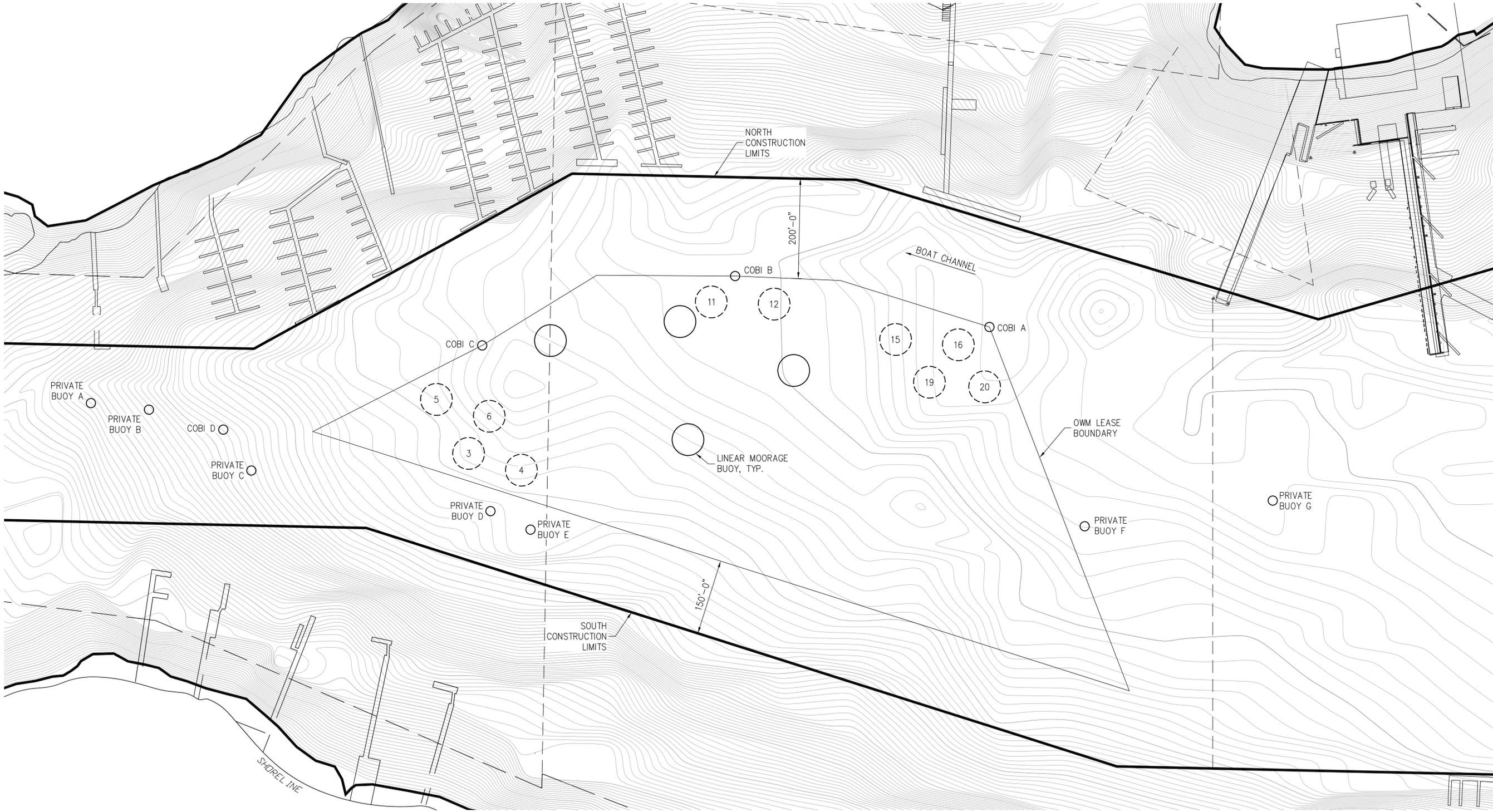
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REVISIONS		
REV	DATE	DESCRIPTION

PROJECT: BAINBRIDGE ISLAND DAVE ULLIN OPEN WATER MARINA			
TITLE: EXISTING CONDITIONS			
DESIGNED BY:	CF	PROJECT NO:	184094
DRAWN BY:	GRD	DATE:	DECEMBER 2018
CHECKED BY:		SCALE:	NOTED
SHEET NO:			1a OF 2

EXISTING CONDITIONS



PLAN



12/5/18 Drawings\2018\184094 - Bainbridge Island Dove Ullin Open Water Marina\Working Drawings\184094-01b.dwg



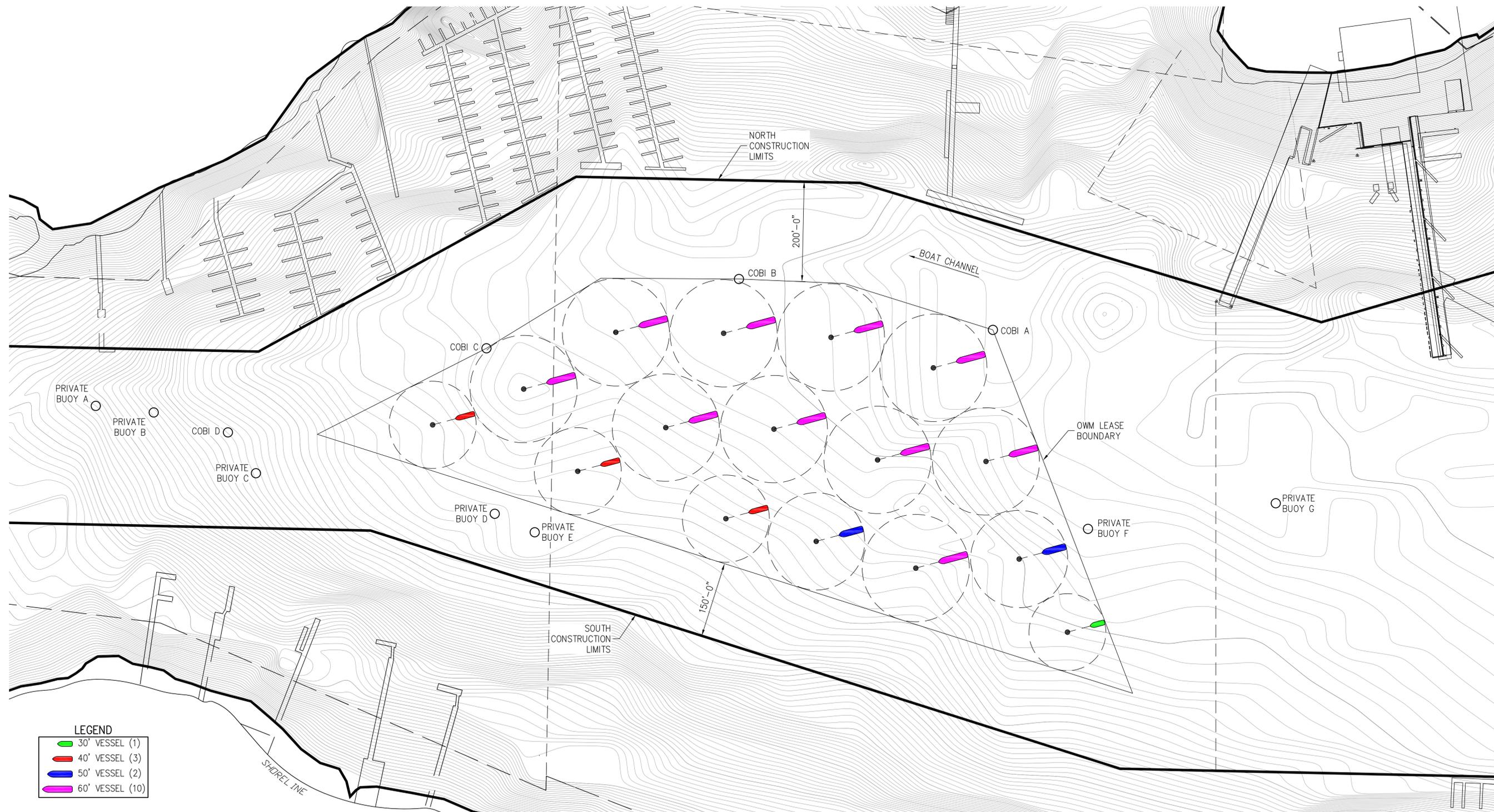
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SHEET NO:			1b OF 2

PROPOSED BUOY LAYOUT - SWING CIRCLE



- LEGEND**
- █ 30' VESSEL (1)
 - █ 40' VESSEL (3)
 - █ 50' VESSEL (2)
 - █ 60' VESSEL (10)



12/5/18 Drawings\2018\184094 - Bainbridge Island Dove Ullin Open Water Marina Working Drawings\184094-02a.dwg

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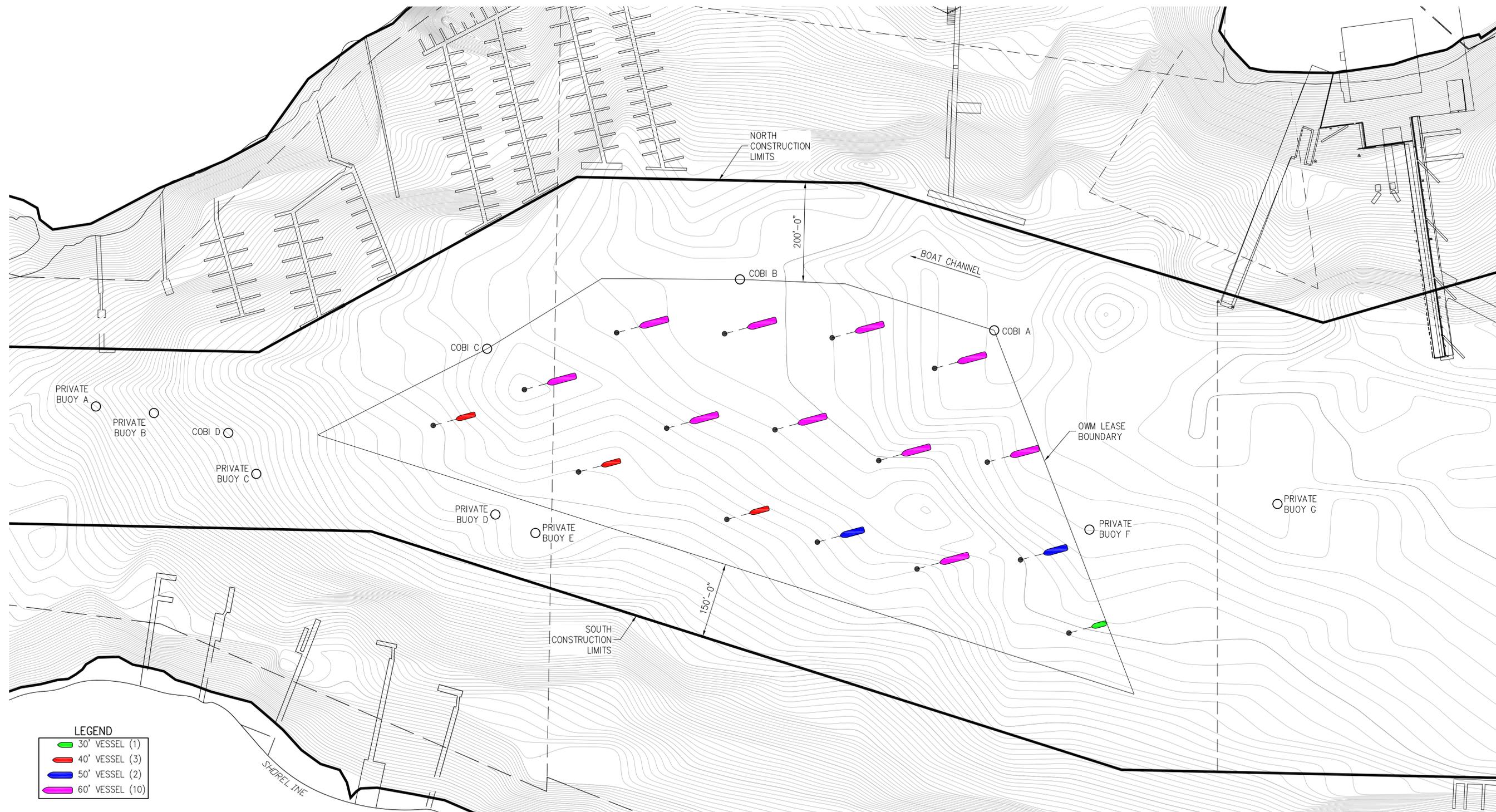
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TITLE: PROPOSED BUOY LAYOUT SWING CIRCLE			
DESIGNED BY: CF	PROJECT NO: 184094	SHEET NO: 2a of 2	
DRAWN BY: GRD	DATE: DECEMBER 2018	NOTED	
CHECKED BY:	SCALE:	NOTED	

PROPOSED BUOY LAYOUT - BOAT VIEW



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DRAWN BY:	GRD	DATE:	DECEMBER 2018
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