

Port of Manchester Parks and Recreation Plan Update

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**Port of Manchester
Parks and Recreation Plan Update**

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1.0 Introduction

In accordance with the Washington State Recreation and Conservation Funding Board policies, the Port of Manchester (Port) has requested an update to its 1996 Manchester Port District Parks and Recreation Plan. This update is a necessary component to the Port's grant funding request currently under review by the Washington State Recreation and Conservation Office.

2.0 Background

The Port of Manchester, located in Kitsap County, has experienced urban population growth over the last 15 years. After an annexation to the Port in 1995, the Port's population increased to 5,720 and continues to grow. The latest data from the Washington Office of Financial Management (OFM) indicates that the population of the Port was 8,056 in 2004, with a projected population of 12,603 by 2024 (OFM, 2008).

The population of Kitsap County is also in a period of growth, with a current population of 244,800 and a projected population of 345,674 by 2030 (OFM, 2008). Statistics and projections indicate that the population of the Port District will grow at a higher rate than that of the County.

Like all counties in Washington, Kitsap County is subject to the requirements of the Growth Management Act (GMA). The GMA requires, among other things, concurrency between population growth and growth in public facilities and services.

The increase in population in both the District and the County has increased the demand for recreational opportunities and services (FishPro, 1996). This update to the Parks and Recreation Plan addresses how the District will successfully manage, develop, and restore recreational opportunities and services at the Manchester Dock and Pomeroy Park and adjacent areas in a manner that will be environmentally compatible and beneficial to the public.

Description of Recreational Areas

The Port of Manchester currently owns and maintains the Manchester Library property, which provides parking for users of Pomeroy Park, pier and floating fishing dock, and the Manchester boat launch and floating transient moorage dock (FishPro, 1996).

The Manchester boat launch is a recreational area popular with residents in the District as well as with the public at large because it is one of the most accessible boat launch ramps in close proximity to a sheltered, high-quality sport fishing ground.

Pomeroy Park is located directly adjacent to the pier and floating fishing dock and is a favorite picnic spot for residents in the area.

All facilities are in need of modern environmental and service upgrades in order to keep pace with the increasing regional growth rate and to ensure natural beach function. Additional parking spaces are required to accommodate increased use of these recreational areas.

3.0 Port of Manchester Short Term and Long Range Goals

In May 2008, Port Commissioners met to update goals originally set in the 1996 Parks and Recreation Plan. Short term goals are seen as reachable or fundable projects to undertake in 2008 or being the grant-funding process. Long range goals include the Port's wish list of projects that will take considerable planning and development of a strategic action plan to bring them to fruition. Only the short term goals are carried through to the Capital Improvement Program for this document. This Parks and Recreation Plan Update addresses property acquisition and development to improve boating facility parking issues, as well as development and restoration along the beach and Pomeroy Park. Specifically, these goals include the following:

1. Boat Ramp and Transient Moorage Dock

Short Term

- a. Protect Port ramp, dock, and parkland by eliminating erosion and ensuring natural beach function.

Long Range

- b. Provide for additional launch and transient moorage capabilities by constructing a second (new) boat ramp to meet the needs of the boating public. Design the new ramp so that natural physical and biological processes in the affected nearshore habitat remain uninterrupted and so that boats are accommodated at all tidal elevations.
- c. Expand the existing floating dock to accommodate larger, deep-draft watercraft and to provide protection to moorage from wind and waves. Potential expansion includes, but is not limited to, lengthening, and/or increasing floating dock width and position.

2. Traffic Control and Parking

Short Term

- a. Provide for additional boat trailer parking, turning, and maneuvering as part of an enhanced boat launch facility. Purchase additional land for increased boat trailer parking and access to facilities, creating easy, efficient, and safe conditions for launching and retrieving boats towed by light pickup trucks and cars.

Long Range

- b. Provide additional off-street parking for vehicles and boat trailers to support a projected increase in usage of the boat launch site.

3. Park Facilities

Short Term

- a. For beach areas that have experienced erosion, restore through the use of approved methods that ensure natural physical and biological processes. Install erosion control barriers that are compatible with natural beach processes.

Long Range

- b. Acquire available properties to expand day park facilities. Work with the public to identify waterfront properties to convert to park use. Potential properties may be located anywhere within the Port's boundaries.
- c. Improve park facilities by enhancing the grounds, installing additional restrooms and shelters to heighten the park user's experience. Currently, the Port has one unisex restroom. Expand the current restroom and/or build new facilities that offer separate women's and men's restrooms.
- d. Extend, lower, and/or relocate the existing 36-inch-diameter stormwater outfall located in the park, adjacent to the south dock. The existing Kitsap County stormwater outfall currently dumps untreated stormwater onto the beach, resulting in public health notices and concerns. Extend this outfall past the dock, mitigating applicable environmental issues. Relocate the outfall if extension is unattainable.

4. Public and Commercial Facilities

Long Range

- a. Acquire additional property for expanded community recreational facilities. Local civic groups and the Port have identified adjacent property for expansion of the community library, public meeting rooms, and recreational facilities. Team with civic groups to build expanded facilities on Port property to provide more educational and recreational opportunities for the public.
- b. Create opportunities for economic development. Currently, the Port is faced with increased costs for operations and maintenance. Collaborate with private sector companies and/or non-profit organizations to create business opportunities that enhance Port revenues to offset rising costs (Fletcher, 2008).

4.0 Public Involvement

The Port of Manchester's primary mission is to improve waterfront access and recreational opportunities for the residents within the Port District and for the public at large. Port Commissioners meet the second Monday of each month and open the meetings to the public. Meeting minutes (see Appendix A) are posted on the Port's web site. At the meetings, the public is given the opportunity to present ideas and identify areas of concern.

Based on testimony provided at their meetings, the Port Commissioners developed the updated short-term and long-range goals arising from discussion, suggestions, or upon request of the public, emphasizing property acquisition and continued development and improvement at the Port's existing facilities. The Port enjoys an active following in the community, with 5 to 15 community members regularly in attendance at each meeting. Other community groups attend the meetings as well, including The Friends of the Manchester Library and the Manchester Community Council. The Port also provides content for Manchester's newsletter, *The Manchester View*, requesting public input on its expansion and restoration plans.

5.0 Evaluation of Existing Facilities and Opportunities

A boat launching ramp, pier, and floating docks:

The Port initiated operation of the boat launch ramp in 1967. The ramp was constructed of concrete slab-on-grade and extended down to about +2.0 feet above mean lower low water (MLLW). After receiving grant monies in 1996, the old boat launch ramp was replaced with a steeper, longer, and wider elevated structure. The new concrete ramp was installed to allow easier and safer launching and retrieval of small craft over a much greater range of tidal conditions.

The floating dock adjacent to the old launch ramp was replaced with a new treated wood floating dock, constructed under current requirements. The new dock extends approximately 240 feet offshore and is now primarily used for fishing. A second treated wood floating dock that extends approximately 200 feet offshore was constructed adjacent to the new launch ramp to tie up boats that have just been launched or boats waiting to be loaded onto a trailer.

Park (with accessories), parkland, and one handicapped-accessible restroom facility:

Pomeroy Park is situated immediately south of the fishing pier and dock. The landscaped upland portion of this small (0.17-acre) day park has four picnic tables, one of which is protected under a picnic shelter, and two benches situated to take in the view of Puget Sound and Blake Island, located just offshore. A new handicapped-accessible restroom was also installed for park users and the boating public.

Two parking lots:

After the 1996 Parks and Recreation Plan was prepared, the Port acquired two land parcels on the north side of East Main Street for construction of a new parking facilities to include light truck and trailer parking for the new boat ramp. Overflow parking for boat trailers is available at the Port's Manchester Library property located a short distance to the west on East Main Street.

6.0 Capital Improvement Program

The Commissioners of the Port of Manchester have initiated the prescribed public review and hearing process specified in Chapter 36.70A of the Revised Code of Washington (RCW). The Commissioners have informed the public through news releases, articles, and Web site updates and have consulted residents through public hearings and meetings to determine what facility improvements are desired by the local citizenry. The Commissioners determined that an increase in parking and beach improvements were top priorities.

One of the capital improvements would include acquisition and development of property to provide for additional parking and better access opportunities. The Port's boat launch is severely limited in its ability to serve the public; this is demonstrated by the lack of parking to accommodate the influx of boaters and residents who line up to use the facility. The Port would acquire an adjacent, 8,712-square-foot property currently for sale (see Figure 1). New, low-impact, paved, and Americans with Disabilities Act (ADA) compliant parking with public access would be created as a result of the acquisition and development of the property.

A second project will involve restoration and enhancement of over 210 linear feet of low to no-bank saltwater beach. The beach has eroded and is cutting into Pomeroy Park, rendering site conditions inadequate for the levels of use that are currently experienced and expected in the future.

The Port, community groups, and local builders will commit matching funds, expertise, oversight, and technical support to implement these projects. Refer to Appendix B – Capital Improvement Program (CIP) Form – for additional information.

7.0 References

FishPro. 1996. *Manchester Port District: Parks and Recreation Plan*. July 19, 1996.

Fletcher, Alan. General Manager, Manchester Water District. 2008. E-mail to Elise Roberts, HDR. May 21, 2008.

OFM (Washington Office of Financial Management). 2008. *Washington State County Growth Management Population Projections: 2000 to 2030*. Updated March 19, 2008. Accessed May 19, 2008] <http://www.ofm.wa.gov/pop/gma/projections07.asp>.

RCO (Washington State Recreation and Conservation Office), 2008.
<http://www.rco.wa.gov/>

Figure 1. Property Acquisition

Insert Appendix A

Insert Appendix B