



## **STAFF REPORT**

**TO:** Board of Commissioners  
**FROM:** Suzy Watkins, Harbor Director  
**DATE:** July 26, 2022  
**SUBJECT:** Harford Pier Site Plan Status

### **Recommendation / Proposed Motion**

1. Receive and file staff report on status of the Harford Pier Plan
2. Provide direction to staff on proceeding with the Harford Pier Plan

### **Policy Implications**

- Keep Harford Pier open and optimize use.
- Sustain and enhance the Harbor's finances – provide for needed infrastructure, expand revenue sources, and pay down long-term liabilities.
- Maintain and enhance a boater-friendly atmosphere at PSL for both commercial and recreational boaters.

### **Fiscal Implications / Budget Status**

None at this time.

### **Alternatives Considered**

The following actions were considered but are not recommended at this time:

None at this time.

### **Discussion**

Harford Pier has undergone multiple changes in footprint and functions supported over its nearly 150-year history. In 2020 your Board determined that the need for repair work under the restaurant, combined with the restaurant vacancy, created an opportunity to strategically plan pier redevelopment.

The District engaged the services of Fraser Seiple to assist in taking input and creating guidance for a site plan to guide the next 20 years of Harford Pier. As part of that process, a series of interviews and public workshops were conducted in 2020 and 2021 to receive stakeholder input on services and features to include in the next phase of the Harford Pier. There has been significant interest and participation in the process. A list of the existing and requested features is included as Attachment 1.

The District's pier crew continued repairing the accessible areas of the pier while the site plan was underway. Planning for the west side canopy and Pod 1 repair work had been delayed awaiting the completion of the comprehensive site plan. The Pier crew is getting to the end of the accessible repairs while the site plan needs more discussion and refinement before being finalized.

More discussion is needed to verify the details of the site plan, prioritize the requested projects, and evaluate potential funding and timelines for planned improvements. It may ultimately make sense to coordinate the final version of the Harford Pier site plan with the upcoming Master Plan update, as some of the requests for the pier interact with the Harbor's landside area. However, the repair work needed at the west side of the canopy and at Pod 1 specifically addresses the pier preservation and financial priorities your Board has identified for the District. Staff has identified three areas to prioritize:

Proposed Site Plan Priority Areas:

1. Canopy repair;
2. Repair the pier under the restaurant and sport fishing; and
3. Replace the existing restaurant and sport fishing buildings

To expedite these repairs, staff recommends prioritizing the efforts and discussions of the site plan project to these three areas. Discussion on the additional pier uses and their organization can continue as these areas are addressed.

The additional planning work to be done on the three components identified includes:

- Repair plan for canopy supports
- Repair plan for pier
- Design and engineering for rebuild of lease spaces
- Development permits
- Building permits for rebuild of lease spaces
- Identifying and obtaining project financing

Staff will return to the Board with additional details to discuss construction and funding options with work plans and timelines. At this time, we are requesting the Board's approval to focus on planning for this on these three priority areas. No matter what other uses are ultimately identified, pier repair and the replacement of existing facilities are priorities – both to provide services to the public and to support the Harbor's revenue base. The needed repairs will take more than three years, with the total timeline depending on available funding and whether the work is done by contract or District staff.

Prioritizing full revenue generation from these assets first will help support the remaining repairs and new uses identified for Harford Pier. Moving forward with these tasks now provides additional time to discuss and coordinate other ideas and balance planned uses to serve multiple Harbor users.

Staff recommends moving forward with planning for the three repair priorities identified at this time to keep momentum on the repair plan and set the stage for future uses.

Attachment(s):

1. Requested projects for Harford Pier