

# 1989

First real proposal to establish a seaport project that includes a maritime educational facility, working seaport & marina, and a maritime museum at Point Hudson. Sponsors include the Boat School, PT Sails, and Wooden Boat Foundation.

FUTURE OF POINT HUDSON

PROPOSAL

DRAFT COPY

December 15, 1989

Prepared for:

PORT TOWNSEND CITY COUNCIL

Jean Camfield  
John Clise  
Vern Jones  
Mike Kenna  
Julie McColloch  
Norma Owsley  
Brent Shirley, Mayor  
Shelia Westerman

Prepared by:

POINT HUDSON SEAPORT PROJECT

Sean Lappetito, representing the Northwest School of Wooden Boatbuilding  
Carol Hasse, representing Port Townsend Sails  
Ellen Falconer & Tod Wakefield representing the Wooden Boat Foundation  
Captain Bill Curry skipper of the Adventuress

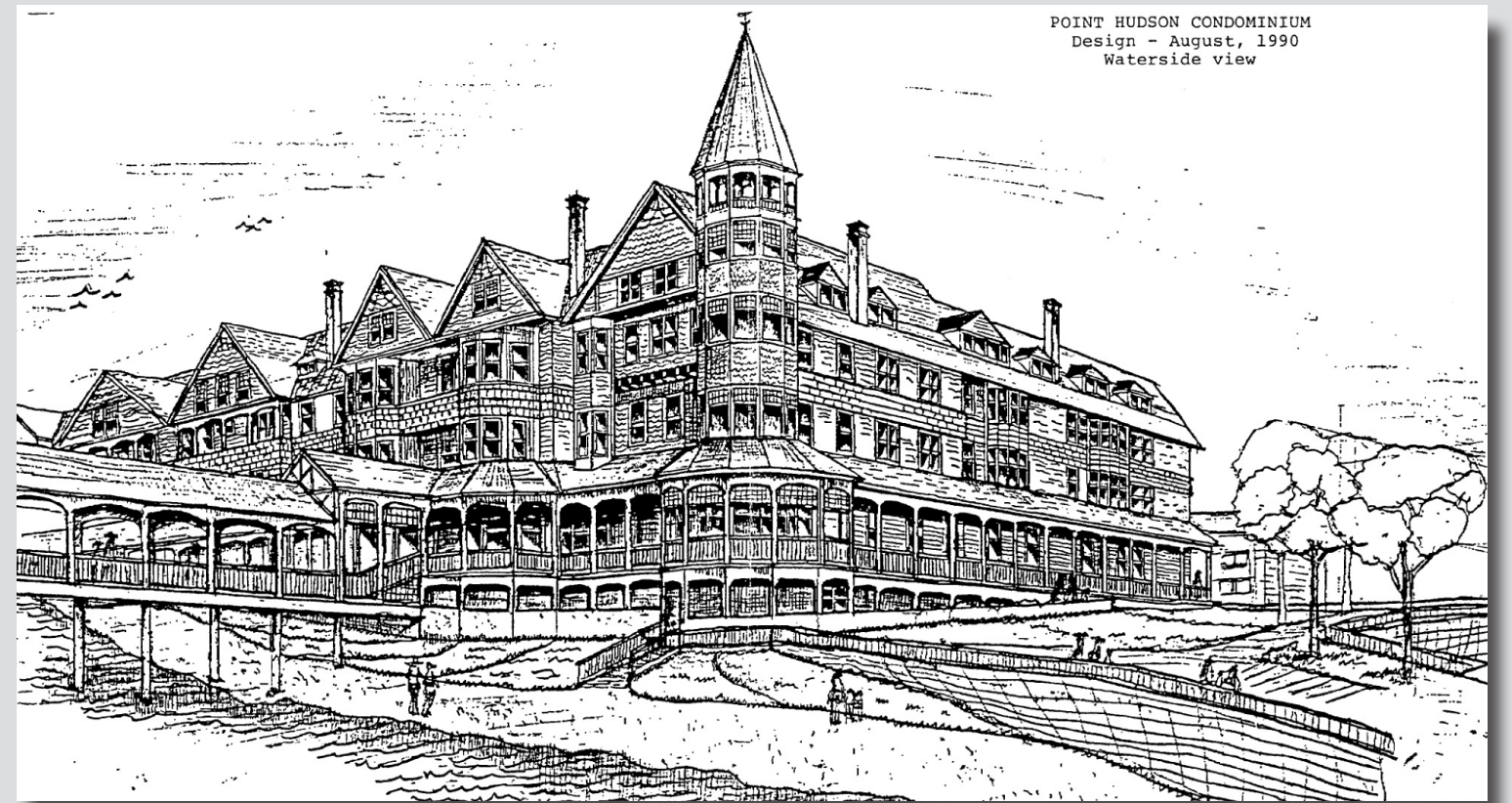
# 1990

Proposal for 50-unit condominium at Thomas Oil sparks controversy; City passes moratorium on all new development along the urban waterfront. Urban Waterfront Plan adopted in December, condo project abandoned.

# 1991

City and Port establish Point Hudson Advisory Committee to develop recommendations for the future use and management of Point Hudson property.

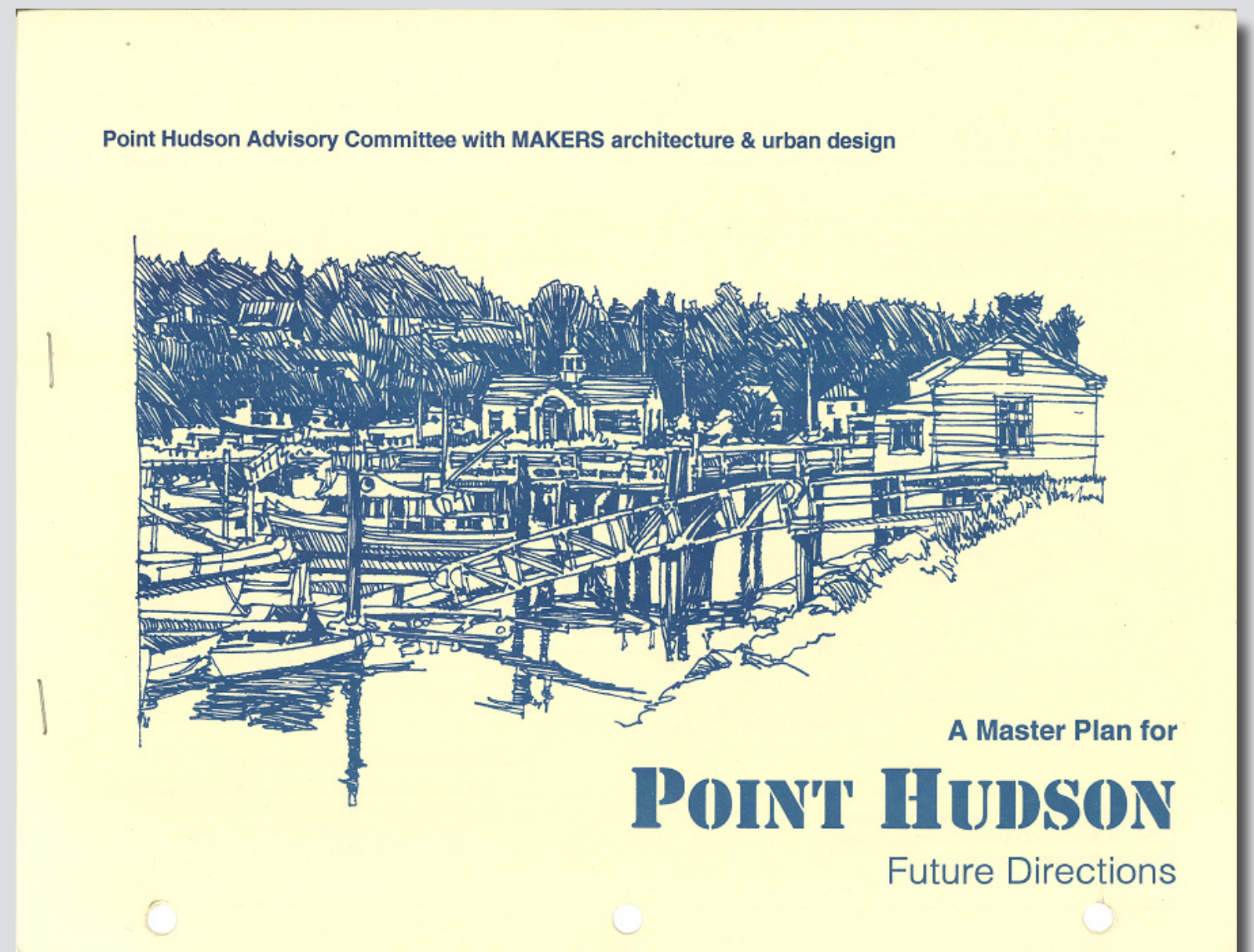
# 1992



Site proposed for hotel & underwater restaurant project. City adopts new shoreline regulations that promote marine-related uses and restrict residential and transient development (e.g., condos and hotels).

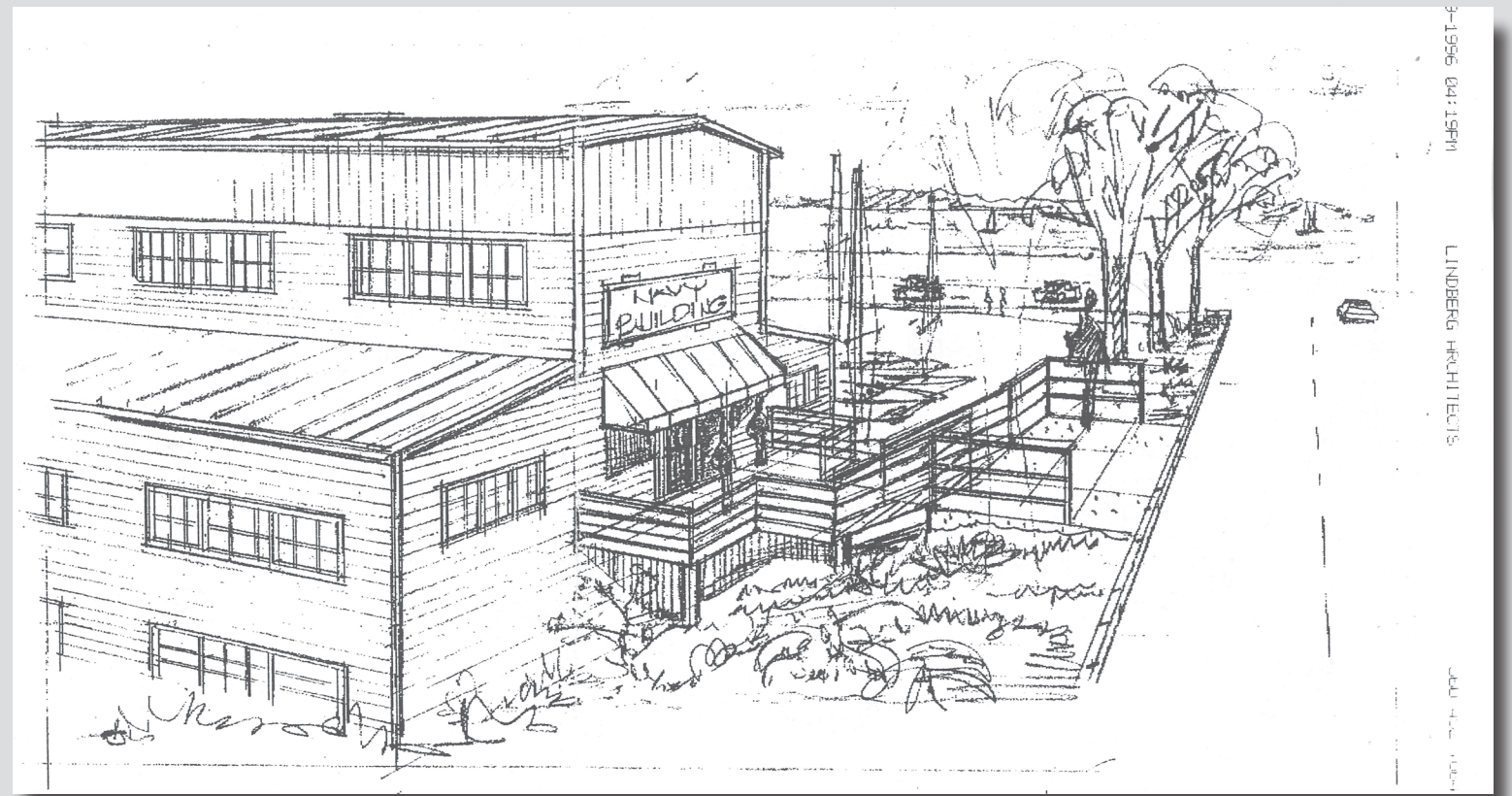


# 1994



Point Hudson Advisory Committee completes Point Hudson Master Plan. Six overriding goals of plan adopted by City and Port.

# 1997



Aletia Alvarez of WBF spearheads new NW Maritime Center proposal and acquisition of the Fleet Marine property/Navy Building.

Camilla Chandler Family Foundation awards \$50,000 to support the project.



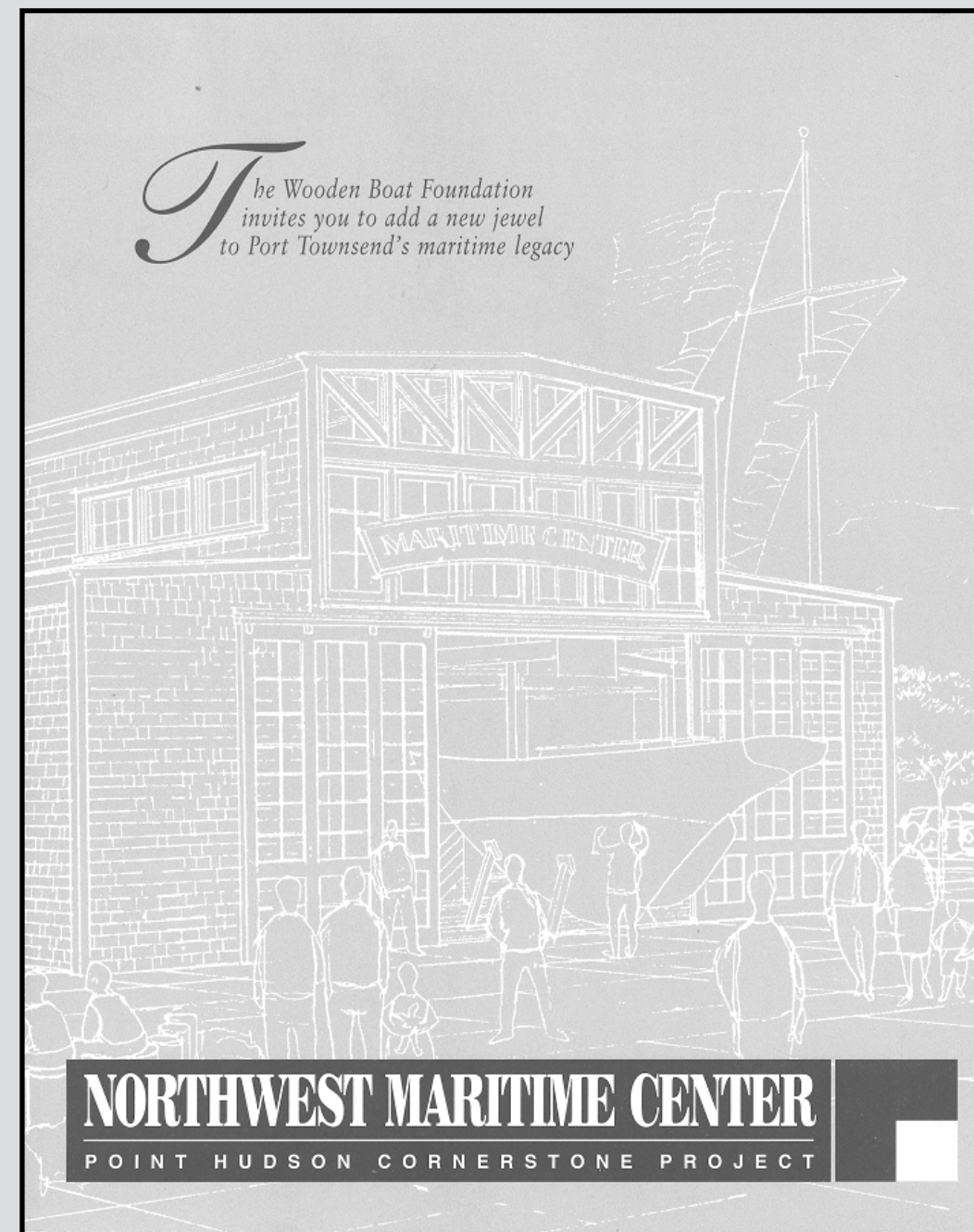
# 1999

WBF hands project over to new Maritime Center organization; scope broadens to include purchasing Thomas Oil property and working with the Port to establish a maritime heritage corridor along west side of Point Hudson marina.



# 1999

NWMC enters into purchase & sale agreement to acquire Thomas Oil property. Camilla Chandler Family Foundation awards \$50,000 to help fund site clean-up. New brochure with NWMC concept produced. Land Rush event held during Wooden Boat Festival and raises over \$50,000.





# 2000

Port Townsend Paper Company pledges \$100,000 towards NWMC property acquisition and redevelopment. Paper Company's pledge matched by Jim & Nelly Tretter. HUD awards \$1 million grant. NWMC closes on Thomas Oil property purchase. Boardwalk eventually named in honor of PT Paper employees, and gallery named in honor of Jim & Nelly Tretter.

# 2001



Camilla Chandler Family Foundation awards \$500,000 grant. Site plans and facility design unveiled. Jim Whittaker & Dianne Roberts join capital campaign.





# THE COMPASS COURSE

Tracking the Progress of the Northwest Maritime Center

May 2002

## Northwest Maritime Center Comes Clean Site cleanup to begin in June

It will be the first visible improvement to the property since the "Future Home of the Northwest Maritime Center" banners were hung in 2001.

The cleanup of the former Thomas Oil site, scheduled for June and July of this year, will erase most clues that the site was long in use as a bulk oil terminal and will prepare the ground for construction of the Northwest Maritime Center.

Since its conception, one objective of the Maritime Center has been to purchase and clean up this contaminated waterfront property for public use.

The cleanup will be performed in accordance with a Cleanup Action Plan funded and approved in May 2000 by the Washington State Department of Ecology (DOE).

Before the Northwest Maritime Center closed on the property, it negotiated a settlement with former owner Unocal Corp., in which Unocal agreed to pay 65 percent of the total environmental cleanup costs, a contribution estimated at \$210,000. In addition, the Maritime Center secured a \$500,000 Brownfields Economic Development Initiative grant from the U.S. Department of Housing and Urban Development which will cover more than its share of the

cleanup costs.

Demolition and cleanup activities include:

- Removal of debris, concrete pads, retaining walls and vegetation.
- Demolition of all existing structures, with the exception of the warehouse housing Kayak Port Townsend's business.
- Excavation of an estimated 700 cubic yards of contaminated soil and disposal in an approved hazardous waste facility in Kitsap County.
- Placement of clean structural fill and a 1-foot thick cover cap of gravel across the site.
- Monitoring of groundwater utilizing five existing monitoring wells.

"It's your standard cleanup," says John Cooley, the Northwest Maritime Center's cleanup consultant. "It's pretty straightforward."

Cleanup is anticipated to take six to eight weeks. Much of the contaminated soil is located 4 to 10 feet in depth in the area known as the "smear zone" or water table. The majority of the excavation of the "dirty" dirt will occur during the lowest tides in June (24-29) to minimize sloughing, the amount of excavation, and the need to dewater the soil.



The rusty metal buildings, the debris—even this abandoned motorcycle—will be cleared away next month to make room for the Northwest Maritime Center.

Upon completion of the cleanup, the site will be level with Water Street and slope very gently down to the beach area. The entire uplands portion of the property will be capped with a one-foot layer of gravel. The site will remain in this condition until construction of the Center facility begins in spring of 2004. In the interim, the Northwest Maritime Center property will be open to the public for beach access, on-the-water programs offered by the Wooden Boat Foundation and Kayak Port Townsend, as well as special community events and activities.



### Update from the Director Phase II Close to Completion

The development of the Northwest Maritime Center is a multi-year project, encompassing four major phases. Due to tremendous community support, Phase I was successfully accomplished by raising the funds necessary to finalize acquisition of the Thomas Oil property as the future home for the Center. This Phase was completed in December 2000. Phase II, which is nearing completion, comprised laying the groundwork to create a solid foundation for the future construction of the Center. This

phase addressed schematic design for the facility, preliminary design for the reconstruction of the dock, preparation of a business plan that demonstrates the Center will be self-sustaining over the long run, as well as preparation of a Capital Campaign Plan that describes how and where the monies will come from to build the facility. The lengthy paperwork and permitting process to accomplish the cleanup were also completed in Phase II.

Phase III, which begins in June, includes the cleanup activities

described above, the next steps in detailed design and engineering as well as permitting of the facility and dock. Permit approvals for the dock reconstruction are estimated to take more than a year. Maritime Center staff have also initiated the "quiet phase" of the capital campaign, seeking leadership gifts from major supporters and submitting grants to private foundations and public agencies. The more visible Capital Campaign for the construction of the Center will be kicked off at the Wooden Boat Festival this coming

September. The entire Campaign is anticipated to last 24-months, spanning Phases III & IV.

The final phase will begin in the summer of 2003 with the reconstruction of the dock. Phase IV also includes preparation of final construction drawings, securing building permits, completing bidding processes, with the objective of construction of the upland facility beginning in the spring of 2004. Building the facility will take approximately one year, with the doors of the Maritime Center opening in June 2005.

# Maiden issue of *The Compass Course*



# 2002



2,500 tons of contaminated soil excavated from property and replaced with clean fill. First Federal makes initial pledge of \$50,000 to campaign.





# THE COMPASS COURSE

Tracking the Progress of the Northwest Maritime Center

January 2003

## A banner year for the Northwest Maritime Center

2002 was a banner year for the Northwest Maritime Center capital campaign. Ten of 12 major grants were funded and nearly \$2 million was secured toward our \$10 million goal, bringing the funds raised to date to \$4.3 million.

The year was capped by a record-setting December. More funds were raised that month than in any other to date: over \$1 million!

December's gifts included \$500,000 towards a total \$1 million pledge from the Camilla Chandler

Family Foundation of Los Angeles. The building planned to house the Wooden Boat Foundation's expanded maritime educational programs will be named the Chandler Education Building in honor of the family's generous support.

Three Seattle-based foundations – the Hugh and Jane Ferguson Foundation, the D.V. and Ida J. McEachern Charitable Trust, and the Juniper Foundation – also pledged gifts in December totaling more than \$300,000. Other leadership gifts totaled \$200,000.

"These leadership gifts couldn't have come at a better time," said Neil McCurdy, a member of the campaign steering committee. "This great momentum will make 2003 that much more successful."



Alex Spear and his mother, Camilla Chandler Frost, are trustees of the Chandler Foundation.

Chandler Foundation trustee Alex Spear lives in Port Townsend, and was a founding member of the Northwest Maritime Center.

"Every year this community continues to diversify and strengthen, and as we look towards the future, I believe the activities associated with the Maritime Center can only add a richer dimension," said Spear.

"I am absolutely committed to creating a facility that is an authentic, non-'theme-park' addition to our small maritime community."



The Maritime Education Building at the NW Maritime Center has been named for the Camilla Chandler Family Foundation.



### Update from the director Clearing the cleanup hurdle

The start of a new year is always a time to reflect on the 12 months past. For the Northwest Maritime Center, 2002 was a defining year.

Perhaps the biggest accomplishment was carrying out the environmental cleanup on our building site. Nearly 2,500 tons of contaminated soil were excavated from the former bulk oil terminal and replaced with clean fill. I'm pleased to report the operation came in on time and on budget. See the photos on p. 4.

Clearing the cleanup hurdle had an immediate impact on our fundraising. Early on, we sat down with potential funders who said, "If you buy the property and get it cleaned up, then we'll get involved."

Now that we can present proof that those twin challenges have been met, those major donors are getting involved. We are confident that we will have more exciting fundraising announcements for you in the year to come.

In fact, with the capital campaign picking up speed, our pledge to you

in 2003 is to get the good news out quickly and more efficiently. From now on, news will be conveniently delivered to your e-mailbox, so we encourage you to drop us a line at [info@nwmartime.org](mailto:info@nwmartime.org) to ensure we have your current address.

We always enjoy hearing from you, and value your continued support. We hope you enjoy this edition of "The Compass Course," chock full of news from a very eventful year.

—Dave Robison  
Executive Director

## The Compass Course



Tracking the Progress of the Northwest Maritime Center

August 2003

### New dock coming this fall!

"We are excited to get the first construction project under way," says Executive Director Dave Robison. "We'll start as soon as the Wooden Boat Festival is over."



The 1930s-era dock at the Northwest Maritime Center is scheduled to be rebuilt this fall.

He's talking about reconstructing the existing dock at the Maritime Center site, a project that is scheduled to begin this October.

Plans for the new dock include a 290 foot pier that is 60 feet longer than the existing structure, two floats offering 175 lineal feet of moorage, and the deepest-draft berth on the downtown waterfront (22 feet at MLLW).

#### DOCK SCHEDULE

- June 2003: Permits approved
- Late August: Test pile driving
- Mid-October: Equipment mobilization
- Late October: Dock demolition
- Oct. - Jan. 2004: Dock reconstruction
- May: Floating docks installed

Eelgrass-friendly reflective panels and aluminum grating are integral to the new design.

As part of an associated restoration project funded by NOAA, up to 5,000 shoots of eelgrass will be planted under and around the dock connecting habitat.

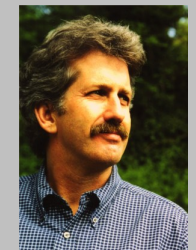
We've raised most of the \$1.2 million needed for the dock project, but community contributions to our Pavers & Planks Campaign are needed to cap off the total.

Boat owners have a special opportunity to show their support for the dock project through sponsorships of individual dock planks. Your favorite vessel's name and port of registry can be cast in a bronze nameplate and inset in one of the new planks. Stop by our booth at Port Townsend's annual Wooden Boat Festival next month or order yours on-line at [www.nwmartime.org](http://www.nwmartime.org).

Dock reconstruction will be the second significant phase of work at the site. The first was environmental cleanup of the oil-contaminated property, a \$400,000 project that was completed in August 2002. The Northwest Maritime Center's new dock will be a highly visible hub for the Wooden Boat

### Update from the Director

You're invited to a delicious "Dock Party"



Our momentum is building. The vision of the Northwest Maritime Center is to establish a maritime educational and cultural facility like none other in the nation. More than 1,000 donors have propelled us to the halfway mark. Over the next 18 months we will raise the additional \$5 million needed to construct the center. When completed, the Maritime Center will be the place to learn about our region's maritime heritage and the vital role Puget Sound plays in Northwest life.

The Center's dock is slated to be rebuilt this fall. The new dock will be the centerpiece of the future Northwest Maritime Center and a hub for maritime activities and on-the-water educational programs. Imagine the possibilities: you may launch your kayak from the dock, take a sailing or rowing lesson, tour a tall ship, ride a steam launch along the waterfront, or take a sunset cruise or ecotour of Port Townsend Bay.

To celebrate this next phase of our project, we will be hosting a "Dock Party" the week of the Wooden Boat Festival. **Please join us at the Pope Marine Park Building in downtown Port Townsend on Thurs., Sept. 4, from 5 p.m. to 6:15 p.m.** We invite you to come learn more about the new dock's educational features and help "demolish" a delicious cake model of the old dock. Then join us in a toast to celebrate this upcoming milestone in the Maritime Center campaign.

We hope to see you then.