



1/11/2024

Development Plan Narrative

for

Non-Competitive Sale of State Tidelands Per AS 38.05.825

The City & Borough of Yakutat (CBY) seeks to replace and expand the aging harbor infrastructure of the Yakutat Small Boat Harbor to improve accessibility, public safety, and continue to provide the current level of public service and vessel mooring in Yakutat, Alaska.

The Yakutat Small Boat Harbor is the sole boat harbor for recreational, subsistence and commercial uses in Yakutat and is the community's main access point for Yakutat Bay and the Gulf of Alaska. Portions of the existing float systems have been in service for approximately 60 years and have been found to be in serious condition. All floats have low freeboard and insufficient reserve flotation to support normal design loads. Typical useful life for timber float systems from that era ranges between 20-30 years depending on environmental conditions. Float degradation and cost of maintenance is anticipated to exponentially rise with continued use. The float system and gangways are in need of replacement to avoid development of hazardous conditions and to maintain the current level of service being provided to the recreational and commercial users of the harbor. Replacement of the existing gangways and floats will allow for continued safe use while meeting current criteria set by the Americans with Disabilities Act (ADA) and the States Organization for Boating Access (SOBA).

The revised layout of the new harbor floats will require the conveyance of 4.63 acres of state tidelands. The layout of the new harbor has been revised from that of the existing harbor configuration for multiple reasons:

- New stall and fairway layouts meet American Society of Civil Engineers (ASCE) and other accepted design guidelines.
- Floats have been moved offshore to prevent shallow water beneath inshore stalls during low tidal elevations. This is necessitated by glacial rebound which has occurred in Yakutat since original harbor construction.
- Moving floats offshore will allow adequate maneuvering space that does not currently exist for boat launching activities at the adjacent boat launch facility within Shipyard Cove.
- A longer 80-foot ADA compliant gangway will be installed to provide safe access to the harbor.
- Float reconfiguration will meet the current moorage needs of the community, based on the current harbor stall wait list.

The requested tidelands include sufficient area to allow for expansion of the Yakutat Small Boat Harbor in the future.

Project work will commence with the demolition of the existing Yakutat Small Boat Harbor to facilitate the installation of new harbor floats and infrastructure. All existing timber headwalk floats, mainwalk floats and finger floats will be removed in their entirety with the exception of the seaplane haulout ramp and work float which will be removed and salvaged for refurbishment and reinstallation. A small portion of the existing timber approach dock will also be removed. Existing harbor floats are primarily moored with timber piles and a small number of steel piles. Piles will be removed with a vibratory hammer to facilitate removal of the floats

Installation of new harbor infrastructure will begin at the existing approach dock and extend offshore. New floats will be mobilized to site on a materials barge and offloaded directly into the water. Individual float modules will be connected together into manageable sections for installation. Once floats are in position, permanent float piles will be driven with a vibratory hammer to the greatest extent possible to achieve the specified minimum embedment. Following float installation, the contractor will install all necessary float appurtenances such as electric, water, and fire suppression utilities as well as a new Americans with Disabilities Act (ADA)-compliant aluminum gangway to connect new harbor floats to the existing approach dock.