

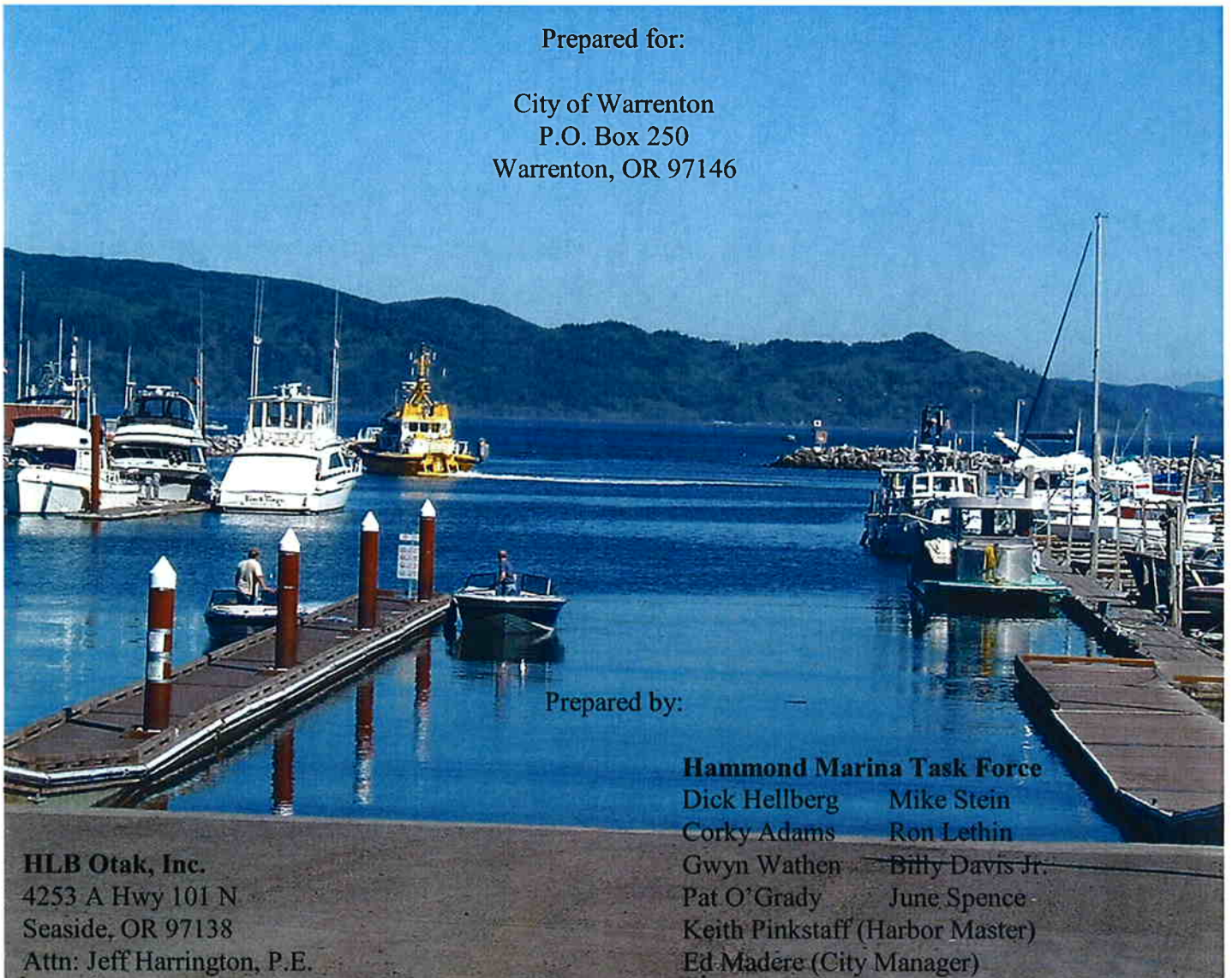


# HAMMOND MARINA MASTER PLAN UPDATE

SEPTEMBER 2005

Prepared for:

City of Warrenton  
P.O. Box 250  
Warrenton, OR 97146



Prepared by:

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*Title Page*

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# **HAMMOND MARINA**

## **Master Plan Update**

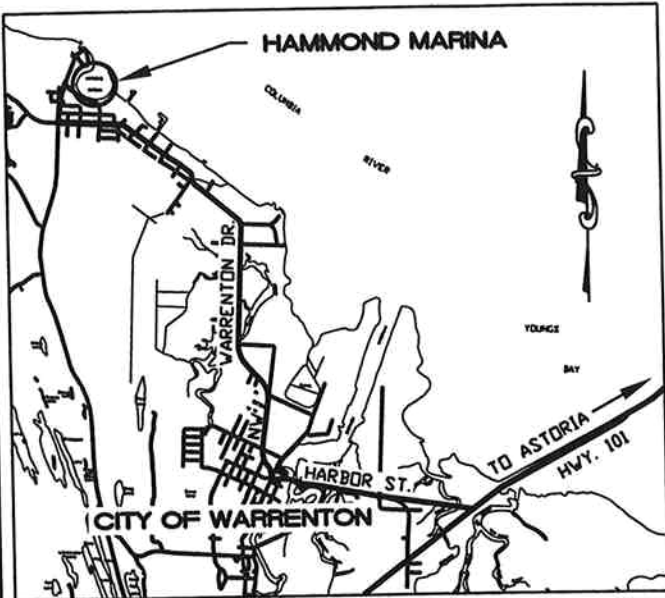
### **INTRODUCTION**

The Hammond Marina (basin) is located at the northwest corner of the City of Warrenton in what was once the Town of Hammond (now within the City of Warrenton), with a total City population of approximately 4,400. The basin is within Clatsop County on the south shore of the Columbia River in the northwest corner of Oregon (see Figure 1). The small embayment and adjacent lands are leased for recreational and commercial development to the City by the US Army Corp. of Engineers. The marina improvements are owned and operated by the City of Warrenton.

The primary purpose of this master plan update is to provide a current plan for improvement of the marina based on the most current information available. An original plan dated June 1991 was prepared by Leslie Simons and Handforth, Larson & Barrett, Inc. This updated plan has been prepared with the input of the Hammond Marina Task Force, made up of community members and City staff. It is the intention of the Task Force to use this document for the purpose of 1) pursuing funding for marina improvements, 2) compiling a plan that summarized the current community vision of the future of the marina, and 3) identifies the priorities for improvements that will revitalize the marina property to its full potential for the economic and recreational benefit of both the community and all of its visitors.

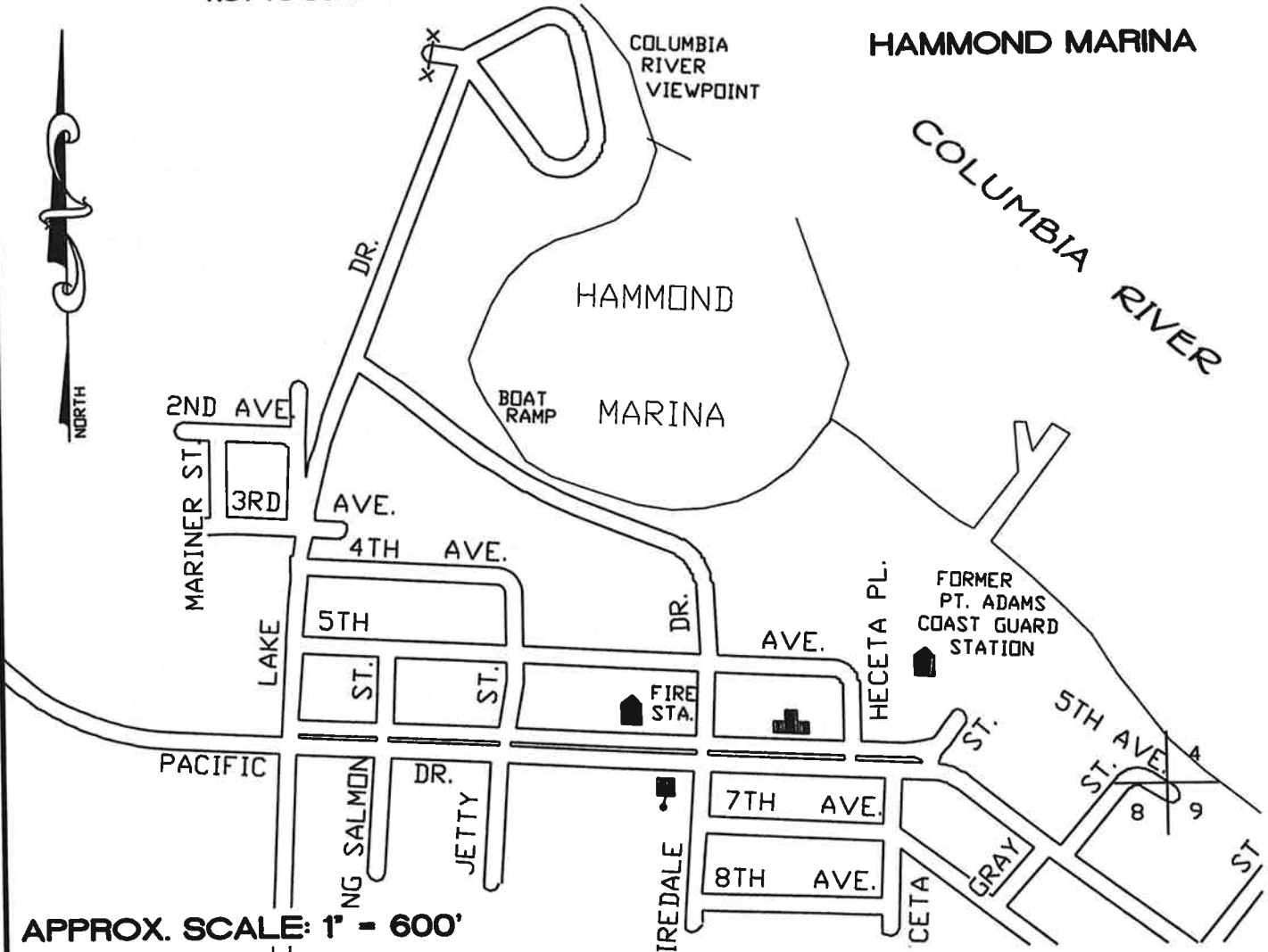
The plan is not intended to be the final specific facility design. It is based on existing data generated from aerial photography, as-built information and local knowledge. The information in this report is conceptual in nature and should not be used for final layout purposes. This plan is intended to show the direction of development and is not intended to be a construction document.

Special thanks are to be extended to all members of the task force and City staff including but not limited to Dick Hellberg, Corky Adams, Gwyn Wathen, Mike Stein, Ron Lethin, Billy Davis Jr., Pat O'Grady, June Spence, Keith Pinkstaff (Harbor Master) and Ed Madere (City Manager) for their assistance in completing this report and master plan.



NOT TO SCALE

**PROJECT LOCATION INFORMATION**  
 CITY OF WARRENTON, CLATSOP COUNTY  
 COLUMBIA RIVER MILE 8.7  
 LATITUDE/LONGITUDE: N46.203° W123.949°  
 LEGAL DESCRIPTION: T8N, R10W W.M. SEC. 5  
 TAX MAP # 8 10 5 WARRENTON  
 TAX LOT # 200



APPROX. SCALE: 1" = 600'

SHEET 1 OF 1

FIG 1 VICINITY MAP

**HLB Otak, Inc.**  
 Surveying • Civil Engineering • Planning • Water Rights • Wetlands Consulting

## **SITE ANALYSIS**

### **Site Location**

The Hammond Marina is located on the south shore of the Columbia River 8.6 river miles from the Pacific Ocean and northwest of downtown Warrenton. The marina is accessible to both Highway 101 and Highway 26 by Oregon State Highway 104. The basin is currently zoned A1 (Aquatic Development) and the adjacent leased land is zoned RC (Recreational/Commercial) (see Figure 2). The basin is enclosed with rock breakwaters breached by an entrance channel.

Seafarers Park is to the north with Fort Stevens State Park adjoining to the west. The parks were once a part of the Fort Stevens Military Reservation and are listed on the National Register of Historic Places (1971). Directly west of the basin, across Lake Drive, are two dredging spoils ponds that are currently full of dredge spoil material.

The commercial and residential areas of the city are located to the south and east. A large development parcel directly to the south of the basin, zoned C-1 (General Commercial), is owned by the City. East of the development parcel is former Point Adams Lifesaving Station. It is zoned OSI (Open Space Institutional). The station is also historically important and the character of the buildings give the town a focal point on which future development could be based.

### **Ownership and Permits**

The Hammond basin is under the ownership of the Army Corp of Engineers. It consists of about 36 acres of dry land and 25 acres of water area and includes Seafarers Park. The Federal Government began leasing the basin to the Town of Hammond (now within the City of Warrenton) in 1967 (DA lease No. DACW57-1-68-4, see Figure 3) which is continued on a 25 year renewable basis. The present lease will run well into the next decade (2013).

The Army Corp of Engineers must be informed of any changes or alterations to the leasehold. Selection of concessionaires/vendors shall be in accordance with Corps policies. At this time all income generated by the harbor must be spent within the harbor.

The City would desire to have either a long term lease or ownership of the basin prior to making substantial financial investment into the basin. A clear title of the property may be needed to qualify for certain funding for improvements. In order to obtain a clear title to the property, the property would have to be either sold or given to the City by the government.