

**Port of Siuslaw Old Town Wharf Repairs**  
**Conditional use Permit and Design Review Application**  
**Narrative Description**  
**July 24, 2012**

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**Project Need**

More than half of the piles supporting Mo's Restaurant are at 50% or less of their original cross sectional area. Since most of these piles cannot be replaced in situ as they sit directly beneath the restaurant structure, and there are so many severely damaged piles, a new support system for the whole Mo's Restaurant structure is proposed. The Port proposes to install new steel beams spanning north/south beneath the structure supported on new steel piles. This new steel support would take the load off of the existing piles. This work involves driving nine (9) new 16-inch diameter steel piles along the north side of the restaurant adjacent to the existing piles to support a new steel subcap which would then support new pile caps. Since the restaurant's roofline overhangs the walkway on the north side, these piles and subcap must be installed outside the footprint of the existing dock. This new overwater coverage area is approximately 195 SF. It is not a solid mass, but several steel beams intersecting with space between them (see "Example Beam" photo exhibit). On the south side, the walkway decking will be temporarily removed so fourteen (14) new 16-inch diameter steel piles can be driven within the existing footprint of the dock. These will support the new steel pile caps.

**Codes:**

Maintenance and repair of existing, functional, public docks and piers is a permitted activity in this Development Estuary District. , there is an increase in size of the 195 square feet of overwater coverage adjacent to Mo's. Thus, there is a need for a conditional use permit. Per Florence City Code 10-19-4-B-2, which were the basis for our comments in the LUCS states that maintenance and repair of existing, functional, public and private docks and piers is a permitted use provided there is no alteration of the size, shape, or design of the existing dock or pier or otherwise alter the estuary. The expansion would be allowed with a conditional use permit under 10-19-4-F-10 because no dredge or fill is involved per the city's definitions (as opposed to DSL's definitions). Also, our code requires design review for most conditional use permits. Replacing piles does not involve dredging or filling because the piles have no effect on the elevation of land (per city code definition of fill). The work is being conducted during the in-water work window and the application states that "all recommended measures will be taken to minimize impacts, including the use of vibratory hammer for any pile installation. Any needed pile driving is not anticipated to disturb significant amounts of sediment or impact the waterway. We will use best management Practices for all work, including the use of tarps and shrouds to prevent debris entering the waterway."

**Parking:**

Parking for construction workers will be provided on Port properties located on Bay Street. The Port is actively working with Mo's restaurant to accommodate patron parking during construction. Maintaining adequate and convenient parking is imperative (shown on sheet one drawing).

**Construction:**

Access to the site for construction will be from both the landward and waterward sides. Pile driving along the north side of the wharf will be accomplished using a typical crane supported hammer parked in the adjacent upland areas owned by the Port of Siuslaw. A barge mounted crane will be used for accessing the site from the south. The barge will be secured using spuds and will not ground out. Access for other dock repairs such as removal of cross bracing, stringer repairs, installation of steel pile sleeves, etc. will be from a boat or floats under the dock.