1. Executive Summary

The Washington State Parks and Recreation Commission (State Parks) is requesting funding to support renovation and development at Twin Harbors State Park. A project-specific predesign checklist approved by the Office of Financial Management (OFM) is the principal guide for this report. This Predesign Report provides a summary of the proposed Twin Harbors State Park Renovation project to inform OFM's capital project comprehensive review and funding process, as required by Revised Code of Washington (RCW) 43.88.110(5).

Located in Grays Harbor County, Washington, four miles south of Westport, Twin Harbors State Park sits along 6,214 feet of the Pacific Ocean. The 225-acre site offers visitors beach access and activities, trails, picnicking, and camping year-round. Park development during the 1960s occurred on filled wetlands and historic dunes on the east and west sides of SR105. A total of 262 campsites were constructed park-wide, including 42 full hookup sites, 208 standard, four primitive sites, and one group camp. Facilities also included administrative and maintenance facilities. Five cabins and two yurts were added later to the west side campground.

In 2006, State Parks began a planning process to improve coastal state parks culminating in the 2007 South Beach Area Classification and Management Plan (CAMP). The CAMP identified the need for park renovations at Twin Harbors due to aging infrastructure, a less than optimum park experience, and frequent flooding. This project seeks to update and renovate the park based on the CAMP recommendations and public input. Issues addressed include aging infrastructure, inefficient maintenance and operations, flooding, tree health, camping capacity, visitor experience, safety, and access.

The process of developing design alternatives involved gathering background information and technical evaluations for the site. Public events, agency, and stakeholder meetings provided forums for informational outreach. Separate design alternatives were developed for the west and east sides of the park because the goals and design elements for those areas are different. Independent evaluations for the West and the East side alternatives use design criteria appropriate to the differing goals and features to determine the preferred option for each side of the park. These preferred options for the West side and the East side comprise the Preferred Alternative.

The three West side alternatives developed include: 1W: No Action, 2W: 152 Campsites, 3W: 130 Campsites. The alternatives were ranked based on the design criteria: *Aesthetics, Capital, Critical Area Impact, Environmental Value, Maintenance, Recreational Experience Quantity, Recreational Experience Quality, Revenue, and Sustainability.* The preferred option for the West side is Alternative 3W, which tallied the highest rank. This alternative provides a reasonable number of quality campsites to meet the growing recreational demand while minimizing impacts to sensitive areas and habitats. It also enhances shoulder and winter season use, which will increase revenue and better meet the needs of the local community. The layout of the preferred alternative also improves the efficient operation of the park. This West side design alternative includes 130 campsites, and with the administration and maintenance facility relocation, the cost is $32,473,620.

The three East side alternatives developed include: 1E: No Action, 2E: Closure of East side with Modest Habitat Restoration, 3E: Closure of East side with Intensive Habitat Restoration. The alternatives were ranked based on the design criteria*: Aesthetics, Capital, Environmental Value, Maintenance and Monitoring Cost, Recreational Experience, and Sustainability.* The Alternative 3E scored the highest in the analysis of alternatives. It provides substantially reduced maintenance and operations costs while enhancing public safety by reducing highway crossings for vehicles and pedestrians. It also offers greater habitat value due to the higher level of restoration at the site. The preferred option for the East side is 3E, with a $3,689,380 cost estimate.

With the West side, East side, and Administration and Maintenance Facility, the Total Project Cost Estimate is $36,163,000, which includes all construction costs with escalation, consultant services, agency administration with escalation, artwork, sales tax, and construction contingency.

The project identified four phases for design and construction through 2025: **Phase 1:** *Permitting, Design All Phases, Administration & Maintenance Building;* **Phase 2***: Welcome Center, RV Dump Station, Small Maintenance Shed, Camp Loops A;* **Phase 3:** *Camp Loops B & C;* **Phase 4:** *Camp Loop D*. Section 4. Detailed Analysis of Preferred Alternative details these phases.

The purpose of the predesign report by State Parks is to procure funding to support renovation and development at Twin Harbors State Park.