

CRMC DECISION WORKSHEET

2025-02-072

City of Newport

| | | | |
|------------------------------------|--|------|--|
| Hearing Date: | | | |
| Approved as Recommended | | | |
| Approved w/additional Stipulations | | | |
| Approved but Modified | | | |
| Denied | | Vote | |

| APPLICATION INFORMATION | | | | | | |
|-------------------------|-----------|---|----|----------------------|-------------------------------------|--------------------------|
| File Number | Town | Project Location | | Category | Special Exception | Variance |
| 2025-02-072 | Newport | 39 Americas Cup Avenue | | B | <input type="checkbox"/> | <input type="checkbox"/> |
| | | Plat | 24 | | | |
| | | Owner Name and Address | | | | |
| Date Accepted | 3/11/2025 | City of Newport | | Work at or Below MHW | <input checked="" type="checkbox"/> | |
| Date Completed | 5/20/2025 | c/o Stephen Land, Harbor Master 43 Broadway Newport, RI 02840 | | Lease Required | <input type="checkbox"/> | |

PROJECT DESCRIPTION

Construct bulkhead and concrete pier

KEY PROGRAMMATIC ISSUES

Coastal Feature: Manmade bulkhead

Water Type: Type 5, Newport Harbor

Red Book: 1.2.1 1.2.3 1.3.1(A) 1.3.1(C) 1.3.1(B) 1.3.1(G) 1.3.1(J) 1.3.6

SAMP: NA

Variances and/or Special Exception Details: NA

Additional Comments and/or Council Requirements: NA

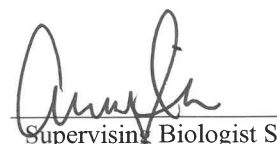

Specific Staff Stipulations (beyond Standard stipulations): Standard Stipulations

STAFF RECOMMENDATION(S)

| | | | |
|-------------|------------|-----------------|----------------|
| Engineer | <u>RAS</u> | Recommendation: | <u>Approve</u> |
| Biologist | <u></u> | Recommendation: | <u></u> |
| Other Staff | <u></u> | Recommendation: | <u></u> |


Engineering Supervisor Sign-Off 6/3/25 date

Executive Director Sign-Off 6/4/25 date


Supervising Biologist Sign-off 6/3/25 date

Staff Sign off on Hearing Packet (Eng/Bio) 6/3/25 date

Name: City of Newport
CRMC File No.: 2025-02-072
Staff Report



STATE OF RHODE ISLAND
COASTAL RESOURCES MANAGEMENT COUNCIL
STAFF REPORT TO THE COUNCIL

DATE: May 19, 2025
TO: Jeffrey M. Willis, Executive Director
FROM: Ross Singer

| | |
|-------------------|--|
| Applicant's Name: | City of Newport |
| CRMC File Number: | 2025-02-072 |
| Project: | New bulkhead and reconfiguration and expansion of floating concrete ferry dock |
| Location: | 39 Americas Cup Avenue; Newport: Plat(s): 24; Lot(s): 348 |
| Water Type/Name: | Type 5, Newport Harbor, |
| Coastal Feature: | Manmade bulkhead |
| Plans Reviewed: | "Perotti Park Seawall and Harbor Walk..." dated February 2025 and "Perotti Park Ferry Dock Replacement..." dated January 20, 2025 by GZA |

INTRODUCTION:

The application requests Assent to construct a new approximately 420-foot steel bulkhead to be placed two feet seaward of the existing steel sheet pile bulkhead. In addition, a portion of the existing municipal floating concrete ferry dock is proposed to be demolished and reconstructed in a new size and configuration.

Perotti Park serves as the location for ferry service in downtown Newport. The existing floating concrete dock is also used for public transient slips, the Fire Department fire boat, and Save the Bay learning vessel.

The existing bulkhead has deteriorated and is in need of replacement. CRMC regulations require that maintenance of shoreline protection not extend beyond one (1) foot seaward of the existing toe. Due to site conditions and the size of required materials, the new bulkhead is proposed two (2) feet seaward of the existing structure. For this reason, the structure is considered a new structural shoreline protection facility and therefore requires a Category B Assent.

Signed: 

Staff Engineer

The project also involves replacing the existing floating concrete dock and guide piles in a slightly modified configuration. The proposed floats would result in a total expansion of 550 square feet. While the length of the two longest finger floats are proposed to remain the same length, extending 90 feet from the bulkhead, the floats would actually extend 2 feet farther seaward into the harbor. This seaward expansion is the result of the construction of the new bulkhead. The third existing finger float is proposed to extend 75 feet from the bulkhead resulting in a 11-foot seaward expansion into the harbor. The reconfiguration is necessary to improve the flow of pedestrian access to and from the ferry and allow for easier berthing of vessels.

Public notice was issued 4/14/2025; no comments were received. RIDEM Water Quality Certification and ACOE General permit are pending.

CRMC HISTORY:

1975-04-003: Floating pier, finger piers, pilings
1998-10-019: Improvements to piers, seawall, parking, and visitor center
2007-02-009: New finger piers, floats, piles, gazebo, gangway
2023-08-100: Replace floats

COMMENTS ON APPLICATION/APPLICABLE POLICIES, STANDARDS & ETC:

| RICR Section Number | Section Title | |
|------------------------------------|--|---|
| 1.1.10 | Climate Change and Sea Level Rise | The applicant proposes to raise the height of the bulkhead by one foot. The concrete cap is designed such that it may be further raised an additional 2.5ft in the future if necessary. |
| 1.2.1(F) | Type 5 Recreational and Commercial Harbors | The highest priority uses of Type 5 waters and adjoining land areas within Council jurisdiction are berthing, mooring, and servicing of recreational craft, commercial fishing vessels, and ferries. It is the opinion of Staff that this proposal meets the Councils policy. |
| 1.2.3 | Areas of Historic and Archaeological Significance | The State HPHC found that the proposed work will have no effect on any areas of historic or archaeological significance. |
| 1.3.1(A) | Category B Requirements | The applicant has provided responses to the Category B requirements as part of the application material. It is the opinion of Staff that these responses are complete and the requirements of this section of the RICRMP have been meet. |
| 1.3.1(C) | Residential, Commercial, Industrial, and Recreational Structures | The proposed structures have been designed by a Professional Engineer and as such are certified to meet all applicable and required standards. It is the opinion of staff that the proposal meets the policies and standards of this section of the RICRMP. |

Signed: _____

Staff Engineer