

**SUBJECT: Small Grant Application - Wapato Access Gangway Replacement Project
(Hadley's Landing)**

Dear Oregon State Marine Board Review Committee,

The Oregon Parks and Recreation Department (OPRD) is pleased to submit this Small Grant Application for the replacement of the deteriorated gangway at Wapato Access. The dock at Wapato Access, known as Hadley's Landing, provides shore-to-dock access for recreational boaters, cruisers, and trail users.

Currently, access to the dock is prohibited due to structural concerns including cracks along the left and right beams of the gangway, with one exceeding three feet in length, and damage to one of its hinges, resulting in a poor connection to the rest of the dock. Additionally, there is rot throughout the gangway's structure and much of the decking/bull rail needs to be replaced. The above conditions pose a severe safety risk to the public. The purpose of this project is to restore safe, reliable, access by replacing the failing wooden structure with a durable, low-maintenance aluminum frame and grating.

This project is fully scoped and ready for implementation. The total project cost is capped at **\$25,000**, for which we are requesting **\$18,750 (75%)** from the Oregon State Marine Board. Crucially, OPRD will be matching \$3,125 (12.5%) and has secured a local match of **12.5% (\$3,125 total)**, demonstrating robust local commitment to this facility. This match includes a dedicated contribution and valued support from the Columbia River Yachting Association (CRYA) and the Daughters of Neptune, both long-standing organizations that are dedicated to our local waterways and boating safety.

While this project is valuable in restoring shore-to-dock access, it is worth noting that there is likely additional future maintenance needs of the dock system to ensure the long-term usability of Hadley's Landing.

We appreciate your consideration of this critical project and look forward to the opportunity to partner with the Oregon State Marine Board to enhance Oregon's recreational boating infrastructure.

Sincerely,



[Clay S Courtright \(Mar 9, 2026 14:11:26 PDT\)](#)

Clay Courtright
District Manager
Oregon Parks and Recreation Department



Small Grant Application

Construction and Permitting of Motorized and Nonmotorized Recreational Boating Access Sites

FOR OSMB USE ONLY		Grant number:
Biennium:	Date Received:	
Refer to the Small Grant Procedure Guide		
1- APPLICANT PROJECT TYPE AND LOCATION <i>(All applicants must complete)</i>		
Applicant or entity name: Oregon State Parks		Phone number: 503-807-7224
If different from above provide Assumed Business Name:		
Applicant mailing address: 11321 S Terwilliger BLVD		City, State, Zip Portland, OR 97219
Physical address: 18846 NW Sauvie Island RD		City, State, Zip Portland, OR 97231
Type of Government Applicant:		
☐ County ☐ City ☐ Port ☐ Parks District ☒ State Agency ☐ Federal Agency ☐ Tribal Government ☐ Other (Specify) _____		
Name of Project Manager: Katherine Kallus		Title: Park Ranger Supervisor
Email: katherine.kallus@opr.d.oregon.gov		Phone: 503-807-7224
Name of Fiscal Point of Contact: Clay Courtright		Title: District Manager
Email: clay.courtright@opr.d.oregon.gov		Phone: 503-969-8260
Project Name: Wapato Access Gangway Replacement Project (Hadley's Landing)		Physical Address of Project Location: 18846 NW Sauvie Island RD, Portland, OR 97231
Latitude (decimal): 45.65579		Longitude (decimal): -122.84258
Project type, check all that apply:		
☒ Construction (any ground disturbance) ☐ Property Acquisition ☐ Master Plan ☐ Consultant Services		

2- PROJECT NARRATIVE DESCRIPTION

A - Describe the project, identify the purpose, outcome, match, what is being requested from the Board, what is being provided by the applicant, any permits, clearances or other items necessary to complete the project. (This field will expand as needed)

Wapato Access is part of the Willamette River Greenway system of parks and conservation areas managed by the Oregon Parks and Recreation Department. The dock at this location, known as Hadley's Landing, is used by the recreational boating and cruising communities day users of the trail system on land.

Over the last year, shore to dock access has been prohibited due to structural concerns including cracks along the left and right beams of the gangway, with one exceeding three feet in length, and damage to one of its hinges, resulting in a poor connection to the rest of the dock. Additionally, there is rot throughout the gangway's structure and much of the decking/bull rail needs to be replaced. This damage can be attributed to normal wear and tear due to the dock's age and regular changes in water level, which has resulted in safety and liability concerns.

This project involves the full replacement of the deteriorated wooden gangway with a durable, code-compliant aluminum frame and grating. The key outcome is the immediate restoration of safe, reliable access for the public, while the aluminum material ensures a longer lifespan with lower maintenance and is in line with Oregon Fish and Wildlife standards for dock material.

The total project cost is capped at \$25,000 with matching funds from OPRD and dedicated community contributions. These contributions underscore the priority and commitment of our local boating community and youth to this project.

- Oregon State Marine Board: 75%, \$18,750.
- Oregon Parks & Recreation Dept: 12.5%, \$3,125.
- Columbia River Yachting Association / Daughters of Neptune: 12.5%, \$3,125.

B – Describe the project implementation and completion timeline. (This field will expand as needed)

Removal and replacement of this gangway will be completed by KC Marine LLC, a contractor who specializes in dock maintenance and construction. Oregon State Parks is ready to spend funds as soon as they become available, and pending KC Marine's schedule, would anticipate completing the project within four months of receiving funding.

3 - PROPERTY OWNERSHIP AND MANAGEMENT.

(All applicants requesting funding for construction, master planning or technical assistance for design, engineering or permitting must complete)

Name of current property owner: Oregon State Parks

☒ Site is owned in fee simple by the applicant. How long has the applicant owned the site? 53 years.

Describe any easements or deed restrictions.

☐ Site is leased by applicant. Number of years remaining on lease: _____ years

Describe other interests in site: _____

Identify the applicant's current management of the site:

☒ Site is managed solely by the applicant. ☐ Site is managed cooperatively with another entity.

Identify the entity (volunteer host, concession, etc.):

Who will maintain the completed project? Oregon State Parks and the Columbia River Yachting Association.

4- PROPOSED PROJECT FUNDING- (All Applicants Must Complete)**A - ADMINISTRATIVE MATCH** *Not eligible for Grant Reimbursement*

	Applicant	Other	Marine Board	TOTAL
Administration	\$ 625	\$	N/A	\$625
Federal indirect rate (<i>complete table below</i>)	\$	\$	N/A	\$
Pre-agreement expenses (<i>complete table below</i>)	\$	\$	N/A	\$
Permit fees	\$	\$	N/A	\$
Legal fees	\$	\$	N/A	\$
System development charge (SDC)	\$	\$	N/A	\$
Other (specify)	\$	\$	N/A	\$
Total Administrative Match	\$625	\$	N/A	\$625

Federal Indirect Rate

Federal Approved Indirect Rate	What is it applicable to?	Total Value	How much is match?
		\$	\$
		\$	\$

Pre-agreement Expenses and Match (*include documentation*)

Item Description	Value
	\$
	\$
	\$
	\$

B- PROPOSED FORCE ACCOUNT MATCH

<i>Complete tables below for each</i>	Applicant	Other	Marine Board	TOTAL
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Force account labor	\$	\$	N/A	\$
Force account equipment	\$	\$	N/A	\$
Force account materials or supplies	\$	\$	N/A	\$
Total Force Account Match	\$	\$	N/A	\$

Force Account Labor			
Staff	Other	Labor Description	Value
			\$
			\$
			\$
			\$

Force Account Equipment			
Owned	Donated	Equipment Description and Purpose	Value
			\$
			\$
			\$
			\$

Force Account Materials or Supplies			
Owned	Donated	Material or Supply Description and Purpose	Value
			\$
			\$
			\$
			\$

C- PROPOSED CASH MATCH				
	Applicant	Other*	Marine Board	TOTAL
Property acquisition cost	\$	\$	\$	\$
Construction contract	\$2,500	\$3,125	\$18,750	\$24,375
Materials Purchased	\$	\$	\$	\$
Equipment Rental	\$	\$	\$	\$
Eligible permit fees	\$	\$	\$	\$
Federal indirect rate*- (complete table below)	\$	\$	\$	\$
Consultant contract (attach copy of contract)	\$	\$	\$	\$
Other:	\$	\$	\$	\$
Total Cash Match	\$2,500	\$3125	\$18,750	\$24,375

Federal Indirect Rate			
Federal Approved Indirect Rate	What is it applicable to?	Total Value	How much is match?

		\$	\$
		\$	\$

D-TOTAL PROPOSED PROJECT FUNDING				
	Applicant	Other	Marine Board	TOTAL
Total Administrative Match (from A)	\$625	\$	N/A	\$625
Total Force Account Match (from B)	\$	\$	N/A	\$
Total Cash Match (from C)	\$2,500	\$3,125	\$18,750	\$24,375
GRAND TOTAL	\$3,125	\$3,125	\$18,750	\$25,000

E- "OTHER" SOURCE, TYPE AND AMOUNT OF (NON-APPLICANT) CONTRIBUTIONS			
Grant or Loan Organization	Name of Grant or Loan	Approved Y/N	Amount of Grant
			\$
			\$
			\$
			\$

4- APPLICATION SIGNATURE AND CERTIFICATION <i>(All applicants must complete)</i>	
Applicant Signature and Certification Application is hereby made for the activities described above, together with attachments. I certify that I am familiar with the information contained in the application and, to the best of my knowledge and belief, this information is true, complete, and accurate. I further certify that I possess the authority, including the necessary requisite property interests, to undertake the proposed activities. I also certify that the Applicant's governing body is aware of this request and has authorized the person identified as the official representative of the Applicant to act in connection with this application and subsequent project as well as to provide additional information as may be required. By signing below, I affirm the Applicant's intention to enter into a Cooperative Facility Grant Agreement and agree to comply with Oregon State Marine Board's program rules, policies and guidelines as well as all applicable federal, state, and local laws relating to this proposal, additional conditions applicable to an approved Boating Facilities Small Grant, and the resulting project. _____ Clay Courtright Print/Type Name  Clay S Courtright (Mar 9, 2026 14:11:26 PDT) Applicant Signature _____ District Manager Title 03/09/26 Date	

ATTACHMENTS <i>(Are the following items attached to this application?)</i>		
	Construction	Education
Cover letter	X	☐
Photos of project site, existing conditions. Show the problem.	X	☐
Aerial of location	X	☐
Quote from contractor, vendor or estimate establishing cost	X	☐
Permit or letter from regulatory agencies if applicable	n/a	☐
Supporting documentation (plans, permits, etc.)	n/a	☐

Questions about this grant? Contact Janine Belleque, Boating Facilities Manager & Tribal Liaison at 503-877-7580 or janine.belleque@boat.oregon.gov

Submit application and supporting documentation to the Facilities Administrative Assistant at 503-378-2727, Boating.Facilities@boat.oregon.gov



SUBJECT: Letter of Support for OPRD Small Grant Application - Wapato Access Gangway Replacement Project (Hadley's Landing)

Dear Oregon State Marine Board Review Committee,

The Columbia River Yachting Association (CRYA) and the Daughters of Neptune are writing in strong support of the Oregon Parks and Recreation Department's (OPRD) Small Grant Application for the replacement of the damaged gangway at Hadley's Landing at Wapato Access.

As long-standing community organizations dedicated to recreational boating and water and boating safety, we are acutely aware of the necessity of this project. Hadley's Landing is important to our members, cruising families, and the general public, providing one of the few reliable shore-to-dock access points in this segment of the river. The current closure due to the deteriorated, unsafe wooden structure has impacted community use and enjoyment of this public facility.

We fully endorse the proposal to replace the aging wooden gangway with a durable, code-compliant aluminum frame and grating. This solution not only resolves the immediate safety and liability issues but also ensures the long-term usability of the site with minimal maintenance, providing an excellent return on investment for the state and local community.

To demonstrate our commitment and the priority this project holds for the local boating community, we are proud to jointly contribute **12.5% (\$3,125)** of the total project cost as a cash match. This financial commitment, combined with OPRD's match, provides a strong non-federal funding foundation for the project. We are also committed to continued work with OPRD to create more volunteer opportunities for our members to stay engaged with the upkeep of these docks and more collaboration efforts between our entities so that we are all working to leave the waterways better than we found them.

We urge the Oregon State Marine Board to approve OPRD's application and help restore safe and reliable access at Hadley's Landing.

Sincerely,

Katie Schenk
Committee Chair, CRYA

Alicia Robinson
Director, Daughters of Neptune

KC Marine LLC
15150 Henrici Rd
Oregon City, OR 97045 US
+19714093430
office@kcmarinellc.com



Estimate

ADDRESS

Nick Eie
Hadleys Landing
Portland, OR

ESTIMATE # 3210

DATE 04/15/2025

ACTIVITY	QTY	RATE	AMOUNT
Wahoo Aluminum floating dock, 8' x 20' Includes: frame, recessed 8" floats, and (2) 8' dock section hinges.	1	14,850.00	14,850.00
Material Grey I-4000 pultruded grating.	1	3,225.00	3,225.00
Labor Delivery, Assembly, and Installation of new dock.	1	2,500.00	2,500.00
Labor Removal and Disposal of existing dock.	1	1,500.00	1,500.00

Note: if the docks on either side of the
existing/damaged dock need to be repaired after
exposing the understructure via decking removal,
then the needed repairs will be billed at \$250/hr plus
material costs.

50% Deposit required to reserve and schedule. 100% of material cost and
50% of installation cost will be due prior to installation. Balance due on
Installation.

SUBTOTAL

22,075.00

TOTAL

\$22,075.00

25% Cancellation fee will be assessed on any orders canceled after 5 business
days from date of acceptance.

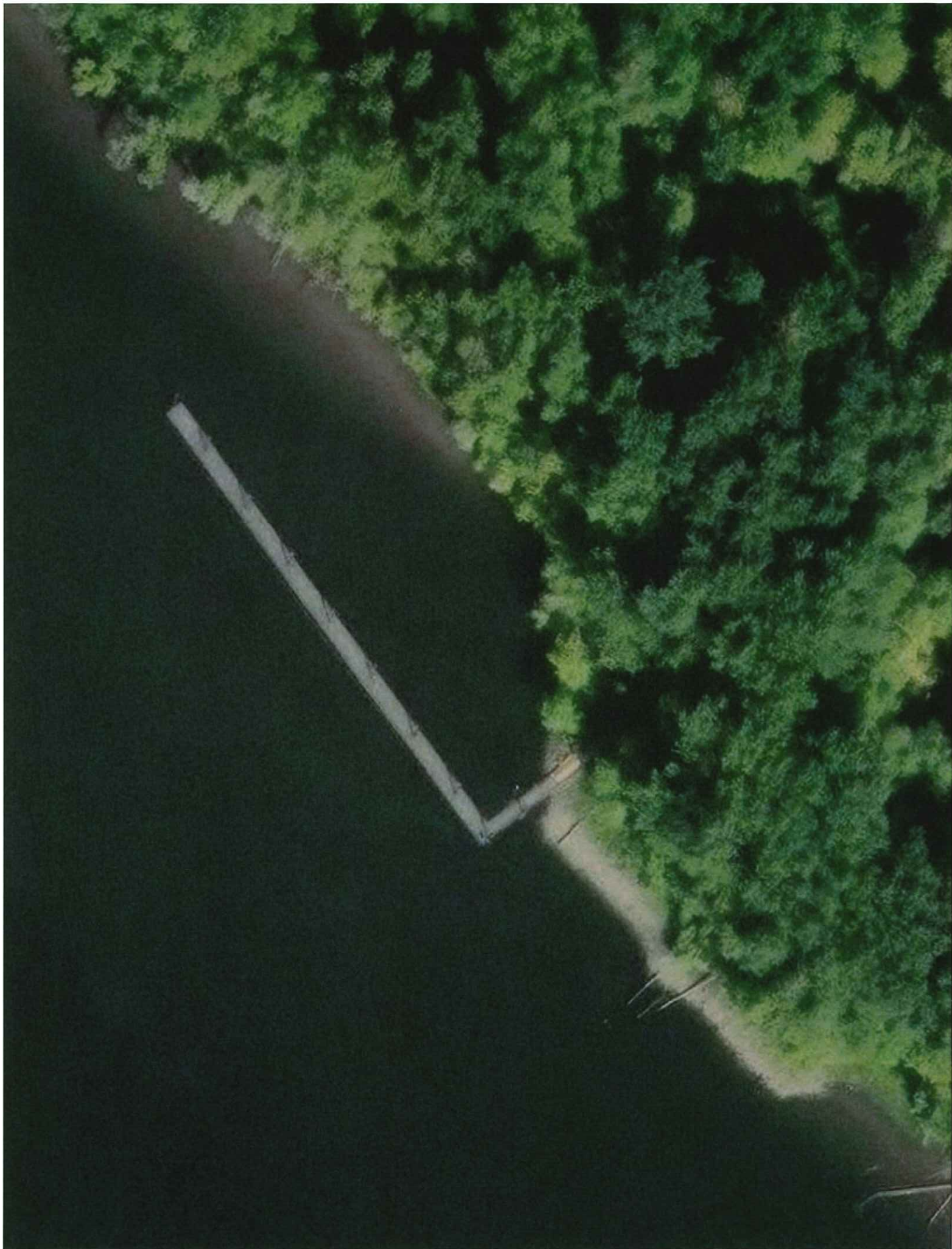
If you use a Credit Card there will be a 2.75% upcharge for CC Fees.

Ask us about our financing options!

We look forward to working with you!

Accepted By

Accepted Date



Hadley's Landing Dock – Gangway Photos



Damaged hinge resulting in a poor connection to the main dock structure.



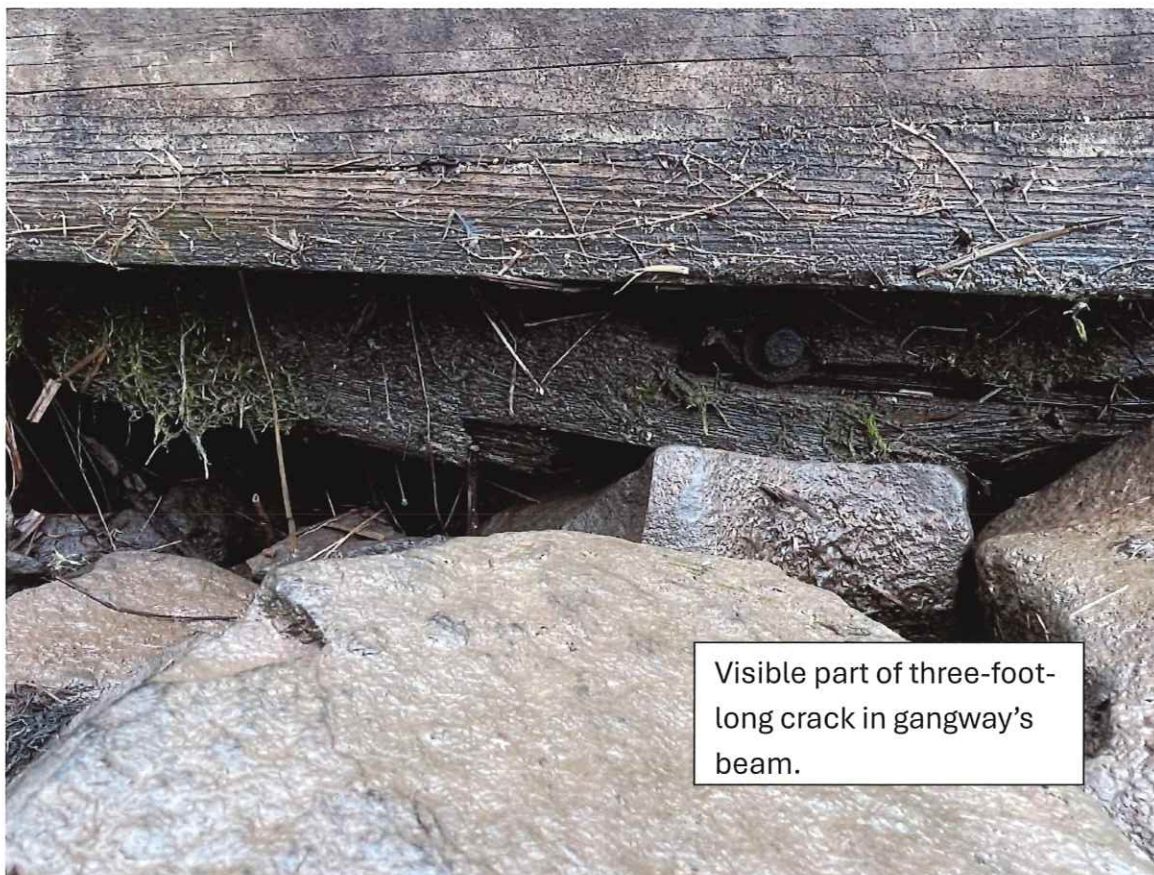
Wooden gangway in need of replacement.



Damaged bull-rail and decking.



Current closure impacting land-to-dock access.



Visible part of three-foot-long crack in gangway's beam.