



# WENATCHEE RIVERFRONT PARK

Park Development Plan

December 2021



**GREENWORKS.**



# ACKNOWLEDGEMENTS

The Riverfront Park Development Plan process would not have been possible without the valuable feedback and dedication from stakeholders and the public.

We value your input and thank you for your engagement.

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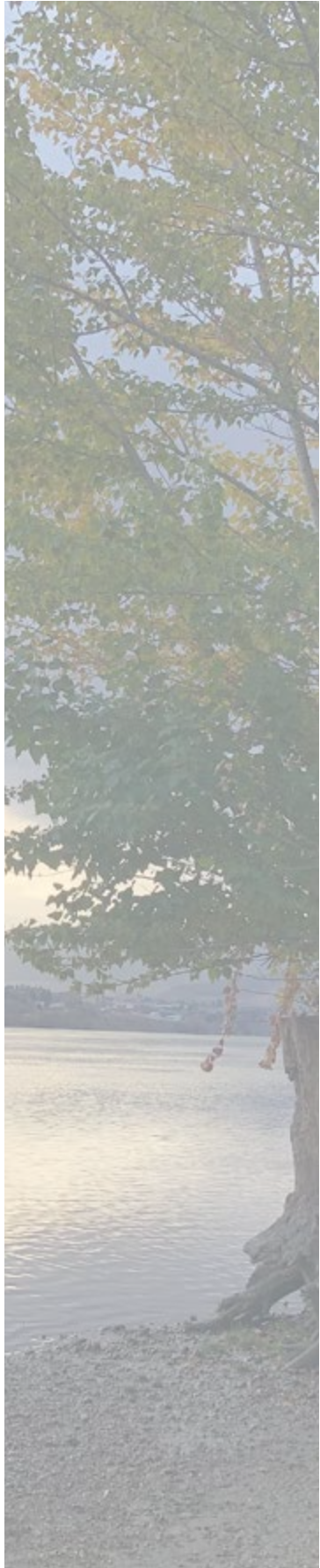
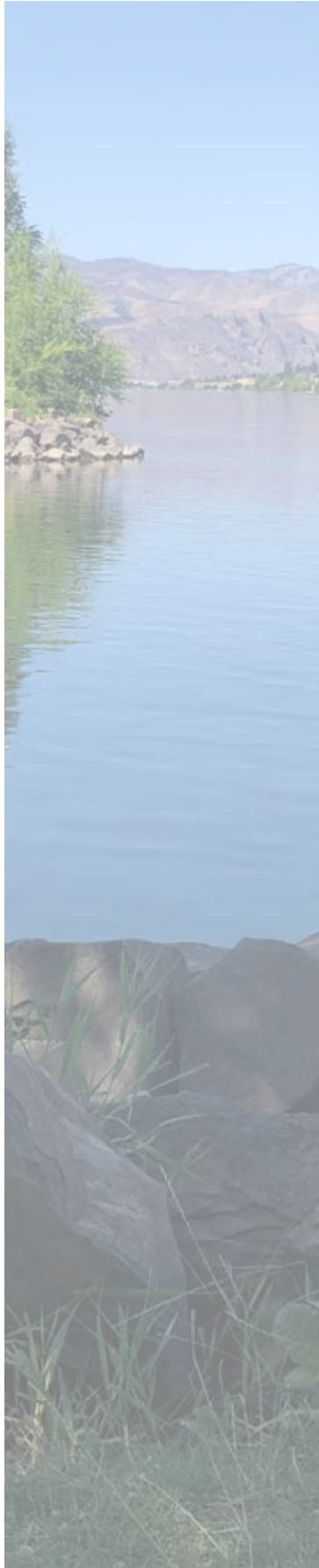
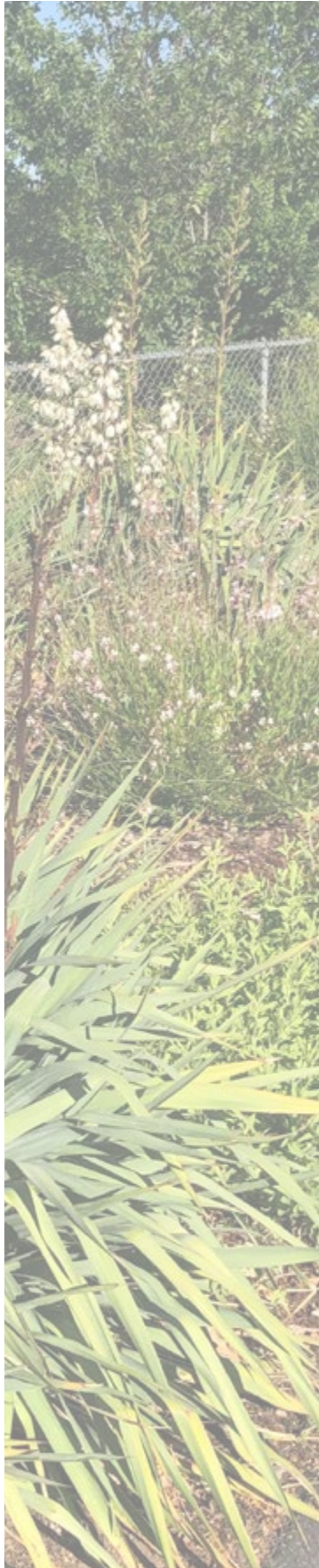
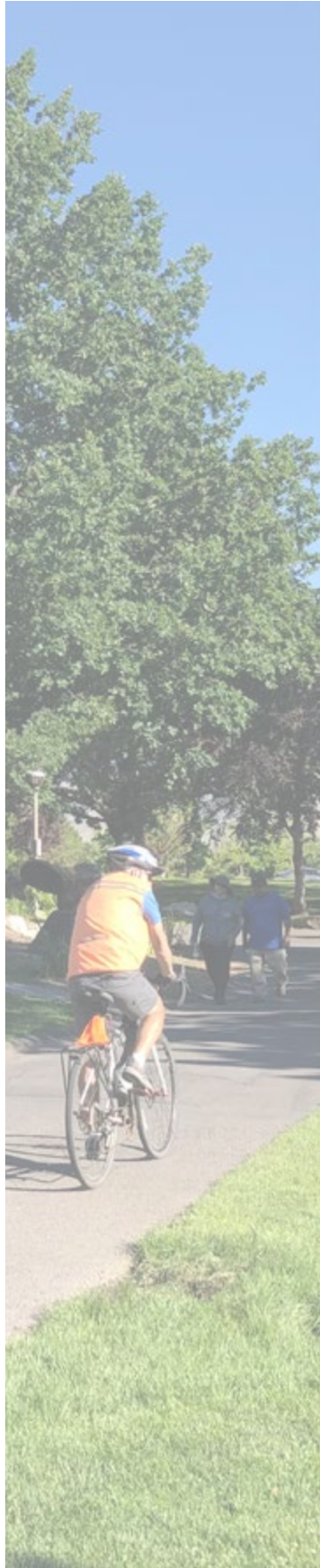
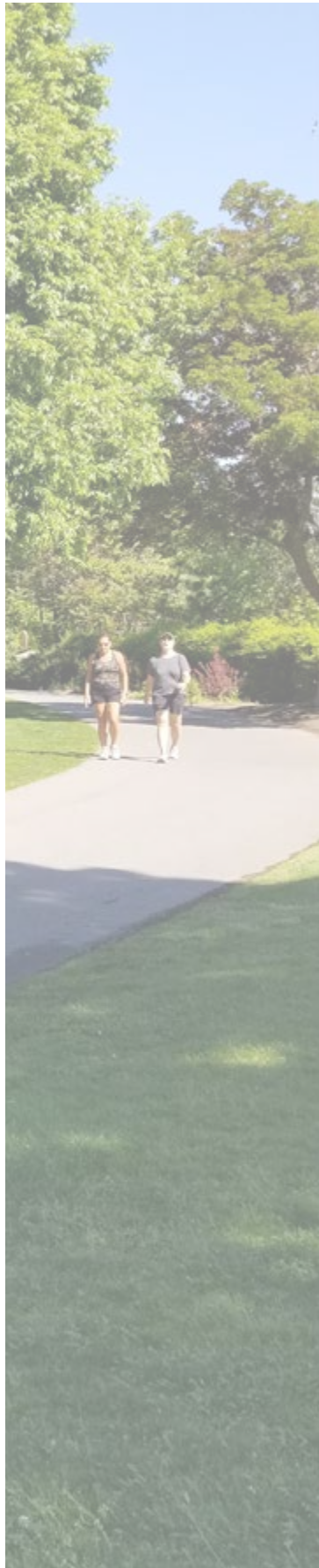
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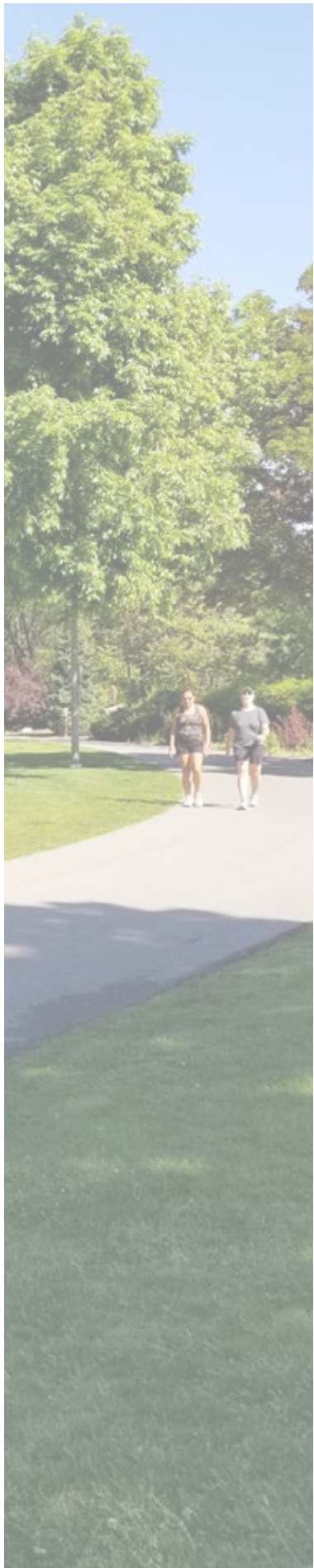




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# EXECUTIVE SUMMARY

*The Chelan Public Utility District (PUD) and the City of Wenatchee partnered to produce a Development Plan for the 31-acre Wenatchee Riverfront Park located between 9th Street and Thurston Street. This Plan will inform the decision making process for future park improvements over the next 15 years as the City of Wenatchee continues to grow and the area around Riverfront Park continues to develop.*

## The Development Plan

The Riverfront Park Development Plan is a vision of the future for Riverfront Park. It reflects the thoughtful feedback of stakeholders and the community over a 9-month planning process. It proposes projects, in order of priority, that address short- and long-term goals, focuses on reducing user conflicts, and provides an adaptable roadmap to guide implementation of 14 projects over the next 15 years.

Wenatchee Riverfront Park is located in Wenatchee, Washington. It is a linear park spanning 1.25-miles along the Columbia River, from East 9th Street to Thurston Street, adjacent to the downtown business district. The park is situated in a transitional area moving from industrial use to mixed-use residential. Riverfront Park is an integral open space adored by the community, located in an area envisioned to become more vibrant and energetic over time. The Riverfront Park Development Plan will help guide the decision making process as this transition continues.

The Apple Capital Recreation Loop Trail is a 10.5 mile trail connecting Wenatchee and East Wenatchee. Riverfront Park is an important connection in the Loop Trail, providing a key starting point for trail users and offering access to adjacent businesses and amenities along the trail. The high-intensity use near downtown makes mitigating trail user conflict and increasing capacity along the trail imperative.

## The Projects

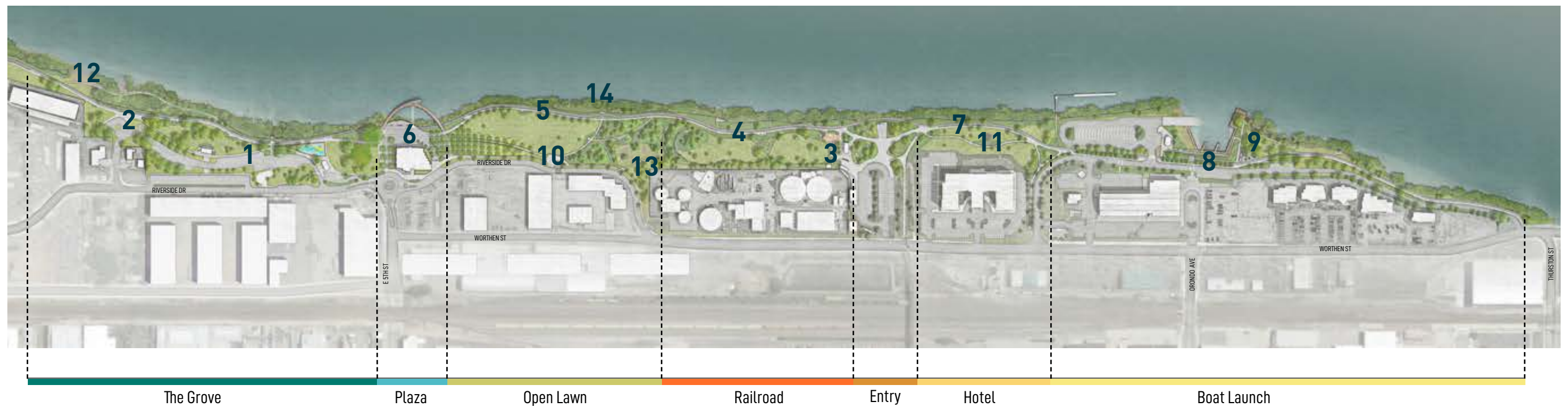
- |   |         |
|---|---------|
| 1 - Grove Picnic Pavilion and Splash Pad<br>2 - Grove Trail Segment<br>3 - Railroad Depot & Screening, Train Play Area, and Entry Node<br>4 - Railroad Trail Segment<br>5 - Open Lawn Trail Segment | Phase 1 |
|---|---------|

- |   |         |
|---|---------|
| 6 - River Terrace and Plaza<br>7 - Hotel Area Trail Segment<br>8 - Boat Launch Trail Segment<br>9 - Boat Basin and South Point<br>10 - Sensory Gardens & Mounds, and Entry Node & Trees | Phase 2 |
|---|---------|

- |  |         |
|--|---------|
| 11 - Hotel Area<br>12 - North Beach Area<br>13 - Dog Park<br>14 - River Overlook | Phase 3 |
|--|---------|

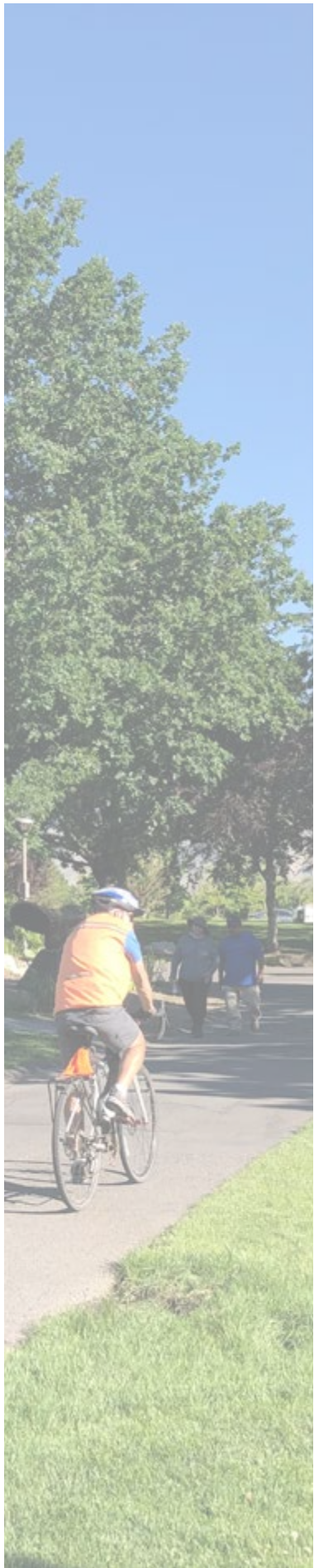
*Note: Projects are suggested in order of priority yet are flexible as resources become available. See page 34 for project descriptions.*





Map of the fourteen key projects detailed in the Riverfront Development Plan





# PROJECT INTRODUCTION

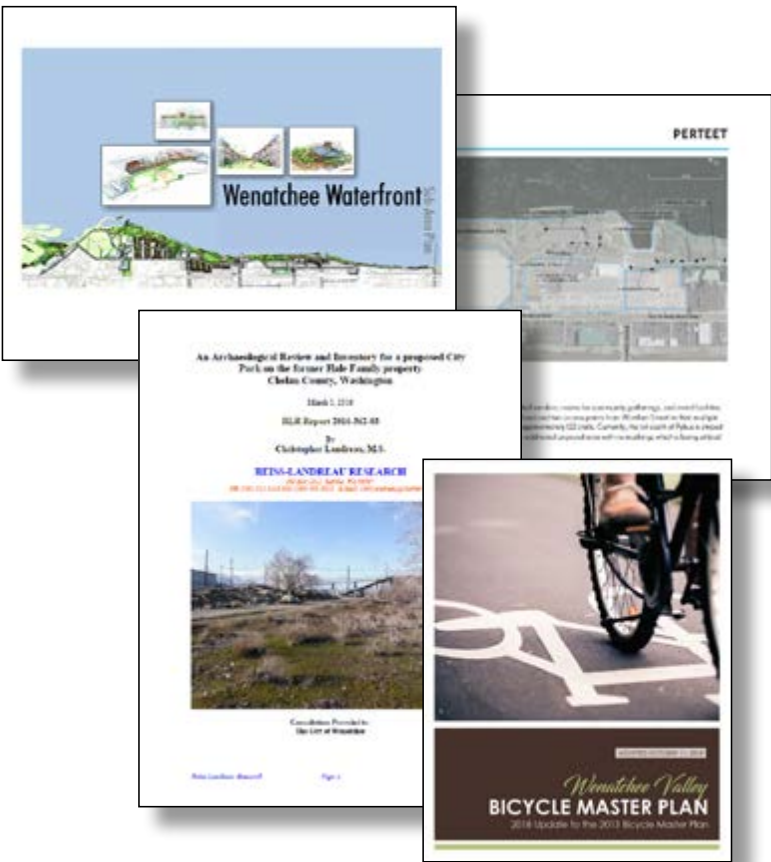
*The Riverfront Park Development Plan suggests near- and long-term projects that will enhance the function and capacity of the existing park. Further, this Plan identifies project goals, describes the preferred alternative, and suggests an implementation strategy of prioritized projects that will enhance Riverfront Park's ability to express the City of Wenatchee's values of art, culture, history, and the outdoors.*

## Project Background

Riverfront Park sits on land owned by the City of Wenatchee and has been leased to the Chelan PUD since 1983 to meet the Federal licensing agreement for the Rock Island Project. Both the Chelan PUD and the City of Wenatchee have come together to explore the future vision of Riverfront Park through this planning effort.

Previous studies informed the Riverfront Park Development Plan and provided a foundation for the project. These reports included: the *Wenatchee Waterfront Sub-Area Plan* (2003), *Riverfront Park Traffic and Parking Analysis Memo*, *Wenatchee Valley Bicycle Master Plan* (2018), *Wenatchee Landfill Targeted Brownfield Assessment Report* (2000), *Chelan County Public Utility District No. 1 Park and Recreation Department Tree Risk Assessment Report* (2019), and *An Archeological Review and inventory for a proposed City Park on the Former Hale Family Property* (2016).

The tremendous effort behind each of these documents helped the project team better understand the complexities of the site and propelled the initial site analysis.



Example reference reports that provided a foundation for analysis

# Navigating the Documents

To provide clarity in finding relevant information quickly, the Riverfront Park Development Plan is split into two documents.

## The Report



The report provides an overview of the plan development process and associated schedule as well as a brief overview of the key design elements and phased implementation.

**Preferred Alternative** - The result of the planning effort is a broad, flexible, and future-forward design that meets the needs of a diverse group of park users. The design maintains key elements of the existing park, and elevates it by including new spaces to support activities suggested by the community. The trail conflict is also addressed using a range of trail typologies to clearly separate and delineate pedestrians from cyclists while allowing all to enjoy and travel safely through the park.

**Development Plan** - The implementation of the plan includes detailed summaries of each project, organized by phase. These summaries show the project areas that will be developed, a description and list of key elements, and a general estimate of costs.

## The Appendices



This document is a supplement to the report, with important background information available to provide additional context for the site, process, outreach, and project phasing.

**Appendix A** - If you want to understand the Riverfront Park site more, review the Site Inventory and Analysis.

**Appendix B** - To see the results of the in-person and online survey, check out the detailed Public Engagement section.

**Appendix C** - For an overview of the different designs that were proposed, review the Design Alternatives.

**Appendix D** - To look at a detailed breakdown of project elements, refer to the Detailed Cost Estimate section.

**Appendix E** - For a summary of design elements that will be used to create elements of continuity and distinction, review the Design Toolkit.

# Project Goals

The following goals guided the planning process:

Develop a sense of place and identity for Riverfront Park

Seamlessly integrate existing and proposed park elements

Create elements of consistency and elements of distinction

Clearly articulate site circulation and wayfinding

Provide accessible visual and physical access to the river

Locate ideal spaces for active and passive recreation

Design spaces and activities for a range of users





# PROCESS AND SCHEDULE

*The Riverfront Park planning process was a 9-month effort that relied heavily on feedback from stakeholder groups and the general public. This iterative process of analysis, engagement, and design ensured that the community of Wenatchee and the stakeholder groups were directly involved in the design of the park and that the preferred alternative was one that best met their needs.*

## Process

The Riverfront Park planning process began in April of 2021 and ended in December of 2021. See the following page for a more detailed schedule of the process and timeline.

The process occurred in a series of five tasks:

- Task 1 - Project Start-Up
- Task 2 - Site Inventory & Analysis
- Task 3 - Design Alternatives
- Task 4 - Preferred Alternative
- Task 5 - Park Development Plan

## Public Engagement

The success of the Riverfront Park Development Plan was highly dependant on the team’s ability to engage with a diverse group of community members and get the widest possible cross section of input. Two major public engagement events were hosted in person and virtually. In person events were held in July and September, hosted at the Pybus Public Market. Concurrently, a similar set of questions were available via online surveys, which remained open over the course of a few weeks and allowed for input from hundreds of additional residents who were not able to join the in-person events. In total, over 1,000 people contributed to the project.

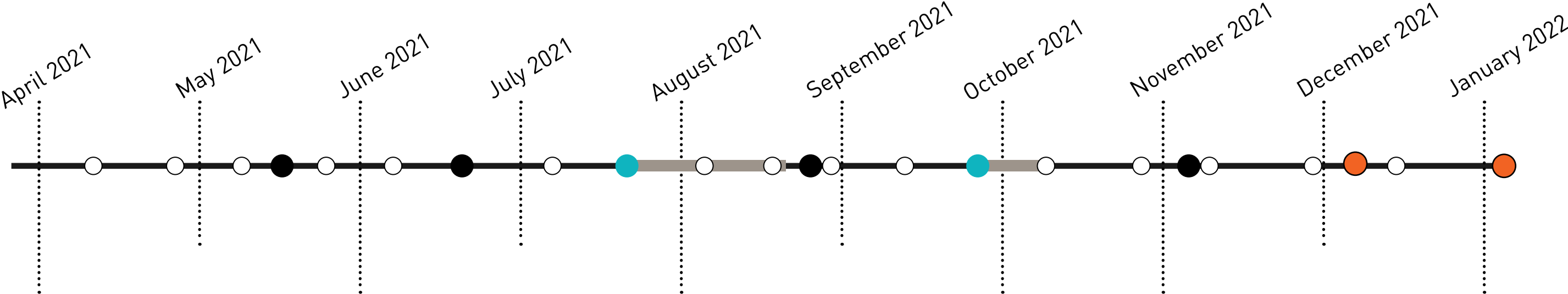
In addition to the public engagement events, a dedicated group of stakeholders convened to provide specific viewpoints that intersected with Riverfront Park goals and objectives. The Riverfront Park Advisory Committee (RPAC) met four times, with members from local governmental agencies, business, arts, community, and other diverse stakeholders; helping to shape the plan through input on larger goals, park concepts, and overall priorities.

The Technical Advisory Committee (TAC), made up of members of the Chelan PUD and City of Wenatchee, met regularly with the consultant team throughout the project to plan, shape, and reflect on input, schedule, and deliverables ensuring the process and unique desires of the community were reflected in the results.



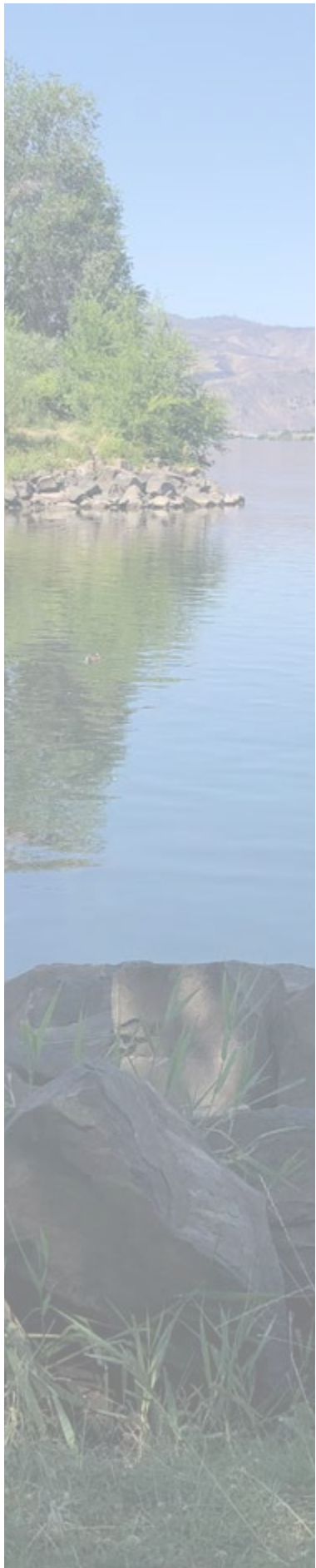
Schedule

- Riverfront Park Advisory Committee (RPAC) Meeting
- Technical Advisory Committee (TAC) Meeting
- Public Engagement Event
- Online Survey Duration
- Park Development Plan presentation for agency approval/adoption



TASK 1	TASK 2	TASK 3	TASK 4	TASK 5
Project Start-Up	Site Inventory & Analysis	Design Alternatives	Preferred Alternative	Park Development Plan
See Page 6	See Appendix A and B	See Appendix B and C	See Page 10	See Page 24
<ul style="list-style-type: none"><li>Develop project goals and schedule</li><li>Review project background</li><li>Create Riverfront Park Advisory Committee (RPAC)</li></ul>	<ul style="list-style-type: none"><li>Conduct site analysis</li><li>Explore options analysis</li><li>Engage stakeholders and general public</li></ul>	<ul style="list-style-type: none"><li>Review engagement feedback</li><li>Conduct additional site analysis</li><li>Develop design alternatives</li><li>Engage stakeholders and general public</li></ul>	<ul style="list-style-type: none"><li>Review engagement feedback</li><li>Conduct additional site analysis</li><li>Develop preferred alternative</li><li>Create priority project list</li><li>Calculate preliminary project cost estimates</li><li>Engage stakeholders</li></ul>	<ul style="list-style-type: none"><li>Compile Riverfront Park Development Plan</li><li>Present Development Plan to local leadership</li></ul>





# PREFERRED ALTERNATIVE

*The Wenatchee Riverfront Park preferred alternative was driven by feedback from the second public open house, the RPAC, and the TAC stakeholder groups. The primary focus of the preferred alternative is to resolve trail user conflict along the Apple Capitol Recreation Loop Trail by employing a series of trail designs intended to mitigate conflict.*

*The preferred alternative combines elements from three prior design alternatives (see appendix C) while significant parts of the existing park remain intact. The new park elements will provide areas of distinction while existing park elements will provide a sense of continuity.*

*As projects are undertaken, engagement with local communities and organizations is imperative to actively represent and celebrate the diverse culture of Wenatchee. Riverfront Park will continue to be a gem in the heart of town and will continue to provide opportunities for relaxation, engaging with nature, recreation, gathering together, and commerce as Wenatchee grows and develops.*

## Summary

The preferred alternative pulls from three prior design alternatives to best meet the needs of the community and stakeholder groups (see appendix C). The design knits together nodes of new energetic park elements while maintaining an overall sense of quietude and celebration of the surrounding natural landscape. See page 12 for a plan of the preferred alternative showcasing the 7 areas identified in Riverfront Park and the major elements of each.

To best resolve trail user conflict through Riverfront Park the preferred alternative stitches together a combination of trail options including divided trails where space is available, a widened and striped trail where space is limited, and the addition of secondary paths throughout the park. A bicycle bypass should be further studied as an additional opportunity to mitigate trail user conflict. For more information about trail typologies see page 14.

See page 24 for a list of priority projects, project boundaries, and cost.



## The Grove

In the Grove area a new **picnic pavilion** encourages people to host small gatherings or play at a new nature play themed **splash pad**. Improved access from the existing parking lot clarifies the park entry. **Accessible secondary paths** with seating nodes weave by the picnic pavilion, the play area, and down to the existing river beach providing an opportunity to leave the main trail, move at a slower pace, or sit and relax.





## Plaza

The Plaza area is a central hub and offers a range of experiences. The orientation encourages people to engage with the river by walking out on an elevated **overlook** near the historic pump or by sitting on the riverfront **terrace** overlooking the river. Visitors can also enjoy the shade under a grove of trees, socialize, view art, or enjoy food and beverages from the adjacent Riverfront Center Building, as those services become available. Trail user conflict is avoided by routing bicyclists along the lower terrace and preserving the upper terrace for pedestrian activity.



## Open Lawn

A **grove of trees** extends from the Plaza into the Open Lawn area. This tree planting design is an intentional nod to the agricultural past and present, provides shade over a pedestrian path and benches, and leads to a new entry node. A large portion of the existing lawn remains unchanged and may be used for formal or informal events or other flexible programming. Along the length of the Loop Trail adjacent to the Open Lawn is a sequence of **whimsical seating** with river views. Further south are **sensory gardens, vegetated mounds**, secondary trails, a **dog park**, and quiet seating areas. The sensory garden is a place for interpretation, education, and beauty where people can stroll through fragrant, vibrant plantings and learn about the natural environment.



## Railroad

The mini-railroad is a park highlight. To increase exposure to the mini-railroad and infuse energy into this area, a **play area** with a rail theme is located adjacent to an enhanced **railroad depot**. Supporting this additional use, and in response to the community's needs, an additional **public restroom** is located in this area. The Railroad setting is enhanced by a planted buffer screening the waste water treatment plant from the park and the mini-railroad experience.



## Entry Node

In the Entry Node area, the trail will divide to physically separate cyclists and pedestrians through a high traffic area. An at-grade river **overlook** punctuates the existing, shady berm, and provides the setting for a wayfinding kiosk, a meeting place, and an opportunity to view art safely removed from the flow of trail users. An additional trail from the pedestrian bridge clarifies pedestrian park entry and decreases potential conflict in the Entry Node area.



## Hotel Area

A secondary trail navigates through **gardens and art** in front of the Hotel area and then rejoins the main trail in the Boat Launch area. This location, in front of the newly constructed Hilton Hotel, will provide an opportunity for pedestrians to leave the main Loop Trail and meander at a slower speed, while enjoying newly planted gardens and artwork. This area has been identified as a potential place to relocate the labyrinth, currently located across from the mini-railroad, and other existing pieces of art in Riverfront Park that will be impacted by future improvements.

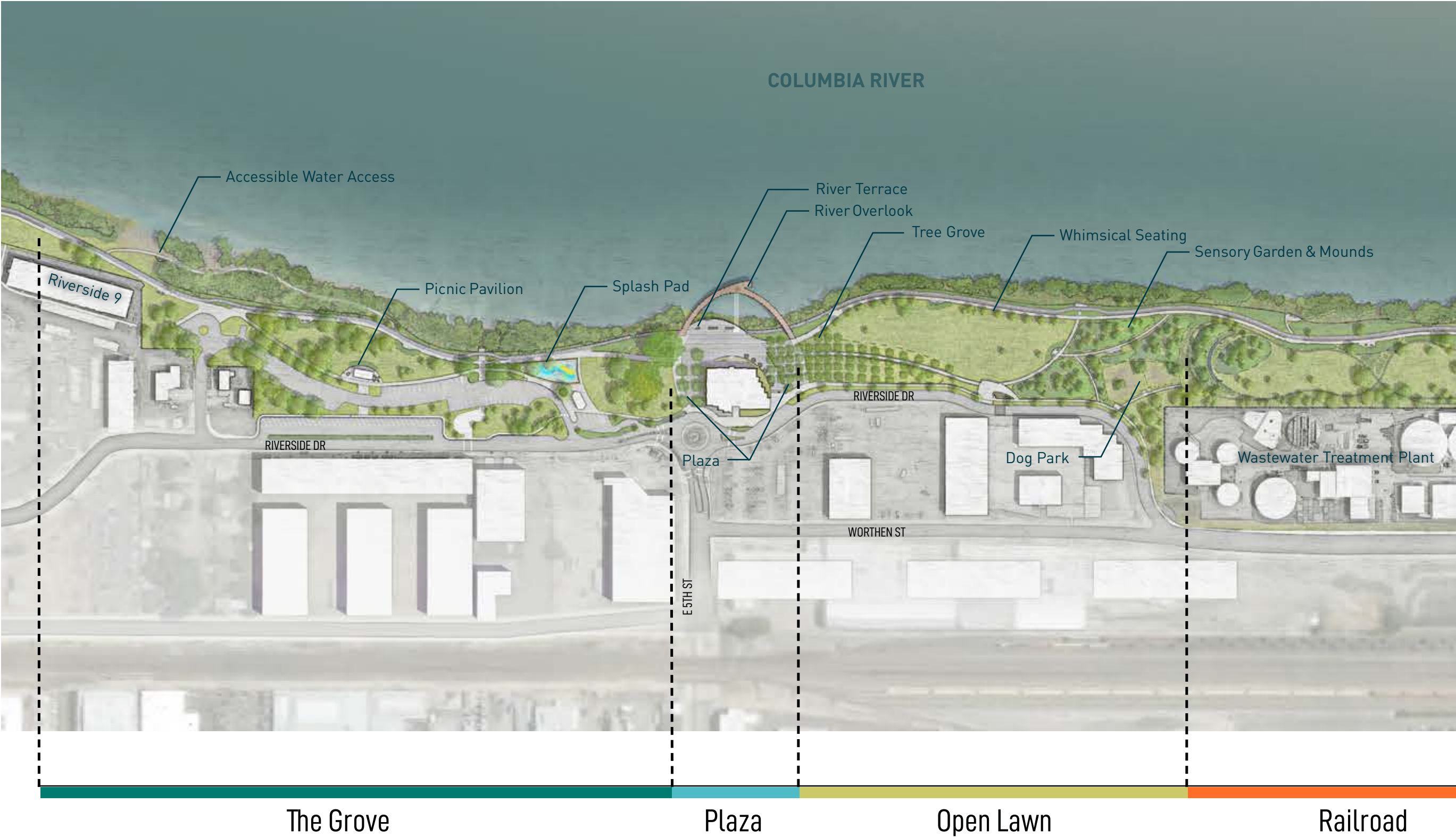


## Boat Launch

The Boat Launch area dock and parking lot remain as they exist now, while the **boat basin** and adjacent green space becomes an extension of energy and commerce created at the Pybus Public Market and neighboring future developments. A series of terraced walls allow an accessible path to connect the boat basin and Pybus Public Market and an overlook provides a visual connection to the water. The boat basin is enhanced to accommodate boat docking, a small watercraft launch with universal access, and a river **overlook**; while walking paths, **seatwalls** along the river's edge, picnic tables, and a plaza with **market vendors**, encourages people to gather, people watch, enjoy a picnic, or enjoy a live music event.



**Riverfront Park Preferred Alternative**







Entry  
Node

Hotel

Boat Launch



# The Trail

Mitigating trail user conflict in Riverfront Park along the Apple Capital Recreation Loop Trail was a significant goal driving the project. Six trail typologies were identified to address this concern and enhance the trail experience.

Striped Trail

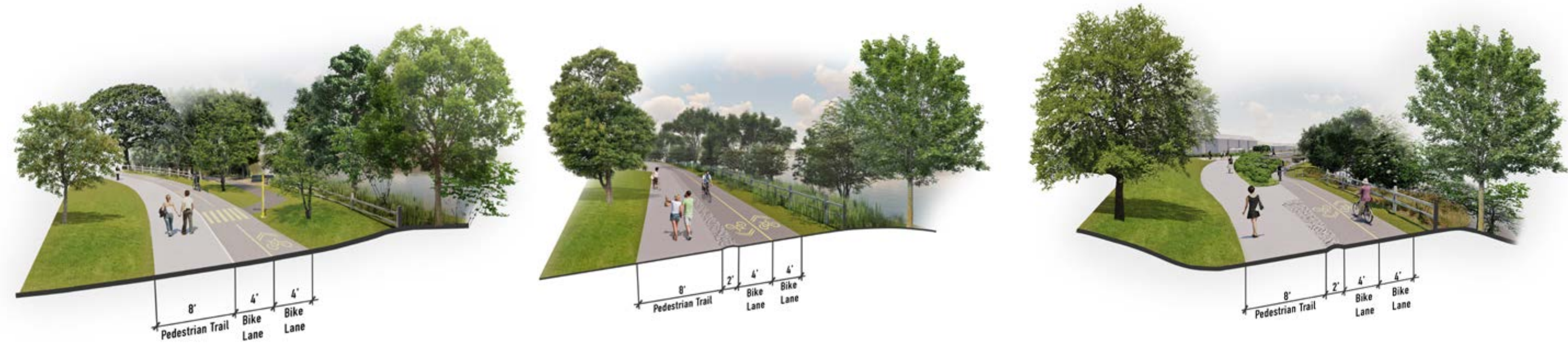
A striped trail separates pedestrian and bicycle traffic where space is limited. In this typology, the pedestrian lane is bidirectional and 8’ wide. The bicycle lane is split into two directional lanes, one for northbound traffic and one for southbound traffic. Each bicycle lane is 4’ wide or 8’ for both lanes. The total trail width is 16’.

Divided Trail

A divided trail provides a buffer separating pedestrian and bicycle traffic. In this typology, the pedestrian lane is bidirectional and 8’ wide. The buffer is intended to be visible and aesthetically pleasing, such as river rock, and is 2’ wide. The bicycle lane is split into two 4’ directional lanes. The total trail width is 18’.

Divided Trail with Landscaping Buffer

A divided trail with a landscaping buffer successfully splits and removes pedestrian traffic from bicycle traffic with built elements like a landscaped mound between the two modes. The pedestrian trail is bidirectional and 8’ wide. The landscaped buffer varies in width depending on location and the bicycle lane is split into two 4’ directional lanes. The total trail width varies.







### Divided Trail with Traffic Calming

A divided trail with traffic calming employs a method of trail design similar to a chicane. This bend in the bicycle lane forces cyclists to slow down and remain alert. The pedestrian trail is bidirectional and 8' wide. The buffer between the pedestrian trail and the bicycle trail varies depending on location and the bicycle lane is split into two 4' directional lanes. The total trail width varies.



### Divided Trail with Trees

A divided trail with trees physically separates pedestrian and bicycle traffic. In this typology the pedestrian trail is bidirectional and 8' wide. The tree buffer is 6' wide and the bicycle trail is split into two 4' directional lanes. The total trail width is 22'.



### Secondary Paths

Secondary paths are specifically intended for pedestrians and allow people on foot to make a choice to leave the Loop Trail or to stroll along a slower, meandering path. These paths are found in areas where there is surrounding visual interest like gardens and art, or seating and other opportunities for rest. Secondary paths are 4' - 8' wide depending on location. The total trail width varies.





The Grove









**Plaza**

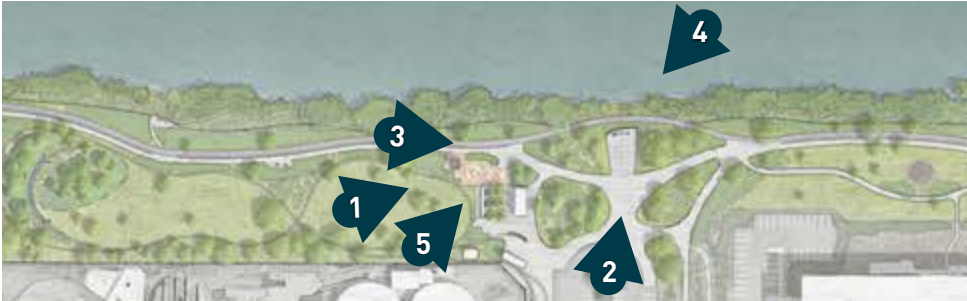








**Railroad & Entry Node**









**Boat Launch**

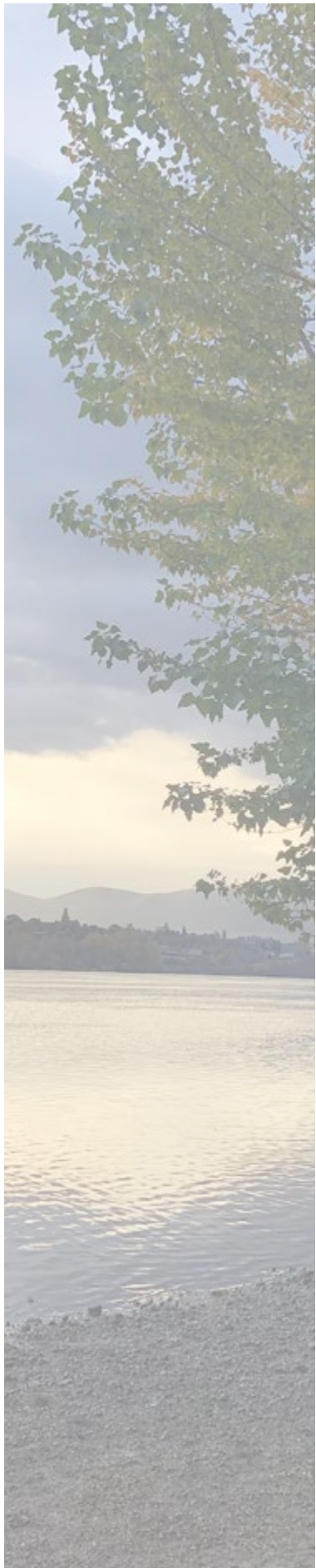


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# DEVELOPMENT PLAN

*The Riverfront Park Development Plan is a tool to guide the decision-making process for the future of Riverfront Park. The Plan builds upon extensive feedback from the public and stakeholder groups to suggest a project implementation and investment strategy occurring over the next 15 years in a series of three phases.*

*Integration of existing park elements and new features will create a familiar experience for park users, with areas of clear continuity and exciting new elements of distinction, including a splash pad, playground, an enhanced boat basin, and an improved plaza and overlook.*

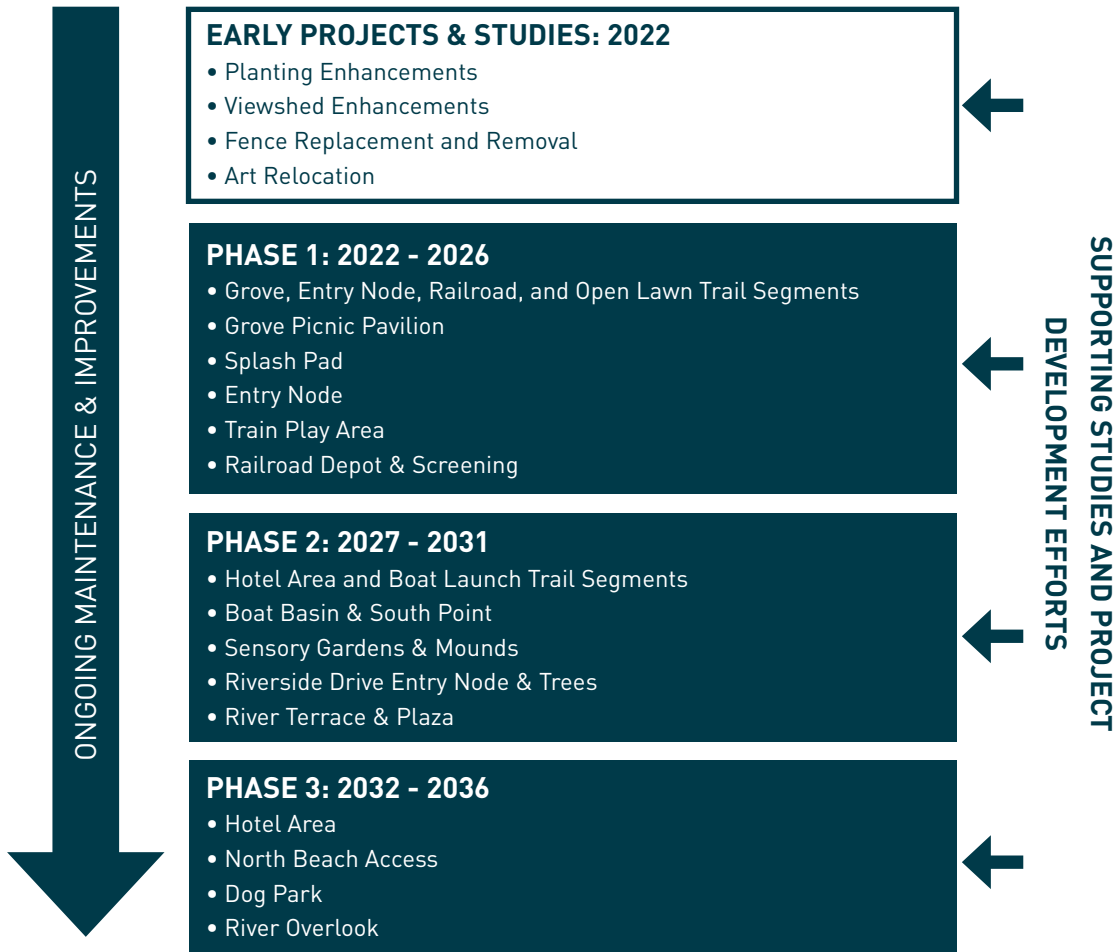
## Implementation Strategy

Three 5-year phases have been identified over the next 15 years to accommodate key projects totaling approximately \$5 million per phase. Projects in each phase may require supporting studies and development efforts prior to design and implementation.

The following project designs represent a single option for each project area. A complete design process, including stakeholder engagement and public input, will be conducted to ensure final built projects reflect the values and specific needs of the community.

In order to kick off efforts and infuse momentum into future projects, a series of early projects have been identified for 2022. These opportunities include initial work that won't be severely impacted by future project integration. See page 25 for more information about early projects and studies.

Throughout the three phases, ongoing maintenance and improvements will occur in Riverfront Park. These efforts may include integrating elements from the Design Toolkit when and where applicable. For more information about Design Toolkit elements see appendix E.





# Early Projects & Studies (2022)

To mobilize quickly using energy created from this planning process, specific early enhancement opportunities and studies for 2022 are listed below. These efforts focus on areas within Riverfront Park that will not be significantly impacted by future improvement projects or are studies that will help inform future improvements.

## Planting Enhancements

In key, highly visible and trafficked locations, improve planting areas with low maintenance plant material. A preferred plant list, planting templates, and site specific enhancement plans will be developed.

## Viewshed Enhancements

Where indicated, open views to the river through the existing riparian habitat. These views are located where future seating areas or viewsheds will exist and can be developed in tandem with vegetation management, erosion control, and other maintenance activities.

## Fence Replacement and Removal

Remove fence segments along the top of bank where safety and shoreline protection is not a concern. Where concerns remain, replace existing chainlink fence with approved, updated split-rail fence design.

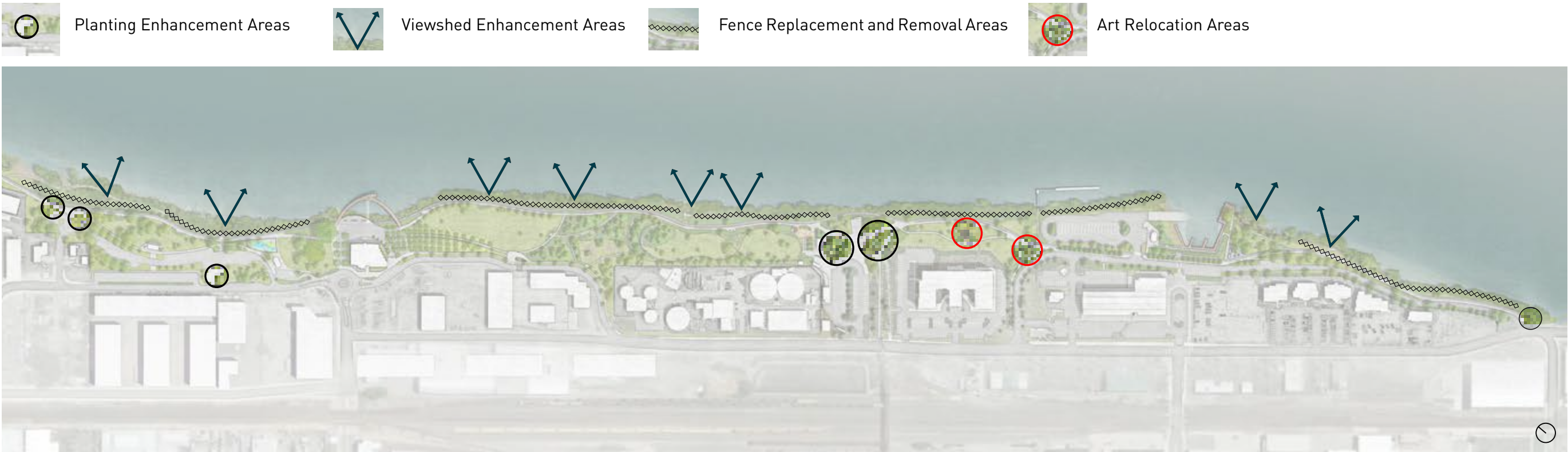
## Art Relocation

Relocate existing art in these specific areas to prepare for future development projects. Relocating the Labyrinth in front of the Hilton Hotel is suggested with the approval of the artist and the Arts, Recreation and Parks Commission.

## Early Studies

Research conducted prior to projects beginning is imperative to fully carry out the Riverfront Park Development Plan. Early studies recommended for 2022 include:

- Landfill study
- Riverfront Railway Association operating plan
- Environmental, cultural resources, and permitting review
- Bicycle bypass study





Phasing

Projects & Cost

The Development Plan identifies 14 projects phased for implementation in three phases spanning 15 years. Project priority was driven by feedback from the RPAC and TAC stakeholder groups. These projects may be flexible in their order of priority, based on funding sources, staffing, partnership projects, and other opportunities as they evolve.

This chart lists projects in order of priority organized in three phases. Projects include rough order of magnitude costs, using 2021 cost data. Once projects move from planning scale to site scale, cost will be impacted by design development. For a detailed cost estimate at planning scale see appendix D. Phase totals only include project hard and soft costs derived within specific project boundaries. Concurrent studies and adjacent improvements may require additional funding to provide supplemental information and aid project success.

Concurrent Activities & Compliance

Concurrent activities are suggested during each phase in order to best manage time, budget, and move the vision of Riverfront Park forward. In addition to concurrent studies, the below guidelines should be considered for each project:

- Comply with regulations and policies defined by the *Shoreline Master Program* (SMP)
- Ensure no net loss of ecological function
- Work must begin within 2 years of acquiring permits
- Complete the SEPA Environmental Checklist
- Engage stakeholders prior to project start-up including local Indigenous communities

PHASE 1
2022-2026
PHASE 2
2027-2031
PHASE 3
2032-2036

PROJECTS & ESTIMATED COST		
1	Grove Picnic Pavilion .....	\$570,000
	Splash Pad .....	\$726,000
2	Grove Trail Segment .....	\$375,000
3	Entry Node Trail Segment .....	\$110,000
	Entry Node .....	\$682,000
	Train Play Area .....	\$504,000
	Railroad Depot & Screening .....	\$825,000
4	Railroad Trail Segment .....	\$243,000
5	Open Lawn Trail Segment .....	\$230,000
Phase 1 Total Cost .....		\$4,266,000
PROJECTS & ESTIMATED COST		
6	River Terrace & Plaza .....	\$1,535,000
7	Hotel Area Trail Segment .....	\$150,000
8	Boat Launch Trail Segment .....	\$517,000
9	Boat Basin & South Point .....	\$1,258,000
10	Sensory Gardens & Mounds .....	\$977,000
	Riverside Drive Entry Node & Trees .....	\$707,000
Phase 2 Total Cost .....		\$5,145,000
PROJECTS & ESTIMATED COST		
11	Hotel Area .....	\$315,000
12	North Beach Access .....	\$200,000
13	Dog Park .....	\$140,000
14	River Overlook .....	\$4,870,000
Phase 3 Total Cost .....		\$5,525,000

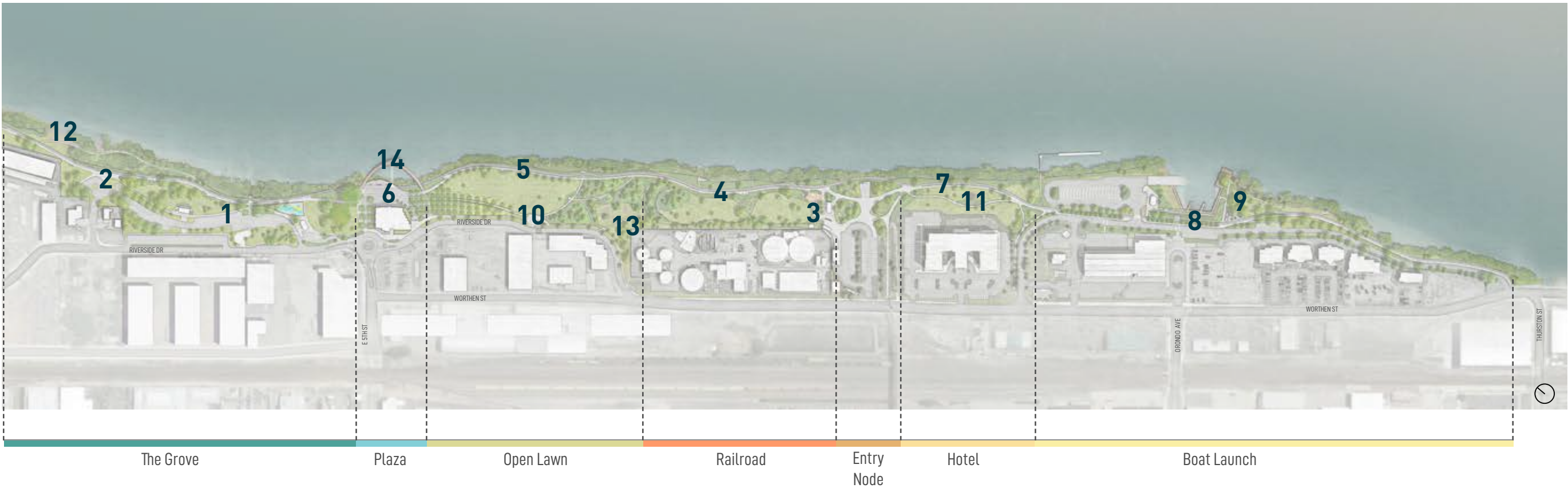
CONCURRENT ACTIVITIES
<ul style="list-style-type: none"><li>• Early enhancements (see page 25)</li><li>• Landfill study</li><li>• Review operating plan with Riverfront Railway Association and Wenatchee Valley Museum</li><li>• Conduct environmental, cultural resources, and permitting review</li><li>• Bicycle bypass study</li></ul>
CONCURRENT ACTIVITIES
<ul style="list-style-type: none"><li>• FERC relicensing recreational studies &amp; overall trail development plan</li><li>• Wayfinding and signage plan</li><li>• Boat launch environmental study</li></ul>
CONCURRENT ACTIVITIES
<ul style="list-style-type: none"><li>• Engineering evaluation of pier and pump structure</li></ul>



# Project Key

The diagram below shows the general area of the 14 projects in the Riverfront Park Development Plan. See the following pages for project boundaries and details about each project. See appendix D for a detailed cost estimate.

PHASE 1	PHASE 2	PHASE 3
Project 1 .....Pg. 28	Project 6 .....Pg. 33	Project 11 .....Pg. 38
Project 2 .....Pg. 29	Project 7 .....Pg. 34	Project 12 .....Pg. 39
Project 3 .....Pg. 30	Project 8 .....Pg. 35	Project 13 .....Pg. 40
Project 4 .....Pg. 31	Project 9 .....Pg. 36	Project 14 .....Pg. 41
Project 5 .....Pg. 32	Project 10 .....Pg. 37	





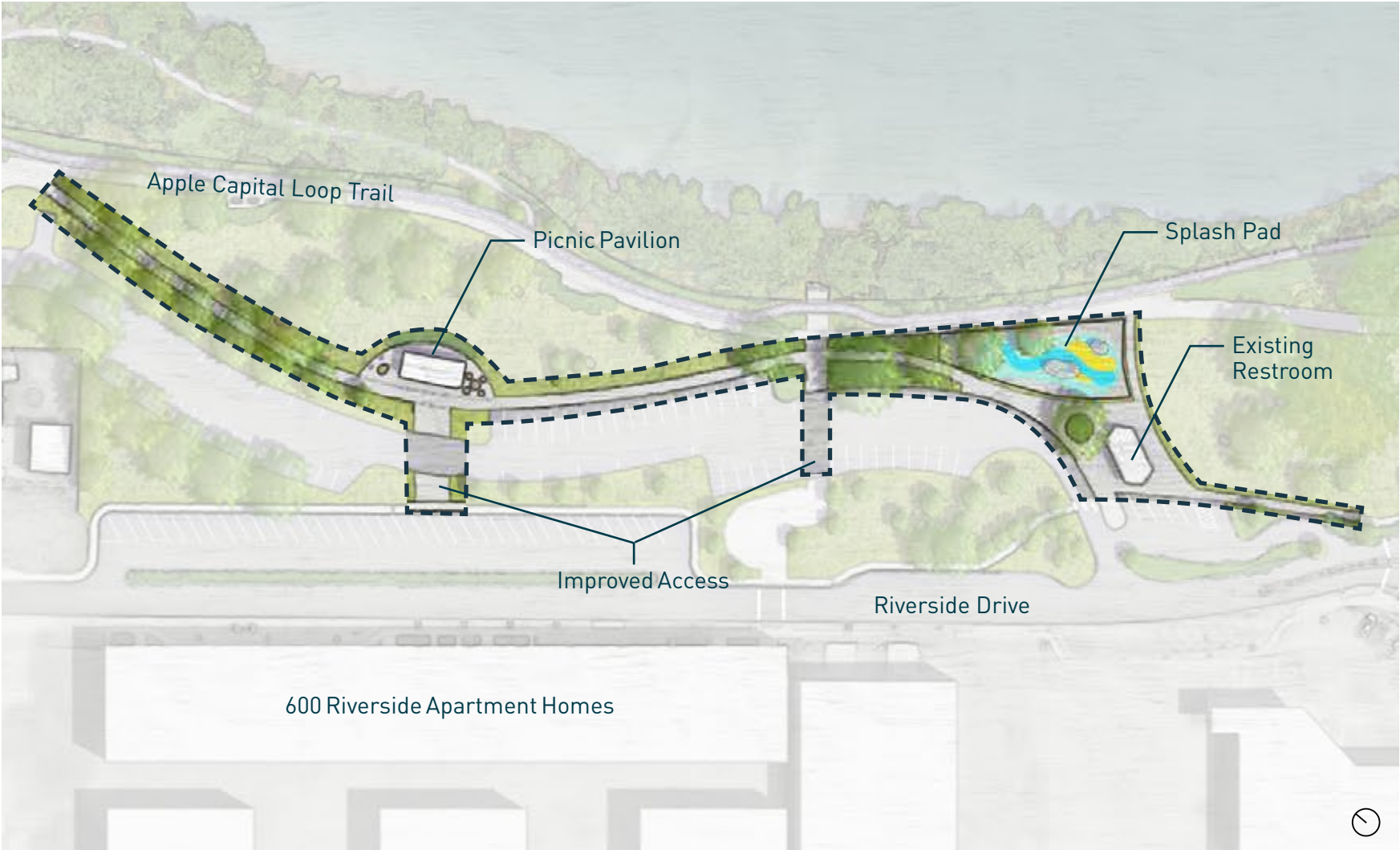
# Project 1: Grove Picnic Pavilion & Splash Pad

ESTIMATED COST: \$1,295,000

The Grove area will be infused with energy in the form of a new **picnic pavilion** and **splash pad**. Aside from these two program elements, this area will remain a place of verdant escape where people can picnic on the lawn under mature trees, read a book, gather with friends and family, or stroll along the new **pedestrian path**. The existing grove of trees, parking lot, and the restroom will remain unchanged, however, **access** from the parking lot will be improved to help people find their way to and from this area of the park. See appendix D for a detailed cost estimate.

Elements of this project include:

- Picnic Pavilion
- Splash Pad with Shade and Seating
- Improved Access from Parking Lot
- Secondary Trails
- Site Furnishings
- Planting and Irrigation





## Project 2: Grove Area Trail Segment

ESTIMATED COST: \$375,000

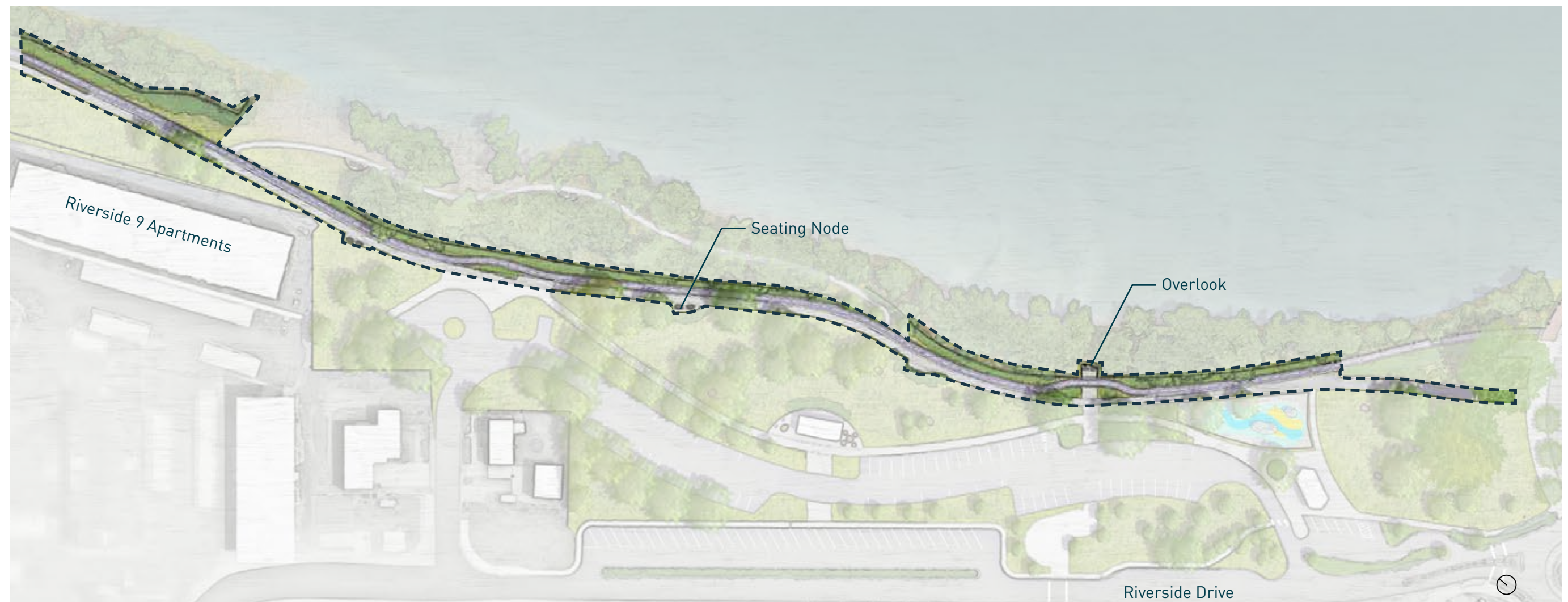
This project is the first to directly enhance the Apple Capital Recreation Loop Trail within Riverfront Park. This trail segment combines trail typologies to best mitigate trail user conflict in the Grove area.

Trail typologies used are: **Striped**, **Divided**, and **Divided with Traffic Calming**. See page 14 for more information about trail types.

Additional improvements include an **overlook** and **seating node**. See appendix D for a detailed cost estimate.

Elements of this project include:

- Trail Improvements
- Enhanced Paving
- Overlook
- Seating Node
- Riparian Enhancements





# Project 3: Railroad Depot & Screening, Train Play Area, and Entry Node

ESTIMATED COST: \$2,121,000

This project elevates the mini-train experience by adding a train-themed accessible **play area** adjacent to an **enhanced railroad depot**.

This project also clarifies circulation within the Entry Node area to best mitigate trail user conflict. An at-grade **overlook** splits the existing berm and is an ideal location for artwork and wayfinding tools. See appendix D for a detailed cost estimate.

Elements of this project include:

- Train-Themed Accessible Play Area with Shade and Seating
- Play Perimeter Fence
- Public Restroom
- Enhanced Railroad Depot
- Shaded Staging Area
- Interpretive Train Feature
- Planting Buffer at Waste Water Treatment Plant
- Trail Improvements
- River Overlook at Entry Node
- Enhanced Drop-Off
- Wayfinding Tools
- Artwork
- Minor Track Realignment
- Enhanced Paving
- Riparian Enhancements
- Planting and Irrigation





## Project 4: Railroad Trail Segment

ESTIMATED COST: \$243,000

This project enhances the trail segment adjacent to Project 3 improvements. The trail will be widened and **striped** to accommodate more users and to reduce user conflict. See page 14 for more information about trail types.

Additional improvements include **seating nodes** and a river **overlook** where people can sit, rest, and enjoy nature. See appendix D for a detailed cost estimate.

Elements of this project include:

- Enhanced Paving
- Overlook
- Trail Improvements
- Seating Nodes
- Riparian Enhancements





# Project 5: Open Lawn Trail Segment

ESTIMATED COST: \$230,000

This trail segment is the final project of Phase 1. The trail segment employs two typologies to best mitigate conflict and improve user experience. The trail will be widened and **striped** and also **divided with traffic calming**. See page 14 for more information about trail types.

Additional improvements include **seating nodes**, a river **overlook**, and an array of **whimsical seating** with shade such as porch swings or the like. See appendix D for a detailed cost estimate.

Elements of this project include:

- Trail Improvements
- Enhanced Paving
- River Overlook
- Seating Nodes
- Whimsical Seating with Shade
- Riparian Enhancements





## Project 6: River Terrace and Plaza

ESTIMATED COST: \$1,535,000

This project energizes the plaza surrounding the existing Riverfront Center Building by drawing people to eat, drink, listen to live music, lounge on the **terrace seating**, or enjoy other festive events. **Shady groves** of trees on the north and south sides of the building provide shade with seating beneath. Plenty of additional **furnishings** offer areas to sit, visit with others, and enjoy the view. Once the river overlook is built, this area will become an iconic node within Riverfront Park, drawing visitors and elevating the park experience. See Project 14 on page 41 for more information about the riverfront overlook and see appendix D for a detailed cost estimate.

Elements of this project include:

- Split-Level Plaza
- Pedestrian and Bike Trail Separation
- Specialty Paving
- Terrace Seating
- Shaded Patio
- Furnishings with Shade
- Riparian Enhancements
- \* Planting and Irrigation





# Project 7: Hotel Area Trail Segment

ESTIMATED COST: \$150,000

This trail segment is located in front of the Hilton Hotel and is enhanced by widening and **striping** the existing trail. See page 14 for more information about trail types and see appendix D for a detailed cost estimate.

Elements of this project include:

- Trail Improvements
- Enhanced Paving
- Riparian Enhancements





## Project 8: Boat Launch Trail Segment

ESTIMATED COST: \$517,000

This project improves the trail adjacent to Pybus Public Market and the boat launch area. To enhance the trail, three trail typologies are combined. The trail will be **divided**, **divided with trees**, and **divided with traffic calming**. See page 14 for more information about trail types.

Additional features of this project include a **seating node** in the quiet area south of the boat basin. See appendix D for a detailed cost estimate.

Elements of this project include:

- Trail Improvements
- Enhanced Paving
- Seating Node
- Planting
- Riparian Enhancements





# Project 9: Boat Basin & South Point

ESTIMATED COST: \$1,258,000

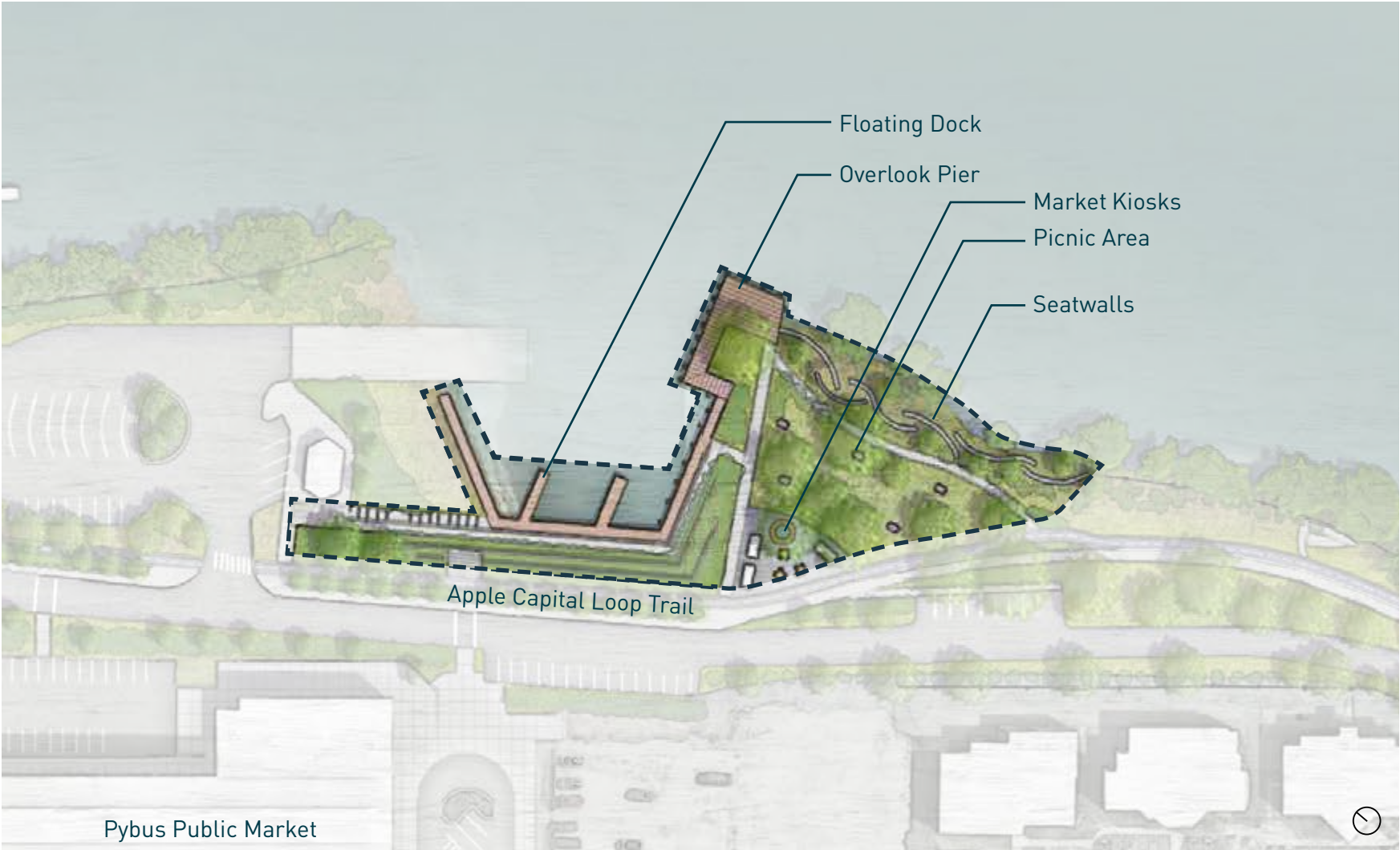
This project draws energy from Pybus Public Market to the boat basin and waterfront, infusing the area with lively activity and space for a variety of programming. An **overlook** across from Pybus Public Market is perched above a series of **terraces** accommodating an accessible ramp to the lower boat basin. A **floating dock** system allows for improved boat docking and small watercraft launch while an **overlook pier** and **seatwalls** provide improved water access. Meandering secondary paths guide people through a **picnic area** and **market kiosks**. See appendix D for a detailed cost estimate.

Elements of this project include:

- Accessible Light Watercraft Launch
- Enhanced Boat Launch
- Floating Dock
- Overlook Pier
- Overlook Connection from Pybus
- Plaza with Market Kiosks, Shade, and Seating
- Terraced and Vegetated Retaining Wall
- Enhanced Picnic Area



- River Access Seatwalls
- Riparian Enhancements





## Project 10: Sensory Garden & Mounds and Riverside Drive Entry Node & Trees

ESTIMATED COST: \$1,684,000

This project strengthens the perimeter around the Open Lawn area with the addition of **secondary paths, tree plantings, vegetated mounds**, and a **sensory garden**. Trees planted in an orchard-inspired design nod to the agricultural past and present of Wenatchee while a sensory garden encourages people to see, touch, smell, hear, and potentially taste, the surrounding landscape. Stroll paths and **seating areas** allow for people to meander, and linger while a formalized **entry node** allows for improved access from the adjacent property. See appendix D for a detailed cost estimate.

Elements of this project include:

- Formalized Entry Node
- Orchard-Inspired Tree Planting
- Vegetated Mounds
- Xeric Plantings
- Secondary Paths
- Seating Nodes with Shade Feature
- Planting and Irrigation





# Project 11: Hotel Area

ESTIMATED COST: \$315,000

This project enhances the area directly in front of the Hilton Hotel, providing a **secondary path** to stroll along through **artwork** and **gardens**. This area has been identified as a place to relocate the existing labyrinth and other artwork, elevating the walking experience and also the view for visitors staying in a river-facing hotel room.

See appendix D for a detailed cost estimate.

Elements of this project include:

- Relocated Artwork and Labyrinth
- Secondary Trail
- Improved Drainage
- Planting and Irrigation





## Project 12: North Beach Access

ESTIMATED COST: \$200,000

This project increases access to the existing beach across from the Riverside 9 Apartments. A new **accessible path** meanders from the Apple Capitol Recreation Loop Trail in the Grove area down to the river's edge, providing a lovely experience accessible to people of all abilities.

Additional elements include **seating nodes** along the length of the path. See appendix D for a detailed cost estimate.

Elements of this project include:

- Accessible Path
- Seating Nodes
- Riparian Enhancements





# Project 13: Dog Park

ESTIMATED COST: \$140,000

The final project within the Open Lawn area is a dog park located across from a future residential development. Based on observations after 600 Riverfront Apartment Homes was built, it is assumed that many new residents will be pet owners and that Riverside Park will experience an increase in dog activity. The dog park will be split for **small dog** and **large dog** use, and will have protected **plantings** to provide shade and interest.

Beyond the perimeter of the dog park is a **planted buffer** along the existing wastewater treatment plant. See appendix D for a detailed cost estimate.

Elements of this project include:

- Small Dog Park
- Large Dog Park
- Planting Buffer at Waste Water Treatment Plant
- Fencing
- Shade Feature(s)
- Secondary Trails





## Project 14: River Overlook

ESTIMATED COST: \$4,870,000

The keystone project of Phase 3 is an elegant **river overlook** protruding over the Columbia River from the river terrace and plaza (see project 6 on page 33). This accessible overlook pulls energy from the existing historic pump and Sternwheeler Park, providing ample opportunity for **interpretive elements**.

Seating along the overlook offers places to sit, enjoy the view, and take photos of and from this iconic park feature. See appendix D for a detailed cost estimate.

Elements of this project include:

- Accessible Raised Overlook
- Historic Pump Interpretive Element
- Sternwheeler Park Interpretive Element
- Seating
- Riparian Enhancements

