

***DRAFT GUIDING PRINCIPLES  
FOR CONSIDERATION  
CITY OF WENATCHEE  
LOCAL REVITALIZATION FINANCING DISTRICT***  
Updated September 9, 2009

The City of Wenatchee (City) is pursuing Local Revitalization Financing (LRF) in a continued effort to implement the Waterfront Subarea Plan through the addition of public amenities and infrastructure estimated at approximately \$17 million. City Staff met with the District to discuss the following projects, included in the LRF program, on August 11<sup>th</sup> as they either directly or indirectly involve Riverfront Park.

1. Waterfront Gateway and pedestrian improvements connecting downtown to the Riverfront along Orondo Street.
2. Visual and Odor mitigation of the City's Wastewater Treatment Plant
3. Development of the Pybus Market (South Node)
4. Parking Lot Improvements at the foot of Ninth Street adjacent to the Linden Tree area. (Lot is owned by the District)
5. Remediation of the municipal garbage dump located between the river and the old public works site. Removal of the garbage may allow for the development of additional boating facilities, including but not limited to parking and a marina. This project, previously identified in a design charette planning process, is of particular interest to the District as it is located within Riverfront Park.

Full implementation of these projects require additional planning and engineering efforts to further refine the implementation of the waterfront subarea plan and the results of the south node design charette. It is critically important to the success of this effort for the City and District staff to continue a cooperative and collaborative planning approach. Therefore, City and District staff feel guiding principles agreeable to both organizations should form the foundation for the planning process. This document outlines draft principles for both organizations to consider.

#### Guiding Principles

1. All planning will incorporate these fundamental principles if any project is to move forward.
2. Additional boat trailer parking of not less than 11 spaces associated with the day-use moorage dock will be incorporated into any plan.
3. Parking and other support facilities will be provided for all new uses in the park. The city will work to maximize the parking for development outside the park to minimize the impact on available public parking within the park.
4. Any plan shall preserve the total net area in Wenatchee Riverfront Park.

5. The District will incur no increase in operating and maintenance costs or liability as a result of any improvements associated with this effort. Increased use of the park in general is not considered an increase associated with an improvement. Pedestrian access from Orondo Avenue with interface to the loop trail should be included.
6. Funding for paving District-owned land adjacent to the Linden Tree section of the park should be included.
7. Change in use from a landscaped area to a marina is not considered a reduction in park area.
8. Mitigation for wastewater treatment plant odor and visual impact should be included in the plan.
9. The project will fund all project costs including, but not limited to, engineering and external attorney or consultant costs. City and District management staff will not be considered project costs. Any engineering, permitting or other specialized services performed by the District staff will be agreed upon in advance and reimbursed by the project.