

DEC 18, 2017

NO BOARD ACTION TODAY

ORONDO RIVER PARK

ALTERNATIVES REPORT



TODAY'S OBJECTIVES

- Describe alternatives and costs
- Describe land ownership considerations
- Discuss staff recommendation for interim operation in 2018
- Provide results of the public survey
- Discuss schedule and next steps

NO BOARD ACTION TODAY

Expected Schedule

Jan 8, 2018 Board decision on staff recommendation for an interim operation in 2018

April, 2018 Staff completes condition and environmental assessments, reports back to Board

May, 2018 Board decision on future O&M and land ownership alternative

CHELAN PUD PARKS

14 Parks

800 acres

12 boat launches (5 have no fee)

324 RV campsites

12 sports fields

17 miles of trails

3.5M visitors per year

**~\$5M annual O&M
PUD managed parks**

PUD Managed

Chelan Falls/Powerhouse Park (53 ac)

Chelan Riverwalk Park (12 ac)

Kirby Billingsley Hydro Park (70 ac)

Rocky Reach Dam/Visitors Center (38 ac)

Walla Walla Point Park (70 ac)

Wenatchee Riverfront Park Beebe (31 ac)

Bridge Park (56 ac)

State Parks Managed

Daroga State Park (140 ac)

Lincoln Rock State Park (60 ac)

Wenatchee Confluence State Park (200 ac)

Other Park Operators Manage

Entiat Park (40 ac)

Manson Bay Park (6 ac)

Old Mill Park (20 ac)

Orondo River Park (5 ac)

ORONDO RIVER PARK FACTS

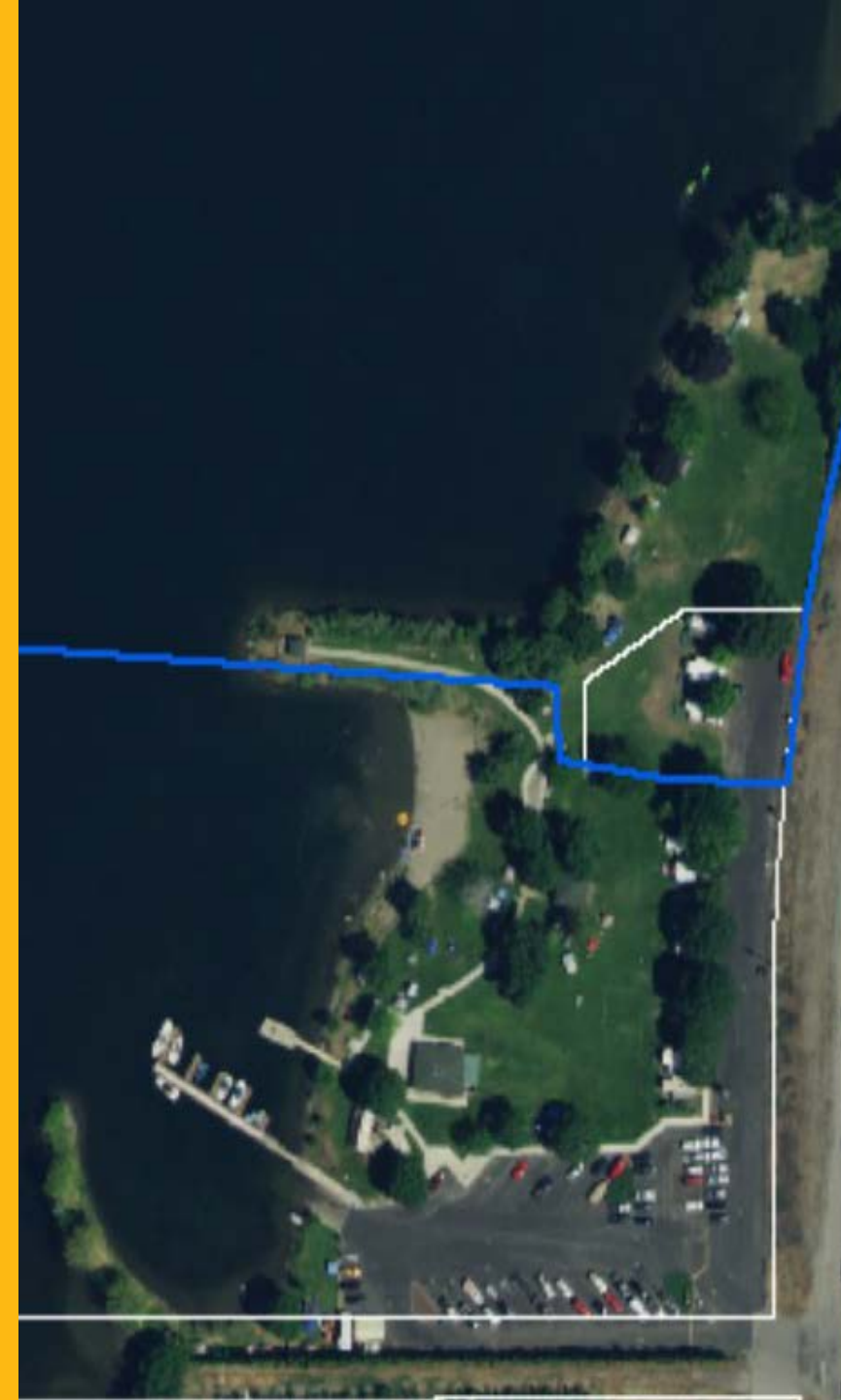
- FERC License recreation site since 1976
- Port of Douglas County managed since 1972
- Port of Douglas County – approx. 3 acres
- Chelan PUD – approx. 2 acres
- Port received grant funding for docks, boat ramp, restroom, picnic tables, swimming area, playground equipment, parking lot, irrigation, and fencing.
- Receipt of grant funding obligates the Port of Douglas County to Orondo River Park in perpetuity.



EXISTING PARK AMENITIES

- MOORAGE 14 BOATS – DAY USE AND OVERNIGHT* (FEE)
- 1 BOAT LAUNCH LANE* (FEE)
- TIE-UP DOCK*
- SWIM BEACH*
- 22 PARKING SPACES, 14 BOAT TRAILERS SPACES*
- RESTROOM & STORAGE, 4 TOILETS, 4 SHOWERS*
- DAY USE AREA, 1 SHELTER, 14 PICNIC TABLES*
- 13 RV SITES (FEE)
- 25 TENT CAMPING SITES (FEE)
- GAZEBO
- VOLLEYBALL COURT, HORSESHOE PIT
- CONCESSION BUILDING

*(*constructed with state grant funding)*



PORT'S REQUEST

- PUD take over operation and maintenance
- Offer to transfer full land ownership to PUD

CONSIDERATIONS

- Port wants out of the park, but saddled by the perpetual grant obligation
- PUD has obligation for the Park in the Rocky Reach Project license through 2052
- Environmental and condition assessments need to be performed to better understand facilities and infrastructure repairs and risks



ALTERNATIVE 1

Partner with Port for O&M with camping, no change to land ownership

ALTERNATIVE 2

PUD provides full O&M with camping, no change to land ownership

ALTERNATIVE 3

PUD provides full O&M with day-use amenities, no camping, natural area and trails, no change to land ownership

ALTERNATIVE 4

PUD provides full O&M with day-use amenities, no camping, green space and picnic areas, no change to land ownership

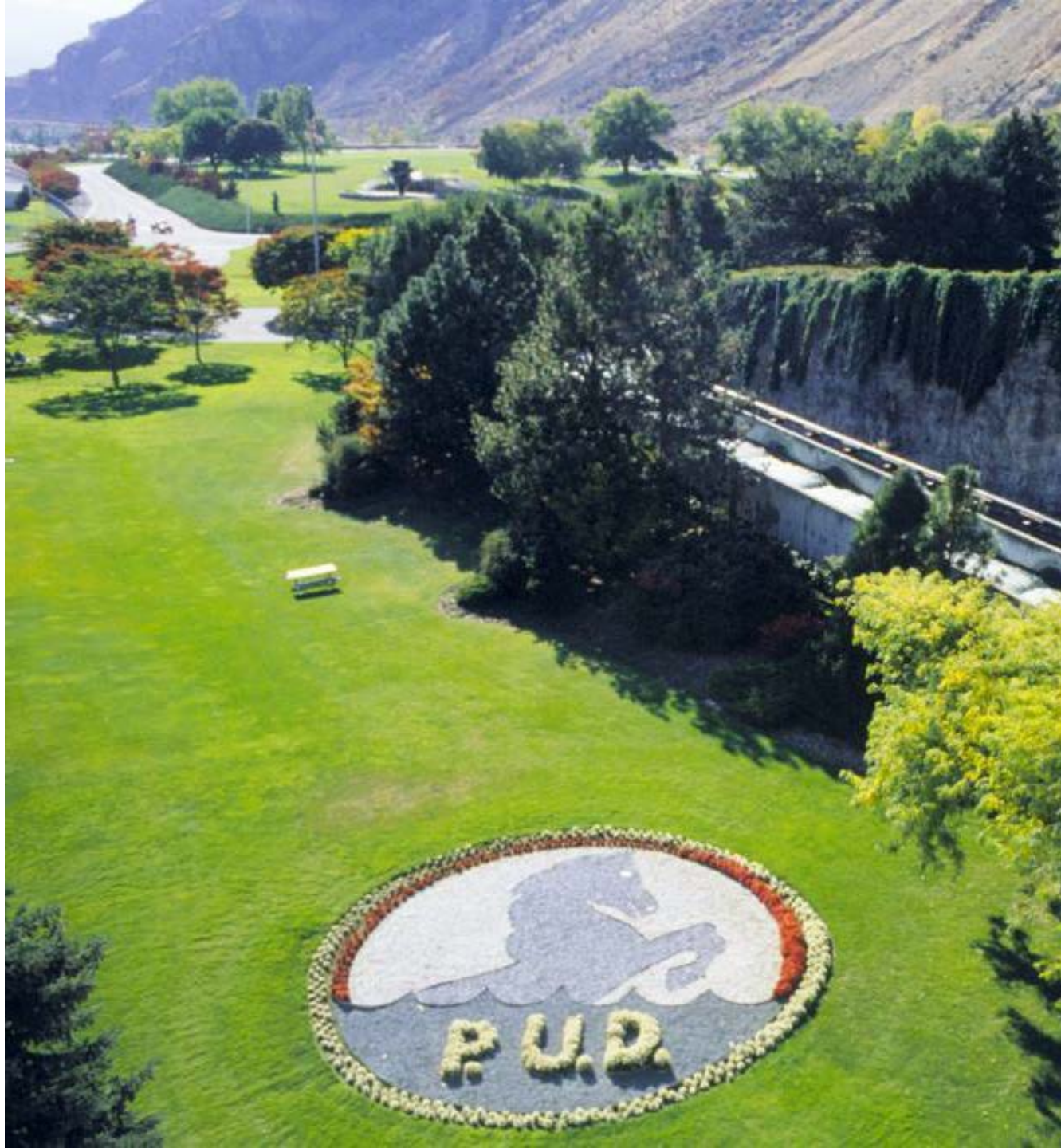
ADDITIONAL ALTERNATIVES

1. DO NOTHING

2. REMOVE PARK FROM LICENSE

These two alternatives are not recommended by staff due to the District's legacy and continued commitment of providing parks for access to its hydro project reservoirs for public enjoyment.

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ALTERNATIVE COMPARISON

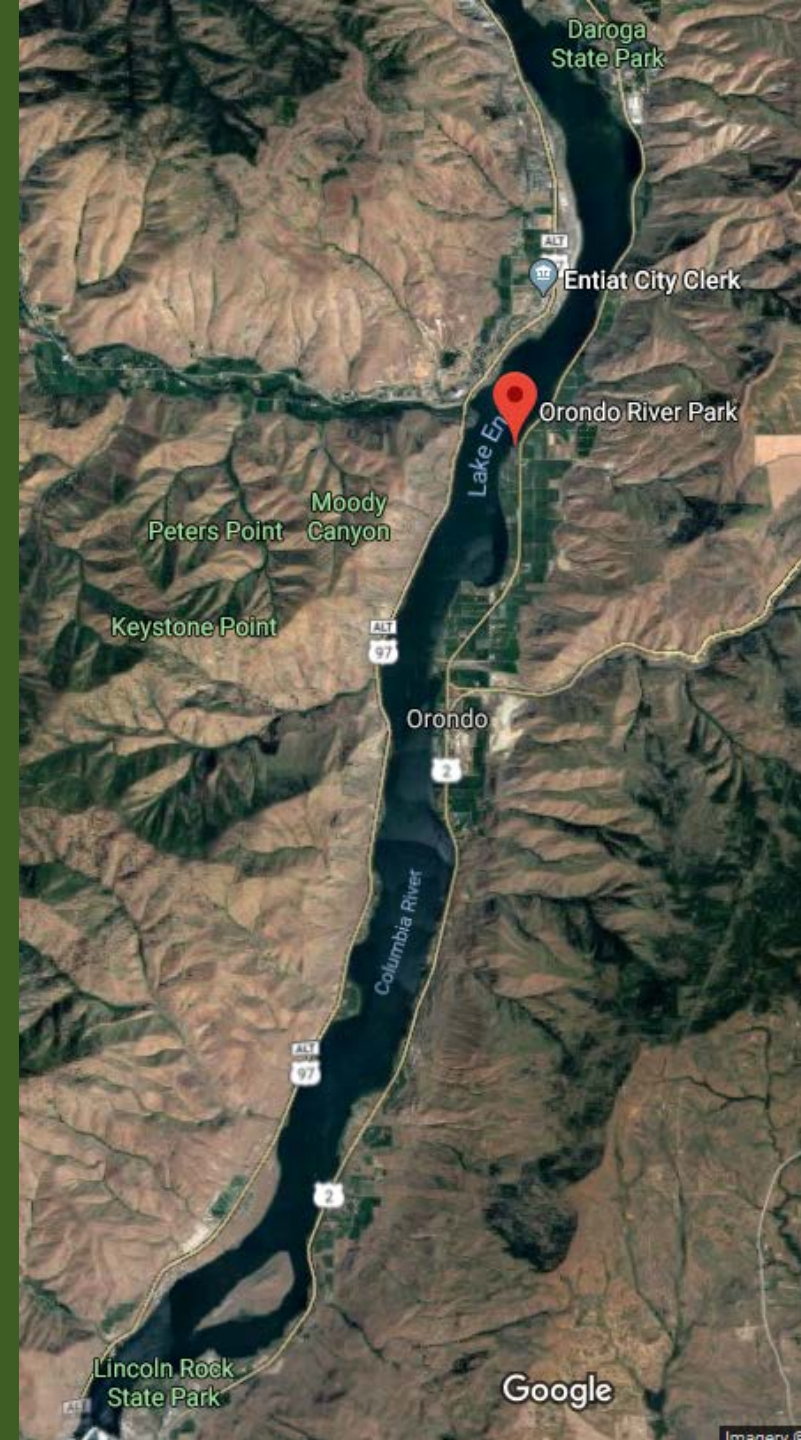
Alternative	Major Amenities	Considerations/Assumptions	Estimated Capital	Estimated Annual O&M
1 Partnership with Added PUD Funding	RV and Tent Camping, Boat Launch, Moorage, Restroom, Swim Beach	Port oversees contracted park operator; PUD provides negotiated financial support; Least change to current operations; Camping revenue to offset some expenses; No change to land ownership; Port eligible for additional grant funding	\$800k - \$1.5M \$300k Safety Improvement \$500k Boat Launch/Dock \$0-700k Major Maintenance	\$75k - 100k – Contracted <i>(\$25k-\$50k net O&M expenses)</i> <i>PUD share to be negotiated</i> <i>Assumes \$50k-\$75k in camping revenues</i>
2 PUD Manages with Camping	RV and Tent Camping, Boat Launch, Moorage, Restroom, Swim Beach	PUD oversees O&M (contractor or staff); Highest cost option due to O&M expenses; Camping revenue to offset some expenses; No change to land ownership; Port eligible for additional grant funding	\$800k - \$1.5M \$300k Safety Improvement \$500k Boat Launch/Dock \$0-700k Major Maintenance	\$100k – Contracted \$200k – PUD <i>(\$50k-\$125k net O&M expenses)</i> <i>Assumes \$50k-\$75k in camping revenues</i>
3 PUD Manages as Day-Use Natural Area	No Camping, Boat Launch, Moorage, Restroom, Trails, Natural Areas	PUD oversees O&M (contractor or staff); Most change with removal of camping; Adds trails and natural area experiences; Some cost savings in maintenance; No camping revenues to offset expenses; No change to land ownership; Port eligible for additional grant funding	\$800k - \$1.1M \$300k Safety Improvement \$500k Boat Launch/Dock \$0-300k Natural Area Modifications	\$50k – Contracted \$100k – PUD
4 PUD Manages as Day-Use Green Space	No Camping, Boat Launch, Moorage, Restroom, Swim Beach, Green Space	PUD oversees O&M (contractor or staff); Most change with removal of camping; Maintains lawn picnic areas/green space; No camping revenues to offset expenses; No change to land ownership; Port eligible for additional grant funding	\$800k - \$1.5M \$300k Safety Improvement \$500k Boat Launch/Dock \$0-700k Major Maintenance	\$80k – Contracted \$125k – PUD

Costs are estimates at this time and subject to change depending on results of the condition assessment.

OPERATING CONSIDERATIONS

- Keeping Orondo River Park open supports the District's legacy and continued commitment of providing parks for access to its hydro project reservoirs for the enjoyment of the public.
- The District may consider the close proximity of other parks when justifying the District's costs and contribution to parks, camping, and river access.
- Chelan PUD would have to increase seasonal staff to operate and maintain Orondo River Park.
- Some safety improvements have been identified, though a condition assessment is needed to fully identify needed repairs to ensure public safety.

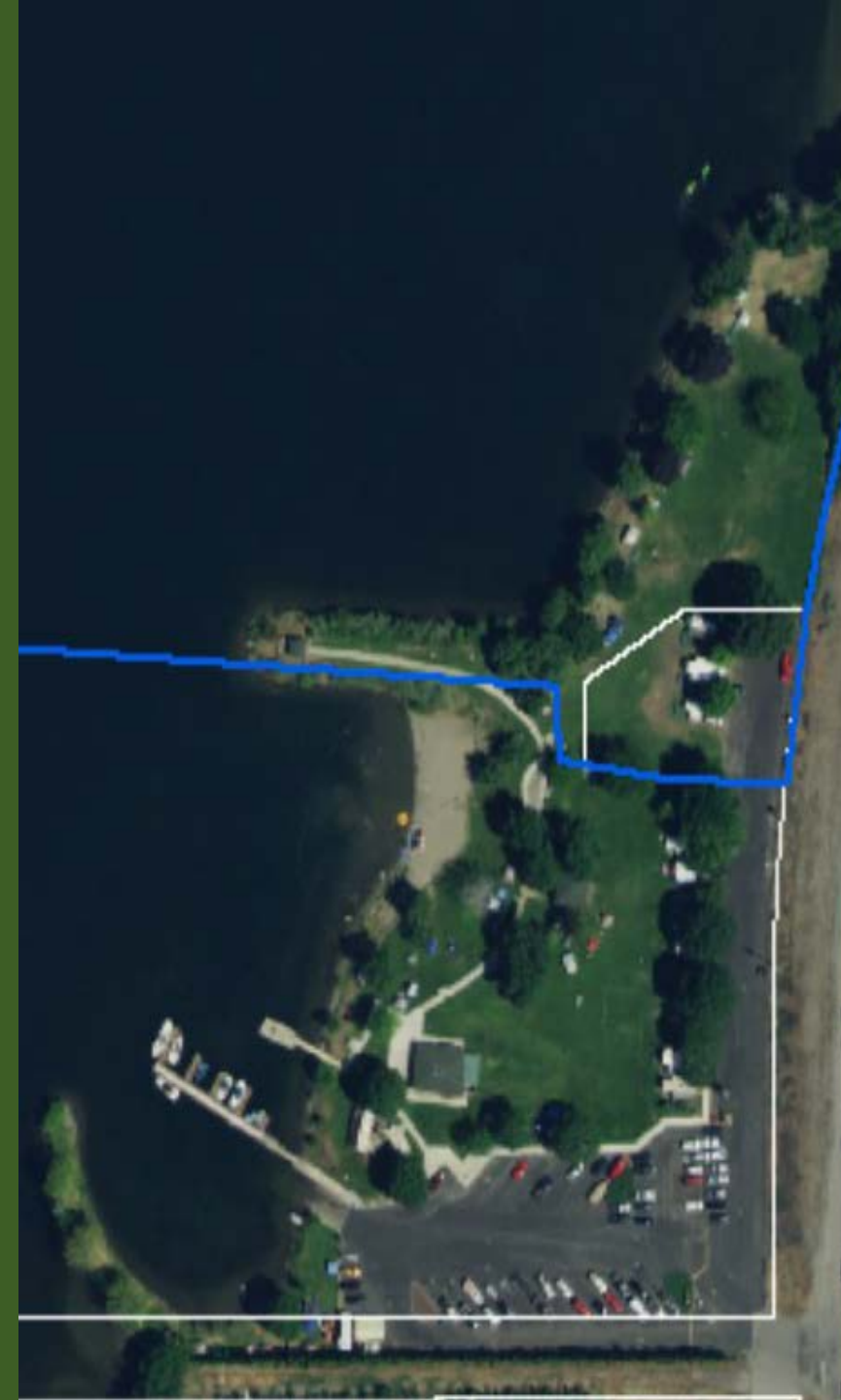
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OWNERSHIP CONSIDERATIONS

- Owning the property is not required by our License.
- An operating agreement is not dependent on land ownership.
- State Recreation and Conservation Office (RCO) obligations encumber the Port's property in perpetuity.
- Port ownership preserves grant funding eligibility.
- RCO approval required for improvements where RCO funds were used.
- Land transfer requires normal due diligence (environmental and condition assessments).

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SURVEY RESULTS

over 300 respondents

DAY USE ONLY

13% VERY IMPORTANT, 23% SOMEWHAT IMPORTANT

OVERNIGHT CAMPING

50% VERY IMPORTANT, 25% SOMEWHAT IMPORTANT

BOAT LAUNCH

75% VERY IMPORTANT, 18% SOMEWHAT IMPORTANT

BOAT MOORAGE

49% VERY IMPORTANT, 31% SOMEWHAT IMPORTANT

SURVEY

Comment Themes

“Favorite group camp spot”

“Bring back gas, fueling station”

“Been going many years”

“Noisy, party atmosphere”

“Crowded”

“Needs updates”

“More professional approach to O&M”

Staff Recommendation

2018 interim operations to allow for assessments and planning:

- Port manages a contractor for limited day-use operation and boat launching. No camping in 2018 to allow for condition assessment, safety improvements, and decisions regarding future operation.
- PUD completes condition and environmental assessments and reports results to the Board.
- PUD develops plan for safety improvements (\$300k budgeted).
- Pending Board decision, work with the Port to develop long-term O&M plan and agreement(s).

Advantages of a 2018 interim plan:

- Provides time to develop and gain approvals for a future operating agreement.
- Allows partial park area closures to assess and address safety concerns.
- Keeps boat launch amenities open for access to the river.
- Meets FERC and RCO obligations to keep the park open.
- Financial assistance is consistent with how we support other park operators on the reservoir.
- Preserves opportunity for informed decisions on a future agreement as we learn more.

2018 Schedule

Jan 8, 2018 Board decision on staff recommendation for an interim operation in 2018

April, 2018 Staff completes condition and environmental assessments, reports back to Board

May, 2018 Board decision on future O&M and land ownership alternative

Questions and Discussion

APPENDICES

See Excel File – Orondo River Park Survey Results