



WENATCHEE RIVERFRONT PARK

Park Development Plan Appendices

December 2021



GREENWORKS.

TABLE OF CONTENTS

Appendix A: Site Inventory and AnalysisA-4

Appendix B: Public EngagementB-16

Appendix C: Design AlternativesC-38

Appendix D: Detailed Cost EstimateD-44

Appendix E: Design ToolkitE-53





APPENDIX A

Site Inventory and Analysis

SITE INVENTORY AND ANALYSIS

Wenatchee, Washington is located in central Washington 150 miles east of Seattle. It resides at the base of the Cascade Mountains and at the confluence of the Columbia and Wenatchee Rivers. The Columbia River separates Wenatchee from East Wenatchee with the Apple Capital Recreation Loop Trail, a 10-mile shared-use path, connecting the two cities. This shared-use path is widely used by cyclists, joggers, walkers, and others throughout the year. A total of 35,508 people live in Wenatchee and 14,158 people live in East Wenatchee according to the 2020 U.S. Census Bureau.

Site Inventory

Wenatchee Riverfront Park is a 1.25-mile linear park of 31-acres extending along the Columbia River from East 9th Street to Thurston Street. The park is home to the Nile Saunders Steam Train, a mini-railroad that operates infrequently but is adored by the community, many art installations, a boat launch, restrooms, and The Apple Capital Recreation Loop Trail that travels the length of the park. Riverside Park is adjacent to downtown Wenatchee and has experienced an increase in park-side development including the newly constructed Hilton Garden Inn, Pybus Public Market, and a mixed-use development at the north end of the park. Development in the area is planned to continue which will directly effect how people access and use Riverfront Park.

An initial step in the planning process was to take inventory of the ecological, cultural, circulation, and built environment conditions within the park and perform a site analysis.



Fall in Riverfront Park

Ecological

Open lawn, riparian vegetation, and diverse tree canopy are the three main ecological conditions present in the existing Riverfront Park. Because the park is located along the Columbia River, the shoreline is predominantly comprised of riparian vegetation along the east edge. The existing tree canopy varies depending on where in the park you are and is least dense within the extents of the capped landfill. The interior of the park is mainly manicured lawn with a xeric demonstration garden near the mini-railroad. There are two Osprey nest locations in Riverfront Park.

Regionally, the historic Ice Age Floods swept along the Columbia River as the Okanogan Ice Lobe began to retreat 17,000 - 14,000 years ago. In Wenatchee, floodwaters moving south along the Columbia River met floodwater moving west through the Moses Coulee at speeds of 60 mph and depths exceeding 1,000 feet deep. As floodwaters retreated they deposited glacial erratics, some over 40' in diameter, which can be seen along the Apple Capital

Recreation Loop Trail and on the hills which indicates the high water mark of the floods.

Also a result of the floods is the Pangborn Bar, which was formed by sediment deposition as floodwater slowed and rounded a bend along its course. This bar is the largest of it's type in the state and now sits 600' inland from the Columbia River. It can be seen in East Wenatchee between 2nd and 4th Streets where the road goes up and over these deposited dunes.

A third indicator of the Ice Age floods are Rhythmites which is a layer of fine-grained sediment typically found at the bottom of freshwater lakes. These layers can be found throughout the Wenatchee area indicating the elevation of the five major flood events during this time.

In the *Wenatchee Waterfront Sub-Area Plan* (2003) the following environmental upgrades were recommended: control invasive plants along the shoreline, improve the quality of riparian vegetation, protect wetland, fish and wildlife habitat, minimize impacts at water access areas, and promote sustainable development practices.



Existing xeric garden in late fall



Ecological site analysis

Cultural

Existing cultural elements found in Riverfront Park include an extensive art collection with pieces installed throughout the park, the Nile Saunders Steam Train, a labyrinth, the historic pump platform, Sternwheeler Park and protected trees, and the Joan Vandivort Memorial.

The art collection in Riverfront Park consists of 26 pieces including a beloved bronze sculpture of a foot entitled 'Ped' by artist Kevin Pettelle. An online listing of the Wenatchee Public Art Collection can be found on the city's website.

Sternwheeler Park is located on the waterfront near Fifth Street, and was the location of steamboat-building operations in the late 1800s. It is a significant cultural resource and listed on the National Register of Historic Places. Within this designation there is flexibility in how the Park is recognized. Design changes and other interpretation will need to be coordinated with the State Department of Archaeology and Historic Preservation, other relevant agencies, and stakeholders to ensure intent is consistent with current status.

The First Peoples of Wenatchee were people of the Wenatchi Tribe who lived along the Wenatchee River. This Tribe subsisted off fishing, hunting, and gathering roots and berries. Engaging oral histories of the Wenatchi Tribe include Randy Lewis' telling of the Spexman Dragon which provides a compelling cultural perspective of the local landscape. By engaging with the Wenachi Tribe these histories may be woven into new design developments for Riverfront Park and the greater Wenatchee region.

The agricultural heritage of the greater Wenatchee region was influenced by the use of the Columbia River for shipping. The production of apples, pears, and cherries grown in the surrounding lands made this area one of the most well-known regions for tree fruit which is reflected in the unique cultural identity as 'The Valley of the Apples'. This heritage lends a range of opportunities for expression in park design elements, art, and interpretive markers.

Wenatchee is also home to a large Hispanic population with 33% of the 34,500 people identifying as Hispanic or Latino according to the 2019 United States Census. Rich Hispanic cultural expression is found in Wenatchee, including local eateries, organizations and groups, and events like the annual Fiestas

Mexicanas. The energy exuded by this growing community is a strength to be drawn from, and engaging with this community is imperative in order to appropriately represent local Hispanic culture in Riverfront Park.



Nile Saunders steam train depot



Cultural site analysis

Circulation

The primary pedestrian and cyclist route through the park is provided by the Apple Capital Recreation Loop Trail that extends the length of Riverfront Park. Secondary connector paths provide access to the park from adjacent roadways, downtown, and parking lots. Serving as a connection to downtown, there is one pedestrian bridge that expands over the existing railroad. There are also two underpasses, and two at-grade railroad crossings. To access the park by vehicle there are two main entries with parking lots. One entry is on Worthen Street and the other on Riverside Drive.

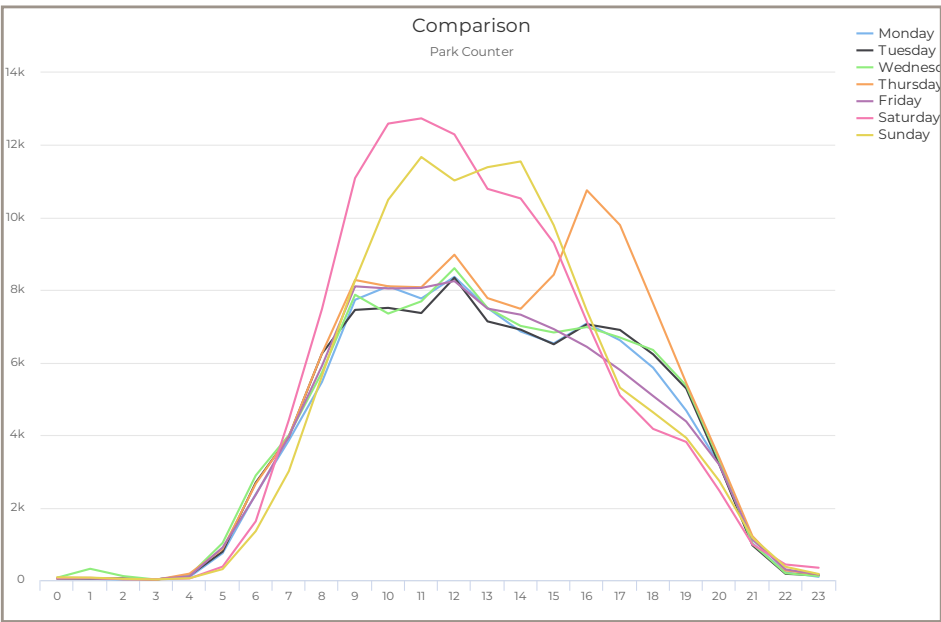
A Chelan County park counter report exported on August 2, 2021 using trail input from January 2021 - August 2021 revealed the following data about the trail just north of Riverfront Park:

- Trail users were 64% pedestrians and 36% cyclists
- An average of 561 pedestrians used the trail

each day during the week

- An average of 632 pedestrians used the trail each day during the weekend
- An average of 303 cyclists used the trail each day during the week
- An average of 409 cyclists used the trail each day during the weekend
- Trail use is heaviest from 8am until 8pm with peaks of trail use at 9am, noon, and 5pm during the week where Thursday evening counts exceeded 10,000
- Trail use is heaviest from 9am until 3pm on weekends with maximum counts exceeding 12,000 on Saturday mornings

The 2018 *Wenatchee Valley Bicycle Master Plan* suggests adding new bike routes when opportunities arise, including on-road bike facilities adjacent to Riverfront Park. The report suggests further study of Worthen Street and Riverside Drive as potential bicycle corridors.



Trail Use By Type (top); Trail Use By Time of Day (bottom)



Circulation site analysis

Built Environment

Riverfront Park is zoned Waterfront Mixed Use (WMU) driven by the 2003 *Wenatchee Waterfront Sub-Area Plan*. This use classification encourages:

- Local access and visibility of the waterfront
- Recreational, commercial, and residential activity to complement local parks and businesses
- Upgrades to the waterfront’s image and physical condition

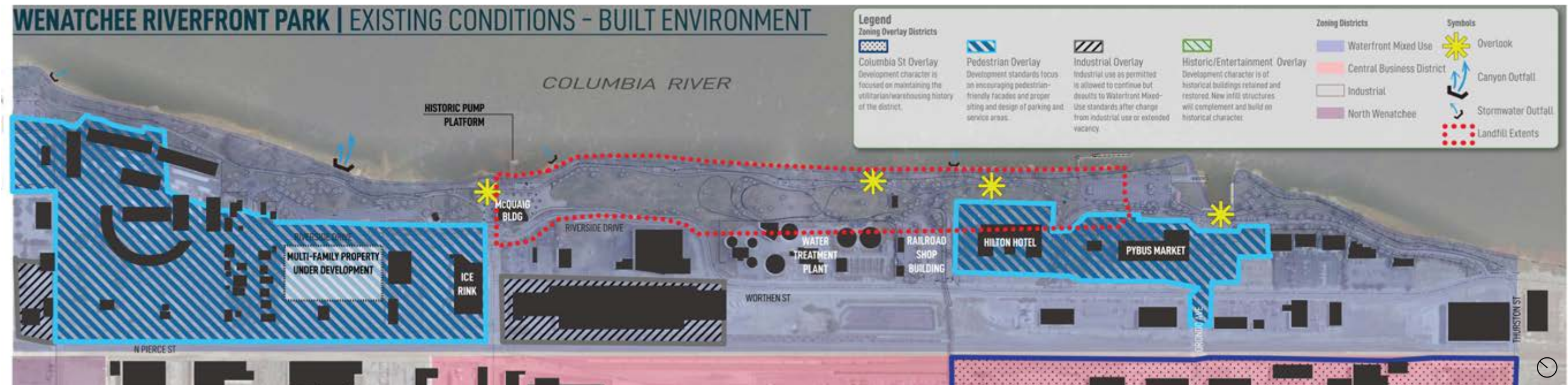
Zoning overlays directly adjacent to Riverfront Park include a Pedestrian Overlay and Industrial Overlay. The pedestrian overlay encourages pedestrian-friendly facades and proper siting and design of parking and service areas while the Industrial Overlay permits current industrial use but defaults to WMU standards once the industrial use is no longer operating or after an extended vacancy. See Title 10 Zoning of the Wenatchee City Code for more detail.

Existing built elements in Riverfront Park include four overlooks, three stormwater outfalls, and a larger canyon outfall located at the north end of the park.

Any new over-water structures are prohibited except for water dependent uses, public access, necessary shoreline crossings, or ecological restoration. Future development of the river’s edge should focus on supporting the public access component of any over-water structure as limited opportunities for access exist along the waterfront.



Looking northeast at Riverfront Park from downtown Wenatchee (p. coasthotels.com)



Built environment site analysis


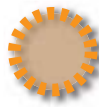

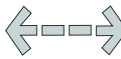
Site Analysis

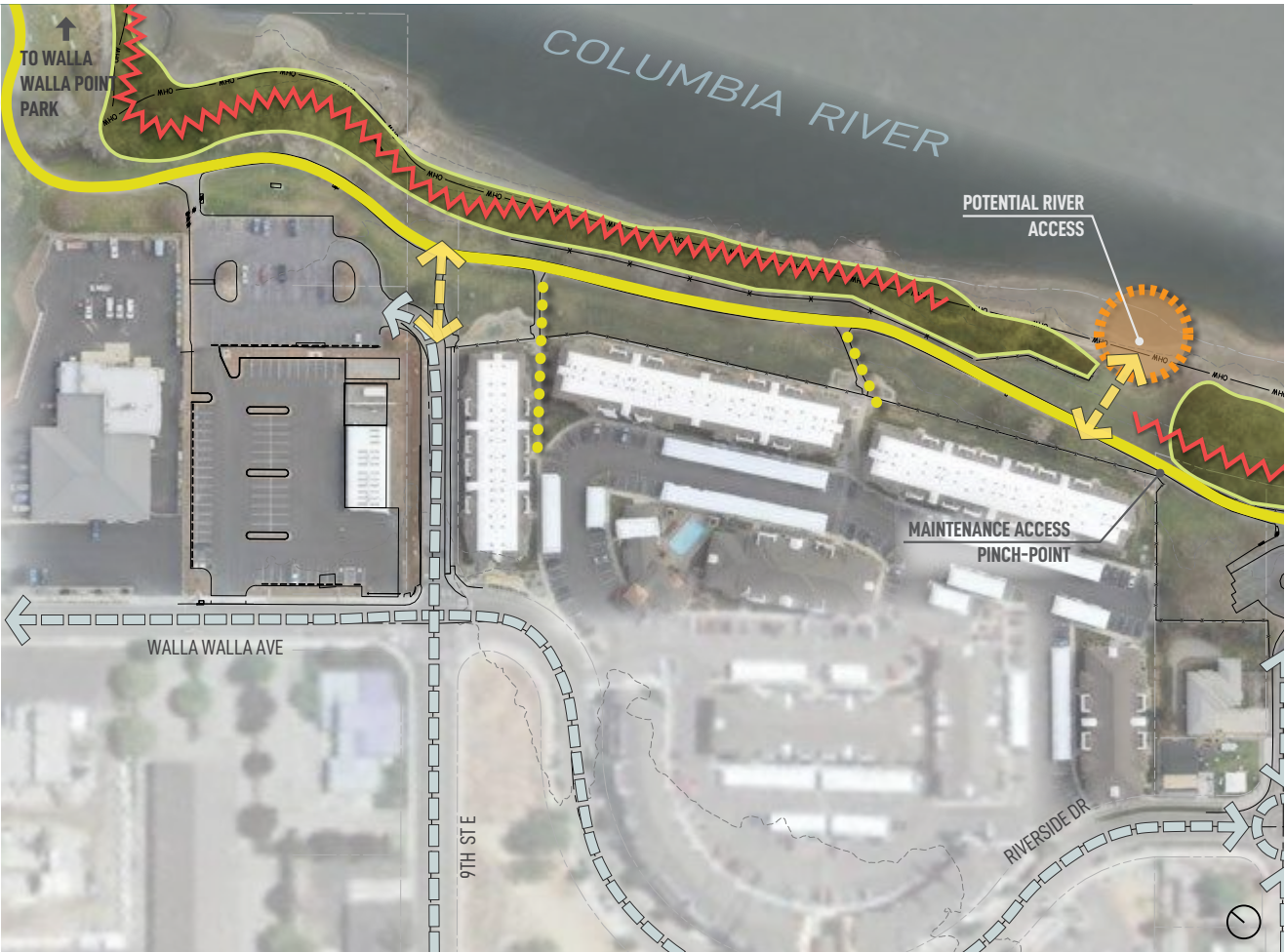
The following diagrams show existing site conditions and potential opportunity areas within Riverfront Park:

Existing site conditions were studied to best understand the site constraints, park features and elements, and opportunities. Existing site conditions documented included: pedestrian access to and within the park, vehicular access, viewpoints, steep slopes, riparian vegetation, and where the railroad is located.

Design opportunities and park improvements were identified within Riverfront Park at this early phase in order to collect feedback during the initial public engagement event and stakeholder meetings. Opportunities included: Pedestrian access improvement, viewpoint potential, gathering area opportunity, vehicular circulation clarification, underutilized space, and viewshed buffer opportunities.

Legend

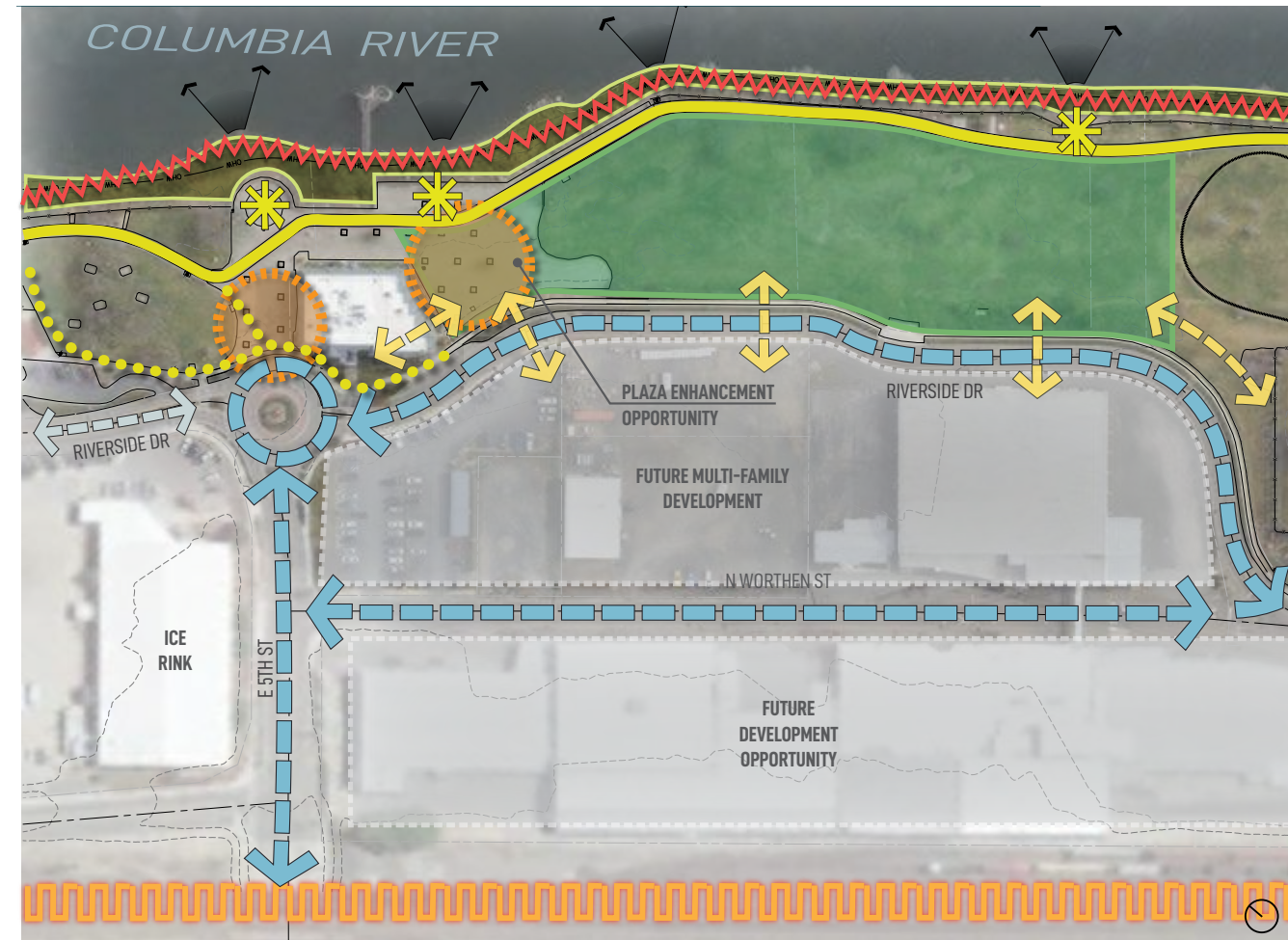
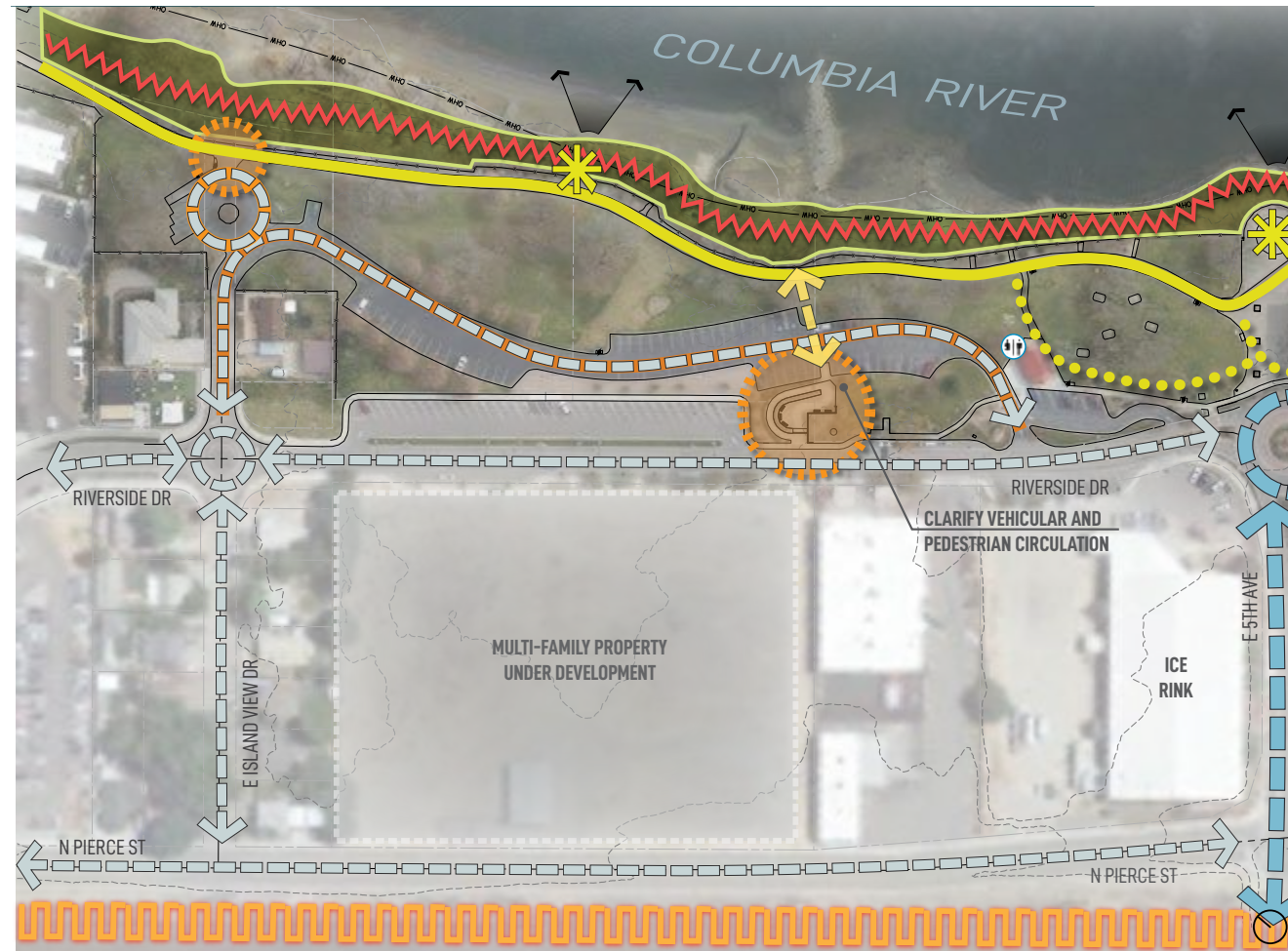
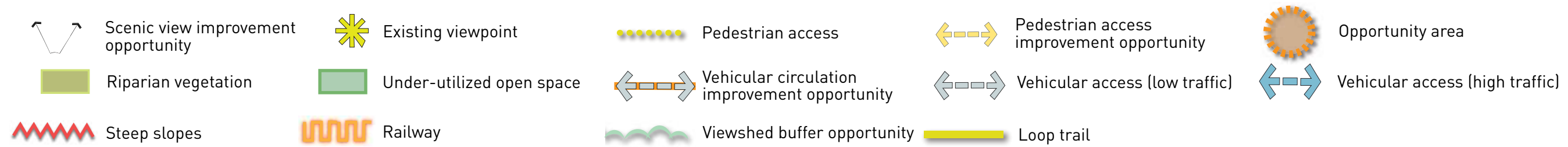
-  Pedestrian access
-  Pedestrian access improvement opportunity
-  Opportunity area
-  Loop trail
-  Riparian vegetation
-  Vehicular access (low traffic)
-  Steep slopes



River access area



Trail in front of Riverside 9 Apartments



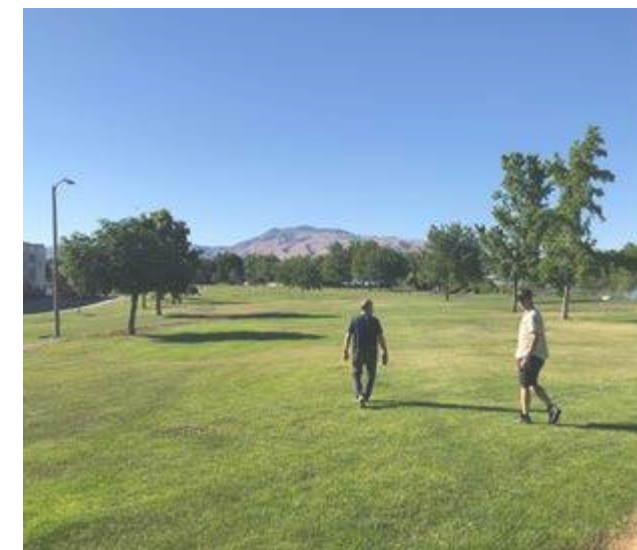
Parking lot along Riverside Drive in Riverfront Park



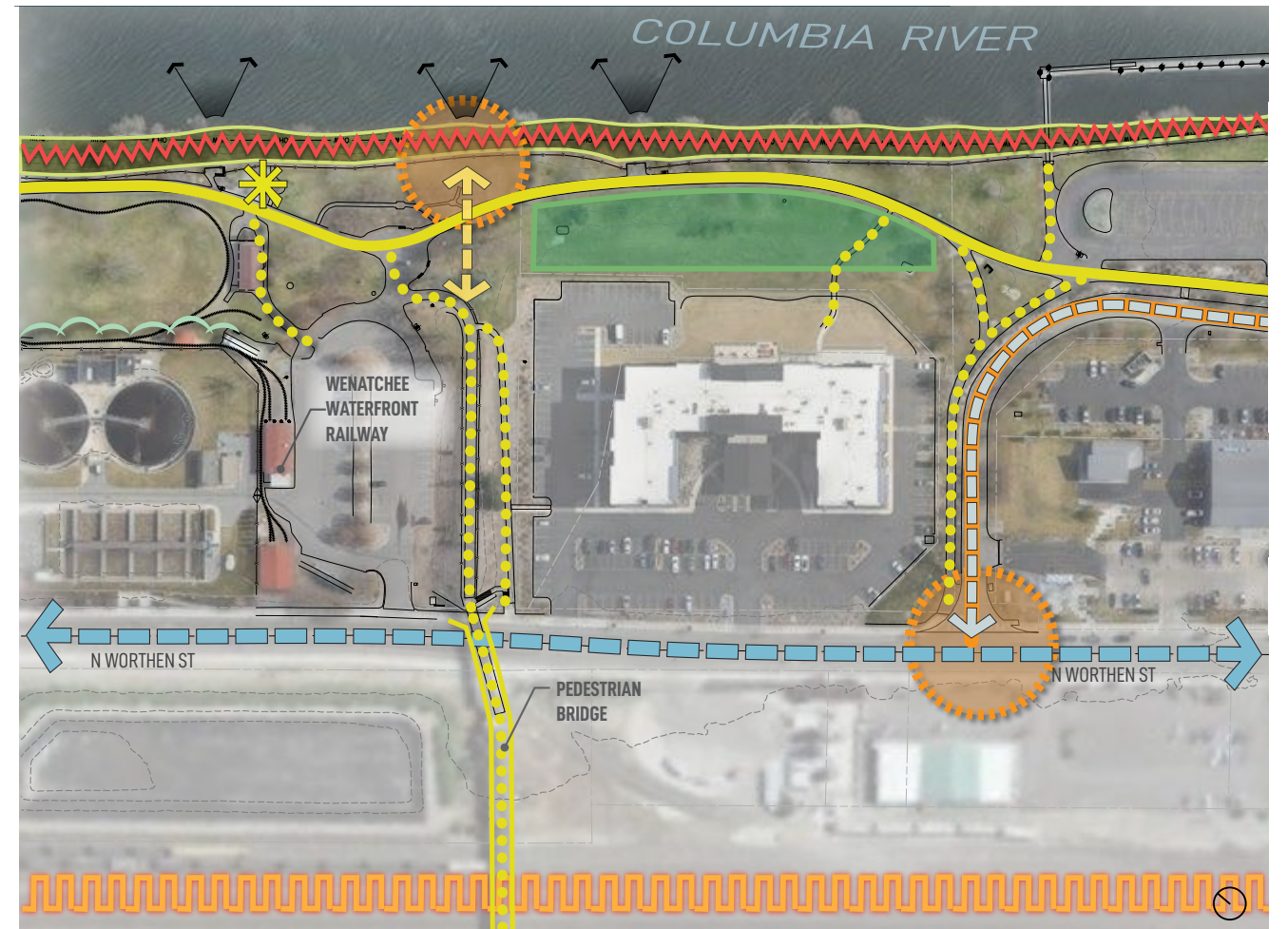
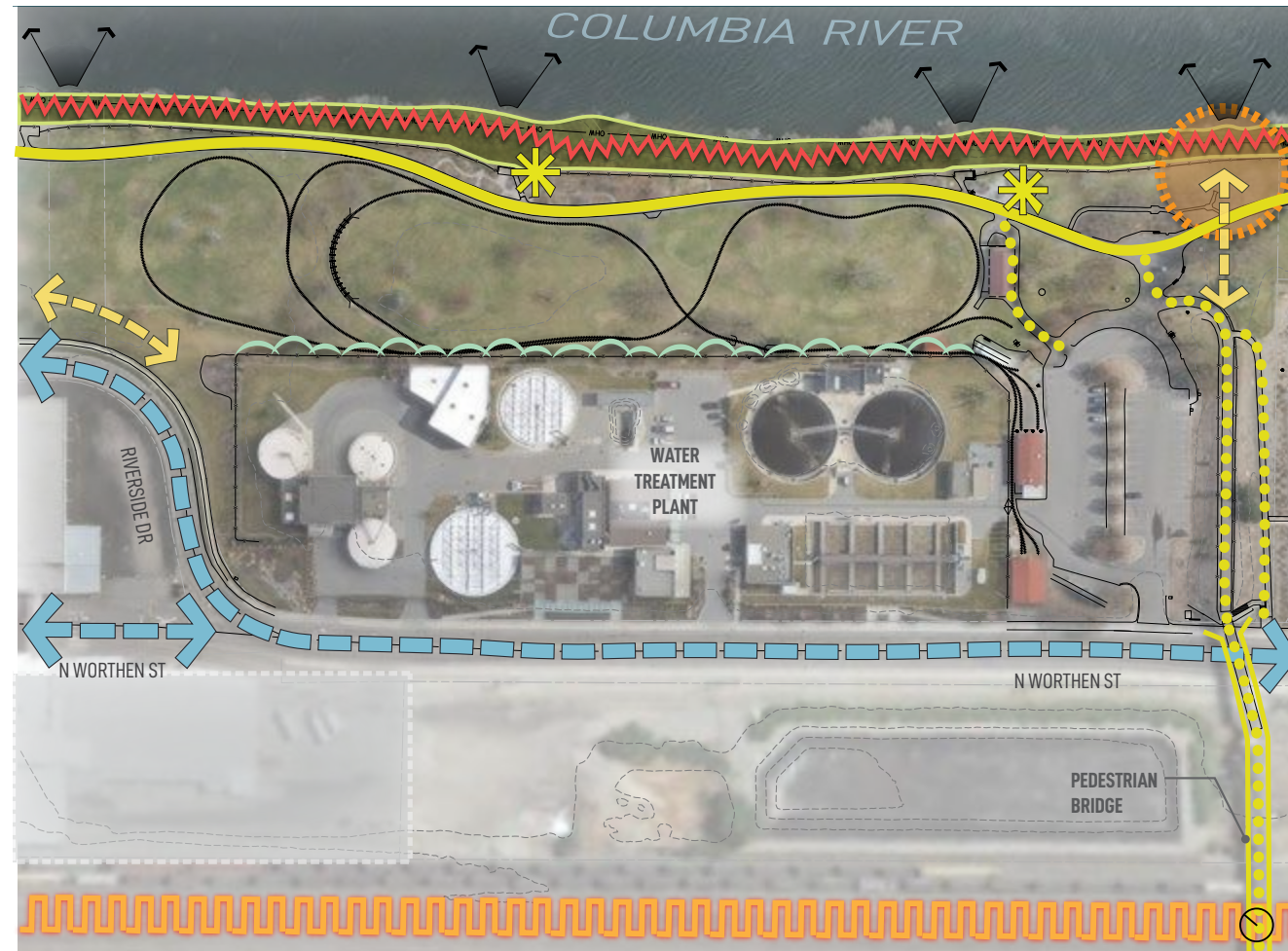
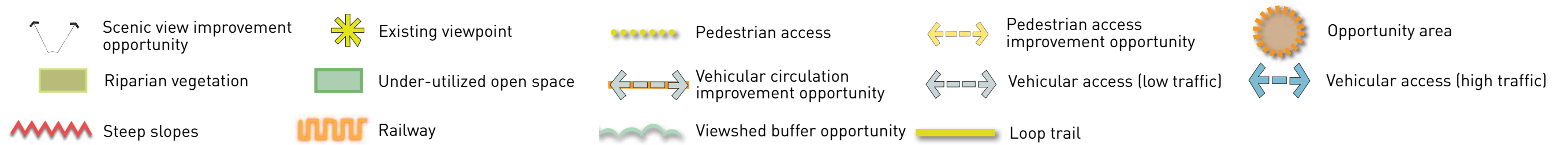
Picnic tables and existing restroom along trail



Plaza and historic pump in front of Riverfront Center Building



Open space above capped landfill



Mini-railroad track



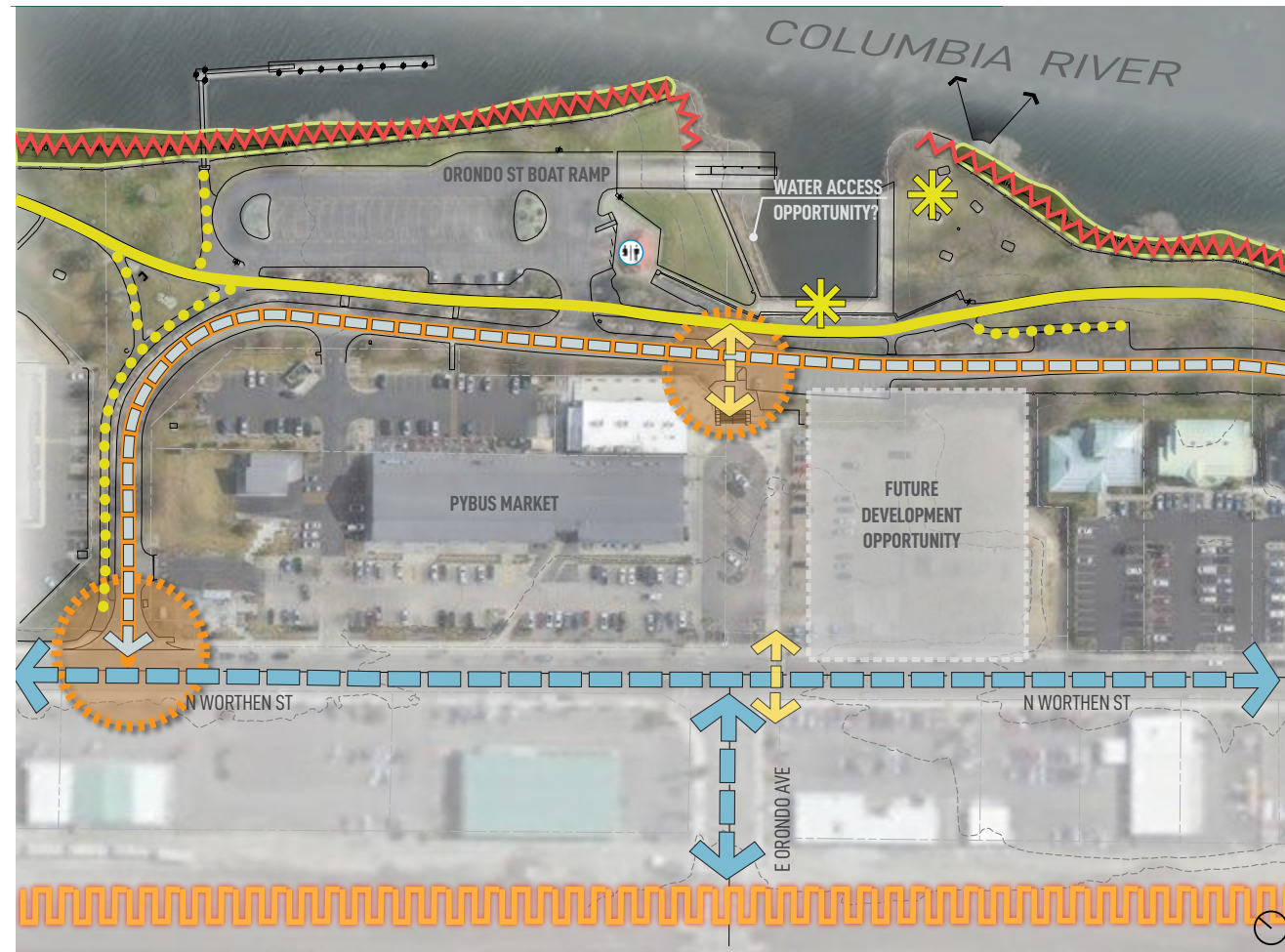
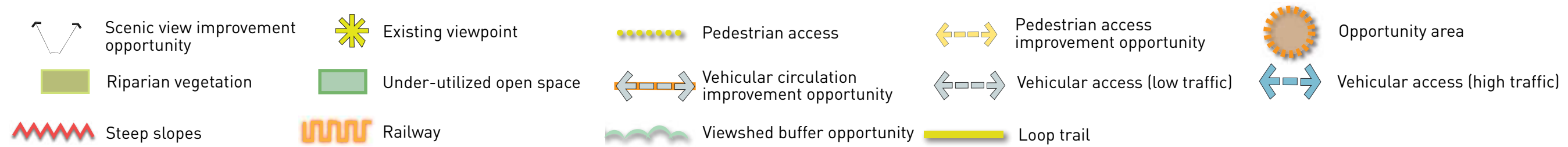
Xeric garden along trail



Wayfinding kiosk at entry node near pedestrian bridge



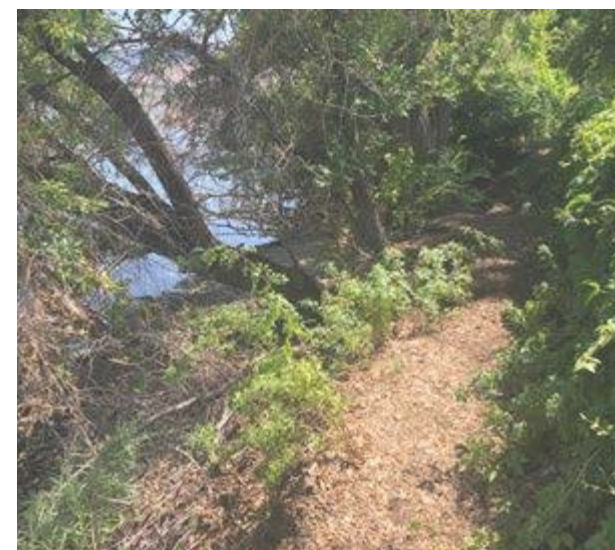
Hilton hotel and drainage along Riverfront Park



Planted median between trail and Pybus Market



Retaining wall at boat basin



Riparian vegetation and desire path to river



Trail at south end of Riverfront Park

Program Analysis

Existing programming in and near Riverfront Park was analyzed to best determine opportunities for improvements including a seasonal assessment. Through the engagement process and communication with the City of Wenatchee and the PUD the design team learned how people currently use Riverfront Park and adjacent parks.

Context was taken into consideration when conceptualizing future programming in Riverfront Park. Understanding existing programming and the character of nearby parks helped determine what additional and enhanced programming was appropriate for Riverfront Park.

Other parks that were evaluated for programming included Wenatchee Confluence State Park, Horan Natural Area, Walla Walla Point Park, and Hale Park.

According to public engagement feedback, the most popular existing programming in Riverfront Park include the following:

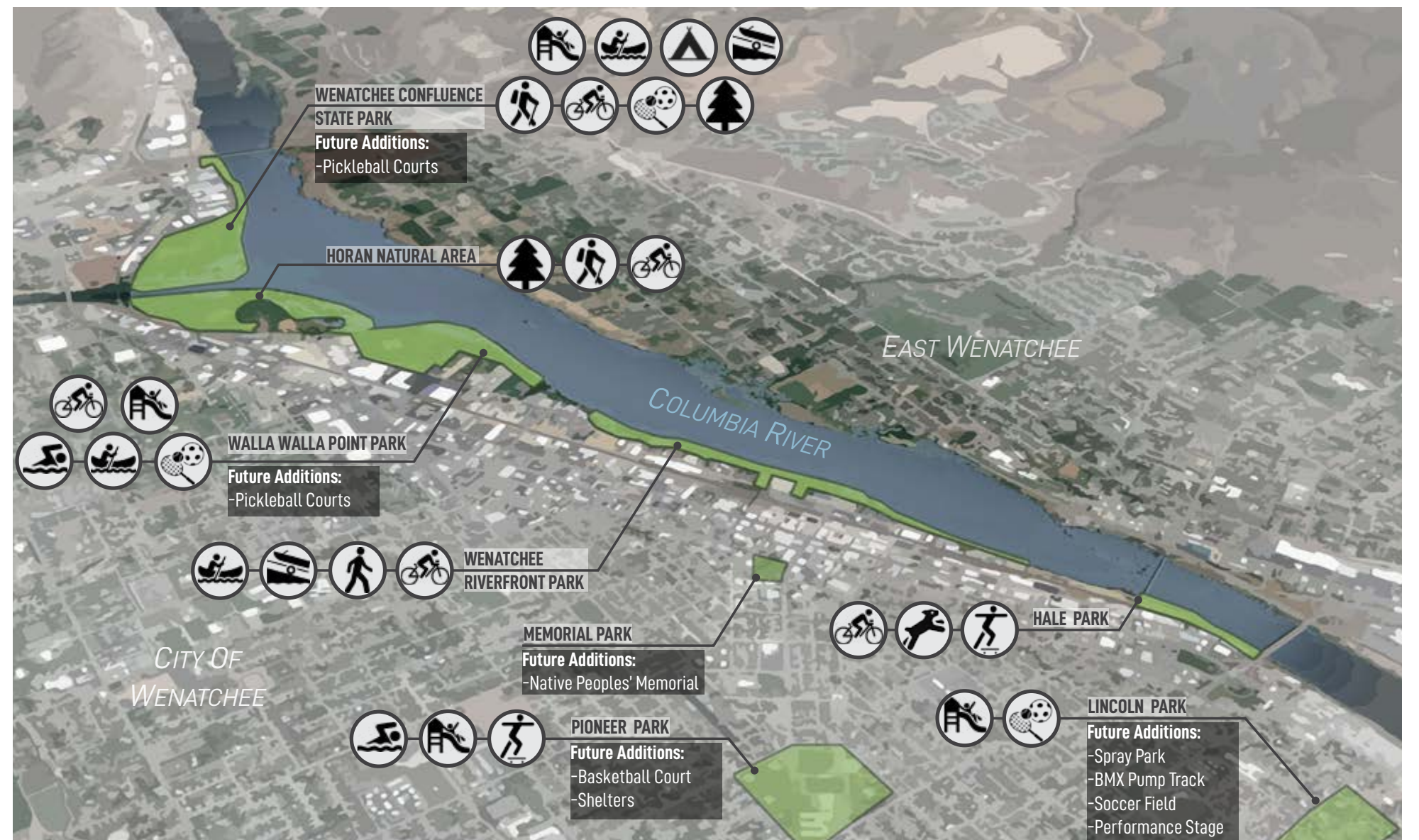
- Walking
- Biking
- Running/jogging
- Enjoying quiet time
- Exercising
- Having picnics
- Spending time with family and friends
- Boating
- Walking the dog
- Riding the mini-railroad



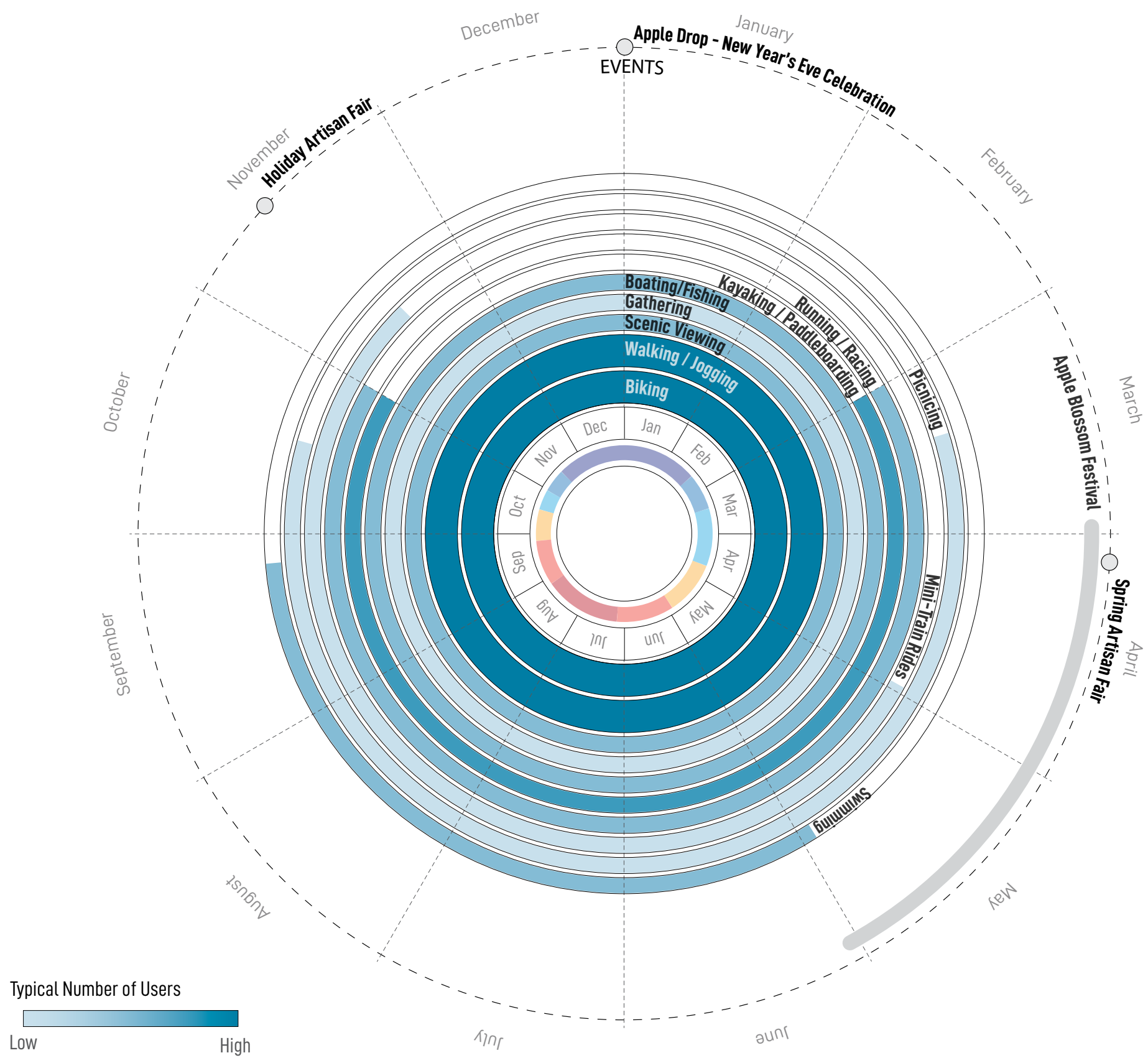
Bird watching at Horan Natural Area (p. NCW Audubon Society)



Camping at Wenatchee Confluence State Park (p. adventureawaits.com)



Existing regional programming near Riverfront Park



Biking and running on the Apple Capital Loop Trail



Picnicking and playing near the boat launch



Walking near one of many art pieces in Riverfront Park



APPENDIX B

Public Engagement

ENGAGEMENT PROCESS

The Riverfront Park Development Plan would not have been possible without the time, thoughtful feedback, and commitment of stakeholder groups and the community. The project team approached engagement as an opportunity to collaborate, ask questions, and learn from technical advisors and the public to clarify wants, needs, and the desired future vision of Riverfront Park.

Stakeholder Engagement

Throughout the planning process stakeholders were engaged to provide feedback and drive project initiatives. At the beginning of the project the Chelan Public Utility District (PUD) and the City of Wenatchee appointed a Technical Advisory Committee (TAC) and a Riverfront Park Advisory Committee (RPAC). TAC and RPAC members were recognized as project advisors because of their site understanding, technical expertise, and/or relationship to the site.

Members of the TAC included representatives from the City of Wenatchee or the Chelan Public Utility District (PUD) and met with the design team biweekly during the planning process.

Members of the RPAC represented a range of agencies and interest groups in Wenatchee. Four RPAC meetings were held in 2021 on May 14th, June 18th, August 27th, and November 5th.

The RPAC included representatives from the following organizations:

- Pybus Public Market
- Riverfront Railroad
- Trails and Recreation Education, Advocacy and Design (TREAD)
- City of Wenatchee City Council
- The Residence Inn
- Impact Events
- Team Naturaleza
- Arts/Culture
- Wenatchee Arts, Recreation and Parks Committee
- Chelan-Douglas Regional Port Authority

Public Engagement Overview

The general public was engaged twice during the planning process. Both events extended an opportunity for the community to submit in-person and virtual feedback about Riverfront Park. Both in-person engagement events were conducted at Pybus Market while the PUD hosted the online event via Survey Monkey.

The first public engagement event was held from 8am - 7pm on July 20, 2021. The public answered a series of questions about how they use Riverfront Park, why they enjoy it, and what could be improved. They also provided direction on how the Development plan should approach circulation, shoreline access, parking, artwork distribution, activity levels, and plantings. Approximately 150 people attended the in-person event while 67 people submitted feedback forms. The online survey generated feedback from 203 participants.

The PUD advertised the first engagement event using the following platforms: PUD parks & recreation website, Wenatchee World, New Release RSS, www.kpg.com, Facebook, and Instagram.

The second public engagement event was held from 8am - 3pm on September 28, 2021. The public provided feedback on three concept designs, the trail, and a Design Toolkit. Approximately 95 people attended the in-person event where 47 people submitted feedback forms. 709 people provided feedback using the online survey.

The PUD advertised the second engagement event using the following platforms: PUD parks & recreation website, Wenatchee World, New Release RSS, dual language Facebook and Instagram posts, and school fliers via PeachJar.



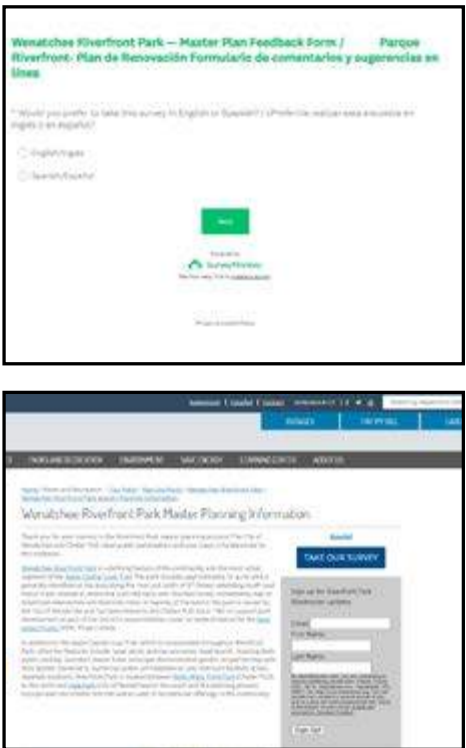
First in-person public engagement event held in July of 2021



Second in-person public engagement event held in September of 2021



Flyer, website, and survey from first public engagement event



English (left) and Spanish (right) flyers from second public engagement event

Public Engagement Feedback

Event 1

On July 20, 2021 a public engagement event was hosted at Pybus Public Market. Participants who attended the in-person engagement event navigated through five stations and filled out feedback forms that asked questions about the existing park, their vision of a future park, and options analysis addressing exiting challenges. Approximately 150 people attended the in-person open house where 67 people completed surveys.

A virtual survey was conducted using Survey Monkey from July 20, 2021 until August 20, 2021 where 203 people participated. Of these 203 participants, 16 people completed the Spanish survey form.

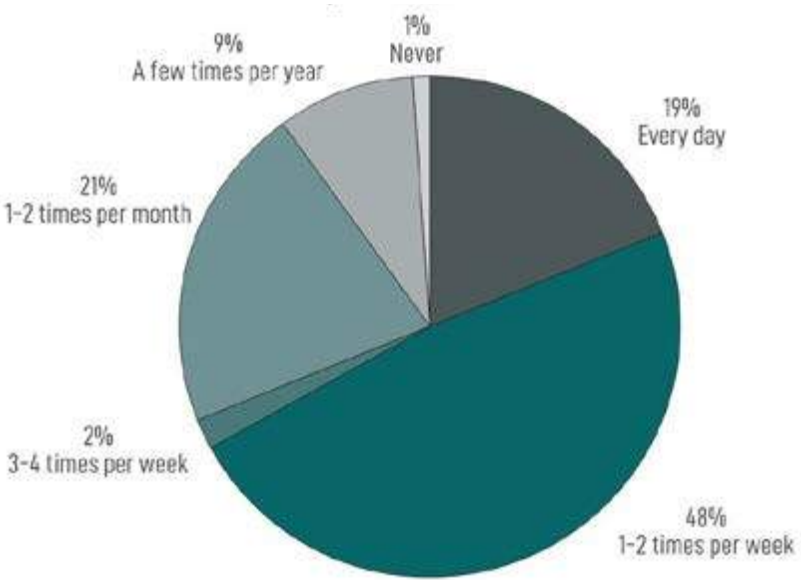
Survey Results Summary

Survey results reflect that Riverfront Park is a highly valued and frequently visited community asset that allows space for exercise, gathering, and quiet reflection. The variety of user types and the different modes of travel on the trail is the primary conflict in Riverfront Park and amenities people would like to see in the park are splash pads, access to the water, and playgrounds accessible to all.



Child's feedback from the first open house

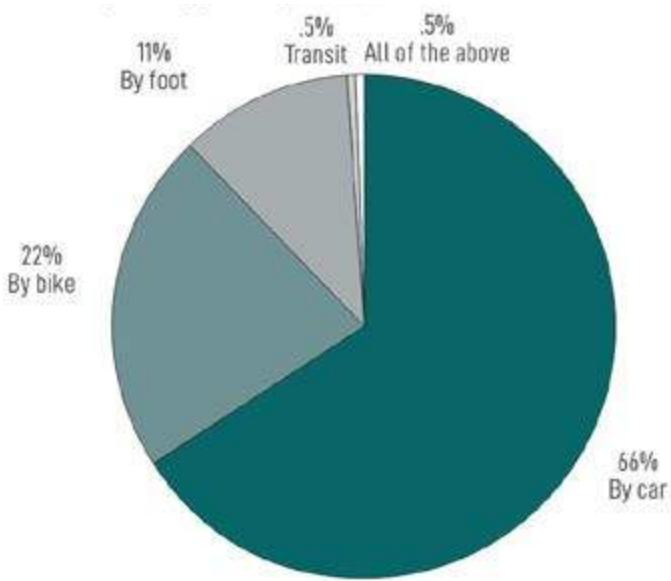
How often do you visit Riverfront Park?



What does Riverfront Park mean to you?



How do you typically arrive at Riverfront Park?



The words most frequently used when describing the park’s meaning were:

- Family
- Community
- Walk
- Great
- River
- Enjoy
- Wenatchee
- Park
- Bike

Survey participants agreed that Riverfront Park is a community asset that defines Wenatchee and is a place where people can gather to enjoy time with family and friends, a variety of activities, and the river.

How do you use the park?

What is your favorite place in the park?

What activities would you like to do in Riverfront Park?



What about Riverfront Park is not working for you?

What issues or conflicts have you observed in Riverfront park that should be addressed?



Options Analysis - Circulation

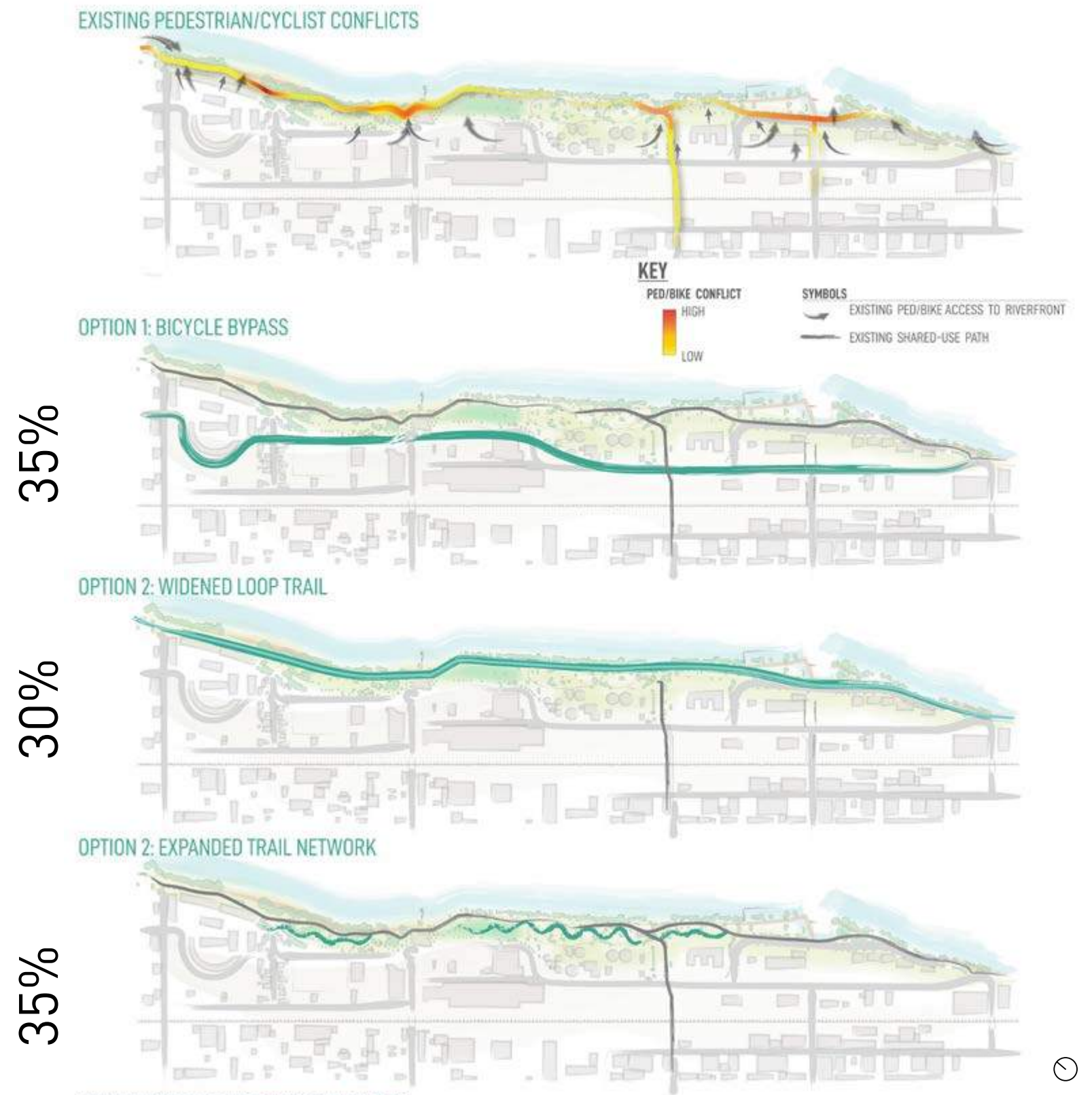
Circulation is challenging within Riverfront Park along the Apple Capital Loop Trail. Trail users, specifically cyclists and pedestrians, traveling at different speeds causes circulation conflicts and congestion along the path and at high volume intersections.

To remedy the circulation conflict three approaches were explored and brought to the public for feedback:

- Increase the width of the shared-use path to accommodate more users and designate use areas.
- Expand the trail network to increase the number of secondary trails to allow an opportunity for slower moving users to leave the shared-use path.
- Creating a bicycle bypass using adjacent streets for faster moving cyclists.

Survey results indicate that participants equally prefer a bicycle bypass (35%), a widened loop trail (30%), and an expanded trail network (35%) indicating that further study is necessary.

Which of these option(s) do you most prefer to address the circulation challenge at Riverfront Park?



Options Analysis - Shoreline Access

Existing shoreline access is casual along Riverfront Park. Dispersed viewpoints provide visual access to the water at various locations along the length of the park while a boat launch near Worthen Street provides motorized and non-motorized boat access. A dock near the boat launch exists however the current is too strong for it to function as a place where boats can successfully dock or as a place to swim.

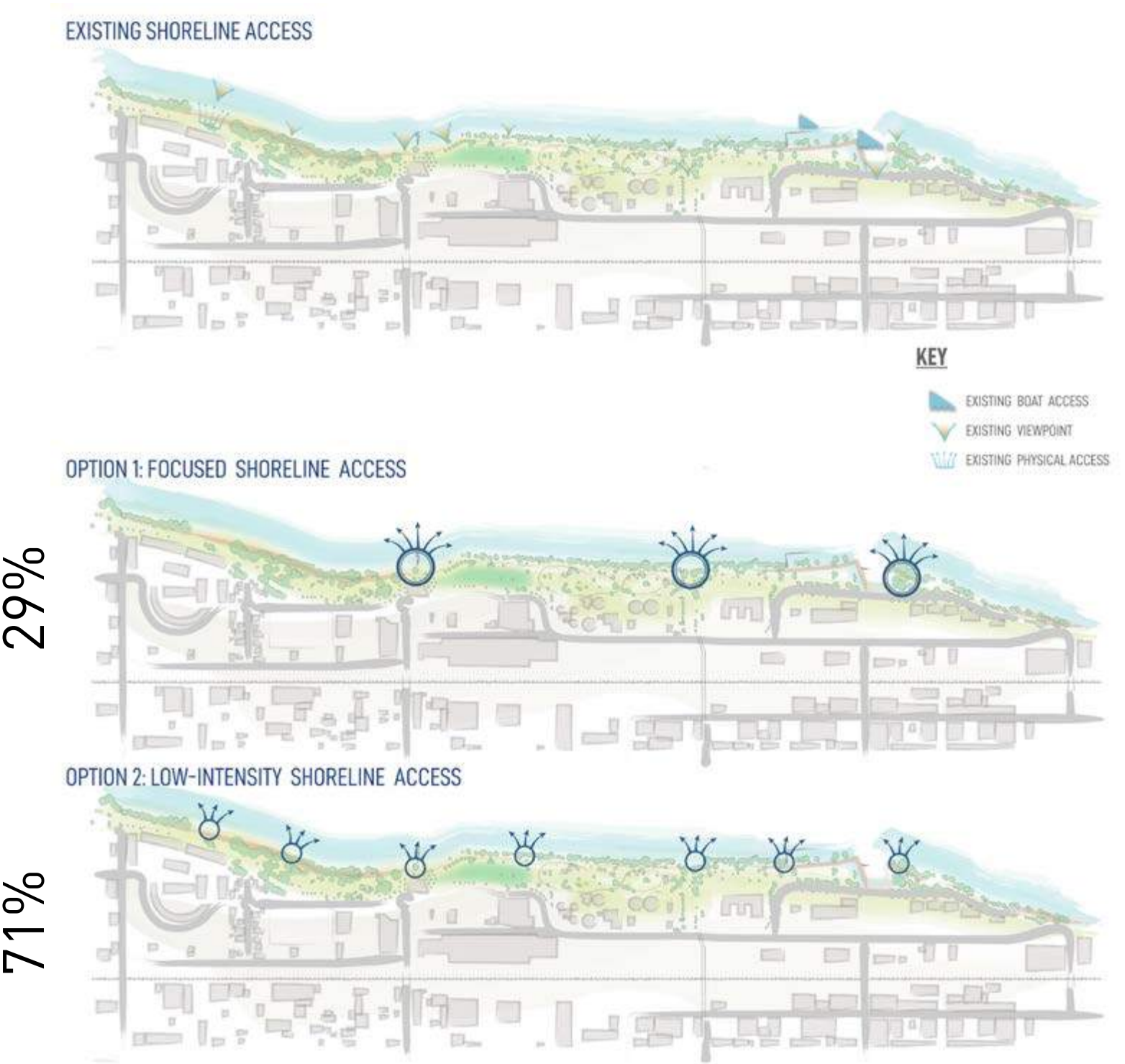
A simple beach near East Island View Street provides physical access to the river as well as other informal locations indicated by footpaths made through the existing riparian vegetation and around the existing chainlink fence. Both the existing fence and vegetation visually and physically disconnect the park from the water along the majority of the shoreline in Riverfront Park.

To formalize where and how park users access the water visually and physically two approaches were explored and brought to the public for feedback:

- Provide a few large focused shoreline access locations that concentrate shoreline activity. These formalized areas will provide physical and/or visual access to the water while preserving the rest of the shoreline for vegetation and habitat enhancements.
- Provide low-Intensity access locations that disperse shoreline activity. These areas will provide smaller, lower impact nodes of activity and more frequent access to the water along the shoreline.

Survey results indicate that participants prefer low-intensity shoreline access (71%) opposed to focused shoreline access (29%).

Which of these option(s) do you most prefer to address the shoreline access challenge at Riverfront Park?



Options Analysis - Parking and Transit

Currently, people park at a combination of public and private parking lots to access Riverfront Park. The total number of stalls includes approximately 240 public parking standard stalls, 7 accessible stalls, 20 boat trailer stalls, and 260 stalls in the overflow lot.

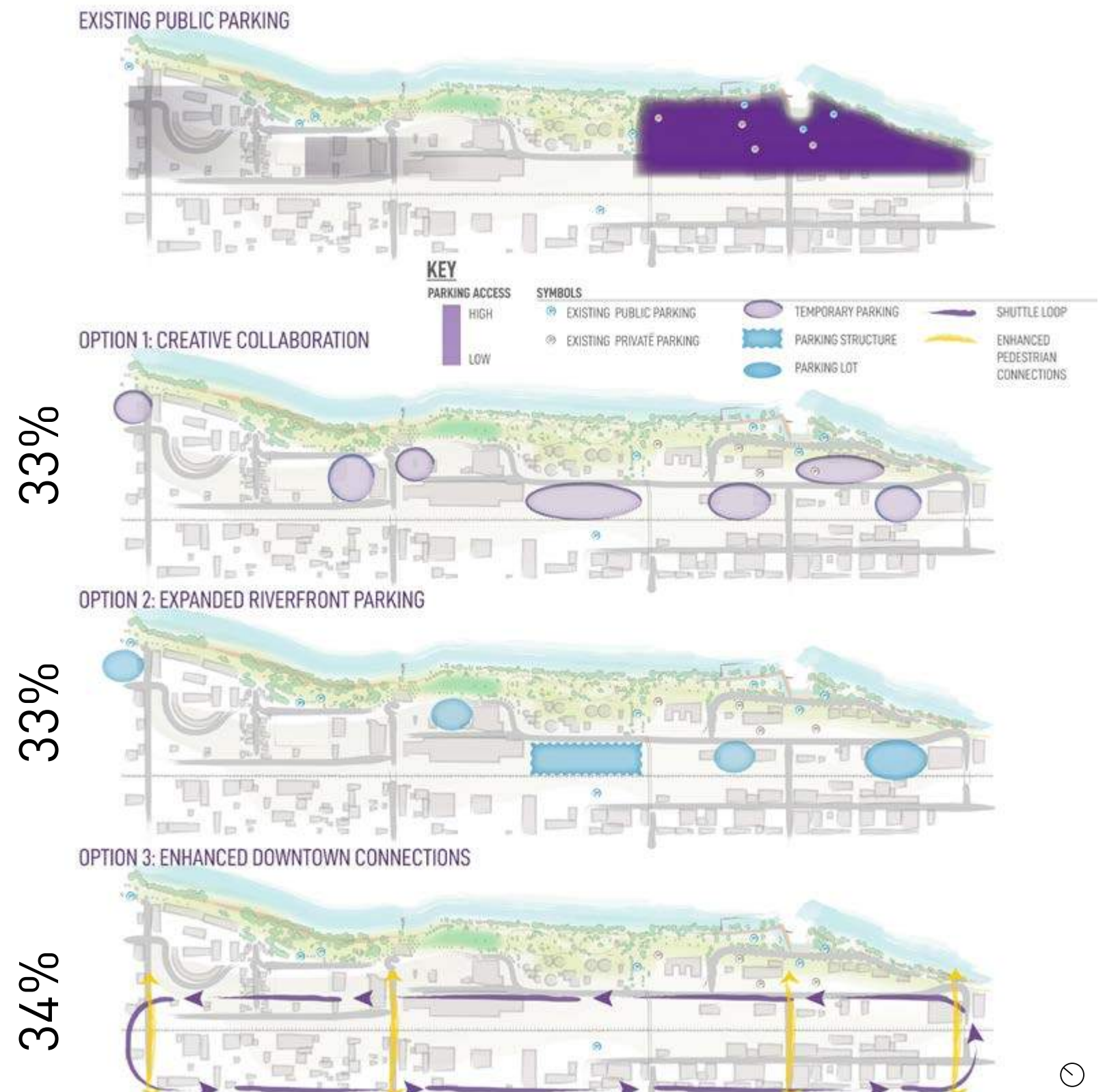
The north and south ends of the park provide proximal parking opportunities while the center of the park is less accessible by vehicle. Proposed development in the area will reduce the number of parking stalls adjacent to Riverfront Park requiring a parking plan as development of nearby parcels continues and the area moves towards less industrial and more mixed-use development.

Three options were explored to remedy the parking and transit challenge and brought to the public for feedback:

- Partner with neighboring businesses to develop a creative parking agreement where during peak events business parking lots would be made available for parking.
- Expand parking in the area with additional surface parking and/or a parking structure.
- Introduce a shuttle loop through the downtown area to enhance circulation during high traffic volume events such as the 4th of July celebration.

Survey results indicate that participants equally prefer creative collaboration (33%), expanded riverfront parking (33%), and enhanced downtown connections (34%) suggesting further study is necessary.

Which of these option(s) do you most prefer to address the parking and transit challenge at Riverfront Park?



Options Analysis - Artwork

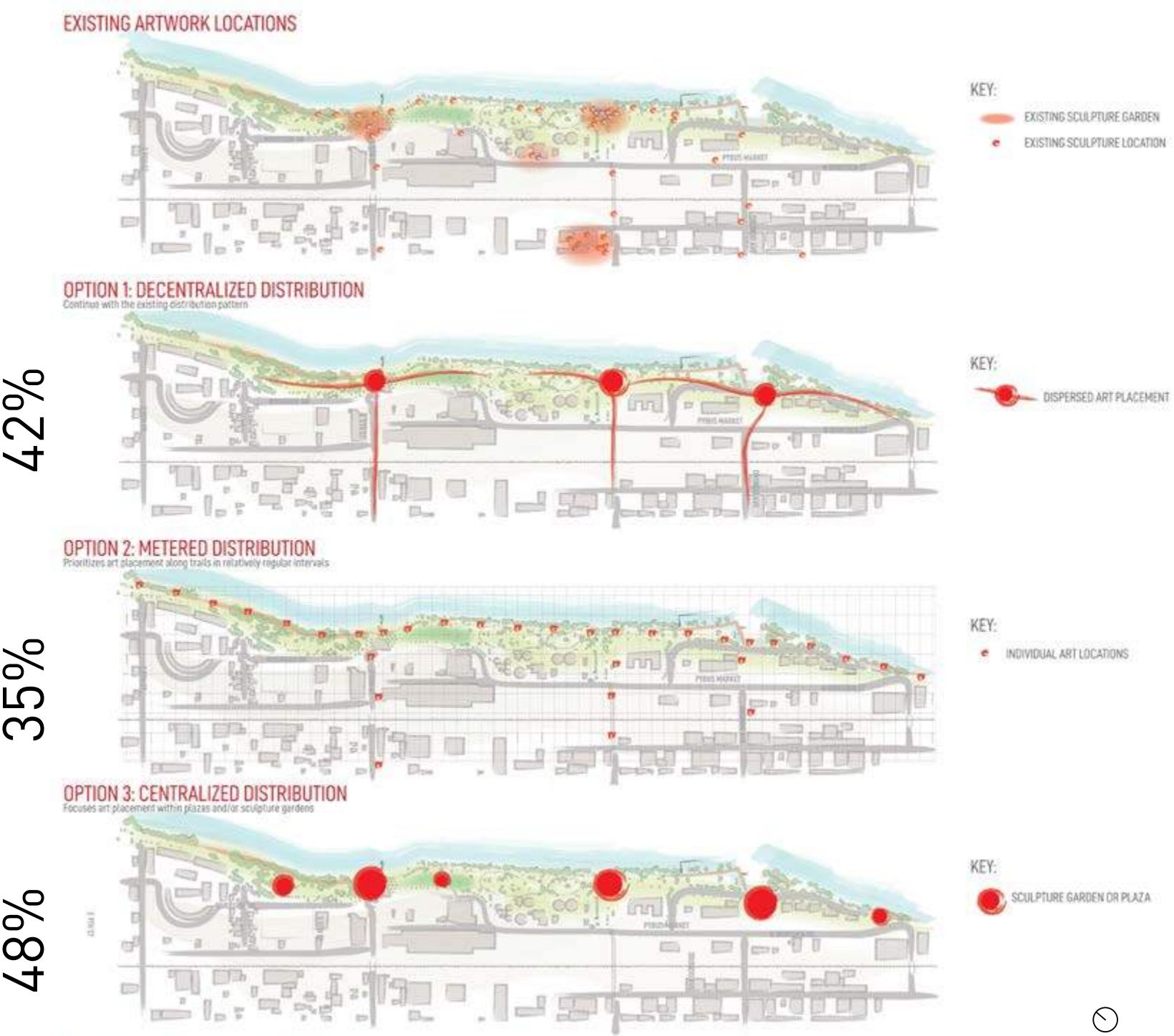
The City of Wenatchee has a robust outdoor art collection with more than one hundred pieces throughout the city. Twenty-seven of these pieces have been installed at Riverfront Park. Each piece has been curated to exist in a specific location and is often used as a wayfinding device for people who use the park. Moving forward, the treatment of the existing artwork should be considered with care.

To create a method of art distribution, three options were explored and brought to the public for feedback:

- Designate decentralized collections of art with dispersed pieces along the length of the trail and leading into downtown.
- Create a formulaic grid to add a sense of rhythm with metered art installations throughout Riverfront Park.
- Establish art nodes to centralize art pieces in key locations within the park.

Survey results indicate that participants prefer centralized art distribution (48%) and decentralized art distribution (42%) over metered art distribution (35%) the least.

Which of these option(s) do you most prefer to address art distribution in Riverfront Park?



Option Analysis - Activity Level

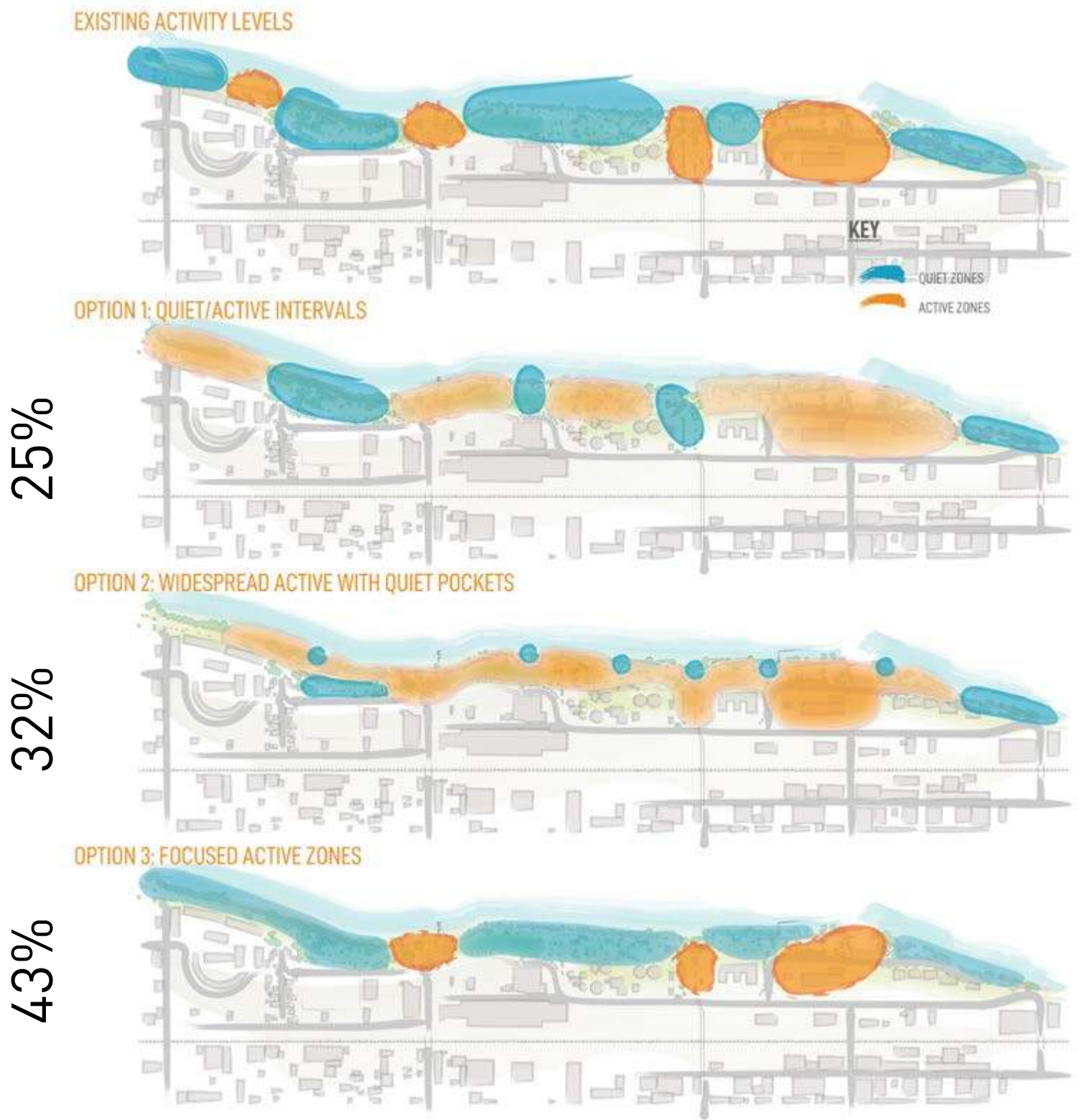
The existing conditions and program at Riverfront Park allows for a combination of both active and passive uses which creates moments of loud and quiet depending on where in the park you are. Quiet locations in the park allow for picnics, small gatherings, quiet strolls, and space to read a book or draw. Places that tend to be more active and loud are the plaza areas, boat launch, and where the pedestrian bridge meets the park.

Three options were explored to best design for the ideal mix of passive and active areas and brought to the public for feedback:

- Create a balance of quiet and active zones in intervals throughout the park.
- Design for mostly active, high energy use with pockets of quiet areas.
- Encourage mostly quiet use with focused active zones at key areas within the park.

Survey results indicate that participants prefer focused active zones (43%) over widespread active with quiet pockets (32%) or quiet/active intervals (25%).

Which of these option(s) do you most prefer to address the activity level challenge at Riverfront Park?



Option Analysis - Landscape

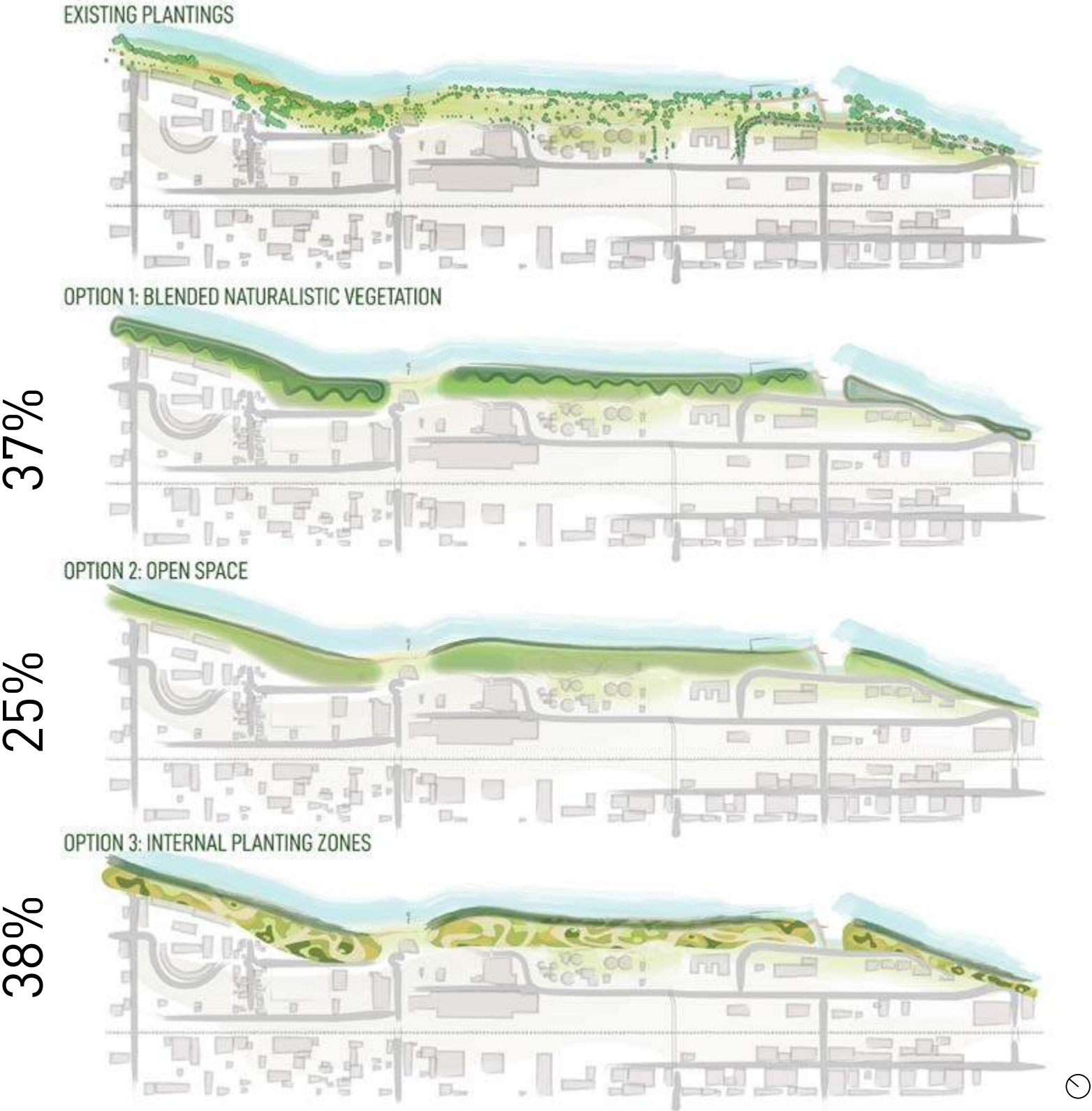
Riverfront Park has a robust riparian edge along the Columbia River with interspersed trees throughout the park and large areas of manicured lawn. The north end of the park has a collection of mature trees that create a grove-like experience while the rest of the park has a more open canopy with vast open lawn areas.

Three options were explored to determine the ideal approach to the landscape and brought to the public for feedback:

- Enhance the existing riparian edge and integrate it further into the park to make a blended naturalistic landscape.
- Increase the amount of manicured lawn to provide maximum open space and flexibility.
- Design internal planting zones and landscape beds throughout the park.

Survey results indicate that participants prefer internal planting zones (38%) and blended naturalistic vegetation (37%) over open space (25%).

Which of these option(s) do you most prefer to address the landscape approach at Riverfront Park?



Public Engagement Feedback - Event 2

On September 28, 2021 an open house event was hosted on the patio at Pybus Public Market. Participants who attended the in-person engagement event navigated through four stations and provided feedback on the three concept designs, how to approach trail challenges, and Design Toolkit elements. Approximately 95 people attended the in-person open house where 47 people completed surveys.

A virtual survey was conducted using Survey Monkey from September 28, 2021 until October 12, 2021 where 709 people participated. Of these 709 participants, 5 people preferred to complete the Spanish survey form.

Survey Results Summary

Survey results reflect that participants preferred the Play concept design the most, closely followed by the Naturalistic concept while the least preferred was the Entertainment concept.

To best reduce trail user conflict participants suggested separating use types with a divided trail or secondary paths. If secondary paths are designed survey results indicate a preference for asphalt or concrete as the surfacing material. Survey results also indicate that a bicycle bypass may reduce trail user conflict but more study is necessary.

Survey results indicate that participants prefer the following Design Toolkit elements:

- Artwork embedded in plantings
 - Local historic remnants as interpretive elements
 - Wayfinding directional signage
 - Whimsical seating
- Split-rail site fencing
 - Stone wall safety barrier
 - Water-wise plantings
 - Catenary lighting

Right Place, Right Program

Through the public engagement process people shared the types of programming they would like to see included in the Riverfront Park Development Plan. By researching existing and future park programming in the Wenatchee park system and reflecting on the community’s desired character for Riverfront Park the project team was able to determine which program elements were best suited for inclusion in Riverfront Park or not.

Program elements highly desired by the community that are not included in the Riverfront Park Development Plan and could be considered for implementation elsewhere are:

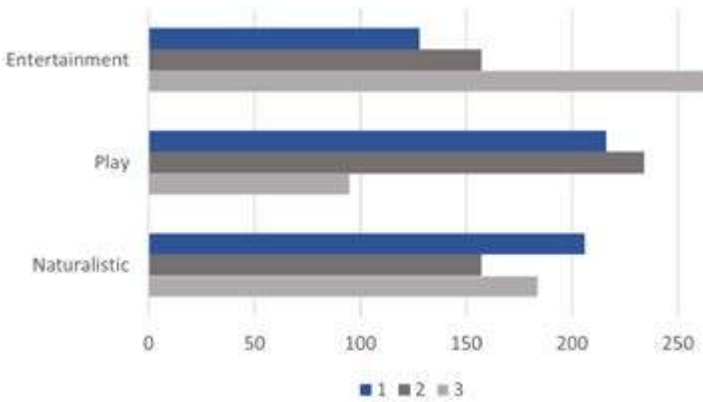
- Dog Swim access
- Pickleball courts
- Swimming pool
- Off-road cycling skills course and pump track
- Ice skating
- Boat marina
- A pond
- Amphitheater
- Large event space
- Skatepark
- Rock climbing wall
- Mini golf

Design Alternatives

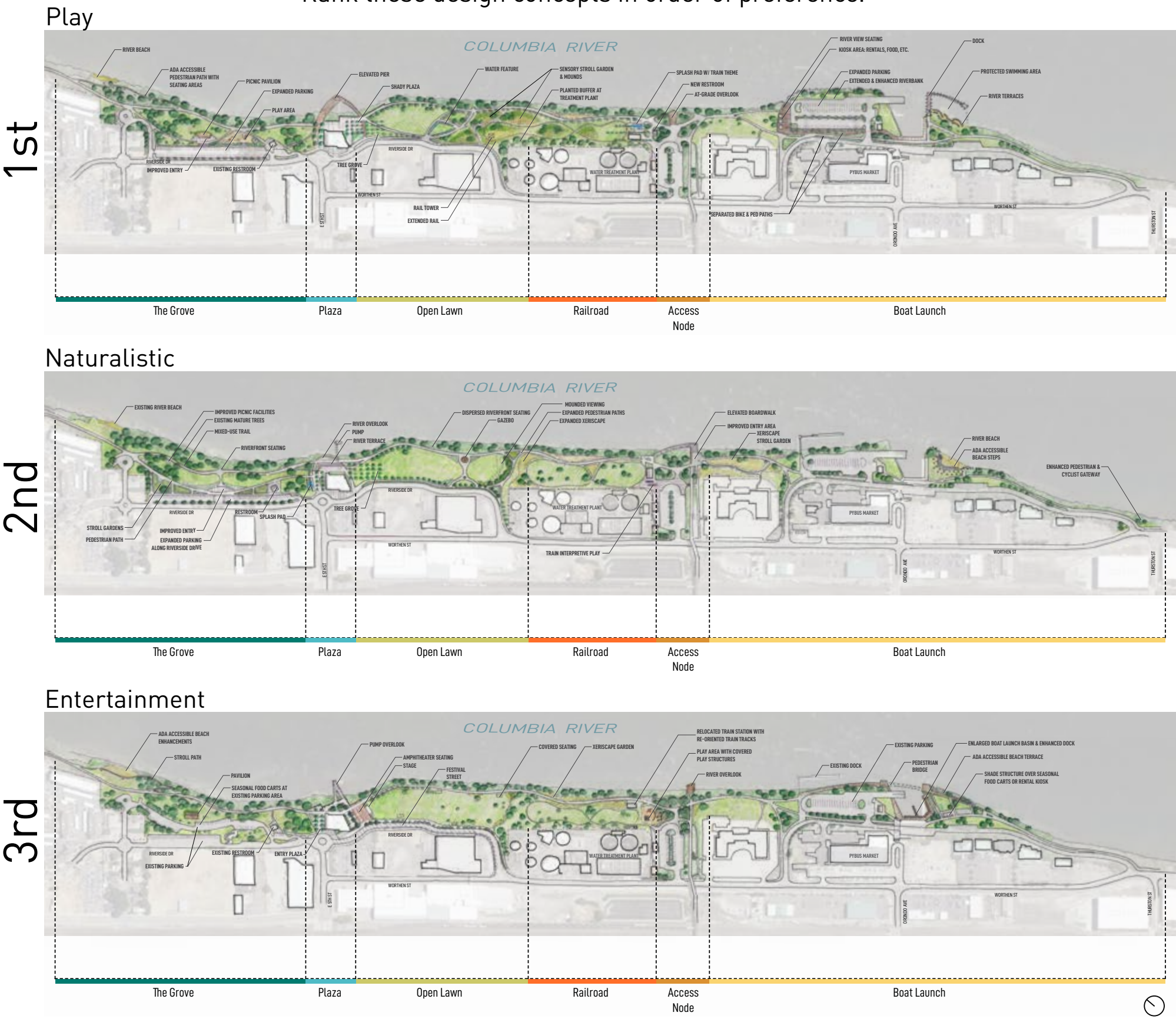
The Play design alternative was ranked by participants as the preferred design however, a 10 point difference between the Play and Naturalistic designs indicate that the Naturalistic design was also highly favored. The average score was 183 points where the Play concept received 33 points above average and the Naturalistic concept received 23 points above average. The Entertainment concept received 55 points below the average score.

The Play design alternative was ranked as the second most preferred design by 77 points above the Naturalistic and Entertainment designs. The average score was 183 points where the Play design received 51 points above average and the Naturalistic and Entertainment designs received 26 points below the average score.

The Entertainment design alternative was preferred the least with a 79 point difference between the Entertainment and Naturalistic designs and a 168 point difference between the Entertainment and Play designs. The average score was 181 points where the Entertainment design received 82 points above average and the Naturalistic design received 3 points above average. The Play design received 86 points below the average score.



Rank these design concepts in order of preference.



Design Alternatives - The Grove

Park elements of the Play design in the Grove area include:

- The existing river beach
- Improved entry
- Play area
- Expanded parking
- ADA accessible path and seating
- Picnic pavilion
- Existing restroom

Which Grove concept design do you like most?

The Play design alternative was the preferred design for the Grove area scoring 87 points greater than the Naturalistic design and 116 points more than the Entertainment design. See below for the Play concept of the Grove and see appendix for all concepts.



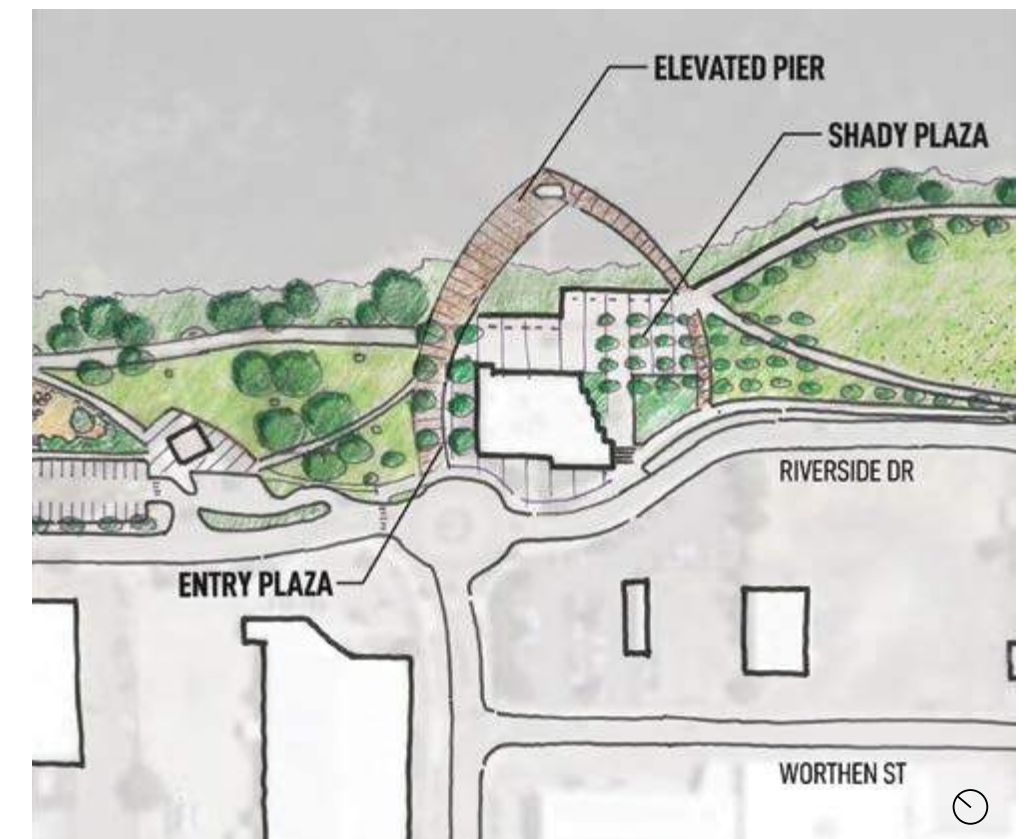
Design Alternatives - Plaza

Park elements of the Play design in the Plaza area include:

- Elevated pier
- Entry plaza
- Shady plaza

Which Plaza concept design do you like most?

The Play concept was the preferred design in the Plaza area scoring 16 points more than the Naturalistic design and 32 points more than the Entertainment design. See below for the Play concept of the Plaza and see appendix for all concepts.



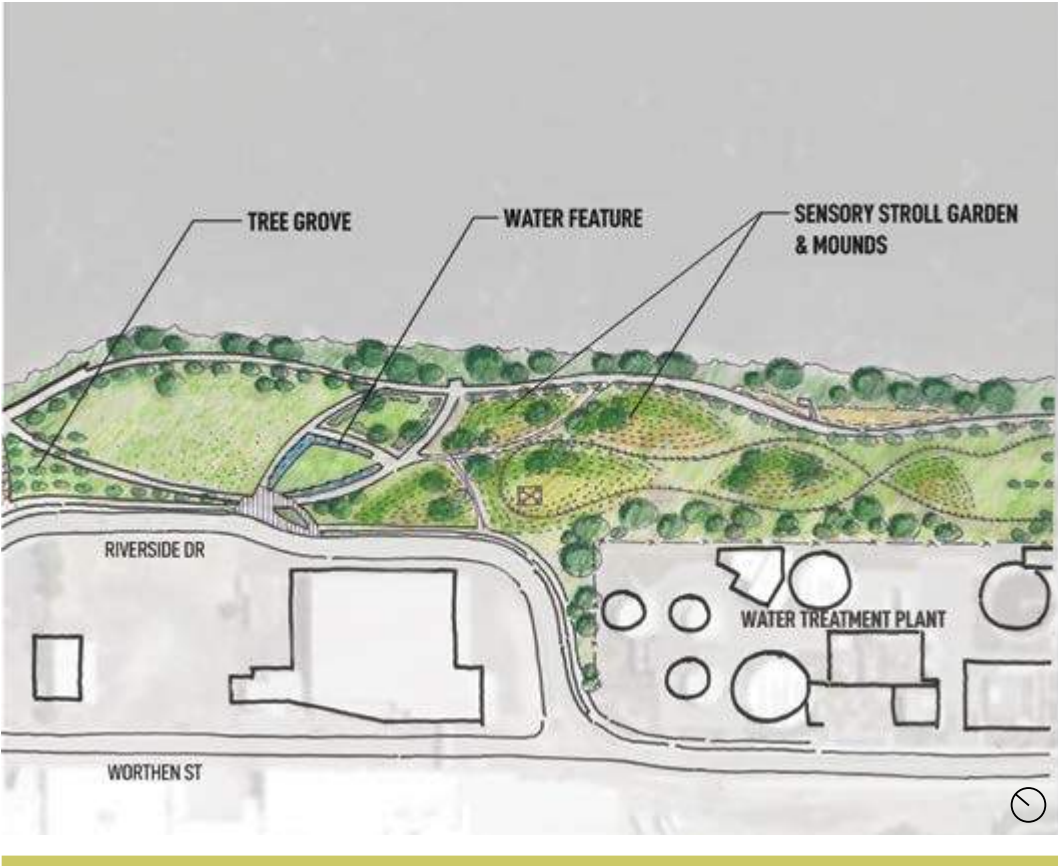
■ Design Alternatives - Open Lawn

Park elements of the Play design in the Open Lawn area include:

- Tree grove
- Water feature
- Sensory stroll garden
- Mounds

Which Open Lawn concept design do you like most?

The Play concept was the preferred concept in the Open Lawn area scoring 130 more points than the Naturalistic concept and 189 more points than the Entertainment concept. See below for the Play concept of the Open Lawn and see appendix for all concepts.



■ Design Alternatives - Railroad

Park elements in the Play design include:

- Planted buffer at treatment plant
- Rail tower
- Splash pad with train theme
- New restroom

Which Railroad concept design do you like most?

The Play concept was the preferred concept in the Railroad area scoring 206 points more than the Naturalistic concept and 217 points more than the Entertainment concept. See below for the Play concept of the Railroad and see appendix for all concepts.



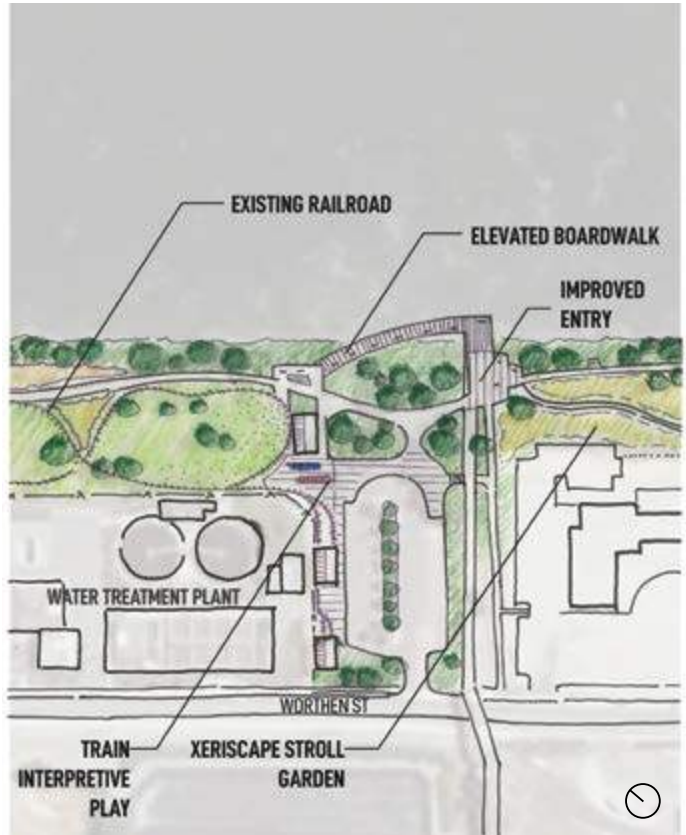
Design Alternatives - Access Node

Park elements in the Naturalistic design in the Access Node area include:

- Existing railroad
- Improved entry
- Xeriscape stroll garden
- Elevated boardwalk
- Train interpretive play

Which Access Node concept design do you like most?

The Naturalistic design was the preferred design in the Access Node area scoring 8 points more than the Play design and 64 points more than the Entertainment design. See below for the Naturalistic concept of the Grove and see appendix for all concepts.



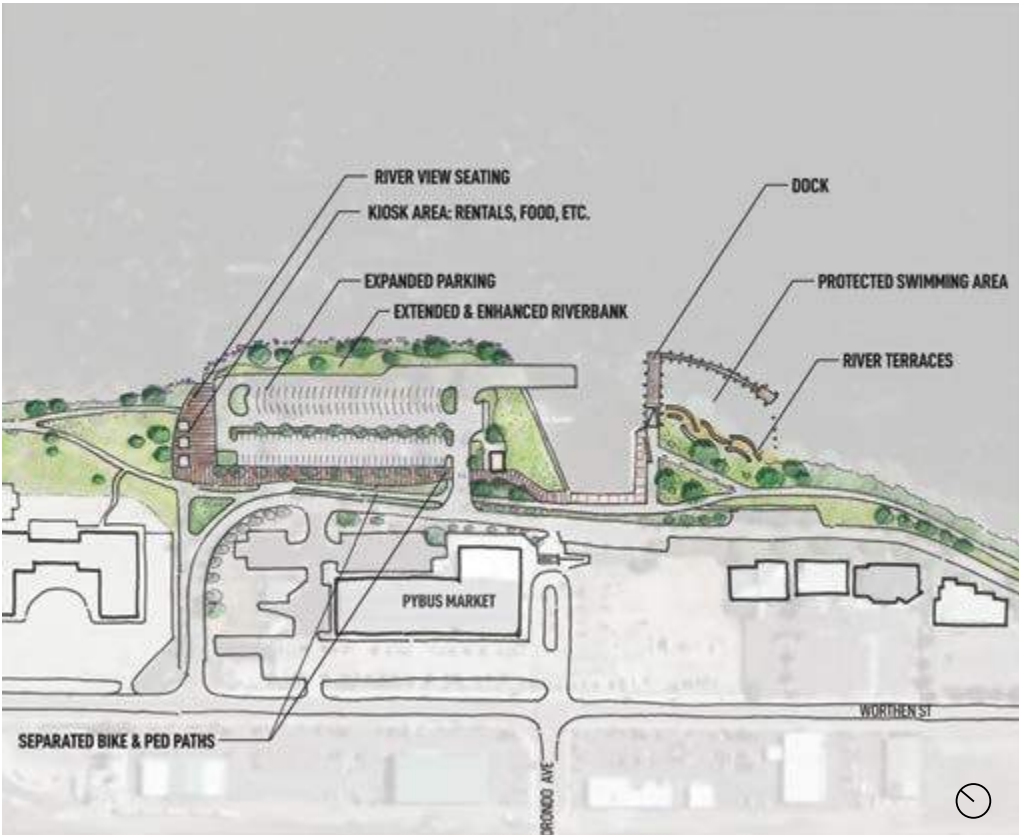
Design Alternatives - Boat Launch

Park elements in the Play design in the Boat Launch area include:

- River view seating
- Expanded parking
- Separate use paths
- Protected swimming area
- Kiosk area (rentals, food, etc.)
- Extended and enhanced riverbank
- Dock
- River terraces

Which Boat Launch concept design do you like most?

The Play design was the preferred design in the Boat Launch area scoring 91 points more than the Entertainment design and 142 points more than the Naturalistic design. See below for the Play concept of the Boat Launch and see appendix for all concepts.

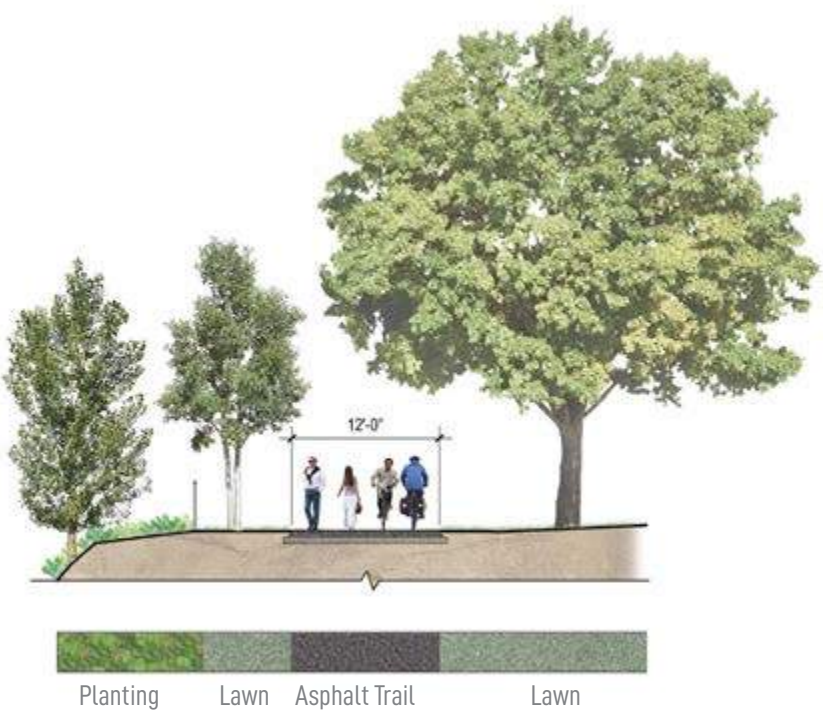


The Trail

Mitigating trail user conflict along the Apple Capital Loop segment in Riverfront Park was a major driver of the planning process. Options for reducing conflict were conceptualized using trail design best practices and brought to the public for feedback. The public was also asked questions about a bicycle bypass and secondary path materials.

Existing Trail

The existing trail in Riverfront Park varies from 10 feet wide to 12 feet wide with multiple locations where bottlenecks create congestion and where circulation is unclear.



EXISTING TRAIL PHOTOS



The typical existing trail section in Riverfront Park and photos of existing trail conditions.



Trail width analysis within Riverfront Park.

Trail Options

Four trail options were proposed to reduce trail user conflict in Riverfront Park. These four options were brought to the community for feedback:

- Widened Trail
- Split-Mode Trail
- Divided Trail
- Secondary Paths

A widened trail would increase the trail width to 20 feet in order to accommodate more users and give people more space while using the trail.

A split-mode trail would widen the trail to 20 feet and be striped to visually indicate where bicyclists and pedestrians should physically be while using the trail.

A divided trail physically separates trail users by use type accommodating people on feet and people on wheels on separate trails.

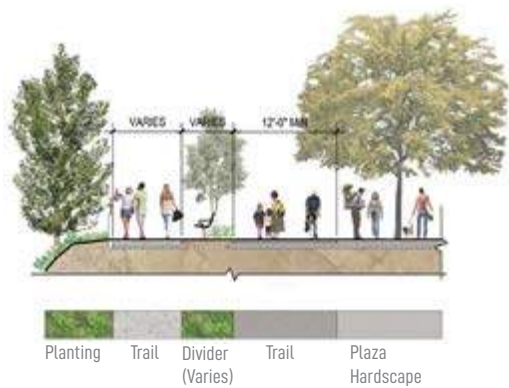
A secondary path provides an outlet for pedestrians to move at a slower pace on smaller side paths while faster moving trail users can remain on the main trail.

Survey Results:

Participants ranked the Divided Trail as the best option to reduce trail conflict. The Divided Trail option received 28 more points than Secondary Paths, 39 more points than Split-Mode Trail, and 66 more points than a Widened Trail. The average score was 115 where the Divided Trail scored 33 points greater than the average and the Secondary Paths scored 5 points greater than the average.

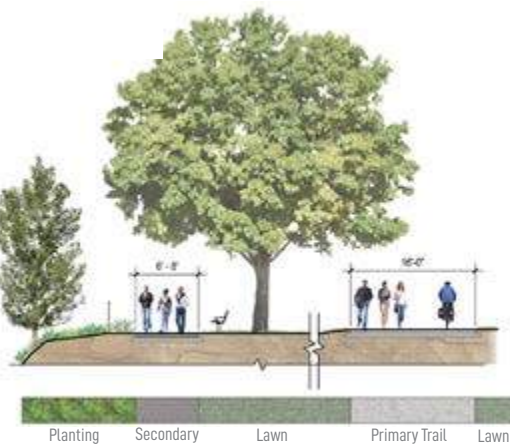
1st

Divided Trail



2nd

Secondary Paths



3rd

Split-Mode Trail



4th

Widened Trail



Secondary Path Materials

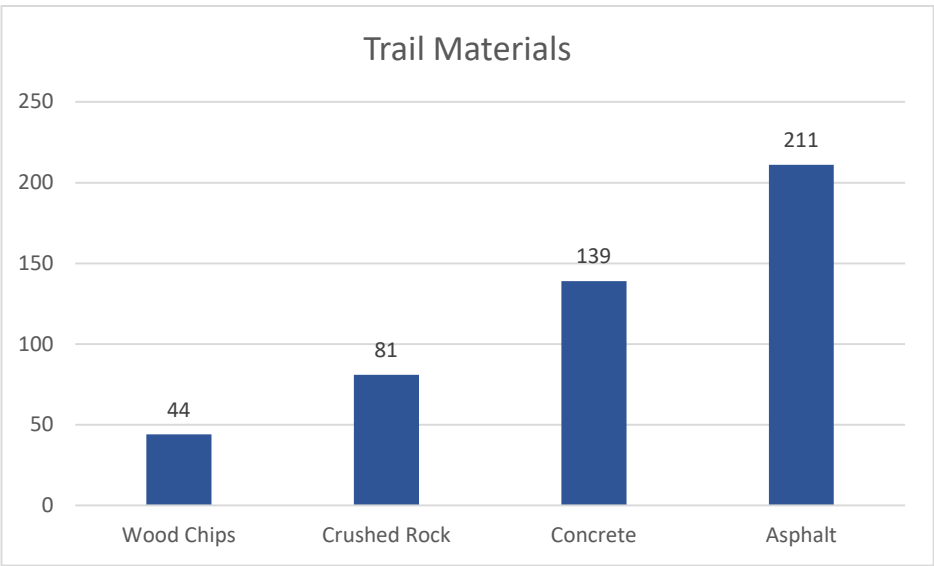
Four material options were considered for the secondary paths in Riverfront Park. These materials included two soft surface trail materials and two hardscape materials. Once the materials were defined the public was asked for their preference.

The four materials were:

- Wood Chips
- Crushed Rock
- Concrete
- Asphalt

Survey Results:

Participants prefer a hardscape option for the secondary path material with asphalt preferred the most (49%) and concrete preferred second (29%).

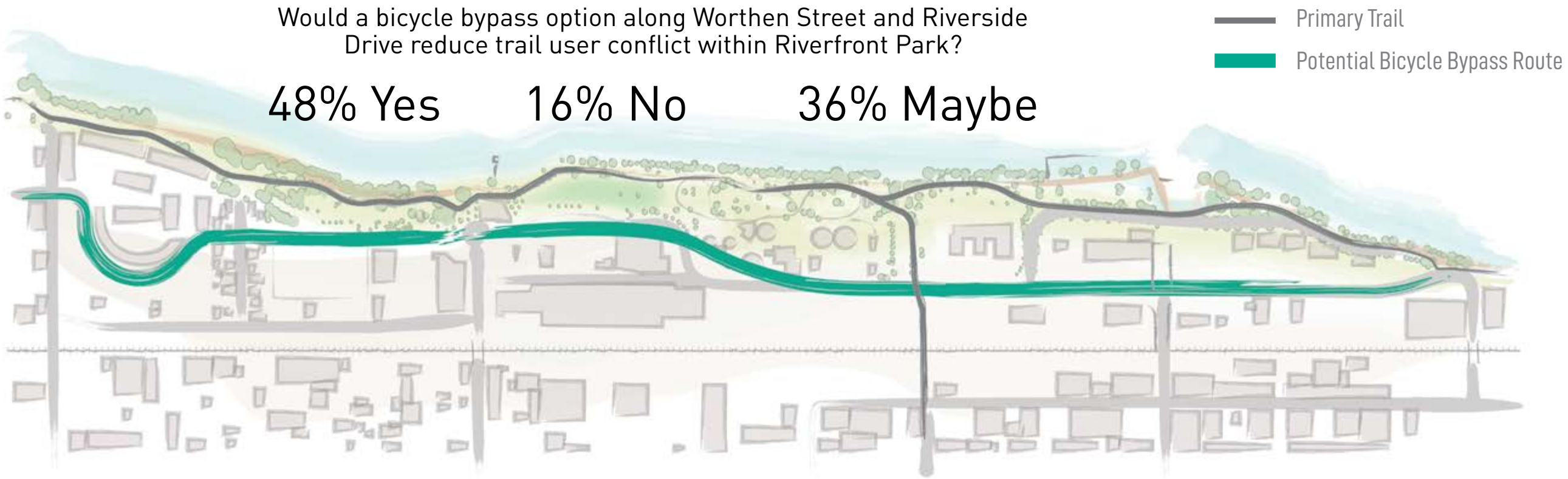


Preferred materials for secondary trails

Bicycle Bypass

To further explore interest in a bicycle bypass the design team asked the community for feedback. A bicycle focus group was also organized and met during the second open house.

Survey results reflect that 48% of participants think a bicycle bypass along Worth Street and Riverside Drive would reduce trail user conflict within Riverfront Park while 36% indicate that it might help. These findings indicate that further study is necessary.



EXAMPLE IMAGERY



Shared Road



Bike Lanes



Protected Bike Lanes - Bollards



Protected Bike Lanes - Planting

The Design Toolkit

A goal of the Riverfront Park planning effort was to create a sense of place and identity within the park. Creating continuity is critical when reinforcing sense of place. To ensure continuity within Riverfront Park a Design Toolkit was developed. This toolkit is intended to be used as design guidelines and employed as park improvements occur incrementally over time.

The Design Toolkit was shared with the public and participants provided feedback on each of the eight toolkit categories. The following is a brief summary of results for each category.

The Design Toolkit includes eight categories:



Artwork Setting - The ideal artwork installation approach within Riverfront park. 32% of participants preferred artwork be embedded in landscape plantings. Interactive art was closely ranked as the second choice with 28% preference.



Interpretive Elements - Elements in the park that communicate history, community, culture, environment, and other place-based information. 43% of participants preferred local historic remnants, like the existing pump, be used as interpretive elements.



Wayfinding - Tools to best help park users find their way around Riverfront Park. 54% of participants said directional signage would best help people find their way around Riverfront Park.



Seating - Preferred type of additional seating people want to use in Riverfront Park. 46% of participants preferred whimsical seating, like porch swings.



Site Fencing - The ideal type of fencing to be installed along the riverbank. 43% of participants preferred split-rail fencing in place of the existing chainlink fence located at the top-of-bank along the length of Riverfront Park.



Safety Barriers - The ideal type of barrier to keep people safe in specific locations. 44% of participants preferred cable rail safety barriers.



Landscape Plantings - Preferred approach to planting design within the park. 53% of participants prefer water-wise plantings and xeric gardens.



Lighting - Additional types of lighting to be located in Riverfront Park. 39% of participants prefer catenary lighting be included in the park.

Additional Comments

Both the in-person and online surveys encouraged participants to share additional comments about the design alternatives, the trail, and the Design Toolkit. A summary of the types of additional comments are below.

Design Alternatives

- Keep the feel of the park natural
- Continue providing access to nature
- Consider sustainable design solutions
- Minimize impact to existing artwork
- Maintain/enhance habitat and think about wildlife
- Retain existing mature trees
- Provide ADA access to the water, play, and seating
- Design for people of all ages
- Reconsider swimming access near motorized boats
- Address parking needs
- Consider non-motorized watercraft launch

Design Toolkit

- Desire for Indigenous and Hispanic cultural recognition
- Consider operations and maintenance costs
- Follow Dark Sky lighting principles
- Apply a variety of elements depending on context

The Trail

- Resolve trail-user conflict by separating use types
- Resolve trail-user conflict with education and enforcement (speed limits, enforcement, signage)
- Consider other path material options: pervious pavers or concrete, glassphalt, rubber
- Use sustainable path materials
- Wood chips and crushed rock is messy
- Wood chips and crushed rock are not easy for wheelchairs and strollers
- Consider Soft-surface trails for running
- Desire for bikes to still have access to the park
- Reference needed for protected bike lanes on bypass

Bicycle Focus Group

On September 28, 2021 the design team met with representatives from local bicycle advisory groups including TREAD, Complete the Loop Coalition, and The Regional Bicycle Advisory Committee (RBAC). Key takeaways from the meeting were:

- A divided trail would reduce trail user conflict the most but cost, space, environmental regulations, and maintenance should be considered.
- Cyclists currently use Worthen Street and Riverside Drive as a bypass around Riverfront Park indicating that an official bicycle facility would be used.
- There is adequate right of way to accommodate an on-street bike bypass facility.
- Bike infrastructure along Worthen Street and Riverside Drive will increase access to frontages of future developments.
- Worthen Street will eventually become privatized by the adjacent apartment development.
- The RBAC is conducting an update to the 2018 *Wenatchee Valley Bike Plan*, participating in the Regional Transportation Plan Update, SR-28 study, and completing a wayfinding plan initiated in 2018.



APPENDIX C

Design Alternatives

DESIGN ALTERNATIVES

Feedback from the first public engagement event was synthesized and used to drive the creation of three design alternatives for Riverfront Park. Desired park elements, activities, improvements, and design solutions addressing existing challenges in Riverfront Park were embedded in these three concepts.

After the three alternatives were drawn they were presented to the TAC and RPAC committees in order to collect additional feedback based on feasibility, budget, and regulatory compliance. The following pages show the development of what became three design alternatives shared with the public during the second public engagement event. The three design alternatives were titled: Naturalistic, Play, and Entertainment.

Design Alternatives Development

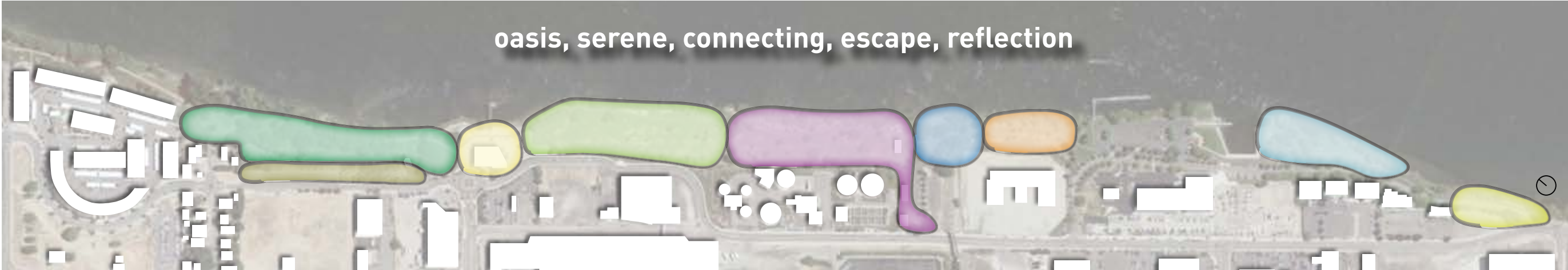
The first step in developing the design alternatives was a diagram exercise. Through this exercise the design team was able to conceptualize zones within Riverfront Park, their extents, and spatial relationships. After refining the diagrams the resulting zones included: The Grove, The Plaza, Open Lawn, Railroad Area, Access Node, and Boat Launch.

Simultaneously, park programming, fixed elements, and infrastructure improvements were considered. Improvements stemmed from open house results, RPAC, and TAC feedback. The design team researched amenities and program available at adjacent parks in the region to best determine appropriate improvements in Riverfront Park.

While designing the alternatives considerable attention was paid to the section of the Apple Capital Loop Trail in Riverfront Park. Trail user conflict is high along this section of trail and design solutions to mitigate conflict was a driver during the development of the three design alternatives.

Because the Development plan is not intended to provide a prescriptive design for all areas of the park a Design Toolkit was created to address how park elements could be employed in areas where the final report does not suggest a specific design application. These areas are mostly the interstitial spaces where Riverfront Park will largely be left unchanged between new areas of distinctive designs. Toolkit elements include: Artwork Setting, Interpretive Elements, Wayfinding, Seating, Site Fencing, Safety Barriers, Landscape Plantings, and Lighting.

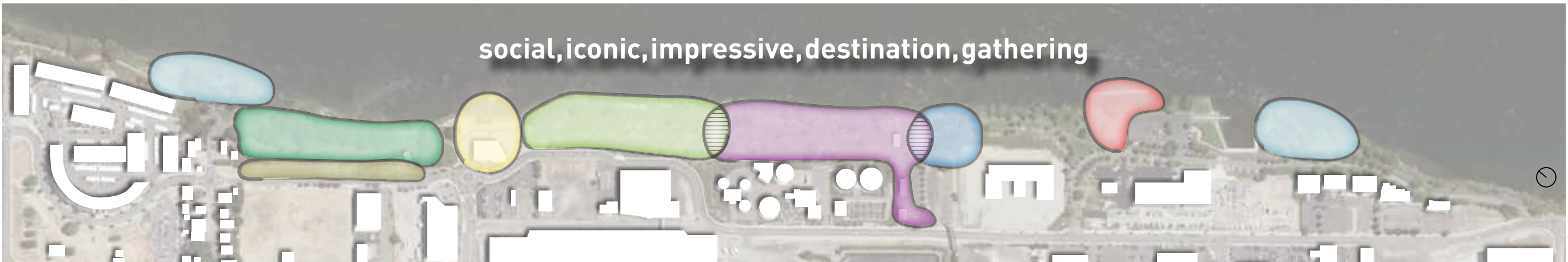
Naturalistic



Play



Entertainment



Early zone diagrams and themes for each of the three design alternatives exploring the extents of each area and spatial relationships

Design Alternative 1 - ‘Naturalistic’

The Naturalistic concept offers a mostly quiet park experience punctuated by intentional activity nodes. Emphasis is given to verdant flexible spaces with the ability to support larger gatherings and cultural events. Dispersed visual and physical connections to the water provide opportunities for reflection and interaction with the river. Themes of the Naturalistic concept are: oasis, serene, connecting, escape, and reflection.

Starting at The Grove, the existing river beach and grove areas are primarily left as they exist today. People will be able to enjoy improved picnic facilities, riverfront seating, and a new pedestrian path that lead people through stroll gardens. The existing north entrance parking is expanded to allow for additional trees, an improved park entrance, and the existing restroom will remain.

The Plaza area includes a splash pad north of the Riverfront Center Building and a bosque of trees to provide additional shade. A river terrace allows for grade separation between a lower level multi-use path that follows the river and the

upper pedestrian plaza area. This separation will encourage people moving slower to go through the plaza while others maintain speed along the trail. To the south of the Riverfront Center Building is a grove of trees that will provide additional shade moving into the Open Lawn area.

A gazebo in the Open Lawn area creates space for people to gather, play, and attend music or other live events. It can also be used informally as a meeting space or seating area. New connector paths from Riverside Drive allow for future access as development continues along the frontage and dispersed riverfront seating provides opportunities to sit and enjoy visual access to the river. The mounded viewing area is suitable for large event seating, picnicking, sunbathing, and smaller gatherings.

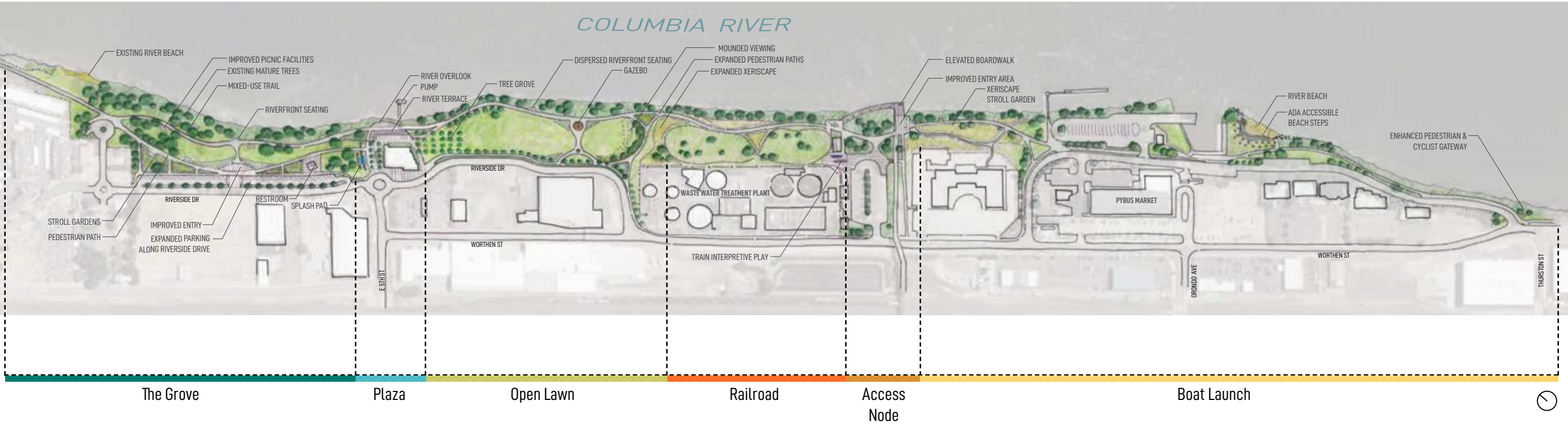
In the Railroad Area expanded xeriscape and water-wise gardens provide a beautiful backdrop to the existing mini-railroad. A new train-themed interpretive play area is located adjacent to the railroad station and the existing parking lot.

Clarified circulation and an improved entry area is found at the Access Node while an elevated boardwalk encourages people to engage with the river. Xeriscape gardens and a pedestrian path allow for people to leisurely

stroll in front of the existing Hilton Hotel as they make their way to the Boat Launch Area.

The Boat Launch remains relatively as it exists today in this concept until you reach the river beach and ADA accessible beach steps. This is where people can swim, launch paddle boards and kayaks, and physically access the river. Repeated elements, like colorful matching umbrellas, could enhance this area making it a well-known, iconic destination.

At the southern extents, an enhanced multi-use path gateway indicates to users that they have arrived at Riverfront Park.



Design Alternative 2 - 'Play'

The Play concept highlights opportunities to explore and celebrate the region’s active culture and connection to the river. Activity nodes spread throughout the park encourage people to interact while playful landscape gestures provide shady, passive spaces to find quiet separation. Themes of the Play concept are: playful, friendly, explore, fun, and active.

At The Grove area an accessible pedestrian path with seating opportunities leads people to and from the existing river beach to increase access for people of all mobility levels. An expanded parking layout allows for additional trees, a pedestrian path, picnic pavilion, a play area, and an improved entry area while the existing restroom remains.

The Plaza show-stopper is an iconic elevated pier built around the remnant water pump that brings people out and over the Columbia River. Trees planted to the south of the Riverfront Center Building provide shade in an orchard-like grid as a nod to the agricultural past and present of the region. Ornamental gardens elevate the

aesthetic of the plaza along Riverside Drive and buffer people in the plaza from the street.

New pedestrian paths through the Open Lawn and a new park entry along Riverside Drive provides access as development continues in this area. A water feature and mounded sensory gardens encourage people to slow down, take in their surroundings, and enjoy the park.

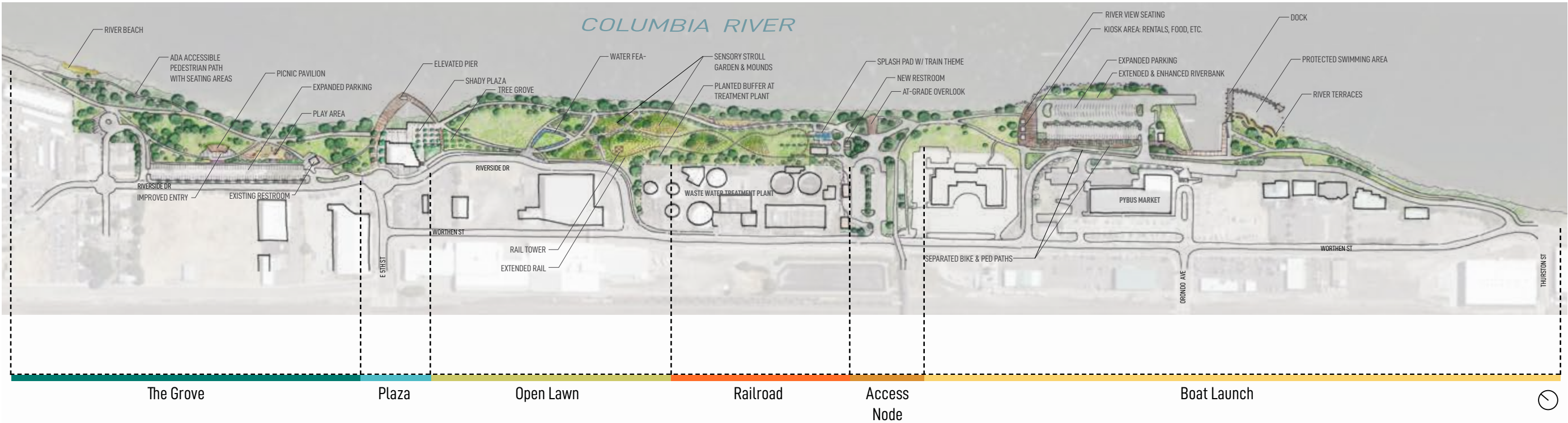
The mini-railroad is extended into the Open Lawn area and is punctuated by a rail tower, which serves to elevate the mini-railroad’s presence in the park. The Railroad area has a train-themed splash pad next to the relocated train station and a new restroom. These elements will drive more people to the area and encourage activity near the mini-railroad. A vegetated buffer along the waste water treatment plant will screen views of the facility.

Circulation in the Access Node area is clarified to make it more efficient and intuitive for users as they move through this space. An at-grade overlook brings people to the river’s edge and provides an ideal location for people to meet, rest, and become oriented within the park.

A pedestrian path moves people to an enhanced Boat Launch area where

the existing dock has been removed and the riverbank has been expanded to accommodate additional parking. A space with river view seating, non-motorized watercraft rentals, and food carts encourage people to stay and engage with the park. Separated paths for bicyclists and pedestrians in this area reduces trail user conflict at the existing trail pinch point.

South of the boat launch people can enjoy physically accessing the water in a protected swimming area. A new dock creates protection and also a place for people to sunbathe, fish, or sit and read on the water. River terraces and an enhanced point encourage people to picnic after grabbing food at Pybus Public Market, wade in the water, or simply stroll by.



Design Alternative 3 - ‘Entertainment’

The Entertainment concept embraces the growing Wenatchee community by providing open space infrastructure capable of supporting medium and large groups of people. Thought is given to the adjacent changes along the waterfront and what those relationships could feel like while intentionally creating destinations along the river’s edge. Themes of the Entertainment concept are: social, iconic, impressive, destination, and gathering.

New accessible beach enhancements allow for people with mobility challenges to physically access the river in The Grove area. A new pavilion next to the existing parking lot encourages people to gather and enjoy small events.

The Plaza area invites people out and over the water on an overlook giving people a unique view of the river and surrounding mountains. An amphitheater and stage allow for music and other community events to take place in The Plaza or orient towards the lawn for larger events. When it’s not being used serves as informal seating for various

group sizes. Additional trees provide shade and comfort on hot summer days.

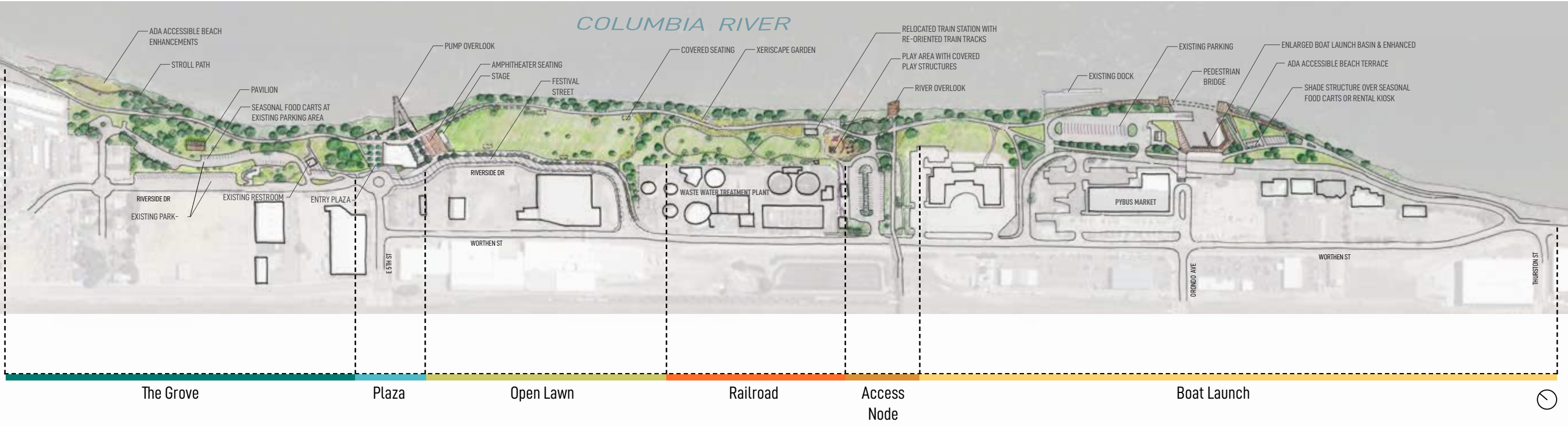
Covered seating in the Open Lawn area provides places for people to sit and rest while being protected from the weather and a pedestrian path to Riverside Drive increases access to and through the park from the street frontage. A festival street adjacent to The Plaza and Open Lawn creates an activated threshold linking Riverfront Park with future developments along Riverside Drive.

The mini-train tracks are reoriented in the Railroad area with a relocated train station that accommodates a playground close to the mini-railroad. People of all ages can enjoy this area and it is easily accessible from the adjacent parking lot.

As people move to and through the Access Node they have the option to sit and linger at an at-grade river overlook or wander along a pedestrian path before rejoining the main trail.

In the Boat Launch area the existing basin is enlarged and an enhanced dock encourages people to stay for awhile enjoying Pybus Public Market

and a seasonal food cart plaza. The trail splits south of the Boat Launch area allowing for faster moving modes to remain on the trail and slower modes to enjoy a path and bridge over the boat launch basin. An accessible beach terrace adjacent to the path allows people to lounge along the river’s edge and physically access the water for swimming or launching non-motorized watercraft.





APPENDIX D

Detailed Cost Estimate

Project 1: Grove Picnic Pavilion
& Splash Pad

Project 2: Grove Area Trail Segment



Wenatchee Riverfront Park
Park Development Plan

Project 1 — Grove Picnic Pavilion & Splash Pad				
Design Area	Description	Quantity	Unit Price	Item Cost
1 Picnic pavilion				
	demo	1,791 SF	\$ 2.50	\$ 4,477.50
	erosion control/tree protection	1 ls	\$ 1,000.00	\$ 1,000.00
	fine grading	9,836 SF	\$ 0.25	\$ 2,459.00
	paving	6,069 SF	\$ 8.00	\$ 48,552.00
	specialty paving	2,044 SF	\$ 12.00	\$ 24,528.00
	stairs	192 LF	\$ 50.00	\$ 9,600.00
	seat wall	40 LF	\$ 150.00	\$ 6,000.00
	pavilion	1 LS	\$ 250,000.00	\$ 250,000.00
	furnishings	1 LS	\$ 15,000.00	\$ 15,000.00
	trees	5 EA	\$ 350.00	\$ 1,750.00
	planting/irrigation	1,996 SF	\$ 8.00	\$ 15,968.00
	soft costs		20%	\$ 75,866.90
	contingency		30%	\$ 113,800.35
	Total			\$ 569,001.75
2 Splash-pad				
	clear/grub	14,272 SF	\$ 0.25	\$ 3,568.00
	erosion control/tree protection	1 LS	\$ 1,000.00	\$ 1,000.00
	Fine Grading	5,200 SF	\$ 0.25	\$ 1,300.00
	Utilities - water	1 LS	\$ 20,000.00	\$ 20,000.00
	Utilities - lighting	1 LS	\$ 15,000.00	\$ 15,000.00
	Paving	12,336 SF	\$ 15.00	\$ 185,040.00
	Play Equipment	1 LS	\$ 175,000.00	\$ 175,000.00
	Furnishings	1 LS	\$ 10,000.00	\$ 10,000.00
	Fencing	303 LF	\$ 175.00	\$ 53,025.00
	Planting/Irrigation	2,500 SF	\$ 8.00	\$ 20,000.00
	soft costs		20%	\$ 96,786.60
	Contingency		30%	\$ 145,179.90
	Total			\$ 725,899.50
Construction Subtotal			\$	1,294,901.25



Wenatchee Riverfront Park
Park Development Plan

Projet 2 — Grove Trail Segment				
Design Area	Description	Quantity	Unit Price	Item Cost
1 Trail Segment 1 (Grove)				
	demo	23,229 SF	\$ 2.50	\$ 58,072.50
	erosion control	1 LS	\$ 500.00	\$ 500.00
	finish grading	29,823 SF	\$ 0.25	\$ 7,455.75
	paving	29,823 SF	\$ 5.00	\$ 149,115.00
	specialty paving	176 SF	\$ 12.00	\$ 2,112.00
	planting/irrigation	1,000 sf	\$ 8.00	\$ 8,000.00
	fencing	1,000 LF	\$ 50.00	\$ 50,000.00
	guardrail	35 LF	\$ 175.00	\$ 6,125.00
	trail side seating areas	3 EA	\$ 3,500.00	\$ 10,500.00
	river bank vegetation treatment	1 LS	\$ 20,000.00	\$ 20,000.00
	Soft Costs		20%	\$ 62,376.05
	Contingency		30%	\$ 93,564.08
	Total			\$ 374,256.30
Construction Subtotal				\$ 374,256.30

NOTE: Project costs are preliminary and reflect a probable rough order of magnitude (ROM) estimate of hard and soft costs. Specific site conditions, escalation, permitting, environmental regulations, and other factors will be thoroughly developed in detailed design, with unknown potential costs identified in contingencies.

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



Wenatchee Riverfront Park
Park Development Plan

Project 3 - Railroad Depot & Screening, Train Play Area, and Entry Node				
Design Area	Description	Quantity	Unit Price	Item Cost
1 Entry Node				
	Demo	11,607	\$ 2.50	\$ 29,017.50
	Erosion control	1 LS	\$ 500.00	\$ 500.00
	Fine Grading	21,627 SF	\$ 0.25	\$ 5,406.75
	Fill/Import	800 CY	\$ 175.00	\$ 140,000.00
	Utilities - water	1 LS	\$ 15,000.00	\$ 15,000.00
	Utilities - lighting	1 LS	\$ 15,000.00	\$ 15,000.00
	Resurfaced plaza area	18,802 SF	\$ 8.00	\$ 150,416.00
	River overlook Paving	2,390 SF	\$ 10.00	\$ 23,900.00
	Retaining Wall	163 LF	\$ 150.00	\$ 24,450.00
	Furnishings	1 LS	\$ 10,000.00	\$ 10,000.00
	Safety railings	60 LF	\$ 175.00	\$ 10,500.00
	planting/irrigation	3,500 SF	\$ 8.00	\$ 28,000.00
	trees	7 EA	\$ 350.00	\$ 2,450.00
	soft costs		20%	\$ 90,928.05
	contingency		30%	\$ 136,392.08
	Total			\$ 681,960.38
2 Rail Depot Depot and Screening				
	Demo	7,063 SF	\$ 5.00	\$ 35,315.00
	Erosion Control	1 LS	\$ 500.00	\$ 500.00
	Fine Grading	5,633	\$ 0.25	\$ 1,408.25
	Fill/Import	1,000 CY	\$ 175.00	\$ 175,000.00
	Utilities - Water	1 LS	\$ 15,000.00	\$ 15,000.00
	Utilities - Elec/Lighting	1 LS	\$ 15,000.00	\$ 15,000.00
	Paving	6,757 SF	\$ 8.00	\$ 54,056.00
	Rail Realignment	1 LS	\$ 5,000.00	\$ 5,000.00
	Interpretive Train Setting	1 LS	\$ 10,000.00	\$ 10,000.00
	Rail Terminal	1 LS	\$ 40,000.00	\$ 40,000.00
	Restroom (Potential Retrofit)	1 LS	\$ 150,000.00	\$ 150,000.00
	Furnishing/Lighting	1 LS	\$ 25,000.00	\$ 25,000.00
	Trees	45 EA	\$ 350.00	\$ 15,750.00
	Planting/Irrigation	1,000 SF	\$ 8.00	\$ 8,000.00
	Soft Costs		20%	\$ 110,005.85
	Contingency		30%	\$ 165,008.78
	Total			\$ 825,043.88

3 Train Play area				
	demo	4,460 SF	\$ 2.50	\$ 11,150.00
	erosion control/tree protection	1 ls	\$ 1,000.00	\$ 1,000.00
	fine grading	4,460 SF	\$ 0.25	\$ 1,115.00
	paving	350 SF	\$ 8.00	\$ 2,800.00
	play surfacing	2,350 SF	\$ 20.00	\$ 47,000.00
	play equipment	1 LS	\$ 200,000.00	\$ 200,000.00
	furnishings	1 LS	\$ 15,000.00	\$ 15,000.00
	curb/fence/gate	256 LF	\$ 125.00	\$ 32,000.00
	trees	5 EA	\$ 350.00	\$ 1,750.00
	planting/irrigation	3,000 SF	\$ 8.00	\$ 24,000.00
	soft costs		20%	\$ 67,163.00
	contingency		30%	\$ 100,744.50
	Total			\$ 503,722.50
4 Entry Node Trail Segment				
	demo	SF	\$ 2.50	\$ -
	erosion control	1 LS	\$ 500.00	\$ 500.00
	finish grading	2,433 SF	\$ 0.25	\$ 608.25
	paving	2,433 SF	\$ 5.00	\$ 12,165.00
	guardrail	147 LF	\$ 175.00	\$ 25,725.00
	Retaining Wall (~6' Tall)	147 LF	\$ 200.00	\$ 29,400.00
	trail side seating areas	EA	\$ 3,500.00	\$ -
	river bank vegetation treatment	1 LS	\$ 5,000.00	\$ 5,000.00
	Soft Costs		20%	\$ 14,679.65
	Contingency		30%	\$ 22,019.48
	Total			\$ 110,097.38
Construction Subtotal			\$	2,120,824.13

NOTE: Project costs are preliminary and reflect a probable rough order of magnitude (ROM) estimate of hard and soft costs. Specific site conditions, escalation, permitting, environmental regulations, and other factors will be thoroughly developed in detailed design, with unknown potential costs identified in contingencies.

Project 4: Railroad Trail Segment



Wenatchee Riverfront Park
Park Development Plan

Project 4: Railroad Trail Segment				
Design Area	Description	Quantity	Unit Price	Item Cost
1 Trail Segment 3 (Railroad)				
	demo	8,977 SF	\$ 2.50	\$ 22,442.50
	erosion control	1 LS	\$ 500.00	\$ 500.00
	finish grading	14,150 SF	\$ 0.25	\$ 3,537.50
	paving	14,150 SF	\$ 5.00	\$ 70,750.00
	planting/irrigation	1,000 sf	\$ 8.00	\$ 8,000.00
	fencing	770 LF	\$ 50.00	\$ 38,500.00
	trail side seating areas	3 EA	\$ 3,500.00	\$ 10,500.00
	river bank vegetation treatment	1 LS	\$ 8,000.00	\$ 8,000.00
	Soft Costs		20%	\$ 32,446.00
	Contingency		30%	\$ 48,669.00
	Total			\$ 243,345.00
Construction Subtotal			\$	243,345.00

Project 5: Open Lawn Trail Segment



Wenatchee Riverfront Park
Park Development Plan

Project 5 - Open Lawn Trail Segment				
Design Area	Description	Quantity	Unit Price	Item Cost
1 Open Lawn Trail Segment				
	demo	10,046 SF	\$ 2.50	\$ 25,115.00
	erosion control	1 LS	\$ 500.00	\$ 500.00
	finish grading	15,285 SF	\$ 0.25	\$ 3,821.25
	paving	15,285 SF	\$ 5.00	\$ 76,425.00
	planting/irrigation	1,545 sf	\$ 8.00	\$ 12,360.00
	fencing	669 LF	\$ 50.00	\$ 33,450.00
	trail side seating areas	2 EA	\$ 3,500.00	\$ 7,000.00
	river bank vegetation treatment	1 LS	\$ 10,000.00	\$ 10,000.00
	furnishings/swings	11 EA	\$ 2,000.00	\$ 22,000.00
	Soft Costs		20%	\$ 38,134.25
	contingency		30%	\$ 57,201.38
	Total			\$ 228,805.50
Construction Subtotal			\$	228,805.50

NOTE: Project costs are preliminary and reflect a probable rough order of magnitude (ROM) estimate of hard and soft costs. Specific site conditions, escalation, permitting, environmental regulations, and other factors will be thoroughly developed in detailed design, with unknown potential costs identified in contingencies.

Project 6: River Terrace and Plaza



Wenatchee Riverfront Park
Park Development Plan

Project 6: Plaza and River Terrace				
Design Area	Description	Quantity	Unit Price	Item Cost
1 Plaza and River Terrace				
	Demo	35,553	\$ 5.00	\$ 177,765.00
	Erosion Control	1 LS	\$ 500.00	\$ 500.00
	rough grading	44,000 SF	\$ 0.25	\$ 11,000.00
	utilities - lighting	1 LS	\$ 20,000.00	\$ 20,000.00
	paving/trail	4,238 SF	\$ 5.00	\$ 21,190.00
	Upper Plaza Paving	23,341	\$ 10.00	\$ 233,410.00
	Lower Plaza Paving	3,181 SF	\$ 10.00	\$ 31,810.00
	River terrace	1,150 LF	\$ 200.00	\$ 230,000.00
	furnishings	1 LS	\$ 50,000.00	\$ 50,000.00
	Safety railing	400 LF	\$ 175.00	\$ 70,000.00
	Trees	26 EA	\$ 500.00	\$ 13,000.00
	planting/irrigation	5,500 SF	\$ 8.00	\$ 44,000.00
	soft costs		20%	\$ 180,535.00
	contingency		50%	\$ 451,337.50
	Total			\$ 1,534,547.50
Construction Subtotal			\$	1,534,547.50

Project 7: Hotel Area Trail Segment



Wenatchee Riverfront Park
Park Development Plan

Project 7 - Hotel Area Trail Segment				
Design Area	Description	Quantity	Unit Price	Item Cost
1 Hotel Area Trail Segment				
	demo	5,829 SF	\$ 0.25	\$ 1,457.25
	erosion control	1 LS	\$ 500.00	\$ 500.00
	finish grading	10,630 SF	\$ 0.25	\$ 2,657.50
	paving	10,630 SF	\$ 5.00	\$ 53,150.00
	planting/irrigation	1,000 sf	\$ 8.00	\$ 8,000.00
	fencing	544 LF	\$ 50.00	\$ 27,200.00
	river bank vegetation treatment	1 LS	\$ 6,000.00	\$ 6,000.00
	Soft Costs		20%	\$ 19,792.95
	Contingency		30%	\$ 29,689.43
	Total			\$ 148,447.13
Construction Subtotal			\$	148,447.13

NOTE: Project costs are preliminary and reflect a probable rough order of magnitude (ROM) estimate of hard and soft costs. Specific site conditions, escalation, permitting, environmental regulations, and other factors will be thoroughly developed in detailed design, with unknown potential costs identified in contingencies.

Project 8: Boat Launch Trail Segment

Project 9: Boat Basin & South Point



Wenatchee Riverfront Park
Park Development Plan

Project 8 - Boat Launch Trail Segment				
Design Area	Description	Quantity	Unit Price	Item Cost
1 Boat Launch Trail Segment				
	demo	22,035 SF	\$ 2.50	\$ 55,087.50
	erosion control	1 LS	\$ 1,000.00	\$ 1,000.00
	finish grading	32,123 SF	\$ 0.25	\$ 8,030.75
	paving	29,189 SF	\$ 5.00	\$ 145,945.00
	planting/irrigation	3,934 sf	\$ 8.00	\$ 31,472.00
	fencing	1,450 LF	\$ 50.00	\$ 72,500.00
	trail side seating areas	1 EA	\$ 3,500.00	\$ 3,500.00
	river bank vegetation treatment	1 LS	\$ 21,000.00	\$ 21,000.00
	trees	26 EA	\$ 350.00	\$ 9,100.00
	Soft Costs		20%	\$ 67,707.05
	Contingency		30%	\$ 101,560.58
	Total			\$ 516,902.88
Construction Subtotal				\$ 516,902.88



Wenatchee Riverfront Park
Park Development Plan

Project 9 - Boat Basin and South Point				
Design Area	Description	Quantity	Unit Price	Item Cost
1 Boat Basin and South Point				
	Demolition/Excavation	8,369 SF	\$ 8.00	\$ 66,952.00
	excavation/in-water	1 LS	\$ 50,000.00	\$ 50,000.00
	erosion control	1 LS	\$ 750.00	\$ 750.00
	rough grading	38,000 SF	\$ 0.50	\$ 19,000.00
	fine grading	38,000 SF	\$ 0.25	\$ 9,500.00
	paving	2,753 SF	\$ 8.00	\$ 22,024.00
	Secondary path paving	2,590 SF	\$ 8.00	\$ 20,720.00
	specialty paving (overlook/plaza)	3,150 SF	\$ 12.00	\$ 37,800.00
	Pier	1,318 SF	\$ 40.00	\$ 52,720.00
	Floating dock	3,712 SF	\$ 35.00	\$ 129,920.00
	retaining wall at overlook	54 LF	\$ 200.00	\$ 10,800.00
	terraced walls	436 LF	\$ 200.00	\$ 87,200.00
	stairs	80 LF	\$ 50.00	\$ 4,000.00
	whimsical waterfront seat walls	310 LF	\$ 150.00	\$ 46,500.00
	Furnishings	1 LS	\$ 20,000.00	\$ 20,000.00
	guardrail	244 LF	\$ 175.00	\$ 42,700.00
	Food and rental kiosk(s)	3 EA	\$ 12,000.00	\$ 36,000.00
	Trees	6 EA	\$ 350.00	\$ 2,100.00
	Planting/irrigation	5,000 SF	\$ 8.00	\$ 40,000.00
	soft costs		30%	\$ 209,605.80
	contingency		50%	\$ 349,343.00
	Total			\$ 1,257,634.80
Construction Subtotal				\$ 1,257,634.80

NOTE: Project costs are preliminary and reflect a probable rough order of magnitude (ROM) estimate of hard and soft costs. Specific site conditions, escalation, permitting, environmental regulations, and other factors will be thoroughly developed in detailed design, with unknown potential costs identified in contingencies.

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



Wenatchee Riverfront Park
Park Development Plan

Project 10 - Sensory Garden and Mounds, Riverside Drive Entry Node and Trees					
Design Area	Description	Quantity	Unit Price		Item Cost
1 Riverside Drive Entry Node and Trees					
	clear and grub	37,562 SF	\$	0.25	\$ 9,390.50
	erosion control	1 LS	\$	500.00	\$ 500.00
	fine grading	37,562 SF	\$	0.25	\$ 9,390.50
	import fill	1,978 cy	\$	175.00	\$ 346,150.00
	Secondary paths paving	4,773 SF	\$	8.00	\$ 38,184.00
	Specialty Paving	2,500 SF	\$	10.00	\$ 25,000.00
	Seating Pullouts	1 EA	\$	3,500.00	\$ 3,500.00
	Seat Walls	100 LF	\$	150.00	\$ 15,000.00
	Trees	42 EA	\$	350.00	\$ 14,700.00
	Planting/Irrigation	1,183 SF	\$	8.00	\$ 9,464.00
	soft costs			20%	\$ 94,255.80
	contingency			30%	\$ 141,383.70
	Total			\$	706,918.50
2 Sensory Garden and Mounds					
	clear and grub	36,000 SF	\$	0.25	\$ 9,000.00
	erosion control	1 LS	\$	500.00	\$ 500.00
	rail salvage	1 LS	\$	5,000.00	\$ 5,000.00
	fine grading	36,000 SF	\$	0.25	\$ 9,000.00
	import fill	3,000 cy	\$	175.00	\$ 525,000.00
	Secondary paths paving	2,167 SF	\$	8.00	\$ 17,336.00
	Seating Pullouts	1 EA	\$	3,500.00	\$ 3,500.00
	Trees	40 EA	\$	350.00	\$ 14,000.00
	Planting/Irrigation	8,515 SF	\$	8.00	\$ 68,120.00
	soft costs			20%	\$ 130,291.20
	contingency			30%	\$ 195,436.80
	Total			\$	977,184.00
Construction Subtotal				\$	1,684,102.50

Project 11: Hotel Area



Wenatchee Riverfront Park
Park Development Plan

Project 11 - Hotel Area					
Design Area	Description	Quantity	Unit Price		Item Cost
1 Hotel Area					
	Clear and Grub	41,082 SF	\$	0.25	\$ 10,270.50
	erosion control	1 LS	\$	500.00	\$ 500.00
	Fine Grading	41,082	\$	0.25	\$ 10,270.50
	import/fill	500 CY	\$	175.00	\$ 87,500.00
	Drainage Improvements	1 LS	\$	15,000.00	\$ 15,000.00
	Secondary path paving	3,916 SF	\$	8.00	\$ 31,328.00
	Relocated Art	1 LS	\$	5,000.00	\$ 5,000.00
	Trees	6 EA	\$	350.00	\$ 2,100.00
	Planting/Irrigation	6,000 SF	\$	8.00	\$ 48,000.00
	soft costs			20%	\$ 41,993.80
	contingency			30%	\$ 62,990.70
	Total			\$	314,953.50
Construction Subtotal				\$	314,953.50

NOTE: Project costs are preliminary and reflect a probable rough order of magnitude (ROM) estimate of hard and soft costs. Specific site conditions, escalation, permitting, environmental regulations, and other factors will be thoroughly developed in detailed design, with unknown potential costs identified in contingencies.

Project 12: North Beach Access

Project 13: Dog Park



Wenatchee Riverfront Park
Park Development Plan

Project 12 - North Beach Area					
Design Area	Description	Quantity	Unit Price		Item Cost
1 North Beach Access					
	demo/clearing and grubbing	16,576 SF	\$	0.25	\$ 4,144.00
	erosion control	1 LS	\$	500.00	\$ 500.00
	rough grading	16,576 SF	\$	0.25	\$ 4,144.00
	paving	4,214 SF	\$	8.00	\$ 33,712.00
	seating areas	2 LS	\$	3,500.00	\$ 7,000.00
	shoreline improvement	1 LS	\$	75,000.00	\$ 75,000.00
	soft costs			30%	\$ 37,350.00
	contingency			30%	\$ 37,350.00
	Total			\$	199,200.00
Construction Subtotal				\$	199,200.00



Wenatchee Riverfront Park
Park Development Plan

Project 13 - Dog Park					
Design Area	Description	Quantity	Unit Price		Item Cost
1 Dog Park					
	clear and grub	10,000 SF	\$	0.25	\$ 2,500.00
	erosion control	1 LS	\$	500.00	\$ 500.00
	fine grading	10,000 SF	\$	0.25	\$ 2,500.00
	utilities	1 LS	\$	25,000.00	\$ 25,000.00
	soft dog park surfacing	9,968 cy	\$	1.00	\$ 9,968.00
	path paving	322 SF	\$	8.00	\$ 2,576.00
	fence	662 LF	\$	50.00	\$ 33,100.00
	Trees	13 EA	\$	350.00	\$ 4,550.00
	Planting/Irrigation	1,500 SF	\$	8.00	\$ 12,000.00
	soft costs			20%	\$ 18,538.80
	contingency			30%	\$ 27,808.20
	Total			\$	139,041.00
Construction Subtotal				\$	139,041.00

NOTE: Project costs are preliminary and reflect a probable rough order of magnitude (ROM) estimate of hard and soft costs. Specific site conditions, escalation, permitting, environmental regulations, and other factors will be thoroughly developed in detailed design, with unknown potential costs identified in contingencies.

Project 14: River Overlook



Wenatchee Riverfront Park
Park Development Plan

Project 14 - River Overlook				
Design Area	Description	Quantity	Unit Price	Item Cost
1 Overlook				
	structure	4,250 SF	\$ 750.00	\$ 3,187,500.00
	water pipe support structure	1 LS	\$ 200,000.00	\$ 200,000.00
	Safety railing	400 LF	\$ 175.00	\$ 70,000.00
	furnishings	1 LS	\$ 20,000.00	\$ 20,000.00
	soft costs		30%	\$ 695,500.00
	contingency		30%	\$ 695,500.00
	Total			\$ 4,868,500.00
		Construction Subtotal	\$	4,868,500.00

NOTE: Project costs are preliminary and reflect a probable rough order of magnitude (ROM) estimate of hard and soft costs. Specific site conditions, escalation, permitting, environmental regulations, and other factors will be thoroughly developed in detailed design, with unknown potential costs identified in contingencies.



APPENDIX E

Design Toolkit

The Design Toolkit

The Design Toolkit is intended to be used as a device to inspire design decisions in Riverfront Park not specifically addressed by the projects previously described. In these interstitial spaces between distinct projects lies the opportunity to instill a sense of continuity throughout the park. This sense of continuity will reveal itself in the form of repetition, patterns, and rhythms of elements described in the Design Toolkit.

Results from the second open house indicate the public's preference for each of the 8 Design Toolkit elements. These preferences can be used as a first step in the direction of creating more cohesive set of prescriptive design guidelines for Riverfront Park.



Artwork Setting - Many pieces of art are showcased in Riverfront Park. These pieces vary in scale, material, and inspire a range of different meaning and experiences. By treating artwork settings within the park in a similar way a strong sense of cohesiveness would result. Open house results indicate that most participants prefer artwork be embedded in landscape plantings in order to create a sense of continuity, however, select art pieces would still allow for interaction when appropriate.



Interpretive Elements - Riverfront Park is a premiere example of opportunity for interpretation of the natural and built environment. With a culturally rich community, a complex landscape, and fascinating history, there is ample opportunity for storytelling throughout the park. By using a consistent system for interpretation these storytelling elements will come together and help the park feel cohesive. Local historic remnants was the chosen interpretive device by open house participants which adds an opportunity for creativity and a sculptural approach to storytelling.



Wayfinding - How people move within, to, and through a space is greatly determined by the amount of information provided. Do people have the information they need in order to get where they want to go? Is information easy to identify and access for all users? These questions can be addressed with a wayfinding strategy specifically designed for Riverfront Park which would include physically similar signage and wayfinding tools elevating the overall sense of continuity within the park. To start, survey participants felt that directional signage would best help people find their way around Riverfront Park.



Seating - Where and how people rest can enhance the experience of place. One way to accomplish this is by incorporating a standard furnishing type or requiring that furnishing fulfill a specific intent. Whimsical seating, like porch swings or artful seatwalls, instill a sense of identity anywhere they are used. According to open house results participants preferred whimsical seating like this as the preferred seating type in Riverfront Park.



Site Fencing - When there is an opportunity to use a consistent material or site element, like fencing, over an extended span there is an immense opportunity to create a sense of cohesion. Participants preferred a split-rail fence design over the existing chainlink fence at the top of bank as a way to enhance their experience in Riverfront Park.



Safety Barriers - Materials used in site elements like safety barriers provide the opportunity to create a continual language throughout the park while providing a key functional purpose. Where there is a need for safety barriers, if the same material and design is applied it will add to the site's sense of overall continuity. Survey results indicate that the preferred type of barrier for Riverfront Park is a cable rail safety barrier.



Landscape Plantings - A strategic planting approach can improve the overall sense of place by providing visual interest, ecological functionality, health benefits, and educational opportunity. When plantings are used to create a sense of continuity it will greatly enhance the overall experience. According to results, xeric plantings are preferred for Riverfront Park which inherently are less water intensive than other planting approaches.



Lighting - Similar to seating elements, lighting can greatly enforce a sense of continuity within a place. By using a specific type of lighting throughout Riverfront Park the linear experience of the park will become punctuated by key moments where specific lighting is installed. Survey participants prefer catenary lighting be included in the park and used as a tool to create continuity.

