

CHILI BAR PARK

Park and Recreation Commission Meeting

June 17, 2021

Presented by:



B-21-006816-24

Feasibility Study Process

Opportunities and Constraints
(Complete)

Public Outreach
(Complete)

Conceptual Design
Alternatives (Complete)

Feasibility Report

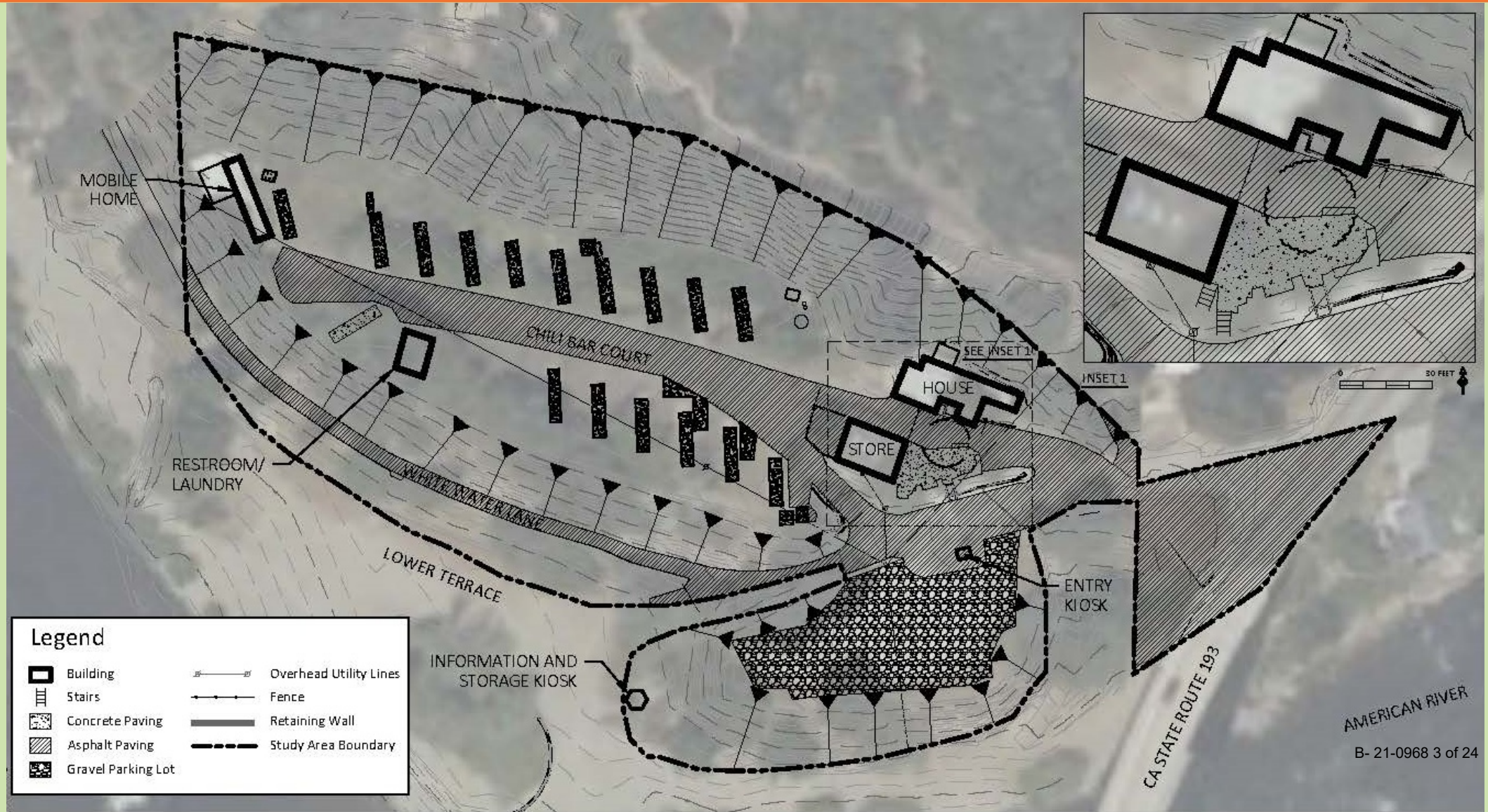


We are
Here

Additional Studies
Detailed Design
Construction

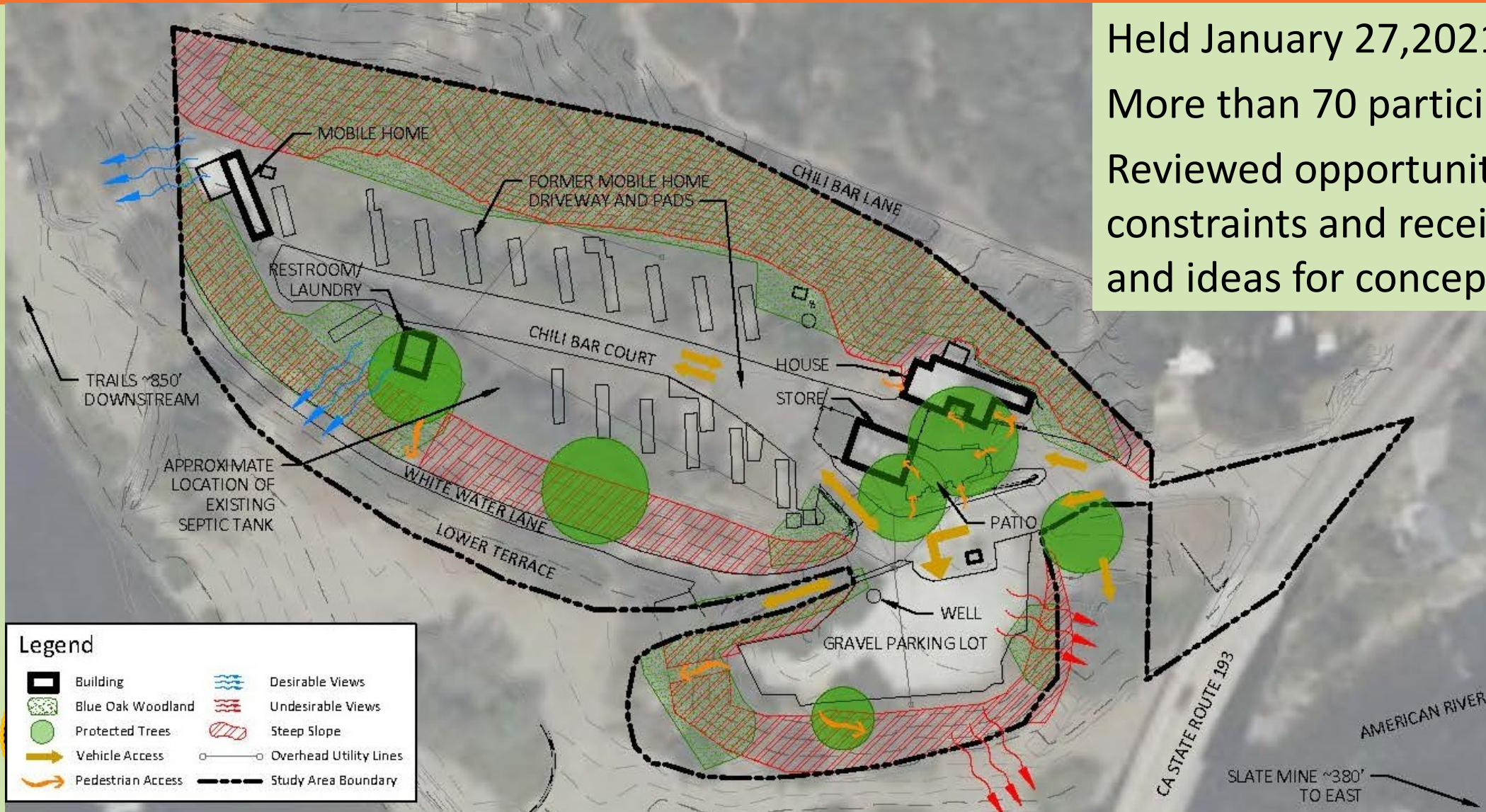


Existing Conditions



Public Outreach Meeting #1

Held January 27, 2021 via Zoom
More than 70 participants
Reviewed opportunities and constraints and received feedback and ideas for concept designs.



Public Outreach Meeting #1 – Response Summary

- Desire for day use improvements including permanent restrooms, picnic areas, and potable water.
- Concerns about overnight use including noise, financial feasibility and restricting use of site. Some support for overnight use was received in written form.
- Interest in playgrounds and small sports courts.
- Moderate support for re-use of store and house structures for educational purposes but also concerns of financial feasibility.
- Desire for trail connection and concerns over loss of private property.
- Improving accessibility to the site and river is strongly supported.



Public Outreach Meeting #2

Held March 27, 2021 onsite

23 attendees and 7 e-mailed comments

Obtained feedback on three preliminary conceptual designs and associated fiscal analysis

- Option 1: Support River Access with Expanded Parking
- Option 2: Day Use Park
- Option 3: Tent Camping



Public Outreach Meeting #2 – Response Summary

- No additional parking for river support is needed.
- Option 2 – Day Use was the most preferred option.
- Option 3 – Camping was the most controversial option, with strong opposition and strong support. Supporters wanted to see high-end camping options.
- Comments provided additional guidance for and emphasized importance of vehicular circulation.
- Although the lower terrace river access is outside this study area, many commented on the importance of accessible river access.
- The financial feasibility of the design must be considered.



Public Outreach Meeting #3

Held June 3, 2021 via Zoom
More than 13 participants
Presented draft Feasibility Study

Summary of responses:

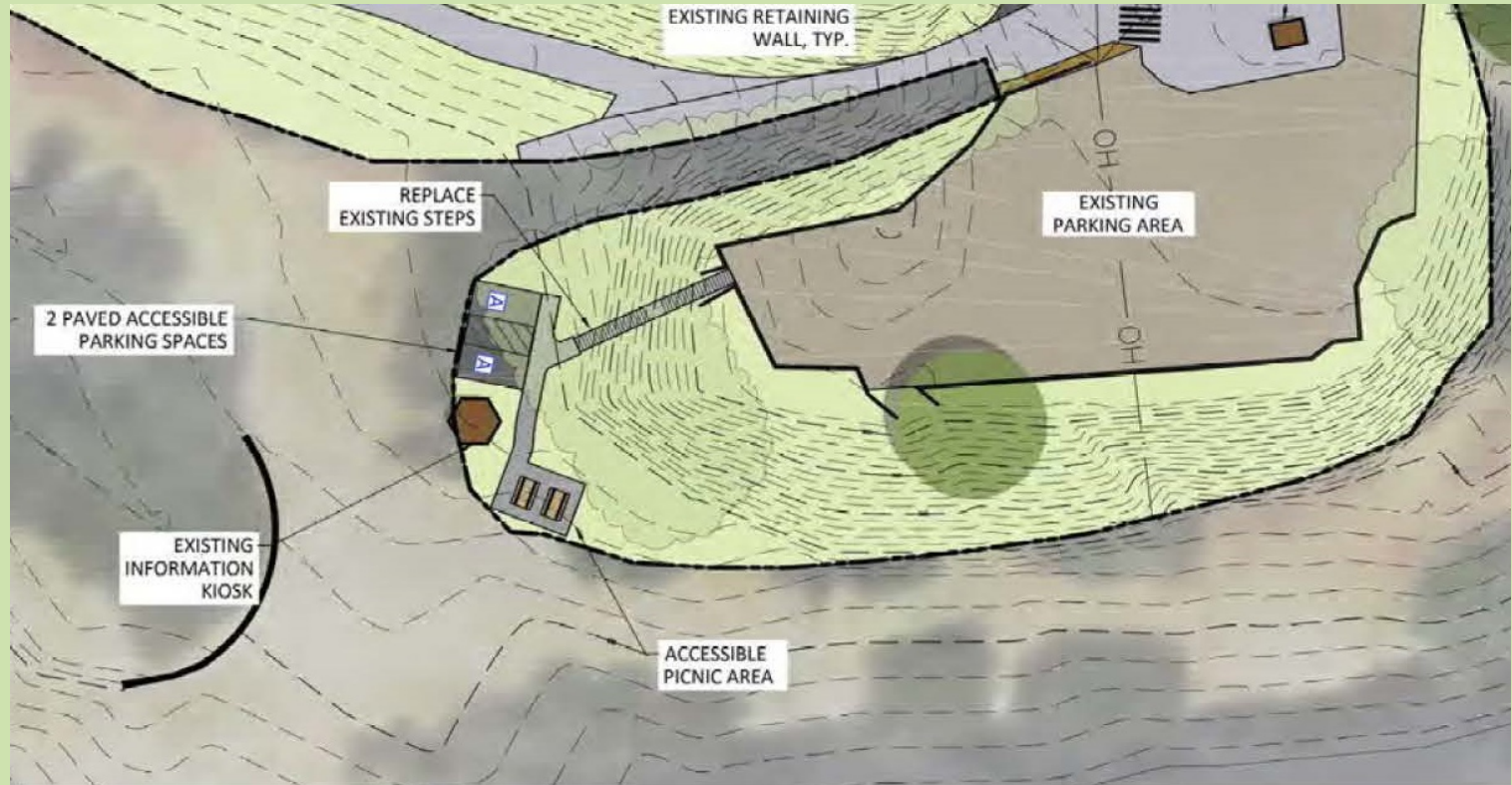
- There was strong support for onsite improvements.
- Support was given for whichever design can generate financial stability either through increased fees, rent, or grant funding. Many respondents suggested funding the project via grants.
- Although outside of study area, access to riverfront for disabled persons remains a priority of the community.
- Although outside of the study area, providing trail connections remains a priority of the community.



Conceptual Designs

All three designs feature:

- Existing gravel parking lot to remain
- Improved steps between parking lot and lower terrace
- 2 new accessible parking spaces and picnic area on lower terrace
- Interpretive signs for public education



Conceptual Design Option 1 – Support River Access



Conceptual Design Option 1

Key Features

- Permanent restroom building in old store
- Rebuild accessible patio
- Stabilize existing CMU restroom/laundry building
- Demolish mobile home park infrastructure and seed with fire-wise native plants



Management Concerns Option 1

Operational Tasks

- Daily/ Weekly Restroom Maintenance
- Septic System Inspection and Pumping
- Annual Fuel Load Management

Management Options

- County Facilities Division
- Updated Management Agreement with ARC



Financial Analysis Option 1

Pre-Construction Costs

(Technical Studies, Environmental Review,
and Construction Documents)

\$210,000

Construction Costs

\$950,000

New Annual Net Revenue*

-\$8,000 to \$20,000

Return on Investment

Poor

Risk

Low

Grant Opportunities

Minimal due to limited amenities

*Net Revenue considered three levels of increased use with current (\$3) and increased (\$5) user fees.



Conceptual Design Option 2 – Day Use



Conceptual Design Option 2

Key Features

- Renovate restroom building
- Group and individual picnic areas
- Multi-use turf areas
- Accessible play area
- Accessible loop trail
- Parking lot
- Store with expanded patio, run by concessionaire
- Space for future storage building
- Improved stair and ramp between terraces



Management Concerns Option 2

Operational Tasks

- Daily/ Weekly Restroom Maintenance
- Park Landscape Maintenance (including weekly turf mowing)
- Septic System Inspection and Pumping
- Annual Fuel Load Management
- Store Building Maintenance
- Collection of Day Use fees for park area

Site Management Options

- County Facilities Division
- Concessionaire (may maintain store building)
- Updated Management Agreement with ARC



Financial Analysis Option 2

Pre-Construction Costs

\$350,000

(Technical Studies, Environmental Review,
and Construction Documents)

Construction Costs

\$2,245,000

New Annual Net Revenue*

\$3205

Return on Investment

Poor

Risk

Moderate

Grant Opportunities

Good due to new amenities

*Net Revenue assumes 30% increase in number of users and 6-month rental of store space.



Conceptual Design Option 3 - Camping



Conceptual Design Option 3

Key Features

- Renovate restroom building
- Store with expanded patio
- On-site camp steward in renovated house
- 9 to 12 high-end campsites (RV/trailer, cabin, yurt, etc.)*
- Covered group gathering area
- Improved stair and ramp between terraces



*Exact number and type of campsites to be determined by campground operator



Management Concerns Option 3

Operational Tasks

- Daily/ Weekly Restroom Maintenance
- Store and Camp Steward Building and Campground Maintenance
- Campground Marketing, Reservations, and Website
- Septic System Inspection and Pumping
- Annual Fuel Load Management

Site Management Options

- Concessionaire (possible long-term lease)
- Updated Management Agreement with ARC
- County Facilities Division



Financial Analysis Option 3

Pre-Construction Costs

\$530,000

(Technical Studies, Environmental Review,
and Construction Documents)

Construction Costs

\$3,100,000

New Annual Net Revenue*

\$44,000

Return on Investment

Moderate

Risk

High

Grant Opportunities

Limited due to camp user fees

*Net Revenue assumes 9-space RV park and 6-month rental of store space

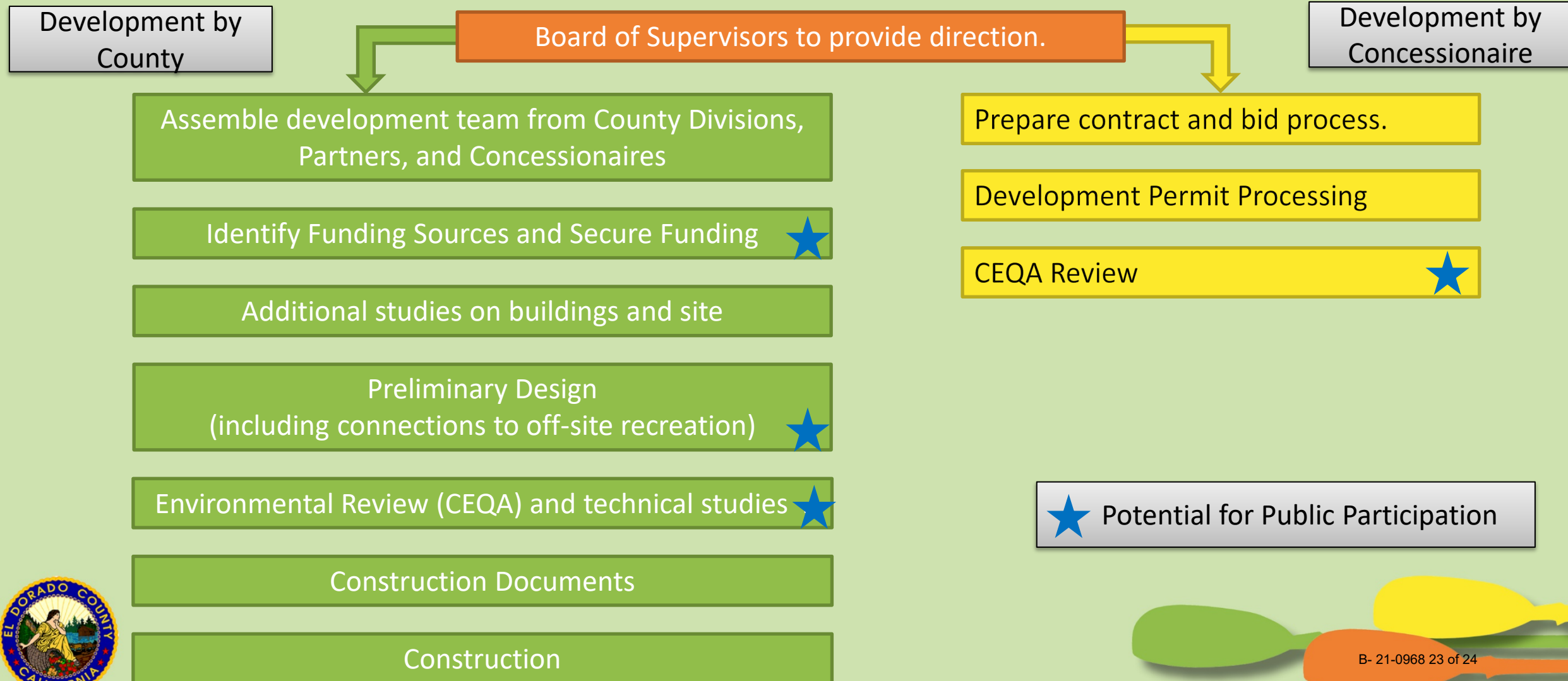


Next Steps – Feasibility Study

1. Integrate comments from Parks and Recreation Commission to finalize Feasibility Study
2. Present to Board of Supervisors



Development Process – County Responsibilities





**THANK YOU FOR
PARTICIPATING!**