R & E Grant Application 17-19 Biennium

Project #: 17-029

Irrigon Marina Parking Lot Expansion Project

Project Information

Requested Cycle:	17-3
R&E Project Request:	$71,580
Other Funding:	$484,300
Total Project:	$555,880
Spending Start Date:	1/1/2018
Spending End Date:	6/30/2018
Project Start Date:	1/1/2015
Project End Date:	6/30/2018
Organization:	Irrigon Community Park & Recreation District

Fiscal Officer

Name:	Burrel Cooley
Address:	PO Box 438 Irrigon, OR 97844-0438
Telephone:	541-922-4933
Telephone 2:	541-980-1156
Fax:	N/A
Email:	irrigonparkdistrict@gmail.com

Applicant Information

Name:	Tamara Reid
Address:	PO Box 438 510 NE Seventh Street Irrigon, OR 97844-0438
Telephone:	541-314-5862
Telephone 2:	541-980-1156
Email:	irrigonparkdistrict@gmail.com

Past Recommended or Completed Projects

This applicant has no previous projects that match criteria.

Location Information

Where is it?

The project will occur on public land owned or managed by the applicant

Site Description

Street Address, nearest intersection, or other descriptive location.

Street Address: 510 NE Seventh Street, Irrigon, OR 97844. Entrance to the Park is at the intersection of NE Tenth and Washington - travel through Park to Marina Parking Lot.

Directions to the site from the nearest highway junction.

Travel on I-84 to Hwy. 730 then travel to Irrigon. Turn North on NE Tenth Street, straight through two 4-Way stops into the Park.

Following project completion, public anglers will be allowed the following level of access to the project site:

Full access

Please describe what leases, easements, agreements are in place to ensure angler access to the project site, and what is the length of each agreement.

Irrigon Park & Recreation District has a long term Lease with the US Army Corps of Engineers that will end in 2028. This lease is expected to renew into another long term lease. Letter from US Army Corps of Engineers attached.

Dominant Land Use Type:

Rural residential

Project Location

General Project Location.

County:	Morrow
Town/City:	Irrigon
ODFW Dist:	Umatilla
Stream/Lake/Estuary Name:	John Day Pool
Sub-basin:	Columbia River

Specific Project Location.

Latitude	Longitude
45.8957	-119.4914

Project Summary

Project Summary

Please provide a couple sentence summary of the proposal.

Phase 1 of this project will include increased parking for anglers, fishing guides and their patrons and ADA access to restrooms because we have a very small parking lot now and only a port-a-potty nearby. We have eliminated the Fish Cleaning Station from this project.

Overall Project Goals

Describe the primary goals or outcomes of the entire project, including elements not requesting funding from R&E.

The primary goal of this project is to provide an expanded parking infrastructure that will accommodate the current users of the facility and includes ADA accessible restrooms, landscaping and fencing to meet local building requirements.

Primary objectives of R&E funding

Please describe the measurable objectives for the R&E portion of the funding request.

The R&E portion of this project is some of the expanded parking, ADA accessible restrooms for anglers using the Marina to be completed within the next year.

Current Situation/Justification

Please describe the current situation and explain why this funding is needed.

During weekends and fishing events at the Marina anglers use the current Marina Parking lot, the Day-Use and sports complex parking lots as well as parking along City streets. We consider this dangerous to pedestrians because of the over-crowding and hazardous parking habits by anglers. Funding is needed to provide expanded and designated parking for anglers and car parking for guide service and day use patrons.

Recreation and Commercial Benefit

This project will provide benefits to:

Recreational fisheries

Explain how this project will contribute to current (and/or potential) fishing opportunities, access, or fisheries management.

This project will contribute to current and potential fishing opportunities by providing better access to fishing opportunities through better parking and access to the launch ramp. Walleye is the prime fishing opportunity from the Marina year-round but smallmouth bass, salmon and steelhead are also very common and daily catch rates are high. No quantifiable information is available and this is a subjective evaluation based on current observations and feedback from public.

Percent benefit split between Commercial and Recreational anglers:

0 % Commercial
100 % Recreational

Please explain, or justify, how the percentage split was determined:

The Irrigon Marina is used primarily by Recreational anglers and they will benefit from the expanded access to the Columbia River. It is unknown if there are any Commercial anglers that use the facility.

This project has been identified as an ODFW priority for:

Statewide

Does this project directly support implementation of the ODFW Strategic Plan and/or current Fish Division priorities?

Please briefly explain when this was identified as a priority and what process or workgroup was used to identified this as an ODFW priority.

Identify any plan or other document that identifies this priority.

Statewide Boating Access Improvement Plan;

http://online.flipbuilder.com/ashley.massey/lhsj/mobile/index.html#p=172

Is this project part of an approved Salmon-Trout Enhancement Program (STEP) activity?
No

This project is intended to benefit the following species:

This project will benefit anglers or fishery by providing:
Angler Access

Angler Access

This project will:
Reduce barriers to fishing participation (i.e. ADA access, more parking, family friendly)

Choose the following that best describes the angling access provided by the project:
Restroom facility

Do similar access sites, facilities, or fisheries exist within 10 miles of the project site?
Unknown

Project Description

Schedule

Activity	Date	RE Funding
Clear area, remove debris and level for asphalt. This will be some of our In-Kind work for the OSMB Grant.	December, 2017	No
Install utilities, construct restrooms, lay asphalt,install curbing and fencing.	January, 2018	Yes
Landscaping, finish touches. Final inspections.	April, 2018	Yes

Permits

Permit	Secured?	Date Expected
USACE Permit	No	8/1/17
Local Planning Commission	No	8/1/17

Project Design and Description

Please describe in detail the methods or approach that will be used to achieve the project objectives.
We have worked with the Marine Board to develop conceptual designs for the project. The Marine Board will provide final designs that will be used to obtain a contractor to complete the project. The restroom will be ordered from State Price Agreement. All items completed will comply with Marine Board design guidelines for recreational boating facilities and meet current ADA requirements. The District will have administrative oversight of construction and inspections as well as providing force account labor and equipment to clear the existing grass and begin the leveling of the ground using volunteer labor, equipment, materials (fuel) and disposal of existing fencing, curbing, other hardscape/landscape materials and supplying all signage needed for the project.

Engineering

Does the project involve capital improvement, engineering, site grading or other construction?
Yes
Not associated with ODFW

Project Management and Maintenance

What is the life expectancy of R&E funded construction, structures, equipment, supplies, data or fishery?

The project has a 20-25 year useful life span with ordinary and routine maintenance. Routine maintenance consists of cleaning/stocking the restroom, inspecting the building. Restriping the parking area, occasional crack sealing. Inspect all aspects regularly and make repairs as necessary.

Who is responsible for long term management, maintenance, and oversight of the project beyond what is funded by R&E.

The Park District has managed the Marina for decades and anticipate continuing to do so. The District will maintain and pay for all necessary repairs, updating and replacement of equipment associated with this project through annually budgeted maintenance funds.

Will the project require ongoing maintenance?

Yes

Routine operation and maintenance is a necessary part of owning and operating public recreational facilities. The majority of operation and maintenance activities are cleaning, inspecting and keeping safe and functional for public use.

Is there a plan to collect baseline data and to conduct monitoring efforts to measure the effectiveness of the project?

Not necessary

Project Funding

Funding

Have you applied for OWEB funding for this project?

No

Has this proposal, or similar proposal for this project location, previously been denied by OWEB or other funding source?

[{"source":"Oregon State Marine Board","type":"Cash","secured":"Pending","dollarValue":322920,"comments":"Applied for grant funding. District will have in-kind labor/materials and matching cash. Total project $630,000."},{"source":"Irrigon Community Park & Recreation District","type":"Cash","secured":"Pending","dollarValue":90820,"comments":"Matching funds includes local grants totaling $40,000 and the balance will be District Funds."},{"source":"Irrigon Community Park & Recreation District","type":"In-Kind","secured":"Pending","dollarValue":70560,"comments":"Administrative Match and Force Account Match."}]

Other Funding Source	Type	Secured	Dollar Value	Comments
Oregon State Marine Board	Cash	Pending	322920	Applied for grant funding. District will have in-kind labor/materials and matching cash. Total project $630,000.
Irrigon Community Park & Recreation District	Cash	Pending	90820	Matching funds includes local grants totaling $40,000 and the balance will be District Funds.
Irrigon Community Park & Recreation District	In-Kind	Pending	70560	Administrative Match and Force Account Match.
		Total	484300	

Budget

Item	Unit Number	Unit Cost	In-kind or non-cash contributions	Funding from other sources	R&E Funds	Total Costs
PROJECT MANAGEMENT						
Project Supervision - Board Chairman	144	20.00	2880	0	0	2880
		SUBTOTAL	2880	0	0	2880
IN-HOUSE PERSONNEL						
Volunteer Labor Clearing/Grubbing - SF	40000	0.30	12000	0	0	12000
Volunteer Labor Demolition - LS	1	12000.00	12000	0	0	12000
		SUBTOTAL	24000	0	0	24000
CONTRACTED SERVICES						
Parking Lot: Mobilization - LS	1	53500.00	5885	41730	5885	53500
Parking Lot: Bonding & Insurance - LS	1	16950.00	1865	13221	1864	16950
Parking Lot: Materials Testing - LS	1	6000.00	660	4680	660	6000
Parking Lot: Project Survey & Layout - LS	1	6000.00	660	4680	660	6000
Parking Lot: Sedimentation Fence - LF	1000	4.20	462	3276	462	4200
Parking Lot: Stormwater - LS	1	25000.00	2750	19500	2750	25000
Parking Lot: Excavation - CY	750	18.00	1890	10125	1485	13500
Parking Lot: Geotextile Fabric - SF	40000	0.30	3660	7020	1320	12000
Parking Lot: Aggregate Base - CY	1500	54.00	8910	47385	24705	81000
Parking Lot: Cast-In-Place Curbs - LF	1200	24.00	5976	16848	5976	28800
Parking Lot: Asphaltic Concrete - TON	750	132.00	28375	59735	10890	99000
Parking Lot: Sidewalks - SF	2000	12.00	19000	2500	2500	24000
Parking Lot: Topsoil - CY	100	42.00	924	3276	0	4200
Parking Lot: Striping/Symbols, Durable - LS	1	19200.00	10820	6693	1687	19200
Parking Lot: Signs - LS	10	480.00	4800	0	0	4800
Lighting: Luminaries, Foundations & Poles - EA	3	6000.00	3960	14040	0	18000
Lighting: Electric - LF	475	30.00	3135	11115	0	14250
Restrooms: Water - LF	250	14.40	1098	2106	396	3600
Restrooms: Sewer - LF	375	24.00	2745	5265	990	9000
Restrooms: Lift Station - EA	1	30000.00	9150	17550	3300	30000
Restrooms: Flush Toilet - EA	1	55000.00	16775	32175	6050	55000
		SUBTOTAL	133500	322920	71580	528000
TRAVEL						
			0	0	0	0
		SUBTOTAL	0	0	0	0
SUPPLIES/MATERIALS						
			0	0	0	0
		SUBTOTAL	0	0	0	0
EDUCATION/OUTREACH						
			0	0	0	0
		SUBTOTAL	0	0	0	0
EQUIPMENT						
			0	0	0	0
		SUBTOTAL	0	0	0	0
FISCAL ADMINISTRATION						
Clerical Support, Clerk	69	14.50	1000	0	0	1000
		SUBTOTAL	1000	0	0	1000
		BUDGET TOTAL	161380	322920	71580	555880

Internal Review Results

Review Score: 1.4 out of 3

(0 = Do Not Fund, 1 = Strengthen Proposal, 2 = Recommend, 3 = Strongly Recommend)

Summary of Review Team Comments

While the review team was generally supportive of access improvements at this site, the application lacked the details necessary for this proposal to be fully evaluated. The team felt they did not have enough details to understand what was being proposed and fully evaluate the proposal. The review team scores included six 1s, and four 2s

Specific Review Team Comments

The application speaks to expanded parking, but a nearly half of funds are for a fish cleaning station, shelter and utilities but there is almost no description, justification, or operations plan provided for that portion of the work. this needs to be added to the application.

If recommended this project should be conditioned upon receipt of other funds.

There is no description of the current facility (other than a brief summary in the OSMB memo)for comparison to the proposal.

While the need for enhanced parking is supported, there is minimal justification included in the application to support why anglers should cover $70-80k. There are many users of the ramp and OSMB determined the amount of non-boating use and would not cover that cost. Anglers should only be asked to cover an equitable amount and not provide day use spaces for swimming and park users. This needs to be spelled out much better and the amount being requested needs to be clearly justified and tied to angler benefit/use.

Specific Review Team Questions

While the fish cleaning station is a direct benefit to anglers there is no justification for the addition of this station. How much use will it get? How will it be routinely maintained/cleaned. What will happen to the waste? Is there a local company that will accept/dispose of the fish waste?

Although the Fish Cleaning Station would get a lot of use, it has recently come to our attention that the Fish Cleaning Station is not a practical addition to our Marina at this time, and the Park Board will need to further review that portion of the Grant Application. It is the consensus of the majority of our Board that we eliminate that portion of the project.

It has also come to our attention that anglers can legally clean their fish and dump remains into the Columbia River now, so we will be posting that information and hopefully will no longer need the fish cleaning station.

OSMB presented several concepts, please explain why Option A was chosen over the others.

The Board of Directors decided upon Option A because it provides pull-in parking for our anglers and if this method works well, we will likely opt to have it the same way in Phase 2 which will be resurfacing our existing parking lot. Option A also provides a greater number of single car parking, which not only helps with day use parking (very small percentage) but also the guide services that operate out of our Marina and their clients. The single car parking that we currently have, is mostly used by the guide service clients and anglers fishing from the banks/jetty. We feel that Option A best utilizes the limited amount of space we have available for expansion.

Please expand on the number of peak use days that result in overflow parking into the community

streets. Is the increased parking sufficient to solve the current offsite parking problems, or is the use high enough that it will remain? How often does the overflow parking occur- regularly, just during peak seasons, weekends? Estimate/survey of current use? How many cars/anglers a day/week/month? What's the nearest similar facility?

From early spring when the water temperature comes up through late fall are our peak times for fishing the Columbia from our Marina. Mondays, Tuesdays, Wednesdays the Marina Parking Lot is usually about half full. Thursdays, Fridays, Saturdays and Sundays the Marina Parking Lot is overflowing. The Proposed Parking would generally cover the overflow parking problems, although there will still be times when the overflow will be used. Peak Season in the Irrigon Marina is during the Walleye Season. Please see the attached article. Even though it is dated in 2010, the information still applies. http://www.gameandfishmag.com/fishing/fishing_walleyes-fishing_wo_0605_02/

The photos appear show a lot that is not full and in good shape relative to other facilities in the state. Given the apparently much greater need in so many other places, why should a large portion of our limited budget be used here? What's the truly compelling/urgent need?

On the particular day that the photos were taken, the Marina Parking Lot was full, and all of the photos show the over-flow parking, i.e., the Little League Field, City Street, Day Use and outer edges of the Marina Parking Lot. We have attached photos of the Marina Parking Lot that same day. The truly, compelling urgent need is that we need to have the boaters use the designated areas for safety reasons. When events are happening in the Day Use areas it is extremely dangerous for Boaters to be parking in the Day Use Area, where small children and elderly are moving from the parking area to the park. Please review under "Public Comment" the letter from Bill Duke, ODFW Biologist, Pendleton.

When will the pending funds from the Oregon Marine Board and the Parks and Recreation District be secured?

The Oregon State Marine Board Funds have been awarded and the Park District funds are available. Both will be available when the Notice to Proceed is issued.

Additional Files

Budget Information

Budget Information	*Conceptual Cost Estimate*

Maps

Map	*Area Location Map*

Photos

Photos	*Photo 1*
Photos	*Photo 3*
Photos	*Photo 2*
Photos	*Photo 4*
Photos	*Photo 5*
Photos	*Photo 6*
Photos	*Photo 7*
Photos	*Photo 8*
Photos	*Photo 9*
Photos	*Photo 10*
Photos	*Photo 11*

Design Information

Design Information	*Conceptual Drawing Option A*
Design Information	*Conceptual Memo*

Management Plans and Supporting Documents

Management Plan	*Management Plan*

Permits and Reviews

Permits and Reviews	*Local Planning Review*
Permits and Reviews	*USACE Permitting Memo*
Permits and Reviews	*USACE Control and Tenure Letter*

Partnerships

Partnerships	*Oregon State Marine Board Grant Application*

Public Comment

Administrative	*Cover Letter*
Public Comment	*Neighbor Letter of Support Patti Burres*
Public Comment	*Neighbor Letter of Support Michelle Hagen*
Public Comment	*Neighbor Letter of Support Max & Loa Renick*
Public Comment	*Letter of Support Local Fisherman Glenn Maret*
Public Comment	*Letter of Support ODFW Biologist Bill Duke*

Administrative Documents

Administrative	*Racial and Ethnic Impact Statement*
Administrative	*Signature Authorization Page*

Completion Report

A completion report has not been submitted for this project.