R & E Grant Application 17-19 Biennium

Project #: 17-051

Irrigon Marina Parking Lot Expansion Project

Project Information

Requested Cycle:	17-5
R&E Project Request:	$71,580
Other Funding:	$484,300
Total Project:	$555,880
Spending Start Date:	1/1/2019
Spending End Date:	6/30/2019
Project Start Date:	1/1/2015
Project End Date:	6/30/2022
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
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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.

Irrigon Marina is at River Mile 281.9. Street Address: 510 NE Seventh Street, Irrigon, OR 97844. Entrance to the Irrigon Marina Park is at the intersection of NE Tenth and Washington - Travel north on NE Tenth from Hwy. 730 to Park entrance, continue ahead, past day use area and existing restroom, to the Marina boat launch and parking area at far west end of the Park. (Turn right at the entrance for the sports complex and associated lower and upper level parking levels.)

Directions to the site from the nearest highway junction.

Travel on I-84 to Exit 168 to Highway 730/Irrigon (168 miles east of Portland Oregon and 40 miles west of Pendleton). Travel approximately 7.5 miles to Irrigon, then turn North on NE Tenth Street, straight through two 4-Way stops into the Irrigon Marina.

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. A 2016 "Control and Tenure" letter from the Corps is attached under Administrative documents.

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.

The project goal is to increase angler access by expanding a parking area and adding an ADA-

compliant restroom near the boat launch. Successful completion will enhance access for disabled or elderly anglers, and improve the quality of the angling experience for recreational anglers and professional guides utilizing the Irrigon Marina.

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 improve angler opportunities by expanding the parking infrastructure for the boat launch, to include ADA-compliant restrooms, both of which will improve not only access for disabled or elderly anglers, but also the quality of the angling experience for all anglers and boaters.

Phase 2 of the project (not included here) will involve re-surfacing and re-striping the existing launch area parking lot to bring it up to date with current design standards for boat trailer parking.

Upon completion of this project, the angling experience will be improved because of nearby trailer parking and an accessible restroom. In addition, conflicts with other park users will be reduced, emergency access will be maintained, and safety will be improved for both pedestrians and drivers.

Primary objectives of R&E funding

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

The funding from the R&E program will be used to complete the construction of a new parking lot and ADA-compliant restroom at the Irrigon Marina by the end of June, 2019.

Current Situation/Justification

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

This funding is needed to improve parking and sanitation infrastructure at the heavily used Irrigon Marina Park to enhance angler access and the quality of the angler's experience. For a description of the Marina's popularity, see "5 Hotspots for Columbia River Walleyes" at www.gameandfishmag.com/fishing/fishing_walleyes-fishing_wo_0605_02/.

When the launch ramp trailer parking area fills, boaters park around the edges. As the edges fill, boaters then start parking in the lower (southern) portion of the next lot to the east, which is intended for the day users of the park, but has a few "overflow" boat trailer parking spaces along the southern edge. When the overflow parking becomes full, boaters are forced use city streets adjacent to the park or the graveled parking lot of the sporting complex to the east of the park entrance (almost 1000 feet away from the ramp), or, unfortunately, boaters choose to park across multiple single vehicle spaces. Although the District maintains a portable toilet at the launch ramp, the nearest restroom is over 550 feet away from the ramp (OSMB recommends sanitation facilities be located within 200 feet, with a maximum distance of 400 feet). See satellite view and photos with index (Photos).

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.

The ODFW Umatilla District Fish Biologist (see letter in Public Comments) notes that the Irrigon Marina Park “provides angler's access to the Columbia River's salmon, steelhead, walleye, bass and sturgeon populations.” He expresses ODFW’s support for the project stating that “The boat ramp was replaced in 2015, and since completion use of the new ramp has consistently exceeded the existing parking facilities. [This project] will allow for better traffic flow and provide the additional parking space needed to better handle the use at this popular boat ramp.”

OSMB states that “The parking lot configuration was designed when the facility was built circa late 1960s-early 1970s. The parking stalls are short (38-feet) for the size of many tow vehicles and boat trailers that currently use the facility. As a result of longer vehicles with trailers, they extend into the travel lanes making it difficult to use the parking area." The OSMB concluded that “the development of additional parking will improve boater safety and relieve congestion…,” and observed that with the current restroom more than 550 feet away from the ramp, “installing a two-stall restroom near the boat ramp will be a welcomed relief for boaters” (see OSMB Grant Description).

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.

The OSMB Six Year Plan for Boating Facilities identifies improved parking and sanitation infrastructure at the Irrigon Marina as a medium priority. See page 57 of Plan (Management Plans).

This project helps achieve the 25-Year Recreational Angling Enhancement Plan goal to “Develop and maintain access to water bodies to provide diverse angling opportunities.” See Section IV(f) (Management Plans).

Is this project part of an approved Salmon-Trout Enhancement Program (STEP) activity?

Yes

STEP recognizes that volunteers play an important role in the restoration of salmon, steelhead and trout and one of its first goals (set forth at OAR 635-009-0100(2)(a)) is to “Provide the greatest possible opportunity for citizen volunteer participation in achieving the Department’s management objectives.” The Irrigon Park District will be utilizing a significant amount of volunteer time to complete the site preparation, as outlined elsewhere in this application.

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, 2018	No
Install utilities, construct restrooms, lay asphalt,install curbing and fencing.	January, 2019	Yes
Landscaping, finish touches. Final inspections.	April, 2019	Yes

Permits

Permit	Secured?	Date Expected
Land Use Permit - US Army Corps of Engineers	No	8/1/18
Building Permit - City of Irrigon	No	8/1/18

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. The Park District, through the on-site caretaker, vendors, and volunteers, will be responsible for ongoing maintenance of the parking lot and restrooms.

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":"Secured","dollarValue":322920,"comments":"Grant Request approved July 7, 2017."},{"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	Secured	322920	Grant Request approved July 7, 2017.
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

Additional Files

Budget Information

Budget Information	*Conceptual Cost Estimate*

Maps

Map	*Area Location Map*

Photos

Aerial Satellite View of Irrigon Marina Park	*PDF of Google Satellite View*
Index to Attached Photos	*Index to photos with a link to google satellite view*
Photo #1	*Day Use Parking Near Park Entrance*
Photo #10	*Marina Parking Lot Looking East*
Photo #11	*Marina Parking Lot from Launch Ramp*
Photo #2	*Day Use Parking Near Park Entrance*
Photo #3	*Day Use Lower Parking Lot*
Photo #4	*Day Use Lower Parking Lot*
Photo #5	*Sports Complex Parking Lot*
Photo #6	*City Street Near Park Entrance*
Photo #7	*Entering Marina Parking Lot*
Photo #8	*Single Car Parking Near Launch Ramp*
Photo #9	*Marina Parking Lot Looking West*

Design Information

District's Preferred Site Plan Option	*District-preferred Site Plan, showing both phase 1 and phase 2*
OSMB 2014 Conceptual Design Memo	*OSMB Conceptual Design Memo 11-06-2014 Jantze without attachment*
OSMB 2014 Conceptual Designs	*OSMB Existing and Conceptual Site Plans*
OSMB May 2015 Conceptual Designs	*OSMB May 215 Existing and Conceptual Site Plans*

Management Plans and Supporting Documents

25-Year Recreational Angling Enhancement Plan	
Management Plan Final R&E Application	*Management Plan for Parking Area and Restroom*
OSMB Six Year Plan for Boating Facilities	

Permits and Reviews

City of Irrigon Site Review 04-28-2017	*Results of the City of Irrigon's initial Site Review of the proposed project. Includes statement of support.*
LUR status update from USCOE 02-23-2018	

Partnerships

OSMB Approval of Irrigon Grant 1584 07-10-2017	
OSMB Grant 1584 Description 07-07-2017	*OSMB Description of the Irrigon Marina parking lot prject, including existing conditions and use*

Public Comment

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

Irrigon Park District Cover Letter 02-23-2018

Irrigon Park District Racial and Ethnic Statement

Irrigon Park District Signature Authorization Page

US Army COE Control and Tenure Letter — *US Army COE Control and Tenure Letter - Irrigon Marina*

Completion Report

A completion report has not been submitted for this project.