

**WENATCHEE PLANNING COMMISSION
SCHEDULED MEETING
March 16, 2022
WENATCHEE CITY HALL COUNCIL CHAMBERS
301 Yakima Street, 2nd Floor
Wenatchee, WA 98801
5:30 PM**

AGENDA

I. CALL TO ORDER AND WELCOME

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the last regular meeting on February 16, 2022.

III. PUBLIC COMMENT PERIOD

Comments for any matters not included on the agenda.

IV. OLD BUSINESS

None

V. NEW BUSINESS

A. Work session: Amendments to WCC10.10 District Use Chart

VII. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1.)

MINUTES

I. CALL TO ORDER

Chair Rani Sampson called the meeting to order at 5:30 p.m., with the following members in attendance: Ace Bollinger, Joe Gamboni, Susan Albert, and Lael Gaston. Commissioner Josh Jorgensen was absent.

City Planning staff was represented by: Stephen Neuenschwander, Planning Manager; Matt Parsons, Associate Planner; Gary Owen, City Engineer; Emma Honeycutt, Project Engineer; and Darci Mattioda, Public Works Utility Planner.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting on January 19, 2022.

Commissioner Ace Bollinger moved to approve the minutes of the January 19, 2022 regular meeting. Commissioner Joe Gamboni seconded the motion. The motion carried.

III. PUBLIC COMMENT PERIOD

There was no public comment or public present.

IV. OLD BUSINESS

None

V. NEW BUSINESS

Chair Rani Sampson provided the explanation of hearing procedures and appearance of fairness.

A. Public Hearing: Public Works – Updates to WCC Title 11 Chapters 11.20 and 11.24

Darci Mattioda, Public Works Utility Planner, presented the staff report.

Commissioners asked questions of staff.

Chair Rani Sampson asked if there was any public comment. There were no members of the public present.

Chair Rani Sampson closed the public hearing and opened deliberations of the board.

Commissioner Ace Bollinger moved to approve the proposed amendments to Chapters 11.20 and 11.24 of the Wenatchee City Code, based upon the suggested findings of fact and conclusions of law at the conclusion of the staff report. Commissioner Joe Gamboni seconded the motion.

Stephen Neuenschwander, Planning Manager, advised Commissioners that staff would ask them to clarify the approval of proposed amendments contained in the revised design standards that they had received at the start of the meeting.

Commissioner Bollinger advised that he would retract his original motion.

Commissioner Bollinger moved to approve the proposed amendments to Chapters 11.20 and 11.24 of the Wenatchee City Code, based upon the suggested findings of fact and conclusions of law as contained in the staff report; and as presented in the revised document marked Exhibit A dated 02/16/22. Commissioner Gamboni seconded the motion. The motion carried.

B. Presentation: 2022 Work Plan

Stephen Neuenschwander, Planning Manager, discussed projects that staff was working on in 2022 and projects that would continue into 2023 and 2024.

VI. OTHER

None

VII. ADJOURNMENT

With no further business to come before the Planning Commission, Chair Rani Sampson adjourned the meeting at 6:21 p.m.

Respectfully submitted,

CITY OF WENATCHEE
DEPARTMENT OF COMMUNITY DEVELOPMENT
Kim Schooley, Administrative Assistant



**City of
Wenatchee**

DEPARTMENT OF COMMUNITY DEVELOPMENT

Public Services Center

1350 McKittrick Street, Suite A

Wenatchee, WA 98801

(509) 888-3200

Fax (509) 888-3201

TO: City of Wenatchee Planning Commission

FROM: Community Development Staff

SUBJECT: Proposed amendments to WCC10.10 District Use Chart

DATE: March 9, 2022

Attachments

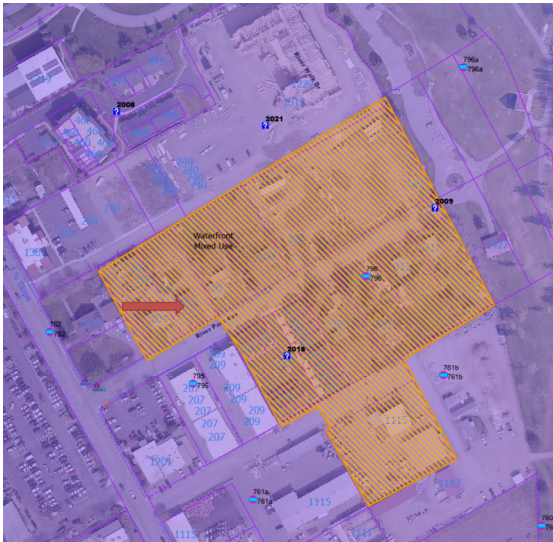
Staff has put together a small package of code amendments for you to discuss in a workshop setting. The proposal to permit duplexes to be built in the Residential-Recreation Overlay (RRO) is brought to you at the request of the mayor. Staff has also added two other proposed amendments for your consideration and discussion which are discussed later in this memo.

Duplexes in RRO

At the request of the mayor's office, the Planning Division has been asked to look at whether or not duplexes in the Waterfront Mixed-Use District's Residential-Recreation Overlay (RRO) are consistent with the comprehensive plan and the Waterfront Sub-Area Plan. Currently the WMU and RRO allows for new residential development in the form of townhomes and multifamily. Definitions of "Townhouse" and "Dwelling, multifamily" are included below:

- [WCC10.08.135](#) Definitions "T": "Townhouse" means a row of at least three attached housing units, constructed to a townhouse standard per International Residential Code (IRC) R302 as amended. Each unit has its own front access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common walls. Townhouse design standards are set forth in WCC [10.47.130](#).
- [WCC10.08.055](#) Definitions "D": "Dwelling, multifamily" means three or more attached residential dwelling units on one lot or parcel. Multifamily developments are subject to the provisions of WCC [10.47.150](#).

A screenshot of the RRO in the online zoning map is included below:



The RRO and the WMU have their origin in the [Waterfront Subarea Plan](#) (attached) which has been adopted as part of the [Comprehensive Plan](#). The plan envisions the RRO as a neighborhood encouraging new low-rise residential uses and mixed-use development with an emphasis on residential and recreational facilities. The land use chart on page 9 of the plan (included below) identifies uses and provides a general description. The chart describes residential as multi-family.

Use	Proposed Zoning Districts			
	Mixed-Use	Pedestrian Overlay	Residential + Recreation Overlay	Industrial (existing)
STREET LEVEL				
Pedestrian-Oriented Commercial	λ	λ	λ ¹	λ
General Commercial	λ		λ ¹	λ
Lodging	λ	λ	λ	λ
Office	λ		λ ¹	λ
Recreational	λ	λ	λ	
Residential	λ		λ	
Industrial/Manufacturing/Wholesale				λ
UPPER FLOORS				
Festival Retail	λ	λ		λ
General Commercial	λ			λ
Lodging	λ	λ	λ	λ
Office	λ	λ		λ
Recreational	λ	λ	λ	
Residential	λ	λ	λ	

DESCRIPTION OF USES

- **Pedestrian-Oriented Commercial** – Retail food and merchandise stores up to 20,000 square feet in gross floor area, restaurants and clubs, most personal and professional services.
- **General Commercial** – Retail food and merchandise stores, restaurants, personal and professional services, laundromats, and appliance repair and rental.
- **Lodging** – Hotels, motels, and time-shares.
- **Office** – Professional office.
- **Recreational** – Private indoor and outdoor recreational uses.
- **Residential** – Multi-family residential uses.
- **Industrial/Manufacturing/Wholesale** – Manufacturing, assembling, warehousing, repairing, fabricating, and processing, as designated in the Wenatchee Municipal Code.

λ = Permitted Use; No Symbol = Use not permitted

1. These uses are permitted on the ground floor of the Waterfront Recreational + Residential District as long as recreational or residential are the dominant uses of the site

The text of the plan does not list specific housing types except for the term “multi-family” and doesn’t address the scale of development (building height, massing, etc) except for the term “low-rise residential uses” in regard to the RRO. The use of the term “low-rise residential uses” is unique in the plan to the RRO and is not defined. It should be noted that the renderings provided in the Waterfront Plan (see screenshots below from page 25 of the Waterfront Subarea Plan) indicate a general scale of

development that is intended in this area and the adopted code in Title 10 WCC limits residential development to multifamily and townhomes.



The dimensional standards for WMU are found in [WCC10.46.030](#) and for PO and RRO in [WCC10.46.050](#). The intensity of urban development, in the WMU, is established with the high building heights and the lack of setbacks. The RRO is less intense, with just a 60 ft building height (originally 4 stories when first adopted) rather than 90ft (6 stories and 90ft when first adopted) but this is still intense development especially for Wenatchee and including the current development in the WMU. In the WMU and its' overlays, there is not a minimum density described in the subarea plan or comprehensive plan but the combination of pictures and text set the vision and projected intensity of future development that was intended.

Below are two relevant policies found in the Wenatchee Urban Area Comprehensive Plan with some discussion of each:

- Goal 9 Policy 1 in the Land Use Element of the [Wenatchee Urban Area Comprehensive Plan](#) reads as follows: "Create a series of development nodes or focal points along the waterfront – each with a different type of setting, different mix of land uses, design emphasis, and park improvements." The RRO is supposed to be one of those unique "nodes" and it seems clear that a slightly lower intensity of development was intended.
- Goal 9 Policy 2 in the Land Use Element of the [Wenatchee Urban Area Comprehensive Plan](#) reads as follows: "Provide a variety of housing types on the waterfront to increase pedestrian activity and vitality, increase the market for area businesses, and accommodate a significant share of the city's projected population growth". Since the waterfront is meant to accommodate "a significant share of the city's projected population growth", allowing a lower density housing type, even in a small area, hinders that objective.

The Waterfront Subarea Plan was first adopted by the council under Resolution 2004-05 but was not made a part of the comprehensive plan until the passage of Ordinance 2007-07. The corresponding zoning code and map was adopted under Ordinance 2007-34. The definition of "Dwelling, multi-family" found in that ordinance's version of WCC10.08.055 was as it appear in the screenshot below from page

15 of [Exhibit A from Ordinance 2007-34](#):

“Dwelling, multi-family” means a residential structure containing three or more dwelling units.

In the District Use Chart on page 35 of Ordinance 2007-34’s Exhibit A (see screenshot below) we find what uses were allowed at that time. A duplex was not permitted but a “1-2 unit dwelling” was permitted if not occupying grade level commercial street frontage. Staff is unsure about how this was handled at the time but appears to authorize a two-unit residential structure that does not occupy grade level commercial street frontage in the RRO.

District Use Chart																	
P = Permitted use P ₁ = Permitted, not to occupy grade level commercial street frontage. AU= Accessory use C = Conditional use ~ = Prohibited use M = Permitted use in a Corridor Mixed Use project within the MRC Overlay																	
Uses	Commercial Districts				Mixed Use Districts			Residential Districts				Overlay Zones					
Recreation, Outdoor Commercial	~	C	~	P	C	~	~	~	~	~	~	~	~	~	~	C	
Recreation, Neighborhood	~	~	P	~	~	C	C	C	C	C	C	~	~	M	~	~	
Recreational Vehicle Parks	~	~	~	~	C	~	~	~	~	~	~	~	~	~	~	C	C
Residential RRO																	
Single-Family Dwelling	~	~	~	~	~	P	P	P	P	P	P	~	~	P	~	~	
Duplex	~	~	~	~	~	P	P	~	~	P	P	~	~	P	~	~	
1-2 unit dwellings	P ₁	P ₁	P ₁	~	~	P	P	~	~	~	P	P ₁	P ₁	P	~	P ₁	P ₁
3-8 unit dwellings	P ₁	P ₁	P ₁	~	P	P	P	~	~	~	P	P ₁	P ₁	P	~	P	P
9-13+ unit dwellings	P ₁	P ₁	P ₁	~	P	P	P	~	~	~	P	P ₁	P ₁	P	P	P ₁	P

Townhomes, or “attached single family dwellings” as they were referred to in our code prior to the housing code update, where only permitted in the waterfront starting in 2016 with the passage of Ordinance 2016-22 and they were only allowed in the PO and RRO.

In contrast to the need to accommodate a lot of housing units, the divided ownership of the land in the RRO should be acknowledged as an important factor when considering when types of development can reasonably be achieved in this area. The underlying plat for most of the RRO is River Park Addition (AFN 121469) which includes a series of 0.39 acre lots. Redevelopment in the RRO to this point has occurred on a single subdivided divided lot as well as multiple lots combined for a larger development. Below is an analysis of properties in the overlay district that provide examples of what densities can be

achieved both with multiple lots and with just one lot. Please note that the following density figures utilize the calculation method described in [WCC10.46.110](#).

- The townhouse development at 301 Riverpark Ave is built at a density of nearly 15 units per acre. This development includes 2 lots from the River Park Addition plat.



- The approved but not yet constructed “Riverfront Place Townhomes” located at 308 River Park Ave has a density of nearly 17 units per acre. This development includes 4 lots from the River Park Addition plat. Below is a rendering from the application materials and a screenshot of the vacant site where they were approved for construction.



- A redevelopment of a single lot of the original River Park Addition includes a fourplex located on the back lot and a single-family home located on the front lot. The 5 units on the underlying River Park Addition lot come out to nearly 11 units per acre.



- City staff is currently working with the property owner at 210 River Park Ave. This site currently has two units which gives it a density of 4 units per acre. If a triplex was built at the back of the lot, which is compliant with current code, nearly 11 units per acre would be achieved. If the code were changed and a duplex approved and built here then this site would achieve a density of 9 units per acre.



Live-work dwellings in PO and RRO

Currently, the residential use type “Live-work dwelling” is permitted in WMU but not PO or RRO. Both Riverside 9 and the Pierre Street Apartments are located in the PO and were built with live-work dwellings but when it was established as an actual use with the housing code update, was not listed as permitted in the PO or RRO. Staff is proposing a change to include Live-work dwellings as a permitted use in these overlays with a new footnote that specifies that the residential portion of the use must be part of a residential use that is otherwise permitted such as multi-family or townhouse.

Home occupation-mailing address only in zoning districts where housing units are permitted

Under current code, a home occupation and home occupation mailing address only business license would not be issued in certain commercial and mixed-use districts despite various residential housing types being permitted. Staff is proposing that “home occupation mailing address only” be permitted in all zoning districts where residential uses are permitted. The distinction between “home occupation” and “home occupation, mailing address only” is that the later does not involve customers coming to the residence. So in these districts where we would only allow “home occupation, mailing address only” an applicant would need to find or convert a commercial space suitable for their business if they want to have customers come to their place of business.

Discussion

Staff welcomes the feedback and discussion of the planning commission on the proposed code amendments in the attached document.

Next steps

The direction that staff has received for code amendment related to duplexes in RRO is to bring it to council using the expedited review process. That would mean going out for public comment soon after this workshop then holding a public hearing at the April 20 planning commission meeting and holding a public hearing with the city council on May 12.

Proposed Amendments to Section 10.10.020 District Use Chart – March 16, 2022 Planning Commission Workshop

10.10.020 District use chart.

The use chart located on the following pages is made a part of this section. The following acronyms have the following meanings, as used in the use chart that is part of this section:

District Use Chart																			
P = Permitted use P1 = Permitted, not to occupy grade level commercial street frontage AU = Accessory use C = Conditional use C1 = Conditional use, not to occupy grade level commercial street frontage ~ = Prohibited use M = Permitted use in a corridor mixed use project within the MRC overlay																			
Uses	Commercial Districts						Mixed Use Districts			Residential Districts				Overlay Zones					
	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO
Residential																			
Single-family dwelling (WCC 10.47.050)	P ₁₀	P ₁₀	P ₁₀	P ₁₀	~	~	~	P	P	P	P	P	P	~	~	P	~	~	~
Single-family cluster (WCC 10.47.060)	~	~	~	~	~	~	~	~	~	P	P	P	~	~	~	~	~	~	~
Single-family courtyard (WCC 10.47.070)	~	~	~	~	~	~	~	~	~	~	P	P	P	~	~	~	~	~	~
Cottage housing (WCC 10.47.080 – 10.47.090)	~	~	~	~	~	~	~	P	P	~	P	P	P	~	~	P	~	~	~
Duplex (WCC 10.47.100)	~	P ₁₀	P ₁₀	P ₁₀	~	~	~	P	P	P	P	P	P	~	~	P	~	~	~
Patio homes (WCC 10.47.110)	~	~	~	~	~	~	~	~	P	P	P	P	P	~	~	P	~	~	~
Courtyard housing (WCC 10.47.120)	~	~	P	~	~	~	~	P	P	~	~	P ₆	P	P	~	~	P	~	P
Townhouses (WCC 10.47.130)	~	~	P	P ₁₂	~	~	~	P	P	~	~	P ₆	P	P	~	~	P	~	P
Live-work dwellings (WCC 10.47.140)	~	P	P	P	~	~	P	P	P	~	~	~	~	~	P	P	P	~	~
Multifamily dwellings (WCC 10.47.150)	P ₁₁	P	P	P ₁₂	~	~	P	P	P	~	~	~	P	P	P ₁₁	P ₁₁	P	~	P
Mixed use building or development (WCC 10.47.160)	P	P	P	P	~	~	P	P	P	~	~	~	~	~	P	P	P	~	P
Accessory structure, residential (WCC 10.48.030)	~	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	P
Accessory dwelling unit (ADU) (WCC 10.47.040)	P ₁₄	P ₁₄	P ₁₄	P ₁₄	~	~	~	P	P	P	P	P	P	~	~	P	~	~	~
Adult family home	AU	AU	AU	AU	~	~	AU	P	P	P	P	P	P	~	~	P	~	~	~
Bed and breakfast (WCC 10.48.050)	P	~	~	~	~	~	P	P	P	C	P	P	P	P	~	P	~	P	P
Transient rental ⁵	P	~	~	~	~	~	P	P	P	~	~	~	~	~	P	~	P	~	P
Family day care (12 or fewer children) (WCC 10.48.080)	AU	AU	~	AU	~	~	AU	P	P	P	P	P	P	~	~	P	~	~	P
Farm animals, large and small (WCC 10.48.060)	~	~	~	~	~	~	~	P	P	~	P	P	P	~	~	P	~	~	~
Group home (six or less)	~	~	~	~	~	~	~	P	P	C	P	P	P	~	~	P	~	~	P

Proposed Amendments to Section 10.10.020 District Use Chart – March 16, 2022 Planning Commission Workshop

District Use Chart																				
P = Permitted use P1 = Permitted, not to occupy grade level commercial street frontage AU = Accessory use C = Conditional use C1 = Conditional use, not to occupy grade level commercial street frontage ~ = Prohibited use M = Permitted use in a corridor mixed use project within the MRC overlay																				
Uses	Commercial Districts						Mixed Use Districts			Residential Districts				Overlay Zones						
	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Group home (seven or more)	P1	P1	P1	P1	~	~	C	C	C	C	C	C	C	P	P1	P1	C	C	C	C
Home occupation (WCC 10.48.100)	~	~	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	P
Home occupation, mailing address only (WCC 10.48.090)	P~	P~	P~	P~	~P	~	~P	P	P	P	P	P	P	P	P~	~P	P	~	~P	P
Manufactured home ¹ (WCC 10.48.150)	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Manufactured home, designated (WCC 10.47.020)	~	~	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Manufactured/ mobile home park (as a residential planned development) (Chapter 10.42 WCC)	~	~	~	~	~	~	P ₁₀	P ₁₀	P ₁₀	~	P ₁₀	P ₁₀	P ₁₀	P ₁₀	~	~	P ₁₀	~	~	~
Manufactured home community (WCC 10.47.180)	~	~	~	~	~	~	~	~	~	~	P	P	P	~	~	~	~	~	~	~
Mobile home ² (WCC 10.48.150)	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Modular home (WCC 10.48.150)	~	~	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Residential planned developments (Chapter 10.42 WCC)	Residential planned developments are permitted only when approved prior to November 7, 2019.																			
Student housing	~	~	~	~	P	~	~	P	~	~	~	~	C	P	~	~	P	~	~	~

¹ Manufactured homes are permitted only within a mobile/manufactured home park.
² Mobile homes are permitted only within a mobile/manufactured home park.
³ Storage containers in the NWBD/SWBD must be 100 percent screened from the public right-of-way.
⁴ Marijuana production is permitted indoors only; no outdoor production is allowed.
⁵ Code reviser’s note: Ordinance 2009-08 added transient rentals as a permitted residential use. Ordinance 2014-32 inadvertently omitted transient rentals from the district use chart. The use has been restored here per the city’s intent.
⁶ Townhouses and courtyard housing in this zone are limited to no more than four attached units in one structure.
⁷ Storage of building materials or equipment rental supplies in the NWBD north of the Wenatchee River shall be located to the rear of buildings, fully screened from view of any public right-of-way, and not located within 200 feet from the edge of the public right-of-way.
⁸ Mini-storage and all associated uses in the NWBD north of the Wenatchee River shall be located within a completely enclosed building.
⁹ Adaptive reuse of drive-in or drive-through facilities in existence as of May 9, 2019.
¹⁰ Only such uses in existence as of November 7, 2019, are considered a permitted use.
¹¹ Subject use is not allowed on the ground level designated pedestrian-oriented streets (per Figure C.1.d. in the Residential Design Guidelines).
¹² For street corner sites, the townhouses and multifamily uses are allowed on the ground level provided permitted nonresidential uses and/or live-work dwellings occupy the portion of the building within 50 feet of the corner property line (see Figure 10.10.020 as an example). Exception: The subject use is allowed on street corner ground-level building frontages or other street frontages provided the development integrates permitted nonresidential uses and/or live-work dwellings within buildings along at least 75 feet of either street’s building frontage or, in the case of a single frontage, within that specific frontage.

Proposed Amendments to Section 10.10.020 District Use Chart – March 16, 2022 Planning Commission Workshop

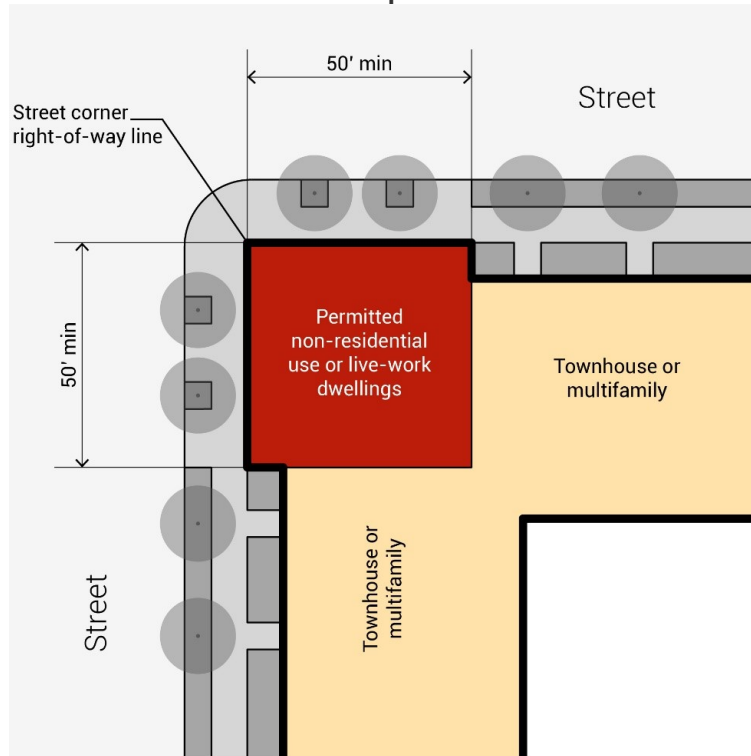
¹³ Only permitted when located on land and within a structure or facility owned by an institution of higher education.

¹⁴ Only permitted as an accessory use to a single-family dwelling in existence as of November 7, 2019.

¹⁵ Only permitted when the residential part of the live-work dwelling is a housing type that is also permitted in the applicable zoning district or overlay.

Figure 10.10.020

Clarifying ground-level use residential use provisions on a corner site in the CN zone.



(Ord. 2020-35 § 3 (Exh. A); Ord. 2020-11 § 2 (Exh. A); Ord. 2019-35 § 4; Ord. 2019-30 § 1 (Exh. B); Ord. 2019-18 § 2; Ord. 2018-12 § 1 (Exh. B); Ord. 2017-31 § 1 (Exh. B); Ord. 2016-36 § 2; Ord. 2016-22 § 1 (Exh. B); Ord. 2015-36 § 1 (Exh. B); Ord. 2014-32 § 1 (Exh. B); Ord. 2013-41 § 1 (Exh. B); Ord. 2011-57 § 2; Ord. 2011-49 §§ 5 (Exh. C), 6 (Exh. D) and 7 (Exh. E); Ord. 2011-24 § 6; Ord. 2011-19 § 2; Ord. 2011-18 § 6; Ord. 2011-01 § 3; Ord. 2010-25 § 3; Ord. 2010-03 § 1 (Exh. A); Ord. 2009-17 § 1; Ord. 2009-08 § 3; Ord. 2007-34 § 2 (Exh. A))



Wenatchee Waterfront

Sub-Area Plan



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INTRODUCTION

In 2003, the City of Wenatchee and the Chelan County Public Utility District developed a long range plan to address goals and objectives for future waterfront development. The process took into consideration considerable public input and growth projections for the next 20 years which suggest Wenatchee's population will increase by over 50%. The plan that follows builds on the existing conditions as shown in the figure below. The Goals and Objectives section looks at the Waterfront as a whole and identifies what needs to happen on a global perspective. The Plan Elements section defines the land use, circulation needs, parks elements, etc. that are specific to the three development nodes suggested by the consultant team to offer our development community a variety of future options. This document is a synopsis of the larger Final Plan Concept document which provides the basis for future waterfront planning decisions.

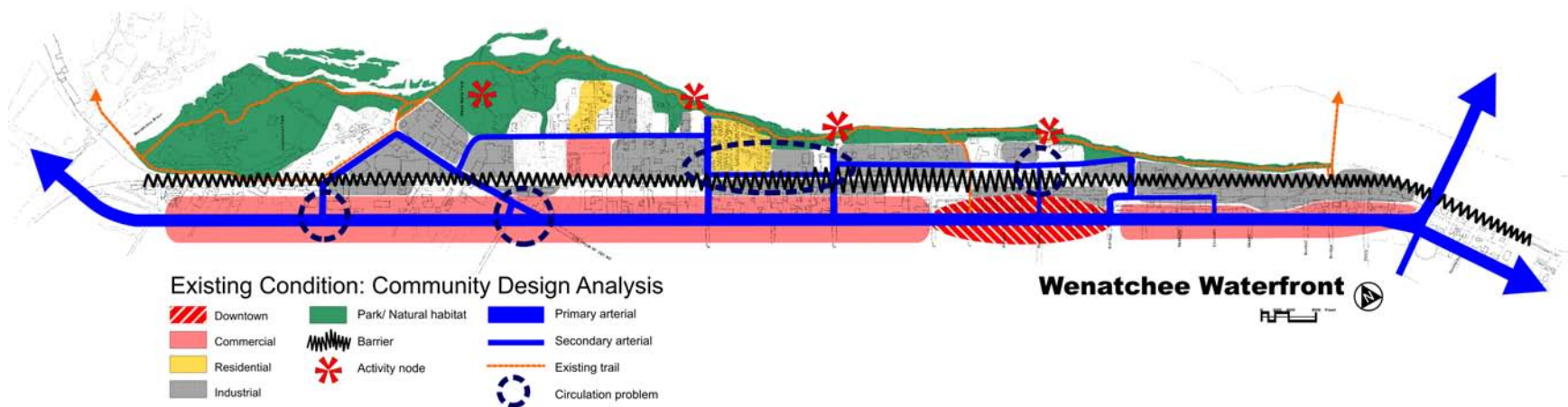


Figure 1. Existing conditions.

Goals and Policies

LAND USE AND COMMUNITY DESIGN

Goal: *Encourage positive redevelopment that enhances the community's most precious resource – its waterfront.*

Policy: Create a series of development nodes or focal points along the waterfront – each with a different type of setting, different mix of land uses, design emphasis, and park improvements. Specifically:

- Encourage a concentration of pedestrian-oriented retail uses near the boat basin.
- Encourage mixed-use development between the pedestrian bridge and Thurston Street.
- Foster the development of a pedestrian-oriented mixed-use focus area in the area between 5th and 9th streets.
- Encourage the development of a permanent Farmers Market facility in the Central Node.
- Encourage the development of private/public recreational uses in the North End, including indoor sports complex, water-park, and/or an aquatic center, that complement existing park uses and add vitality to the waterfront.
- Encourage the development of a variety of housing types in the North End.
- Allow for a variety of uses west of Walla Walla Avenue, including general commercial, recreational, offices, industrial, and residential.
- Promote agri-tourism uses and activities in the North End that build on the area's rich agricultural history.

Policy: Provide a variety of housing types on the waterfront to increase pedestrian activity and vitality, increase the market for area businesses, and accommodate a significant share of the city's projected population growth over the next two decades.

Policy: Encourage office uses on the waterfront as a secondary use to complement residential, recreational, and festival retail use, to increase jobs, and to add day-time activity to the waterfront.

Policy: Maintain viable industrial uses in the waterfront area where related access and use impacts to the development nodes can be mitigated.

INTRODUCTION

Policy: Create the regulatory framework that provides predictability and encourages desired development. Specifically:

- Create a new mixed-use zoning designation that allows for the desired uses and is simple to administer.
- Create a series of overlay areas that foster concentrations of pedestrian-oriented uses in the South End and Central Node, and residential and recreational uses in the North End.

Policy: Promote quality development to strengthen the waterfront's character and sense of identity. Specifically:

- Adopt design standards that promote high quality design appropriate for Wenatchee.
- Develop attractive and inviting streetscapes.

Policy: Preserve and promote waterfront historic features. Specifically:

- Educate the public on historical waterfront uses and features.

Policy: Encourage the development of affordable housing options. Specifically:

- Work with area partners in developing affordable housing options for displaced residents.
- Develop incentives to encourage the incorporation of affordable units into new developments.

CIRCULATION

Goal: *Improve local access and visibility to and along the waterfront.*

Policy: Create visible and attractive gateways that promote the waterfront and create a sense of identity. Specifically:

- Provide signature way-finding elements that provide directional assistance and become an important identity element.
- Provide multi-modal access and gateway improvements on Hawley Street, 9th Street, 5th Street, Orondo Street, Thurston Street, and Bridge Street.

Policy: Link and integrate the waterfront's development nodes. Specifically:

- Create a new waterfront roadway between Worthen, 5th and 9th Streets.

Policy: Minimize vehicular conflicts between industrial-related traffic and other waterfront related traffic. Specifically:

- Complete planned Thurston Street improvements.
- Construct a new roadway between Worthen Street and 5th Street to bypass cold storage uses.

- Construct a new roadway between 5th and 9th Streets to provide a more direct link between Worthen Street and Walla Walla Avenue.
- Complete connection between Hawley and Walla Walla Avenue.

Policy: Minimize traffic impacts of trains on the waterfront access. Specifically:

- Complete planned Thurston and 5th Street improvements.
- Continue to work with the BNSF Railroad to minimize rail impacts.
- Based on Wenatchee Valley Transportation Council recommendations, consider grade separation at Hawley rail crossing to enhance waterfront access.

Policy: Provide on-street parking opportunities, where possible, on existing and new streets to support waterfront land uses and calm traffic.

Policy: Encourage the development of new roadways, where necessary, to facilitate desired development and enhance waterfront access.

Policy: As desired development occurs, develop transit routes, service, and facilities that link waterfront neighborhoods to each other and the rest of the community.

PARKS, RECREATION, AND SHORELINE

Goal: *Preserve and enhance Wenatchee's system of waterfront park and trails.*

Policy: Protect the environmental integrity of the waterfront trail and park. Specifically:

- Minimize the loss of open space and landscaped areas within the park.
- Expand and improve the waterfront trail, where necessary, to support usage and minimize conflicts between different types of users.
- Design park improvements to complement and enhance surrounding park features.

Policy: Enhance waterfront activities and amenities. Specifically:

- Provide a day-use moorage in the South End.
- Develop a non-motorized boat center near 9th Street.
- Consider integrating commercial uses into the park in the development nodes as long as impacts to the trail are mitigated.
- Develop a waterfront amphitheater in the Central Node.
- Provide improvements to Walla Walla Park, where necessary to support usage and complement adjacent uses and activities.
- Create a water feature near the pedestrian bridge in the South End.
- Provide additional children's amenities along the waterfront.

INTRODUCTION

- Provide additional opportunities for picnicking, and other passive recreational activities.
- Provide opportunities for historical and environmental interpretation.
- Enhance the physical and visual connection between the park and river.

SHORELINE AND ENVIRONMENT

Goal: Upgrade the environmental quality of the shoreline and larger waterfront area.

Policy: Provide shoreline enhancement, where necessary, to control invasive, non-native plants that are taking over the shoreline.

Policy: Improve the quality of riparian vegetation.

Policy: Protect wetland areas

Policy: Protect prime fish and wildlife habitat

Policy: Minimize environmental impacts associated with day-use moorage or other public water access facilities

Policy: Encourage sustainable development practices

Plan Concept

The consultant team first identified the desired types of development through a public process. Citizens wanted to create a variety of development opportunities, so the following plan concept was developed to provide a focused vision for future development.

North Node

Integrate new residential neighborhood with recreational development

Short- to Mid-term:

- Coordinated residential and commercial recreation development

Mid- to Long-term:

- Walla Walla Road/Hawley Road connection to Wenatchee Avenue
- Office/residential and environmental center north of Hawley Road

Central Node

Create recreational/retail/mixed-use focus with park attractions

Short- to Mid-term:

- Riverside Drive connector road
- Farmer's Market
- Amphitheater
- Non-motorized boat center

Mid- to Long-term:

- Mixed-use development with hotel

South Node

Build on boating activity and proximity to downtown

Short- to Mid-term:

- Day-use moorage dock
- Thurston Street improvements
- Restaurant

Mid- to Long-term:

- Worthen Street improvements
- Reconfigured Orondo Street
- Mixed-use development
- Improved trail to south
- Water playground
- Relocate Publicworks



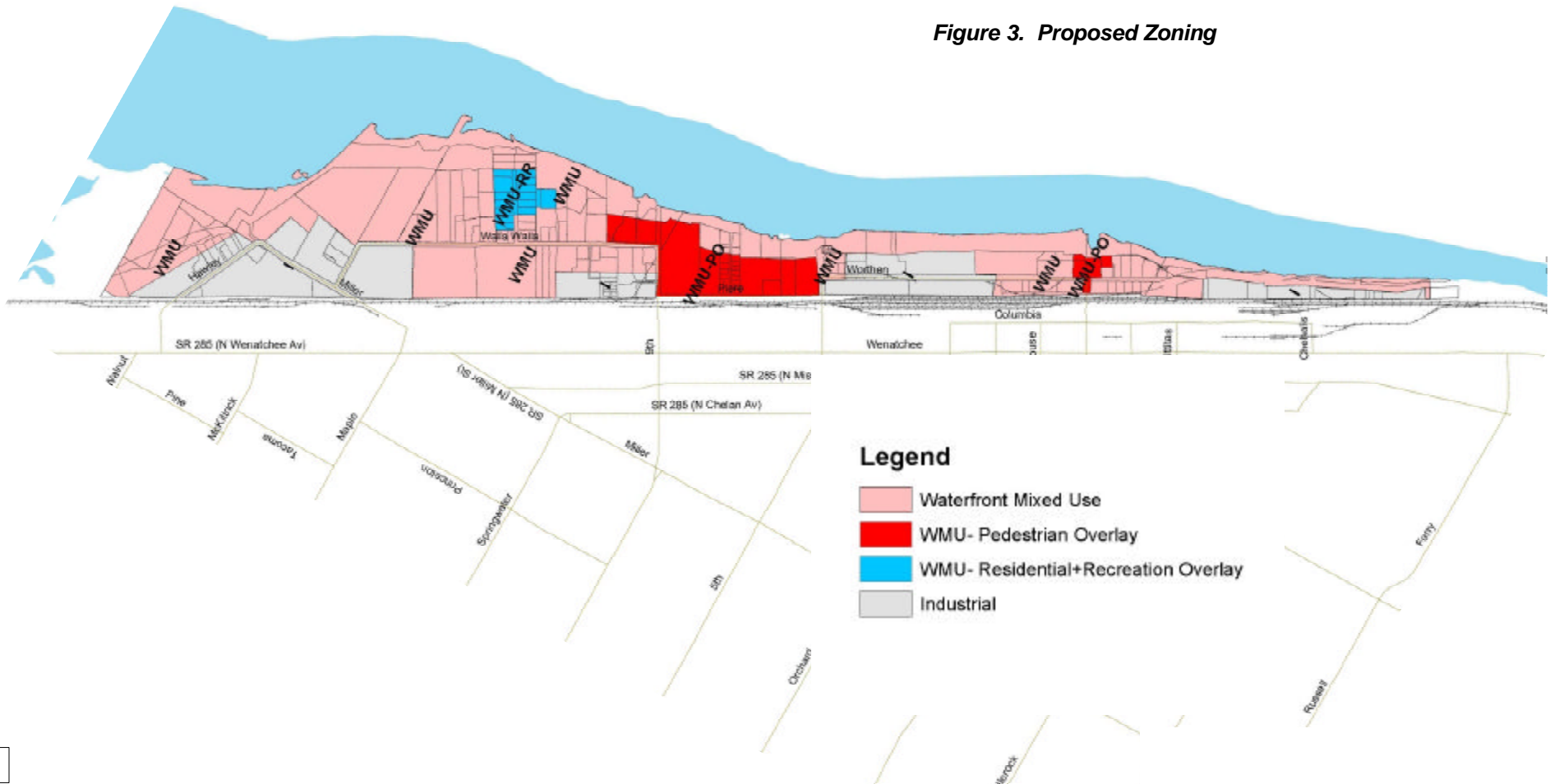
Figure 2. Concept Illustration

Plan Overview

Land Use and Zoning

The community's vision for the waterfront will require some changes to existing Comprehensive Plan land use designations and zoning. This includes a new Mixed-Use district and two overlay zones. Three industrial areas remain. All are reflected in the map below. In addition, a chart follows to help guide future uses for the district.

Figure 3. Proposed Zoning



Proposed Zoning Districts

Use	Proposed Zoning Districts			
	Mixed-Use	Pedestrian Overlay	Residential + Recreation Overlay	Industrial (existing)
STREET LEVEL				
Pedestrian-Oriented Commercial	λ	λ	λ ¹	λ
General Commercial	λ		λ ¹	λ
Lodging	λ	λ	λ	λ
Office	λ		λ ¹	λ
Recreational	λ	λ	λ	
Residential	λ		λ	
Industrial/Manufacturing/Wholesale				λ
UPPER FLOORS				
Festival Retail	λ	λ		λ
General Commercial	λ			λ
Lodging	λ	λ	λ	λ
Office	λ	λ		λ
Recreational	λ	λ	λ	
Residential	λ	λ	λ	

λ = Permitted Use; No Symbol = Use not permitted

1. These uses are permitted on the ground floor of the Waterfront Recreational + Residential District as long as recreational or residential are the dominant uses of the site

DESCRIPTION OF USES

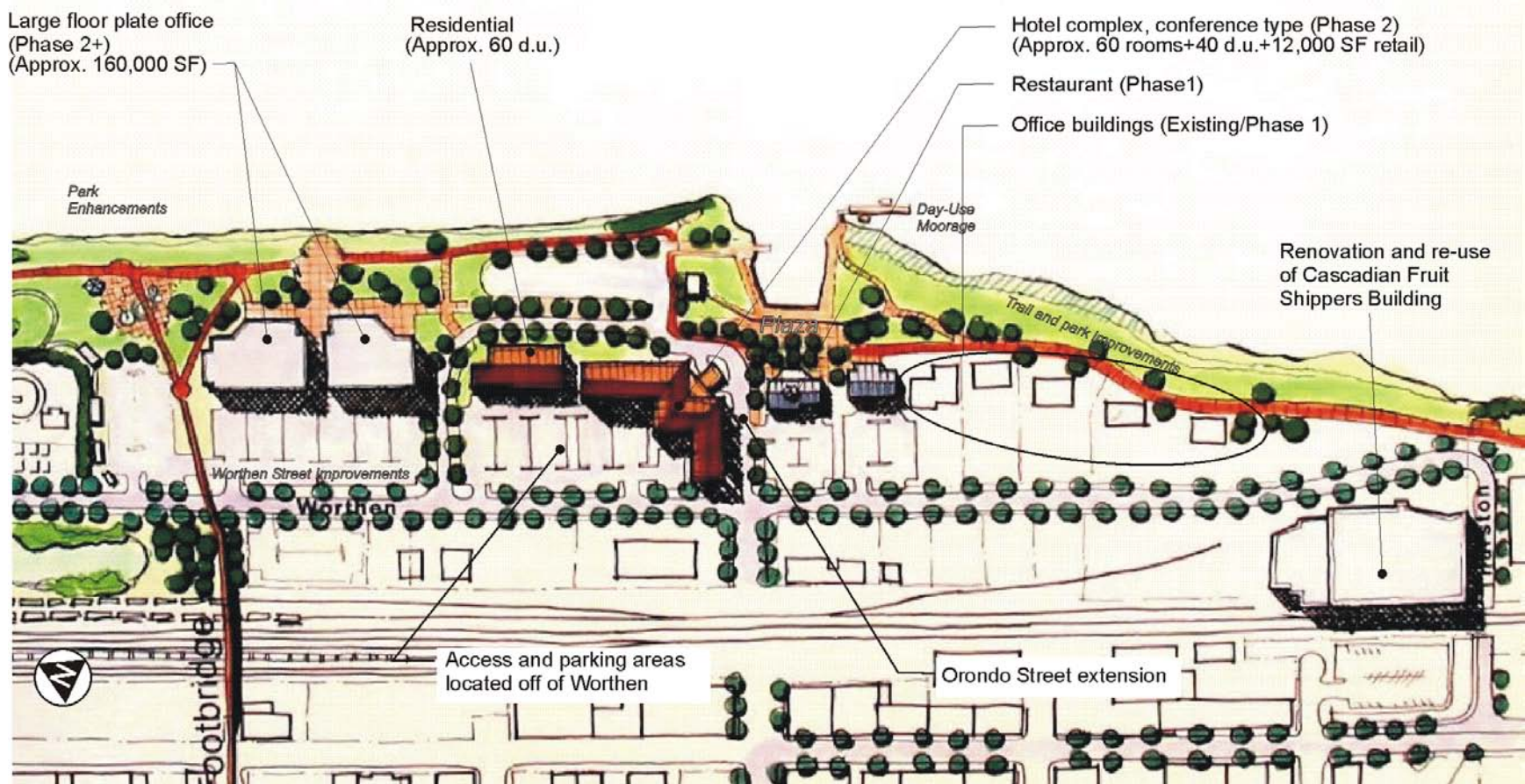
- **Pedestrian-Oriented Commercial** – Retail food and merchandise stores up to 20,000 square feet in gross floor area, restaurants and clubs, most personal and professional services.
- **General Commercial** – Retail food and merchandise stores, restaurants, personal and professional services, laundromats, and appliance repair and rental.
- **Lodging** – Hotels, motels, and time-shares.
- **Office** – Professional office.
- **Recreational** – Private indoor and outdoor recreational uses.
- **Residential** – Multi-family residential uses.
- **Industrial/Manufacturing/Wholesale** – Manufacturing, assembling, warehousing, repairing, fabricating, and processing, as designated in the Wenatchee Municipal Code.

Plan Elements – South End

Land Use and Development

The southern node (the South End) builds on the attractions of the existing boat launch and future day-use moorage at the foot of Orondo Street. Thus, the plan encourages a lively concentration of pedestrian-friendly uses adjacent to the boat basin. Due to this area's close proximity to downtown, its redevelopment and enhancement are likely to support downtown's long-term economic health.

Figure 4. Envisioned development in the South End.



The following actions are needed to achieve the envisioned redevelopment:

Land Use Actions:

L-1 Rezone properties along Worthen Street, generally between Thurston Street and Riverwalk Crossing, to Mixed-Use. This designation allows for a wide variety of uses, including commercial, office, residential, or a mix of the three. This provides plenty of options for the property owners for these transitional sites and allows them to develop in a manner that can be dictated by market demands at a particular moment. Building heights are limited to four stories north of the Cascadian Fruit Shippers Building and six stories to the south.



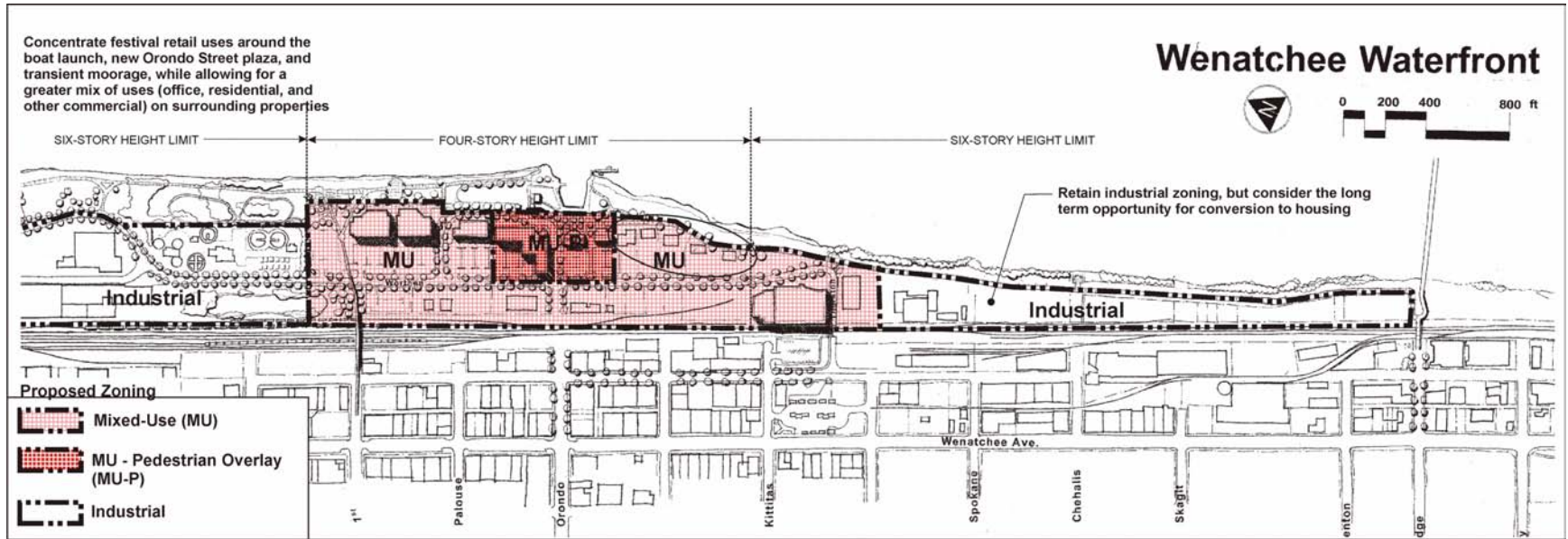
Figure 5. Encourage the development of a restaurant and other active pedestrian-oriented uses adjacent to the boat basin area.

L-2 Designate properties surrounding the boat basin as a Pedestrian Overlay. This is the focal point for activity in the waterfront's southern node. In conjunction with park and circulation improvements, the plan seeks a concentration of pedestrian-oriented uses on both sides of Orondo Street adjacent to the park. Building heights are limited to four stories to protect view opportunities from downtown.

Plan Elements – South End

L-3 Retain Industrial zoning for properties generally north of the pedestrian bridge and south of Thurston Street. The plan proposes to retain nearly all of the industrial lands north of the pedestrian bridge and south of Thurston Street in their existing designations since these remain either viable sites for industry or difficult sites for other uses. However, the community recognized a possible long-term opportunity for waterfront residential uses for the properties south of Thurston Street. While retention of Industrial zoning is recommended at this time, consideration for a Residential + Recreation or other residential designation should be considered in the future when market demands and applicable property owners are supportive of such a change.

Figure 6. Proposed zoning.



Development Actions:

- D-1 Adopt design standards for the South End’s Mixed-Use and Pedestrian Overlay zoned properties.** Design standards for this area will be important to upgrade the visual character of Worthen Street, and encourage lively and colorful developments that bring pedestrian activity to the area surrounding the boat basin.

Circulation and Streetscape

- S-1 Install South Waterfront access and signage improvements.** Signage should direct traffic during rail blockages at at-grade intersections of Orondo Street. This also includes revising the Wenatchee Avenue/Orondo Street intersection to allow southbound left turns to the waterfront area.
- S-2 Extend Orondo Street from Worthen Street to the Waterfront Park.** Providing direct access from the boat launch area to Worthen Street via Orondo Street will greatly simplify local circulation, enhance the visibility of the waterfront, and encourage new development.
- S-3 Enhance Worthen Street (north of Thurston Street).** Worthen Street should be upgraded to provide curb and sidewalk, on-street parking, and landscaping improvements. On-street parking is a useful component, particularly for special waterfront activities, as off-street parking opportunities may be limited.
- S-4 Enhance Worthen Street (south of Thurston Street).** Worthen Street, south of Thurston Street, should be upgraded over time. The design of street improvements should be complementary to the waterfront trail and must be coordinated with local property owners.



Figure 7. An example of the type of development encouraged in the Pedestrian Overlay zone.

Plan Elements – South End

S-5 **Extend the cross-river pedestrian bridge over railroad tracks to Bridge Street.** A new overpass here along with new sidewalks and an enhanced pedestrian crossing at the Wenatchee Avenue intersection will provide an important waterfront connection to southern Wenatchee neighborhoods.

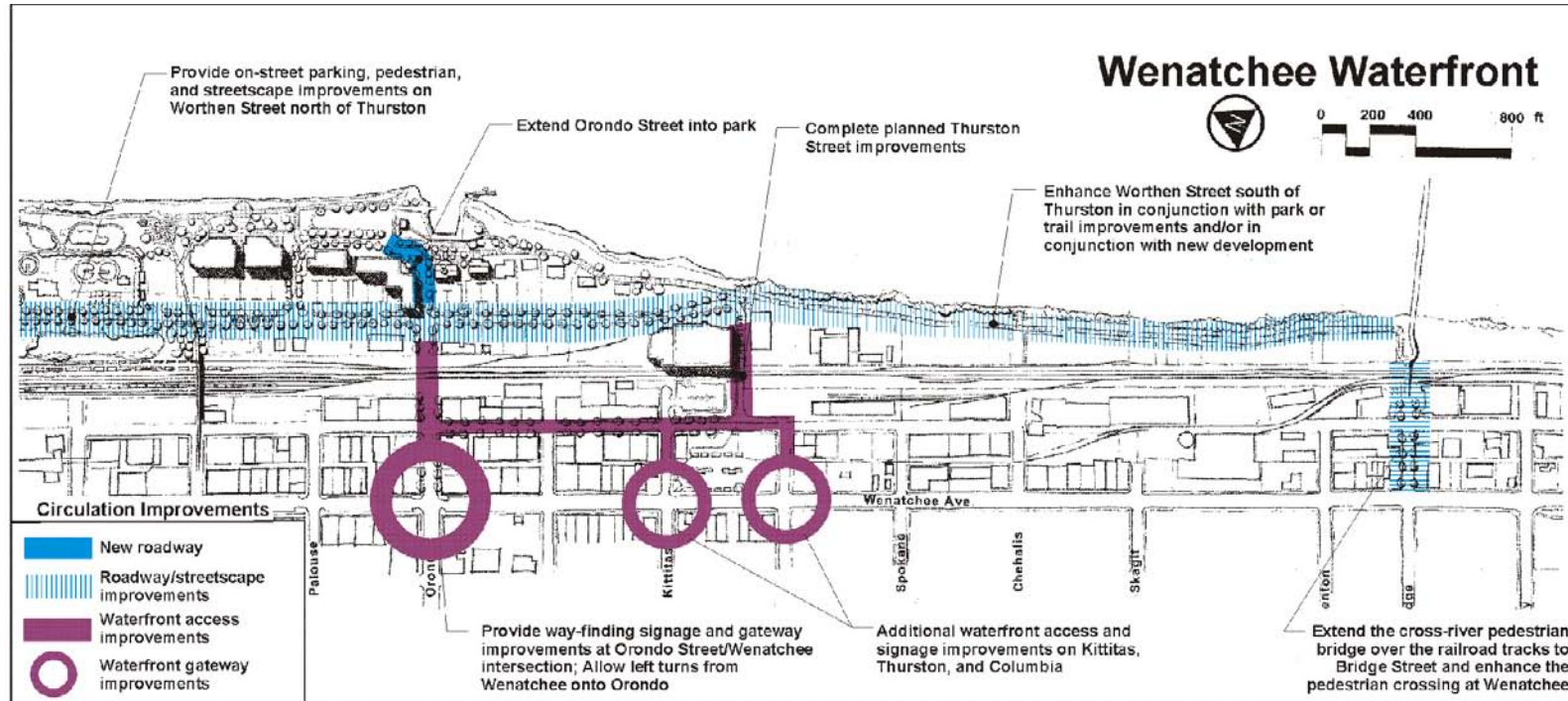


Figure 8. Proposed circulation improvements.

Parks, Open Space, and Recreation

- P-1 Construct a day-use moorage dock at the Orondo boat basin.
- P-2 Construct a pedestrian plaza at the Orondo boat basin.
- P-3 Convert the park access road south of Orondo Street to a pedestrian trail with removable bollards or planters, and remove existing fencing between office buildings and park.
- P-4 Expand the parking area north of the boat basin.
- P-5 Enhance the waterfront park near Riverwalk Crossing, including a water feature.
- P-6 Enhance the trail south of Thurston Street to the cross-river bridge.
- P-7 In the long-term, develop a park along the waterfront south of the cross-river bridge. Although virtually isolated from the rest of the city, this area might be considered for special uses or self-help improvements at some future date.
- P-8 Enhance the South End shoreline environment

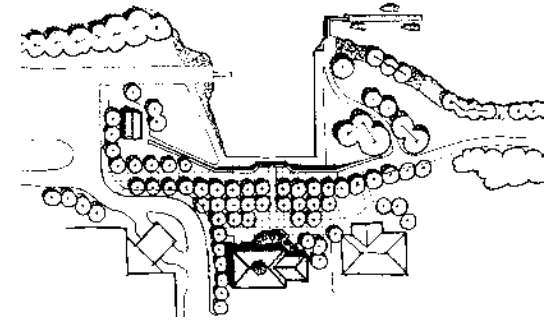


Figure 9. Orondo area showing plaza and day-use moorage dock.

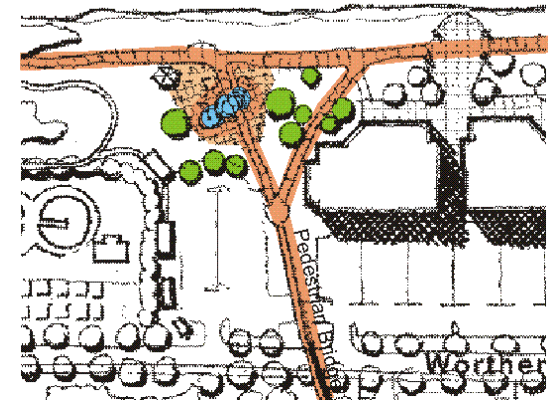
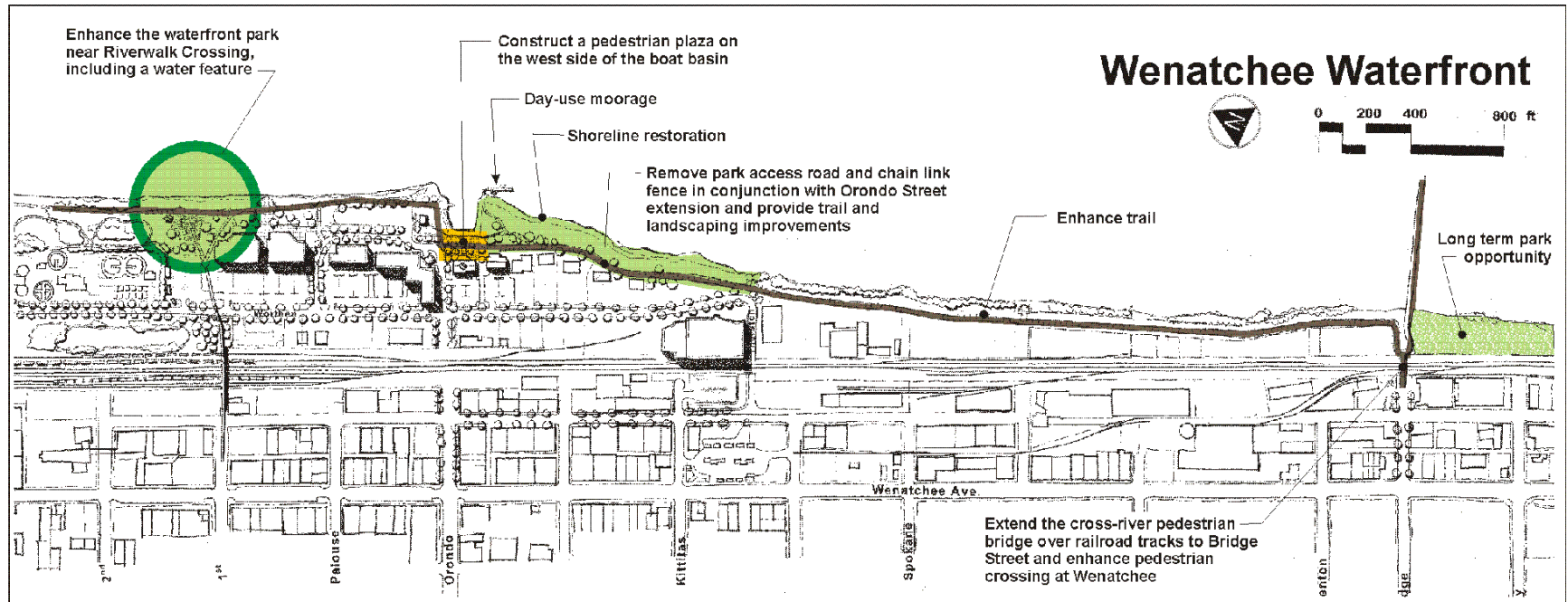


Figure 10 . Enhance the waterfront park near Riverwalk Crossing, including a water feature.

Plan Elements – South End

Figure 11. Park, open space, and recreation improvements.



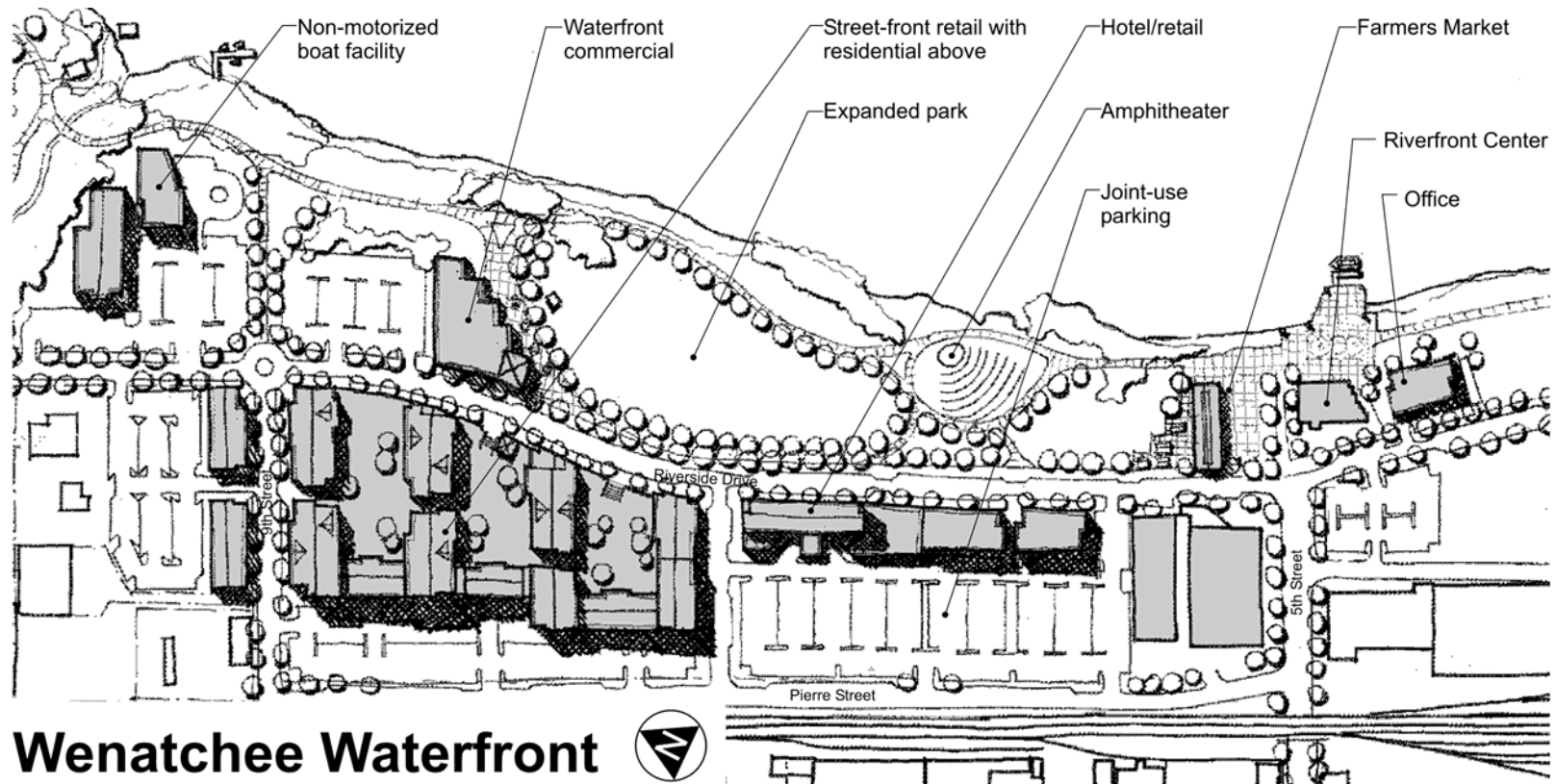
Plan Elements – Central Node

Land Use and Development

The central node (Riverside Drive) offers the best long-term opportunity for mixed-use retail, residential, and specialized commercial development. Proposed zoning and design guidelines emphasize street-front retail uses along Riverside Drive between 5th and 9th Streets, with residential, office, or lodging uses encouraged on upper floors – with substantial river views. Sites not directly fronting Riverside Drive or outside the 5th to 9th Street focus area are zoned to accommodate a range of uses. Except for areas around the Riverside Drive intersection, most sites south of 5th Street are retained for industrial uses.

Figure 12. Envisioned development of the central node area.

Note: Graphics herein show one alternative road alignment between 5th and 9th Streets. Other alignments are possible. Also, the location of the Farmers Market, amphitheater, and other development could vary significantly, depending on the detailed design and development proposals.



Wenatchee Waterfront





Figure 13. The Pedestrian Overlay designation requires retail uses on the ground floor with residential, office, and/or lodging uses encouraged on upper floors.

Land Use Actions

- L-4 Rezone Riverfront Center and adjacent properties to Mixed-Use.** The Mixed-Use designation allows a full range of uses on all floors.
- L-5 Designate properties generally between 5th and 9th Streets as a Pedestrian Overlay.** This designation will require pedestrian-oriented commercial and related uses on the street level along Riverside Drive and a combination of residential, lodging, office, and/or commercial on upper floors. Envisioned development includes 3- to 6-story construction with some structured parking for residents.

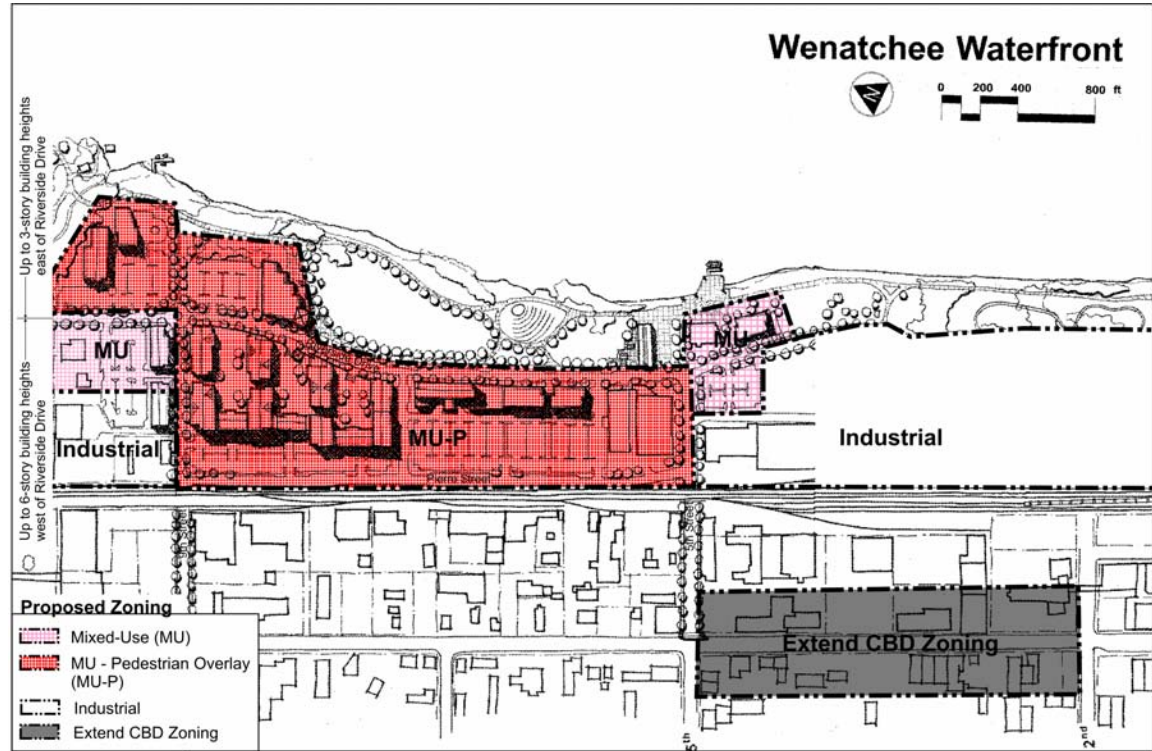


Figure 14. Proposed zoning.

- L-6 Retain Industrial zoning for properties generally south of 5th Street.
- L-7 Find ways through zoning, streetscape or building incentives to extend downtown to 5th Street.
- L-8 Encourage new development south of the current Riverfront Center building through a partnership with the PUD.
- L-9 Protect the right-of-way for Riverside Drive through setbacks, dedication or cooperative financing.
- L-10 Work with area agencies / partners to provide options for affordable housing units displaced by new development.

Development Actions

- D-1 Adopt design standards for properties in the Mixed-Use and Pedestrian Overlay zones. The design guidelines should require a strong pedestrian emphasis on Riverside Drive.

Circulation and Streetscape

As its name indicates, the central node area relies on improved circulation to unlock some of the impediments to development in the central portion of the waterfront. Piere Street will also be important for access to local parking and businesses.

- S-6 Provide waterfront access and gateway improvements on 5th Street from Wenatchee Avenue.
- S-7 Provide waterfront access and gateway improvements on 9th Street from Wenatchee Avenue.



Figure 15. Riverside Drive and envisioned mixed-use development.

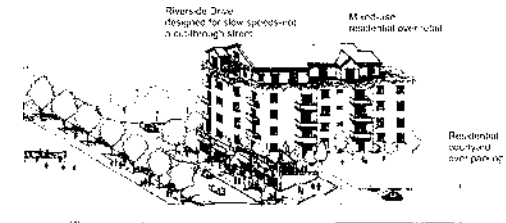


Figure 16. An example of mixed-use development appropriate for the central node.



Figure 17. Example of a waterfront gateway improvement.

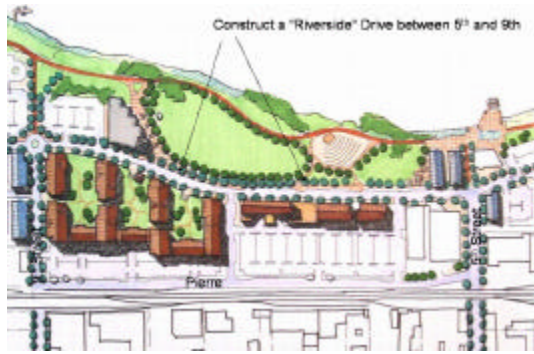


Figure 18. Proposed Riverside Drive



Figure 19. Extension of Riverside Drive around Columbia Colstor

- S-8 **Construct Riverside Drive.** A better link between 5th and 9th Streets is critical because the intersection at 5th and Piere cannot be effectively enlarged to handle increased traffic. A new road will also provide much greater access and visibility to key development parcels and to the enhanced park activities.
- S-9 **Extend Riverside Drive around Columbia Colstor.**

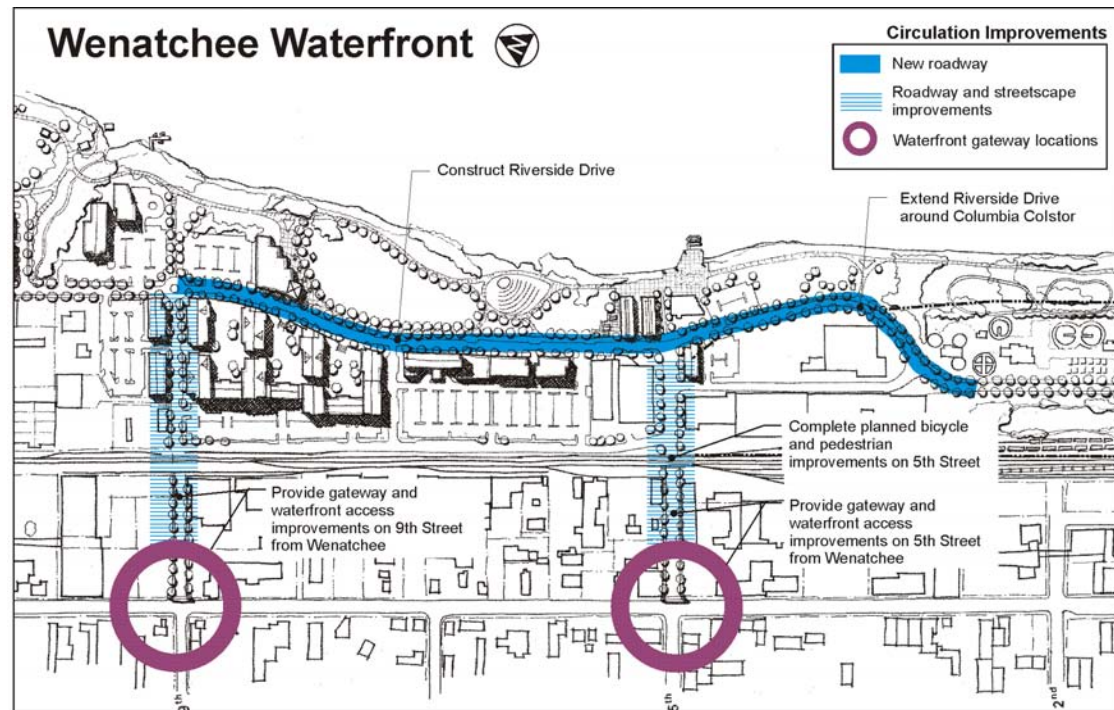
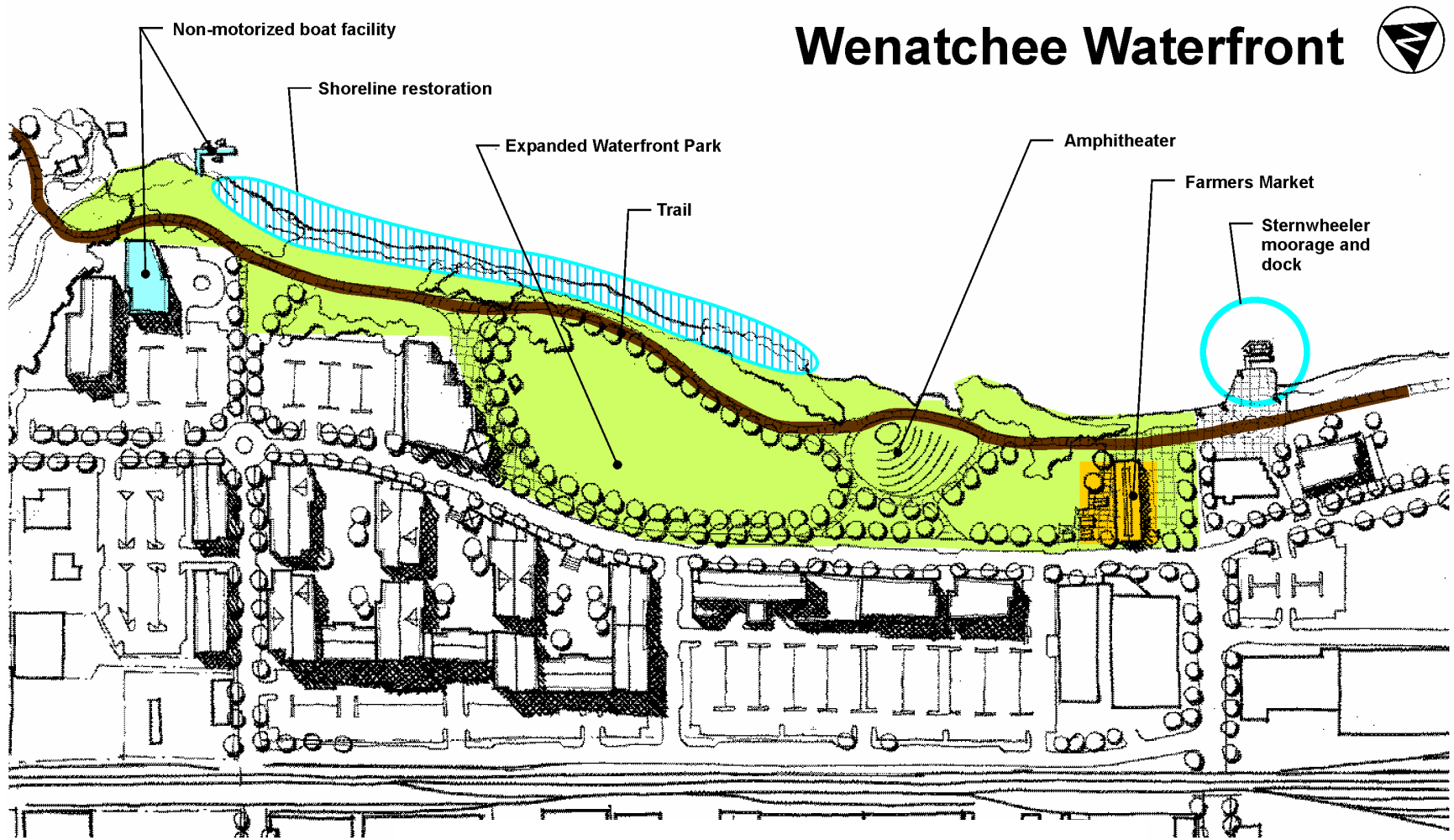


Figure 20. Circulation and streetscape improvements.



Wenatchee Waterfront



Figure 21. Parks, open space and recreation improvements

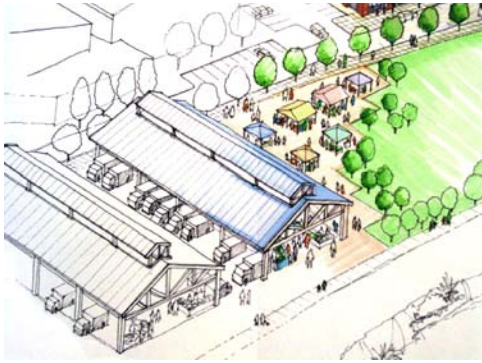


Figure 22. Proposed Farmers Market.

Parks, Open Space, and Recreation

- P-9 Construct non-motorized boat facility.** This plan supports the development of a non-motorized boat facility along the water's edge near 9th Street.
- P-10 Obtain land east of Riverside Drive for an expanded Waterfront Park with improvements, and develop central park facilities, such as an amphitheater or multi-purpose shelters.**
- P-11 Create a permanent Farmers Market site north of 5th Street.**
- P-12 Provide for a public viewpoint and sternwheeler moorage and dock at 5th Street.** The old boom extending over the water provides the opportunity for conversion into a public dock with moorage for a sternwheeler or other vessel.



- P-13 Shoreline environmental enhancements.** Because of its gently sloping terrain and sheltered configuration, the shoreline in the vicinity of 9th Street has the potential for aquatic environmental enhancements.

Figure 23. Vision for the central node area.

Plan Elements – North End

Land Use and Development

The ball fields and other park features near Walla Walla Avenue are an important resource that can be enhanced through improved access and compatible redevelopment. Most specifically, the waterfront section north of 9th Street provides the opportunity for the creation of a new residential neighborhood building on the substantial local recreational amenities. New residential development should be coordinated for integration of residential lots to the park open space.

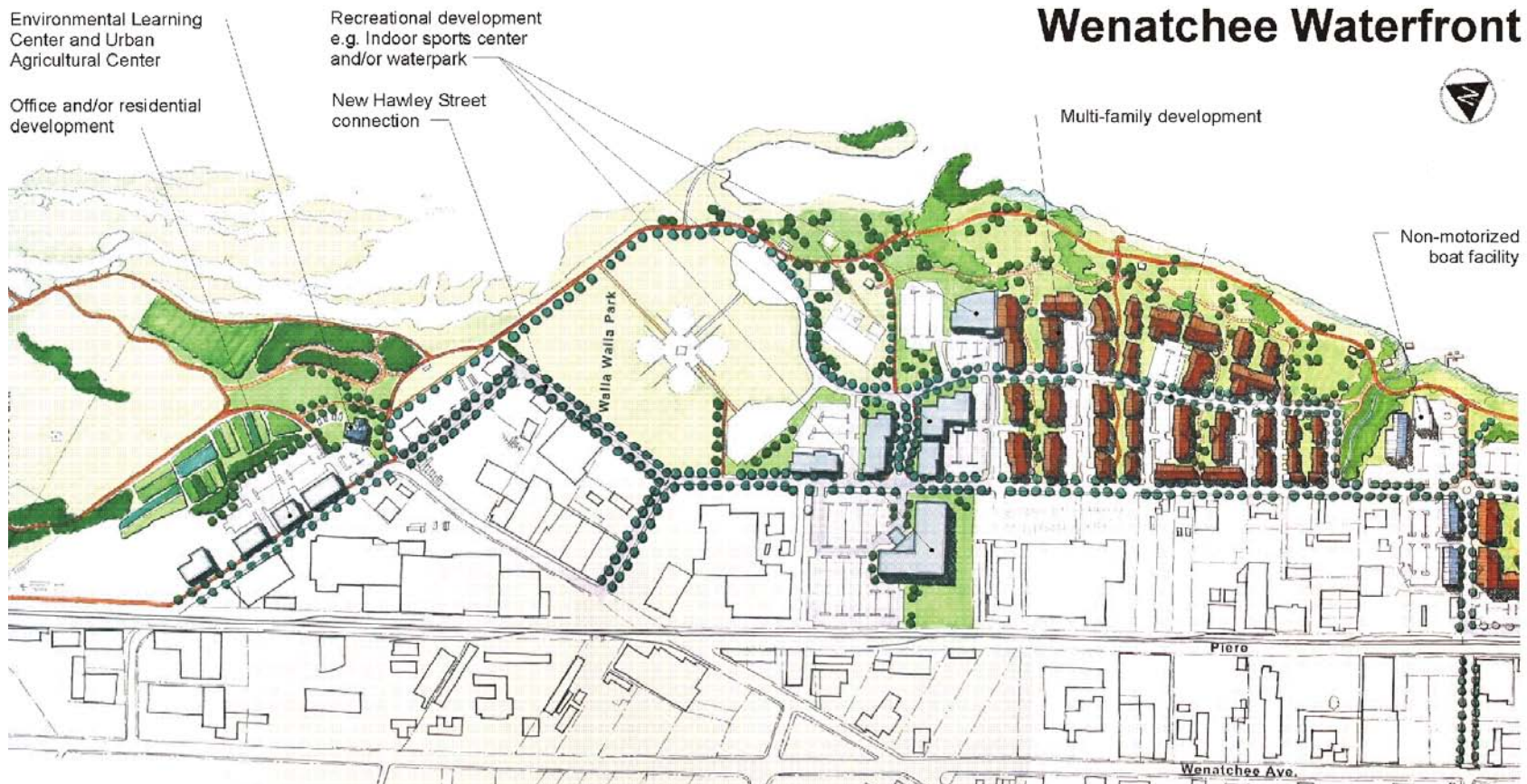


Figure 24. Envisioned development in the North End; internal road is conceptual, not a part of the plan..

Legend

- Waterfront Mixed Use
- WMU- Pedestrian Overlay
- WMU- Residential+Recreation Overlay
- Industrial

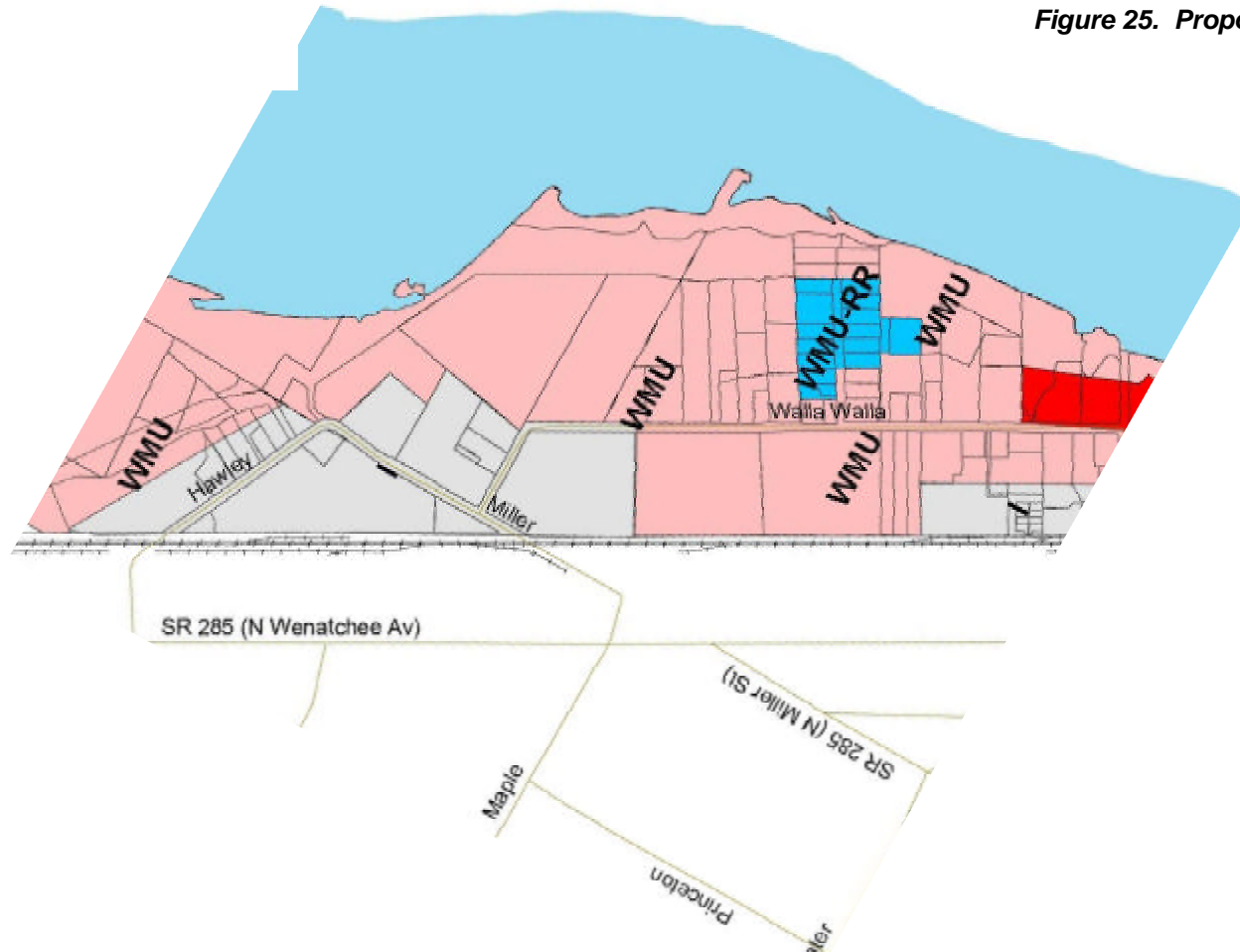


Figure 25. Proposed zoning.

Proposed land use for Wenatchee's north node is suggested below. It encourages dense residential and / or recreational development adjacent to Walla Walla Point Park. Understanding that this is also a healthy commercial and industrial area, the zoning allows for industrial and blends in new waterfront mixed-use commercial zoning.

Land Use Actions

- L-11** Rezone properties along Walla Walla Avenue to Mixed-Use.
- L-12** Designate properties adjacent to Walla Walla Point Park as a Residential + Recreation Overlay. The proposed changes will promote the development of a residential neighborhood and recreation facilities. Retail and office uses are also permitted in the overlay provided that the residential or recreational uses are predominant.
- L-13** Retain Industrial zoning for properties generally west of Walla Walla Avenue near Walla Walla Park and south of Hawley Street.
- L-14** Rezone the properties north of the new Walla Walla Avenue/Hawley Street connection to Mixed-Use

Development Actions

- D-1** Adopt design standards for properties in the Mixed-Use and Residential + Recreation Overlay zones. Design standards for the Residential + Recreation Overlay are recommended to ensure that the various projects fit into a cohesive neighborhood structure, that circulation between them is convenient, and that the overall quality of development is high. Also, the residential open space provided in the new development should integrate with the park lands and be a common amenity for all residents.



Figure 26. The Residential + Recreation designation will encourage new low-rise residential uses between Walla Walla Avenue and the park. Internal road is only conceptual..



Figure 28. New residential development should be oriented towards open space corridors that extend towards the waterfront park.

Figure 27. An example of residential development adjacent to the waterfront park.



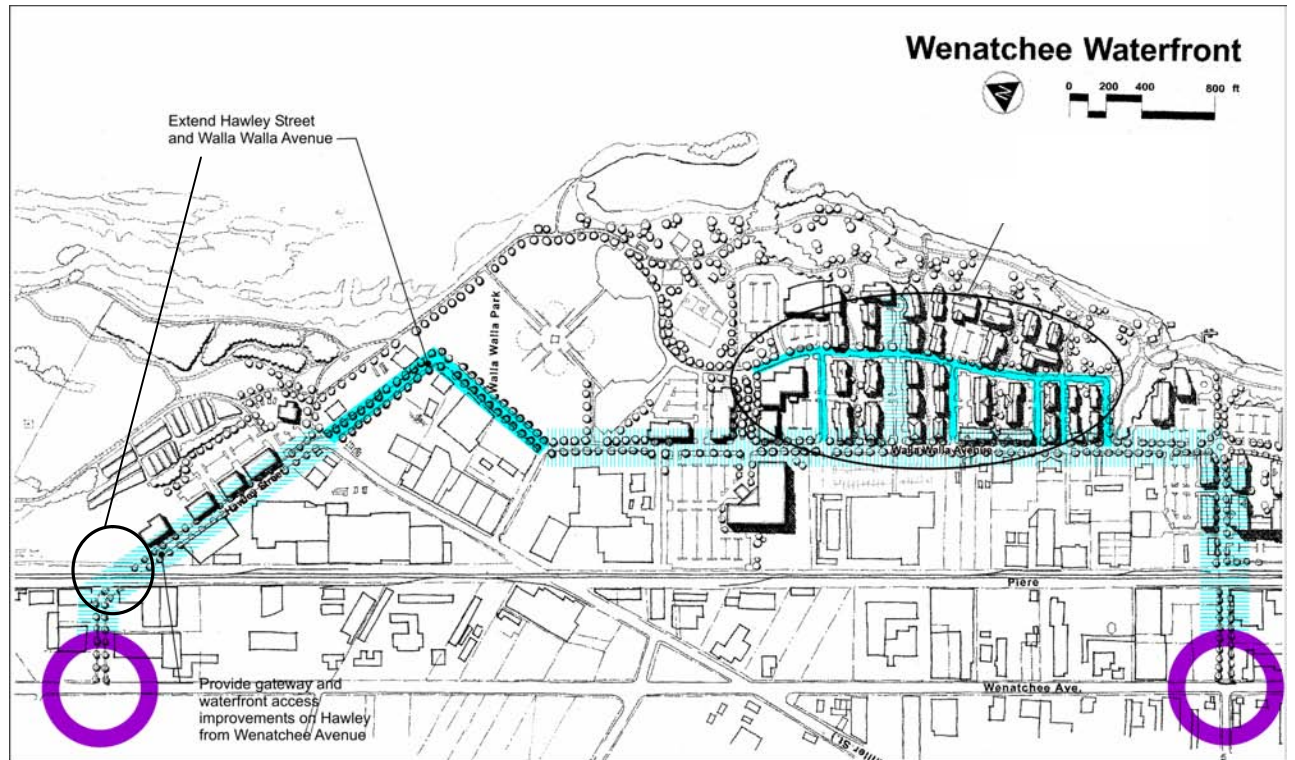


Figure 29. The Residential + Recreation designation also encourages large-scale recreational redevelopment near Walla Walla Park.

Circulation and Streetscape

- S-10 Provide waterfront access and gateway improvements on Hawley Street from Wenatchee Avenue.
- S-11 Extend Walla Walla Avenue to Hawley Street and consider and grade separation at the railroad.

Figure 30. Circulation Improvements envisioned, not required



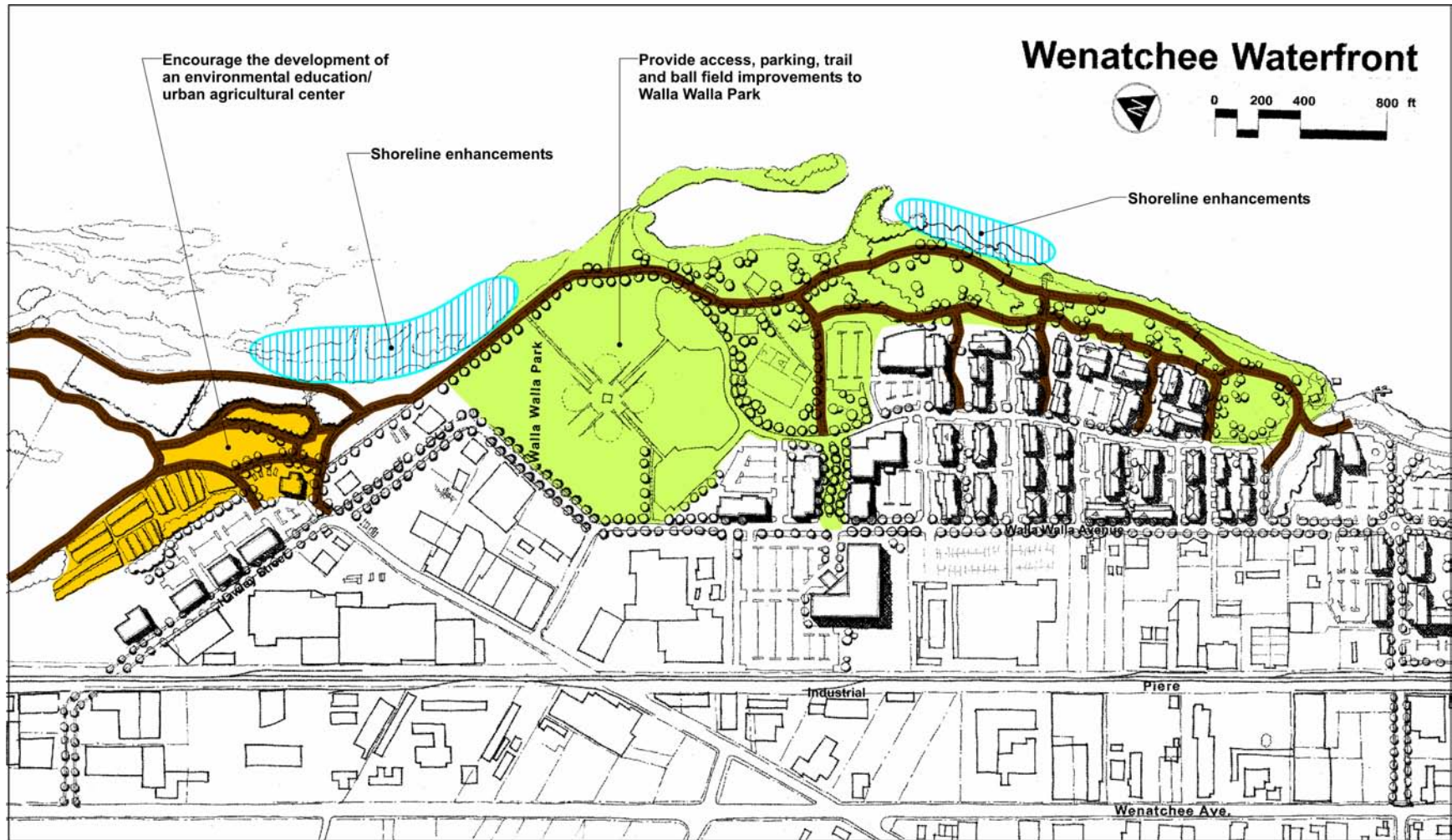


Figure 1. Parks, open space, and recreation improvements.

Parks, Open Space, and Recreation

- P-14 Provide access, parking, trail, and ball field improvements to Walla Walla Park.
- P-15 Encourage the development of an environmental education center/urban agricultural center north of Hawley Street.
- P-16 Shoreline environmental enhancements.

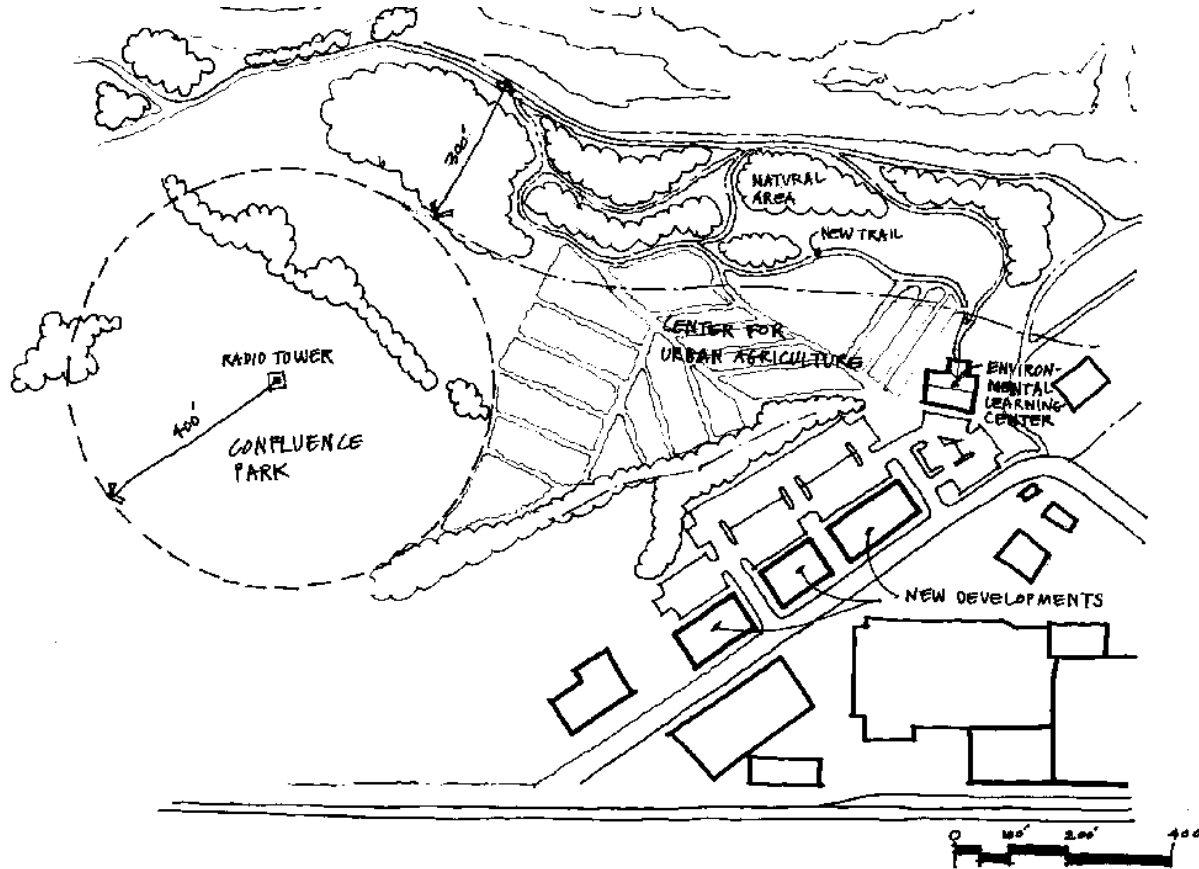


Figure 2.

Schematic proposal for an environmental learning/urban agriculture center.

Implementation

Plan Actions

The actions recommended in this plan are tabulated on the following chart. The “Timing” column indicates the approximate years that the recommended action is started (S) and completed (C), although actual phasing may vary due to changing priorities and funding availability. A “DD” in the Timing column indicates that the action’s timing depends on the timing of development or an emerging demand.

The estimated costs are order-of-magnitude, planning level estimates only. They indicate a range of values because in most cases the actual program and size of the improvement has not been conclusively determined. Even where the size and location of a project is defined, an accurate cost estimate can only be accomplished after a design study. The cost figures were calculated on the basis of construction unit costs and a 150% markup added to cover design, taxes, incidentals and contingencies. An “unknown” means that the scope of the project is so nebulous that the price or funding source cannot be estimated.

The applicable funding sources have not been studied in any detail so that the entries in the “Funding Sources” column are not very definitive. It is assumed that potential funding sources will be identified in the next phase of work and updated over time.

The “Lead/Support” identifies key participants for each proposal. The organization initiating the action is highlighted in **bold**. Again, it is assumed that other partners will be added as the projects proceed.

Action	Timing	Est. Cost	Funding Sources	Lead/Support	Comments	
LAND USE AND DEVELOPMENT						
LAND USE ACTIONS						
L-1	Rezone properties along Worthen Street, generally between Thurston Street and the pedestrian bridge, to Mixed-Use.	2004	N/A	N/A	City	
L-2	Designate properties surrounding the boat basin as Pedestrian Overlay.	2004	N/A	N/A	City	
L-3	Retain Industrial zoning for properties generally north of the pedestrian bridge and south of Thurston Street.	Completed	N/A	N/A	City	
L-4	Rezone Riverfront Center and adjacent properties to Mixed-Use.	2004	N/A	N/A	City	
L-5	Designate properties generally between 5 th and 9 th Streets as Pedestrian Overlay.	2004	N/A	N/A	City	
L-6	Retain Industrial zoning for properties generally south of 5 th Street.	Completed	N/A	N/A	City	
L-7	Find ways (zoning, streetscape or building incentives) to extend downtown to 5 th	2004	N/A	N/A	City	
L-8	Encourage new development south of the current Riverfront Center building through a partnership with the PUD.	2004-2006	Private	N/A	City PUD Property Owner	To support new road around Colstor. (S-9)
L-9	Protect Riverside Drive right-of-way.	2004	N/A	N/A	City	Establish requirement with zoning update.
L-10	Work with area agencies to find options for displaced affordable housing units.					
L-11	Rezone properties along Walla Walla Avenue to Mixed-Use.	2004	N/A	N/A	City	
L-12	Designate properties adjacent to Walla Walla Point Park as Residential+ Recreation Overlay.	2004	N/A	N/A	City	

Implementation

Action	Timing	Est. Cost	Funding Sources	Lead/Support	Comments
L-13 Retain Industrial zoning for properties generally west of Walla Walla Avenue near Walla Walla Park and south of Hawley Street.	Completed	N/A	N/A	City	
L-14 Rezone properties north of the Walla Walla/Hawley Street connection to Mixed-Use.	2004	N/A	N/A	City	
DEVELOPMENT ACTIONS					
D-1 Adopt design standards for the Pedestrian Mixed-Use, Residential + Recreation and Mixed Use zoned properties.	2004	N/A	N/A	City	
CIRCULATION AND STREETScape					
S-1 Construct South End waterfront access and signage improvements.	2004 (S) 2007 (C)	\$20-50K	Local	City	Begin with small scale improvements.
S-2 Extend Orondo Street from Worthen Street to the Waterfront Park.	2004 (S) 2007 (C)	\$300-400K	Local	City Property Owner	Time with development.
S-3 Enhance Worthen Street (north of Thurston Street).	2006 (S) 2008 (C)	\$100-200K	City & Developer	City Property Owner	Street trees and additional sidewalks and parking pockets.
S-4 Enhance Worthen Street (south of Thurston Street).	DD	\$150-250K	City & Developer	City Property Owner	Time with development and trail.
S-5 Extend the cross-river pedestrian bridge over railroad tracks to Bridge Street.	2006 (S) 2008 (C)	\$300-400K	City, State, Federal	City	

Action	Timing	Est. Cost	Funding Sources	Lead/Support	Comments
S-6 Provide waterfront access and gateway improvements on 5 th Street from Wenatchee Avenue.	2006 (S) 2008 (C)	\$75-100K	City PUD	City PUD	Includes some site work.
S-7 Provide waterfront access and gateway improvements on 9 th Street from Wenatchee Avenue.	2006 (S) 2009 (C)	\$75-100K	City PUD	City PUD	Includes some site work.
S-8 Construct Riverside Drive.	2008 (S) 2010 (C)	\$2,300- 3,500K	Local T-13, T-21	City Property Owners	Excludes park acquisition.
S-9 Extend Riverside Drive Around Columbia Colstor.	2008 (S) 2010 (C)	\$1,500- 2,500K	Local T-13, T-21	City Property Owners	Involves land trade.
S-10 Provide waterfront access and gateway improvements on Hawley Street from Wenatchee Avenue.	2010 (S) 2012 (C)	\$90-120K	Local State	City	Could be sooner if development accelerates.
S-11 Extend Hawley Street and consider grade separation at the railroad.	2010 (S) 2012 (C)	Unknown	Local State Railroad	City Property Owners	Could be sooner if development accelerates.
PARKS, OPEN SPACE, AND RECREATION					
P-1 Construct a day-use moorage dock at the Orondo boat basin.	2003 (S) 2004 (C)	\$250K		City PUD	Planning funds applied for; decision in October 2003.
P-2 Construct a pedestrian plaza at the Orondo boat basin.	DD	\$275-325K	PUD City	PUD City	Coordinate with restaurant development and Orondo improvements. (S-3)
P-3 Convert the park access road south of Orondo Street to a pedestrian trail with removable bollards or planters.	DD	\$20-50K	PUD	PUD	As part of Orondo improvements. (S-3)
P-4 Expand the parking area north of the boat basin.	DD	Unknown	PUD City	PUD City	Dependent on need.

Implementation

Action	Timing	Est. Cost	Funding Sources	Lead/Support	Comments
P-5 Enhance the waterfront park near the pedestrian bridge, including a water feature.	2004 (S) 2006 (C)	\$250-500K		City PUD	
P-6 Enhance the trail south of Thurston Street to the cross-river bridge.	2004 (S) 2006 (C)	\$550-600K	T-21 (?) Local	City PUD	Includes 12-foot asphalt path and 12-foot wide landscaping.
P-7 In the long term, develop a park along the waterfront south of the cross-river bridge.	DD	Unspecified scope	Unknown	City PUD	As need arises.
P-8 Enhance the shoreline environment.	2004 (S) 2006 (C)	\$40-60K	Environmental enhancement grant	City PUD	Near new moorage dock.
P-9 Develop non-motorized boat facility.	DD	\$1,200K	Unknown	Club City PUD	Wenatchee Row & Paddle Club is currently preparing a \$100K plan.
P-10 Obtain land east of Riverside Drive for an expanded Waterfront Park with improvements.	2006 (S) 2008 (C)	\$4,600-7,800K	Local IAC (?)	PUD City	Cost depends greatly on how much land remains in park.
P-11 Create a permanent Farmers Market site north of 5 th Street with covered structures.	DD	\$150-250K	Unknown	Farmer's Association City, PUD	The initial step is a business plan.
P-12 Provide for sternwheeler moorage and dock at 5 th Street.	DD	\$400K	Unknown	City PUD	Long-term; as need or opportunity arises.
P-13 Enhance the shoreline environment.	2004-2006	\$100-200K	Environmental enhancement grant	City PUD	Near 9 th Street.
P-14 Provide access, parking, trail, and ballfield improvements to Walla Walla Park.	2004 (S) 2008 (C)	\$500-700K	Local	City PUD	Scope is not defined.
P-15 Encourage the development of an environmental education center/urban agricultural center north of Hawley Street.	DD	Unspecified scope	Unknown	Interested group	Driven by proposal from interested party.
P-16 Enhance the shoreline environment.	2004-2006	\$200-300K	Environmental enhancement grant	City PUD	North end.