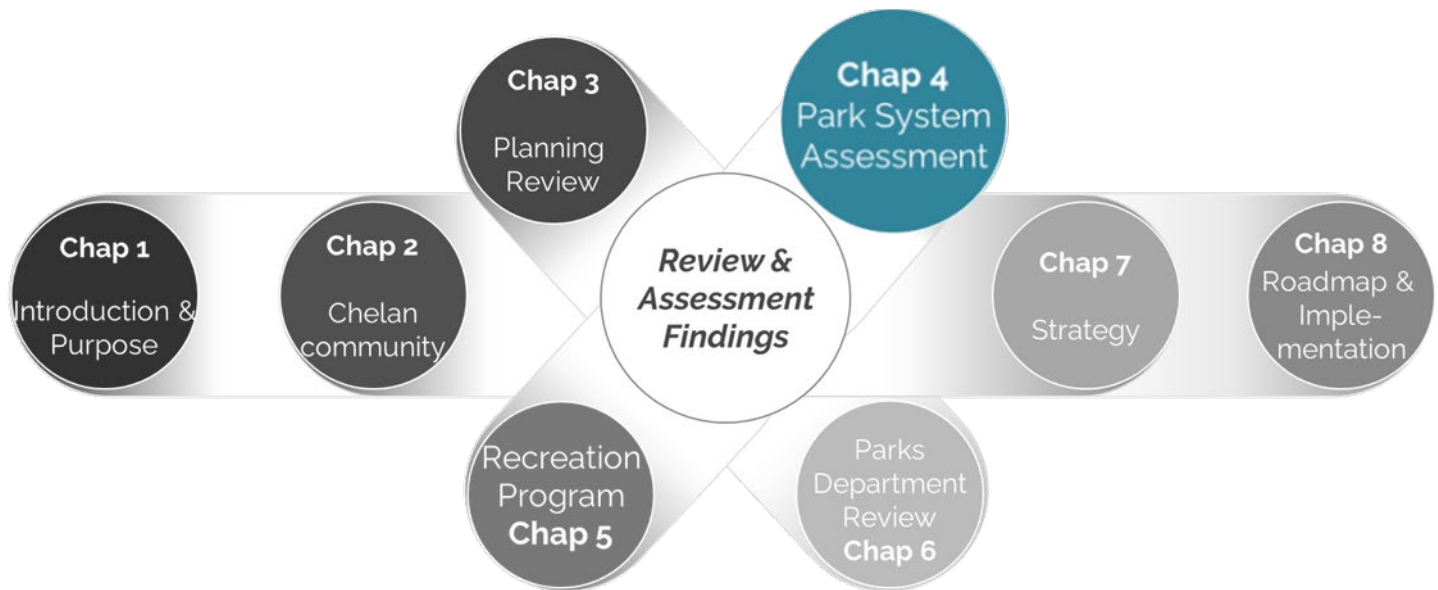


Chapter 4

Parks Existing Conditions & Analysis





In this chapter we will describe our Parks System (existing conditions) and analyze and assess our Parks system (needs analysis). This chapter, in a way, constitutes the spine of this Plan.

Our analysis of our Parks System is user-centric. This chapter is solely from the eyes of our visitors: how far to get to a Park? How enjoyable are the parks? (Parks management questions, e.g. level of maintenance etc. are included in the Parks Department analysis in Chapter 6)

We will reserve our next chapter to a similar assessment of our recreation programs (Chapter 5).

As a first step, we will get the lay of the land by describing both the City of Chelan's Parks System, and the additional recreation opportunities from other providers in the Chelan area. In this inventory section, we will also get a sense of how, at face value, and without additional context, the City of Chelan's parks rank in national benchmarks (Section 4.1)

Next, we turn to our users. First and foremost, what does our community think of their Parks? First we look at outdoor and recreation trends, that give us the generic expectations parks users have nowadays (Section 4.2.1). Then, we look at our community's feedback, through the surveys and engagement that we facilitated. (Sections 4.2.2-4.2.5)

Having heard from our users, we embark on assessing our parks per se. If we bring it back to basics, to assess our parks system, we need to answer two questions:

- do we have enough parks? (the right type at the right places) (sense of quantity)
- for the parks we have, do we have good parks? (a sense of quality)

The first question is answered by analyses of park density and distance. On the distance side, we look at walkability (0.5 miles distance analysis), neighborhood (1 mile distance analysis) from all providers (City of Chelan, first, then other public providers, lastly including private providers) (Section 4.3.1 and 4.3.2) On the density side, we look at amenities benchmark, and one specific amenity, a playground analysis (distance to a playground) (Section 4.3.3)

The second question is addressed in two parts: do our users have a good experience in our parks? Do our parks meet their functional role in our parks system? For the former, we will use physical assessments, for the latter, we will use SWOT analysis. (Section 4.4)

In conclusion, we synthesize the analysis of our Parks System by collecting a list of desirable and potential projects (Section 4.5). These projects will later be fleshed out in the chapter 7 Strategy and prioritized in the chapter 8 Prioritization and Recommendation.

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4.1 Parks System Inventory

4.1.1 City of Chelan Park System Inventory

The City of Chelan provides a wide variety of recreation opportunities and park spaces to its citizens and visitors, places a strong emphasis on developing park spaces that reflect the community’s values and desired quality of life. In total, the City of Chelan owns and operates ten main public parks, recreation areas, boat launches, conservation open spaces, trails, an RV campground, and a golf course, totaling around 200 acres, with more park spaces still being planned. These existing parks that are managed by the City are shown in Table 4.1.

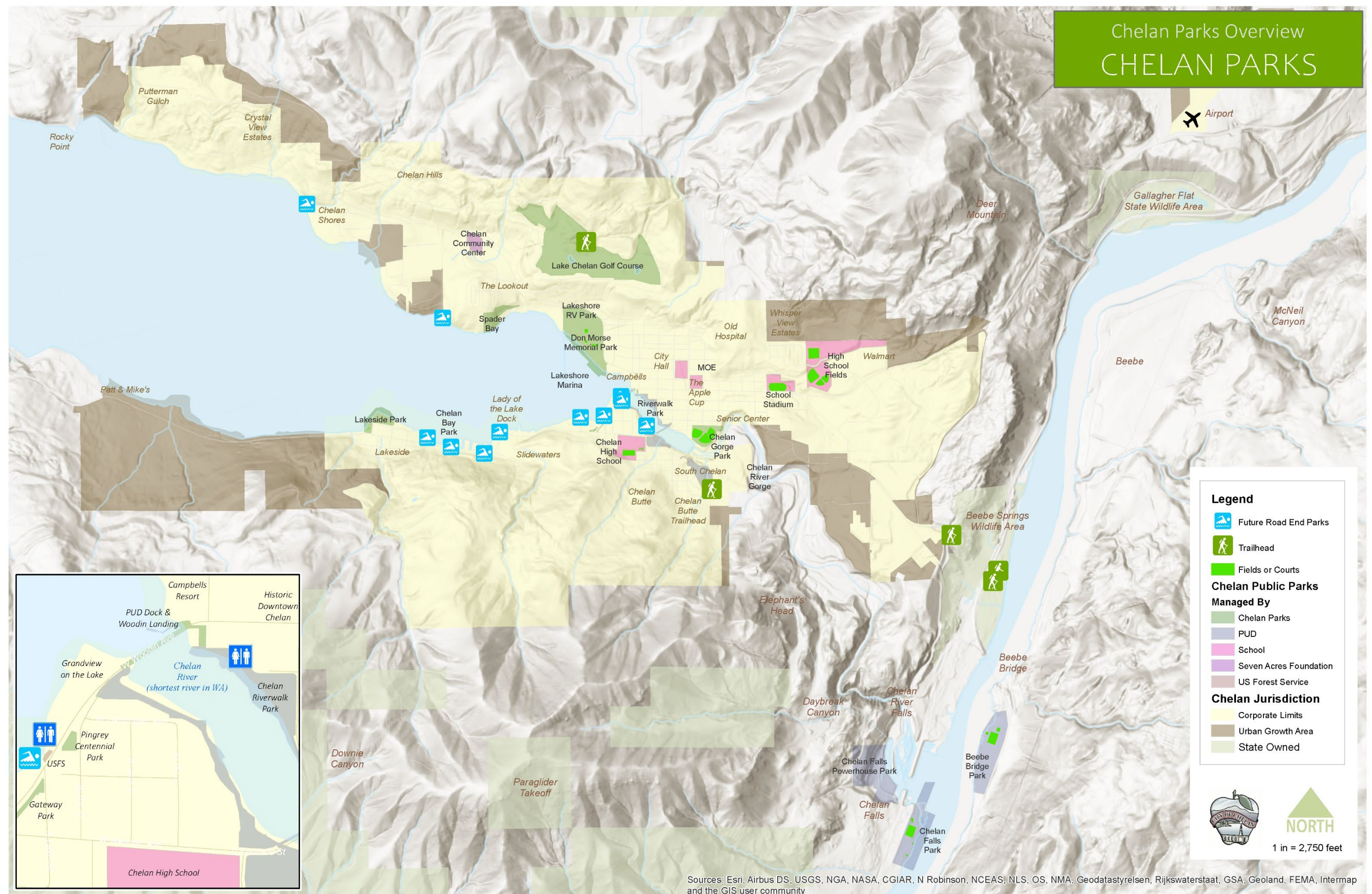
Table 4-1 Parks Managed by City of Chelan Parks Department

Name	Owner	Classification	Size (Acres) *
Lake Chelan Golf Course	City of Chelan	Enterprise Park	117.43
Lakeshore RV. Park	City of Chelan	Enterprise Park	22.24
Lakeshore Marina (99 Slips)	City of Chelan	Signature Park	3.04
Don Morse Memorial Park	City of Chelan	Signature Park	24.26
Lakeside Park	City of Chelan	Signature Park	5.12
Gateway Park	City of Chelan	Pocket Park	0.28
Pingrey Centennial Park	City of Chelan	Pocket Park	0.3
Spader Bay Open Space	City of Chelan	Conservation/ Lake Access Potential	9.77
Chelan Gorge Park (PUD Baseball fields)	Chelan County PUD	Neighborhood Park	19.60
TOTAL ENTERPRISE OPERATIONS			182.44
TOTAL MANAGED ACRES			202.04

Figure 4-1 New Public Restrooms for Don Morse Park – Stainless Steel stick man and woman locally produced by the Dock Company



Map 4-1 Chelan Parks System Overview Map



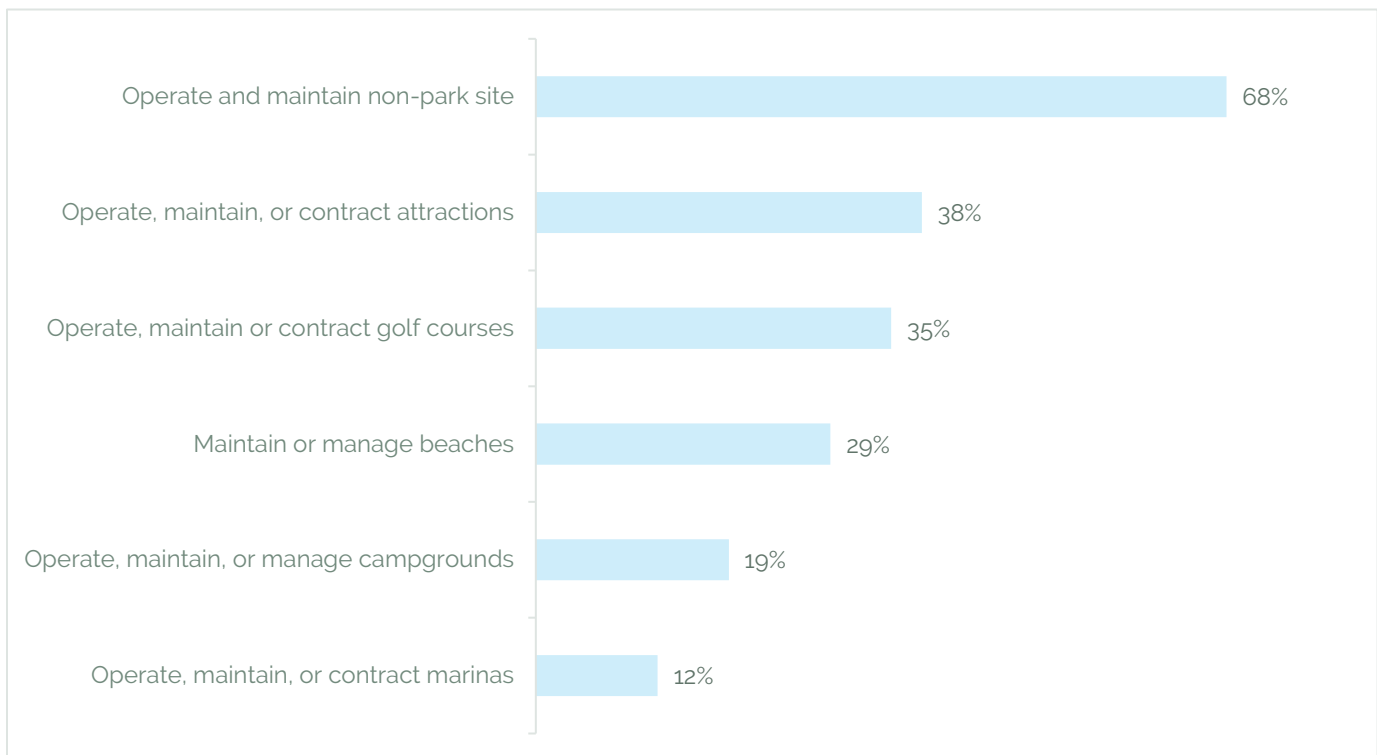
Public Athletic Fields & Courts
CHELAN PARKS



Chelan Parks and Recreation is responsible for existing parks and recreation programming, but is also unique in managing a host of sites and features that most parks agencies do not handle. The 2024 annual NRPA Performance Review report lists these responsibilities and the percentage of agencies that manage these as can be seen in Figure 6-2 below. It is a minority of agencies that manage, for example municipal golf courses, or marinas. It is unknown from the data how many agencies manage a combination of all these non traditional facilities, but it is safe to assume that

Very few agencies manage and maintain as many non-traditional park facilities as Chelan; much less with the resources of a 4,392-resident community and the annual visits of 4 million tourists. . .

Figure 4-2 Responsibilities of NRPA Park Agencies Compared to Chelan Park Responsibilities ¹



¹ 2024 The National Recreation and Park Association Agency Performance Review, https://www.nrpa.org/contentassets/f6baf1e9c3354aeca52dc548251bc4f4/2024agencyperformancereview_final.pdf

4.1.2 Alternative Providers Parks System Inventory

Chelan Parks is not the only provider of parks or recreation services in the area. The following tables list the other providers which we are calling "alternative provider." We look at these in order to avoid duplication of services and facilities. It doesn't matter who manages Riverwalk Park or Mountain Goat Fields as long as the public has access and can use the facilities. Likewise, private homeowners' associations (HOA) offset the need for additional neighborhood parks for the neighborhoods they serve. This will be discussed further in the Level of Service Section.

Table 4-2 Parks within Chelan managed by other entities.

Name	Owner	Size (Acres)
Chelan Riverwalk Park	Chelan PUD	12
Chelan Hills HOA	HOA – Lake Hills	0.9
Lake Chelan Shores	HOA – Lake Chelan Shores	23.1
Spader Bay Condominiums	HOA – Spader Bay Condominiums	5.1
Chelan High School	Lake Chelan School District	14.6
Lake Chelan School District	Lake Chelan School District	5.1
Morgan Ownings Elementary	Lake Chelan School District	2.9
School Fields	Lake Chelan School District	28.5
School Stadium	Lake Chelan School District	9.3
USFS Restroom Lot	Other	0.1
TOTAL OTHER ENTITIES PARKS IN CHELAN		101.6

Table 4-3 Parks in the Chelan area

Name	Owner	Size (Acres)
Beebe Bridge Park	Chelan County PUD	56
Chelan Falls Park	Chelan County PUD	33
Chelan Falls Powerhouse Park	Chelan County PUD	20
Old Mill Park	Chelan County PUD	20
Chelan Gorge Trail	Chelan County PUD	-
Singleton Park	Manson Parks & Recreation District	10
The Old Swim Hole	Manson Parks & Recreation District	-
Wapato Lake Campground	Manson Parks & Recreation District	6
Willow Point Park	Manson Parks & Recreation District	1.85
Manson Bay Park & Marina	Manson Parks & Recreation District	6
Lefler Field	Manson Parks & Recreation District	-
Lake Chelan State Park	Washington State Park	127
Twenty-Five Mile Creek State Park	Washington State Park	235
TOTAL PARKS GREATER CHELAN AREA		514.85

4.1.3 Physical Inventory of Chelan Area Parks and Amenities

The following table lists the amenities within area parks. The Chelan Community Center's planned facilities are included as they are expected to be built within the timeframe of this plan.

Table 4-4 Physical Inventory of Chelan Area Parks and Amenities (compiled initially by Greenplay, finalized by staff)

Owner/Manager	Chelan									PUD/City							PUD	HOA				Other		School					
Park/Facilities	Don Morse Memorial Park	Lake Chelan Municipal Golf Course	Lakeside Park	Spader Bay Open Space	Gateway Park	Lakeview Drive-In	Lakeshore RV Park	Pingrey	Chelan Subtotal	Chelan Gorge Park	Beebe Bridge Park	Chelan Falls Park	Chelan falls Powerhouse Park	Chelan Reach 1 Trailhead	Chelan Riverwalk Park	Old Mill Park	Chelan Hills HOA 1	Lake Chelan Shores	Spader Bay Condominiums	Willows Park	USFS Restroom Lot	Community Center (planned)	Darnells	Chelan High School	Lake Chelan School District	Morgan Owings Elementary	School Fields	School Stadium	Totals
GIS Acres	25	127	11	10	0	1	20	0	194	20	38	24	7	10	12	18	1	23	5	5	0			15	5	3	29	9	418.1
Amusement Ride	1								1																				2
Aquatics, lap Pool									0								1					1							2
Aquatics, leisure Pool									0									5	1										6
Basketball Court									0									1											1
Basketball, practice	4		1						5		2	1						1						2		1			17
Camping, Defined							1		1		1																		3
Concessions	2								0	1																			3
Diamond Field									0	3	1														2		3		9
Diamond Field, Practice									0			1	1										1						3
Educational Experience									0			1																	1
Event Space									0						1														1
Game court									0																	1			1
Golf		1							1																				2
Golf, Putting Course	1								1																				2
Golf, practice		1							1																				2
Historic feature									0						1														1
Horseshoe Complex									0	12																			12
Horseshoe Court									0			2																	2
Loop Walk									0			1			1								1						3
Natural Area									0			1																	1
Open turf	1		1						2		1	1	1		2		1	2		1				1		1			15
Picnic Ground	1		1						2				1			1													6
Playground, Local	1		1						2	1	1	1						2								1			10
Rectangular field, Large									0		1	1					1						1				1		5
Rectangular Field, Multiple									0																		1		1
Rectangular Field, Overlay									0	3																			3
Shelter, Large	1								1		1	1	1		1														6
Shelter, Small	1								1								3												5
Skate Park	1								1																				2
Tennis/ Pickleball Courts	2								2		2	1							1			4	6	3					21
Track, Athletic									0									7									1		8
Trail Access Point									0					1															1
Trailhead									0					1	3														4
Volleyball Court	4		1						5		1	2						1		1		3							18
Water Access, developed	1		1						2		1	1			1	1		2	1	1	1								13
Water Access, General	1		1						2		1	1	1		2			2	1	1									13

4.1.4 Chelan Parks System Benchmarks (GRASP)

GRASP® Comparative Data by Greenplay Inc. 2021

Agencies often find it useful to compare themselves to other agencies. Still, sometimes it is difficult to get an apples-to-apples comparison. Chelan parks are comparable to other agencies across the country by using these scores. The GRASP® National Dataset consists of 82 agencies, 5,329 parks, and 29,600 components.

When comparing Chelan to other agencies and parks in the dataset, one park, Don Morse, is in the top 300* parks overall and three in the top ten percent in terms of GRASP® Score (one managed by the city of Chelan, and 2 managed by the PUD – Riverwalk and Chelan Falls).

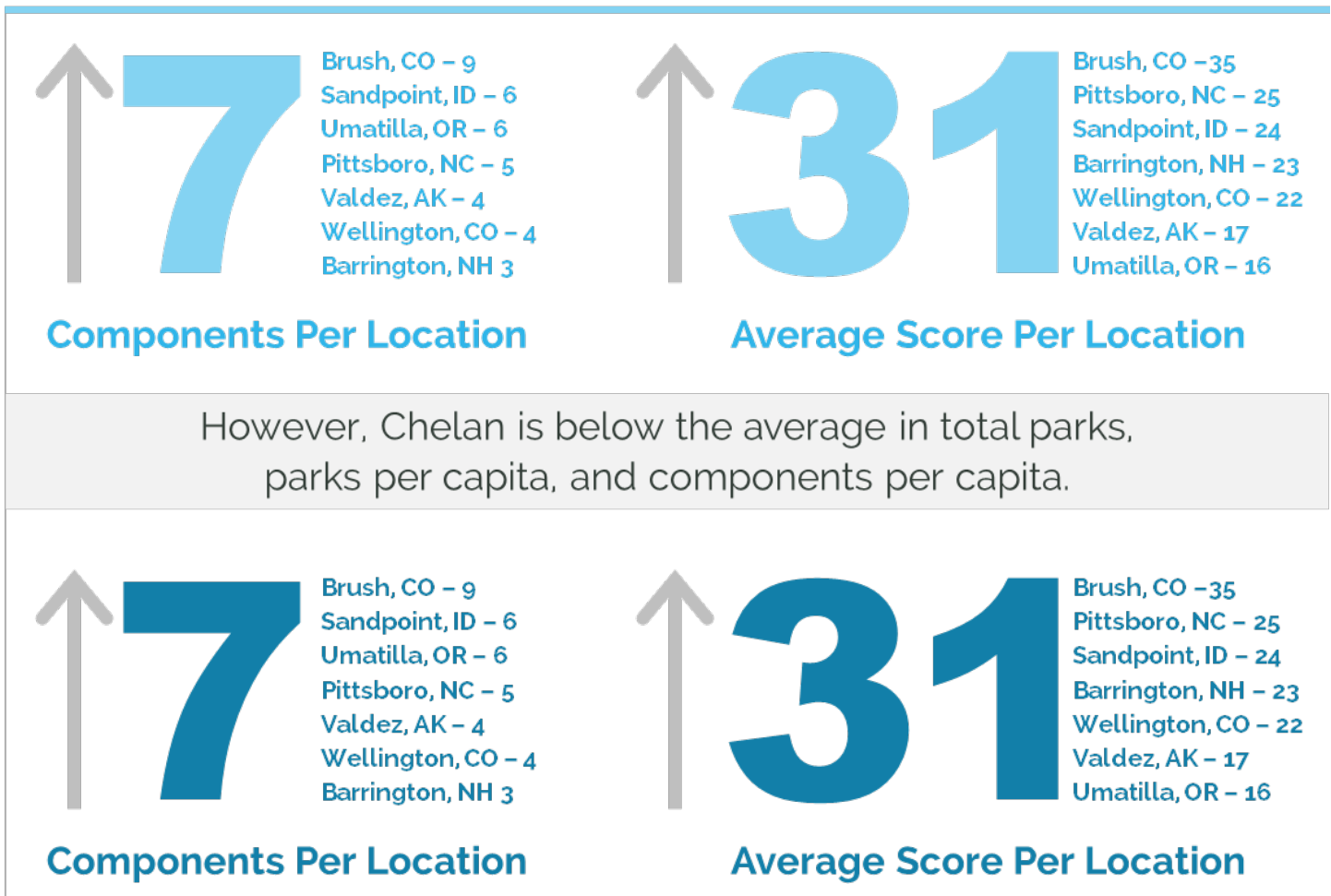


The following table provides additional comparative data from other communities of similar populations to Chelan across the U.S. Because every community is unique, there are no standard or "correct" numbers.

Table 4-5 GRASP® Comparative Data

City/Agency	Valdez, AK	Pittsboro, NC	Brush, CO	Chelan, WA*	Wellington, CO	Umatilla, OR	Barrington, NH	Sandpoint, ID	Average
Year	2020	2016	2018	2021	2015	2020	2018	2019	2016-2021
Population	3,778	4,118	5,699	6,516	7,453	7,723	8,770	9,564	6,703
Study Area Size (Acres)	726,133	2,708	1,754	4,276	2,269	3,266	31,117	2,917	6,901
#of Sites (Parks, Facilities, etc.)	38	8	13	5	19	12	14	34	18
Total Number of Components	147	38	113	34	82	77	47	196	92
Average #of Components per Site	4	5	9	7	4	6	3	6	5.5
Total GRASP® Value (Entire System)	640	203	459	155	421	188	327	800	399
GRASP® Index	169	49	81	24	56	24	37	84	66
Average Score/Site	17	25	35	31	22	16	23	24	24
% of Total Area w/LOS >0	9%	35%	100%	50%	100%	74%	NA	100%	67%
Average LOS per Acre Served	44	40	246.3	210	82.5	112	NA	289	146
Components per Capita	39	9	20	5	11	10	5	20	15
Average LOS/Population Density per Acre	8517	163	76	138	28	47	NA	88	90
Population density (per acre)	0.01	0.2	3.2	1.5	3.0	2.4	0.3	3.3	2
% of Population with Walkable Target Access	60%	7%	70%	48%	NA	62%	NA	81	55%
People per Park	99	515	438	1303	392	644	626	281	537
Park per 1k People	10	2	2	1	3	2	2	4	3
Better than the Average	Below the average		Not included in average		*Includes Chelan owned and managed. PUD. HOA. School				

Including Chelan owned and managed, PUD, HOA, Schools within Chelan limits, and comparing with the selected sample of comparative agencies, Chelan is above the average components per location and average score per park.



So, using the trademarked GRASP Analysis the City Waterfront/ Don Morse Park is among the top parks in the nation. However, considering only this perspective is limited and misleading. The park has 50-year-old restrooms which are inadequate in terms of capacity and quality. There is limited ADA access to one of the few publicly accessible beaches within Chelan. The park's parking lots would not meet current City design standards and haven't had basic asphalt preservation maintenance performed for over a decade. Then there are questions of how well the park is performing in context of its potential. Hence the need to incorporate multiple perspectives when evaluating a park system.

4.2 Relevant Parks and Recreation Trends

The changing pace of today's world requires analyzing recreation trends from both a local and national level. These new shifts of participation in outdoor recreation, sports, and cultural programs are an important component of understanding and serving your community.

Understanding the participation levels of the city residents using data from the U.S. Census Bureau, combined with research of relevant national recreation trends, provides critical insights that help to plan for the future of parks and recreation. The following pages summarize some of the key trends that could impact the City of Chelan over the next five to ten years. When applicable, figures and data from the Washington State Recreation and Conservation Plan (SCORP) from 2018 to 2022 were referenced for local context related to youth and senior participation.

These are trends to consider when deciding what to do with low-functioning facilities or improving existing parks to serve the needs of residents.

4.2.1 National Trends

Wellness

Parks as Wellness Hubs

Parks and Recreation agencies are adapting to serve as Community Wellness Hubs, places for community members to improve health outcomes and enhance quality of life. Whether by providing access to healthy foods, physical activity, social connections, or access to nature, local parks and recreation departments can increase the health in their community. Numerous studies have continued to indicate the health benefits of outdoor spaces, recreation programs, and community centers. According to the National Recreation and Parks Association:

- Living close to parks and other recreation facilities is consistently related to higher physical activity levels for both adults and youth.
- Adolescents with easy access to multiple recreation facilities were more physically active and less likely to be overweight or obese than adolescents without access to such facilities.
- Increasing access to recreation facilities is an essential strategy for preventing childhood obesity.
- Organized Park programs and supervision may increase the use of parks and playgrounds and may also increase physical activity, particularly among youths.
- Park renovations can increase vigorous physical activity among children and can also increase the use of certain types of facilities, including playgrounds and skate parks.
- Park and recreation agencies are the second largest public feeder of children, next to schools. Park and recreation agencies annually serve approximately 560 million meals to children through summer and after-school programs.

Fitness and Sports

In addition to local participation from the Washington State Plan, ESRI Business Analyst provides estimates for activity participation and consumer behavior based on a specific methodology and survey data to make up what ESRI terms "Market Potential Index." The following charts showcase the participation in leisure activities, outdoor recreation, and sports teams for adults 25 and older, compared to the State of Washington. The activities with the highest participation include walking for exercise, swimming, camping, hiking, and freshwater fishing.

Figure 4-3 Adult Participation for Fitness Activities

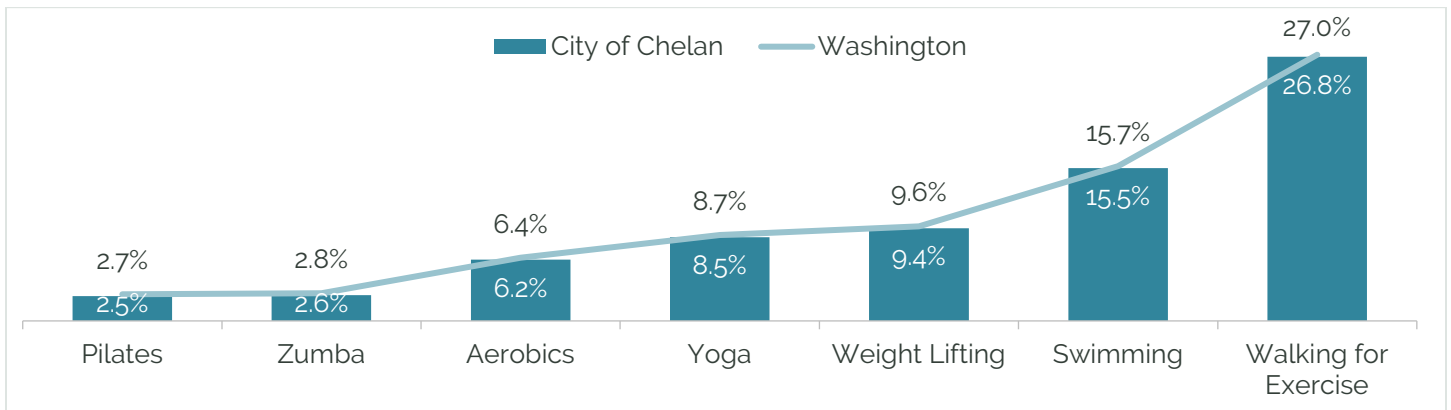


Figure 4-4 Adult Participation in Outdoor Recreation

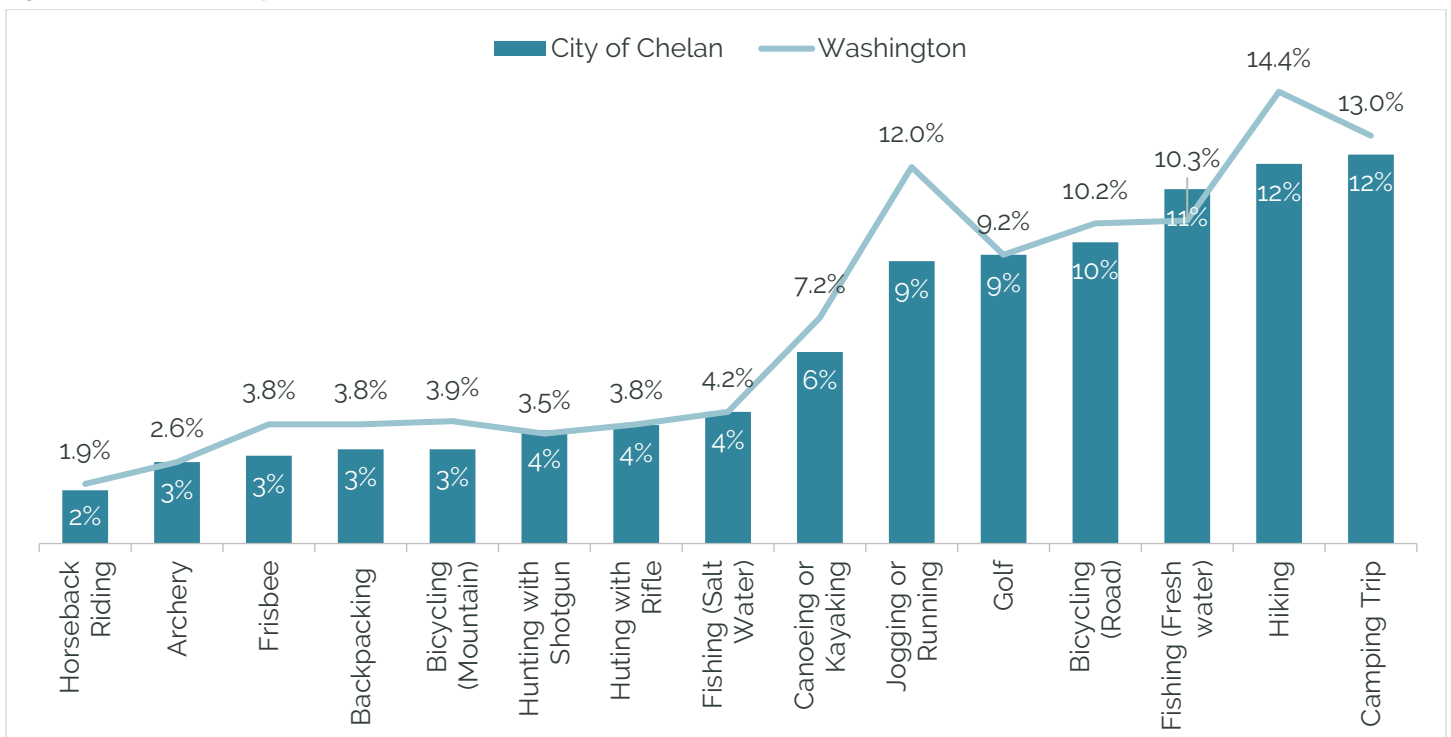
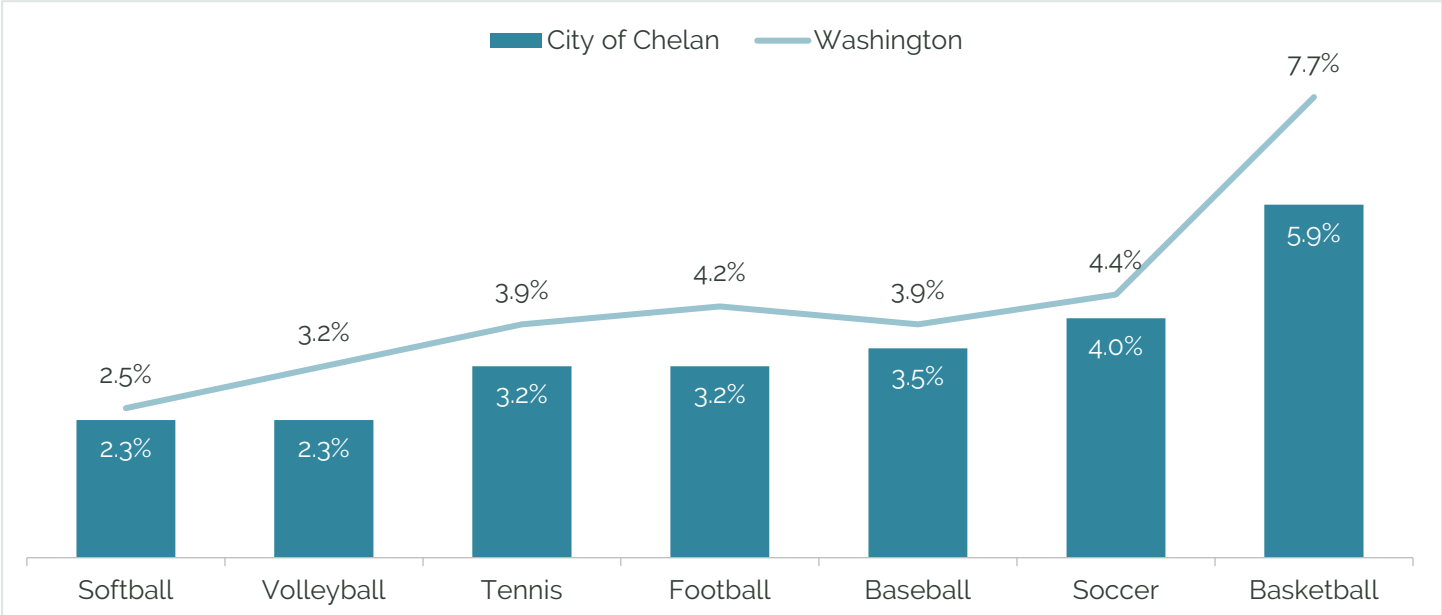


Figure 4-5: Adult Participation in Team Sports



Pickleball, Padel

Pickleball has continued to grow as one of the most popular recreational activities nationwide and shows no signs of slowing down. The 2023 APP Tour's Pickleball Participation Report shared that there are 36.5 million pickleball players in the United States. The sport is easy to learn, accessible to most ages and ability levels, and doesn't require expensive equipment. On average, **130 new pickleball locations are created each month**.

Pickleball continues to be a fast-growing sport throughout America. Considered a mix between tennis, ping pong, and badminton, the sport initially grew in popularity with older adults but is now expanding to other age groups. According to the American Council on Exercise (ACE), regular participation in Pickleball satisfied daily exercise intensity guidelines for cardio fitness for middle-aged and older adults.²

The sport can be temporarily played on existing indoor or outdoor tennis courts with removable equipment and taped or painted lining. This lining, if painted on tennis surfaces, may interfere with requirements for competitive tennis programs or tournaments. Agencies will need to look at their community's tennis and pickleball participation to determine the benefits and costs of constructing new pickleball courts versus utilizing existing tennis ball courts. Best practices be found on usapa.com, the official website for the United States Pickleball Association.

By the way... Tyson McGuffin, Pickleball National Champion in 2018 hails from the Chelan Valley.

Similar to pickleball, Padel is another racket sport gaining popularity in some parts of the country. This game is a cross between tennis, racquetball, and squash. It's currently estimated that Padel has over 100,000 players in the United States, and the number of courts has more than doubled in the last two years.

Skate park

Skateboarding and other wheel sports continue to grow in popularity. Distributing skating features throughout the community provides greater access to this activity for younger people who cannot drive to a more extensive centralized skate park. Add skate features to neighborhood parks in place of larger skate parks. Chelan has one skate park.

² Green, Daniel, August 2018. "ACE-Sponsored Research: Can Pickleball Help Middle-aged and Older Adults Get Fit?" American Council on Exercise. Accessed 2020. <https://www.acefitness.org/education-and-resources/professional/certified/august-2018/7053/ace-sponsored-research-can-pickleball-help-middle-aged-and-older-adults-get-fit/>

Cricket

Cricket is the second most-watched sport in the world and was one of the most popular sports in the US before baseball became favored during the Civil War. This game is gaining popularity once again and should continue to be watched as a trend for 2024.³



Active Transportation

In many surveys and studies on participation in recreational activities, walking, running, jogging, and cycling are nearly universally rated as the most popular activities among youths and adults. These activities are attractive as they require little equipment, or financial investment, to get started, and are open to participation from nearly all segments of the population. For these reasons, participation in these activities is often promoted as a means of spurring physical activity and increasing public health. The design of a community's infrastructure is directly linked to physical activity – where environments are built with bicyclists and pedestrians in mind, more people bike and walk. Higher levels of bicycling and walking also coincide with increased bicycle and pedestrian safety and higher levels of physical activity. Increasing bicycling and walking in a community can have a major impact on improving public health and life expectancy.⁴

Cycling and Walking

Public health trends related to cycling and walking include:

Quantified health benefits of active transportation can outweigh any risks associated with the activities by as much as 77 to 1 and add more years to our lives than are lost from inhaled air pollution and traffic injuries.

Regular cyclists took 7.4 sick days per year, while non-bicyclists took 8.7 sick days per year.

The proportion of children who live within a mile of school has decreased over time. In 1969, 48 percent of children walked or biked to school, compared to 2009, when 35 percent of children walked or biked to school.⁵

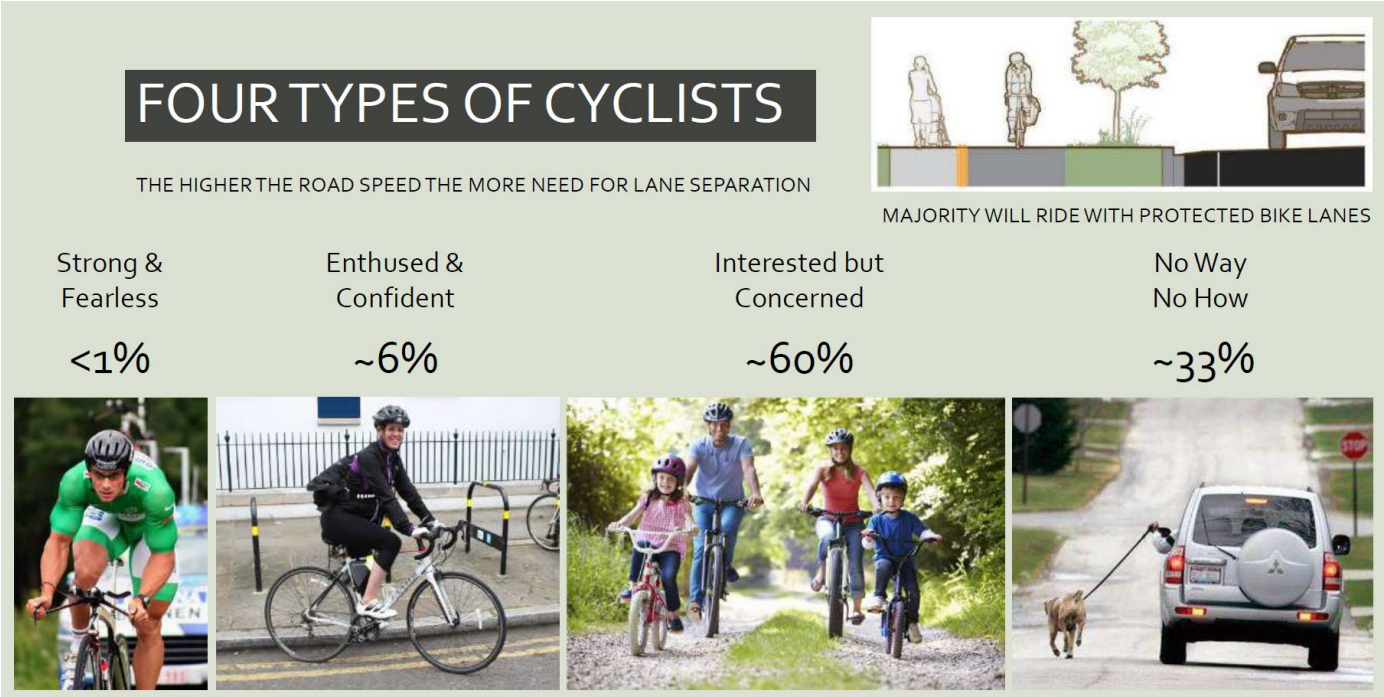
National cycling trends:

³ *Parks and Recreation Trends for 2024*. Retrieved from <https://productiveparks.com/parks-and-recreation-trends-2024>.

⁴ Parks & Recreation | Active Living Research." Activelivingresearch.org, 2015, activelivingresearch.org/taxonomy/parks-recreation. Accessed 30 Sept. 2021.

⁵ SRTS Guide: The Decline of Walking and Bicycling." Saferoutesinfo.org, 2011, guide.saferoutesinfo.org/introduction/the_decline_of_walking_and_bicycling.cfm. Accessed 1 Nov. 2021.

- There has been a gradual trend of increasing bicycling and walking to work since 2005.
- Infrastructure to support biking communities is becoming more commonly funded in communities.
- Bike share systems, making bicycles available to the public for low-cost, short-term use, have been sweeping the nation.



Trails and Health

Studies have shown that there is a direct correlation between how close people live to a connected system of trails and their level of physical activity in a community. Trails can provide a wide variety of opportunities for being physically active, such as walking/running/hiking, rollerblading, wheelchair recreation, bicycling, cross-country skiing and snowshoeing, fishing, hunting, and horseback riding. Active use of trails results in positive health outcomes and is an excellent way to encourage people to adopt healthy lifestyle changes. In a study released in 2014, results indicate that there were benefits for those that lived up to 2.5 miles away from a biking or walking infrastructure, and for those that lived within one mile, they were getting on average 45 minutes more exercise per week.

Figure 4-6 A one-mile walking path borders Riverwalk Park.



The American Heart Association has found that for every \$1 spent on building trails, \$3 is saved medical costs. The health benefits are equally as high for trails in urban neighborhoods as for those in state or national parks. Data from the American Trails Association indicates that all trail use is beneficial for physical health. A trail in the neighborhood, creating a 'linear park', makes it easier for people to incorporate exercise into their daily routines, whether for recreation or non-motorized transportation. Urban trails need to connect people to places they want to go, such as schools, transit centers, businesses, and neighborhoods.

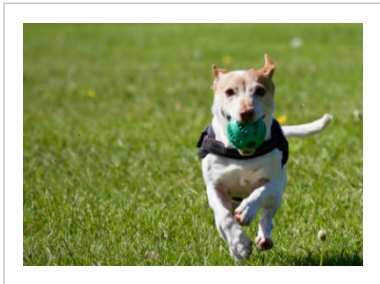
Outdoor Fitness Trails

A popular trend in urban parks for health, wellness, and fitness activities is to install outdoor fitness equipment along trails. The intent of the outdoor equipment is to provide an accessible form of exercise for all community members, focusing on strength, balance, flexibility, and cardio exercise. These fitness stations – also known as “outdoor gyms” – are generally meant for adults but can be grouped together near a playground or kid-friendly amenity so that adults can exercise and socialize while supervising their children. The fitness equipment can also be dispersed along a nature trail or walking path to provide a unique experience to exercise in nature. Educational and safety signage should be placed next to equipment to guide the user in understanding and utilizing the outdoor gyms.

Pets & Dog Parks

Dog parks continue to see high popularity and have remained among the top planned additions to parks and recreational facilities over the past three years. They help build a sense of community and can draw potential new community members and tourists traveling with pets.⁶ Dog parks continue to grow in popularity and may be related to an aging demographic in America. It is also a basic form of socializing for people who may have once socialized with other parents in their child's soccer league. Now that the kids are grown, they enjoy the company of other dog owners at the dog park. And for singles, a dog park is an excellent place to meet people. Chelan has no dog parks.

A surge in pet ownership ensued in the wake of the 2020 global pandemic. Larger dog parks have become destination facilities that both residents and visitors seek out and are willing to travel to. Furthermore, according to the Trust for Public Land, the development of dog parks has grown by over 40% in the past 15 years. NRPA data show that **68% of agencies have a dog park** and **60% of households own a dog**.



*Recreation Magazine*⁷ suggests that dog parks can represent a relatively low-cost way to provide an oft-visited popular community amenity. Dog parks can be as simple as a gated area, or more elaborate with “designed-for-dogs” amenities like water fountains, agility equipment, and pet wash stations, to name a few. Even “spray grounds” are being designed just for dogs. Dog parks are also places for people to meet new friends and enjoy the outdoors.

Dog Park Design

The best dog parks cater to people with design features for their comfort and pleasure and offer creative programming.⁸ Amenities in an ideal dog park might include the following:

- Benches, shade and water – for dogs and people
- At least one acre of space with adequate drainage
- Double gated entry
- Ample waste stations well-stocked with bags
- Sandy beaches/sand bunker digging areas
- Custom designed splashpads for large and small dogs
- People-pleasing amenities such as walking trails, water fountains, restroom facilities, picnic tables, and dog wash stations.

⁷ “State of the Industry Report, Trends in Parks and Recreation,” *Recreation Management*, June 2021.

⁸ Dawn Klingensmith “Gone to the Dogs: Design and Manage an Effective Off-Leash Area”, *Recreation Management*, March 2014. (http://recmanagement.com/feature_print.php?fid=201403fe02).

Playgrounds and Spray grounds

New playgrounds are emerging, including discovery, nature, adventure, and even inter-generational play. Some of these rely upon movable parts, supervised play areas, and other variations from the standard fixed "post and platform" playgrounds found in the typical park across America. These types of nature-based opportunities help connect children and families to the outdoors.

There are specific trends that people are seeking in new playgrounds as they are built or updated. These include:

- **Inclusivity:** Providing facilities for individuals of all ability levels to enjoy
- **Eco-Conscious:** Using recycled materials and eco-friendly construction and maintenance
- **Incorporating Adventure & Nature Play:** Using natural playground elements for sensory experiences and a deeper connection with nature
- **Reflecting Unique Community Identity:** Infusing local culture, art, history, and other features to encourage community pride and spirit

Spray grounds are growing in popularity, even in colder climates. An extensive and growing selection of products raises the bar on expectations and offers new possibilities for creative facilities. Chelan does not have a spray ground.

Outdoor Recreations & Adventure Programs

Many people used to look to travel or tourist agencies for adventurous excursions. However, more municipalities have started to offer exciting experiences such as zip lining, challenge/obstacle courses, and other risk-taking elements on a local level. These agencies may form partnerships with specialized companies to provide adventure packages.

Private companies may hire and train their own staff, maintain equipment, and develop marketing campaigns. A lease agreement may grant the municipality a certain percentage of gross revenues.



Events in the Park

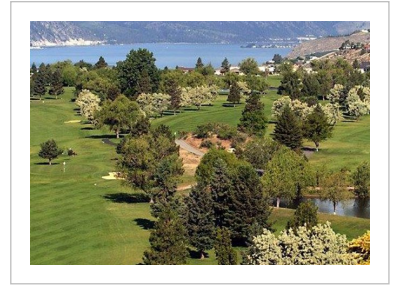
Events in parks, from a neighborhood "movie in the park" to large festivals in regional parks, are growing in popularity to build a sense of community and generate revenues. Providing spaces for these could become a trend. Events space was identified at Riverwalk Park

Electrification

As electric technology develops, maintenance equipment, vehicles, mowers, and other equipment used in parks and recreation are transitioning from gas powered resources to electric assets. This transition provides long-term cost savings, environmental benefits, and decreased noise. Additionally, parks and trailheads should consider the addition of **EV charging stations** in parking lots, as the number of EV cars on the road continues to grow. Washington State has led this transition to electric vehicles, with over 18% of new cars sold in the first half of 2023 being fully electric or plug-in hybrids according to the Seattle Times. Vehicle chargers located at park facilities enable drivers to engage with park facilities while waiting for a full charge.

Environmentalism & Conservation

One of the key pillars of parks and recreation is the role that it plays in conservation. Managing and protecting open space, providing opportunities for people to connect with nature, and educating communities about conservation are all incredibly important. One of the key components of conservation is addressing climate change. Local parks and recreation can help by building climate resilient communities through water management, green infrastructure, and sustainability. A report by NRPA in 2017 titled "Park and Recreation Sustainability Practices" surveyed over 400 park and recreation agencies and found the top five ways that local departments are taking action on conservation and climate change include:



- Alternative Transportation – 77% reduce carbon footprint through offering transportation alternatives
- Watershed Management – 70% adopt protective measures for watershed management
- Air Quality – 53% plant and manage tree canopy that improves air quality
- Sustainable Education – 52% educate the public about sustainability practices
- Stormwater Management – 51% proactivity reduce stormwater through green infrastructure

Integrating nature into parks by creating natural areas is a trend for many reasons. These include a desire to make parks more sustainable and introduce people of all ages to the natural environment. A variety of natural areas exist throughout the system. Some areas offer public access.

Climate Resiliency

The concept of electrification pertains to growing needs for climate resilience and the ways in which future park implementations can accommodate the increase of hotter days and nights, as well as the increase of storm and wildfire impacts. Parks create a great opportunity to address these goals through smart design and engineering. Parks and open space can mitigate urban heat islands, absorb flood and stormwater, and create fire breaks through green space and linear trail corridors. **Climate change, stormwater/flooding implementations, and tree canopy coverage** should be considered in future park renovations to increase resiliency.

Community Garden

A desire for locally grown food and concerns about health, sustainability, and other issues leads to community food gardens in parks and other public spaces. Chelan has no community garden.

ADA Compliance

On July 26, 1990, the federal government officially recognized the needs of people with disabilities through the Americans with Disabilities Act (ADA). This civil right law expanded rights for activities and services offered by both state and local governmental entities (Title II) and non-profit/for-profit entities (Title III). Parks and Recreation agencies are expected to comply by the legal mandate, which means eliminating physical barriers to provide access to facilities and providing reasonable accommodations in regard to recreational programs through inclusive policies and procedures.⁹

⁹ "Changes Are Coming to ADA – New Regulation Standards Expected for Campgrounds, Parks & Beaches." Recmanagement.com, 2012, recmanagement.com/feature_print.php?fid=201211fe03. Accessed 30 Sept. 2021.

It is a requirement that agencies develop an ADA Transition Plan, which details how physical and structural barriers will be removed to facilitate access to programs and services. The Transition Plan also acts as a planning tool for budgeting and accountability.

4.2.2 Washington State Trends

To meet the requirements of the Land and Water Conservation Fund (LWCF) Act, Washington State develops a statewide comprehensive outdoor recreation plan (SCORP) that includes participation rates in outdoor recreation activities, issues related to future demand, and recommendations for meeting recreation and conservation needs. This plan was reviewed to understand statewide trends and participation data. These statewide trends are important, given the larger tourist base that recreates in and around Lake Chelan.

The top 20 outdoor recreation activities in Washington State are shown in Table 4.6, including participation rates and the number of responses for each activity. Given the lakeshore, 10 of these top 20 activities can be enjoyed in Chelan's Parks, as highlighted in the table below.

Table 4-6 2023 Top 20 outdoor Recreation Activities in Washington State ^{*10}

Activity	Activity Category	%	N
Walking or Using Mobility Device on Roads or Sidewalks	Trail- and Road-Based Activities	91%	5,390
Walking or Day Hiking or Using Mobility Device on Trails	Trail- and Road-Based Activities	90%	5,331
Wildlife and Nature Viewing	Nature- and Culture-Based Activities	85%	4,812
Scenic Driving (Sightseeing)	Nature- and Culture-Based Activities	85%	4,767
Hanging Out	Leisure Activities in Parks	70%	3,679
Picnic, Barbecue, or Cookout	Leisure Activities in Parks	68%	3,639
Community Garden or Farmers' Market	Leisure Activities in Parks	66%	3,556
Visting Outdoor Cultural or Historical Facility"	Nature- and Culture-Based Activities	62%	3,413
Swimming in Natural Settings	Water-Based Activities	61%	3,374
Paddle boarding, Whitewater, Canoes, Kayaks, Stand-Up Paddle	Water-Based Activities	52%	2,910
Outdoor Concert or Special Event	Leisure Activities in Parks	49%	2,602
Gathering or Collecting Anything in Nature	Nature-and Culture-Based Activities	49%	2,635
Tent Camping (Developed Campground)	Camping Activities	44%	2,510
Backpacking	Trail-and Road-Based Activities	42%	2,349
Playground	Leisure Activities in Parks	41%	2,148
Tent Camping (Undeveloped Area)	Camping Activities	41%	2,247
Road Cycling	Trail-and Road-Based Activities	40%	2,240
Yard Games (Beanbag Toss, Horseshoes, etc.)	Leisure Activities in Parks	38%	1,966
Volunteering (Restoration Projects, Citizen Science, etc.)	Nature-and Culture-Based Activities	37%	1,984
Jogging or Running on Roads or Sidewalks	Trail-and Road-Based Activities	35%	1,944
Snowshoeing	Snow and ice Activities	35%	1,821

* By Participation Rate - % of Population, N = Number of Responses

** Includes Attending Cultural Events

¹⁰ Source: [2023 WA RCO SCORP](#), page 41.

In the 2022 Assessment of Resident Demand ¹¹, participation rates for 45 activities were compared to 2017. All but two of those activities (Technology-based Games and Collecting or Gathering Things in Nature) showed an increase in participation. The activities that had the greatest increase are shown in Table 4.7.

The top responses of activities people wanted more of was non-motorized trail (79%) followed by camping (61%) and winter activities (42%). To encourage more participation, the top answers all related to providing more opportunities near where they live (79%), better facilities near where they live (64%), more parking (58%), better neighborhood access (51%) and more information about opportunities and requirements (49%).

Table 4-7 Activities with the Highest Inc: Participation in WA State

Activity	2017-2022
Wildlife or Nature Viewing	+28%
Paddle Sports	+28%
Visiting Outdoor Cultural or Historical Facilities	+27%
Tent Camping (Undeveloped)	+26%
Backpacking	+25%
Playing Yard Games (In a Park)	+25%
Snowshoeing	+23%
Tent Camping (Developed Areas)	+19%
Hanging Out in Park	+19%
Mountain Biking	+18%

4.3 Community Engagement

4.3.1 Community Engagement Process

The successful development and implementation of Chelan's parks system goals ultimately relies on listening to the needs, demands, and ideas the community has for its parks and recreation system. Knowing that "the people who show up get to make the decisions", it was imperative that a successful public involvement process be implemented that allowed Chelan citizens, and its visitors, multiple opportunities and methods to "show up" and inform the process and results, be kept updated along the way, and see how feedback was incorporated in the final plan.

With grant programs and other decision makers focusing on understanding a community's desires, public involvement is the most crucial and one element that connects all pieces of the PROS planning process. It is focused on understanding what those building blocks of a community's desired quality of life are. Sometimes they are small maintenance improvements and others are large capital investments, but the public process gives voice to all of those ideas. Public involvement also builds shared ownership of the plan and creates community consensus around the investments that are made. This is where everyone can share their ideas, goals, and objectives for their parks system and communicate these needs and desires to the City. The intention behind the public involvement approach was to capture the needs, wishes, and ideas from the public.

To ensure that the PROS Plan is reflective of the Chelan community and their interests, needs, and priorities, a series of engagement goals and methodologies were developed and deployed. This engagement ended up unfolding in two waves: the first one facilitated by Greenplay and RRC Associates in August 2021, and a second engagement phase supported by SCJ in 2023, drilling down and refreshing on certain aspects. This extensive community engagement included the following methods:

Figure 4-7 Community Engagement Plan

¹¹ 2023 Recreation and Conservation Plan. Retrieved from <https://rco.wa.gov/wp-content/uploads/2023/07/SCORPExecSummary.pdf>

Year	Date	Community Input Event	Facilitator	# of Participants
2020	Nov 8	Don Morse Park Masterplan in-field Charrette	Bernardo Wills Arch	25
	Nov 1 - Dec 20	Statistically Valid Survey (=/- 4% margin of error)	RCC Associates	435
	Dec 1 - Dec 20	Open Link Survey	RCC Associates	710
2021	August 24	Series of 3 Focus Group Meetings	Greenplay Inc.	25
	August 24	City Council Meeting Presentation	Greenplay Inc.	20
	August 25	Parks Plan Public Forum	Greenplay Inc.	42
	August 25	Stakeholder Interviews (including elected officials)	Greenplay Inc.	10
	February 2	Don Morse Park Masterplan Open House	Bernardo Wills Arch	14
	February 22	City Council Meeting Presentation	Greenplay Inc.	24
2022	August 24	Skatepark Feasibility in-field Charette	Berger Partnership	50
	Aug 1 - Aug 30	Skatepark Feasibility Online Survey	Berger Partnership	36
	June 16	Lakeside Park Masterplan Open House	Berger Partnership	21
	June18	Lakeside Park Masterplan in-field Open House	Berger Partnership	30
2023	July 11 - Sept 29	Needs Assessment Survey	SCJ Alliance	591
	July 11 - Sept 29	Community Mapping Survey	SCJ Alliance	166
	Aug 31	Community Farmers Market Outreach	SCJ Alliance	18
2024	April-May	3 Council Meetings	Chelan Parks	30
	April 17	Planning Commission	Chelan Parks	25
	April 18	Parks & Recreation Advisory Board	Chelan Parks	12
	April-May	One-on-one meetings	Chelan Parks	12
			Total Outreach	2,296

Over 2,200 People reached in a community of 4,392 persons!

4.3.2 2021 Focus Groups

Focus groups, stakeholder interviews, and a public forum were conducted during August 23-26, 2021. These meetings were held throughout the city. The goal of these sessions was to gather information that would guide the development of the community parks and recreation needs assessment survey.

Participants included Users/Community Members, City/Department Staff, Stakeholders, Elected Officials, Youth and Teens.

Over the course of three days Greenplay hosted 3 meetings and spoke with 24 community members and stakeholders. Interviews were held with 10 elected officials and stakeholders. On the last day, an open public forum was held and attended by 42 participants.

Greenplay/Berry Dunn provided a full Chelan Parks and Recreation Master Plan Update – Community Engagement summary as a staff document, and the Public Meeting PowerPoint presentation was posted to the Department's website.

Top priorities to seed the community parks and recreation needs assessment coming out of the focus group portion included the following:

Access

- Increasing public access to the waterfront
- Providing a transit system between offsite parking and the beaches during the season
- Continue to expand trail and bike paths to create a more connected community

Infrastructure

- Maintaining and upgrading existing parks and amenities before building additional new
- Expanding the infrastructure
- Establishing a capacity of parks for visitation and tourism
- Replacing the outdated skate park

Operations

- Providing management and supervision at parks and open spaces
- Increasing safety and security (providing patrols was one suggestion)
- Monitoring and maintaining lake water quality
- Staffing appropriately to maintain the existing level of service

Recreation

- Creating programs and activities for long term and year-round use of parks and open spaces

Conservation

- Acquiring additional public land and water access point as growth in the community continues

4.3.3 2021 Statistically Valid Survey

As part of the project, a statistically valid survey was conducted to assess the opinions, desires, and needs of residents in Chelan. The purpose of the community needs assessment survey was to gather community feedback on Chelan Parks and Recreation facilities, services, programs, amenities, future planning, communication, and more. The following question summaries provide insight that helped direct the development of the recommendations.

Survey Methodology

The survey was conducted using three primary methods: (1) a mailed survey to 1,591 households in Chelan, (2) an online, password protected invitation website, (3) an open link survey for all other residents who were not included in the invitation sample.

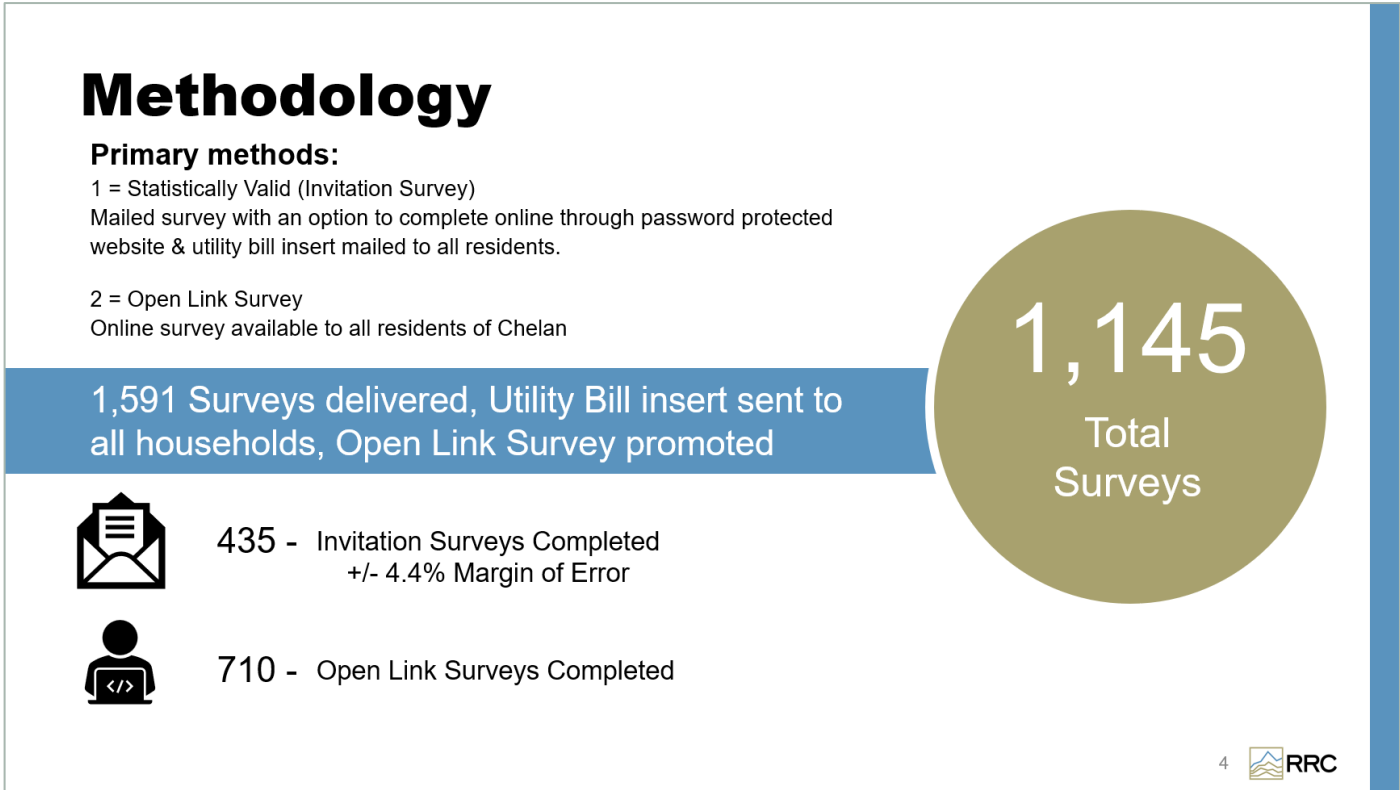
Additionally, an insert was provided in the monthly utility bills as a reminder to take the survey. Invitation or invite respondents were given a unique password to participate through the online survey. Approximately a month after the mailed surveys began arriving in mailboxes, the open link survey was made available to all residents who did not receive an invitation survey. Results are kept separate to maintain the statistical validity of the invitation sample.

Respondent population

The invitation sample contains 435 completed surveys (margin of error: 4.4%) with the open link closing with 710 completed surveys. The survey was open from September 2021 through December 2021.

The underlying data from the survey were weighted by age and ethnicity to ensure appropriate representation of Chelan residents across different demographic cohorts in the sample. Then, using U.S. Census Data, the age and ethnicity distributions in the total sample were adjusted to more closely match the actual population profile of the City of Chelan.

Figure 4-8 Count of Responses for the Statistically Valid Survey & Open Link Survey



The full survey result report is included as an Appendix to this PROS Plan. The Key Findings of RRC are seen in the following graphics. Other findings will be inserted throughout the plan as needed topically.

Key Findings



PARK USAGE

Trails and paths, Don Morse Memorial Park, Lakeside Park, and Lake Chelan Golf Course are the most widely used parks and facilities in Chelan. Trails and paths have the highest daily/weekly use.



IMPORTANCE

On a scale of 1 to 5, with 5 being very important, invite respondents rated trails and path (4.1), Don Morse Memorial Park (3.8), and Lakeside Park (3.7) as the most important facilities or service to their household.



COMMUNICATION

There is significant room for improvement to better leverage communication efforts and information dissemination about parks and recreation to further create awareness in Chelan. 48% of overall respondents indicated that communication effectiveness is not effective, with an average score of 2.5 (on a scale of 1 to 5).



NEEDS MET

In terms of facilities meeting the needs of the community, invite respondents rated the Lake Chelan Golf Course (4.1), Lakeshore Marina (3.9), and Lakeshore RV Park (3.8) as meeting the needs for facilities and services the best. AAU Youth Sports and Summer Day Camps rated lowest at 3.0 and 3.3, respectively.



INCREASE USE

Additional facilities and amenities, better condition/maintenance, and improved communication are the top 3 items that if addressed would assist in household use of parks and recreation in Chelan.



FUTURE NEEDS

Top 3 combined highest priorities are additional public access to waterfront, more trails and bike paths within parks and recreation facilities, and improved connectivity to parks and trails from Downtown core. A second tier of priorities includes developing an open-air covered multi-use space, additional youth sports opportunities, and additional dog park facilities.



FUNDING SOURCES

More than half of respondents indicate that they would probably or definitely support all of the proposed funding sources, except for Development fees in Lieu, increased property tax, or new local option sales tax to fund their top 3 future needs for Chelan. Greatest support is behind corporate donations, fundraising campaigns, a lodging tax, and more private/public partnerships.



TRANSPORTATION TO PARKS

A motor vehicle is the most typical form of transportation to parks and recreation facilities. Walking and running is another widely used mode of transportation, as 56% of respondents report walking/running to parks or recreation facilities in Chelan.

Figure 4-9 Top 4 Responses to question: What would you or members of your household like to see improved in Chelan over 5-10 years? (Facilities & Amenities).

TOP 4 Responses



Additional public access to waterfront



More trails and bike paths within parks



Winter activities at parks

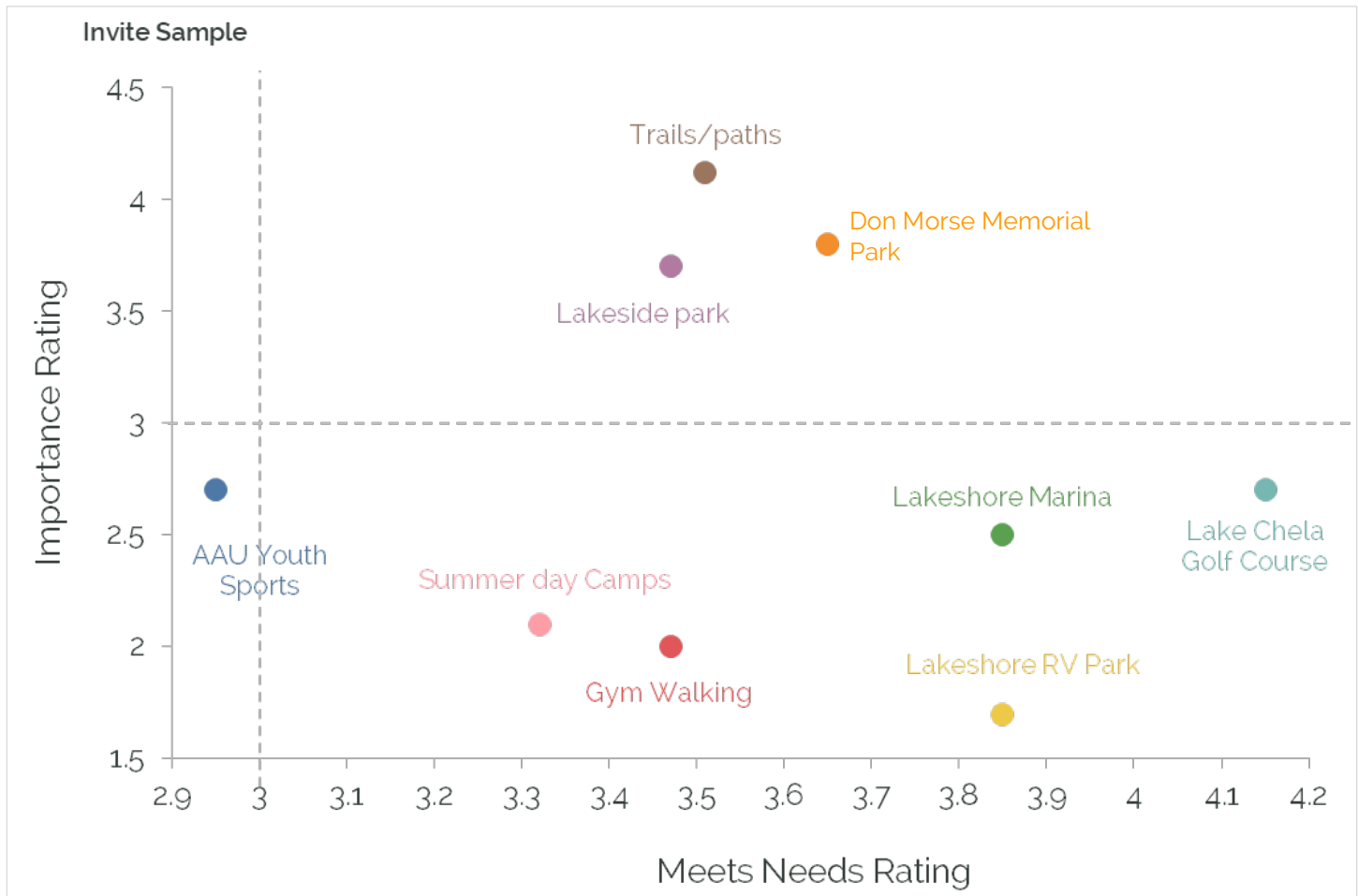


More restrooms

Q: What would you or members of your household like to see improved in Chelan over 5 to 10 years? (Facilities & Amenities) by "Source"

	Overall	Invite	Open Link
Additional public access to waterfront	N-798 4.3	N-349 4.3	N-449 4.3
More trails and bike paths within parks and recreation facilities	N-784 3.8	N-347 3.9	N-437 3.7
Winter activities at parks and recreation facilities	N-794 3.8	N-349 3.8	N-445 3.8
More restrooms at parks and recreations facilities	N-778 3.8	N-340 3.7	N-438 3.8
Additional parks	N-781 3.7	N-343 3.5	N-438 4
Improvements to existing facilities and amenities	N-768 3.7	N-333 3.7	N-435 3.7
Improved connectivity to parks and trails from Downtown core	N-792 3.6	N-353 3.7	N-439 3.6
Develop an open-air covered multi-use space	N-777 3.6	N-341 3.7	N-436 3.6
Better maintenance of existing parks & recreation facilities	N-773 3.6	N-336 3.5	N-437 3.6
Add splash pad to parks	N-750 3.3	N-329 3.4	N-421 3.2
Additional dog parks/facilities	N-791 3.1	N-350 3.0	N-441 3.2
Boat washing station at Lakeshore Marina	N-749 2.8	N-333 2.8	N-416 2.9
Shuttle service to parks and recreation facilities	N-767 2.7	N-334 2.6	N-433 2.7
Additional pickleball courts	N-764 2.6	N-340 2.6	N-424 2.7
Bile pump track	N-734 2.5	N-310 2.4	N-424 2.5
New skate park	N-750 2.4	N-320 2.2	N-430 2.6
Go-karts	N-768 2.4	N-333 2.2	N-435 2.5
Additional Tennis courts	N-744 2.1	N-321 1.8	N-423 2.3

Figure 4-10 Importance/Performance Matrix (Invite Sample)



4.3.4 Recreation Activities & Specific Chelan Demographics

Hispanic Demographic



Miércoles
AGOSTO 25
 CHELAN CITY HALL
 135 E. JOHNSON ST
 6:30 PM
PUBLICO
 Ven y
 cuéntanos de
 tus
 prioridades!
**AS AIGO
 HOY PARA
 UN MAJOR
 MANANA**

RRC Associates performed cross tabulations as part of the statistically valid survey to explore responses from Chelan's sizeable Hispanic population. There are some differences in needs and preferences identified by individuals of Hispanic, Latino, or Spanish origin compared to overall survey responses. Additional facilities and amenities, improved communication about offerings, and better condition/maintenance of parks and facilities were identified to affirmatively affect use or participation. However, among Hispanic respondents, the top were still additional facilities and amenities, but also lower pricing/user fees and Wi-Fi connectivity.

Table 4-8 Factors influencing park usage for Overall vs. Hispanic Community

		OVERALL	Are you of Hispanic, Latino, or Spanish origin?	
			Yes	No
What would assist you or members of your household to use parks and recreation facilities?	Additional facilities and amenities	53%	41%	55%
	Improved communication about offerings	32%	20%	34%
	Better condition/maintenance of parks or facilities	30%	35%	31%
	Lower pricing/user fees	26%	41%	23%
	Other	20%	20%	23%
	Wi-Fi connectivity	14%	35%	10%
	Improved safety and security	13%	23%	12%
	Expanded hours of operation	12%	18%	11%
	Facilities closer to where I live or work	10%	20%	9%
	Better accessibility for people with disabilities	10	15%	9%
	Better signage/wayfinding	9%	4%	10%
	Improved customer service/staff knowledge	9%	15%	8%



The top five desires remain fairly similar between the overall community and the Hispanic community. There are a number of preferences further down the list of where the Hispanic community voiced a different level of interest. Several items were clearly more important to the Hispanic community that include bike/pump tracks,

go-karts, open-air recreation spaces, a skate park, and additional special events. All contribute to the desires and recreational needs of the Chelan community. All valued increased access to the waterfront, more trails/bike paths, additional restrooms, and additional parks.

Table 4-9 Top 5 Preferences for the Hispanic and Overall Community

	Overall	Hispanic	Difference
<i>Recreation, Parks, and Facilities Preferences op 5</i>			
Access to waterfront	78%	74%	-4%
Additional parks	66%	72%	6%
Winter recreation activities	64%	63%	-1%
More trails/bike paths	63%	73%	10%
Additional restrooms	61%	72%	11%
<i>Hispanic Top 5</i>			
Access to waterfront	78%	74%	-4%
More trails/bike paths	63%	73%	10%
Additional parks	66%	72%	6%
Additional restrooms	61%	72%	11%
Open-air covered recreation space	57%	71%	14%

Table 4-10 Facility Preferences for Chelan's Hispanic Community

Important/Very Important	Overall	Hispanic	Difference
Bike/pump tracks	24%	47%	23%
Go-karts	20%	37%	17%
Open-air covered recreation space	57%	71%	14%
Skate Park	24%	38%	14%
Additional special events	46%	60%	14%
Maintenance of existing parks	52%	65%	13%
Additional restrooms	61%	72%	11%
Ice skating/hockey	47%	58%	11%
Tennis courts	14%	25%	11%
More trails/bike paths	63%	73%	10%
Boat washing station	34%	44%	10%

Senior Demographic

RCC performed cross tabulations for seniors as well to better understand the needs of this user group. To reiterate from the demographic section, 24% of Chelan's residents are over the age of 65, which compares with 19% in Chelan County, and 15.5% in Washington State, with an increase of 4.1% between 2015 and 2021.

Table 4-11 Factors influencing park usage for Overall vs. Senior Community

		Over all	Respondent Age		
			55-64	65-74	75 or over
What would assist you or members of your household to use parks and recreation facilities	Additional Facilities and amenities	53%	56%	51%	43%
	Improved communication about offerings	38%	33%	41%	51%
	Better condition/maintenance of parks or facilities	25%	25%	26%	26%
	Other	24%	23%	27%	17%
	Lower pricing/user fees	20%	21%	20%	17%
	Better signage/wayfinding	12%	10%	15%	9%
	Better accessibility for people with disabilities	12%	9%	11%	29%
	Improved safety and security	11%	10%	11%	20%
	Facilities closer to where I live or work	10%	14%	6%	6%
	Expanded hours of Operation	8%	9%	7%	9%
	Wi-Fi connectivity	8%	7%	9%	9%
	Improve customer service/staff knowledge	6%	7%	6%	6%
TOTAL		228%	224%	230%	240%
	n=	361	174	152	35

Table 4-12 Importance of Trails & Bike Paths to the 55-64 Age Bracket

What facilities and amenities would you or members of your household like to see improved in Chelan over the next 5 to 10 years?		Overall	Respondent Age		
			55-64	65-74	75 or over
More trails and bike paths within Parks and recreation facilities	1 – Not at all important	10%	8%	12%	13%
	2	8%	7%	8%	10%
	3	20%	18%	22%	20%
	4	19%	18%	19%	23%
	5 – Very important	44%	49%	40%	35%

Table 4-13 Planning for the Senior Population

Which three future needs would be MOST important to you or members of your household?		Overall	Respondent Age		
			55-64	65-74	75 or over
Top 3 combined	Additional public access to waterfront	42%	40%	47%	35%
	Additional parks	21%	20%	22%	21%
	Additional dog parks/facilities	20%	22%	20%	12%
	More trails and bike paths within parks and recreation facilities	20%	23%	14%	23%
	More restrooms at parks and recreation facilities	18%	13%	22%	19%
	Improved connectivity to parks and trails from Downtown core	17%	18%	13%	26%
	Senior programs	17%	11%	22%	26%
	Develop an open-air covered multi-use space (Ice hockey, skating pickleball, basketball, special events, etc.)	16%	20%	12%	14%
	Better maintenance of existing parks and recreation facilities	14%	15%	15%	9%
	Improvements to existing facilities and amenities	14%	14%	16%	9%
	Winter activities at parks and recreation facilities	14%	17%	11%	9%
	Additional pickleball courts	11%	12%	10%	7%
	Boats washing station at Lakeshore Marina	10%	7%	12%	12%
	Community farmers market	8%	8%	9%	7%

Populations with Disabilities

According to the American Community Survey, 36.18% of Chelan's households had one or more persons with some sort of hearing, vision, cognitive, ambulatory, self-care and/or independent living difficulty. Compared to the State of Washington (25.33%) and the United States (25.49%), the City has a significantly higher percentage of its population than average for cases of cognitive, ambulatory, and independent living difficulties. This presents significant and important opportunities for the delivery of recreational services.



4.3.5 2023 Needs Assessment Survey

In 2023, a follow-up survey was conducted to assess the ongoing needs and park usage of the Chelan community and its visitors, building on the previous statistically valid survey. The new survey included follow-up questions based on top priorities identified in the 2021 responses. All questions were approved by the Chelan City Council and the Parks and Recreation Advisory Board. A summary of key findings is provided here, with detailed results available in Appendix C. A total of 591 responses were collected, the equivalent of 14% of Chelan's total population.

Information about Survey Respondents

The majority of respondents live in Chelan. 69.3% of respondents shared that they live in Chelan, while 14.2% live in a nearby town on Lake Chelan, 7.4% own a second home in Chelan, 5.7% are frequent visitors to Chelan, and 3.4% wrote in specific connections they have to Chelan.

The survey had a solid representation of respondents over 30 but lacked significant responses from those under 29, a common trend in such surveys. Consequently, some results may skew towards older demographics. However, the high response rate from parents with children at home helps offset this imbalance, with 38.7% identifying as such. This demographic is particularly valuable as many survey questions seek input from respondents or their household members. Additionally, 28.5% reported being retired, and 23.4% were adults with no children at home. Only 2.1% identified as students in elementary, middle, or high school. The remaining 7.3% either selected none of the options or provided write-in responses. Regarding household size, 42.1% reported having two people, followed by 32.1% with 3-4 people, 13.6% with 5-6 people, 9.1% living alone, and 3% with 7 or more people in their household.

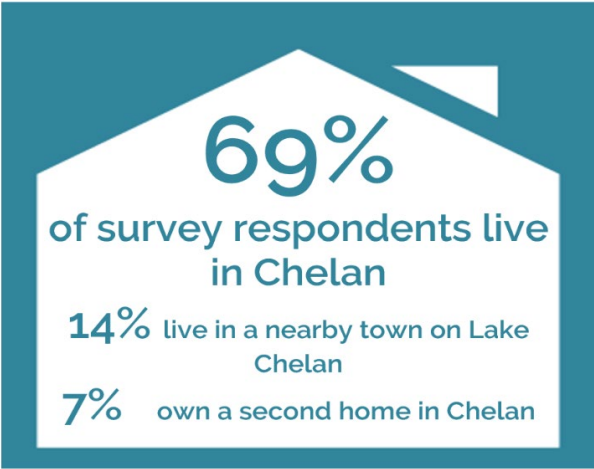
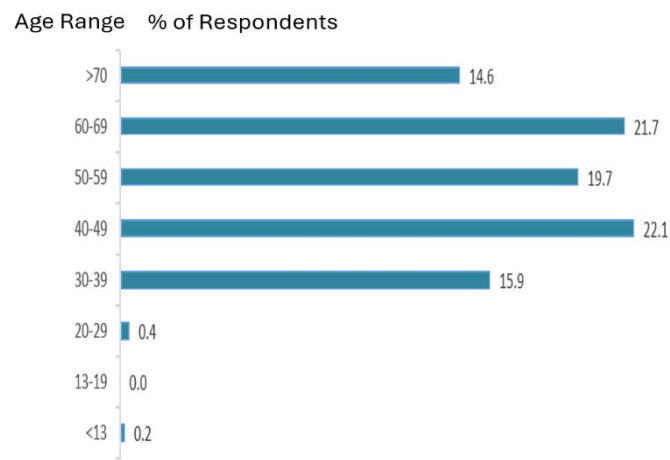


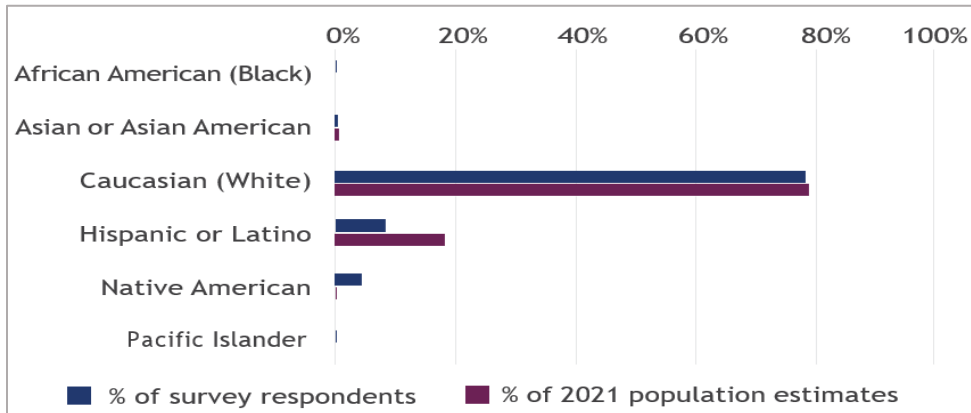
Figure 4-11 Survey Respondents Age Distribution



The survey responses mirrored the population distribution of ethnic groups in Chelan, except for a lower representation of Hispanic or Latino respondents compared to the population.

The chart below indicates shares both survey respondents' racial groups alongside the census data to show how they compare. Additionally, survey respondents shared that 95.9% speak English most often in their home, and 2.4% speak Spanish.

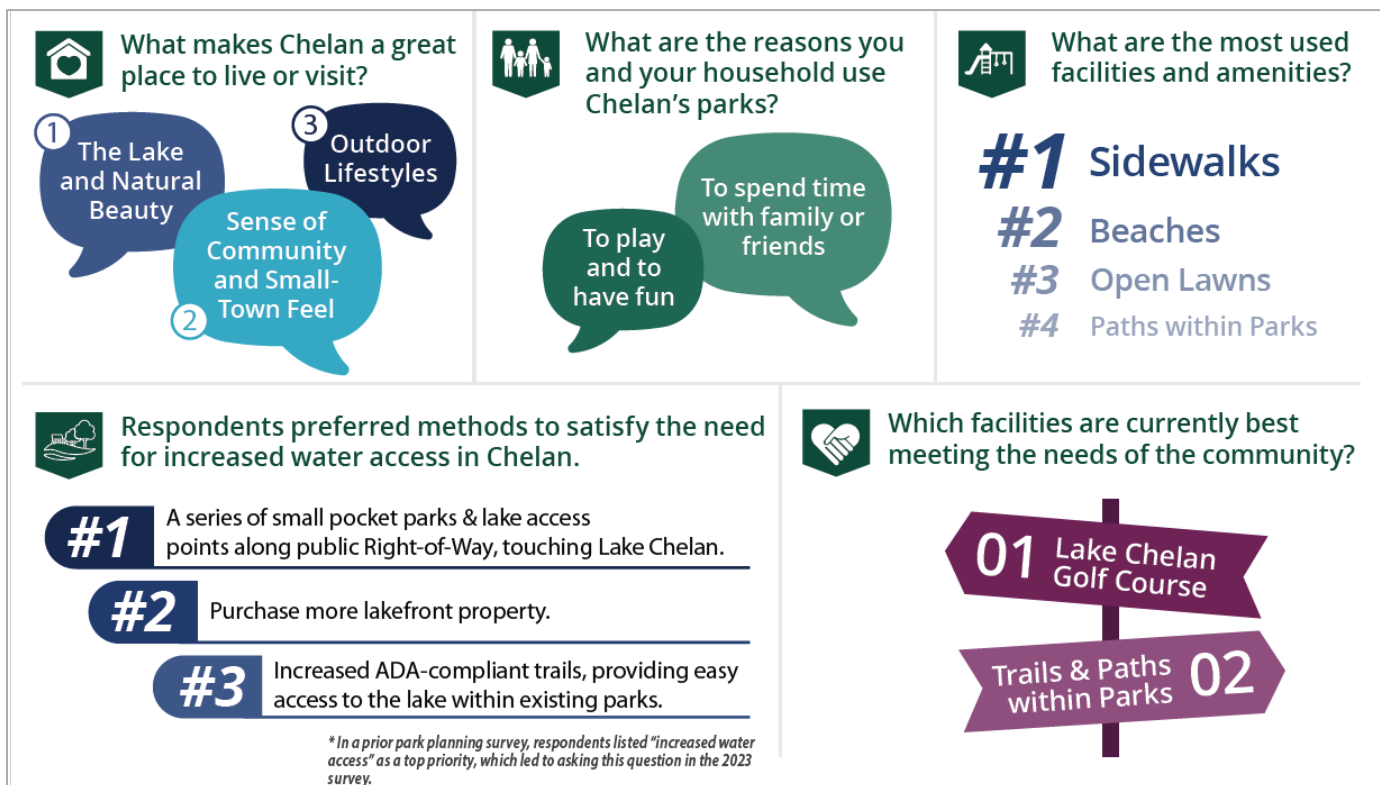
Figure 4-12 Respondents Race and Ethnicity



Key Takeaways and Top Responses

The key takeaways infographic on the previous page highlights some of the top responses that were shown for various questions, to provide an overview of the results. Appendix D of this document provides the full survey results.

Figure 4-13 Key Takeaways



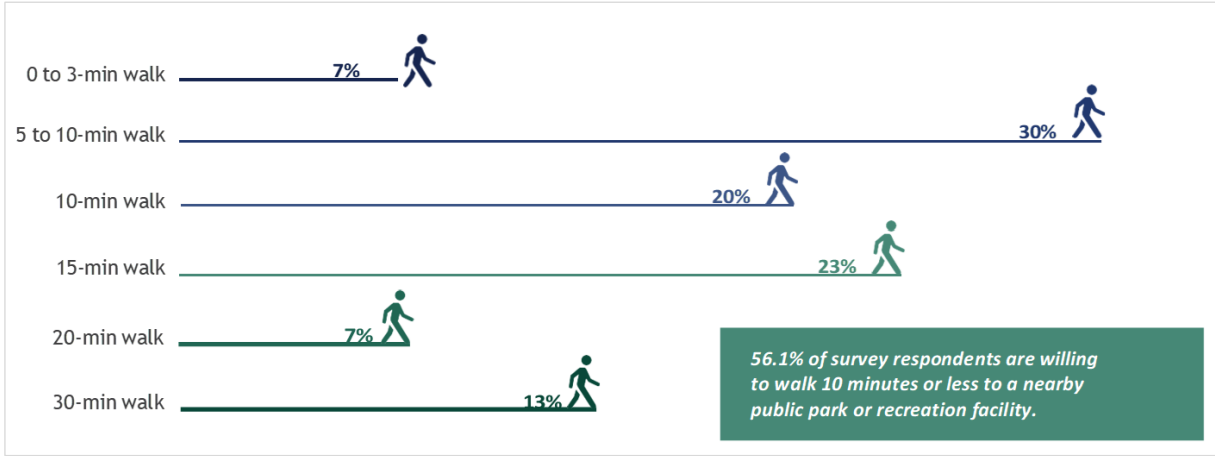
The survey aimed to learn about the values Chelan respondents have surrounding the parks system, and a helpful question and set of responses asked respondents how much they agree or disagree with each statement. There was a slider scale for each statement, and respondents could select an option 0 through 5. Figure 4-12 ranks the value statements from highest priority to lowest priority and shares the average response for each value statement.

Figure 4-14 Respondents Value Statements

Value Statement	Ranking
Natural resources should be protected for future generations to enjoy.	4.5
Every resident should be able to enjoy the same level of services regardless of income, age, ability, race, or neighborhood.	4.4
Parks and other public spaces should be designed to be as aesthetically pleasing as possible and align with the natural and cultural landscape that is unique to Chelan.	4.2
Parks and other public spaces should be designed to be as aesthetically pleasing as possible and align with the natural and cultural landscape that is unique to Chelan.	3.9
Every resident should have the ability to walk or bike from their home to public open spaces.	3.6
Parks within the Chelan area should be connected to each other to form a greater network and foster social cohesion.	3

How long would you be willing to walk to a park? When asked how long they would be willing to walk to a park, a total of 56.1% of responses indicated they would be willing to walk 10 minutes or less. An additional 23.1% would walk 15 minutes. This shows the importance of ensuring the majority of people in Chelan have a park located within a 10-15 minute walk of their home. Figure 4-13 highlights all responses.

Figure 4-15 Respondents Walkable Distance



4.4 Level of Service - Access and Connectivity

The Access LOS analyses are the work of Greenplay, performed in 2021.

4.4.1 Acreage Level of Service

Current Acres Public Park Land per Resident

Compared to its current level of service, the following table indicates that Chelan provides approximately **8.6 acres per 1000 people** when just considering Chelan park acres without the golf course. With the golf course, the City offers 28.1 acres per 1,000 residents, and if PUD parks within the City are included, 13.5 acres.

Table 4-14 Acres of Park Land per 1,000 Residents

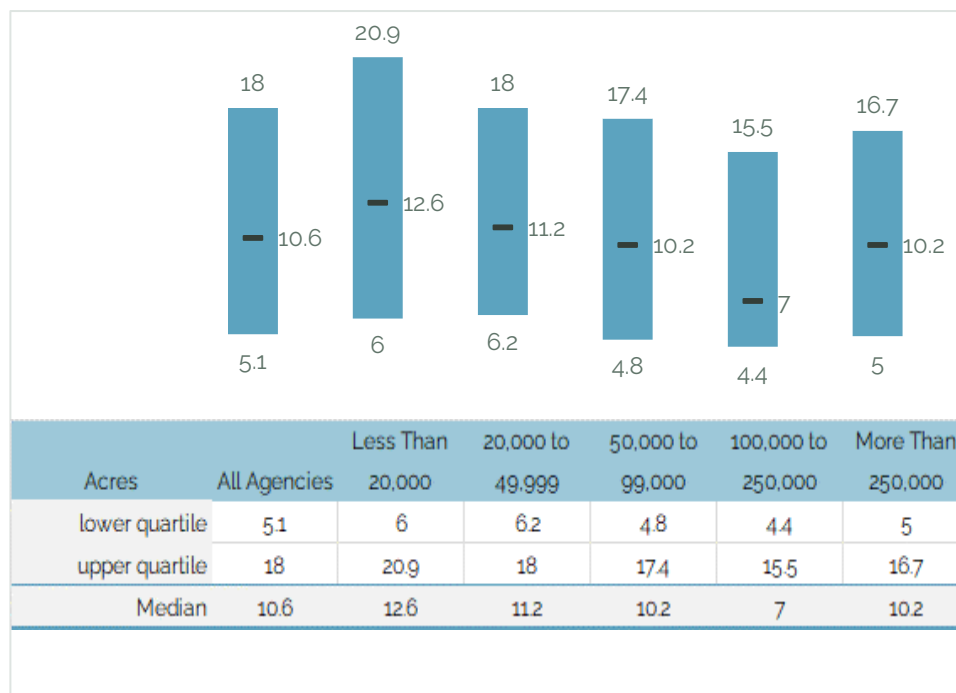
Ratio of Park Acres per 1000 Population (Chelan population: 6,516)			
	2021 GIS Acres* Chelan no golf	2021 GIS Acres* with Golf	2021 GIS Acres* with Riverwalk & AFC
Inventory Chelan Parks	56	183	88
Current Ratio of Park Acres per 1000 Population	8.6	28.1	13.5

*does not include the Golf Course (127 acres), Spader Bay Open Space (9.9 acres) or the lakeview Drive Inn Property (.6 acres)

NRPA benchmark of Acres Public Park Land per Resident

Suppose Riverwalk Park and the Athletic Field Complex are included. In that case, Chelan compares favorably to national statistics published in the "2021 NRPA Agency Performance Review: Park and Recreation Agency Performance Benchmarks".

Table 4-15 Acres of Parkland per 1,000 Residents – 2023 NRPA Performance Review



One dimension of difficulty when comparing Chelan's Park System with national benchmarks is the question of the size of the population that we serve. The park system clearly serves more than our approximately 4,500 population. We clearly also serve more than our summer population, which is estimated at 25,000 in the City's Comprehensive Land Use Plan of 2017. The Lake Chelan Chamber of Commerce estimates 5.1 million visits per year to the Chelan Valley. It is a conservative and fair assumption to assume that our parks, which provide

the majority of the publicly accessible lakefront within the City of Chelan's jurisdiction, service a population equivalent of 125,000 people during 4 months of the year. This would put us as a population equivalent of a community of around 35,000 year-round.

Chapter 6 provides a more detailed analysis and how this correlates to benchmarking our staffing levels. Nevertheless, for our purposes regarding acreage, it is sufficient at this time to assess that we do not need to prioritize the acquisition of new parklands.

Chelan Park Acreage LOS

As discussed in Chapter 3 review of Chelan's 2017 Comprehensive Plan, the Public Park Acreage per 1,000 residents in Chelan stands as shown below.

Proposed Parks LOS (2017 Comprehensive Plan, Appendix A, p32-33)

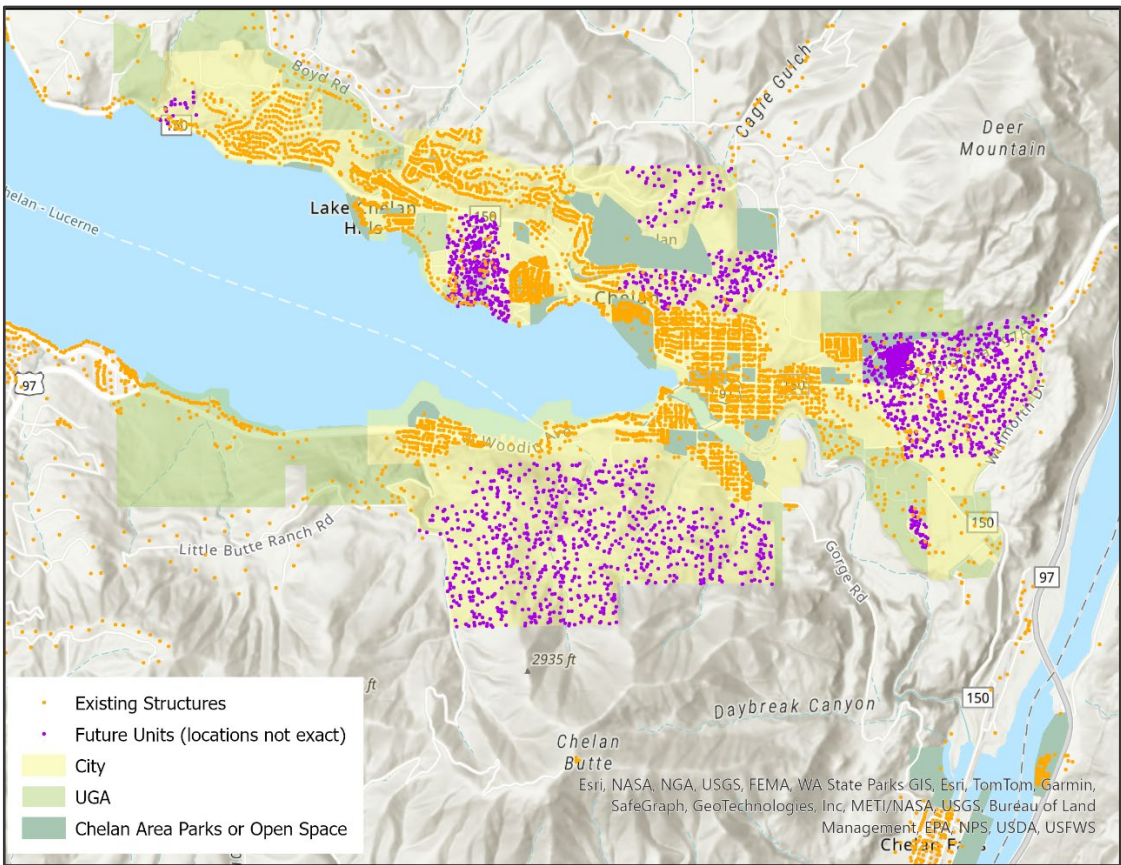
Standard Type	LOS Measure	Basis	Base LOS	Target LOS
Land Space City Open	0.3 acres per 100 people of city classified parks.	PROS Plan, Appendix D, Distributional LOS Guidelines	0.3 acres per 100 people for City classified parks.	2.24 acres per 100 people for all city parks including golf course.

Similarly, the current acreage of Public Parks meets Chelan's standard acreage LOS whether base or target level.

Chelan expected growth and Park Acreage LOS

The Chelan 2017 Comprehensive Plan included 3 population growth scenarios, the medium one retained for Land Use planning saw the Chelan population grow to 5,719 by 2037, i.e. around 1,300 residents' addition in 20 years' time.

Map 4-3 Current Households and Future Potential Development



The map above shows only general locations where over 2,000 units could be located based on existing entitlements. Likely, these units would be clustered into suburban or rural patterns along roadways with potential for village environments for areas such as the lookout or Apple Acres.

The Lookout is such an example of recent Chelan suburban development creating a village environment. While it grew the Chelan population, the Lookout was conceived as a resort, and is richly endowed with accessible Parks and Recreation acreage and amenities (main parks, pocket parks, marina). These amenities are provided not by the City of Chelan adding public parks but by the Lookout HOA.

Figure 4-16 The Lookout, a Lakeside Village, Resort Map (retrieved from <https://chelanlookout.com>)



As future growth occurs, we may need to add neighborhood parks to serve high growth areas if they are not already served by private parks offered as part of residential developments, as was the case for the Chelan Lookout development.

Between the modest Chelan population growth forecasted in the next 6 years, the horizon of this PROS, and part of the population growth that will get Parks and Recreation services provided by private HOA, the City, at this point, does not assess a need for additional acquisition of land for provision of new developed public parks. This assessment does not include undeveloped land for the purpose of conservation, where the City, on the contrary, will maintain.

An acreage per population analysis is a gross yardstick, but leads naturally to the next level of inquiry: are our existing parks in the right places to serve our community?

4.4.1 Access Level of Service

Walkable Access To Recreation Methodology

Walkability measures, generally, how user-friendly an area is to people traveling on foot. Many factors influence walkability, including the quality of footpaths, sidewalks or other pedestrian rights-of-way, traffic and road conditions, land use patterns, and public safety considerations. Walkable access benefits a community in many ways related to public health, social equity, and the local economy.

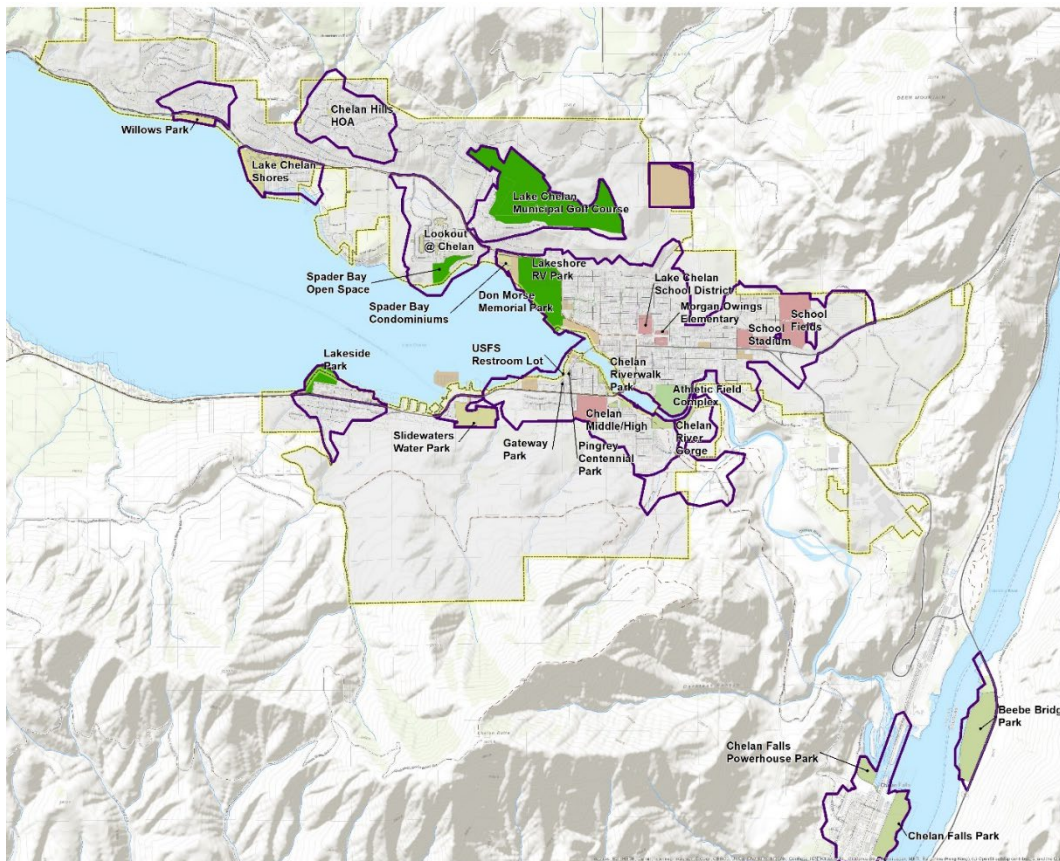
One-half mile catchment radii have been placed around each component and shaded according to the GRASP® score. This one-half-mile distance equates to a 10-minute walk for most people. Scores are adjusted to reflect the added value of walkable proximity, allowing direct comparisons between neighborhood access and walkable access.

Pedestrian Barriers

The walkability analysis for this study began by utilizing ESRI's Network Analysis to create 10-minute walk zones for each park or facility. Then, based on observations and consultant team input, additional adjustments to create the final zones. These adjustments involved speed limits over 40 mph such as highways, major roads, lakes, rivers, and significant landforms. For example, the 8/80 rule questions if you would send your 8-year-old child and 80-year-old grandparent across that street to a park by themselves? If not, it is considered a pedestrian barrier.

Zones created by identified barriers, displayed as dark purple lines, serve as discrete areas accessible without crossing a major street or another obstacle. Green and tan parcels represent parks, while purple parcels symbolize schools.

Map 4-4 Walkability barriers “cut-off” service areas where applicable. The purple boundaries represent pedestrian barriers.



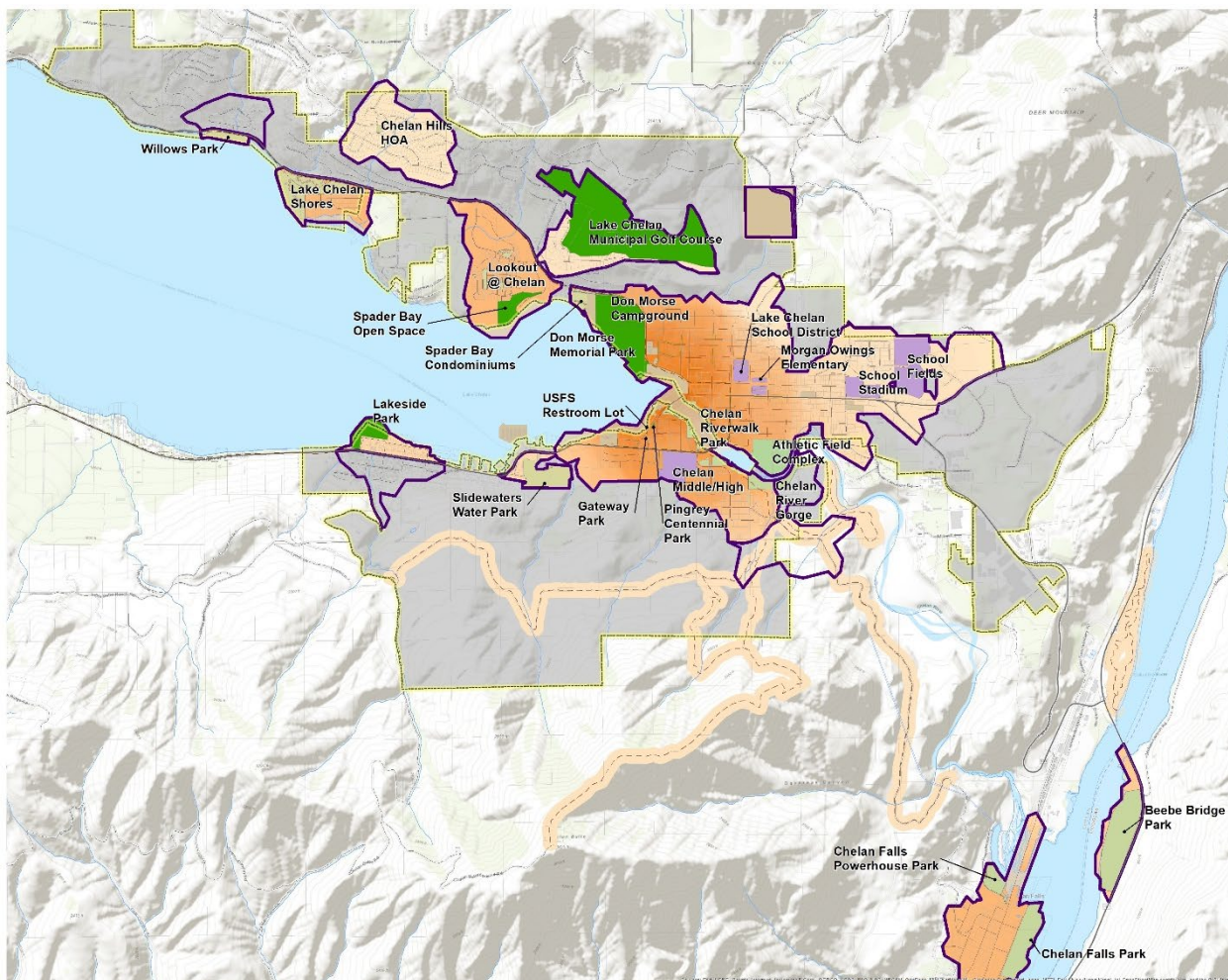
Walkable Access

The LOS in the analysis has been "cut-off" by identified barriers where applicable. The study shows the LOS available across Chelan, based on a ten-minute walk. In the following image, darker gradient areas indicate higher quality recreation assets based on the service area. Gray areas fall outside of a ten-minute walk. In general, these images show that Chelan has a reasonable distribution of parks and facilities in most current residential areas.

The ability to show where service and access are adequate or inadequate is another advantage of GIS analysis. First, an appropriate level of service for Chelan residents is determined. Based on similar studies, a reasonable target is access to three or four components and a significant trail corridor or six elements where trail access is more limited.

The following map "brackets" GRASP® values to areas that meet this target score, are below, and those without service. Purple areas indicate where walkable LOS values meet or exceed the target in the following figure. Areas shown in yellow on the map can be considered areas of opportunity. These areas do not provide the target value but do offer some service. Improving the LOS value in such areas may be possible by enhancing the quantity and quality of features in existing parks without acquiring new lands or developing new parks. Another option might be to address pedestrian barriers in the immediate area. Gray areas may need land acquisition or new partnerships to provide recreation opportunities.

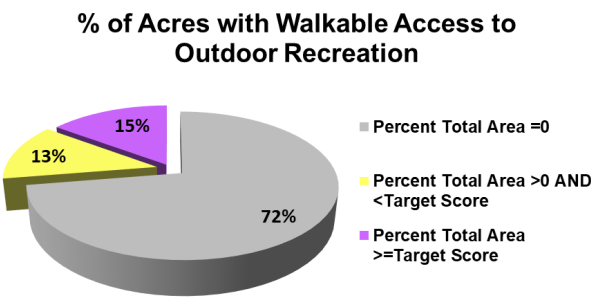
Map 4-5 Walkable access to outdoor recreation opportunities.



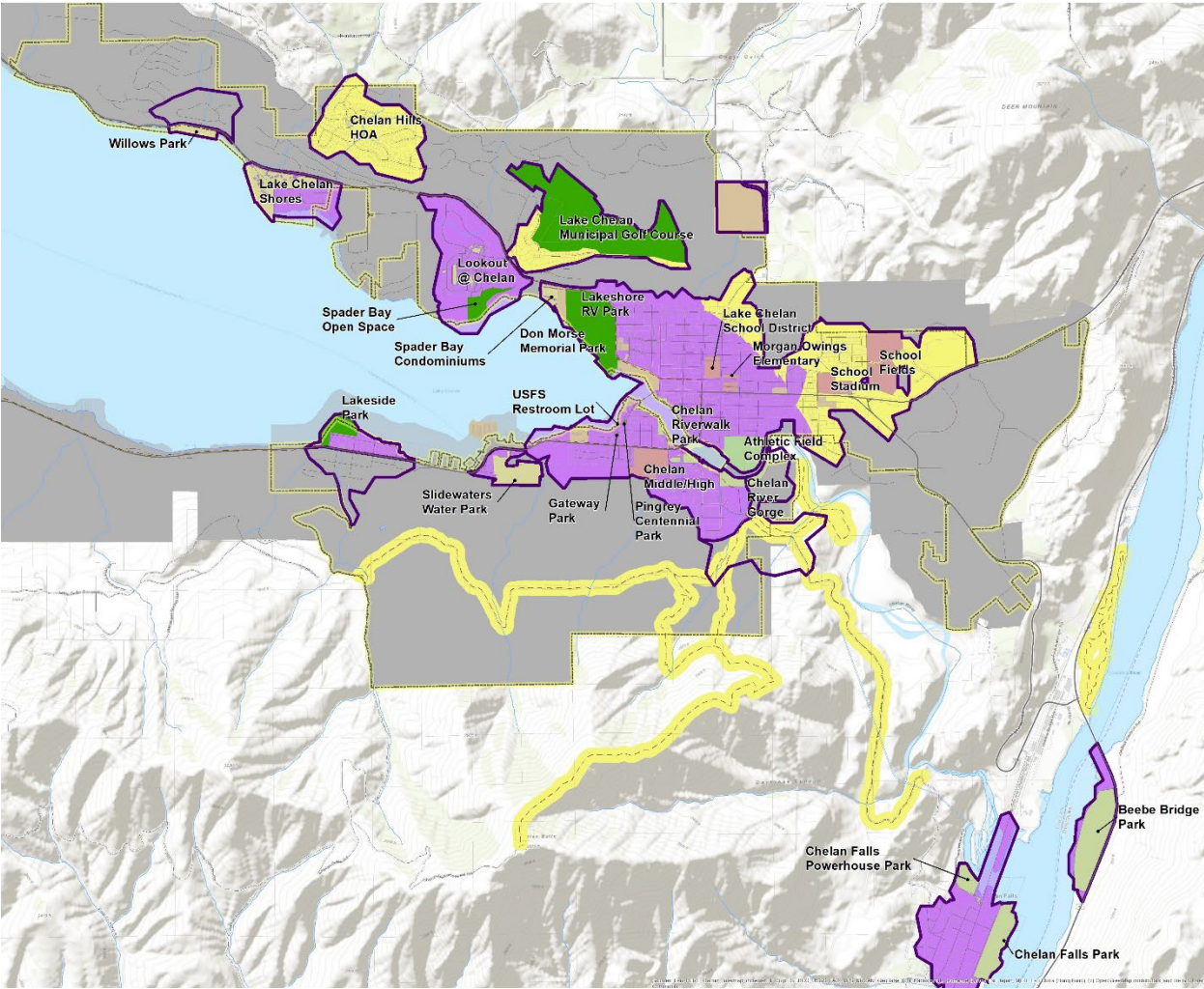
Walkability Gap Analysis

Most of Chelan's land area has no walkable service in this analysis. However, many of these areas are not currently inhabited. Residents in yellow regions (13%) have access to some recreation but not at the target level. About 15 percent (purple) reaches the target score within a ten-minute walk.

Figure 4-17 Percentage of land area by service level

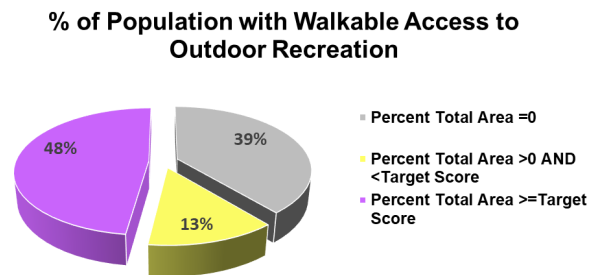


Map 4-6 GRASP® Walkable GAP analysis



The picture is more positive when considering where people live in Chelan. The following chart summarizes the percentage of population by service level. Combining LOS with census data, the analysis indicates that parks are generally well placed and capture a higher population than land area. Chelan is better positioned, with 61 percent of residents in walking distance to some outdoor recreation opportunities, including 48 percent within a target score area. While this percentage of underserved residents is low, there are several opportunities to increase these percentages by addressing low-scoring properties or adding new parks or partnerships.

Figure 4-18 Percentage of Population by service level

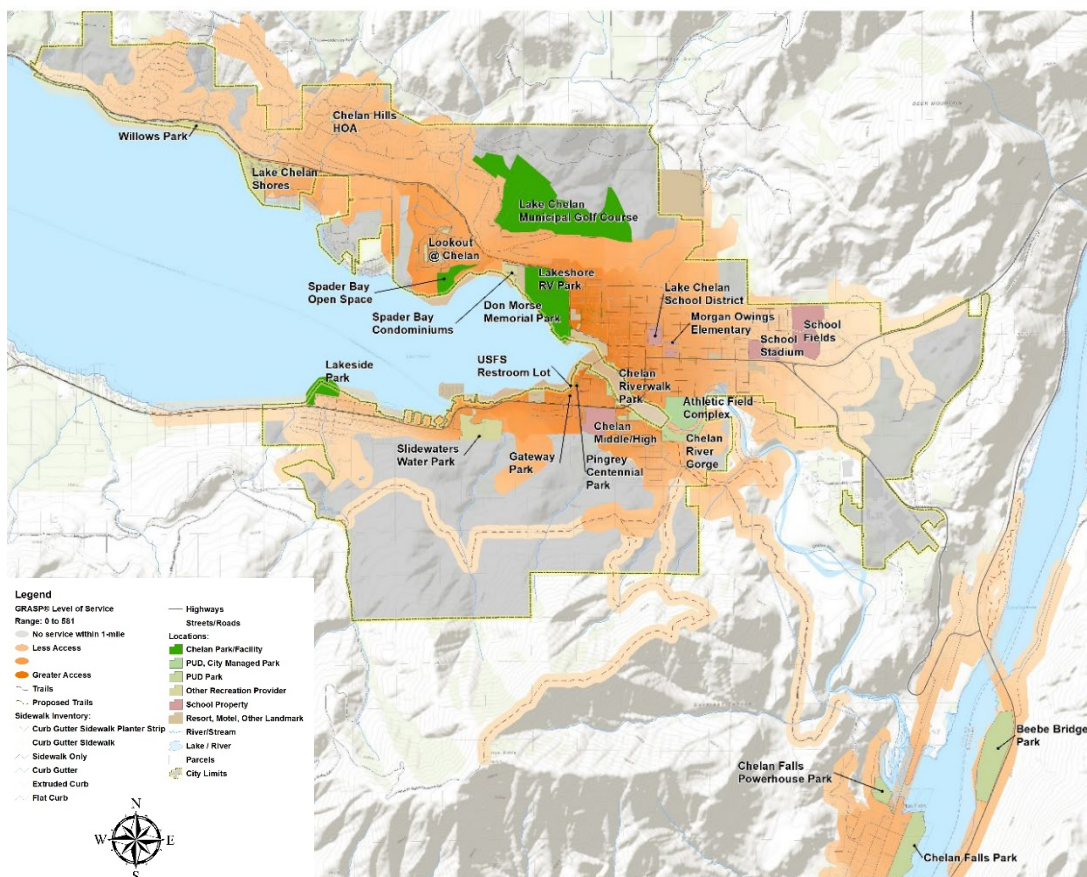


4.4.2 Neighborhood Access to Outdoor Recreation Opportunities

Chelan Neighborhood Access to Outdoor Recreation

This analysis also shows that Chelan has a good distribution of parks and facilities when considering a larger service area. Nearly all residents have access to some opportunity within one mile. Darker gradient areas on the following image indicate higher quality recreation assets based on a one-mile service area.

Map 4-7 Chelan Neighborhood Access to Outdoor Recreation

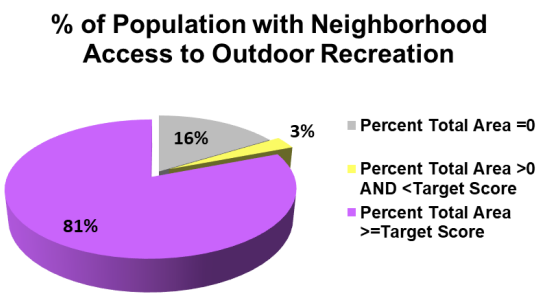


Neighborhood Gap Analysis

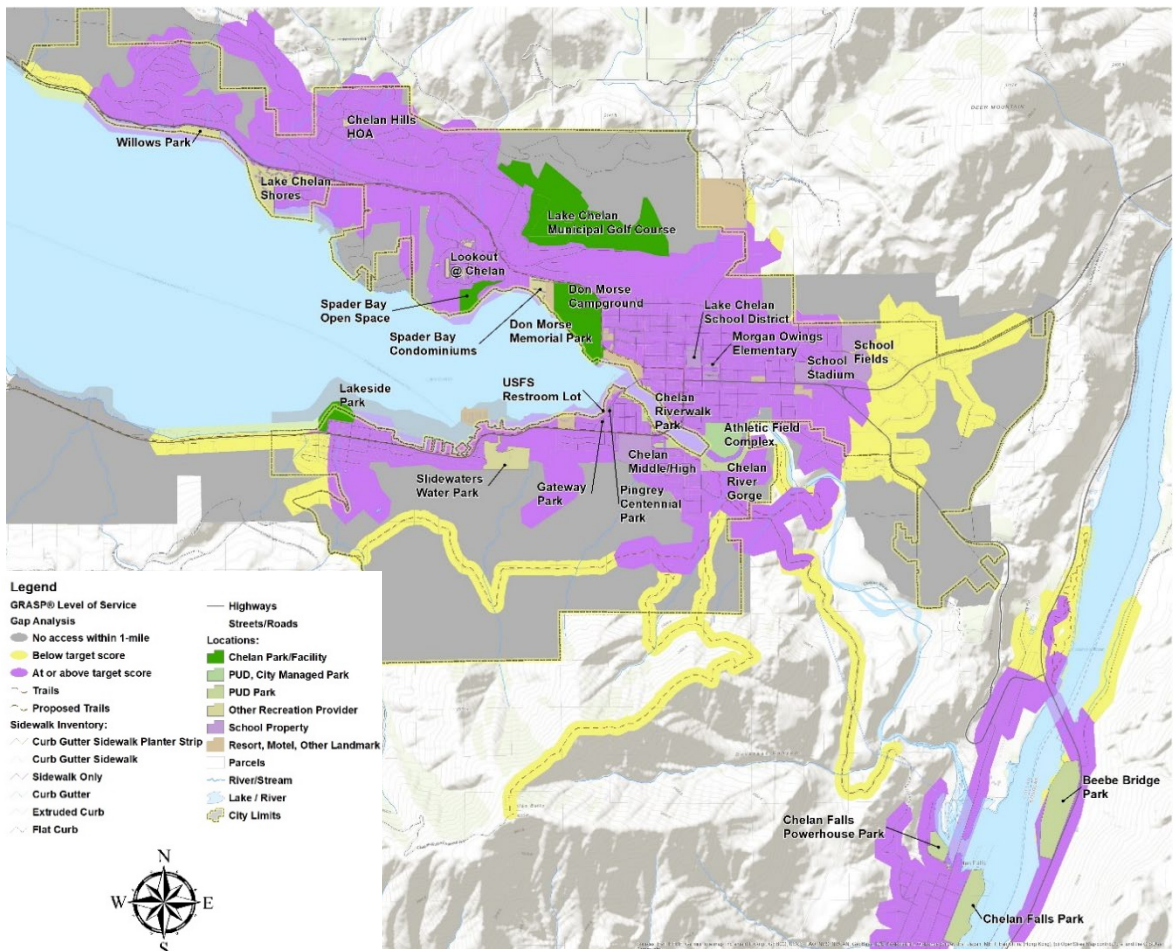
Neighborhood analysis shows most residents have target service levels within one mile. This analysis uses the same target described earlier (three/four components and a trail or six elements and no trail)

Census comparison indicates that 97% of Chelan residents are within one mile of an existing park or outdoor recreation opportunity and 81% live in an area that has reached the target score.

Figure 4-19 Percentage of Population by service level



Map 4-8 Neighborhood Gap Analysis



4.4.3 Amenities Level of Service

Parks System Amenities Gaps vs. Benchmarks

Table 4-16 Outdoor Park and Recreation Facilities – Median Population Served per Facility

2021 NRPA Agency Performance Review: Park and Recreation Agency Performance Benchmarks¹²

Outdoor Park and Recreation Facilities	Agencies Offering this Facility	Median Number of Residents per Facility	Chelan Residents per Facility	Chelan Current Quantity	Need to add to meet current median
Residents Per Park	NA	1,235	931*	7*	
Acres of Park Land per 1,000 residents	NA	12.4	13.5*	88 acres*	
Basketball courts	87.4%	4,051	3,258	1	1
Community Gardens	48.3%	9,001	NA	0	1
Diamond fields: Baseball – adult	51.3%	7,989	2,172	3*	-2
Diamond fields: Baseball – youth	78.0%	3,000			-1
Diamond fields: Softball fields – adult	65.5%	5,663			-2
Diamond fields: Softball fields – youth	59.3%	5,447			-2
Dog Park	64.9%	11,148	NA	0	1
Playgrounds	94.4%	2,132	2,106	3*	0
Rectangular fields: Overlay	8.7%	4,385	2,172	3*	-2
Rectangular fields: Multi-purpose	66.4%	3,895	NA	0	2
Rectangular fields: Soccer field - adult	43.6%	7,541			1
Rectangular fields: Soccer field - youth	48.9%	3,433			2
Skate Park	39.3%	11,000	6,516	1	0
Tennis courts (outdoor only)	81.4%	2,748	3,258	2	0

Comparison based on median for less than 20,000 population comparison

Surplus
Possible Deficit

*Chelan owned plus Riverwalk and Athletic Field Complex (does not include Golf Course, Spader Bay)

Community Input re: Amenities Availability:

. By comparing our parks against national medians of communities our size, we could be considered deficient 1 basketball court, 1 community garden, 1 dog park, 2 rectangular multipurpose fields, 1 adult soccer field, and 2 youth soccer fields. Of these 6 types of amenities, the 2023 community survey sheds light in terms of priority.

The survey provided online respondents with a list of amenities and asked them to what extent they met their needs or not, with options to chose from listed as 100% meet, 75% meet, 50% meet, 25% meet, 0% meet and Not

¹² <https://www.nrpa.org/publications-research/research-papers/agency-performance-review/>

a need. The table below shows us the need (met at any level) vs. the “not a need”. We see that among our amenities potential gaps, Dog Park and Community Center are in higher demand by our community than basketball court, multi-purpose sports field or soccer field would be at 1/3 not needed vs ½ not needed.

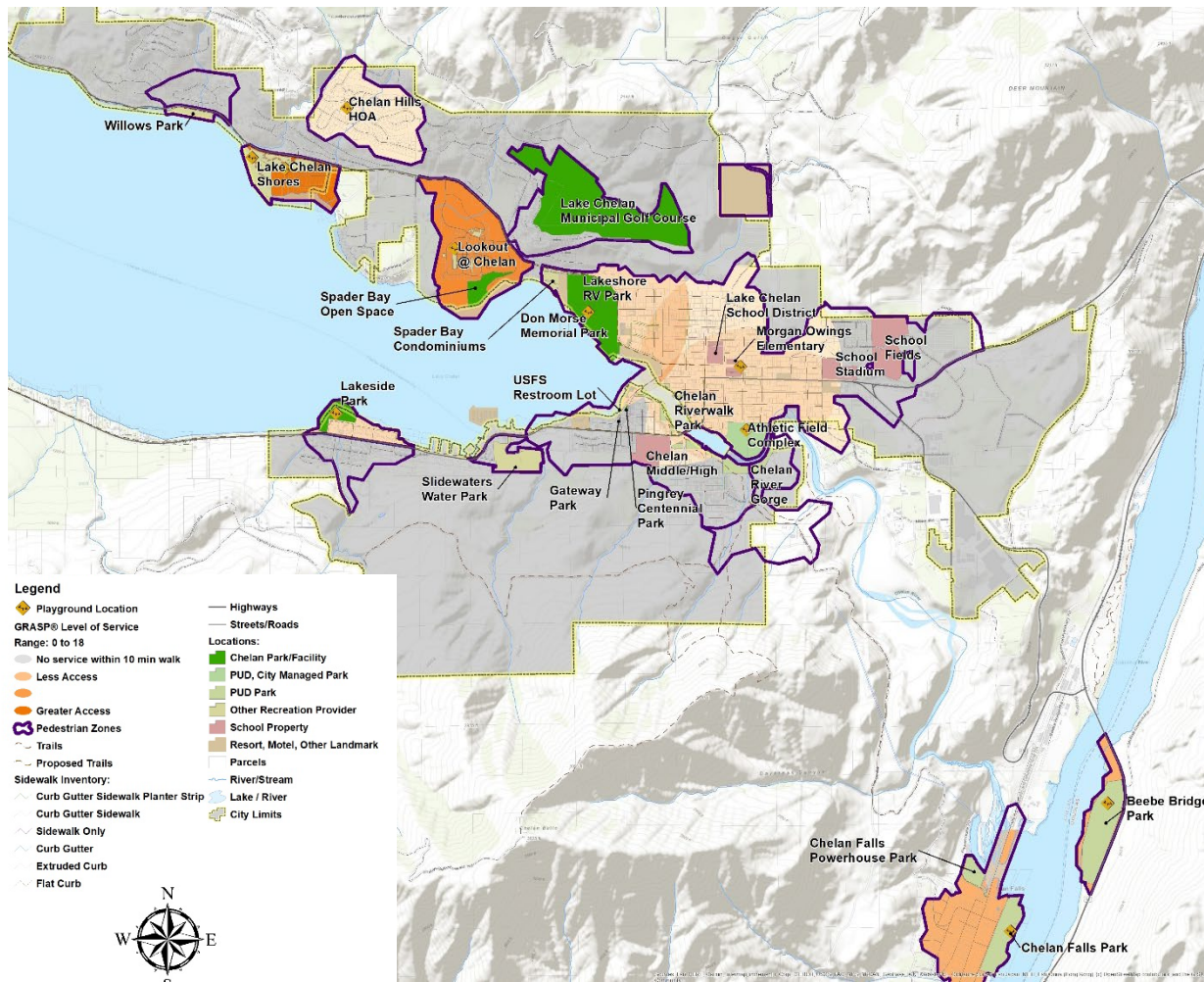
Figure 4-20 Community Input on Amenities Needs



Playground Availability Analysis

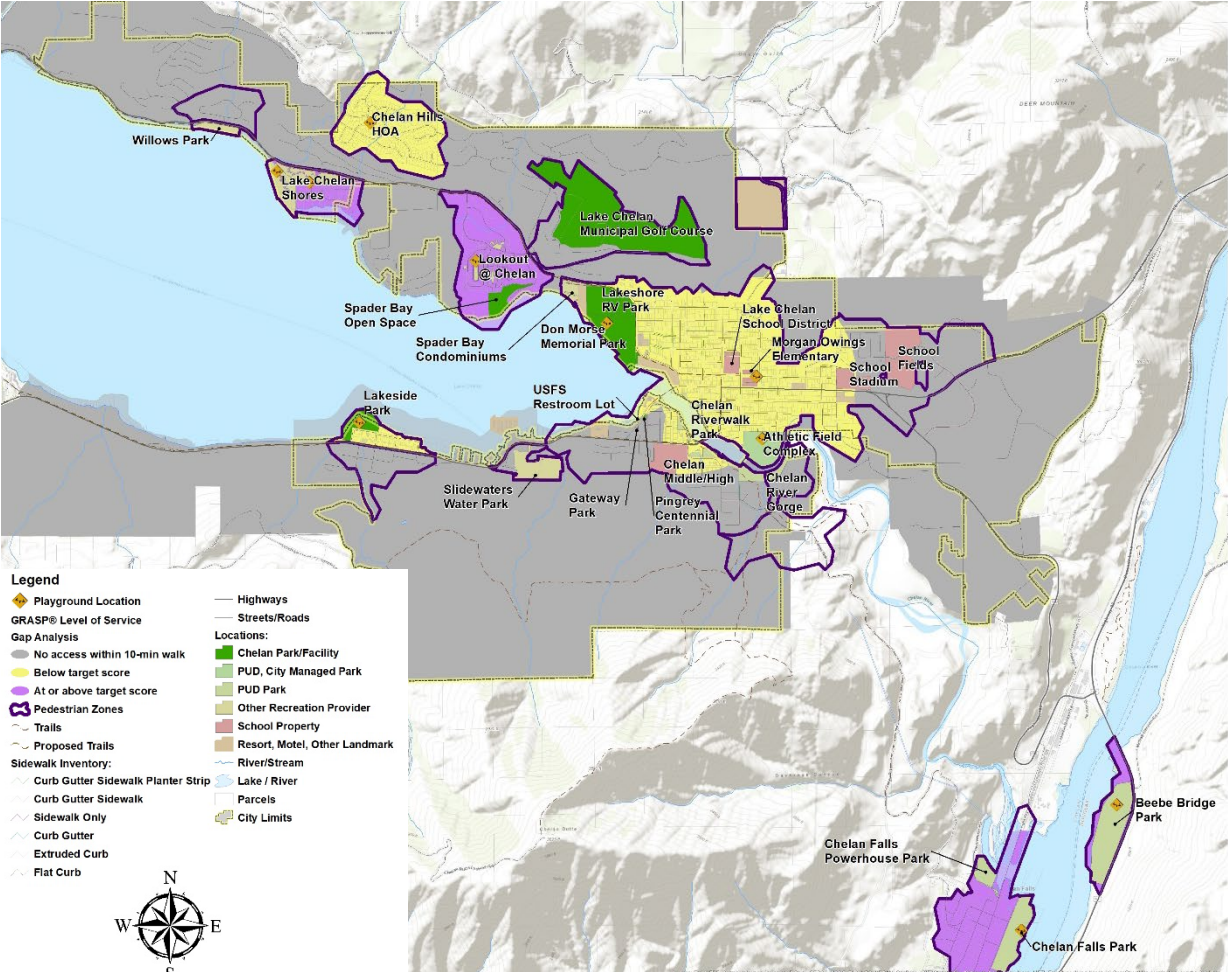
Analysis and gap identification can also be applied to City, PUD, school and HOA playgrounds. The first map is based on each playground's quality score. Darker shades indicate better access for residents.

Map 4-9 Playground Access



Purple represents areas with at least a playground that scored “2”. Yellow areas have access to a playground but are low scoring or have limited access, such as school playgrounds. These do not reach the target. Gray areas do not have playground access within walking distance. Still, it should not be implied that all areas require walkable playground access. Significant parts of Chelan, including most full-time residents, do not have walkable access to quality playgrounds based on this analysis. This is consistent with a high proportion of retirees in the community.

Map 4-10 Playground Gap Analysis



4.4.4 2023 Community Mapping Survey



There was a mapping survey conducted through Maptionnaire at the same time as the Needs Assessment survey. Respondents to the Needs Assessment survey were provided a link once they completed the initial survey. There were 166 respondents to the mapping survey, which captures 3.91% of Chelan’s population. **Overall, there were 796 points identified by the respondents where they would like to see specific amenities within Chelan and the surrounding area.** These results are broken down into three categories: New or Increased Access to Recreation Desired, New or Upgraded Amenities Desired, and Trail, Pathway, and Connection Improvements.

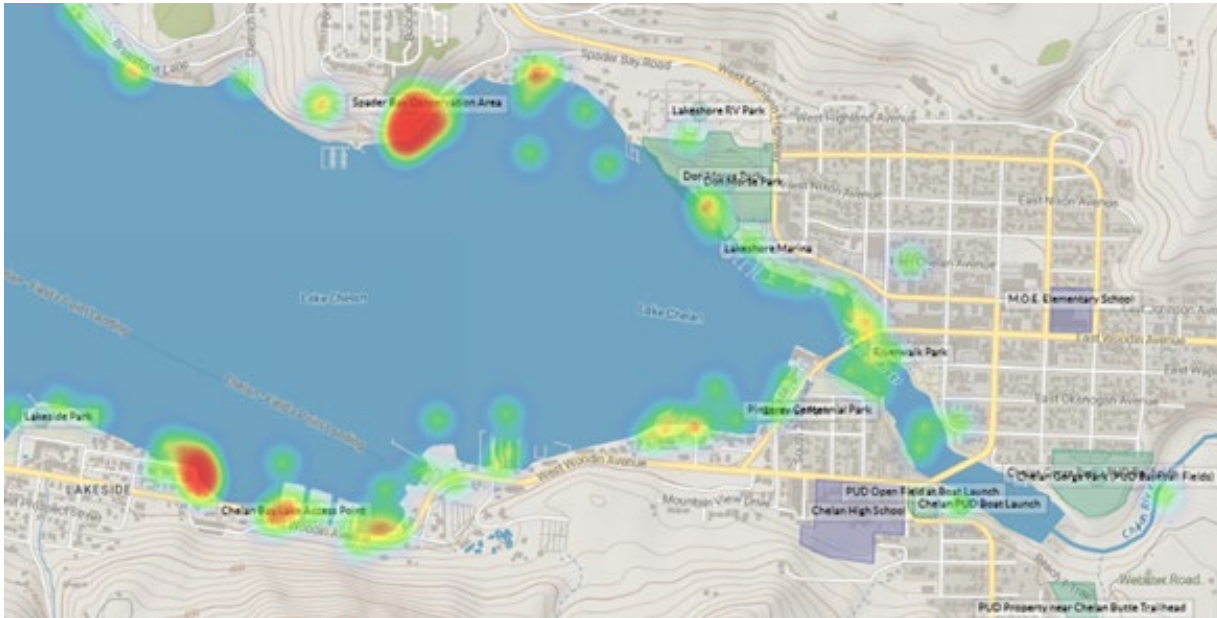
The Community Mapping Survey work was led by SCJ Alliance.

New or Increased Access to Recreation Desired

Public Lake Access

The spot most identified for desired public lake access is at Spader Bay Conservation Area. The corner of West Terrace Avenue and Water Street, just east of Lakeside Park, was highly identified as a space where people would like public lake access.

Map 4-11 Chelan Public Lake Access Result Heat Map (123 total points)



New Community Parks

Points for new community parks were scattered around areas of Chelan, which can be important to note as new locations for either pocket parks or green space. The most selected area that is not already a public space was the land across the water from Riverfront Park.

The locations with the most points plotted and requested for upgrades to the existing park or public space were Chelan Gorge Park PUD Baseball Fields, the PUD Property near the Chelan Butte Trailhead, near the High School property, the PUD Boat Launch, and Spader Bay Conservation Area.

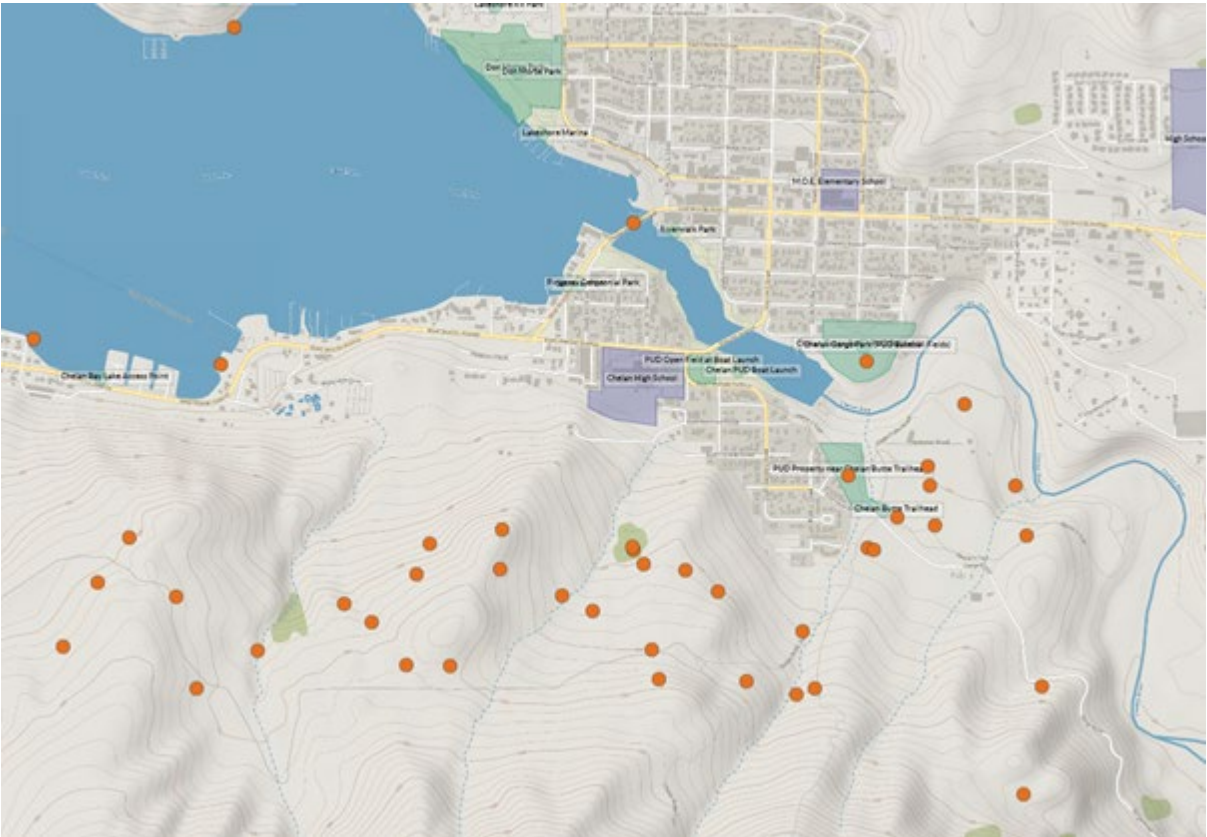
Map 4-12 New Community Parks Result Identified Points (43 total points)



Conserved Open Space

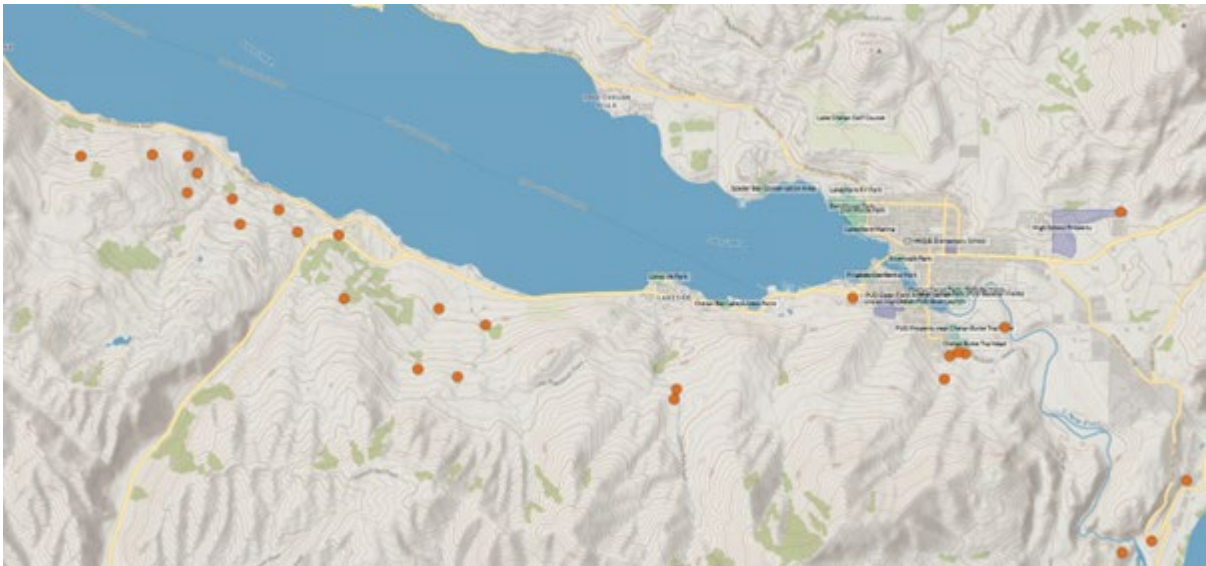
For identification of where people would like to see conserved open space, the points were overwhelmingly to the south of Chelan, covering the Chelan Butte.

Map 4-13 Conserved Open Space Result Identified Points (54 total points)



Trailhead or Trails Access

Map 4-14 Trailhead or Trail Access Result Identified Points (28 total points)



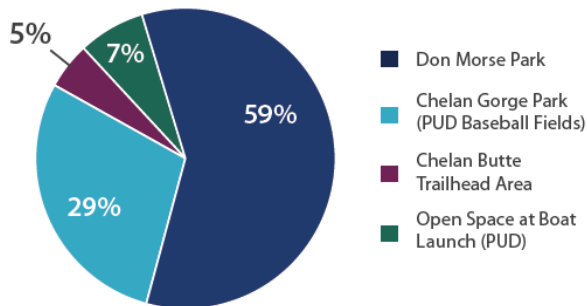
The locations identified for a desired trailhead or trail access were largely along the south side of the lake, to the west of Chelan. The points located in town were mostly at the existing Chelan Butte Trailhead, which may identify a desire to see trailhead improvements.

New or Upgraded Amenities Desired

Skate Park

This survey asked respondents their preferred location for a potential skate park, Don Morse Park, Chelan Gorge Park, the Chelan Butte Trailhead area, or the open space between the Boat Launch and the High School. The question received 56 responses. Results confirmed the preference from a prior skatepark feasibility study to locate the park at Don Morse Park (59% in favor of this location).

Figure 4-21 Skate Park Result - Identified Locations



Play Equipment

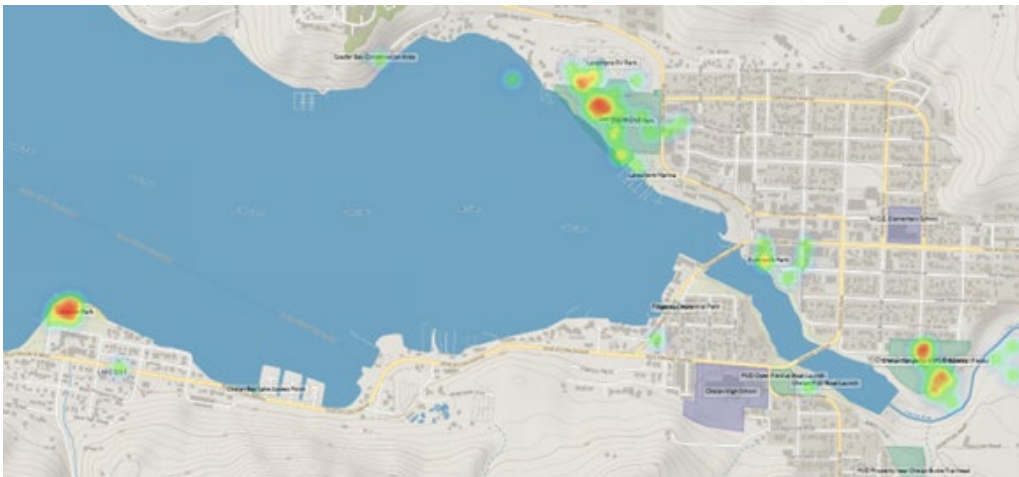
Of the 70 points identified, the locations most identified for desired play equipment or upgrades were Don Morse Park, Chelan Gorge Park PUD Baseball Fields, and Lakeside Park. Some of the requested upgrades at each of these parks included:

Don Morse Park: A destination playground for residents and tourists, an upgraded playground as current equipment feels unsafe, a playground like Giganta (the previous old Robot playground that was historically here), a splash pad, and an accessible playground for all ability levels.

Chelan Gorge Park PUD Baseball Fields: A playground with shade, more picnic tables and benches, more focus on a playground and less baseball fields, and walking paths.

Lakeside Park: An upgraded playground that is more modern, improved and bigger jungle gym, merry-go-round seated spinner, teeter totter, tire swing, and swings.

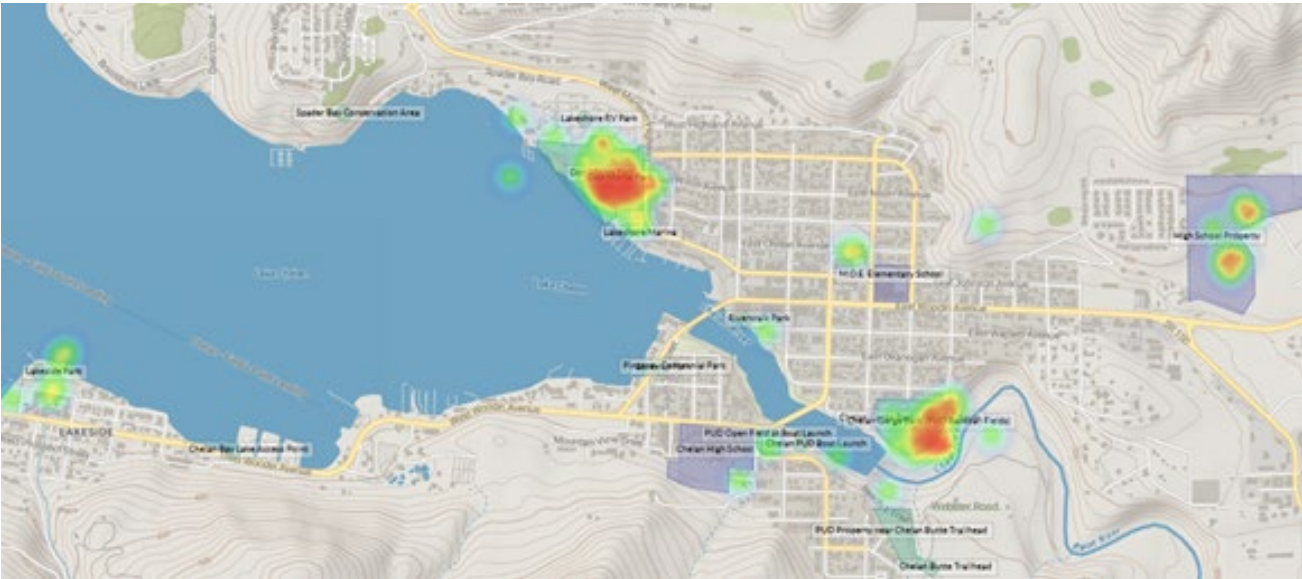
Map 4-15 Play Equipment Result Heat Map (70 total points)



Pickleball or Court Sports

The locations most identified with a desire for pickleball, or court sports were Don Morse Park, Chelan Gorge Park, and the High School property.

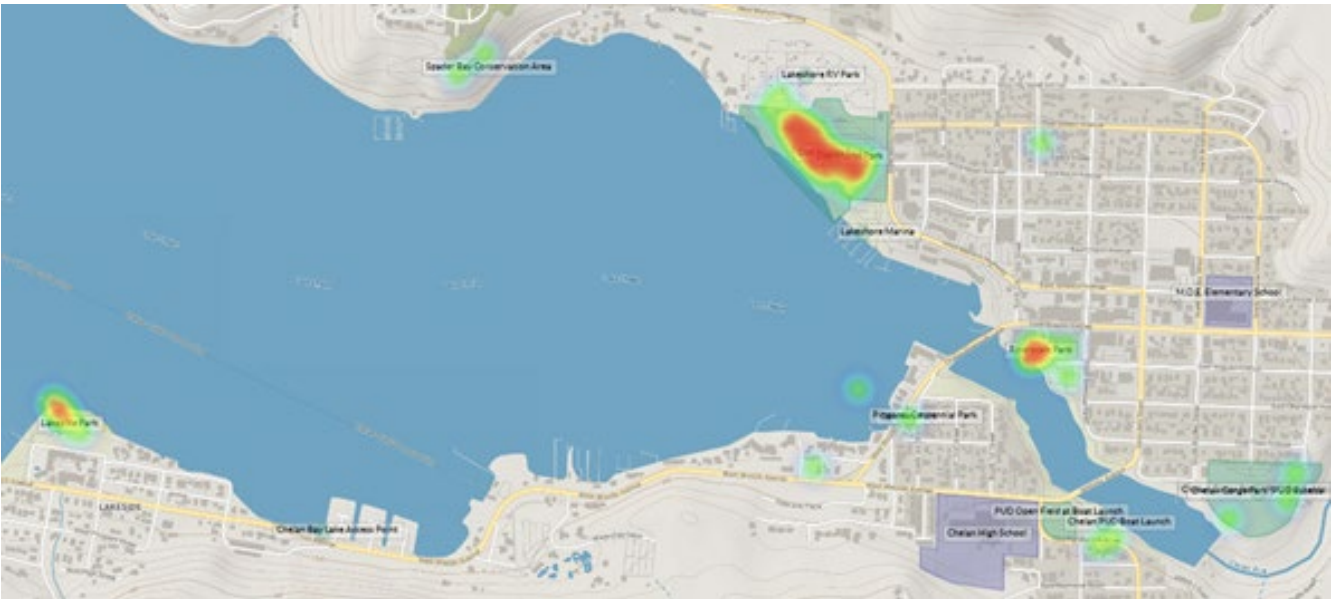
Map 4-16 Pickleball or Court Sports Result Heat Map (73 total points)



Splash Pad

The location most overwhelmingly identified as requesting a splash pad was Don Morse Park (25 points), along with Riverwalk Park (7 points) and Lakeside Park (6 points).

Map 4-17 Splash Pad Result Heat Map (61 total points)



Open-Air Covered Multi-Use Space

The results for an open-air covered multi-use space were more sparsely scattered around Chelan. **According to the comments, the greatest request was for a concert venue at Don Morse Park.** The most common theme among comments at the Chelan Gorge Park PUD Baseball Fields was for a covered basketball court.

Map 4-18 Open-Air Covered Multi-Use Space Result Heat Map (23 total points)



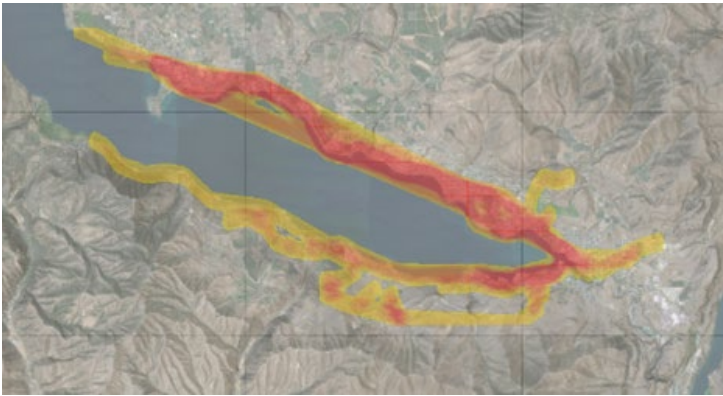
Off Leash Dog Park



The locations that were most identified for an off-leash dog park were the Chelan Butte Trailhead (8 points), and the Chelan Gorge Park/PUD Baseball Fields (8 points). The PUD Boat Launch received (5 points), to make use of the open fields there,

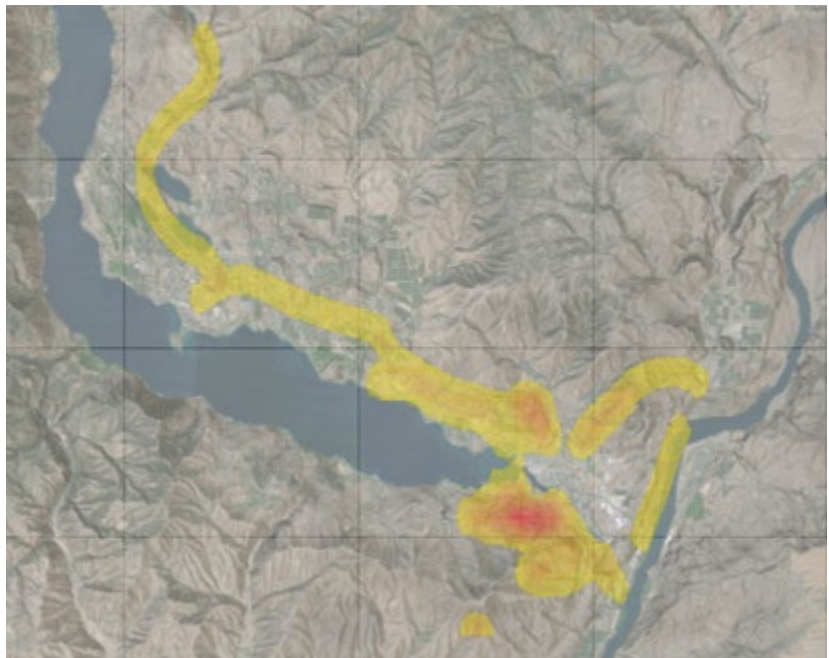
The three different categories requesting results for trail, pathway, and connection improvements were for a shared-use paved path, unpaved nature trails, and destination connections. It is seen clearly in the heat maps, that there is strong desire for more pathways and connections along the north side of the lake, connecting the Chelan and Manson areas.

The heat map results highlight interest in having a shared-use path primarily along the lake, with stronger desire for a path on the north side of the lake, running toward Manson.

Map 4-20 Shared-Use Paved Path Result Heat Map (30 total results)

Unpaved Nature Trail

There is desire among respondents for unpaved nature trails along the north side of the lake, toward Manson. The most identified points for unpaved nature trails were focused closer to town, directly to the south of downtown.

Map 4-21 Unpaved Nature Trail Result Heat Map (20 total results)

Destination Connections

There were 99 total lines plotted, which shows a strong desire for destination connections in the area.

Many of the destination connections were in Chelan proper, connecting different parks, schools, and other gathering spaces.

There is a clear desire in the heat map for destination connections between Chelan and Manson.

Map 4-22 Destination Connections Result Heat Map (99 total results)

4.4.5 Level of Service Accessibility Summary

Generally, Chelan has enough acreage to serve our population as well as the summer residents and visitors.

Generally, Chelan's parks are located such that the majority of our population can access them relatively easily. Particularly when PUD Park, School System fields and playgrounds are available for public use. HOA private recreation facilities essentially serve as neighborhood parks for their residents. Residents in denser historic Chelan can usually walk to a park within 10 minutes, while those living further from the city core can mostly get to a park within a 15–20-minute walk. As trails develop, and hence bicycle or pedestrian barriers are removed, travel times to destinations will decrease.

As future growth occurs, we may need to add neighborhood parks to serve high growth areas if they are not already served by private parks offered as part of residential development, as was the case for the Chelan Look Out development. Development regulations will need to be created to ensure that the city meets its concurrency goals of development paying for itself. This can apply to parks as easily as to water and sewer infrastructure.

Benchmarking against other communities is useful with the caveat that each community is unique and is best able to determine what facilities/ amenities best serve the public. By comparing our parks against national medians of communities our size, we could be considered deficient 1 basketball court, 1 community garden, 1 dog park, 2 rectangular multipurpose fields, 1 adult soccer field, and 2 youth soccer fields. Our community engagement provides the input that missing dog park and missing community garden respectively are in higher demand than additional sports fields (soccer field, multi-purpose field, basketball court)

4.5 Level of Service – Experience and SWOT

4.5.1 Physical Inventory Assessment and SWOT Analysis Introduction

Physical Inventory Assessment Methodology

The following inventory and assessment methodology was used on all identified park spaces either owned and/or maintained by the City of Chelan. These parks include Chelan Gorge Park, Don Morse Memorial Park, Gateway Park, Lakeside Park, Pingrey Centennial Park, and Spader Bay Open Space. Park areas developed by other public or private or entities are included in the overall system maps and amenity tables, but they were not part of the inventory and assessment procedure.

In 2021, Greenplay adopted the GRASP® methodology to assess Chelan Parks. In 2023, SCJ Alliance used the assessment methodology for park inventory and conditions developed through multiple-PROS plan processes to be transparent, non-proprietary, and easily replicable in future planning cycles. The assessment is modeled after the Washington State Recreation Conservation Office's (RCO's) suggested Level-of-Service (LOS) grading system and the National Recreation and Park Association (NRPA's) "system level" approach. SCJ applied the tool to 3 of Chelan's Parks (Don Morse, Lakeside and Chelan Gorge, leaving aside the smaller parks, the enterprise parks – RV and golf, and merging Lakeshore Marina with Don Morse. Each feature or amenity is rated on a scale of 5(perfect) to 0 (non-existent), from high to low, across a variety of different criteria, including:

Table 4-17 Physical Inventory Assessment Scoring Scale

Ranking	Description
0	N/A Not Present
1	Major liability and structural failures are present and imminent. Needs to be closed.
2	Condition is poor with major structural, cosmetic, maintenance, and liability issues observed
3	Condition is moderate with major cosmetic, or maintenance and liability issues observed
4	Condition is very nice with only minor cosmetic, or maintenance issues observed
5	Perfect condition with a long-life cycle and no risk/liability issues

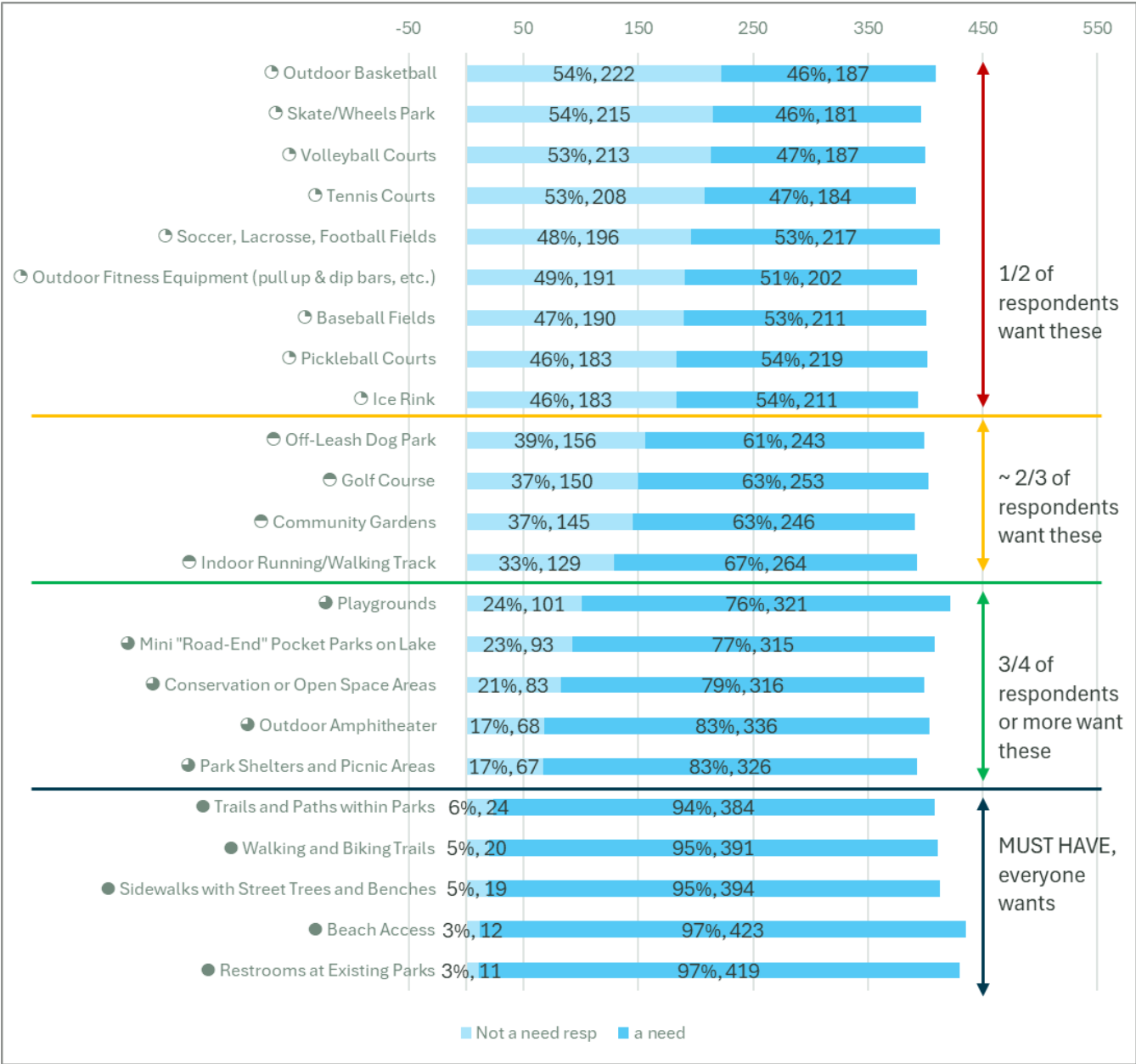
- Park Assessment Rating
- Physical Inventory
- Recreation Program Support
- Climate Resiliency
- Park Accessibility
- Park Carrying Capacity
- Hardscapes/Infrastructure
- Drainage
- Pathways
- Structures
- Wayfinding
- Parking
- Vegetation
- Play Equipment
- Accessibility

SWOT Analysis

The SWOT framework is a management tool that helps organizations assess their strategic positioning looking at Strengths, Weaknesses, Opportunities and Threats. It is sometimes called a situational analysis. This simple tool can convey a qualitative richness and nuance that are challenging to capture well in standardized assessment grids. The inclusion of a visual SWOT analysis is valuable because readers can see precisely the issues described and analyzed.

We will apply the SWOT tool to our primary parks, first to our signature parks.

4.5.2 Community Input on Level of Satisfaction with existing amenities



As discussed earlier in the chapter, the 2023 community survey sheds light in terms of priority.

The survey provided online respondents with a list of amenities and asked them to what extent they met their needs or not, with options to chose from listed as 100% meet, 75% meet, 50% meet, 25% meet, 0% meet and Not a need. The table shows us the need (met at any level) vs. the "not a need". At the bottom, we have the must haves that all respondents need in their parks: Restrooms in existing parks (!), sidewalks with trees and benches, walking and biking trails, trails within the parks, and because it is Chelan beach access. These are denoted with fully greyed out balls.

On the opposite end are the amenities/activities that are needed by one half of the participants, but not needed by the other half. These are denoted with quarter filled balls.

Next, excluding the responses "not a need", we look at the level of satisfaction where a need was expressed.

In the chart below we see that the amenities that had the highest count of respondent expressing a need for them have only 1/3 to 1/2 respondents who are 100%-75% satisfied with them. Since these are the Must Haves of our parks this is not acceptable.

Amenity	% of respondents 100% and 75% satisfied	Parks and City's Plan
Beach Access	31%	Lake Access Parks – 1 construction starting, 7 more identified
Restrooms	31%	Lakeside Improvements LCWF grant Don Morse Master Plan proposed for adoption
Sidewalks, trees, benches	48%	Downtown Master Plan (2010, and 2017)
Trails & Biking Trails	38%	Northshore getting funded Lakeshore next
Outdoor Amphitheater	32%	Seldom mentioned but as many respondents expressing a need as for picnic areas. Proposed in Don Morse Master Plan up for adoption
Park shelters & picnic areas	44%	Proposed in Don Morse Master Plan up for adoption Lakeside Improvements LCWF grant
Playgrounds	49%	Proposed in Don Morse Master Plan up for adoption Lakeside Improvements LCWF grant



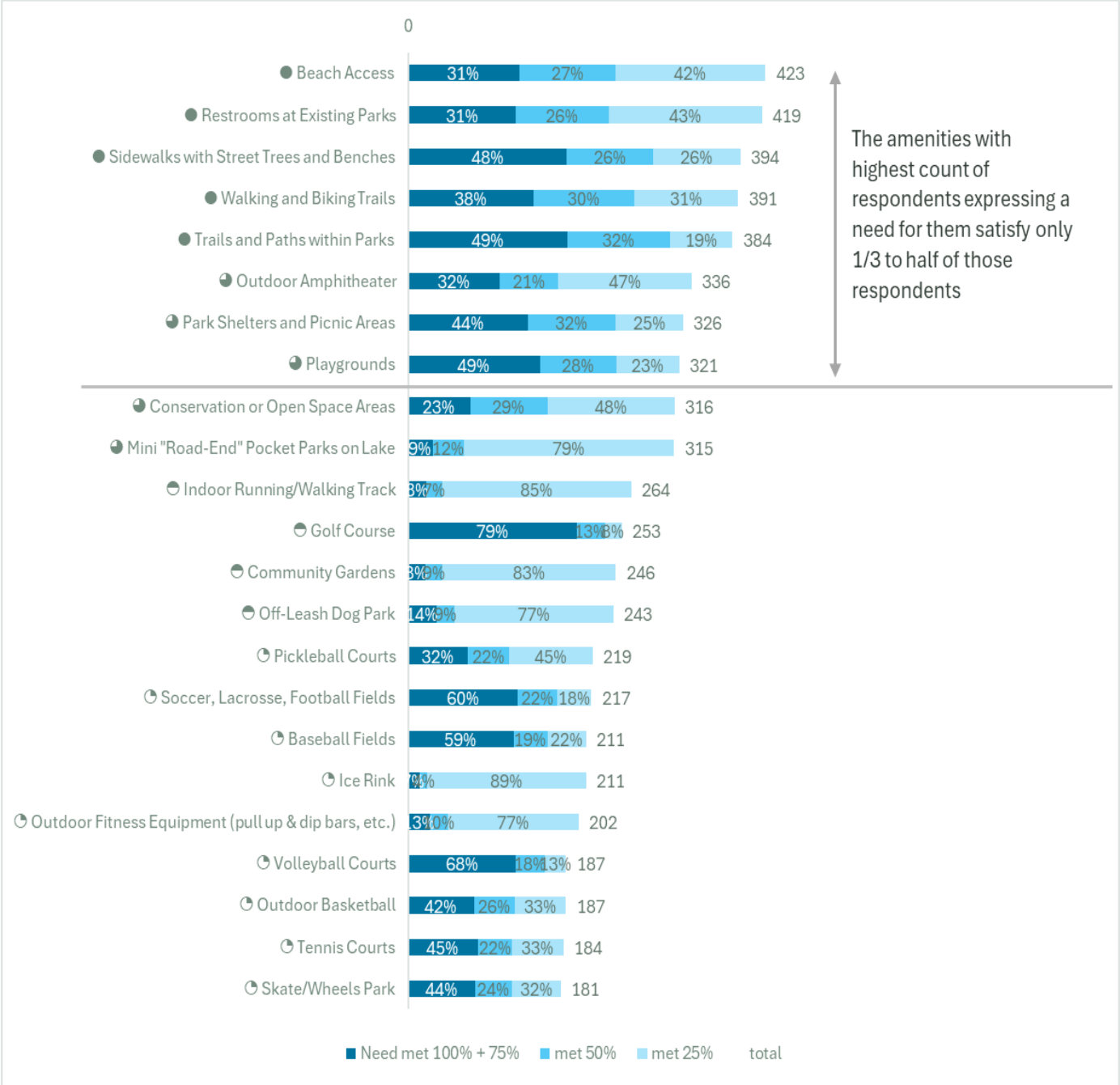
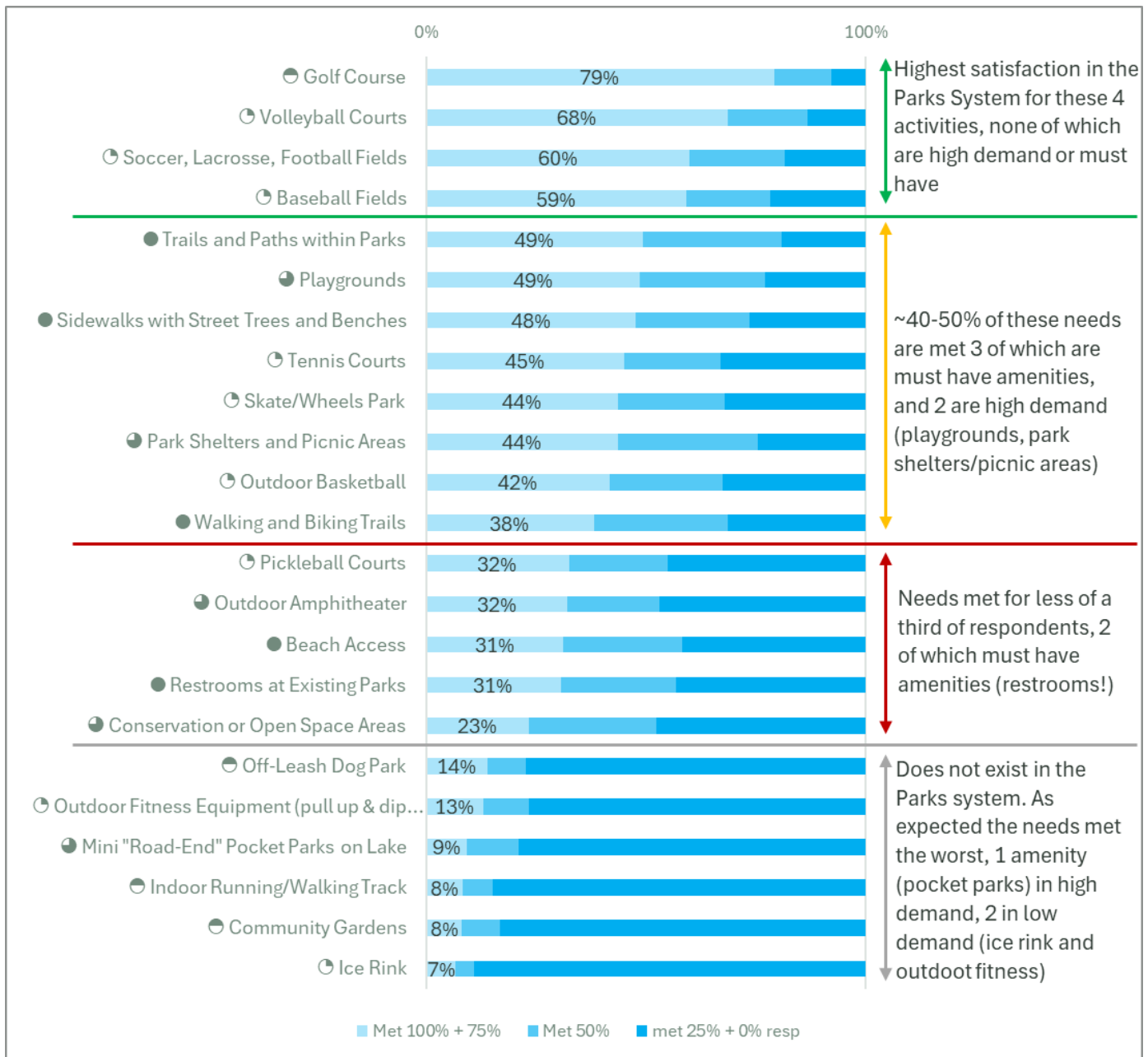


Figure 4-22 High – medium – low satisfaction with amenities from highest need expressed to lowest

Next we remove the absolute count of respondent expressing a need for an amenity, and we compare in % those with the highest satisfaction levels.

Re: the top satisfaction levels (gold, baseball, soccer/football, volleyball) shown below, it is possible that respondents in their answer conflate their level of satisfaction with the facility itself and the provider through whom they are experiencing the amenity when they perform the recreational activity

Figure 4-23 High – Medium – Low Satisfaction per Amenity, independent of level of need expressed

Three highlights to retain from the community input regarding existing amenities:

- The Parks System does not satisfy visitors on the basic must haves such as Restrooms in existing parks (!), sidewalks with trees and benches, walking and biking trails, trails within the parks, and because it is Chelan, beach access. Plans are or have been in place to address those – they need to see the light of day
- An outdoor amphitheater is a high need expressed by visitors, at the same level as picnic areas, and much higher than other gap in the Parks system of dog park and community garden. It is seldom discussed, but figures prominently in the Don Morse Master Plan up for adoption
- The highest level of satisfaction is with amenities that serve targeted audiences: golf, volleyball, baseball, soccer/football (basketball and pickleball come much lower in level of satisfaction).

4.5.3 Signature Park - Don Morse Memorial Park

City Waterfront

As a reminder (see the introduction of our Parks classification in Chapter 1), the Signature Parks serve locals but are also the calling cards for Chelan as a tourist destination. The Chelan Valley receives 5 million visits per year and many of them end up at our signature parks, particularly the City Waterfront with its close proximity to downtown and Campbells Resort. These are the places to celebrate the best that Chelan has to offer.

The City Waterfront is comprised of Don Morse Park, the Lakeshore Marina, and the Lakeshore RV Park. While these are in some respects three separate entities with distinct functions and can be viewed as such; it is also valuable to see these as one integrated property to make the park feel cohesive and to maximize long views along the 2,000 linear feet of waterfront.

Figure 4-24 Crowds at Don Morse Park circa 1980 Photo courtesy of Todd Higley.



Don Morse Introduction

As the City of Chelan's signature park for activities, Don Morse Park serves as the primary destination for residents and visitors alike. Its close proximity to downtown and location directly on Lake Chelan are key factors contributing to its success. While the long stretch of beach offers one of the only large, publicly accessible areas in the city, access to the waterfront itself is not readily apparent and somewhat hidden from initial view. Large open grassy areas and several large heritage trees provide shade and space to stretch out. However, the initial impression upon arrival (by car) is dominated by a sizeable unshaded parking lot, a worn skate park, an uninviting play area with outdated equipment limited to a specific age range, and an old restroom structure. The best and most modern aspect of Don Morse Park is the new Maintenance Building on the North side of the Parking lot, which includes a new public restroom. This new structure sets a new standard upon which other improvements in Don Morse Park should be compared against.

Map 4-23 City Waterfront Map



Don Morse Physical Inventory Assessment

Table 4-18 Don Morse Physical Inventory Assessment Summary

OVERALL PARK ASSESSMENT RATING (max 5)	2.86
Physical Inventory (max 5)	2.87
Recreation Program Support (max 5)	3.00
Climate Resiliency (max 5)	2.17
Park Accessibility (max 5)	3.25
Park Carrying Capacity (max 5)	3.00

Table 4-19 Don Morse Physical Inventory Assessment Detail

ELEMENT	RATING (1-5)	#	NOTES
Sports Fields & Sports Courts (3.8 out of 5)			
Basketball Court	4	2	Resurface, replace nets and paint
Tennis / Pickleball Courts	3.25	2	Two courts were also painted for pickleball. The lighting needs to be replaced. Exterior fencing also needs renovation. Cracked surfacing.
Volleyball Court	4	4	Recently renovated. Local users help to maintain
Play Environments (2.2 out of 5)			
Slides	2.5	3	Equipment limits age range of play
Climbers	3	3	Typically, part of multi-use play structure
Bars	2.75	2	Miscellaneous bars and monkey bars
Swings	2.5	2	Should be replaced. EWF worn out underneath
Safety Surfacing	0.5	-	EWF needs to be replaced. Safety attenuation not met. Ground is used as edging in places with conc curb in other areas. No shade.
Spinners	2	1	Not included in play area - located by skate park.
Park Structures (3.0 out of 5)			
Picnic Pavilion	3.5	1	Showing age but generally decently maintained
Gazebo/Shade/Picnic Structure	2.5	1	Large but old needs to be modernized. Old block grill can't be used. Includes single metal park grill. Has power outlets with two picnic tables
Maintenance Building	5	1	Brand new construction with new public restroom
Trails/Pathways (2.8 out of 5)			
Walking Paths	3	Multiple	Concrete sidewalks need to be wider for park capacity. Missed opportunities to increase sidewalks for improved site access and connection to downtown. Many have cracked transitions.
Waterfront Trail	2.5	1	Loosely categorized as a soft surface "trail" along the upper beach area, separated by split rail fences in some points. Not ADA compliant.
Site Amenities (Benches, Rest Areas) (2.5 out of 5)			
Benches	2.5	10+	Standard metal honeycomb, powder coated benches scattered throughout the park.
Picnic Tables	2.5	10+	A few newer tables, which are accessible and nice, but most are standard older models.
Signage/Wayfinding/Art (2.3 out of 5)			
Entry Sign	2	1	Small sign for Lakeshore RV Park, but no visible signage from W Manson for the Marina nor Don Morse Park.
Interpretive Signage	2.5	2	Updated interpretive boards at new planting pockets at beach.
Parking Areas & Access/Entrances incl Transit (3.0 out of 5)			

Paid Parking Lot	2.5	240	Diagonal parking lot. Needs resurfacing and planting islands with shade trees.
Adjacent Parking	2.5	#	Additional lot at Marina and go-cart track
Access	4	-	One primary access point to the main parking lot. Other parking areas are off W Manson
Landscape/Open Space Areas (Meadows, Grass Areas, Buffer/Screening Plantings, Heritage Trees) (4.1 out of 5)			
Large Grass Area	5	-	Large open space with few large shade trees
Beach/Waterfront	3.75	1	Large contiguous beach space with protected area for tots.
Screening Vegetation	3.5	-	Minimal screening/vegetation at park edges.
Miscellaneous (2.3 out of 5)			
Half Pipes	2.25	2	Small arranged in a line with minimal complexity
Slide Rails	2.5	4	
Misc Obstacles	2	3	Includes a graffitied picnic table
Program Support	3.5		Park is heavily used for practically all kinds of public events.
Hosts other NGO programs & leagues	2.5		Volleyball regularly uses the and courts.
% of Canopy Coverage	2		Several large shade trees scatter throughout the park
Diversity of Plant Communities	2		Needs more plant community diversity, especially smaller shrubs and alternative groundcovers/turf varieties.
Impervious vs Pervious	2.5		Large elements of impervious pervious from parking areas, pathways,
Accessibility Rating	2.5		Access to certain areas of the park is limited, no non-ADA compliant pathways. Sheer volume of people and widths of pathway limits capacity on the pathways forcing many to walk across open grass areas.
Safe Routes to the Park	3.25		The centralized location of the park and the existing city sidewalk grid make access easy. However, all access is from the street and missing opportunity for waterfront access.
10-Min Walk Service Population	4		Approximately 375 people (residents only). Safer crossing of SR 150 could increase service count.
% of Open Assembly Space	2.5		Several open turf areas but often broken up by other elements.
Easy Access or Amount of Parking	3.5		Several parking lots in/adjacent to the park.

Don Morse SWOT Analysis

Strengths

- **Location, location, location**
- The entire City Waterfront, comprised of this park and the Lakeshore Marina contains 2,000 feet of prime, freely accessible, coveted **public access lakefront** with gorgeous views, sandy beach and amazing weather most of the year.
- People have been coming to Chelan from the Seattle Metro area, Canada, and other points across the state for generations. People love this lake, and their **positive memories of Chelan** are an asset though intangible, not to be underestimated.
- There is a **healthy mix of open space**, and a diversity of recreational amenities that offer **active recreation**.
- Trees and grass offer a respite from the sun, while the beach offers sunbathing and swimming.
- **Concessions** (a mix of private and City run) add activities such as paddle board and kayak rental, go karts, and a professional 18 hole putting course.
- The **volleyball courts** are tournament quality. These were built via a collaboration with ~75% of the funding from the City and ~25% from a private recreation provider.

Figure 4-25 Don Morse Memorial Park SWOT

<div>STRENGTHS</div> <div><div><input type="checkbox"/> Location, views, lake, downtown proximity</div><div><input type="checkbox"/> Positive associations of visitors</div><div><input type="checkbox"/> Mix of open space and active rec features</div><div><input type="checkbox"/> Mix of shade and sun</div><div><input type="checkbox"/> Popular concessions</div><div><input type="checkbox"/> Volleyball Courts</div></div>	<div>WEAKNESSES</div> <div><div><input type="checkbox"/> Restrooms past lifespan</div><div><input type="checkbox"/> Restroom under capacity in peak season</div><div><input type="checkbox"/> Lack of sufficient Lighting</div><div><input type="checkbox"/> Lack of ADA accessible waterfront</div></div>
<div>OPPORTUNITIES</div> <div><div><input type="checkbox"/> Promenade</div><div><input type="checkbox"/> Outdoor Amphitheatre</div><div><input type="checkbox"/> Signage post Branding/ Logo Development</div><div><input type="checkbox"/> Pull Parking away from the lake</div><div><input type="checkbox"/> Parking Stormwater and Tree Island</div><div><input type="checkbox"/> Destination Playground</div><div><input type="checkbox"/> Ice Rink Feasibility Update</div></div>	<div>THREATS</div> <div><div><input type="checkbox"/> Playground past lifespan, safety concerns for those most vulnerable</div></div>

Weaknesses

- The age of many facilities is well beyond the expected service life of the items and thus takes an inordinate amount of time and money to maintain. These features include:
 - **Playground** (replacement parts no longer exist)
 - **Restrooms**
- **Restrooms** don't have the capacity to accommodate summer crowds.
 - New restrooms planned as part of the park's maintenance building will mitigate this somewhat, 2024 usage will provide a good gauge of capacity.
- As part of the Waterfront the park lacks an **ADA accessible trail to the Lake**. Patrons in wheelchairs can use a special large-wheeled wheelchair upon request. But older park users not in a wheelchair may have difficulty reaching the beach.
- The Park is not well lit at night, particularly the entrances which should be lit with DarkSky compliant footpath lighting and parking lot lighting. New **strategically targeted lighting** should be implemented with any development around the entrances or upgrades to the parking lots.
- **Signage** both entrance and information signage need conscientious upgrades after **branding** activities have been conducted for the parks system.

Opportunities

A **promenade** linking the entire public waterfront would allow for curated views of the lake, reduce maintenance, provide an ADA accessible path to the lake and would serve the broadest possible audience of users. Lake access and trails within parks were top priorities in the statistically valid parks survey.

An **outdoor amphitheater** could provide open space when not programmed and allow for large concerts, high school plays, and enhance existing events at the park such as the Winterfest bonfire and polar bear plunge. This would foster the possibilities of increasing the opportunities for year-round activities.

The Icicle Creek Center for the Arts, or the Leavenworth Summer Theater in Leavenworth may be interested in hosting events in Chelan.

As a major tourist destination there is an opportunity to provide a **destination playground** which would provide a top-notch facility for locals while attracting family-oriented tourists.

Replacing the **restrooms** and placing them partially underground would preserve views of the lake and take advantage of significant grade changes between the bulk of the park and the beach area, the hub of activities. Restrooms were a top priority in the statistically valid survey.

The **parking lot** could be pulled back from the beach to allow greater access to the prime real estate of the park, namely areas closest to the lake. Tree islands and stormwater enhancements would be necessary with any major parking lot renovation. **Curbless stormwater** may be an approach worth considering if consistent with the **Low Impact Development (LID)** guidelines of Washington State. This can often be more cost effective than curb and gutter stormwater systems. An RCO grant project has provided \$100,000 in funding to preserve asphalt via crack sealing, seal coating, spot repairs and restriping. This work will safeguard investments and promote tourism by extending the lifespan of these assets in a cost effective and efficient manner.

Long-term, a covered **ice rink** that could house summer activities would provide important winter activities for the park. An existing feasibility study could be updated.

Don Morse Park has an existing Master Plan that we will revisit in Chap 7 – Strategy.

Threats

The **Playground** needs better ADA accessibility, surfacing, and is a high priority for replacement. This is well beyond its anticipated life span. This feature needs an upgrade ASAP, preferably a destination quality playground suited for our destination location.



Figure 4-26 Don Morse Visual SWOT Board



Don Morse Park Proposed Projects

Table 4-20 Don Morse Park Proposed Projects

Project Name	Project brief description	Status	Type
Don Morse Restrooms	New Restrooms - partially underground to preserve lake views	planned	R - Upgrade/ Replacement
Outdoor Amphitheater	Outdoor Amphitheatre	planned	D - New Dev
Tennis Court	tennis court re-surfacing	idea	O&M – Ops & Maint.
Skatepark	Skatepark Design & Construction	planned	R - Upgrade/ Replacement
Covered structures	Covered structures for seasonal/ year-round use – basketball courts	Idea	D - New Dev
Ice rink feasibility	Update feasibility for open air ice rink facility	Idea	MP - Master planning
Downtown-Waterfront corridor	Connection Between Downtown and Chelan City Waterfront (Don Morse and Lakeshore Marina)	Planned	MP - Master planning
Waterfront Promenade – Don Morse	Promenade along entire Waterfront – Don Morse Portion	Planned	R - Upgrade/ Replacement
Destination Quality Playground	Destination Quality Playground	Planned	R - Upgrade/ Replacement
Parking Lots	Don Morse Parking Lots (Improve existing, pull back from beach, build new lot near road)	planned	R - Upgrade/ Replacement

4.5.4 Signature Park - Lakeshore Marina

Lakeshore Marina SWOT Analysis

Strengths

While this is a Signature Park it also operates as an enterprise, so its financial performance has been evaluated. While on a smaller revenue base (~\$150k), the Marina operates at a robust 150-200% recovery rate (some parking revenue will be re-allocated to the parking revenue stream)

Table 4-21 Lakeshore Marina Park 2019-2023 Financials

	Rev	YoY %	Exp	YoY %	Op. Income	YoY %	Recovery rate
Marina (2019-2023)		+37%		+8%		+142%	
2019	\$119,176		\$93,853		\$25,323		127%
2020	\$153,038	+28%	\$69,235	-26%	\$83,803	+231%	221%
2021*	\$177,299	+49%	\$85,114	-9%	\$92,185	+264%	208%
2022	\$147,252	-17%	\$69,840	-18%	\$77,412	-16%	211%
2023	\$162,726	+11%	\$101,329	+45%	\$61,397	-21%	161%

* 2021 Year over Year compares with 2019 since 2020 was a COVID anomaly.

The 2023 Marina operating budget absorbed an \$8,664 unanticipated expense to remove rusty I-beam pilings to abate a potential liability. The 2023 operating budget also absorbed a \$4,200 unanticipated dock repair. These \$13k extraordinary expenses represent ~10% of Marina's expense in 2023.

Figure 4-27 Lakeshore Marina SWOT

<div>STRENGTHS</div> <div><div><input type="checkbox"/> Location, close to downtown Chelan, amazing views, and lake access</div><div><input type="checkbox"/> Provides Boating Access to motorized and non-motorized watercraft.</div><div><input type="checkbox"/> Hosts annual events</div><div><input type="checkbox"/> Transient and Long-term moorage</div><div><input type="checkbox"/> Clean Marina Status</div><div><input type="checkbox"/> Rotary life vest station</div><div><input type="checkbox"/> Rotary pollinator garden</div><div><input type="checkbox"/> Watercraft cleaning station</div><div><input type="checkbox"/> Concessions – boat rental</div><div><input type="checkbox"/> The Lake Chelan Sailing Association</div></div>	<div>WEAKNESSES</div> <div><div><input type="checkbox"/> Restrooms past lifespan</div><div><input type="checkbox"/> Restroom under capacity in peak season</div><div><input type="checkbox"/> Lack of sufficient Lighting</div><div><input type="checkbox"/> Rusty Seawall</div></div>
<div>OPPORTUNITIES</div> <div><div><input type="checkbox"/> Promenade</div><div><input type="checkbox"/> Restroom (Partially underground)</div></div>	<div>THREATS</div> <div><div><input type="checkbox"/> Lack of ADA accessible waterfront</div></div>

Besides its strong financial performance, the Marina Park rests on additional strengths:

- **Location**, close to downtown Chelan, amazing views, and lake access
- Provides **Boating Access** to motorized and non-motorized watercraft.
- Hosts several well attended boating **events** such as Mahagony and Merlot festival and Hydroplane races.
- The newer **seawall** section leaves a positive impression of Chelan.
- **Transient moorage** opportunities offer a quick place for boaters to easily visit Downtown Chelan.
- **Long-term moorage** provides for guaranteed income and a coveted slip-on Lake Chelan.
- Clean Marina Status is an important distinction.
- Volunteers provided the **Rotary life vest station, Rotary pollinator garden**.
- The **watercraft cleaning station** to reduce the spread of invasive species is well used and an asset for all water bodies in the area as well as for Lake Chelan.
- **Concessions** offer motorized watercraft rentals, and the Lakeview Drive In experience.
- The **Lake Chelan Sailing Association** offers sailing instruction for the community.

Weaknesses

- Restrooms are beyond their service life.
- Rusty seawall could be considered an eyesore.
- Lighting is not functional on all docks.
- Parking Lot will need better stormwater provisions, tree islands and asphalt repair.

Opportunities

- Placing restrooms partially underground would preserve lakefront views and make use of extreme grade changes in terrain between the parking lot and marina.
- Long term, an overlook from the Lakeview Drive is worth exploring.

Threats

- **Lack of a sidewalk** along the marina parking lot/ promenade linking the entire waterfront.
- **Non-ADA-compliant**, no ADA trail to the lakeshore

Lakeshore Marina Proposed projects

Table 4-22 Lakeshore Marina Proposed Projects

Project Name	Project brief description	Status	Type
Seawall Renovation	Reclad rusted portions of sea wall	idea	O&M – Operations & Maintenance
Marina restrooms	New Restrooms/ Maybe showers for boaters	planned	R - Upgrade/ Replacement
Waterfront Promenade	Promenade along entire Waterfront	planned	R - Upgrade/ Replacement
Parking Lots	Revamp Parking Lot (curb and gutter, tree islands, lighting, stormwater, ADA)	planned	R - Upgrade/ Replacement

Figure 4-28 Conceptual Design for an Overlook from the Lakeview Drive

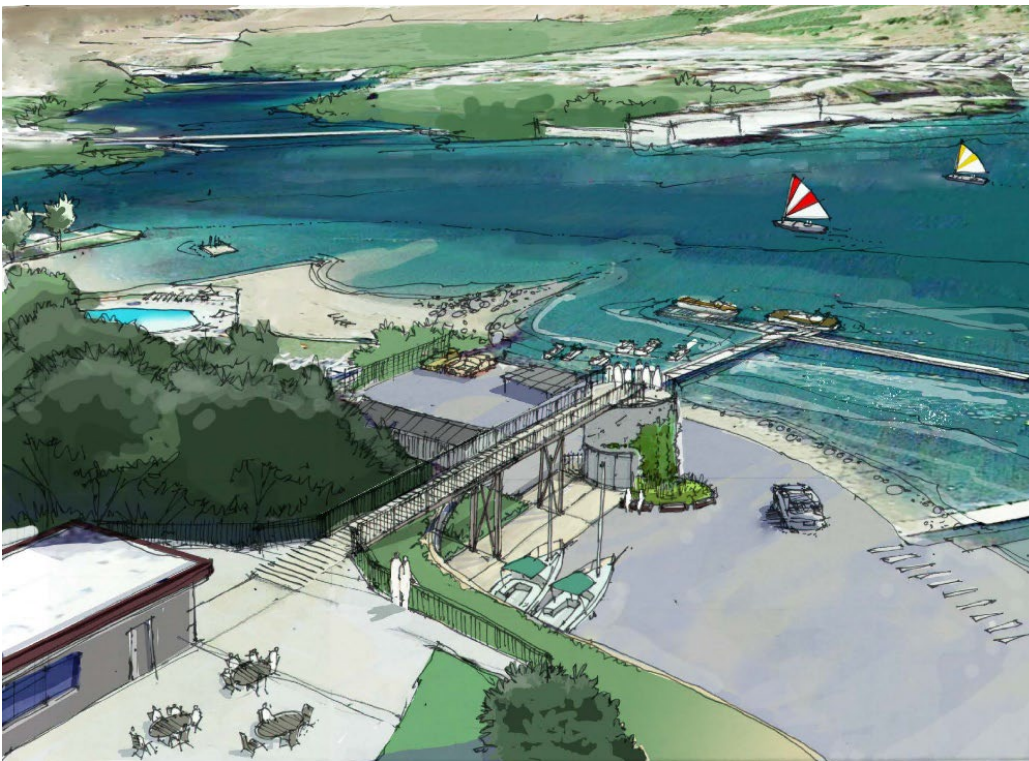


Figure 4-29 Lakeshore Marina Visual SWOT Board

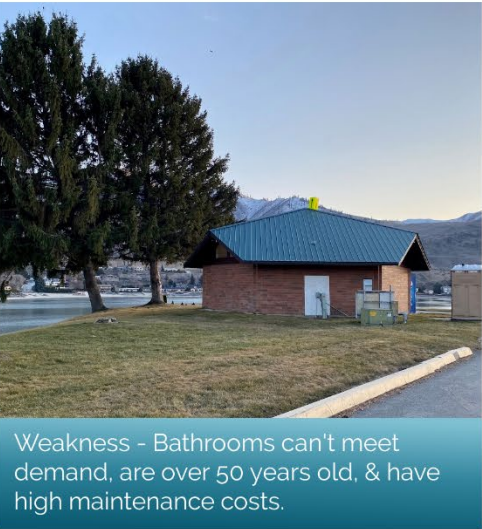


Figure 4-30 A new pollinator garden in 2023 and a life vest, borrow a life vest station both made possible through partnership with Lake Chelan Rotary.



4.5.5 Signature Park - Lakeside Park

Lakeside Park Intro

Lakeside Park, Chelan's largest passive park, offers an oasis experience with a swimming beach, pedestrian dock, ample open space, playground, sand volleyball court, restrooms, and more. The park boasts direct waterfront access, perfect for swimming, sunbathing, or launching a boat. The view and the promenade and pathway that rings the waterside are among the park's most wonderful features. A large group of heritage quality shade trees scattered amongst the open space contributes to the relaxing nature of the park space. While some improvements could be considered. While the restrooms provide a necessary amenity, a more aesthetically pleasing structure that complements the park's natural beauty could be considered in the future. The playground offers space for fun, but incorporating unique features or a nature theme could further elevate the play experience for children. The basketball court provides a space for shooting hoops but expanding it to a full-court size would allow for more organized games.

Map 4-24 Lakeside Park Map



Lakeside Park Physical Assessment Scoring

Table 4-23 Lakeside Park Physical Inventory Assessment Summary

OVERALL PARK ASSESSMENT RATING	3.16
Physical Inventory	3.10
Recreation Program Support	2.25
Climate Resiliency	3.33
Park Accessibility	3.25
Park Carrying Capacity	3.88

Table 4-24 Lakeside Park Physical Inventory Assessment Detail

ELEMENT	RATING (1-5)	#	NOTES
Sports Fields & Sports Courts (2.75 out of 5)			
Sand Volleyball Court	3	1	Large, can also accommodate badminton.
Small Basketball Pad with Hoop	2.5	1	Not even a 1/2 court, just a free-throw/3-point sized court. Pad is nice.
Play Environments (2.75 out of 5)			
Play Area	2.75	1	Small multi-climber and small tot climbing wall. Edging is just a dirt curb.
Park Structures (3 out of 5)			
CXT-Style Restroom	3.5	1	Well-maintained. Some evidence of recent leaks.
Lift Station Pump Structure	3	1	CMU-Block. Recently renovated.
Boat Launch	2.5	1	Limited access with minimal trailer parking.
Transfer Dock	3.25	1	Nice condition. Not ADA
Trails/Pathways (3.6 out of 5)			
Concrete Pathway	4	n/a	Nice kept. Minimal cracks and trip hazards.
Waterside Promenade	3.25	1	Bulkhead promenade with steps
Floating Docks	3.5	1	
Site Amenities (Benches, Rest Areas) (2.3 out of 5)			
Benches	1	20	Standard park bench. Various signs of age.
Trash Cans / Recycle Bins	4	34	Typical park bins. Additional cans put out for holiday.
Picnic Tables	2	17	Older wood tables. Many just placed on grass with no pad.
Signage/Wayfinding/Art (3.3 out of 5)			
Park Sign	3.5	2	Standard panel on wood posts. Well kept.
Various traffic control signs	3	Multiple	
Parking Areas & Access/Entrances incl Transit (3.0 out of 5)			
Angled Parking Off Street	4	76	68 spaces, 8 ADA. Does not count the spaces across the access road.
Parallel, Boat Trailer Parking	2	5	Road access forces trailers to go around the block.

Landscape/Open Space Areas (Meadows, Grass Areas, Buffer/Screening Plantings, Heritage Trees) (4.0 out of 5)			
Open Lawn Space	4.5	N/A	Ample open space with shade. Minimal evidence of drainage issues.
Shade Trees	4	27	Nice mix of willow, birch and oak trees generating lots of shade.
Swim Beach	3.5	n/a	Small beach access spot.
Miscellaneous (3.3 out of 5)			
Vending Machine	3	1	Easily visible from parking area and road in front of bathroom.
Doggie Refuse Bins	3.5	2	Well placed for easy visual access.
Program Support	3		Park hosts events on holidays
Hosts other NGO programs & leagues	1.5		No room or programming for rec league
% of Canopy Coverage	4		Decent shade from large established trees
Diversity of Plant Communities	1.5		Typically, just several tree species and turf.
Impervious vs Pervious	4.5		Aside from bench and picnic table pad, all other areas are pervious.
Accessibility Rating	3.5		Gently sloped from parking area to the water with concrete walkways and promenade.
Safe Routes to the Park	3		Sidewalks connect the park to the neighborhood but require crossing SR97A.
10-Min Walk Service Population	3.25		Approximately 300 people.
% of Open Assembly Space	4.25		Practically all of the park, minus the amenities, is an open lawn space at the water's edge
Easy Access or Amount of Parking	3.5		Decent parking quantity, but it is shared with the condos next door. Not room for additional spots.

Lakeside Park SWOT Analysis

This park was quasi-awarded a Land and Water Conservation Fund (LWCF) grant in 2020 to address many of the weaknesses and threats listed for this park including a new dock, restroom renovation, new playground features, beach enhancements, swim area enhancements and ADA trails to link key park features. It is undergoing review from several state and federal agencies as the federal guidelines around these grants changed shortly after this was awarded. Official Grant Award and notice to proceed is anticipated in 2024.

Strengths

- Location with amazing views, free public lake access, sandy beaches, and beautiful mature shade trees.

Weaknesses

- Restrooms have exceeded their lifespan and don't meet peak summer demand
 - Sanicans used to mitigate this are less hygienic and visitors don't prefer them.
- The Dock is not ideal for the weather extremes, high waves, wind, and heavy summer use that it receives. It requires excessive maintenance.
- There is a need for more ADA accessible trails linking key features of the park
- The Parking lot could be configured to accommodate more parking spaces
- The on-street parking along Johnson Place, and West Terrace Avenue could use more frequent asphalt preservation maintenance to protect this asset.

Figure 4-31 Lakeside Park SWOT

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> □ Unspoiled Open Space □ Lake Access with Amazing Views □ Swim areas 	<ul style="list-style-type: none"> □ Restrooms past lifespan □ Restroom under capacity in peak season □ Escarpment along beach □ Dock is not well suited for harsh conditions and heavy use □ Needs more ADA accessible trails □ Parking lot/ Public Right of way needs more efficient striping and regular asphalt preservation maintenance
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> □ Restroom Renovations □ Promenade along portions of the beach □ Dock with good life cycle costs 	<ul style="list-style-type: none"> □ Parking along Hwy 97A is unsafe □ Potential conflicts between boaters and swimmers □ Park overcapacity – (loved to death)

Opportunities

- Innovative restroom renovations are planned and should proceed in 2024.
- A Dock with high lifecycle costs is planned and should proceed in 2024.
- Swim area enhancements are planned and should proceed in 2024.
- Beach improvements including fixing escarpment issues are planned and should proceed in 2024.
- Additional playground features are planned and should proceed in 2024.

Threats

- **Conflicts between swimmers and boaters/** jet ski riders have been partially mitigated by new swim lines installed in 2021. Parks staff consulted with the Chelan County Sheriff's Office regarding strategies to mitigate this risk further and this cooperation will continue as the design of the planned improvements evolves based on their input. Increased water safety signage, increased patrols, and clearly delineated swim areas will see this situation continually improve.
- **Parking along Highway 97A** has been discouraged by the setting up of cones along the park entrance and increased ticketing of violators of this signed no-parking stretch of road. A new greenway will make parking on the lakeside of the road impossible upon its completion.
- **Overcapacity:** This park is in danger of being "loved to death." This park can be densely packed during peak summer weekends, this was particularly acute during the COVID pandemic. Design features such as additional hardscape, restroom expansions, and more frequent parking enforcement patrols will help with maintenance issues associated with overuse.

Lakeside Park Proposed Projects

Table 4-25 Lakeside Park Proposed Projects

Project Name	Project brief description	Status	Type
Improvements - Design	Projects for Lakeside Park LWCF Grant	planned	R - Upgrade
Future Lakeside Park's improvements	Lakeside Parking Lot Improvements (asphalt preservation and restripe for additional sites)	planned	MP - Master planning

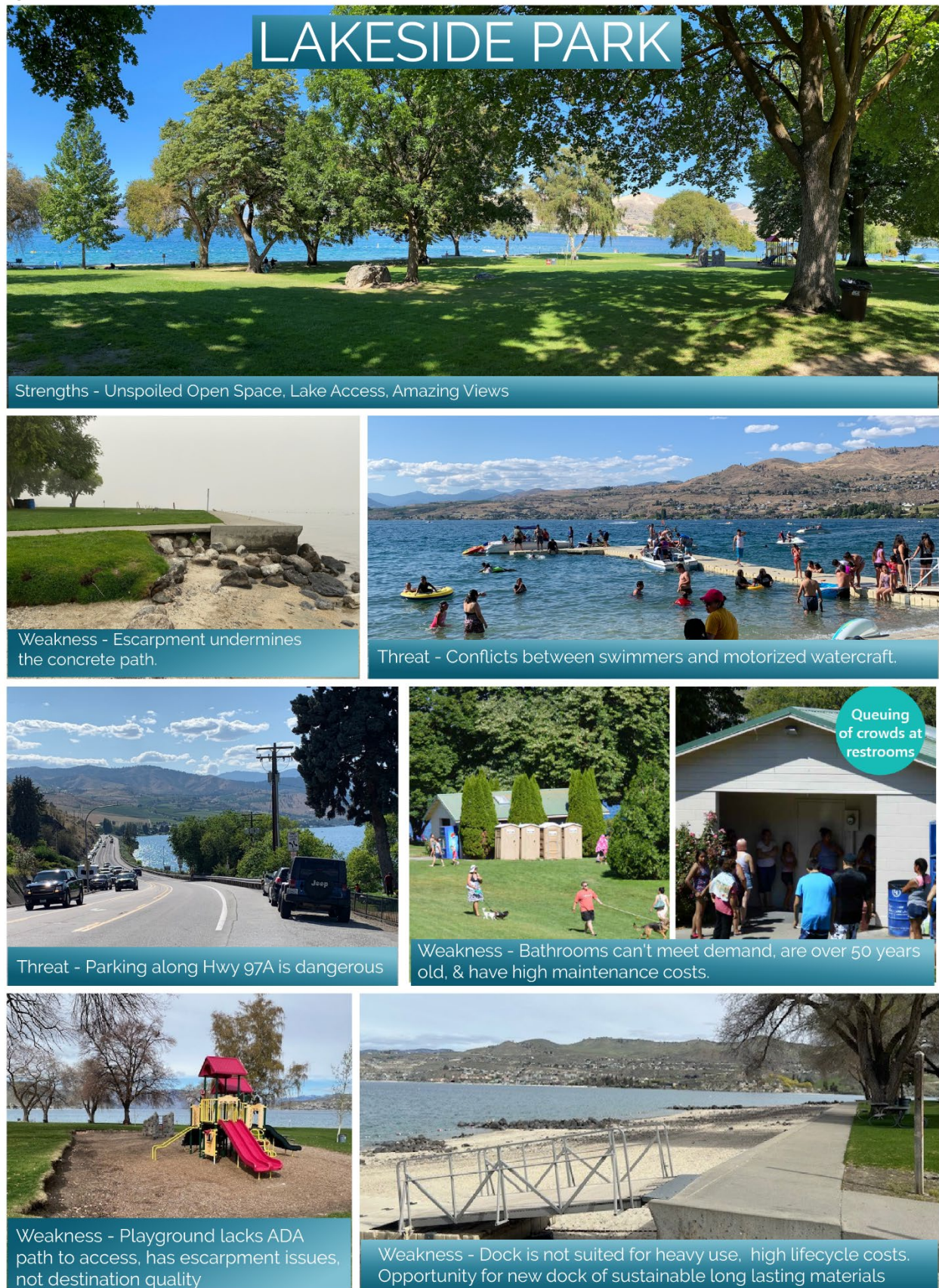
Figure 4-32 Lakeside Park Beachhead - Adobe Stock Image Rights Obtained



Figure 4-33 There used to be ample parking at Lakeside



Figure 4-34 Lakeside Park visual SWOT board



4.5.6 Neighborhood Parks - Chelan Gorge Park

Map 4-25 Chelan Gorge Park Map



Chelan Gorge Park Introduction

Chelan Gorge Park, owned by Chelan County PUD and managed by the City of Chelan, is the primary public non-school district-affiliated athletic field complex in the area. It consists of three baseball/softball fields, although one field has dimensions that don't meet regulation baseball/softball standards. A key advantage of the park is its location. Residential housing borders only the north edge, while open space and sweeping views characterize most east and south boundaries. This allows for evening games on two of the fields without light spillage impacting nearby residences. However, most park elements require significant upgrades or complete replacement. Backstops, dugouts, bleachers, storage buildings, and other fencing all need attention. The large, unorganized parking area is haphazardly laid out with no streetscape edge and no tree cover for shade. The playground equipment is nearing the end of its useful life and is precariously situated within the parking lot itself. This placement suggests it may have been an afterthought, and its relocation should be considered during the park's ongoing master planning process.

Chelan Gorge Park Physical Assessment Scoring

Table 4-26 Chelan Gorge Park Physical Inventory Assessment Summary

OVERALL PARK ASSESSMENT RATING	2.04
Physical Inventory	1.31
Recreation Program Support	1.25
Climate Resiliency	1.33
Park Accessibility	3.08
Park Carrying Capacity	3.25

Table 4-27 Lakeside Park Physical Inventory Assessment Detail

ELEMENT	RATING (1-5)	#	NOTES
Sports Fields & Sports Courts (2 out of 5)			
Youth Baseball/Softball Fields	2	3	(2) lit baseball/softball fields w/ wooden dugouts at one field and covered metal framed dugout at the other. (1) unlit baseball/softball field with nonstandard outfield. All three fields are natural turf with dirt infields. Grading infield and outfield is spotty with numerous low spots. Chain link fencing used on all sides.
Play Environments (2 out of 5)			
Tot Lot	2	1	Two small play structures with slides and a rope climber. Wood chip safety surfacing enclosed by concrete curb. Play area is located at the corner of the parking area with minimal protection. Trees are nearby but play area gets minimal shade.
Park Structures (1.75 out of 5)			
Concession/Restroom Building	2.5	1	Conc block, CXT-style structure w/ damage and graffiti
Storage Building	1.5	1	Wood frame structure w/ apparent structure issues. Lots of wear w/ weatherstripping peeling away. Undersized compared to park program.
Dugouts	1.5	2	Two wooden covered dugouts on concrete pads with wood benches.

Batting Cage	1.25	1	Netted temporary batting cage on natural turf.
Club Building	2	1	Small wood-framed structure used by local clubs by horseshoe area.
Trails/Pathways (0.0 out of 5)			
NA	0	0	No trail yet
Site Amenities (Benches, Rest Areas) (0.5 out of 5)			
Bleachers	0.5	8	Wooden multi-level on metal frames. Most need to be demolished with split benches, rotting wood, and worn connectors.
Signage/Wayfinding/Art (0.0 out of 5)			
NA	0	0	Not at this stage
Parking Areas & Access/Entrances incl Transit (2.5 out of 5)			
Asphalt parking area	2.5	0	Asphalt
Landscape/Open Space Areas (Meadows, Grass Areas, Buffer/Screening Plantings, Heritage Trees) (0.0 out of 5)			
NA	0	0	--
Miscellaneous (3.0 out of 5)			
Garbage Cans	3	6	Standard metal framed cans.
Program Support	2.5		Hosts soccer, baseball, tee ball, and mini tee ball (K-6). Has hosted other baseball tournaments but not preferred due to the condition of the facility.
Hosts other NGO programs & leagues	0		Metric Missing from Survey
% of Canopy Coverage	1		8-10 trees are located primarily on the edge of the smaller ballfield. Decent condition with no evidence of major structural or health issues. 95% of the park is either asphalt or turf.
Diversity of Plant Communities	1		Mainly a turf athletic facility with a few shade trees. The exterior, inaccessible edge of the park is a shrub-steppe mix with several areas identified by WDFW as a 'presumptive' priority habitat area that needs further field review.
Impervious vs Pervious	2		Large parking area offsets pervious area of ballfield
Accessibility Rating	3		The parking area is at the same grade as the rest of the park, and ADA parking is available. Restrooms has ADA stalls and pull rails. The tot lot is not ADA, nor is the equipment.
Safe Routes to the Park	3		Sidewalk access is available, however
10-Min Walk Service Population	3.25		Approximately 300 people.
% of Open Assembly Space	3		Larger events could take place here utilizing the ballfields
Easy Access or Amount of Parking	3.5		Approximately 140 stalls with 4 HC. Parking area immediately adjacent to the fields, tot lot, and restroom/concessions.

Chelan Gorge Park SWOT Analysis

Figure 4-35 Chelan Gorge Park SWOT

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> □ Neighborhood proximity □ Views of Chelan Butte □ Multi-use fields provide flexibility of use 	<ul style="list-style-type: none"> □ Under-invested & deferred maintenance □ Non-code compliant parking lot □ Baseball facilities need major renovations
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> □ Senior center synergies □ Riverwalk loop trail extension □ Masterplan funded and pending □ Tournament-level baseball/ softball fields □ DarkSky compliant lighting 	<ul style="list-style-type: none"> □ Lack of eyes on the park (low activation)

Strengths

- **Proximity** easy walk for the majority of historic Chelan residents.
- Beautiful **views** of both the Chelan Butte and the Chelan River.
- The **multiuse fields** allow for both rectangular field sports (soccer/ flag football) and diamond field sports (baseball/ softball).

Weaknesses

- **Age, deferred maintenance, and lack of investments** into this park have left the ballfields and associated accoutrements in disrepair.
- The **parking lot** would not meet current City Codes as it lacks tree islands, provisions for stormwater treatment (critical for Lake Chelan water quality),
- The **baseball facilities** are in need of re-design and redevelopment.

Opportunities

Proximity to **Senior Center** offers the opportunity to select amenities with Seniors' input, create recreational programming synergies, design multi-generational and inter-generational spaces and incorporate universal design principles.

Proximity to **Riverwalk Loop Trail** allows a perimeter trail around this facility to extend this popular amenity. Our statistically valid survey revealed that Chelan residents use Riverwalk Park on a daily basis, more than any other park in Chelan.

The Chelan PUD has provided a Public Power Benefit grant for \$100,000 matched with \$10,000 from Chelan Parks to provide a **Master Planning** process for this park. This will ensure that investments in this facility will best meet community needs.

Covered batting cages could extend batting practice into the winter.

Four fields seem to be the minimum number required to host **baseball/ softball** tournaments efficiently. Reconfiguring the fields into a four plex of smaller fields for little league, tee-ball, and softball would allow leagues to host tournaments and provide revenue to the park system.

LED lighting is far more energy efficient than older metal halide lighting and can be compliant with **DarkSky lighting** requirements.

Darksky International is a recognized worldwide authority combatting **light pollution**. They detail five principles for responsible outdoor lighting in the graphic below:¹³

Five Lighting Principles for Responsible Outdoor Lighting



DarkSky



Responsible outdoor lighting is

1 Useful

Use light only if it is needed

All light should have a clear purpose. Consider how the use of light will impact the area, including wildlife and their habitats.



2 Targeted

Direct light so it falls only where it is needed

Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed.



3 Low Level

Light should be no brighter than necessary

Use the lowest light level required. Be mindful of surface conditions, as some surfaces may reflect more light into the night sky than intended.



4 Controlled

Use light only when it is needed

Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.



5 Warm-colored

Use warmer color lights where possible

Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.



Rev. 08-2023

Threats

Lack of Eyes on the Park: Lack of a diversity of popular amenities leave this park uninhabited for much of the day. While the diamond and rectangular fields are well used during respective sports seasons, there aren't any amenities which appeal to a broader audience such as a quality playground, perimeter walking trail, or other features which would be identified through a master planning process. We are starting to see homeless activity at this park during the winter when it is least used.

How to Activate Parks

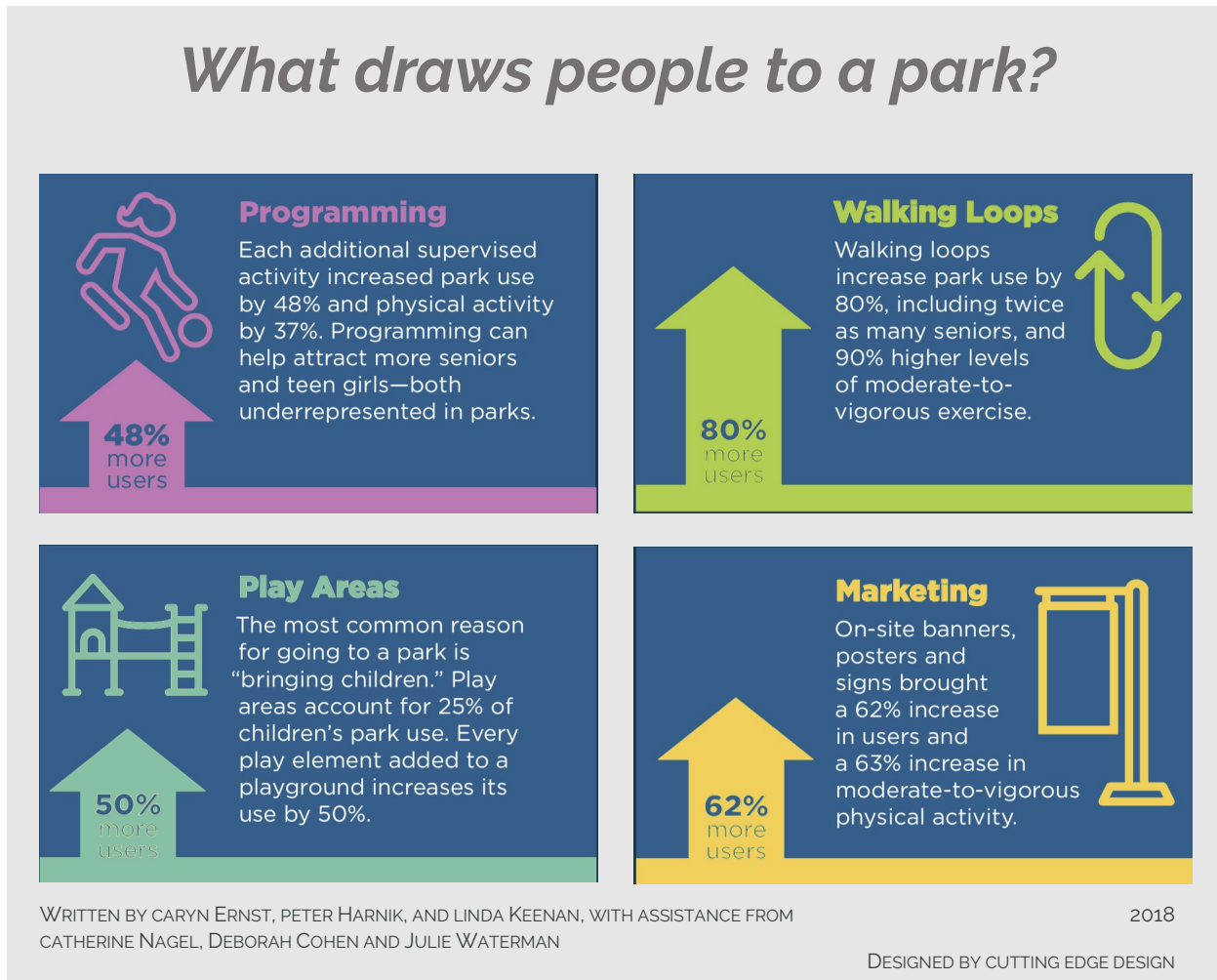
A National Study on Neighborhood Parks produced by the RAND Corporation and the City Parks Alliance found that: *"The key to increasing park usage is better programming — well-planned, supervised activities that help*

¹³ *Five principles for responsible outdoor lighting.* (n.d.). DarkSky International. <https://darksky.org/resources/guides-and-how-tos/lighting-principles/>

4-85

people feel comfortable in and use the space, particularly among seniors and teenage girls, two under-represented populations in parks."¹⁴

Figure 4-36 From *Active Parks, Healthy Cities*



"Neighborhood parks that are well-designed with diverse facilities and targeted programming can play a critical role in promoting moderate-to vigorous physical activity. But most neighborhood parks today aren't designed or programmed to successfully do that and are therefore underutilized. Relatively modest investments can improve neighborhood park conditions to encourage physical activity for everyone, regardless of age, gender, or income."¹⁵

Broken Window Theory

"The broken windows theory states that visible signs of disorder and misbehavior in an environment encourage further disorder and misbehavior, leading to serious crimes.

The broken windows theory, defined in 1982 by social scientists James Wilson and George Kelling, drawing on earlier research by Stanford University psychologist Philip Zimbardo, argues that no matter how rich or poor a neighborhood, one broken window would soon lead to many more windows being broken: "One unrepaired broken window is a signal that no one cares, and so breaking more windows costs nothing." Disorder increases

¹⁴ RAND Corporation, City Parks Alliance. (2018). *Active parks, healthy cities*. <https://cityparksalliance.org/wp-content/uploads/2019/06/active-parks-healthy-cities.pdf?pdf=report>

¹⁵ Ibid. pg1

levels of fear among citizens, which leads them to withdraw from the community and decrease participation in informal social control."¹⁶

This park has tremendous potential and the master planning process afforded by the grant from Chelan PUD's Public Power Benefit program is the perfect start to see how best to create a cherished community asset that benefits large segments of the local population.

Figure 4-37 Chelan Gorge Restrooms - functional but dated



Chelan Gorge Proposed Projects

Table 4-28 Chelan Gorge Proposed Projects

Project Name	Project brief description	Status	Type
Chelan Gorge Master Plan	Chelan Gorge Master Plan	planned	MP - Master planning
Ballfield	1 ballfield and associated features (lighting/dugouts/ etc.)	planned	R - Upgrade/ Replacement

¹⁶ Broken windows theory. (2019, October 8). Psychology Today. <https://www.psychologytoday.com/us/basics/broken-windows-theory>

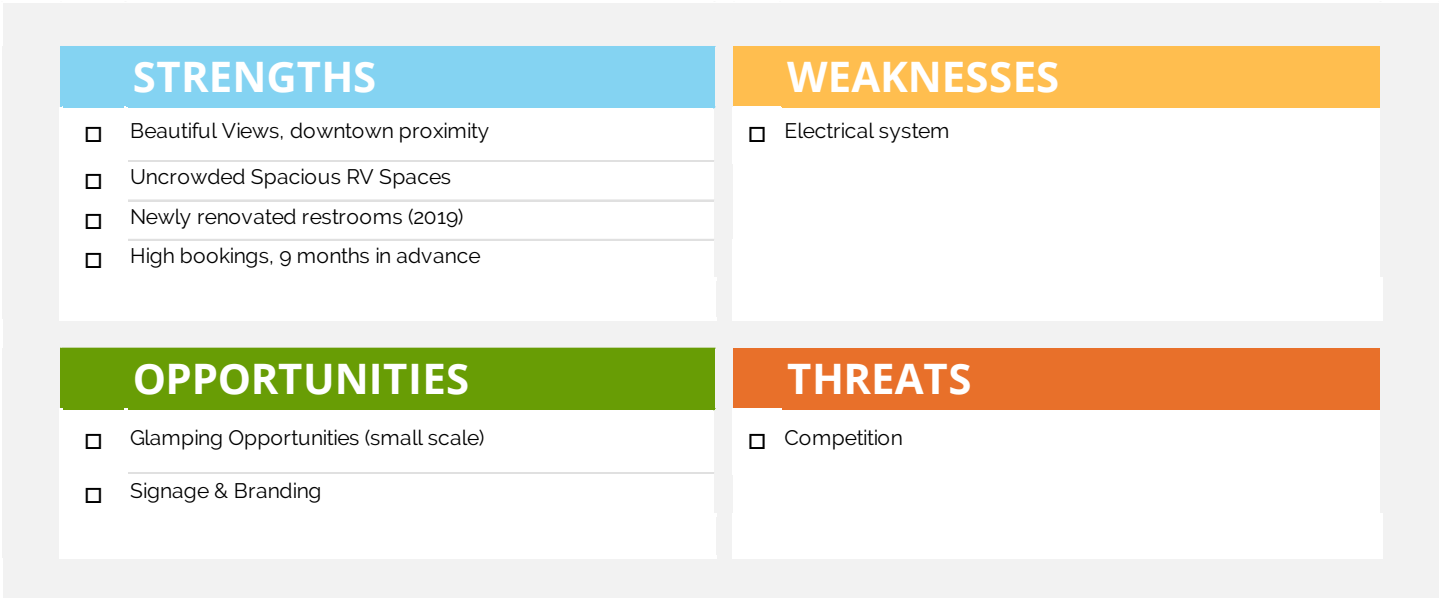
Figure 4-38 Chelan Gorge Park visual SWOT board



4.5.7 Enterprise Parks - Lakeshore RV Park

Lakeshore RV SWOT Analysis

Figure 4-39 Lakeshore RV Park SWOT



Strengths

Financial Performance: 50% revenue growth over 5 years, still 120% recovery rate during Covid year.

Table 4-29 Lakeshore RV Park Financial Performance 2019-2023

	Rev	YoY %	Exp	YoY %	Op. Income	YoY %	Recovery rate
RV Park (2019-2023)		+52%		+41%		+68%	
2019	\$1,058,796		\$621,583		\$437,213		170%
2020	\$789,151	-25%	\$658,993	+6%	\$130,158	-70%	120%
2021*	\$1,221,480	+15%	\$696,293	+12%	\$525,188	+20%	175%
2022	\$1,389,499	+14%	\$792,165	+14%	\$597,334	+14%	175%
2023	\$1,607,321	+16%	\$874,570	+10%	\$732,750	+23%	184%

* 2021 Year over Year compares with 2019 since 2020 was a COVID anomaly.

The RV Park funds the general parks, supports other City Departments, subsidizes Downtown Beautification maintenance efforts in street right of ways.

- Amazing views
- Easy Lake Access
- Proximity to Downtown and City Waterfront
- Loyal Customers who've returned every year for generations
- Newly Renovated Restrooms
- Spaciousness between RV Sites
- 2024 Wi-Fi upgrade
- 2024 Asphalt Preservation
- 2023 New site directional signage

Weaknesses

- Electrical pedestal replacement parts are no longer made. System upgrades are needed to provide 50amp service to most of the sites. Post COVID saw trends toward larger RV's which draw more power.
- The asphalt roadways have insufficient subgrade and need replacement or overlays.

Opportunities

- Enhanced Signage after Branding process develops logos, taglines, etc.
- Glamping opportunities would differentiate the park. Treehouses, Airstream Park Models, and other structures could be explored.

Threats

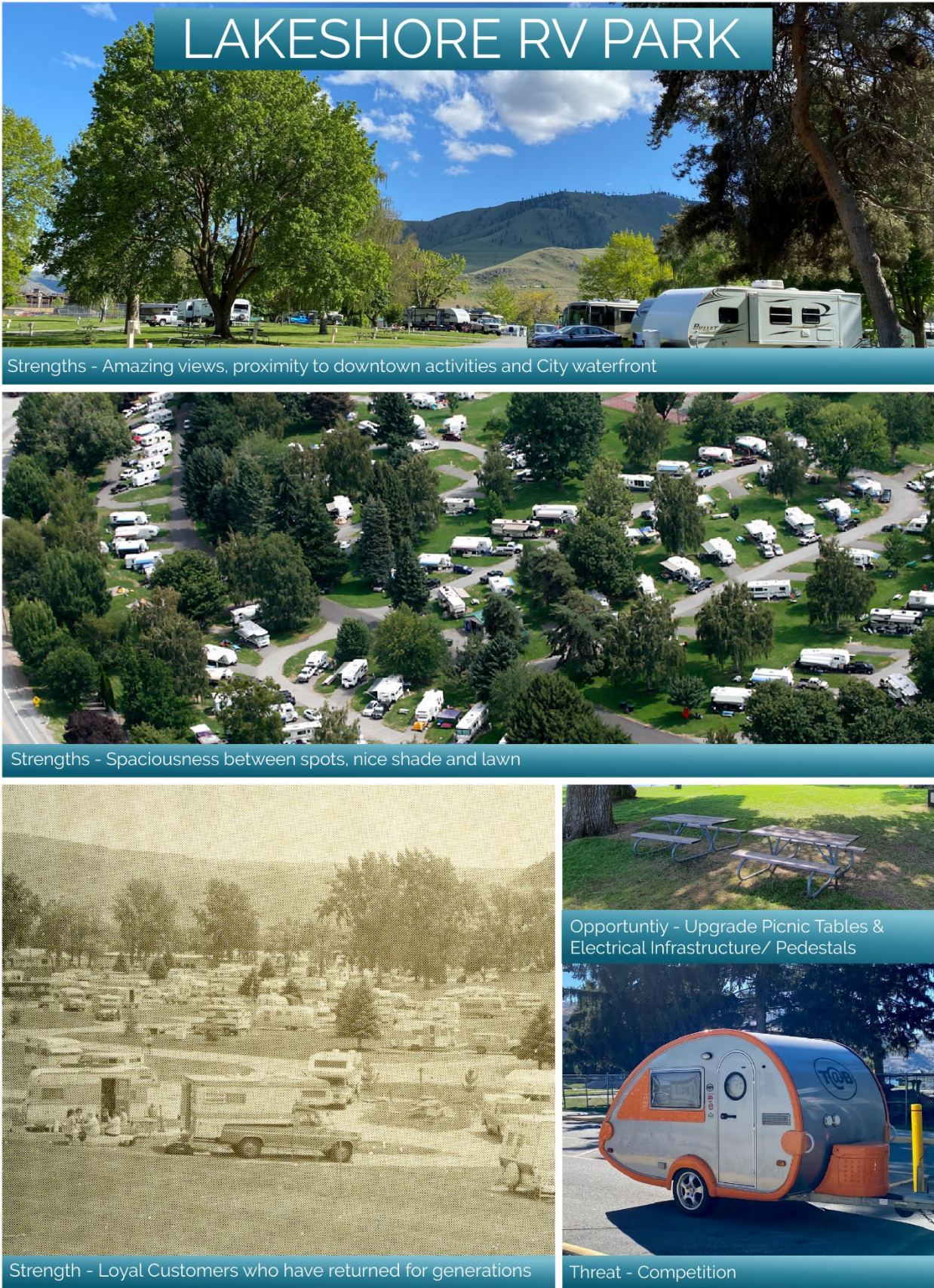
- Competition
- Driving the need, like any business, to constantly re-invent the experience and innovate.

Lakeshore RV Park Proposed Projects

Table 4-30 Chelan Gorge Proposed Projects

Project Name	Project brief description	Status	Type
Utility Infrastructure Upgrade	New Electrical Pedestals and 50-amp capacity for all sites	planned	R - Upgrade/ Replacement
RV roadway and pads	Overlay or replace the asphalt sections as needed	idea	O&M – Operations & Maintenance
Picnic Table	Picnic Tables 20/ year for 9 years	planned	R - Upgrade/ Replacement
Year-round Glamping	Glamping Treehouse/ Airstream park model/ or Similar for year-round rental	planned	D - New Dev

Figure 4-40 Lakeshore RV Park visual SWOT board



Map 4-26 Lake Chelan Golf Course Map



4.5.8 Enterprise Parks - Lake Chelan Golf Course

Golf Course SWOT Analysis

Vision: "a municipal course with a county club feel."

Figure 4-41 Lake Chelan Golf Course SWOT

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> □ Beautiful Lake Views □ Upleveled Food Concession □ Clubhouse Improvements worth \$350K+ □ Provides huge Economic Benefits to Chelan □ Provides local golfers with great value. □ Strong Men's and Ladies' Clubs 	<ul style="list-style-type: none"> □ Golf Cart Paths need repair and replacement. □ Location of Lake irrigation inlet is often below water levels in March and sometimes April
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> □ Planned New Winery and Short-Term Rentals nearby may increase demand for golf and food & beverage services □ Opportunities for Driving Range Resiliency improvements to tee area. □ Continual Improvement of the Course and Clubhouse 	<ul style="list-style-type: none"> □ Not overhauling the irrigation system per irrigation study recommendation of 2021

Strengths

Even in 2020 Covid year, the Gold course managed to break even (\$5k deficit over \$1m+ revenues) 2021 was a strong catch-up year with an elevated recovery rate (profit) of 21%. 2022 and 2023 have normalized again around 110% recovery rate, on revenues that continue to grow (\$1.6m in 2023).

Table 4-31 Lake Chelan Golf Course 2019-2023 Financial Performance

	Rev	YoY %	Exp	YoY %	Op. Income	YoY %	Recovery rate
Golf (2019-2023)	+46%		+29%		+452%		
2019	\$1,104,062		\$1,142,157		(\$38,096)		97%
2020	\$1,130,926	+2%	\$1,136,578	-0%	(\$5,652)	-85%	100%
2021*	\$1,461,970	+32%	\$1,204,782	+5%	\$257,188	-775%	121%
2022	\$1,479,455	+1%	\$1,366,651	+13%	\$112,804	-56%	108%
2023*	\$1,608,684	+9%	\$1,474,680	+8%	\$134,004	+19%	109%

*2021 Year over Year compares with 2019 since 2020 was a COVID anomaly.

** 2023 absorbed a \$40,000 unanticipated pump repair (included in expenditures)

Figure 4-42 Lake Chelan Golf Course ranked #2 in customer service among regional golf courses.

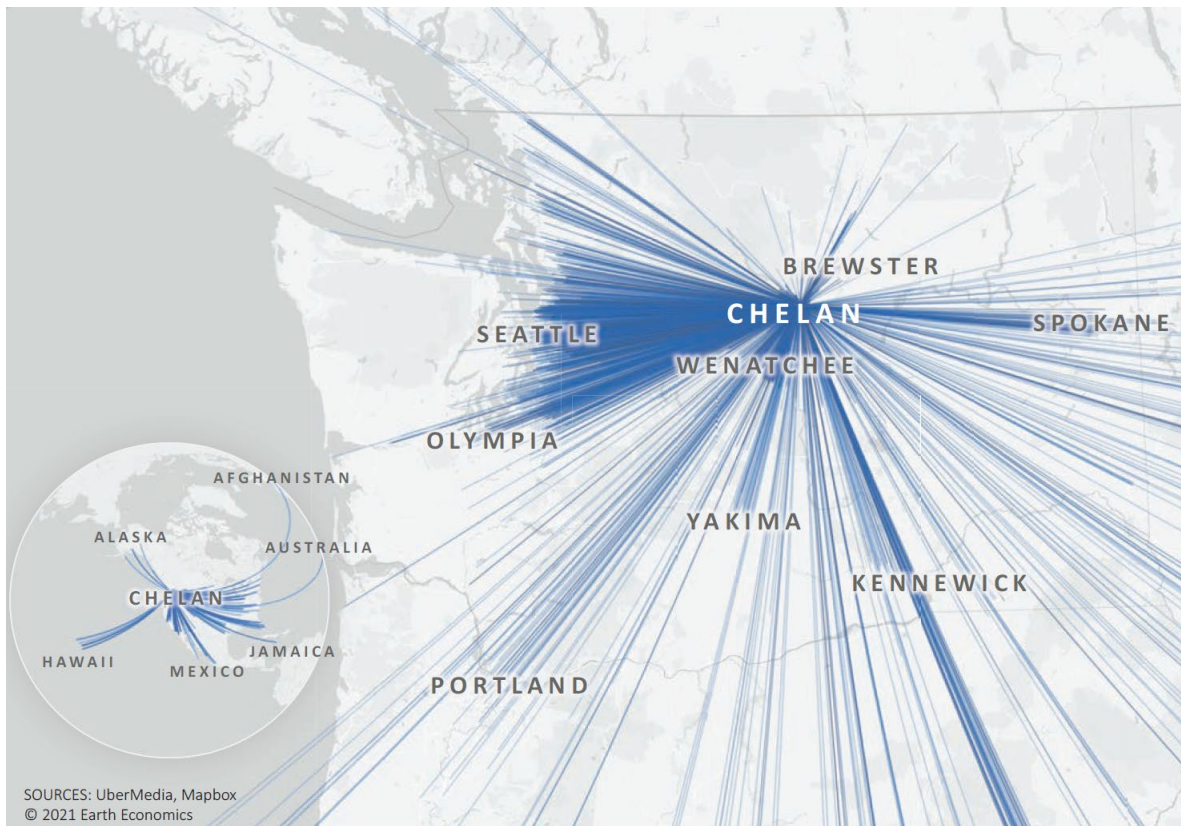


A 2020 poll of 827 golf patrons of Lake Chelan Golf Course (LCGC) ranked our course as #2 in customer service among 9 area golf courses. It missed number one by a few percentage points. As seen in Figure 4-22, the respondents stemmed from near and far.

- The Course has amazing lake, butte, and City views
- Food and Beverage Concession upleveled with the addition of the Albatross
- Clubhouse upfits valued at \$350,000 have been implemented via the food and beverage concessionaire in a successful public private partnership.
- Local Golfers get an amazing value with reasonable season passes.
- The course provides close to 17 million dollars in direct or indirect economic impact to the Chelan community. It provides good local jobs both full time and seasonal.
- The course's value proposition is excellent value for the money with high levels of customer satisfaction from surveys of customers conducted in 2020.
- There is a strong Men's and Ladie's Club, The Ladies' Club provides scholarships to High School Golf Team Members
- Golf Programing for Youth is reasonably priced to encourage new players/
- The Course has an extremely well qualified and dedicated Maintenance Superintendent who along with his staff has the course in perhaps the best conditions it has ever enjoyed.
- New point of sale and reservation software implanted in 2020 provides efficiencies in marketing, reservation of tee times, and financial reporting.
- The small, fast greens are unusual and provide a challenge for golfers.
- The cross-country ski course is a popular asset when there is enough snow to allow it. Anecdotaly, the course was used nearly daily in 2022.
- Full cost recovery for a municipal course is unheard of but Chelan's reliance on tourists allows for reasonably priced season passes for locals with market rate greens fees for all.

Weaknesses

- Cart Paths need asphalt maintenance and repair.
- Minor upgrades to the course and clubhouse remain.
- Lake Inlet Improvement (pending feasibility analysis)

Figure 4-43 Residences of the 827 respondents to the Lake Chelan Golf Course Satisfaction Survey.

- A threat that warrants further study:
 - The golf course relies primarily on lake water for its irrigation water. However, often during March and April the lake level is lower than the level of the irrigation water inlet and the course needs to purchase potable water from the City Water Department at commercial bulk rates. **Adjusting the lake irrigation water inlet to obtain water at lower lake levels** would allow for irrigation exclusively from lake water. The Golf Maintenance Superintendent is researching the feasibility of this project to include an ROI analysis to calculate the anticipated payback period.

Opportunities

- Continued Clubhouse Renovations
 - While the food and beverage concessionaires have provided major upfits to the Club House, and the City painted the building exterior, added supplemental HVAC for the primary common room, and replaced the exterior stairwell, more work remains to get the clubhouse to a consistent level of renovation. The downstairs hallways,
- The **clubhouse office/ retail space** could use **reconfiguration** to maximize the efficiency of both the offices and the spaces allocated for retail sales. Currently the Golf Professional's office is in the middle of the retail area.
 - Driving Range Resiliency
- **Turf** at the popular **driving range** can take a beating especially as seasons extend late into the fall. Staff are exploring hardscaping to allow for turf repair and recovery.
- **Adjacent** anticipated **development** around the golf course includes a tasting room for a winery as well as short-term rentals. While this could be a boon for the golf course, sometimes homes that locate next to a golf course forget that the golf course was there first.

Figure 4-44 Lake view from the Chelan Lake Golf Course

Threats

Not completely overhauling the 50plus year old irrigation system results in:

- Increased Operating Costs
- Manhours Wasted on Repairs
- Opportunity Costs of Staff fixing irrigation instead of other course projects
- Inefficient use of Water
- Inefficient use of Electricity
- Potential for Catastrophic Failure

Figure 4-45 2021 Lake Chelan Golf Course Irrigation Assessment Report

From the 2021 Lake Chelan Golf Course Irrigation Assessment Report prepared by Troy Mears, RLA, CID, EPA Water Sense Partner:

"The current irrigation system has lived well past its assumed life expectancy. The plumbing is having significant failures, foot valves and pilot valves are failing, wiring is causing fuses to be blown at the controllers. The sprinkler heads are outdated, solenoids are failing, and spacing is inconsistent. Limited isolation valves require large areas to be shut down during mainline or lateral break events. The pump systems are inefficient and do not have jockey pumps. The pump motors are continually cycling causing issues with their efficiency and reliability."

Summary

Lake Chelan Golf Course's current irrigation system is well below current efficiency standards for Golf Course irrigation. This is mostly due to an inconsistent spacing of the sprinkler heads, outdated sprinkler heads, control wiring failures, undersized lateral piping and deteriorating mainline pipe. The current course plumbing sizes are based primarily from an old as-built drawing and visual inspection acquired from breaks which have occurred over time. The piping is reflecting wear due to its age causing for more and more manhours to repair. The type of pipe varies and is inconsistent throughout the course. Most all the sprinkler heads are outdated and/or discontinued causing issues when replacement parts are needed. The course currently has an up-to-date central control system which is not able to be utilized to the extent the manufacturer designed for efficient automatic watering and limited supplemental hand watering.

All of the above-mentioned issues create inefficient water and power use, including manhours.

Many of the greens and fairways on the course show symptoms consistent with the areas we tested for this initial irrigation audit. Our opinion is that, if adding a complete irrigation system throughout the course, the water manager will be able to distribute the water efficiently causing the water application to become more efficient with less water and power use. Also freeing up manhours for the many other projects throughout the course.

Our recommendations for future capital improvement projects and increasing the efficiency, or DU, of the irrigation system are:

In order of priority:

- 1. Replace irrigation mainline and lateral piping.
- 2. Incorporate new efficient irrigation sprinkler heads with single head control.
- 3. Incorporate isolation valves throughout the course system.
- 4. Incorporate new pump stations with wet wells.
- 5. Incorporate a central control communication to pump systems

Figure 4-46 Exquisite view of the Butte from the gold course

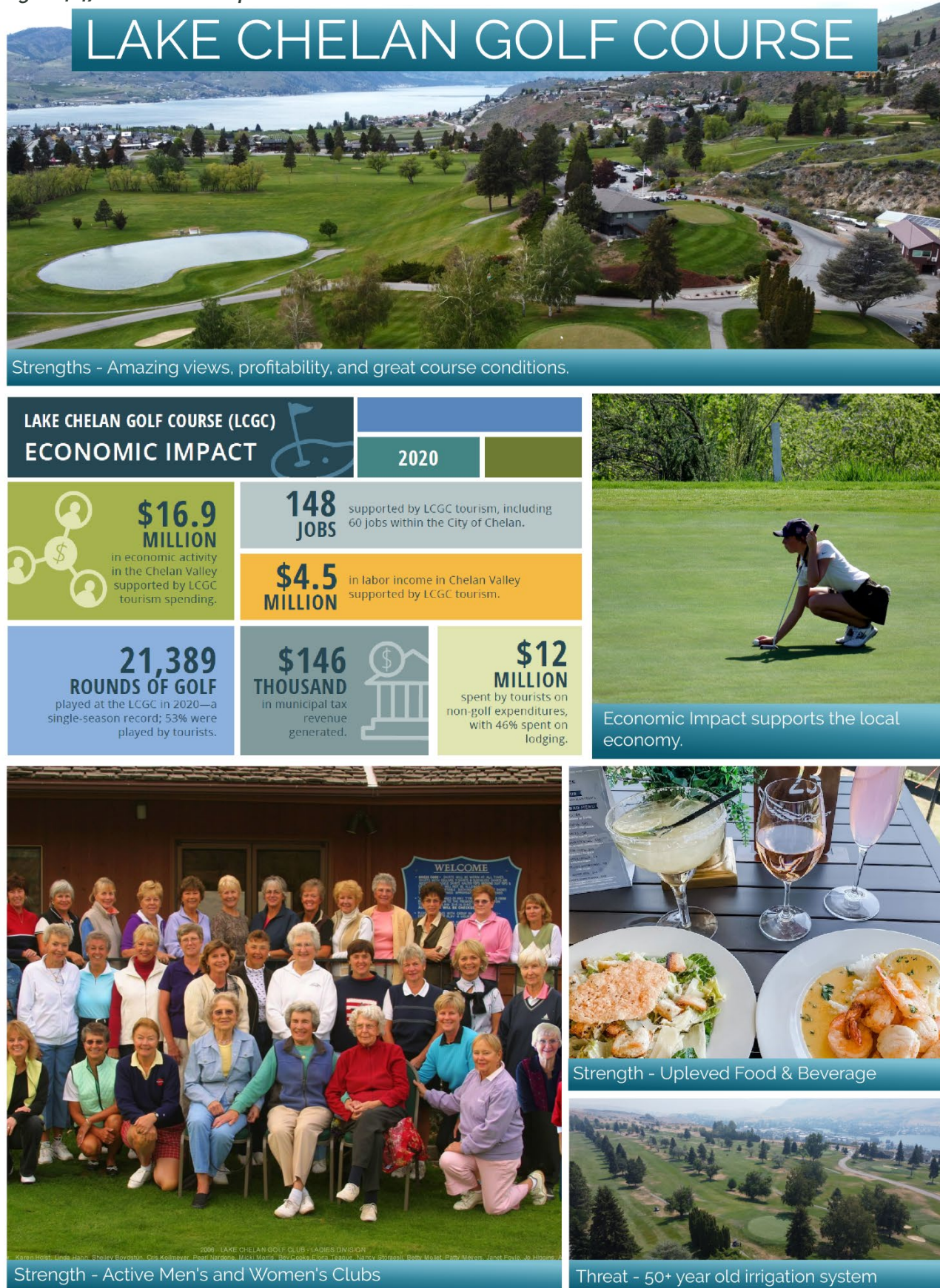


Lake Chelan Gold Course Proposed Projects

Table 4-32 Lake Chelan Golf Course Proposed Projects

Project Name	Project brief description	Status	Type
Golf Course Irrigation	Golf Course Irrigation	planned	O&M – Operations & Maintenance
Asphalt path	Asphalt Path Repair & Maintenance	planned	R - Upgrade/ Replacement

Figure 4-47 Lake Chelan Golf Course visual SWOT board



4.5.9 Pocket Parks – Pingrey Park

Map 4-27 Pocket Parks Map



Pingrey Park Introduction

Pingrey Park is a beautiful passive park space named after longtime Chelan teacher, Ruth Pingrey. It offers one of the best views of Lake Chelan from within the City limits. A multi-level nicely manicured turf area defines the overlook. Bordered by a flagpole, large shrubs, and a wood picket fence, it provides a clear view of the lake. Several benches and picnic tables are arranged in the park oriented towards the view. Homes across 3rd Street to the east of the park limit tree planting along the parking area, as they would obstruct the view. The retaining wall that supports the park features the wonderful Rotary mural, a part of the Lake Chelan Arts Council Outdoor Gallery walking tour.

Pingrey Park Physical Inventory Assessment

Table 4-33 Pingrey Centennial Physical Inventory Assessment Summary

OVERALL PARK ASSESSMENT RATING	2.39
Physical Inventory	4.25
Recreation Program Support	0.00
Climate Resiliency	1.83
Park Accessibility	2.00
Park Carrying Capacity	3.88

Table 4-34 Lakeside Park Physical Inventory Assessment Detail

ELEMENT	RATING (1-5)	#	NOTES
Site Amenities (Benches, Rest Areas) (4.125 out of 5)			
Recycled timber benches	4.25	3	All on concrete bases. Well maintained. However, only accessible across turf area.
Trash can	4.5	1	Green, metal trash can.
Picnic tables	4	2	On concrete pad on flagpole pad. Not ADA.
Wood stairs	3.75	1	Connects upper turf area to lower
Signage/Wayfinding/Art (4.0 out of 5)			
Park sign	4	1	Panel on wood posts. Excellent condition:
Parking Areas & Access/Entrances incl Transit (2.5 out of 5)			
Gravel parking strip	2.5	-	Gravel strip adjacent to the park perimeter fence. No ADA parking.
Landscape/Open Space Areas (Meadows, Grass Areas, Buffer/Screening Plantings, Heritage Trees) (4.0 out of 5)			
Open Lawn area	4	0	Well irrigated. Terraced.
Miscellaneous (3.0 out of 5)			
Doggie refuse bags	4.5	1	Typical dispense next to trashcan
Flagpole	4.5	1	Single aluminum pole
Wood perimeter fence	3.75	1	Split rail. Fair condition.

Program Support	0	N/A	
% of Canopy Coverage	0	-	No shade.
Diversity of Plant Communities	1	-	Same plant species at base of the fence
Impervious vs Pervious	4.5	-	Aside from bench and picnic table pad, all other areas are pervious
Accessibility Rating	1	-	No ADA access. One break in the fence has the turf area flush with the gravel parking area.
Safe Routes to the Park	2	-	Very walkable from the local neighborhood. Narrow sidewalk across the street.
10-Min Walk Service Population	2.5	-	Approximately 150 people.
% of open assembly space	3.75-		Most of the park is open turf space
Easy access or amount of parking	2	-	Minimal on-site parking

Riverwalk Park Map (Owned and Managed by Chelan PUD District)

The survey administered by SCJ Alliance in 2023 indicated that more people used the Riverwalk Park than any other park within Chelan, with many users enjoying the loop daily to walk, run, one-wheel and exercise dogs. Plus, its proximity to core Chelan neighborhoods and historic downtown makes it a central pedestrian corridor away from the hustle and bustle of busy roads. The farmer's market is a community gem.



Map 4-28 Riverwalk Park Map



4.5.10 Conservation Areas - Spader Bay

Map 4-29 Spader Bay Map



Shoreline armoring has reduced the natural functions normally provided by edge wetlands or vegetation along Lake Chelan, resulting in a highly altered shoreline with minimal nearshore vegetation. With limited publicly owned parcels that front the lake, most of the shoreline within the City limits, and beyond, is heavily armored and populated by docks. This offers limited to no opportunity to create a natural lake-fringe habitat zone. Spader Bay is one publicly owned parcel where natural vegetation at the lake edge is still native and provides an excellent opportunity for limited access for interpretation to what this ecological interface can be. Currently, Spader Bay Conservation Area is not a developed park and exists as open space.

4.5.11 Synthesis Parks System Experience and SWOT

We have taken our readers on an exhaustive tour of our Parks with extensive assessment of their current conditions and potential. Let us now take a step back and synthesize with an assessment of the Parks System Experience and Strategy as a whole as we had set out to do in this section.

Strategy Synthesis

The assessment below is derived from our park classification discussion (see Chapter 1), on one side, and, on the other side, from our SWOT analyses in the prior pages.

Figure 4-48 Parks System Strategic Assessment Summary

Category & Purpose	Park Name		Comment
Signature Parks Offer unique, memorable amenities, and experiences, serve both residents and visitors and draw people in from Chelan, the broader region, and across the state	Don Morse	●	Not meeting its potential of creating lasting positive memories of Chelan.
	Marina	●	Not meeting potential as an economic driver or great place for the City.
	Lakeside	●	Despite deficiencies, many to be addressed through an upcoming LWCF grant, this park retains a natural charm, due to its unspoiled open space.
Neighborhood Park Geared toward providing recreation for the local community	Chelan Gorge	●	This park is not meeting its potential as a community gathering place. The athletic fields need upgrades but balancing amenities appealing to broad sectors of the community are also needed to keep the park activated.
Enterprise Parks Primarily focused on a fee-for-service model, cater primarily to visitors and instrumental in achieving cost-recovery goals for the Chelan parks system while providing a vacation experience	RV	●	Successful but needs key upgrades to remain competitive long term.
	Golf Course	●	Successful both as a business and as a provider of local recreation, however, the irrigation system needs a complete overhaul.
Pocket Parks Serve Chelan residents and provide passive areas to meet with friends, open grass areas to throw a ball, and benches or gathering spots	Pingrey Park	●	These largely meet their intended purpose.
Lake Access Pocket Parks Increase public lake access via small pocket parks at the ends of roads that dead end into Lake Chelan	N/A	●	About to start construction on Park Street Park
Conservation Land Passive parks that supply things such as critical habitat, ecological benefits, and climate resilience or wildfire mitigation.	Spader Bay	●	Has potential as a lake access point, trail development and for retention of open space. It is meeting its purpose of conserving lakefront land that would otherwise have been built out.

Experience Synthesis

The table below puts side by side the various physical assessments that SCJ Alliance performed for our traditional Parks and reviewed in the prior pages by park. Enterprise parks (Marina, RV, Golf), and conservation land (Spader Bay) did not have such an assessment performed for them. The scores range from 1 to 5. A gradient has been applied to discern the areas of strength versus weakness.

On the overall assessment:

- None of our Parks score high. Lakeside Park scored the highest at 3.16.
- Our lead Signature Don Morse scores below 4
- Our sole neighborhood Park, Chelan Gorge, scores poorly at 2.06. As athletic fields park it scores low on sports facilities and hosting partner and league programs. Chelan Gorge is PUD owned; Chelan managed.

Relative strengths areas:

- **Landscaping and open space, and pervious/impervious** dimensions score high across our parks. The natural assets of our parks are strong.
- The second area of strength is **carrying capacity, parking, and accessibility**. Our parks are large and ready to welcome crowds.

Relative weaknesses:

- Three of our parks score low on **climate resiliency**, Lakeside being the exception.
- All of our parks with **play structures** score below 3 for this element.
- While we do have relatively spacious parks, their usable open space is severely limited by topography, lack of trail access, or infrastructure for hosting large, organized events.

Mixed results

- **Physical Inventory and Park Structures:** Pingrey and Lakeside score above three, however they are mostly devoid of structures. Whereas Chelan Gorge and Don Morse, which both have multiple features, score low on this dimension (1.31 and 2.87 respectively)
- Two parks are expected to support **recreation programs**, Don Morse and Chelan Gorge. The former scores medium on this dimension (3), the latter scores poorly (1.25). Only Don Morse fares better at hosting partner programs (2.5 vs. 0 and 1.5)
- Our athletic field park, Chelan Gorge, scores poorly in **sports facilities** (2.00), where Don Morse scores better (3.75)
- **Signage, trails** - mixed

Table 4-35 Park System Physical Assessment Summary (SCJ Alliance scoring – staff synthesis chart)

Park and Category		Chelan Gorge Park <i>Neighborhood</i>	Don Morse Park <i>Signature</i>	Lakeside Park <i>Signature</i>	Pingrey Park <i>Pocket</i>
ACREAGE		19.60	11.80	9.87*	0.20
OVERALL PARK ASSESSMENT RATING		2.04	2.86	3.16	2.39
Physical Inventory	Physical Inventory	1.31	2.87	3.10	4.25
	Recreation Program Support	1.25	3.00	2.25	-
	Climate Resiliency	1.33	2.17	3.33	1.83
	Park Accessibility	3.08	3.25	3.25	2.00
	Park Carrying Capacity	3.25	3.00	3.88	3.88
	Sports Fields & Sports Courts	2.00	3.75	2.75	-
	Play Environments	2.00	2.21	2.75	-
	Park Structures	1.75	3.00	3.00	-
	Trails/Pathways	0.00	2.75	3.58	-
	Site Amenities (Benches, Rest Areas)	0.50	2.50	2.33	4.13
Recreation Program Support	Signage/Wayfinding/Art	0.00	2.25	3.25	4.00
	Parking Areas & Access/Entrances incl Transit	2.50	3.00	3.00	2.50
Climate Resiliency	Landscape/Open Space Areas (Meadows, Grass Areas, Buffer/Screening Plantings, Heritage Trees)	-	4.08	4.00	4.00
	Miscellaneous	3.00	2.25	3.25	4.25
Accessibility	Program Support	2.50	3.50	3.00	-
	Hosts other NGO programs & leagues	0.00	2.50	1.50	-
	% of Canopy Coverage	1.00	2.00	4.00	-
Carrying Capacity	Diversity of Plant Communities	1.00	2.00	1.50	1.00
	Impervious vs Pervious	2.00	2.50	4.50	4.50
Carrying Capacity	Accessibility Rating	3.00	2.50	3.50	1.00
	Safe Routes to the Park	3.00	3.25	3.00	2.00
	10-Min Walk Service Population	3.25	4.00	3.25	2.50
Carrying Capacity	% of Open Assembly Space	3.00	2.50	4.25	3.75
	Easy Access or Amount of Parking	3.50	3.50	3.50	2.00

Alternatively, in 2021 Greenplay had also performed a physical assessment of our Parks using the GRASP® approach (See appendix F) which captures a neighborhood and a community score and ranges from 1 to 3. The assessment is less granular and more qualitative, but, as seen in the table below, it reaches similar conclusions: our Parks are medium (2) or low (1) except for the natural endowment of water access.

Table 4-36 2021 Park System Physical Assessment Summary Using GRASP® (Greenplay)

Component	Components	Neighborhood	Community	Comments
Athletic Field Complex - Chelan Gorge Park				
Concessions		0	2	And restrooms
Diamond Field	2	1	1	Bleachers, dugouts, outfield fencing, and backstop in poor condition
Diamond Field	1	1	1	Two of the fields are lighted and one is not
Horseshoe Complex	12	1	1	Weedy and poorly maintained area (VFW maintained area)
Playground Local		1	1	Limited and old
Rectangular Field Overlay	3	2	2	
Don Morse Memorial Park				
Basketball Practice	4	1	1	Surfacing ok but the striping does not make sense Hoops are OK, but layout non-traditional Courts have a fairly significant slope
Playground Local	1	1	1	Should be a destination playground
Skate Park	1	1	1	Parts of the ramps are starting to fail and should be updated or replaced Should consider an inground concrete park to replace
Amusement Ride	1	2	2	Go Karts
Golf Miniature	1	2	2	A professional putting course No windmills rails etc. Lighting here and in other concession areas does not conform to dark sky initiative standards
Open Turf	1	2	2	
Picnic Ground	1	2	2	
Shelter Large	1	2	2	Large shelter in good condition although there aren't any tables because they've all been moved out to the grass w
Shelter Small	1	2	2	
Tennis Court	2	2	2	Overall, the courts are in good shape the surfacing is beginning to crack but probably still playable Could add windscreen
Volleyball Court	4	2	2	Very nice courts could use shade structure close by and minor repairs
Water Access Developed	1	2	2	Boat ramp and moorage Busy and limited parking for this specific ramp An invasive species cleaning station would be useful here
Water Access General	1	2	2	Beach and swimming
Water Open	1	3	3	
Lake Chelan Municipal Golf Course				
Golf	1	2	2	
Golf Practice	1	2	2	Driving range
Diamond Field	2	2	2	Fields and backstops are good and could be upgraded to very good fields. Need some general care No outfield fence allows for . rectangle overlay
Lakeshore RV Park				
Camping Defined	1	2	2	nice campground M hook ups. lots of grass lots of trees, restrooms and showers etc. 165 camp sites with full hook ups
Lakeside Park				
Basketball Practice	1	1	1	Cement pad is small and really pretty poorly located in this park
Playground Local		1	1	This feels like . should be more of . destination playground at this park Also this playground really needs . hard edge to contain the erosion and EWF
Volleyball Court	1	1	1	Sand Good condition but not as nice as Don Morse park courts

Component	Components	Neighborhood	Community	Comments
Open Turf	1	2	2	Good quality turf throughout the park except in low areas where turf has been damaged by maintenance vehicles
Picnic Ground	1	2	2	There are picnic tables throughout the park but limited path access
Water Access Developed	1	2	2	pending grant project which will address these in the near future Planned but not currently funded
Water Access General	1	2	2	Beach and boardwalk Portions are great, wide smooth surface etc. Others suffer from escarpment narrow sidewalks and steep drop offs
Water Open		3	3	
Pingrey Centennial Park				
Passive Node	1	2	2	Does have nice turf but not really big enough for any play other than to roll down the hill

4.6 Synthesis Parks System Existing Conditions and Needs – Potential and Proposed Projects

From the LOS Access standpoint, the Chelan Parks System has an adequate number of parks (type and location) to serve the community with some gaps in terms of amenities. However, from the users' standpoint, the existing parks appear underdeveloped: they have strong natural assets, and the capacity to draw a lot of visitors, but the experiences to which they are drawn are underwhelming.

R = Upgrade/Replacement | MP = Master Planning, Studies | O&M = Ops & Maintenance | D = New Development

F = Funded | NF = Not Funded | "planned" = has a master plan adopted or in the process thereof

Project Name	Project brief description	Status	Funding	Type
Signature – Waterfront - Don Morse Memorial Park				
Don Morse Restrooms	New Restrooms - partially underground to preserve lake views	study	NF	R
Outdoor Amphitheater	Outdoor Amphitheatre	study	NF	D
Tennis Court	tennis court re-surfacing	idea	NF	O&M
Skatepark	Skatepark Design & Construction	study	NF	R
Covered structures	Covered structures for seasonal/ year-round use – basketball courts	idea	NF	D
Ice rink feasibility	Update feasibility for open air ice rink facility	study	NF	MP
Downtown-Waterfront corridor	Connection Between Downtown and Chelan City Waterfront (Don Morse and Lakeshore Marina)	idea	NF	MP
Destination Quality Playground	Destination Quality Playground	study	NF	R
Waterfront Promenade – Don Morse	Promenade along the Waterfront – Don Morse portion	study	NF	R

Project Name	Project brief description	Status	Funding	Type
Parking Lots	Don Morse Parking Lots (Improve existing, pull back from beach, build new lot near road)	planned	NF	R
Signature - Waterfront - Lakeshore Marina				
Seawall Renovation	Reclad rusted portions of sea wall	planned	NF	O&M
Marina restrooms	New Restrooms/ Maybe showers for boaters	study	NF	R
Waterfront Promenade	Promenade along entire Waterfront Marina portion	study	NF	R
Parking Lots	Revamp Parking Lot (curb and gutter, tree islands, lighting, stormwater, ADA)	planned	NF	R
Signature - Lakeside Park				
Lakeside Park Improvements - Design	Projects for Lakeside Park LWCF Grant	planned	F	R
Future Lakeside Park's improvements	Lakeside Parking Lot Improvements (asphalt preservation and restripe for additional sites)	idea	NF	MP
Enterprise – Lake Chelan Golf Course				
Golf Course Irrigation	Golf Course Irrigation	planned	NF	R
Asphalt path	Asphalt Path Repair & Maintenance	planned	NF	O&M
Enterprise – Lakeshore RV Park				
Utility Infrastructure Upgrade	New Electrical Pedestals and 50-amp capacity for all sites	planned	NF	R
RV Roadway and pads	Overlay or replace the asphalt sections as needed x/ year	planned	NF	O&M
Picnic Table	Picnic Tables 20/ year for 9 years	planned	NF	R
Year-round Glamping	Glamping Treehouse/ Airstream park model/ or Similar for year-round rental	idea	NF	D
Neighborhood – Chelan Gorge Park				
Chelan Gorge Master Plan	Chelan Gorge Master Plan	planned	F	MP
Ballfield	1 ballfield and associated features (lighting/dugouts/ etc.)	idea	NF	R
Lake Access Pocket Parks				
Lake Access Pocket Parks	Identified 8 Pocket parks (funded at \$150K/yr for design or construction)	planned	F	R
Conservation Land - Spader Bay				
Spader Bay Park Master Plan	Park Master Plan	idea	NF	MP
Parks System				
Recreation management software	Recreation management software implementation	planned	F	R
ADA audit & Transition Plan	ADA accessibility audit for all parks	idea	NF	MP
Waterfront Impact	Economic Impact Study Waterfront (Don Morse & Marina) and RV Park	idea	NF	MP
Downtown & Waterfront sub-area plan	Downtown and Waterfront Subarea Plan & Urban Design Concepts	idea	NF	MP
Lady of the Lake Subarea Plan	Lady of the Lake Subarea Plan	idea	NF	MP

This list of proposed projects does not include the trails and connection group. These will likely be planned and developed by Chelan Public Works as transportation infrastructure. Streets obtain 75% of property taxes.

Project brief description	Status
Southshore Trail	planned
Non-motorized Transportation and Trails Master Plan	idea
Trail Design Standards	idea
Northshore Trail	planned
Additional Trail Corridors	idea

Chelan's parks have natural beauty and a huge potential to provide all the benefits that great parks do for the residents of Chelan.

