

CITY OF ENTIAT
~
WATERFRONT MASTER
PLAN



OVERVIEW



HISTORY OF ENTIAT & EXISTING CONDITIONS



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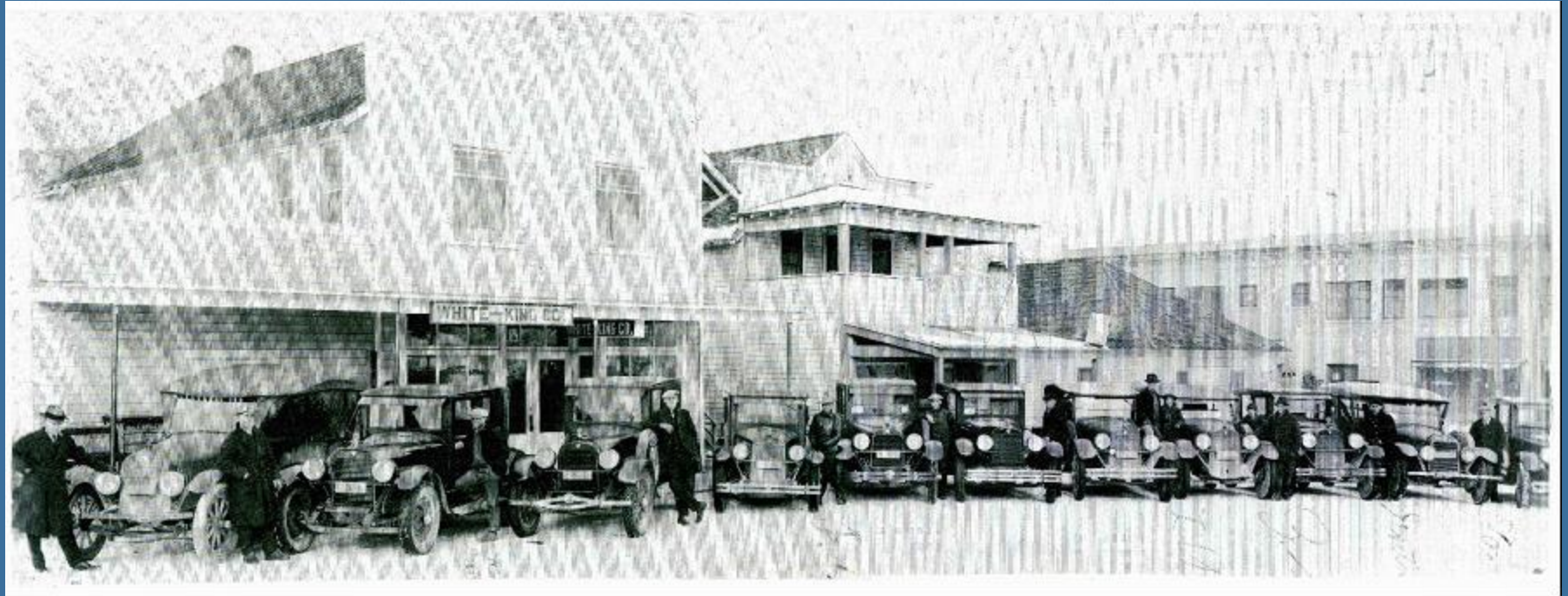
Source: City of Entiat, 2007(2003); ESRI, 2007

Entiat Waterfront - 0000943

Vicinity Map
City of Entiat
Chelan County, Washington











Olympic Trek, p.19 Easy Alpine Hikes, p.22 Multi-Use Packs, p.31

WASHINGTON TRAILS

May+June 2009 » A Publication of Washington Trails Association

www.wta.org » \$4.50

Hiking Entiat Country















COMMUNITY VISIONING

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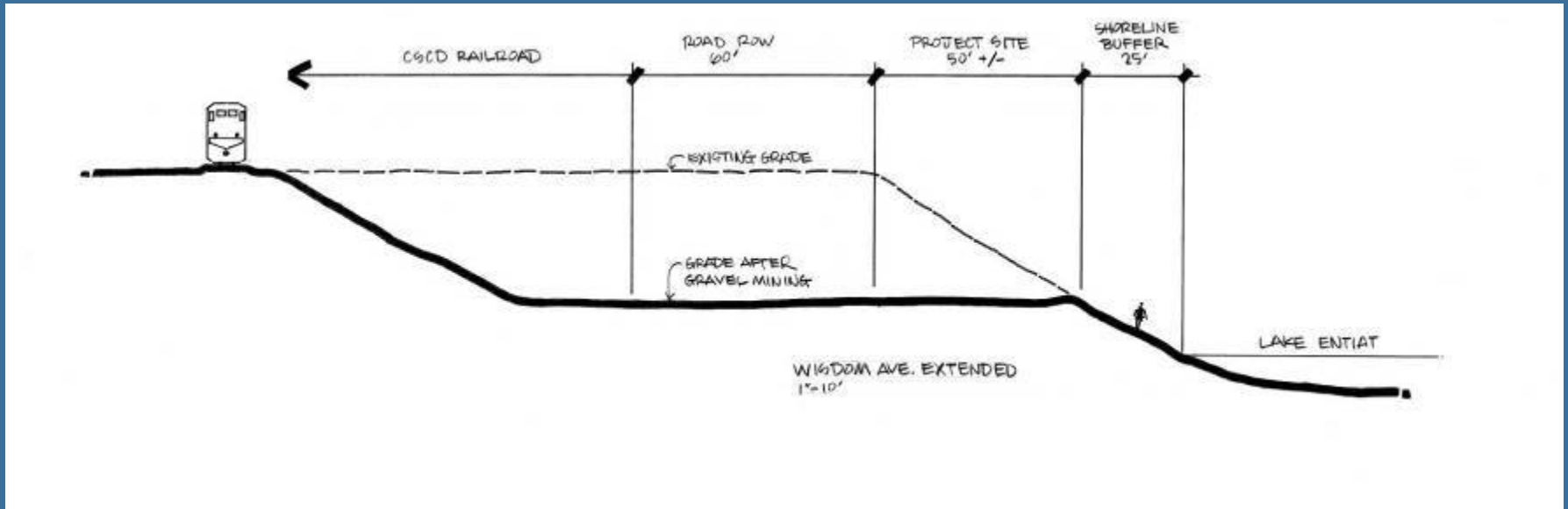






Parcel Map



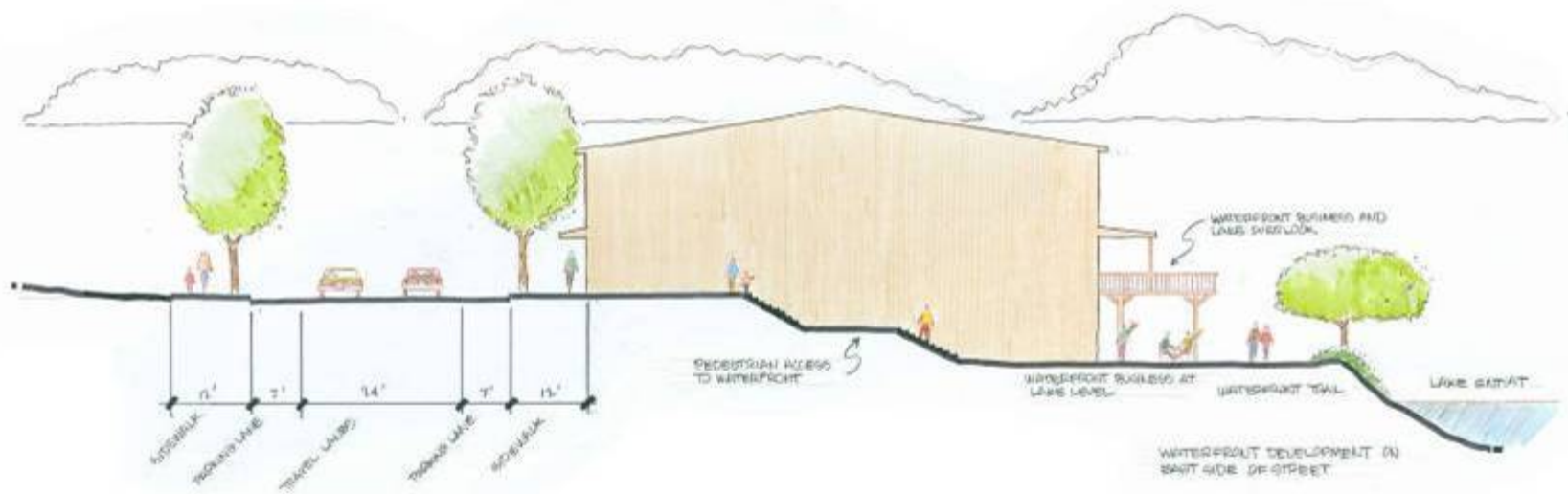






CONCEPTUAL PLAN
PHASE 1 DEVELOPMENT





COMMUNITY PLANNING

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Creating a framework for support (Establish relationships you'll need to succeed)

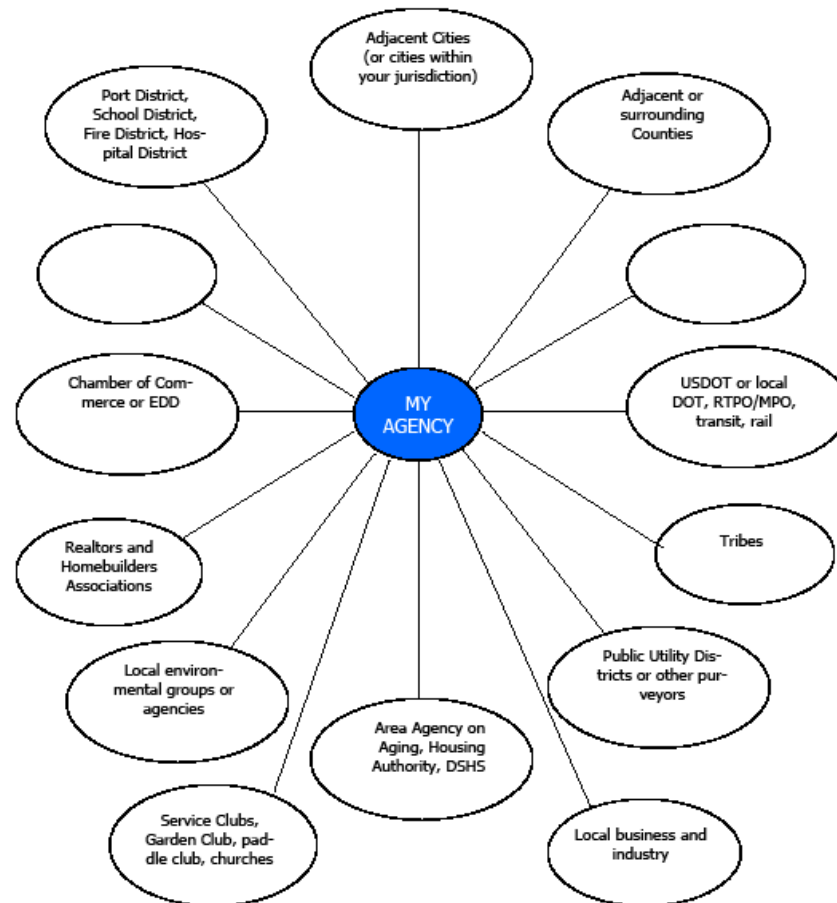
- Community
- Agency staff (Corps, Ecology, WDFW, PUD, Port)
- Elected officials (local, state, federal)
- Stakeholder groups
- City boards (parks, trees)

Finding Effective Project Partners

Who else would gain by this project? (Environmental protection, economic development, access.)

Who would stand to lose if the project is not completed? (Elderly, schools, animals.)

Who would have to approve land use decisions for the site? (City/County, Ecology, DOT, CORPS, etc.)



Agency & Political Advocacy

STATE REPRESENTATIVE
12th DISTRICT
MIKE ARMSTRONG

State of
Washington
House of
Representatives



July 23, 2010

STATE GOVERNMENT
& TRIBAL AFFAIRS
RANKING MEMBER
TRANSPORTATION
GENERAL GOVERNMENT
APPROPRIATIONS
RULES

To Whom It May Concern:

I am writing in support of the City of Entiat, and the Lands Enhancement Account for a portion of their proposed project will meet a crucial need for this community.

The City of Entiat's waterfront project would provide (a Class I waterway of the state), provide a major project to provide stimulus for economic development for the community.

The community leaders are committed to creation and maintaining this land in public ownership. The project access with environmental stewardship and education.

I strongly support the efforts of the City of Entiat to North Central Washington region.

Your support of this project would be a worthwhile surrounding communities. I wholeheartedly endorse.

Sincerely,

Mike Armstrong
Mike Armstrong
State Representative
12th Legislative District

MA:wb

LEGISLATIVE OFFICE: 426 LEGISLATIVE BUILDING, P.O. BOX 40112
TOLL-FREE LEGISLATIVE HOTLINE: 1-800-433-8889
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PUBLIC UTILITY DISTRICT NO. 1 of CHELAN COUNTY

P.O. Box 1231, Wenatchee, WA 98807-1231 • 327 N. Wenatchee Ave., Wenatchee, WA 98801
(509) 663-8121 • Toll free 1-888-663-8121 • www.chelanpud.org

A letter of support for the city of Entiat for their planning efforts along the Entiat waterfront.

November 19, 2008

I am writing in support of the grant application from the city of Entiat for their planning efforts along the Entiat waterfront. I have had the opportunity to work with the community on planning for enhancements to the town's park that is owned by Chelan County PUD and is operated by the City of Entiat. Through these planning efforts, we have discovered not only the value of the park to the town and its surrounding communities, but of the entire waterfront that provides an eastern border to this small community along the Rocky Reach reservoir.

Chelan County PUD operates Rocky Reach dam under a license from the Federal Energy Regulatory Commission. That license expired in 2004 and the PUD has applied for a new license. As an obligation of that new license, the PUD has proposed several mitigation and enhancement measures on the Rocky Reach reservoir. Among those measures are renovations and enhancements to the 40 acre Entiat Park that lies along the southern portion of the Entiat waterfront.

In anticipation of a new license being received within the next few months, I have begun preliminary discussions with Mayor Keith Vradenburg and Planner Susan Driver of the Entiat community, who have been working on master planning and design of the Entiat waterfront.

This grant would allow Mayor Vradenburg, Susan and me to continue to work together for the Entiat community as we combine planning efforts through this exciting renovation and development process. Together, our planning efforts could positively marry recreation and economic development through a consistency and continuity that would enhance the Entiat community far into the future.

Sincerely,

Kris Pomjanek

Kris Pomjanek
Recreation Resources Administrator

COMMISSIONERS: Dennis S. Boltz, Ann Congdon, Norm Gutzwiller, Werner Janssen, Randy Smith GENERAL MANAGER: Richard Razzi



Washington State Senate

Senator Linda Evans Parlette
Senate Republican Caucus Chair
12th Legislative District

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BOARD OF COMMISSIONERS
CHELAN COUNTY

STATE OF WASHINGTON
COUNTY ADMINISTRATION BUILDING
400 DOUGLAS STREET, SUITE #201
WENATCHEE, WA 98801
PHONE (509) 667-6215 FAX (509) 667-6599

CITY OF ENTIAT
RECEIVED 9-25-09

CATHY MULHALL
County Administrator
cathy.mulhall@co.chelan.wa.us

JANET K. MERZ
Clerk of the Board
janet.merz@co.chelan.wa.us

September 21, 2009

Re: Support for the Entiat Waterfront Proposal

The purpose of this letter is to both congratulate the City of Entiat for their vision of the future and to publically state our continued support of this outstanding project. We fully support their efforts to obtain grant funding that will help these improvements move forward. This outside grant funding will be critical to the fulfillment of their vision. This funding will also ensure the continued cooperative efforts of the entire economic community of North Central Washington.

Our Staff has followed the planning from its inception and has been impressed by the impact that this development will have on the economy and quality of life in this small Chelan County community. This effort will also open the access to many recreational opportunities along this stretch of the Columbia River, to the benefit of the entire county.

Sincerely,

Ron Walter Keith W. Goehner Doug England

RON WALTER - 1st District
ron.walter@co.chelan.wa.us

KEITH W. GOEHNER - 2nd District
keith.goehner@co.chelan.wa.us

DOUG ENGLAND - 3rd District
doug.england@co.chelan.wa.us

Regulatory Relationships



Demonstrate community desires

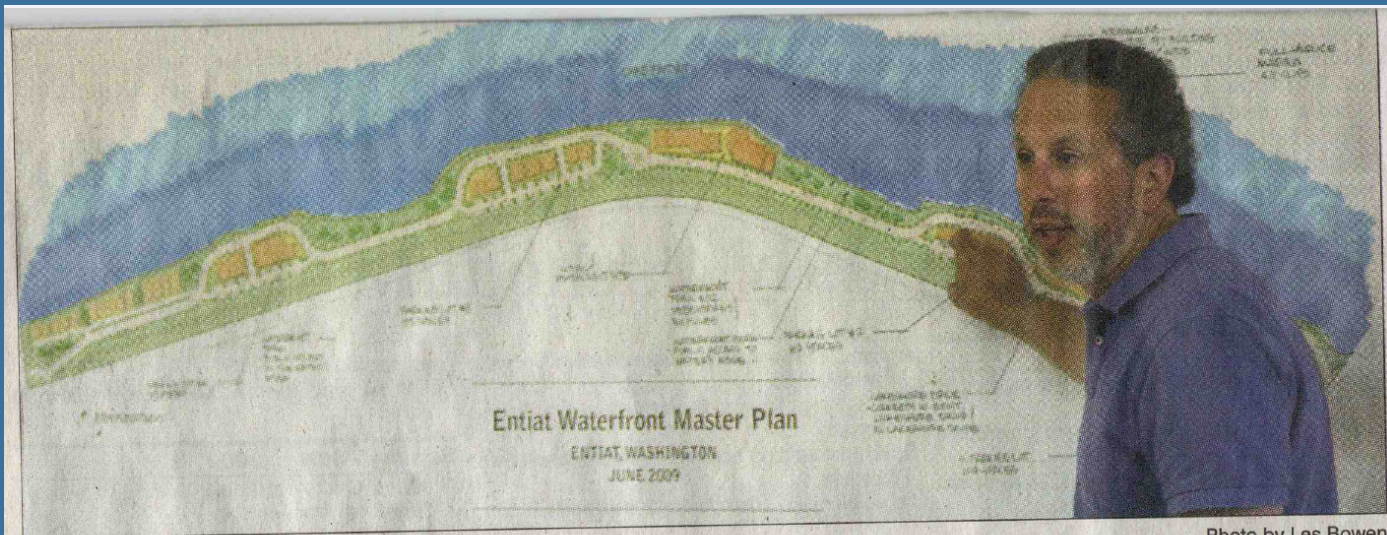
What would you like to see more of in the future?	Responses this Category	Percent of Total Responses
Walking/hiking trails	33	43%
baseball/football/soccer fields	28	36%
children's play areas	24	31%
swimming areas	49	64%
tennis/basketball courts	26	34%
boat launches	29	38%
camping areas	27	35%
fishing areas	29	38%

Community Collaboration



Media Coverage

- Wenatchee World
- Lake Chelan Mirror
- KPQ Radio
- KOHO Radio
- KOZI Radio



Mark Epstein of design firm ESA Adolffson explains concepts behind the final version of the Entiat Waterfront Master Plan. Development of the project could start as early as next year.

PLANNING YOUR FUNDING

~

Cast a broad net

Try everything (you can't win if you don't play!)

- Obvious funds everyone is familiar with
- Private funds
- Funding partnerships
- Try things that don't seem like a good fit
- Crazy stuff

Good writing is important!

- Tell a story
- Be clear and concise
- Don't lapse into planner techno jargon
- If needed, hire a *proven* grant writer

MASTER PLANNING

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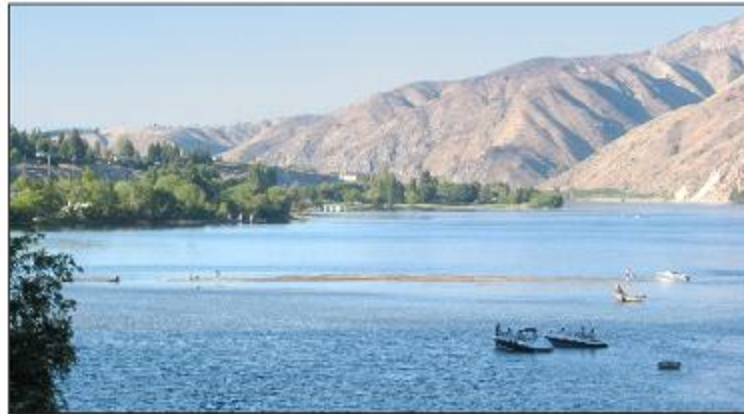
Stephanie Bower, Architectural Illustration



CITY OF ENTIAT

DRAFT

Waterfront Master Plan



MAY 2009

Bringing Back Main Street

In 1961, the City of Entiat's thriving main street was intentionally flooded by the rising waters of Lake Entiat, the reservoir created by construction of the Rocky Reach Dam across the Columbia River. A snapshot of the city up until that time reveals a lively and diverse community that included shops, churches, restaurants, taverns, a bank, a general store, a boarding house, and the office of the town's newspaper. Efforts to relocate uphill from the new shoreline were only partially successful. Some businesses and organizations moved away from town or chose not to rebuild at all. Those that chose to stay rebuilt in two separate



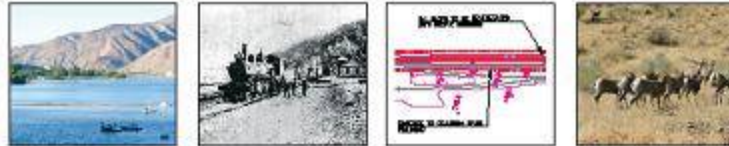
areas along Highway 97A, the result of a disagreement over where best to relocate. The portion of the city's main street neighborhood that remained above water was purchased by the Chelan County PUD, and later developed as a gravel mine. Absent traditional land uses, and with access limited by mining operations, the shoreline along which Entiat was founded was no longer an active part of the city's daily life.

In 2006, as part of its relicensing agreement with the federal government, Chelan County PUD agreed to sell back the shoreline land it had purchased from the city half a century earlier. Seeing an opportunity to reconnect with

Photo above: Historical photo of downtown Entiat

Introduction

The chapter summarizes the inventory of the project area's physical characteristics and historical background, and presents an analysis of how the area's topography, proximity to established parts of Entiat, and location along the Columbia River will each result in both challenges and opportunities.



The Master Plan area is unusual in several ways. Although currently undeveloped, the site is a remnant of the part of Entiat that was flooded by damming the Columbia River. The site's topography has been greatly altered in the years since then by gravel mining operations that (when completed) will lower the site's average elevation approximately 35' below the adjacent neighborhoods to the west. And with no existing roads, structures, plantings, or utility infrastructure, the project site is a blank slate, the development of which is being guided in its entirety by a consensual community vision.

Photos above, from left: Columbia River near project area; locomotive on shoreline railway in project area; detail from gravel mining project; bighorn sheep herd;
Photo below: existing conditions at site



Laying a Foundation

The project team, in collaboration with the citizens of Entiat, has developed a set of ten design principles that will guide implementation of each element of the Master Plan. Based on the values and expectations that were detailed in the Visioning Process, these principles also consider the practical needs that are related to specific amenities and infrastructure elements.

1. Build projects that will transform Entiat

Shops, a hotel, boating facilities, waterfront parks, a waterfront trail; each of these has the potential to draw visitors to Entiat, and make the city a tourist destination. A full range of visitor services will also build on Entiat's traditional summer water oriented activities, providing opportunities for winter recreation, eco tourism, and seasonal festivals.

2. Provide new public amenities and attractions

The Master Plan details numerous amenities that will enhance the waterfront, including site furniture, a public gathering place, plantings, an amphitheater, a wading pool, an outdoor ice rink, and waterfront overlooks. These amenities will attract visitors to the waterfront, and in some cases create opportunities for year-round use.

3. Support boating on Lake Entiat

The marina will be one of the anchor elements of the waterfront development, providing an important economic and recreational resource. Coupled with related support services for fueling, boat repair, and supplies, the marina will play a key role in drawing visitors to the city, and ensuring continued economic development along the waterfront.

4. Ensure continuous public access along the waterfront

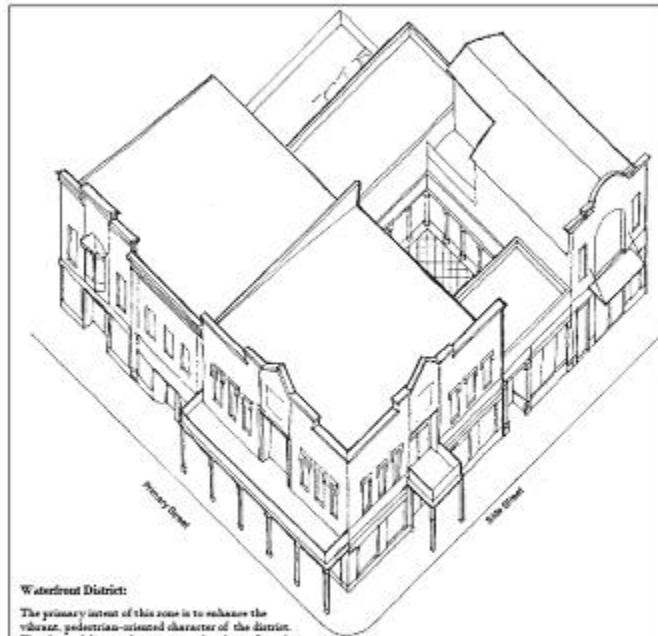
The Master Plan includes a continuous waterfront trail along the project area's entire length, and provides two new parks where the public will be able to get down to the water's edge.



FORM-BASED CODING

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Form-Based Code Example



Waterfront District:

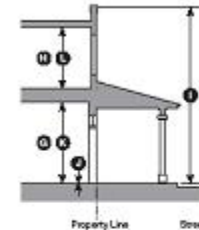
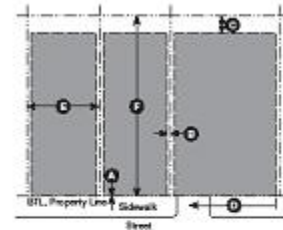
The primary intent of this zone is to enhance the vibrant, pedestrian-oriented character of the district. The physical form and use are regulated to reflect the small-town character of the shopfront buildings.

How mixed use is defined within this zone: Mixed use within this zone primarily refers to vertical mixed use where retail or commercial use on the ground floor and residential or commercial use above.

How "primary street" is defined within this zone: The primary street is always Lakeshore Drive.

Illustrative examples of buildings in the Waterfront District area

Form-Based Code Example



Key

- Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area

Building Placement		
Build-to Line (Distance from Property Line)		
Front	0'	A
Setback (Distance from Property Line)		
Side	5'	B
Rear		
Adjacent to NG Zone	5'	C
Adjacent to any other Zone	5'	D
Building Form		
Street Facade built to BTL	80% min.*	E
Lot Width	25' max.	F
Lot Depth	150' max.	G
Notes		
All floors must have a primary ground-floor entrance which faces the street.		

Loading docks, overhead doors, and other service entries are prohibited on street facades.

Any building over 50' wide must be broken down to read as a series of buildings no wider than 50' each.

Use		
Ground Floor	Service, Retail, or Recreation, Education & Public Assembly*	H
Upper Floor(s)	Residential or Service*	I
*See Table for specific uses.		
Height		
Building Min.	16'	J
Building Max.	2 stories and 25'	K
Auxiliary Building Max.	2 stories and 25'	L
Finish Ground Floor Level	12" max. above sidewalk	M
First Floor Ceiling Height	12' min. clear	N
Upper Floor(s) Ceiling Height	8' min. clear	O
Notes		
Manard roof forms are not allowed.		
Any section along the BTL not defined by a building must be defined by a 25' to 45' high fence or screen or masonry wall.		



