

**AGENDA**  
**JOINT CITY OF STEVENSON COUNCIL AND SKAMANIA COUNTY COMMISSION MEETING**  
**August 21, 2024**

**4:30 PM, Hegewald Center Auditorium, 710 Rock Creek Drive and Remote**

**Call-in number 346-248-7799 Meeting ID 889 0632 1210**

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**1. CALL TO ORDER:** Skamania County Commission Chair to call the meeting to order.

**2. BUSINESS:**

**a)** **Discuss Courthouse Park Plaza Project** - City Administrator Leana Kinley presents the attached staff memo and associated documents to aid the discussion between the Skamania County Commissioners and the Stevenson City Council. Staff requests direction on design changes and/or changes to the interlocal agreement.

**3. ADJOURNMENT** - Skamania County Commission Chair will adjourn the meeting.

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*UPCOMING MEETINGS AND EVENTS:*

- Thursday, August 22nd, 6pm, Special City Council Meeting
- Monday, September 9th, 6pm, Planning Commission Meeting
- Tuesday, September 10th, 6pm, Special Joint City Council and Fire District 2 Meeting
- Thursday, September 19th, 6pm, Regular City Council Meeting



# City of Stevenson

Leana Kinley, City Administrator

Phone (509)427-5970  
FAX (509) 427-8202

7121 E Loop Road, PO Box 371  
Stevenson, Washington 98648

To: Skamania County Commissioners and Stevenson City Council  
From: Leana Kinley, City Administrator  
RE: Courthouse Park Plaza – Project Update  
Date: August 21, 2024

### **Executive Summary:**

The City of Stevenson and Skamania County have been working together cooperatively on the Courthouse Park Plaza project for many years. The City received a grant from the Department of Commerce to move the project forward from conceptual designs to engineered construction plans for a shovel-ready project. In August 2023 the City contracted with Understory Architecture, LLC to fulfill this milestone. After the completion of a second county-wide survey, where there were restrictions on the number of entries by IP address, most people still support the project.

The website with information on the project is: <https://www.ci.stevenson.wa.us/planning/project/park-plaza>.

### **Overview of Items:**

#### *Project background and timeline as of April 2024:*

A copy of the Open House documents are included for information on the project background and latest design. The results from the second survey are also included.

#### *Concerns:*

1. Maintenance and liability of the lawn which is not part of the developed plaza. The current contract assumed the entire area was to be developed (based on initial design). Options:
  - Revise the agreement to only apply to the developed/improved area or to a reduced area.
  - City responsible for all of it.
  - Other options...
2. Liability associated with Splash Pad
  - a. Still waiting on input from risk insurance. Articles found online regarding risk are attached.
3. WSDOT Input –
  - a. Email thread with Gary Albrecht, Deputy Director WSDOT Southwest Region attached.
4. Parking Impact
  - a. Studies done in 2021 and 2023 suggest there is enough parking and any parking problems are localized/time-limited. A copy of the presentation on the study is attached.
5. Project cost and sources

*Construction - Current Design \$4.3M, Budget Goal \$3.2M*

On-Hand Cash available:	\$50,000	BNSF Grant
	\$1,000,000	Stevenson Lodging Tax Reserves (TAC)
	\$50,000	Stevenson Downtown Association Project Res.

Funding Opportunities:	\$3,400,000	Direct Federal Legislation Request
	\$????	Stevenson Downtown Association Fundraising
<i>Ongoing Funding-</i>		
Maintenance	\$52,000	Estimate from Parks Plan 50% General, 50% TAC
Reserves	\$5,000-???	Depends on the final design and equipment needs

\*Average General Fund Parks expense the last 10 years is \$64,000. 2024 budget is \$70,000

*Cost Cutting Options: (latest design and cost estimate attached)*

- Remove the Splash Pad (fifth most important amenity)
  - Decreases final design costs by \$52k (amendment costs from \$350k to \$298k).
  - Decreases Property Insurance Coverage (for repairs to equipment damage) by \$3,000
  - Decreases maintenance costs by \$7,000
- Remove the bathroom (most important amenity)
  - Decreases Property Insurance Coverage (for repairs to equipment damage) by \$1,000
  - Decreases maintenance costs by \$32,000

*Next Steps/Timeline to move the project forward:*

- Discuss changes to the interlocal agreement as requested by the Skamania County Commissioners letter of July 9, 2024 (attached).
- Finalize the design with approval from Skamania County Commissioners and City of Stevenson Council (section 7.2 of the agreement).
- Extend contract with Understory Landscaping, LLC for phase 2 of design to complete Commerce grant requirements. Phase 1 determined the design of the project to scope phase 2, which provides shovel-ready designs and more concrete cost estimates.
- Establish ordinance for Stevenson Council approval to meet contractual obligations ensuring the Plaza will not be used for sleeping or camping (section 4.6).
- Determine policy regarding use of the plaza for events as outlined in the contract (section 4.8).
- Establish reserve amount for the Courthouse Park Plaza according to the contract after the design is finalized (section 4.10).
- Continue to pursue funding opportunities. Federal requests are due in Spring of 2025.
- Complete shovel-ready designs and bid packet.
  - Department of Commerce grant will need to be extended past the 6/30/25 deadline to receive the \$147k and will need strong confirmation of the city's intent to move forward based on the recent inaction on the consultant contract.
- Finalize funding, bid and construct the Plaza.

**Action Needed:**

Consensus on final design or direction on changes to be made.

Consensus on changes to the Interlocal Agreement to be brought back to each governing body for formal approval.

# Project Information

## Background

The Park Plaza project began in 2012 with an initial idea to create a sense of place in downtown Stevenson. Since that initial idea, the Stevenson Downtown Association, City of Stevenson, and Skamania County have been working together to lead a community design process and create a concept design for the new Park Plaza.

The timeline below summarizes the work completed to date.

## Funding

The design of the Park Plaza is being funded through grants received from the State Legislature Office. The construction of the plaza is contingent upon receiving funding from a Recreation and Conservation Office (RCO) State Grant and fundraising for private investments. Prior RCO grant applications submitted in 2018 and 2020 were unsuccessful. A 'shovel ready' Park Plaza design and a City Parks System Plan are required for a strong RCO grant application. The design of the Park Plaza is underway, and the City Parks Plan was completed in 2024.

## Maintenance of the Plaza

The City of Stevenson and Skamania County entered into an interlocal agreement in 2022. Per the terms of the agreement, once the Park Plaza is constructed, the City of Stevenson will take on the maintenance of the new Park Plaza as well as any portion of the existing courthouse lawn that is undeveloped.

## Prior Public Engagement

Community outreach for the Park Plaza project began in 2015 and will continue through 2024.

### 2015 Community Survey

The purpose of the first survey was to gauge community interest in developing a central plaza in downtown Stevenson.

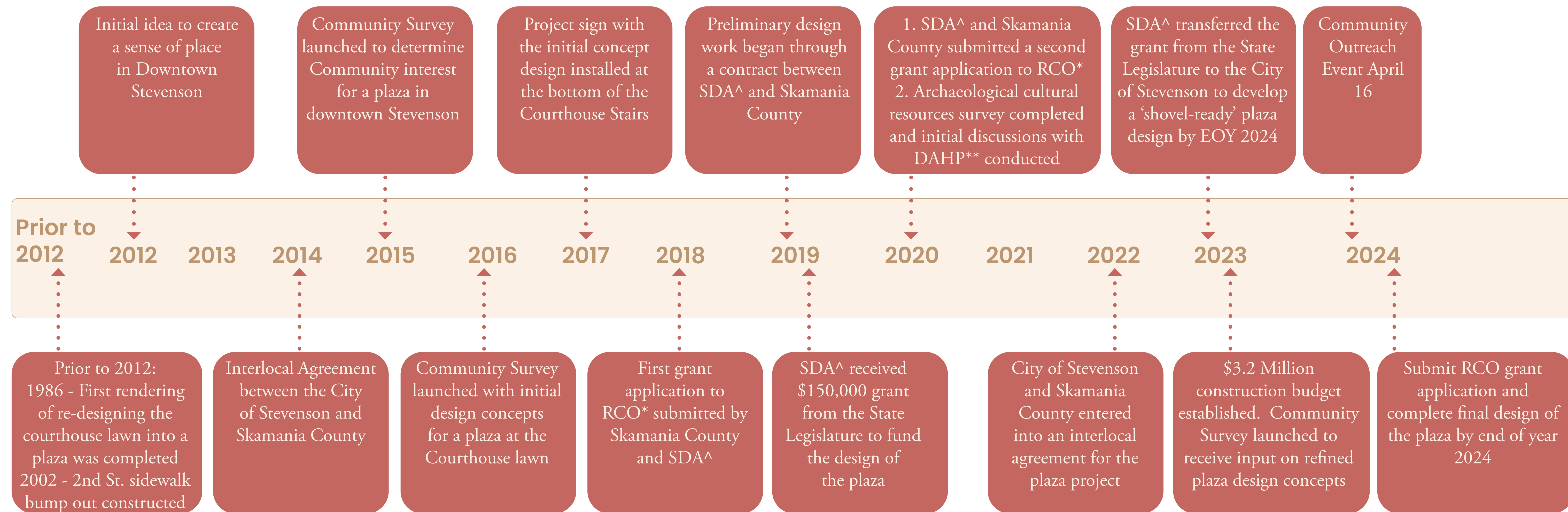
71% of survey respondents indicated they would frequent small community events in an expanded central plaza.

### 2016 Community Survey

In 2016 initial design concepts were developed to create a plaza on the Skamania Courthouse lawn.

91% of survey respondents were in favor of reinventing the space in front of the Courthouse.

## Timeline



\* State of Washington Recreation and Conservation Office  
 \*\* State of Washington Department of Archaeology & Historic Preservation  
 ^ Stevenson Downtown Association



We want to hear from you! Scan the QR code to Take the Survey

## Courthouse Park Plaza

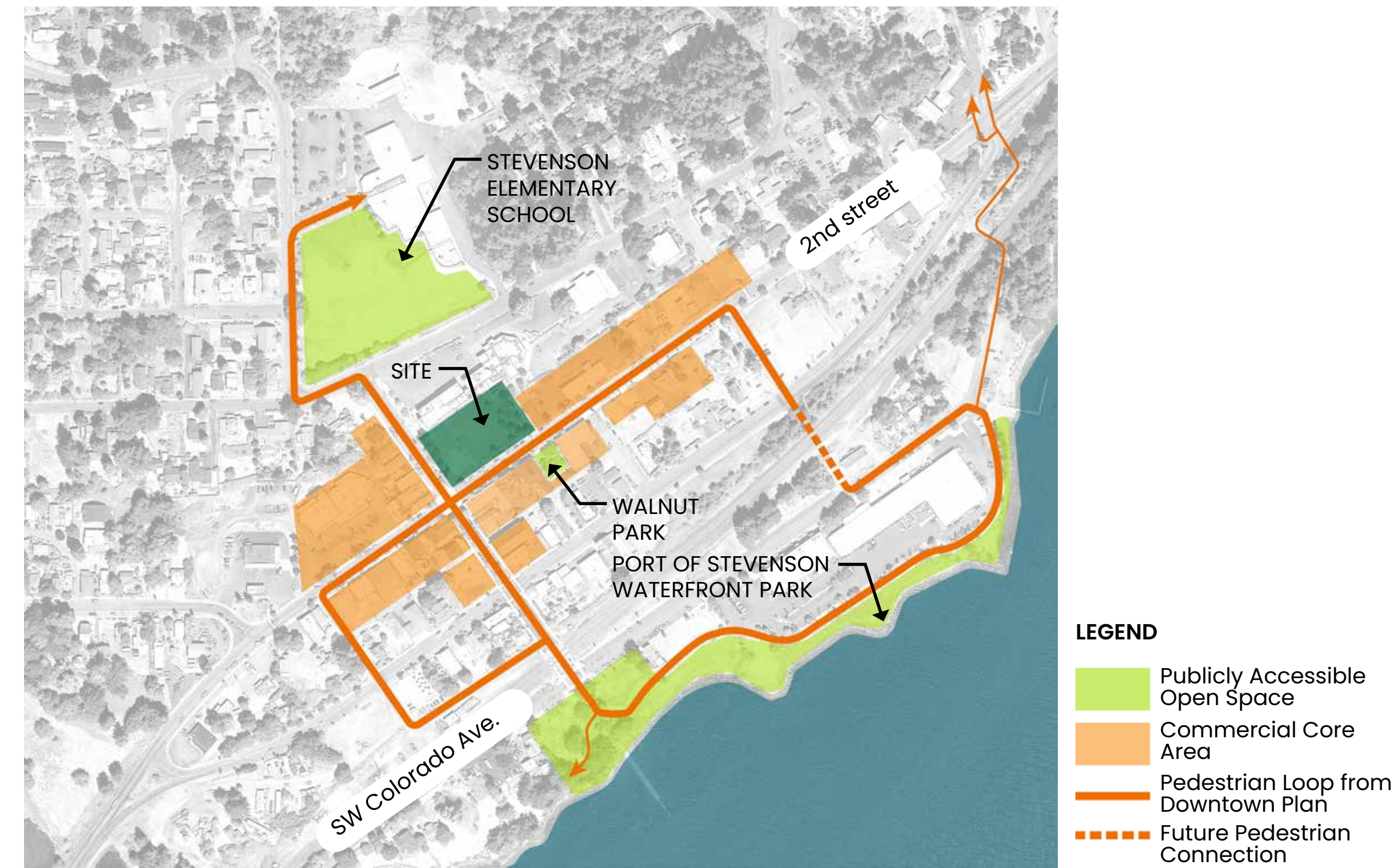


# Existing Site Conditions

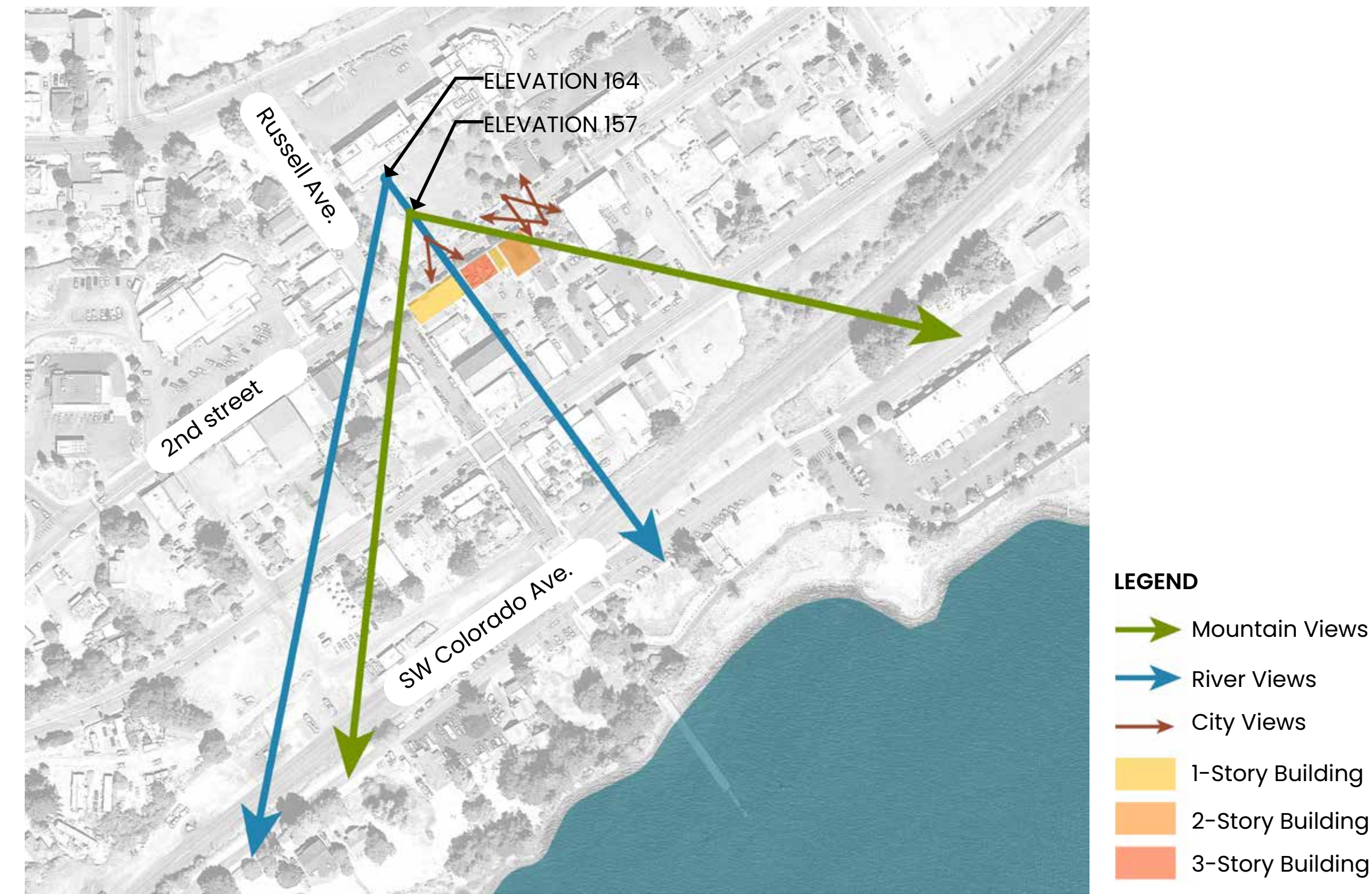
The diagrams below show existing conditions of the site and immediate surroundings. The site features, circulation to and through the courthouse lawn, and nearby parking were considered when locating the plaza within the Courthouse lawn. An analysis of the site topography and where there are views of the Columbia River and Gorge informed the location of the middle and upper terraces in the design.



## Downtown Connections



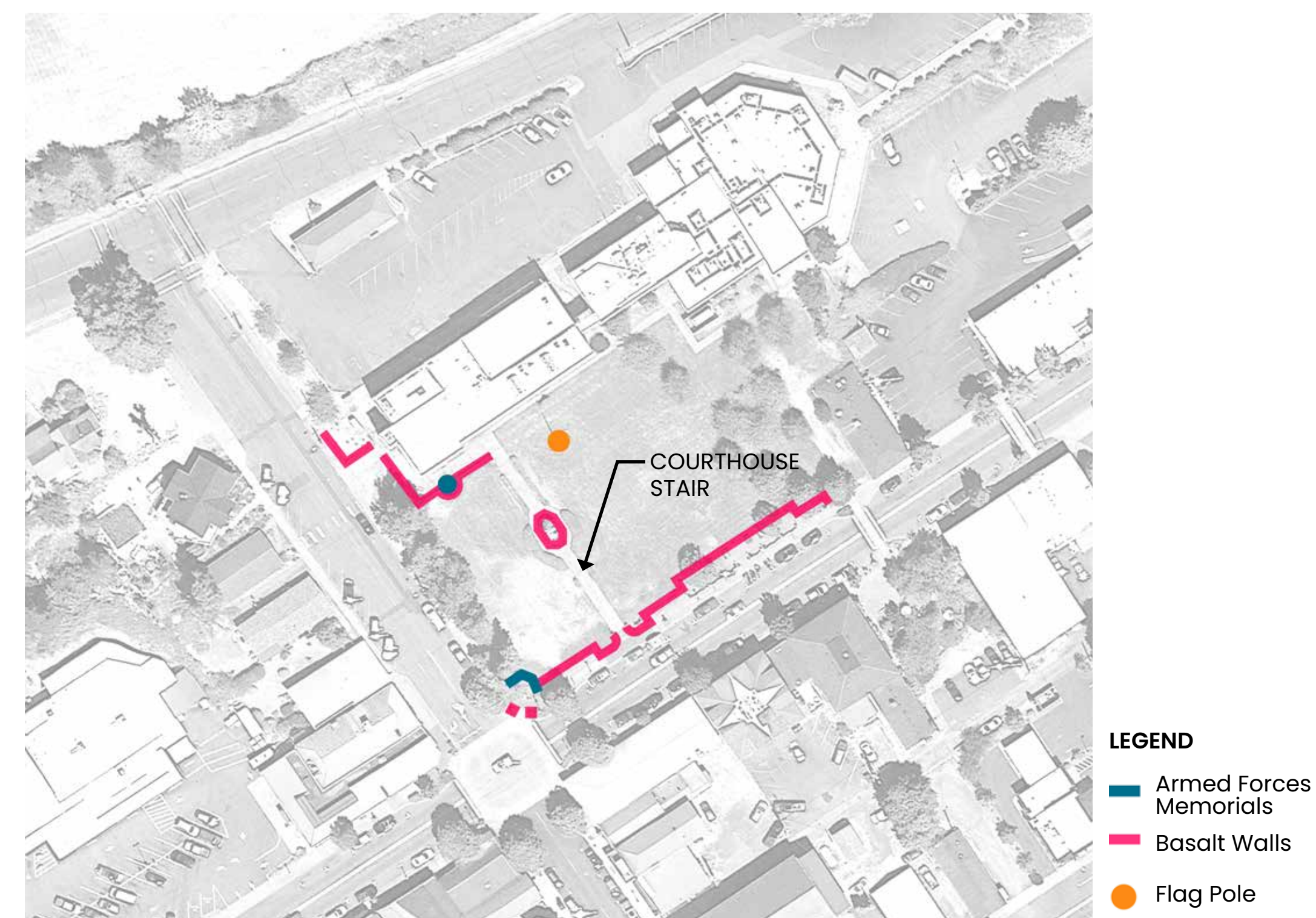
## Views



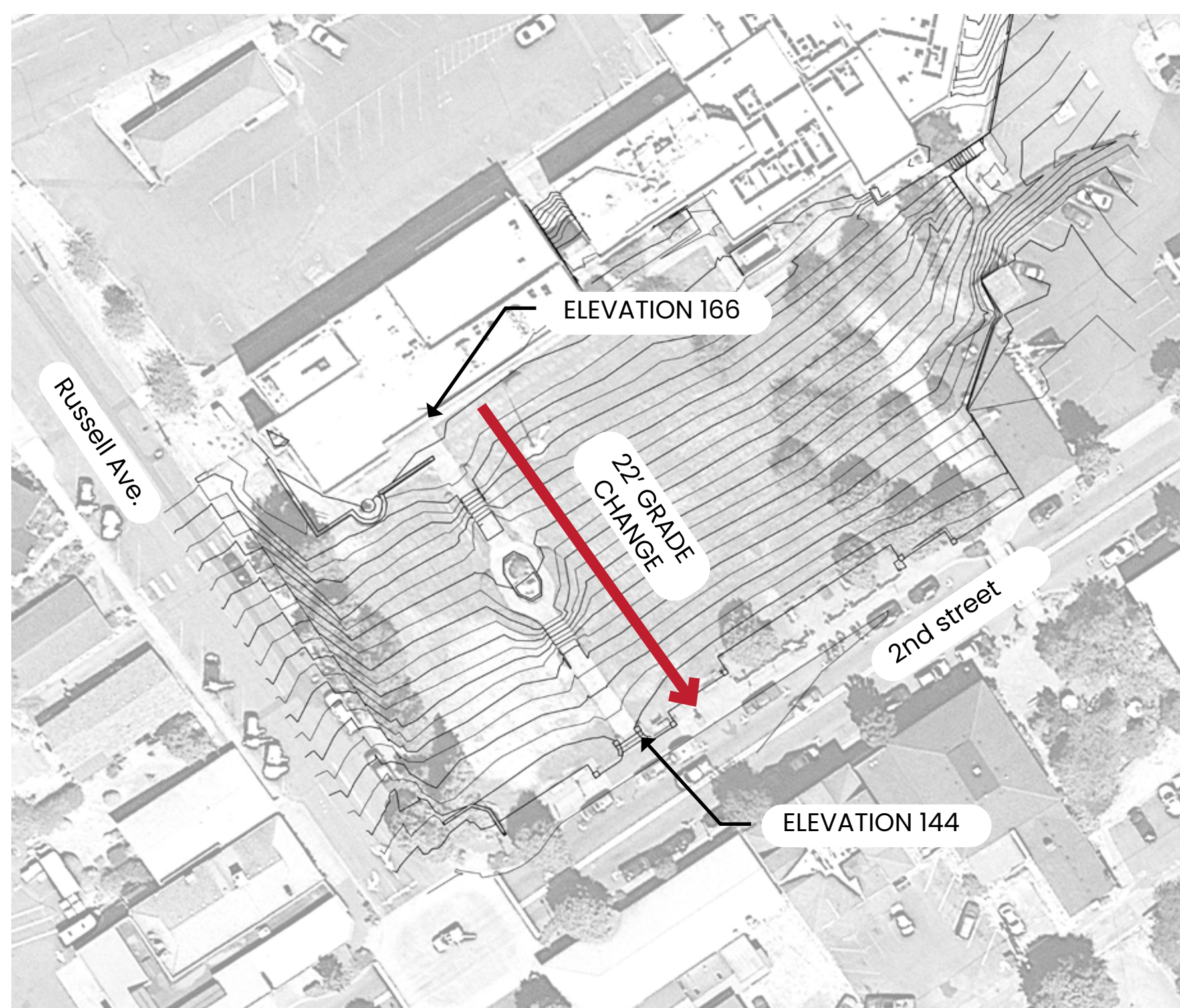
## Parking



## Existing Site Features



## Topography



## Vegetation



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## Courthouse Park Plaza





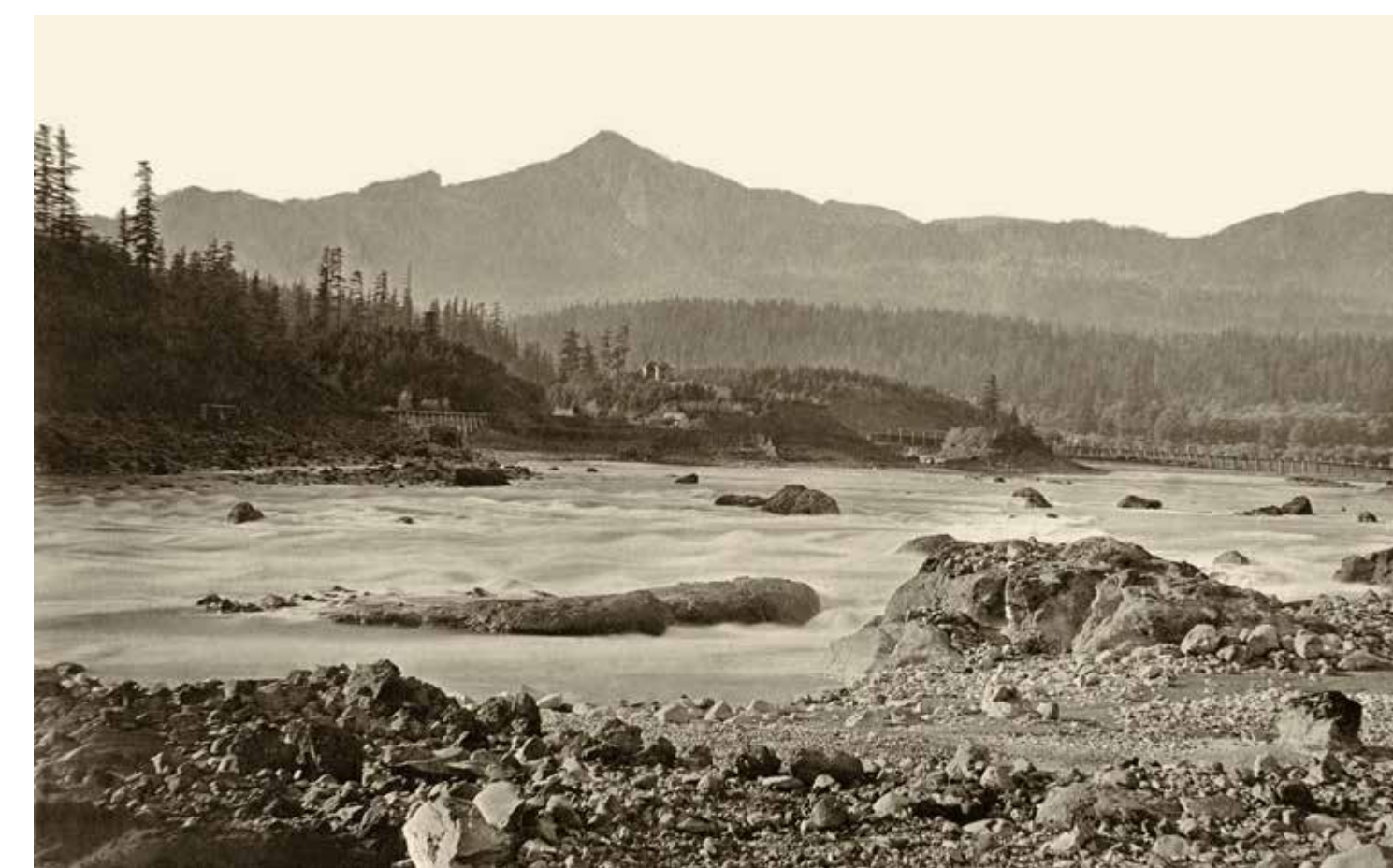
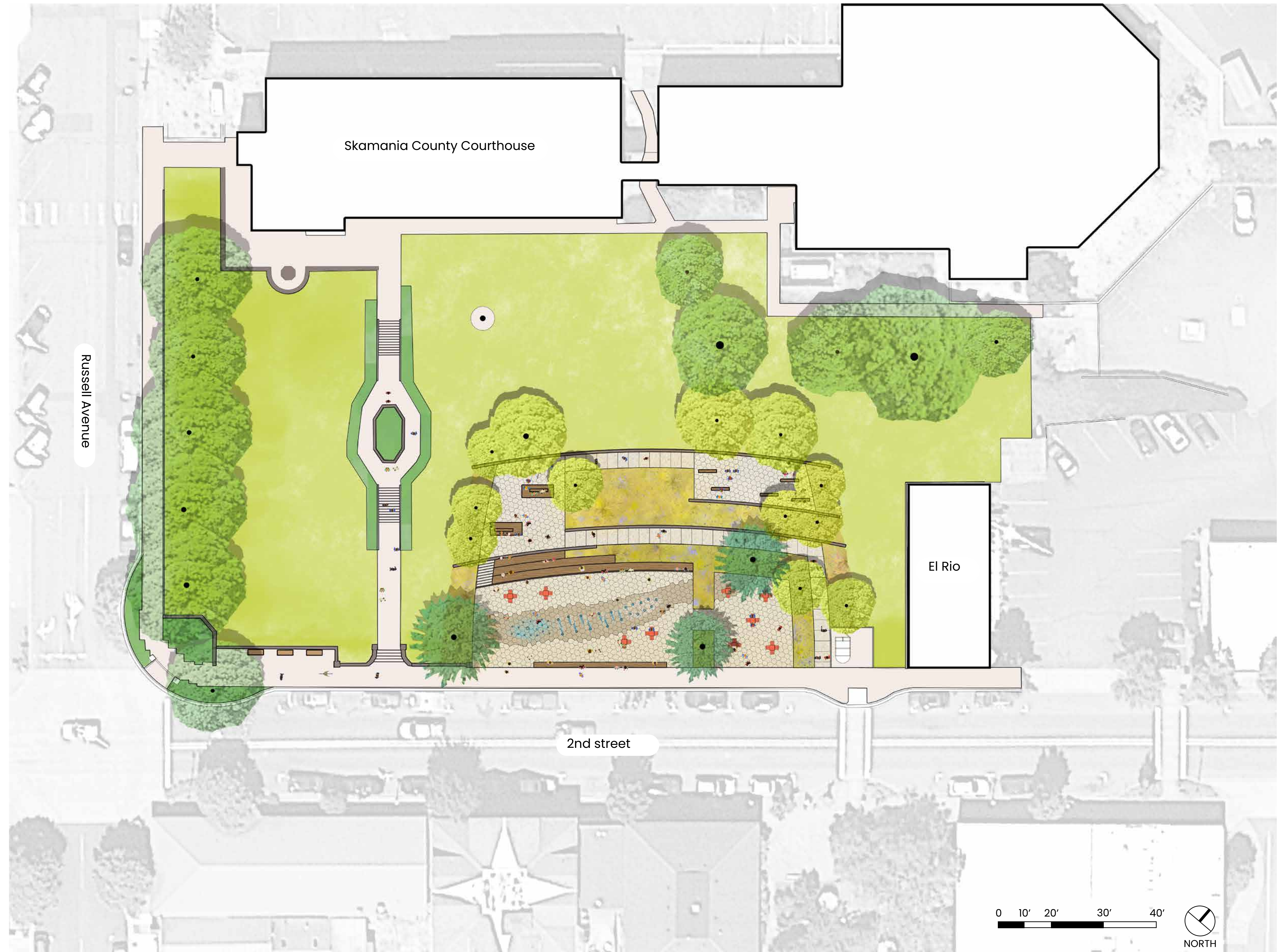
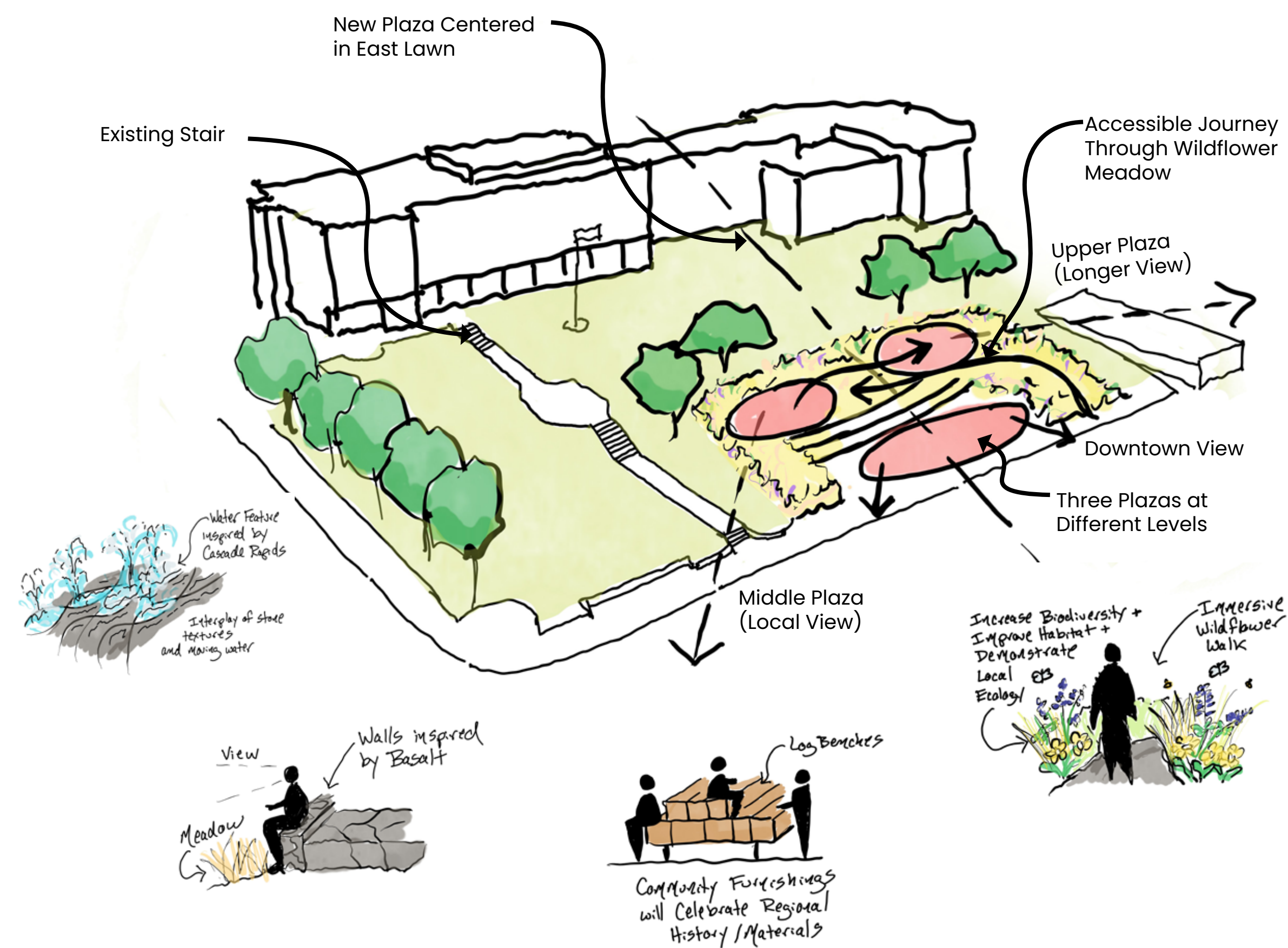
# Plaza Design Concept

The plaza is designed to connect people to the natural beauty of the Gorge and celebrate the history of the region. It is designed to be both comfortable and inviting for everyday use and have the ability to host community events that currently happen on 2nd Street and the Courthouse lawn. The existing courthouse stair remains and the new plaza is centered on the east lawn.

**Overall Size of New Plaza: 12,040 sf**  
 Paving: 8,040 sf  
 Native Planting: 4,000 sf

**Size of Lawn Remaining: 30,890 sf**

The target construction budget is \$3.2 million. The cost estimate for the proposed design, including contingencies and escalation, is \$4.2 million. Based on Community input, we will evaluate options to refine the design to meet the construction budget. Refinements will focus on materials and detailing. We are not anticipating significant changes to the overall design of the Plaza.



Courtesy of Willamette Falls & Landings Heritage Area Coalition and Old Oregon Photos

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## Courthouse Park Plaza



A MAIN STREET ORGANIZATION

# Plaza: Amenities and Circulation

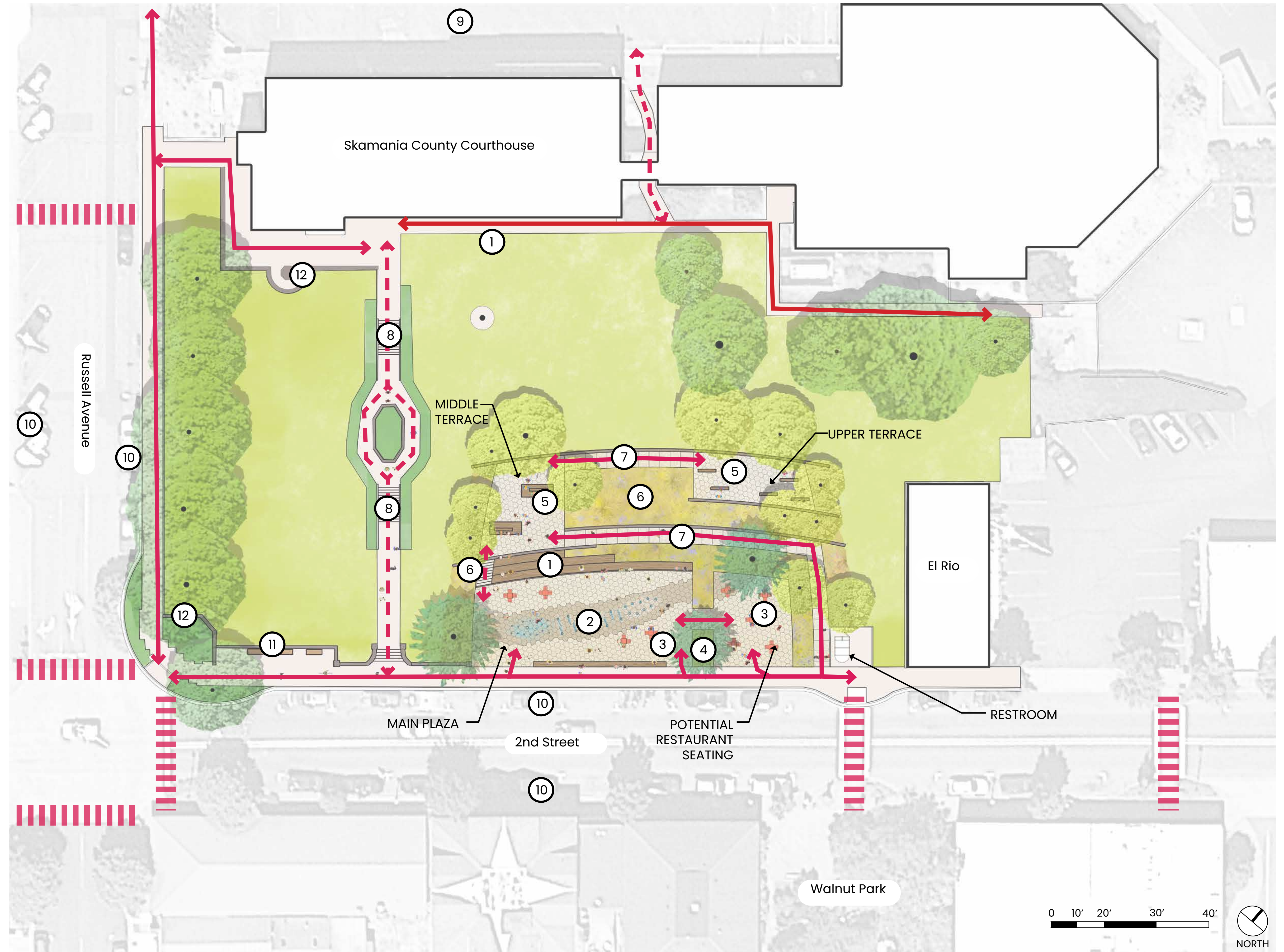
The plaza has three gathering areas at different levels to offer expanding views as people move up the hill. The main plaza at street level has downtown views and the upper terraces have longer views of the Gorge. There is an accessible walkway that winds through native planting, inspired by the wildflower meadows in the Gorge, to connect all three gathering areas. Amphitheater seating, with plaques to honor local veterans, is built into the sloped meadow adjacent to the main plaza. There is an interactive water feature in the main plaza that can be turned off for community events.



## Legend

- ① Amphitheater Seating and Veterans Memorial
- ② Interactive Spray Water Feature
- ③ Movable Tables and Chairs
- ④ Christmas Tree
- ⑤ Built-In Seating
- ⑥ Stair to Middle Plaza
- ⑦ Sloped Walkway
- ⑧ Existing Stair
- ⑨ Courthouse Parking Lot
- ⑩ On Street Parking
- ⑪ Existing Benches and Site Wall
- ⑫ Existing Memorial

- Existing Crosswalk
- Accessible Path
- Stair Connection



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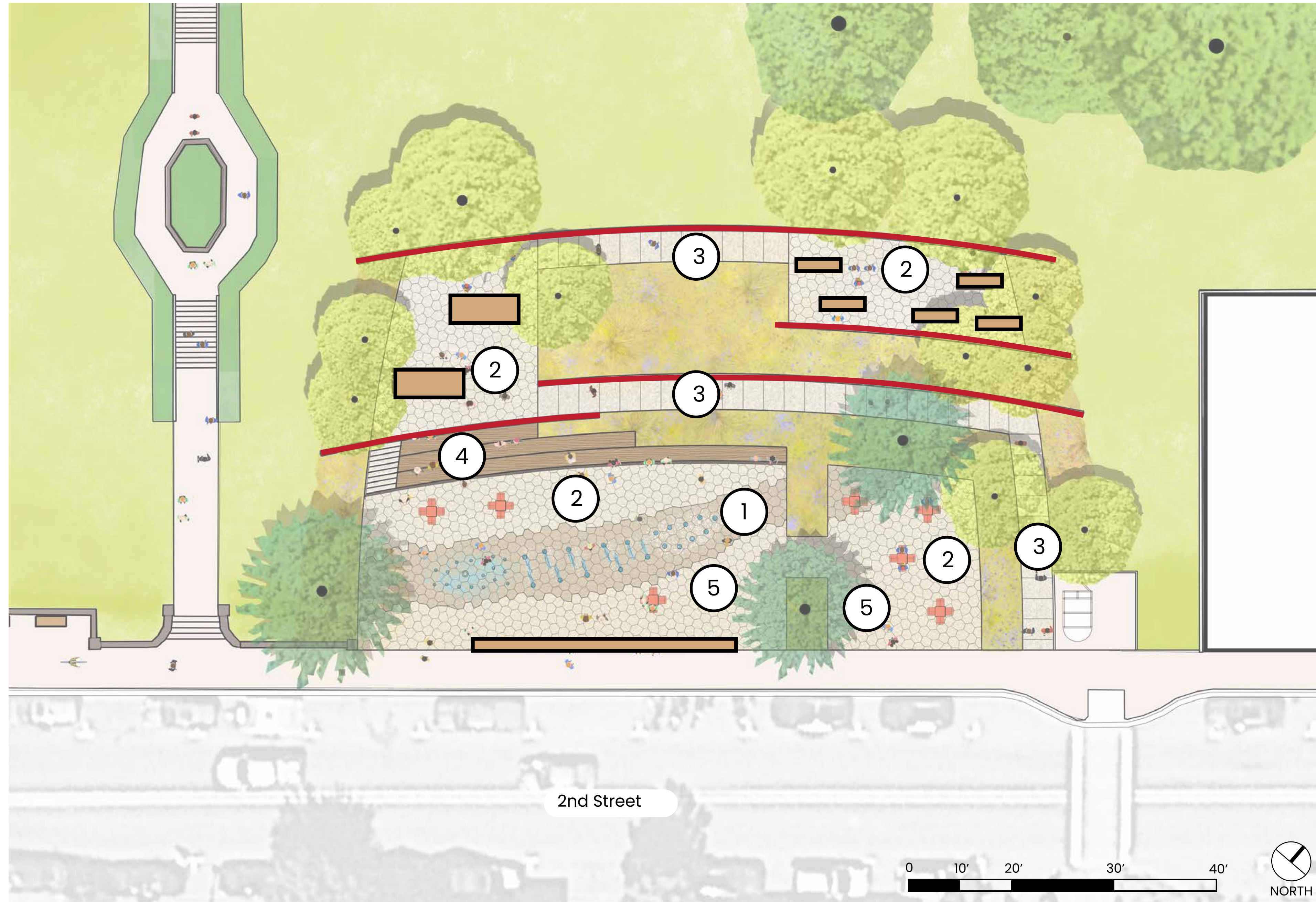
## Courthouse Park Plaza





# Plaza: Materials and Planting

The design of the plaza is inspired by the natural beauty of the Gorge and history of Stevenson. The materials selected include basalt, wood, textured concrete, native plants, and colorful furnishings.



## Paving



Basalt Flagstone



Concrete Hexagonal Pavers



Concrete Paving with Exposed Aggregate Finish

## Seating



Wood Amphitheater Steps



Wood Benches



Movable Tables and Chairs

## Walls



Basalt Ledge Stone Retaining Walls

Images are examples intended to show the design intent and do not represent the exact design

## Native Planting: Trees, Grasses, and Perennials

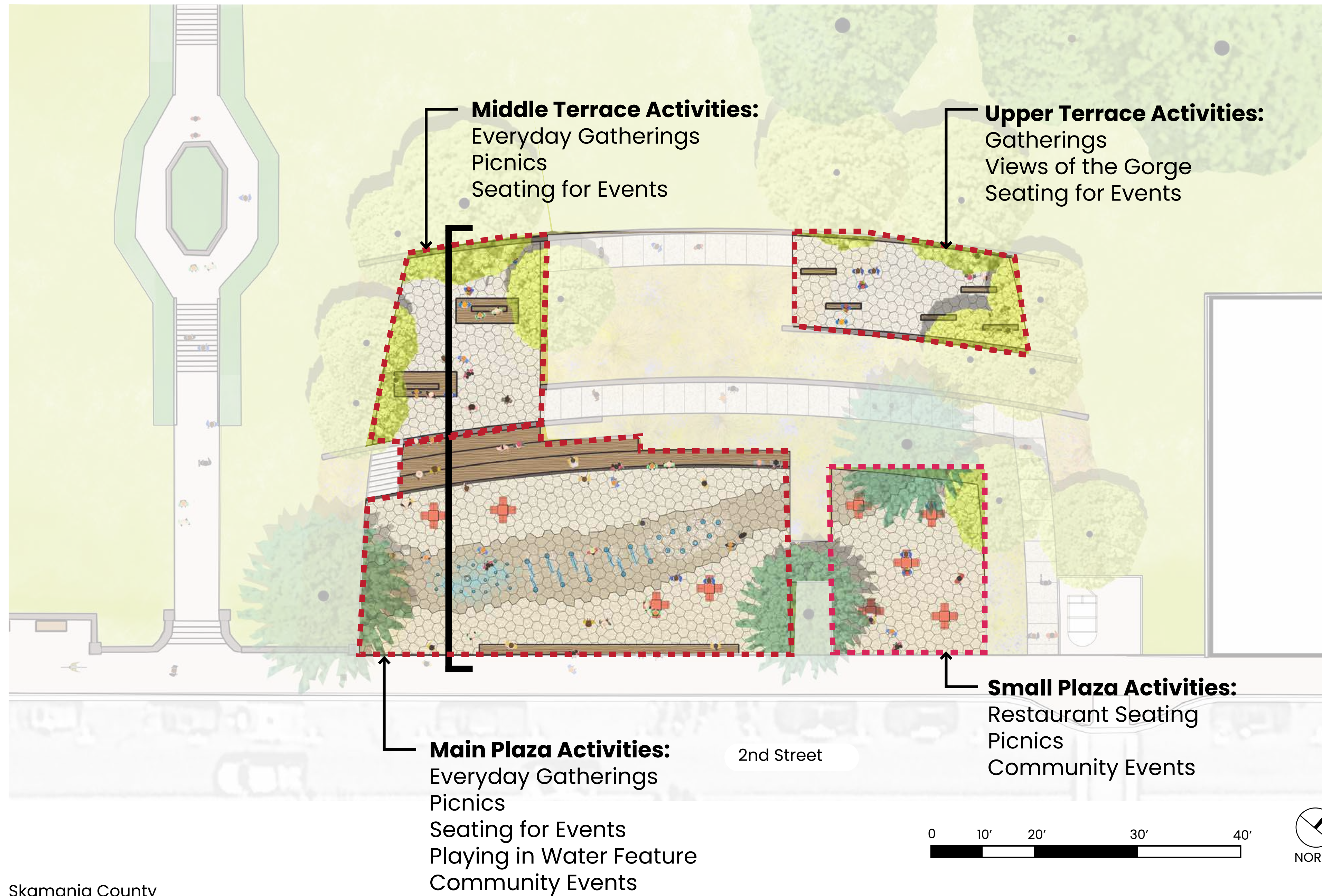


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## Courthouse Park Plaza



# Plaza: Gathering Spaces & Activities

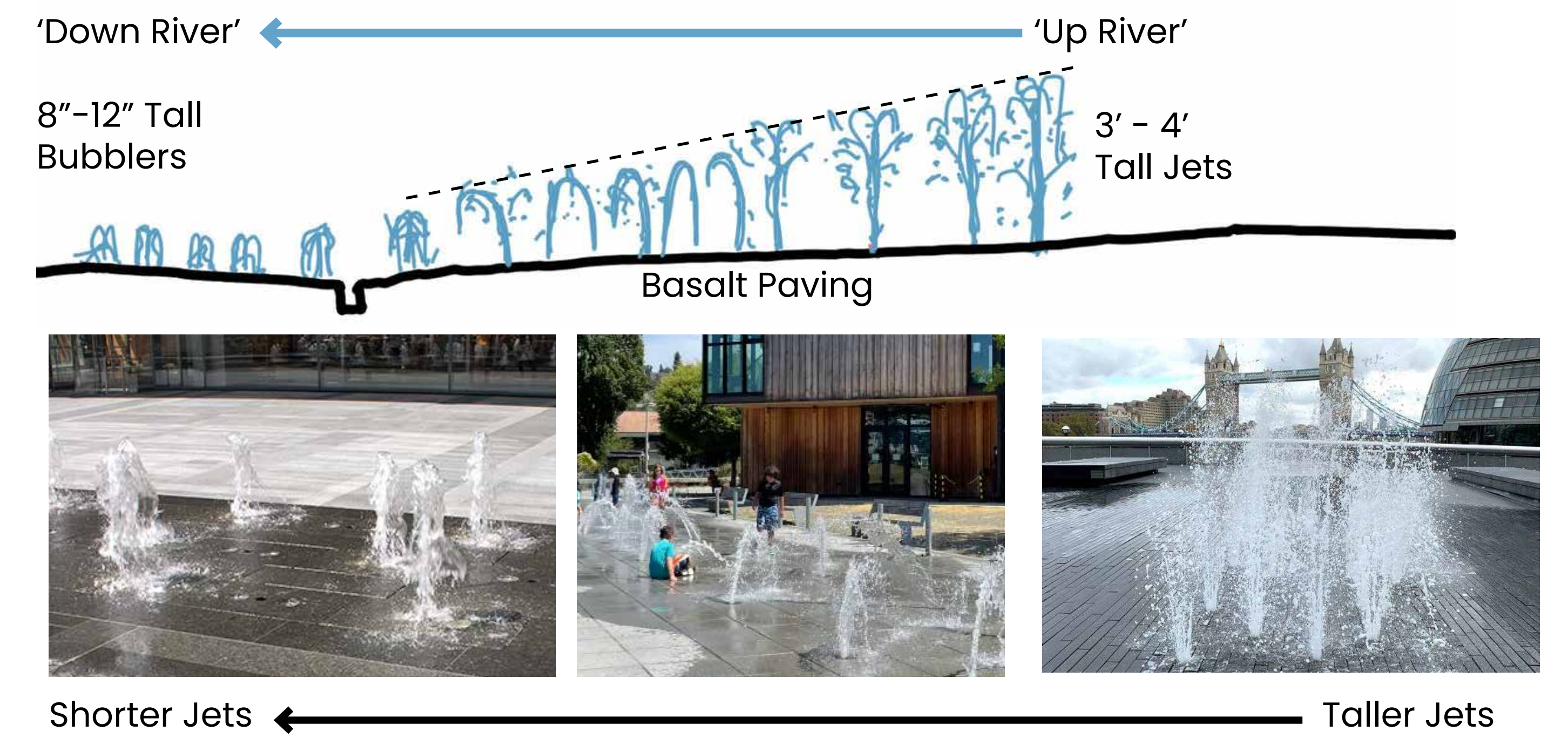


## Interactive Water Feature

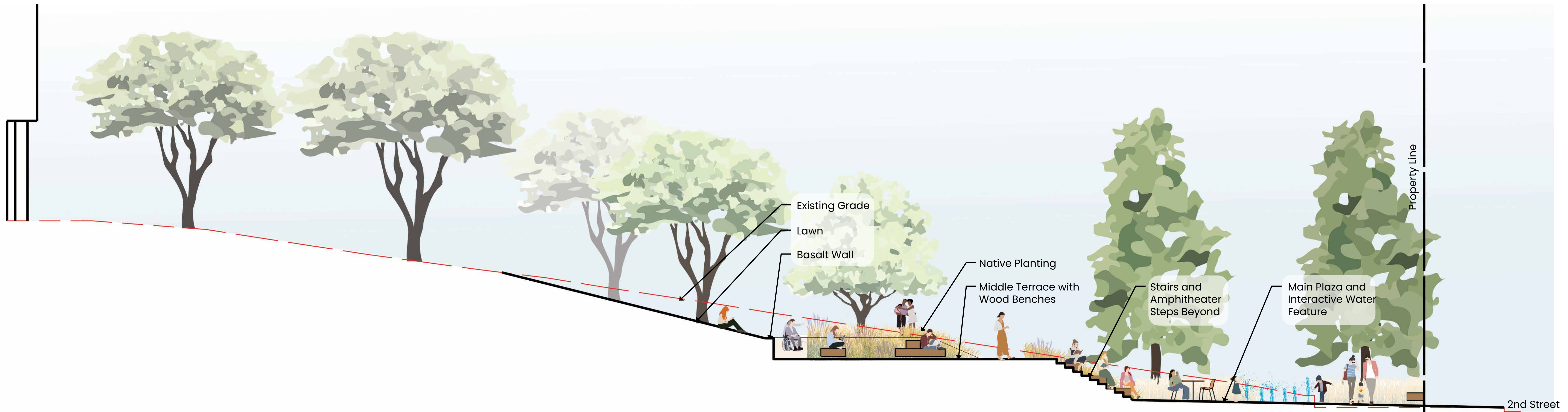


Design Inspired by the Cascade Rapids that are now underwater after construction of Bonneville Dam

Courtesy of Willamette Falls & Landings Heritage Area Coalition and Old Oregon Photos



Skamania County Courthouse

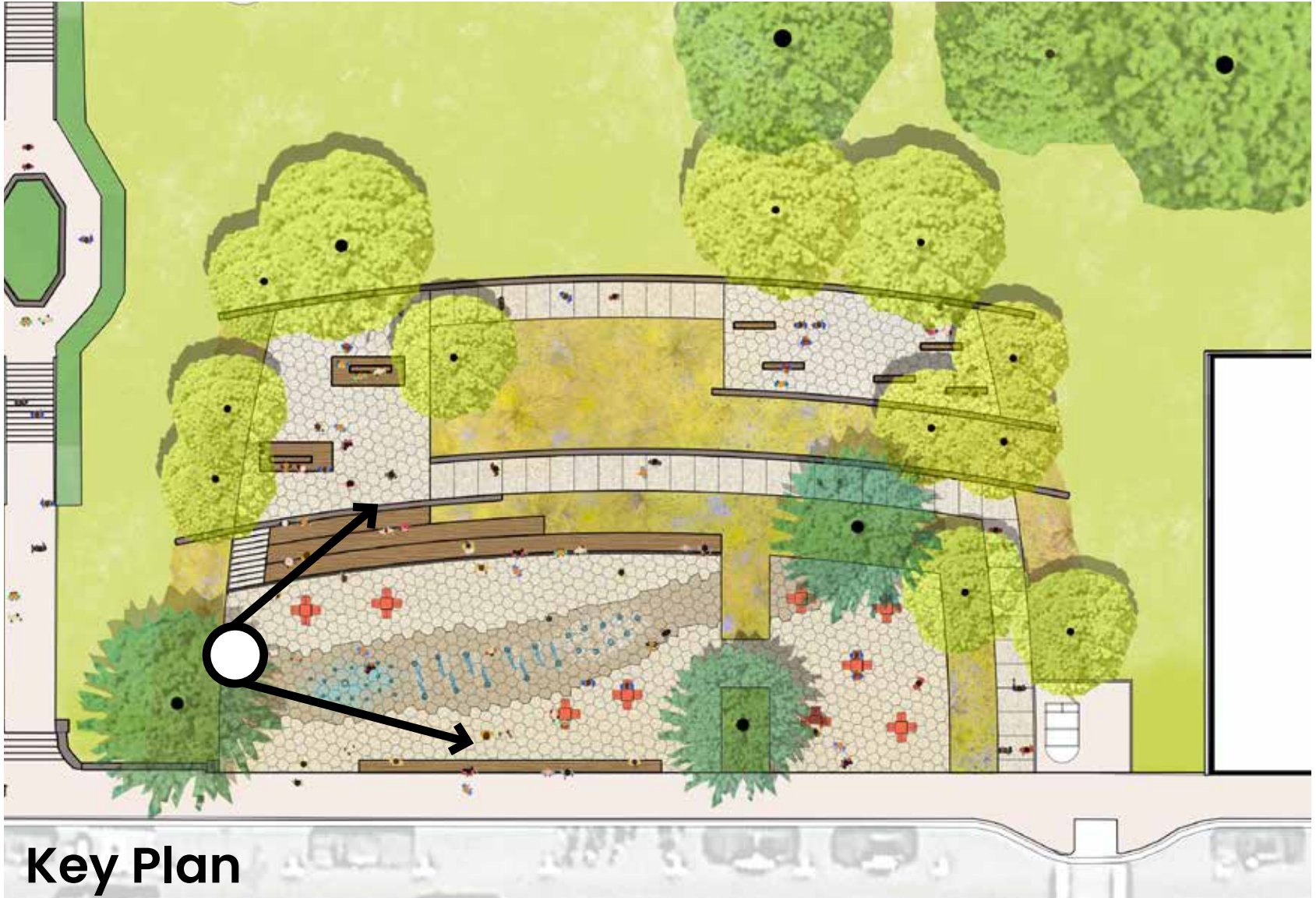


We want to hear from you!  
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## Courthouse Park Plaza



# View of Main Plaza

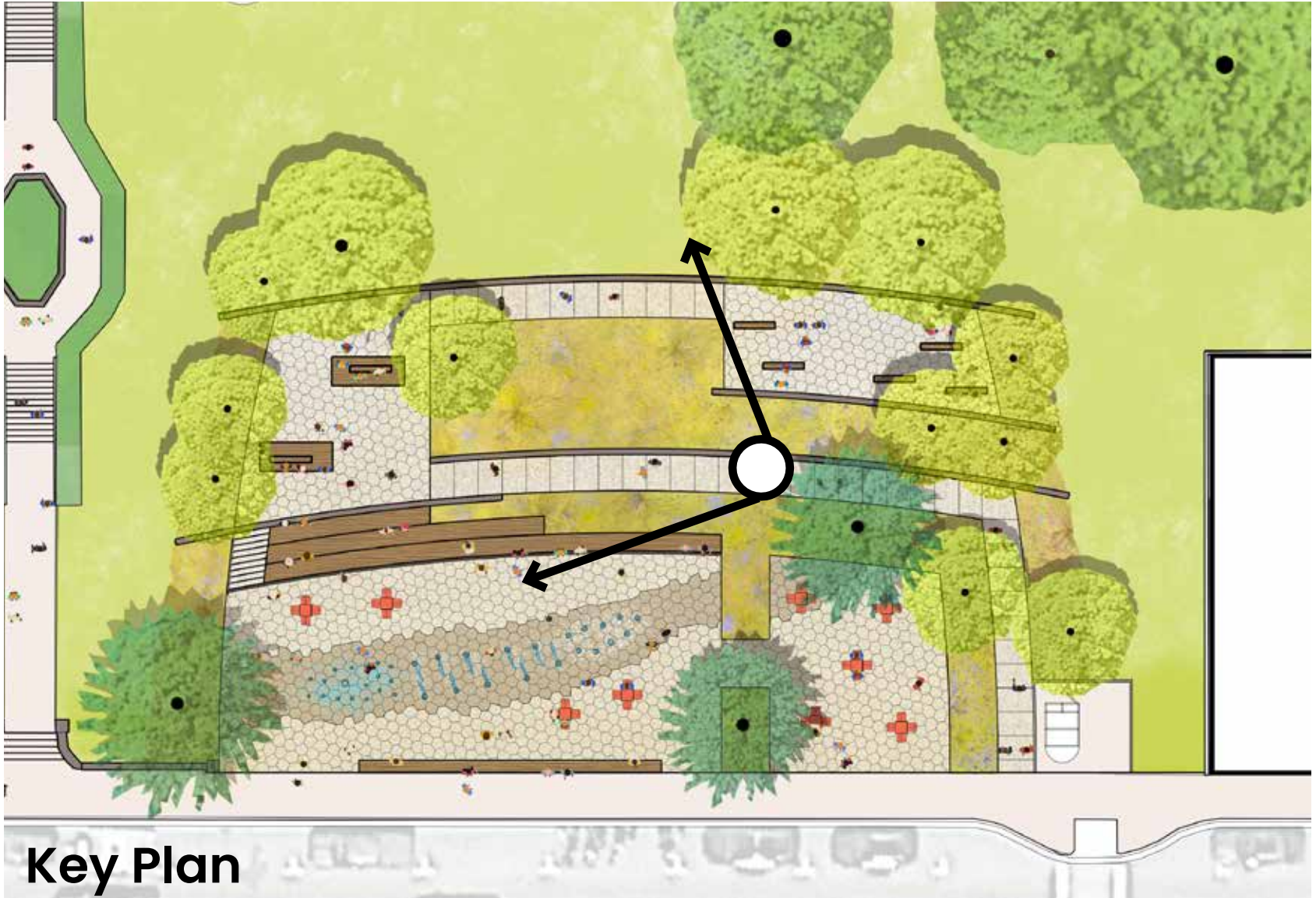


 We want to hear from you! Scan the QR code to Take the Survey

## Courthouse Park Plaza



# View from Path to Middle Terrace

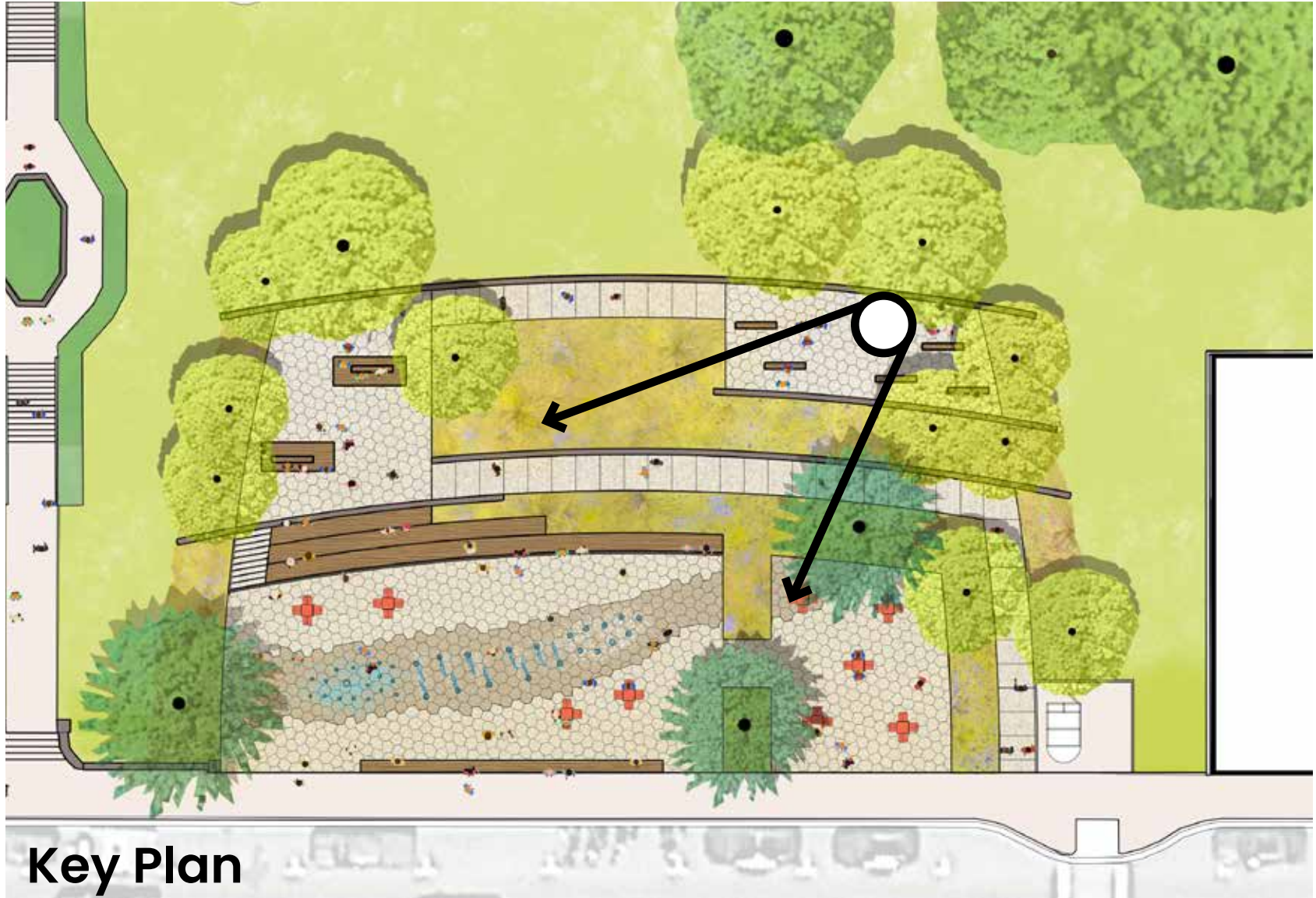


 We want to hear from you! Scan the QR code to Take the Survey

## Courthouse Park Plaza



# Concert Performance: View from Upper Terrace



 We want to hear from you! Scan the QR code to Take the Survey

## Courthouse Park Plaza



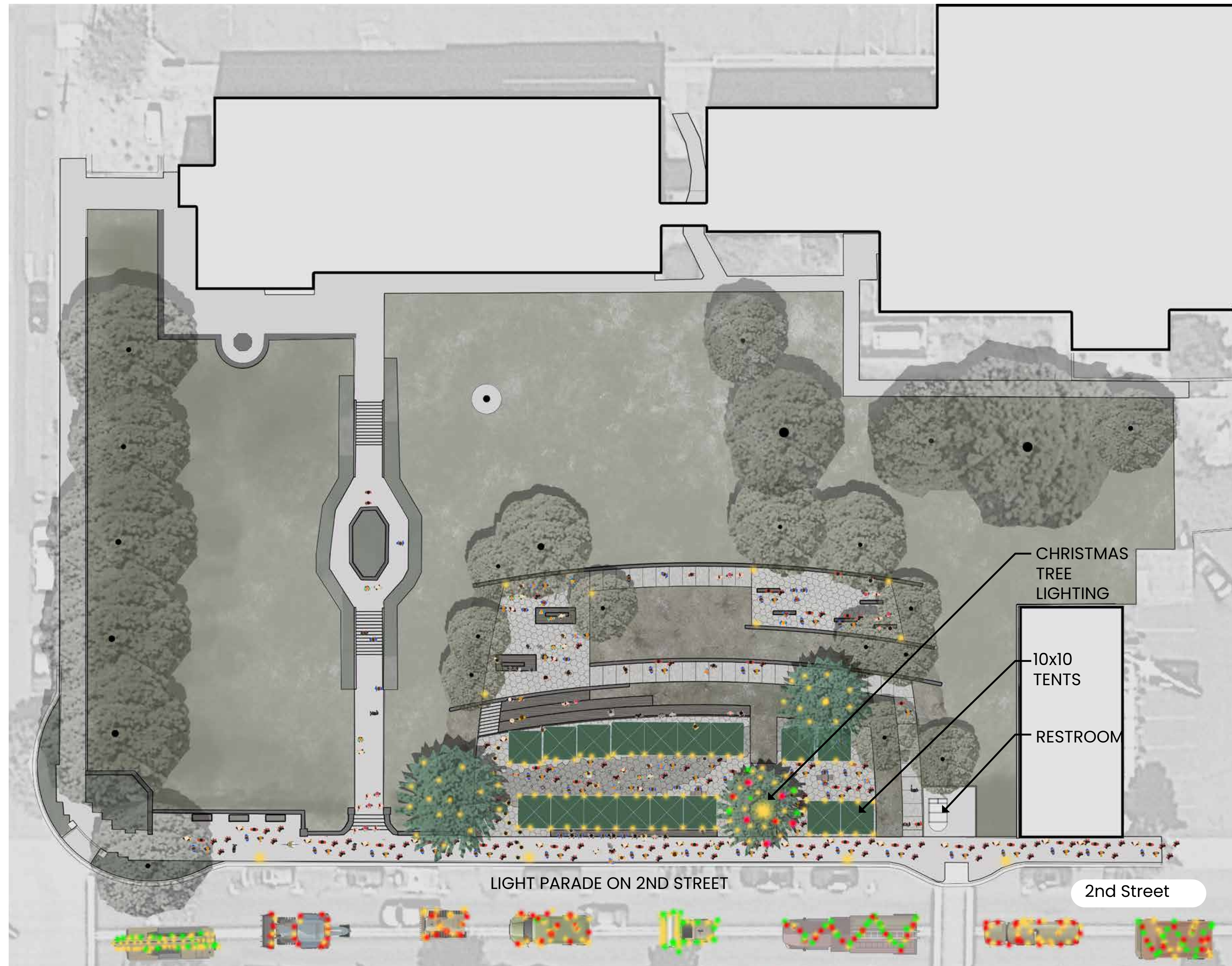
# Plaza: Community Events

The plaza is designed to be a comfortable and welcoming place for everyday gathering and provide flexibility to host larger community events that currently take place along 2nd Street.

The water feature in the main plaza can be turned off during events to accommodate a stage or tents. There will be a variety of places to sit in the plaza including on site walls, the amphitheater steps, benches on the middle and upper terraces, and on the sloped lawn above the plaza.



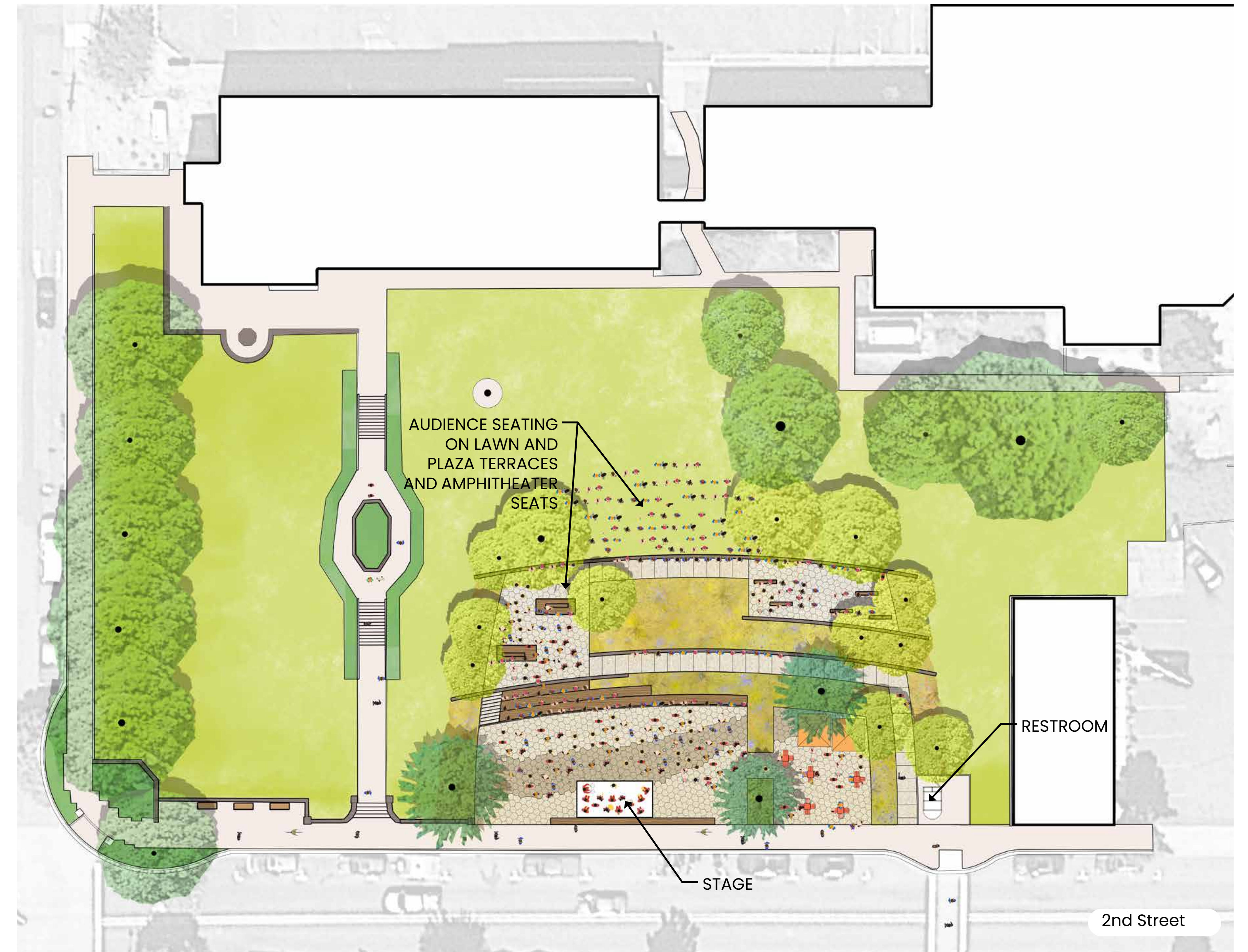
## Example Event: Christmas in the Gorge



The street level plaza will accommodate (17) 10x10 tents

Current tent Capacity at Christmas in the Gorge: (6) 10x10 tents

## Example Event: Concert on the Highway



The plaza and lawn will accommodate 250 to 325 people for a concert

Current Capacity: 150–200 people for Concert on the Highway



We want to hear from you!  
Scan the QR code to Take the Survey

## Courthouse Park Plaza



# SUMMARY OF SURVEY RESULTS

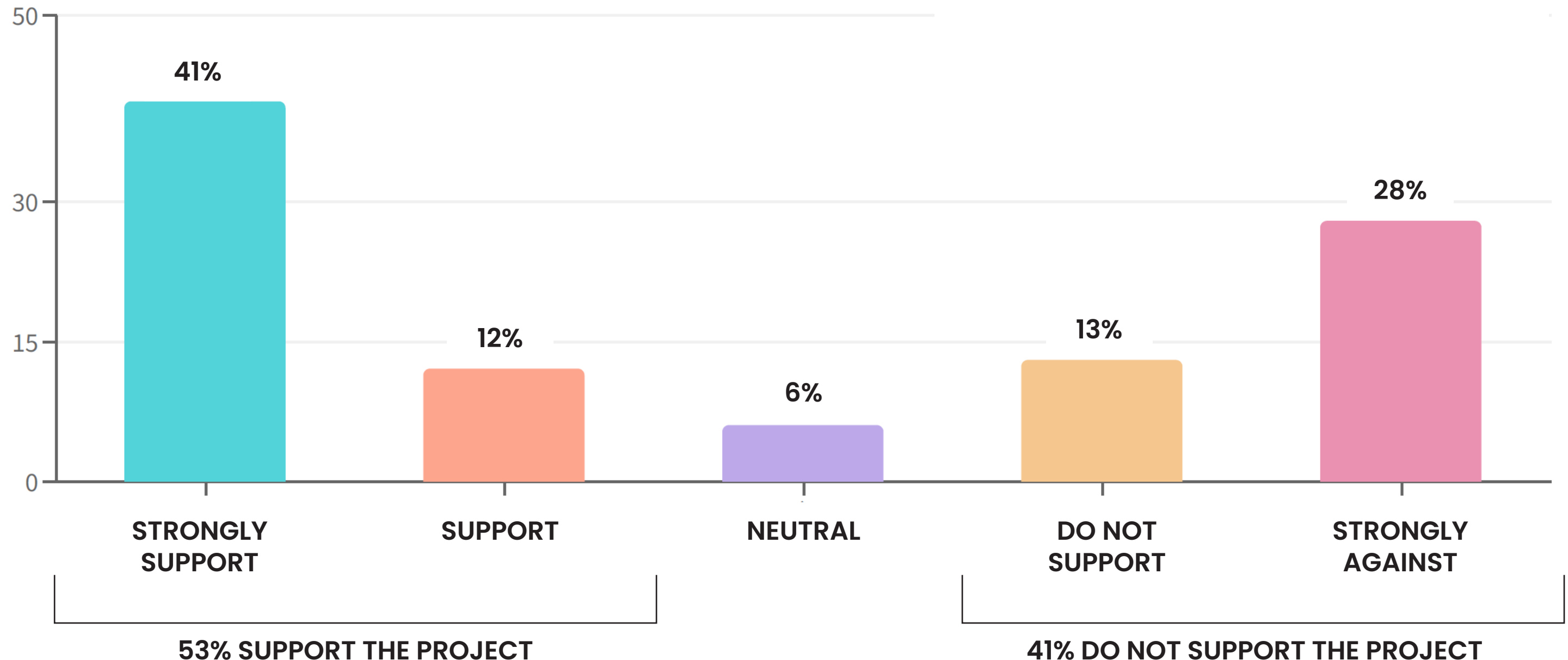
- Survey was available online from **April 16 – April 30th**
- **822** People visited the survey website
- **432** People completed the survey
- The survey platform allows only one response from each device and internet browser

## QUESTION 1:

The City of Stevenson and Stevenson Downtown Association are proposing to use grant funding, private donations, and nonprofit fundraising to build a public plaza in downtown Stevenson. Do you support the City of Stevenson and the Stevenson Downtown Association building a public plaza on the County's Courthouse lawn?

**63%** of downtown stakeholders (work, live, own downtown) **Support** the project and **7%** are **Neutral**

**58%** of daily visitors **Support** the project and **5%** are **Neutral**





## QUESTION 2:

Why do you support or oppose the Courthouse Park Plaza Project?

### Some reasons why people support the project:

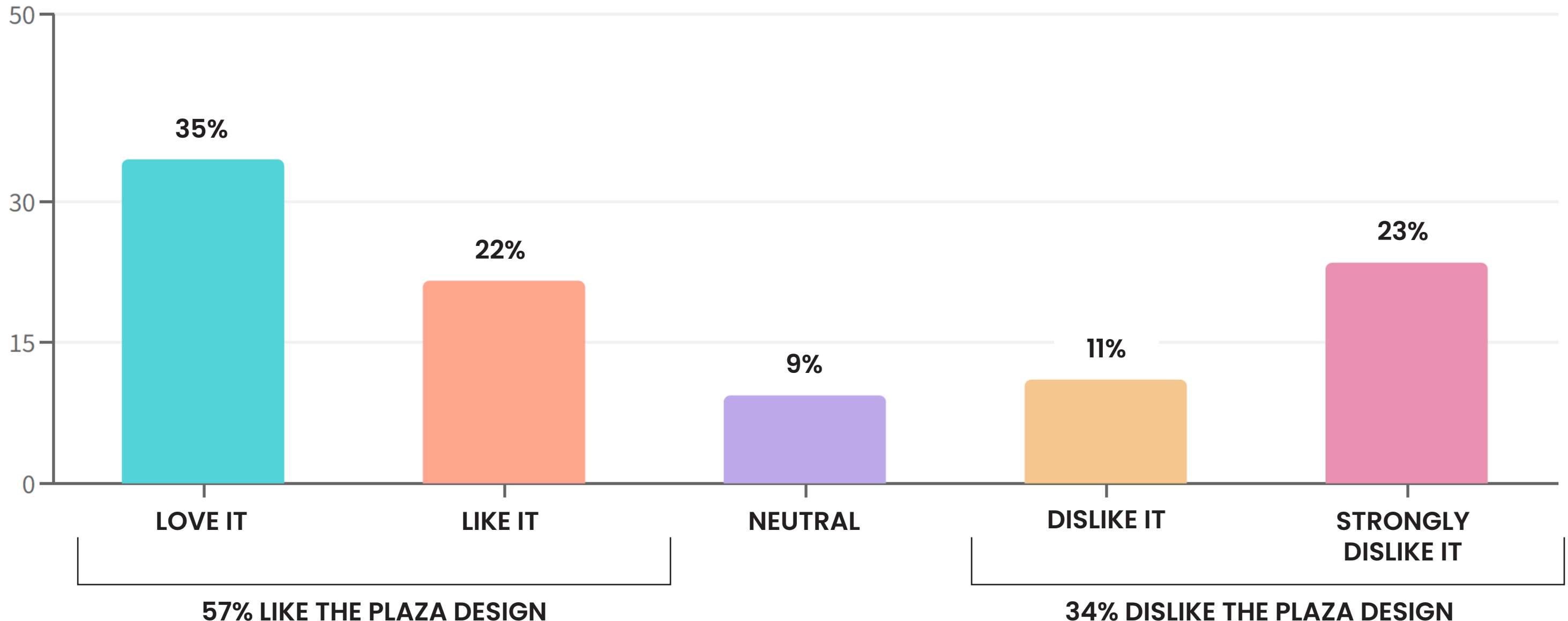
- Provides a needed community gathering space in the heart of Stevenson
- Provide a place for community events to occur off of the highway
- Makes use of a space that is currently underutilized
- Will encourage people to spend more time downtown
- Aesthetically improve downtown
- Will make Stevenson a more desirable place to live and work

### Some reasons why people oppose the project:

- Like the existing lawn
- Money should be spent to upgrade existing facilities instead of building new facilities
- Lack of parking
- Proximity to the highway and traffic noise
- Concern the City doesn't have funding to maintain the plaza after constructed
- Waste of tax payer money / will raise taxes
- Concern people will camp in the plaza

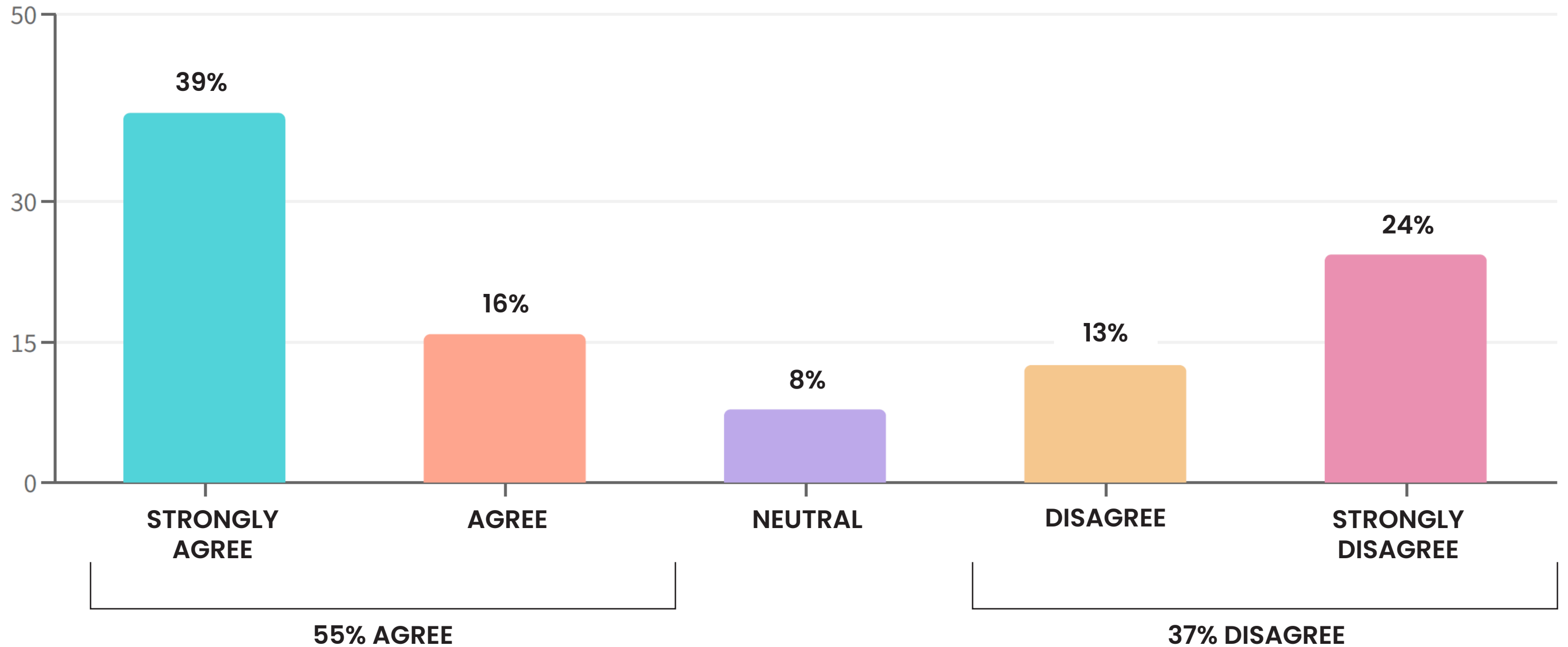
### QUESTION 3:

The design of the plaza is inspired by the beauty of the Columbia River Gorge and the history of Stevenson and utilizes basalt, native planting, and wood materials. The plaza has three gathering areas at different elevations offering views of the Gorge and places for everyday activities. An accessible pathway winds through native planting and provides access to all gathering areas. Benches, amphitheater steps, and moveable tables and chairs provide a variety of seating throughout. The street level plaza has an interactive water feature and is designed to accommodate community events. The existing courthouse stair and a large portion of the lawn will be preserved. There will be a barrier between the sidewalk and plaza to help with safety from the street. What is your general reaction to the design of the Courthouse Park Plaza?



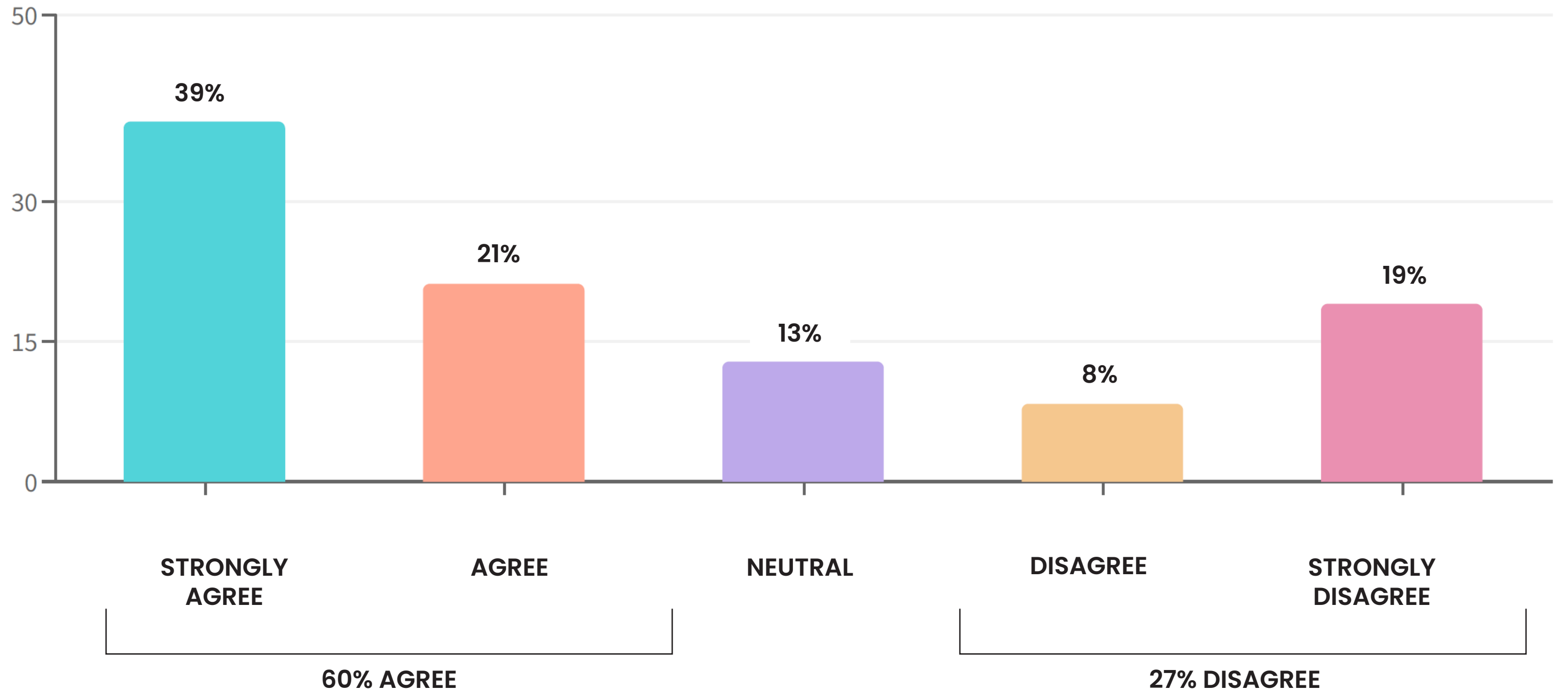
## QUESTION 4:

The design of the Park Plaza is welcoming to all people and the Plaza will become a central gathering space for the local community in the spirit of a public square.



## QUESTION 5:

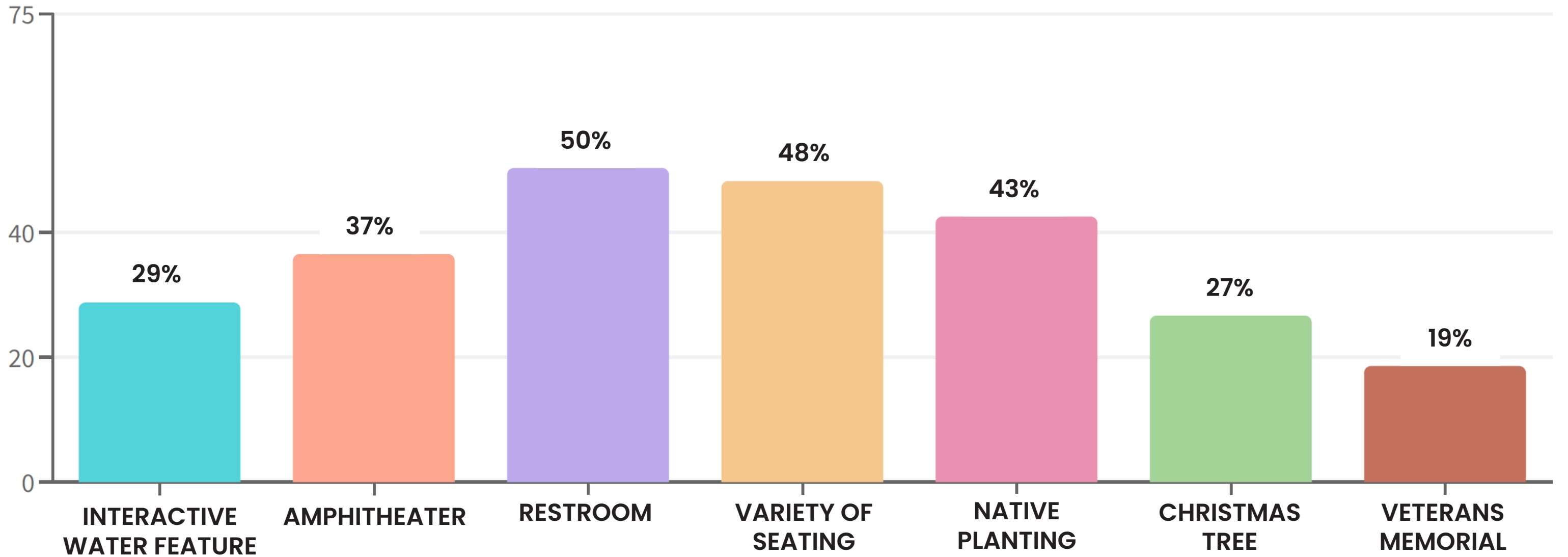
The design of the Plaza provides a variety of different seating opportunities and places to gather.



## QUESTION 6:

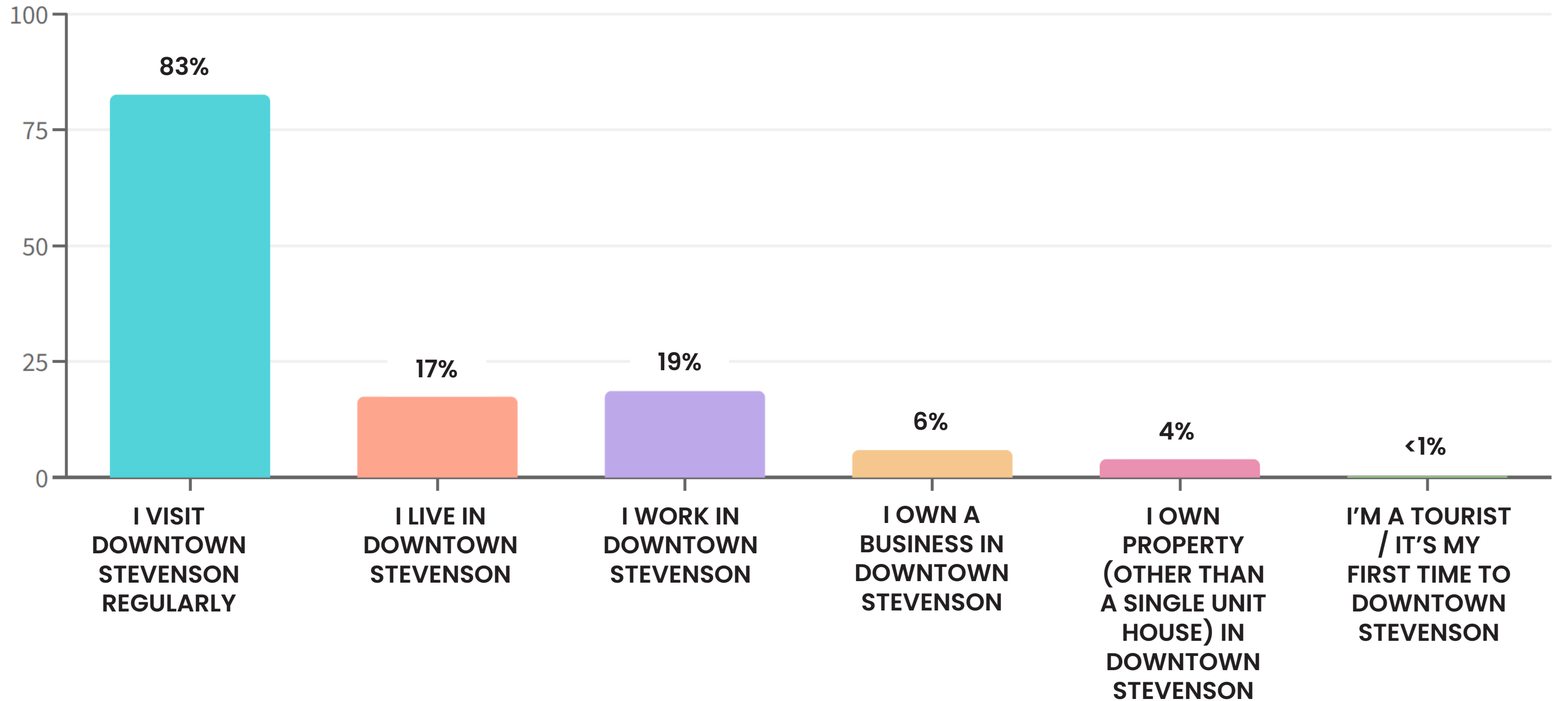
Which Amenities in the Park Plaza are most important to you (select up to three)?

**TOP 4 AMENITIES:**  
RESTROOM  
VARIETY OF SEATING  
NATIVE PLANTING  
AMPHITHEATER



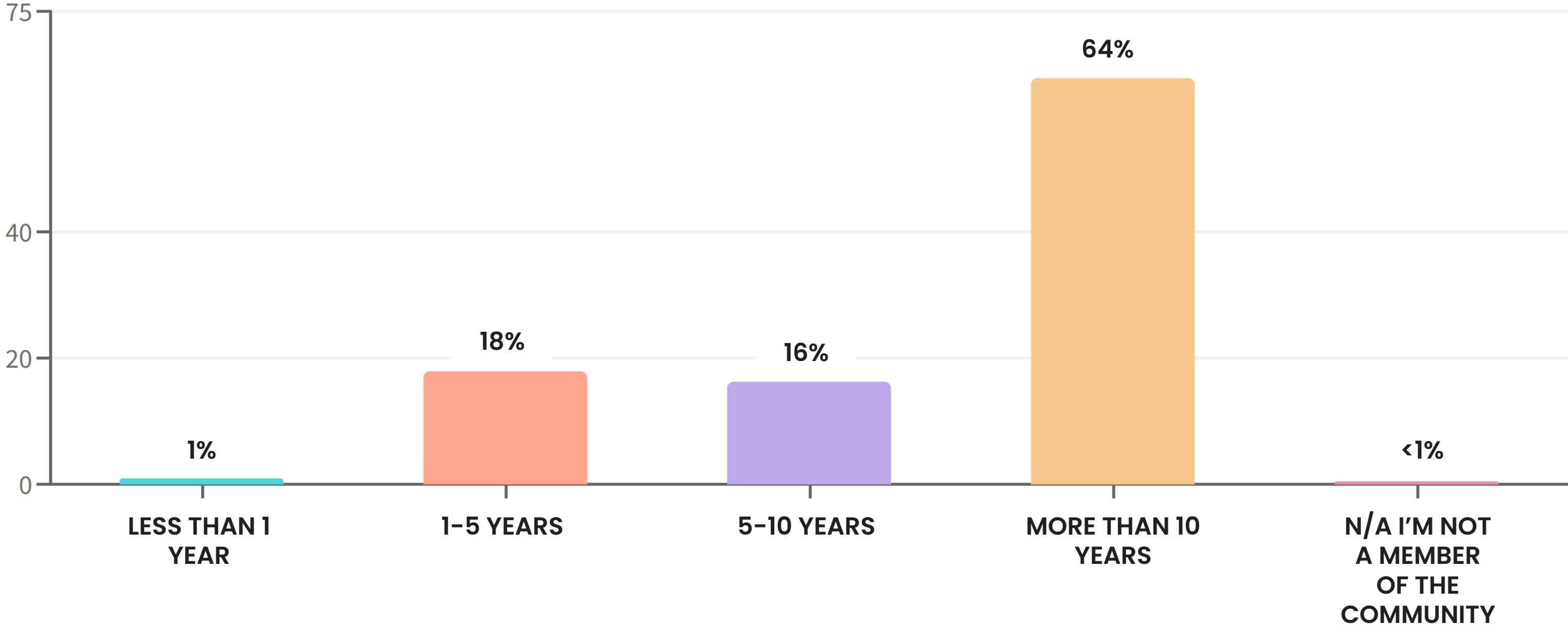
## QUESTION 8:

What is your relationship to downtown Stevenson  
(Select all that apply)?



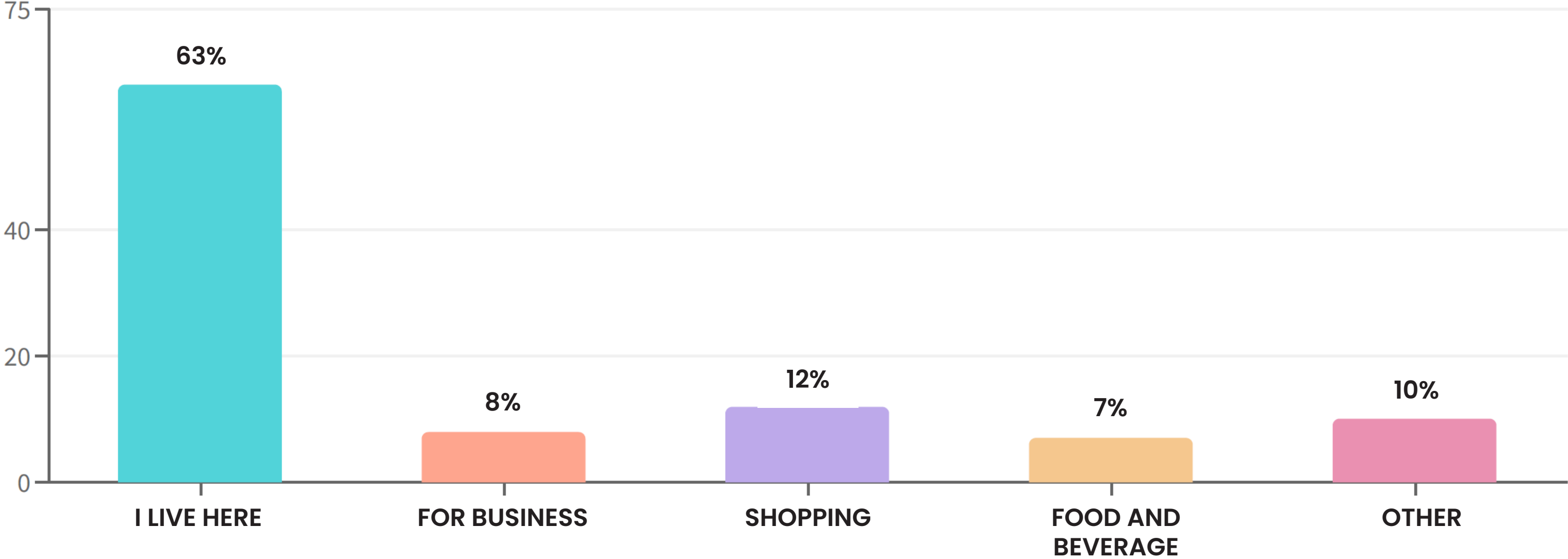
**QUESTION 9:**

**How long have you been a member of this Community?**



**QUESTION 10:**

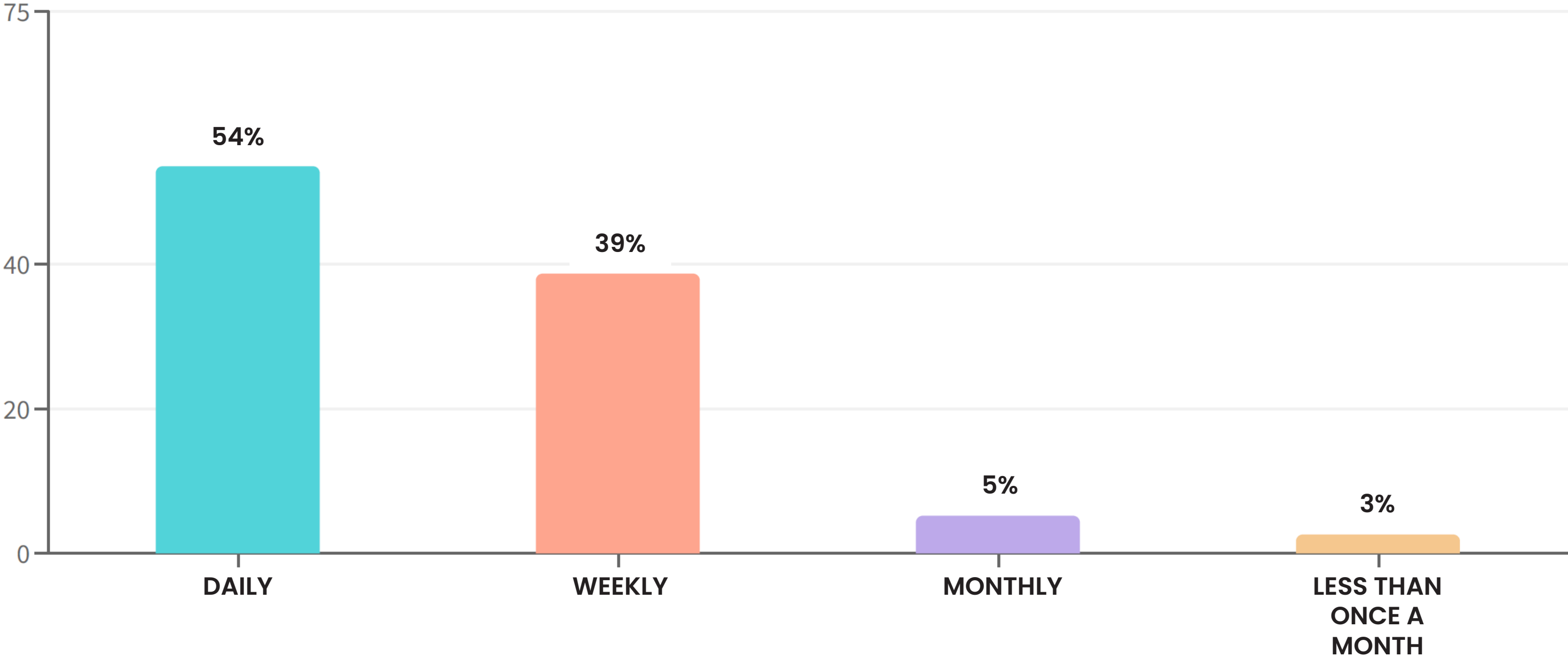
**What is the main reason you come to Stevenson?**





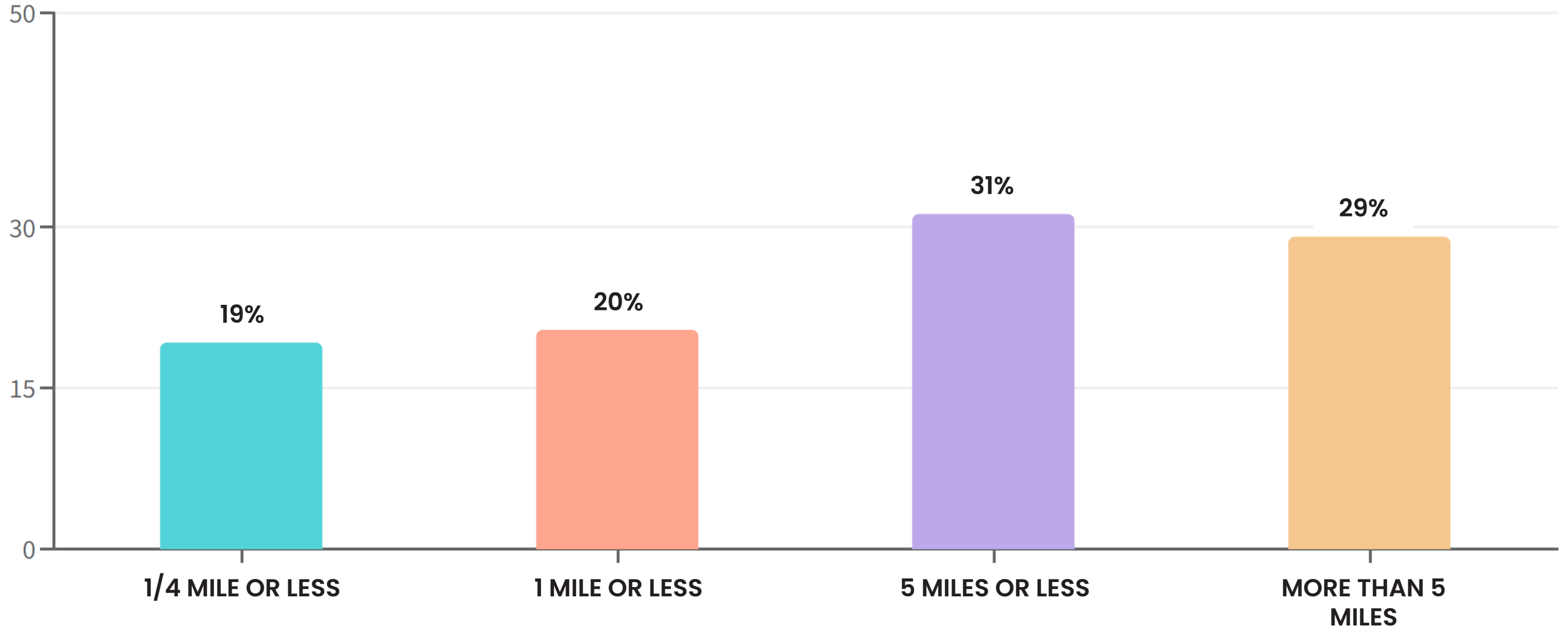
**QUESTION 11:**

**How frequently do you visit downtown Stevenson?**



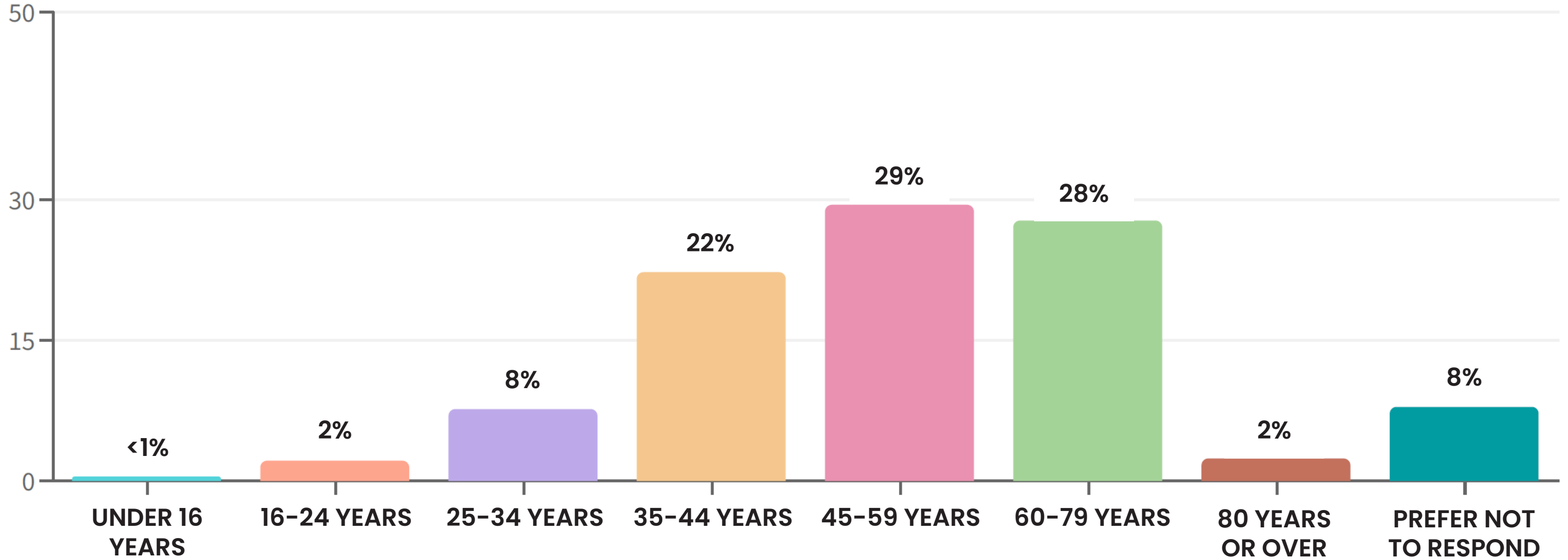
## QUESTION 12:

How far do you live from downtown Stevenson?



# QUESTION 13:

I am age?



**MEMORANDUM OF INTERLOCAL AGREEMENT FOR OPERATION AND  
MAINTENANCE OF SKAMANIA COUNTY COURTHOUSE PLAZA AND FOR  
IMMEDIATE POSSESSION OF COURTHOUSE LAWN**

This MEMORANDUM OF AGREEMENT FOR OPERATION AND MAINTENANCE OF The SKAMANIA COUNTY COURTHOUSE PLAZA (this "MOA"), is made and entered into this 13<sup>th</sup> day of December, 2022, by and between SKAMANIA COUNTY, a political subdivision of the State of Washington (the "County"), and the CITY OF STEVENSON, a Washington municipal corporation (the "City").

**RECITALS**

**A.** Skamania County and the City of Stevenson have partnered with the Stevenson Downtown Association ("SDA") to develop the Skamania County courthouse lawn into a recreational Plaza ("Project"), for the benefit of the residents and tourists of Skamania County and the City of Stevenson. As part of that partnership, Skamania County and the City of Stevenson desire to enter into this MOA to set expectations and responsibilities to facilitate an enduring partnership and align ongoing costs and benefits of the Project and ensure the Project's long-term success.

**B.** The Board of County Commissioners and the Stevenson City Council have determined this Project is in the public interest of both County and City residents, and similar projects in other cities have increased economic growth and civic vitality in the immediate vicinity of those projects.

**C.** The County owns real property commonly known as the courthouse lawn, located within the City and contiguous with the County Courthouse. The real property proposed as part of this Project is legally described in Exhibit A attached hereto and incorporated herein by this reference.

**D.** Once developed, the parties wish to allow the City to operate and maintain the Project for the benefit of the public, while the County maintains ownership of the real property. Because the primary financial beneficiaries of any economic growth will be the City and its businesses, the City agrees it should bear the financial responsibility for ongoing maintenance and operation of the Plaza so long as the real property is operated substantially as a recreational park ("Plaza"). Because the Plaza is contiguous to the Skamania County Courthouse and is intimately connected to the Courthouse's character and history, the County shall retain final decision making authority with respect to any substantial modifications to the design or any branding of the Plaza, as well as retaining the right to utilize the Plaza for County-related events and activities.

**E.** The City and the County understand the development of the Plaza depends on the City and County having an enforceable agreement regarding operations and maintenance/repairs. For that reason, City and County recognize the promises in this MOA are essential for the successful development of this Project, and agree both parties will sign the MOA and plan for the implementation of the MOA prior to the final development of the Plaza.

F. The City and County also recognize that in order to apply for grants and other funding, the City must have the right to possess the real property associated with the Plaza Project. The City and County intend this agreement to also constitute a lease of the Courthouse Lawn property to the City for the term set forth in section 2, below.

## MEMORANDUM OF AGREEMENT

NOW, THEREFORE, the County and the City state their Agreement regarding the operational control and maintenance of the Plaza as follows:

### 1. Purpose of MOA.

The purpose and intent of this MOA is to define the parties' understanding of the intentions of the County and the City as they relate to the operation and maintenance of the Plaza. The primary role for the County is to provide the real property constituting the Plaza (see Exhibit A) and cooperate with the City in ensuring the County's assistance so the City will have the ability to possess, operate and maintain the real property and facilities associated with the County Courthouse. In entering into this MOA, the parties expressly intend to create a binding, legally enforceable contract obligating the City to commit to pay fully and adequately for the maintenance and operation of the Plaza and equally obligates the County to cooperate with the City and to ensure the real property is not encumbered or otherwise made legally unavailable for continued use as a park-like Plaza at least until the expiration of this MOA or for any longer length of time obligated by grants awarded to the City or County which is used to fund the construction and development of the Plaza. Notwithstanding any other provisions of this MOA, any decisions regarding the naming or branding of the Plaza shall be subject to the consultation and approval of the County.

### 2. Effective Date and Duration.

This MOA shall take effect immediately upon the signature of both parties (the "Effective Date"), but the City's obligation to operate and maintain the Plaza will begin upon completion of the construction of the Plaza. This MOA shall remain in effect for thirty-five (35) years from the effective date, or for such length of time as is required by any grant funding used to complete the project, whichever is longer. PROVIDED, HOWEVER, the term of this MOA may be extended or renewed as agreed to by the County and City in writing on such terms as are negotiated at the time of extension or renewal.

County and City recognize this MOA regarding possession, operation and maintenance obligations is a necessary part of any cooperative effort to secure funding for and for construction of the Plaza. This MOA does not control the relationship of County and City prior to final construction of the Plaza, except as specifically recognized in the MOA. County and City relationships related to cooperative funding and/or construction will be controlled by future agreements or contracts duly executed by the parties and negotiated in good faith.

Nothing in this agreement requires County to take any responsibility for the construction of the Plaza. City and County recognize that County agrees to assist City, but any burden of construction is the responsibility of City or shall otherwise be allocated in future agreements.

**3. Administrators.**

Each party to this MOA shall designate an individual (an “Administrator”), who may be designated by title or position, to oversee and administer such party’s participation in this MOA. The parties’ initial Administrators shall be the following individuals:

<u>County’s Initial Administrator:</u>	<u>City’s Initial Administrator:</u>
Skamania County Public Works Director or Engineer 170 Vancouver Avenue Stevenson, Washington 98648 (509) 427-3910 phone	Leana Kinley City of Stevenson City Administrator 7121 E. Loop Road Stevenson, WA 98648 (509)427-5970 phone leana@ci.stevenson.wa.us

Either party may change its designated Administrator at any time by delivering written notice of such party’s new Administrator to the other party.

**4. Agreement of the City**

4.1 Maintenance. The City shall maintain in good working order and make any needed repairs to the existing and any future facilities on the Plaza during the term of this MOA. The Plaza shall at all times be maintained such that it is esthetically pleasing, and any damage or significant wear and tear will be fixed or refurbished without unreasonable delay.

4.2 Garbage and Debris. The City shall, at its sole cost and expense, and on a timely basis to ensure a clean and attractive Plaza, collect and dispose of any and all debris located within the Plaza or in the area immediately surrounding the Plaza if it seems likely the debris came from the Plaza.

4.3 Utilities. The City shall pay all costs, charges and expenses for utility service to the Plaza, including but not limited to power, water, sewer, waste water, natural gas, propane, communications and telephone services, if any.

4.4 Assessments. The City shall pay all costs associated with any and all assessments and Local Improvement Districts charges to the Plaza property during the term of this Agreement.

4.5 Signage. The City shall maintain, at its sole cost and expense, informational signs located at the Courthouse Plaza which recognizes the County and the City as partners in the development and operation of the Plaza and which provides contact information for the City as sole operator of the Plaza. Suggested language could include language such as: “This Plaza Developed in cooperation with Skamania County.” Any grant required funding signs should be maintained by the City at the Plaza. (Also see Section 1, above, regarding naming/branding.)

4.6 Enforcement. The Plaza is subject to Revised Code Washington, the City of Stevenson Municipal Code, and all other rules and regulations adopted by the State, City or County. The City shall, at its sole cost and expense, enforce the Revised Code of Washington, the Municipal Code of Stevenson, and any applicable Skamania County Code, rules and regulations within the Plaza, and monitor the Plaza for appropriate use. The City of Stevenson shall adopt an appropriate municipal ordinance that shall ensure that the Plaza will not be used for sleeping or camping.

4.7 Operation as Public Park Plaza. The City intends to operate the Plaza as a public park or Plaza and for such ancillary uses or purposes as are commonly associated with a public park or Plaza and for no other purpose or use whatsoever without the prior written consent of the County, which may be granted or withheld in the County's sole discretion. The County may enter the Plaza at any time for purposes of inspecting and ensuring the Plaza usage is consistent with the intentions expressed in this MOA.

4.8 Public Access. The Plaza should be available to the public during the dates and times as specified by the City and as agreed by the County. The City shall have the power to schedule special events and regular uses such as for a weekly community market, but shall confer with Skamania County to ensure any such special or regular events do not interfere with the needs of or the regular business of the County.

4.9 Usage Fees and Licensing. The City may issue licenses to third parties and collect fees therefrom for all activities in the Plaza, subject to: (a) any grant requirements and any other restrictions placed on or associated with the Plaza through this MOA. The authority for granting and/or conveying all other easements, or other grant or conveyance of real property interest shall remain with the County. Any and all fees collected by the City pursuant to this Section should only be expended on Plaza operations, maintenance, repairs and improvements unless otherwise agreed by County.

4.10 General Maintenance and Adequate Reserves. Except as where otherwise provided in this MOA, the City shall, at its sole cost and expense, keep and maintain the Plaza and all fixtures and improvements located thereon in good condition and repair, subject to ordinary wear and tear. All such maintenance and repair for which the City is responsible should be performed by the City in a good and workmanlike manner in compliance with all applicable laws.

The City will maintain adequate reserves for the maintenance of the Plaza. The calculation of the reserves shall be based on the useful life of each asset in the Plaza and the cost to replace said asset. These reserves shall be set aside on an annual basis, and shall be calculated such as to ensure adequate funds are available for any needed renovation or repairs of the Plaza. The reserve funds may be used for capital maintenance or repairs (over \$5000 and over one-year extension of useful life) and for capital improvements.

4.11 Default and/or Restoration Contingency. In addition to any actual damages, the City agrees that if at any time they should default on this MOA during its term or voluntarily fails to renew the agreement at its expiration (see Section 7.6 below) City will be obligated to County for County's actual cost required to maintain Plaza in addition to the cost required to return Plaza to

its original condition as a Courthouse Lawn. Furthermore, the City agrees that if it should default on its obligations and the County is required to perform the City obligations in this MOA, City will reimburse County for all costs incurred in performing City obligations plus a 20% administrative fee for the duration of this MOA's 35 year term or for any period for which the Plaza property is required to be used as a park under any grant or financing agreements entered into by City or County in the development of the Plaza.

5. **Joint Responsibilities.**

The intent of this MOA is to pass all responsibility to the City for day to day maintenance and operation of the Plaza. It is the intent of the County to act in an advisory and oversight capacity only in order to ensure compliance with this MOA including assisting the City in pursuing grant and other funding, complying with funding source restrictions and requirements, any third party obligations, and any other legal obligations of the County and City. County shall support the City with grant funding requests as a supportive partner in any grant proposals. The parties understand the City and County, when necessary, will jointly develop and submit any grant funding requests depending on the nature of the funding opportunity. The City shall not apply for any grant funding that encumbers or restricts the use of the Plaza property without the specific approval of the County, in writing.

6. **Possession of Courthouse Lawn prior to construction of Plaza.**

The City shall have the right to possess the Courthouse Lawn (Exhibit A) upon the signing of this agreement. Such possession shall establish City as lessee of the property, with the right to apply for grants, make any study or survey as needed for development of design or construction plans, compliance with any local, state or federal regulations, or any other act necessary to facilitate the efficient construction of the Plaza in partnership with the County. However, the City shall at all times give notice to County of any planned work or construction done on the Courthouse Lawn. City shall not in any case begin any construction activity on the Courthouse Lawn that involves removal of any concrete fixtures, plants, trees, foliage, or the moving or removal of any grass, dirt or other existing material without first entering into a separate MOA with the County related to the responsibilities, timing, expense and schedule of construction, which the County will negotiate in good faith. The County will continue to maintain the Courthouse Lawn in the manner it is now performing, and historically has performed, such maintenance until such time as a new MOA related to construction of Plaza is negotiated and signed by City and County. City agrees to indemnify and hold County harmless, under similar terms as in Section 9 below, for any work or activity performed by City on Courthouse Lawn pursuant to this Section.

7. **Alterations and Improvements.**

7.1 **No Conversion.** The City should not make additions, changes, alterations, or improvements to the Plaza including but not limited to any electrical, mechanical, utilities, and other systems and facilities serving the Plaza existing at the effective date of this MOA or in the future (collectively, the "Alterations") inconsistent with this MOA's conditions and restrictions, or grant contracts associated with the Plaza. Any known conditions and restrictions or grant contracts are attached collectively as Exhibit B and incorporated herein by this reference.



7.2 Consent by the County. The City should not make Alterations from a mutually agreed design without first obtaining the prior written consent of the County. The City should provide the County with detailed plans and specifications detailing any proposed Alterations. Should the County consent to any proposed Alterations, such consent should not be deemed a representation or warranty as to the adequacy of the architectural design or plans for such Alterations, and the County hereby expressly disclaims any responsibility or liability for same. The County shall have no obligation whatsoever to make any Alterations now or at any time in the future, unless such obligations are negotiated by the City and approved by the County in writing.

7.3 Alterations by City. All Alterations should be performed: (a) at the City's sole cost and expense unless funding is obtained through a grant or donation source; (b) in a good safe environment and performed in a professional workmanlike manner, with all materials used being of a quality at least as good as or better than existing condition those already in use on the Plaza; (c) in accordance with plans and specifications approved by Skamania County and any associated grant/sponsor agencies; and (d) in compliance with all applicable laws, codes and regulations including but not limited to those related to prevailing wages (see RCW 39.12), retainage (see RCW 60.28), bonding (see RCW 39.08), use of licensed contractors (see RCW 39.06), and competitive bidding (see RCW 36.32 and RCW 35.21.278), and all codes and regulations. The County hereby expressly disclaims any responsibility or liability for same.

7.5 Disposition of Alterations at Termination. This agreement does not intend to create a separate legal entity. Upon the expiration or earlier termination of this MOA, all fixed Alterations should remain in and be surrendered within the Plaza as a part thereof, unless, with respect to any Alteration, the County specifies in its consent such Alteration must be removed prior to surrender, in which case the City intends, prior to surrender, to remove the identified Alteration and repair any damage, to the extent economically feasible, to the Plaza caused by such removal.

7.6 Renewal and Disposition of Property upon Termination of Agreement. Upon expiration of this MOA, the MOA will automatically renew for an additional 30-year term, unless County notifies City at least twenty-four (24) months in advance of their intent not to renew the MOA. If County notifies City of its intent not to renew this MOA, upon termination of the MOA the County shall be responsible for all operations and maintenance of the Plaza, and City will have no further maintenance obligations under this MOA. Any funds City holds in reserve fund for maintenance of Plaza at the time of termination of the MOA shall remain the property of City, unless County agrees to continue the use of Project as a Plaza, in which case any reserve funds shall be available for capital improvements of the Plaza by County as described in Section 4.10 above. If County plans to discontinue use of Project as a Plaza and sell or lease property to a third party, City shall have the right to retain any reserve funds. If County chooses to discontinue use of property as a Plaza and sells the Plaza real property to third party, County shall reimburse City for any City general fund contributions made by City in actual construction of the Plaza (not to include lodging tax funds expended or any funds expended in maintenance of the Plaza, after construction). So long as the Plaza property remains in public ownership, County will not be required to repay City for any City funds used in Plaza Project construction. The purpose of this MOA is for City to have the obligation to maintain the Plaza indefinitely. There is no provision

for City to terminate MOA after construction of Plaza without incurring liabilities under Section 4.11.

7.7 Liens. The City intends to keep the Plaza free from any liens arising out of work performed for, materials furnished to, or obligations incurred by, or on behalf of, the City. Any construction liens filed against the real property associated with the Plaza for work claimed to have been furnished to the City will be discharged by the City, by bond or otherwise, within ten (10) days after receipt of the filed claim or lien, at the City's sole cost and expense. Should the City fail to discharge any such construction lien, the County may at its election pay the claim or post a bond or otherwise provide security to release the lien as an encumbrance or claim against title and the cost to the County should be immediately due and payable by the City. The City should indemnify and hold the County harmless from and against any liability arising from any such lien.

**8. Independent Contractor.**

The City intends to perform all work associated with the Plaza as an independent contractor and not as an agent, employee, partner, joint venture or servant of the County. The City intends to be solely responsible for control, supervision, direction and discipline of its personnel and agents, who shall be employees and agents of the City and not the County. The County shall only have the right to ensure quality and performance.

**9. Indemnification/Hold Harmless.**

The parties understand the City shall assume the risk of, be liable for, and pay all damage, loss, costs, and expense of any party arising out of the operation and maintenance of the Plaza, except any such damage, loss or costs caused or incurred by the sole negligence and/or willful misconduct of the County, its employees acting within the scope of their employment and any agents of the County acting within their scope of agency. The City shall hold harmless, indemnify, and defend the County, its officers, elected and appointed officials, employees, and agents from and against all claims, losses, suits, actions, counsel fees, litigation costs, expenses, damages, judgments, or decrees by reason of damage to any property or business, and/or any death, injury, or disability to or of any person or party, including, but not limited to, any employee, contractor, licensee, invitee and/or any other persons who may be in, on, around or upon the Plaza with the express or implied consent of the City or arising out of or suffered, directly or indirectly, by reason of or in connection with the Plaza or this MOA, or any act, error, or omission of the City, the City's employees, agents, and subcontractors, whether by negligence or otherwise. It is specifically and expressly understood the indemnification provided in this MOA constitutes the City's waiver of immunity under the state industrial insurance laws, Title 51 RCW, solely for the purpose of this indemnification. The City understands this waiver has been mutually negotiated.

**10. Liability Related to City Ordinances, Policies, Rules and Regulations.**

In signing this MOA, the County does not assume liability or responsibility for or in any way release the City from any liability or responsibility which arises in whole or in part from the existence or effect of City ordinances, policies, rules or regulations. If any cause, claim, suit, action or administrative proceeding is commenced in which the enforceability and/or validity of any such

City ordinance, policy, rule or regulation is at issue, the parties understand the City shall defend the same at its sole expense and, if judgment is entered or damages are awarded against the City, the County, or both, the City shall satisfy the same, including all chargeable costs and reasonable attorney's fees.

**11. Condition of Plaza.**

The City acknowledges and agrees it has had an adequate opportunity to inspect the property of the proposed Plaza, the proposed plan for creation/improvement of the Plaza and is accepting the Project in the condition "as is" or as improved, subject to all faults and defects, known and unknown. The City further represents and warrants to the County except for the County's express representations, warranties, covenants and obligations under this MOA and the exhibits hereto, the City has not relied and will not rely on, and the County is not liable for or bound by, any warranties, guaranties, statements, representations or information pertaining to the Plaza and the Plaza Facilities. .

**12. Insurance.**

12.1 City's Insurance Obligation. The parties understand, upon signing this MOA, the City, at its own cost, shall have procured and will maintain for the duration of this MOA, insurance as specified in Section 12.2 below, the Minimum Scope and Limits of Insurance. Each insurance policy shall be written on an "occurrence" form unless otherwise approved by the County. The City's maintenance of insurance through a qualified Risk Pool is acceptable under this MOA. Nothing contained within these insurance requirements shall be deemed to limit the scope, application, and/or limits of the coverage afforded, which coverage will apply to each insured to the full extent provided by the terms and conditions of the policy(s). Nothing contained within this Section 12 shall affect and/or alter the application of any other provision contained within this MOA.

12.2 Minimum Scope and Limits of Insurance. The City shall maintain limits no less than:

- (a) General Liability: \$2,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage, and for those policies with aggregate limits, a \$4,000,000 aggregate limit.
- (b) Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.
- (c) Workers' Compensation: Statutory requirements.

By requiring such minimum insurance coverage, the County shall not be deemed or construed to have assessed the risks that may be applicable to the City under this MOA. The City shall assess its own risks and, if it deems appropriate and/or prudent, maintain greater limits and/or broader coverage.

12.3 Other Insurance Provisions and Requirements. The insurance coverage(s) required in this MOA are to contain, or be endorsed to contain the following provisions:

- (a) The County, its officers, officials, employees and agents are to be covered as additional insureds as respects liability arising out of or in connection with this MOA. Such coverage shall be primary and non-contributory insurance as respects the County, its officers, officials, employees and agents. The Additional Insured Endorsement shall be included with the certificate of insurance.
- (b) The City's insurance coverage shall apply separately to each insured against whom a claim is made and/or lawsuit is brought, except with respect to the limits of the insurer's liability.
- (c) Any deductibles or self-insured retentions must be declared to, and approved by, the County. The deductible and/or self-insured retention of the policies shall not limit or apply to the City's liability to the County and shall be the sole responsibility of the City.
- (d) Coverage shall not be suspended, voided, canceled, reduced without prior written permission of the County.

12.4 Documentation of Insurance Requirements. The City shall furnish the County with certificates of insurance and endorsements per this MOA. The County reserves the right to require complete, certified copies of all required insurance policies at any time. If at any time any of the policies described in this Section 12 fail to meet minimum requirements, the City shall, upon notice to that effect from the County, promptly obtain a new policy, and shall submit the same to the County, with the appropriate certificates and endorsements, for approval.

12.5 Insurance Review. In consideration of the duration of this MOA, the parties understand this Section 12, at the discretion of the County Risk Manager, may be reviewed and adjusted with each amendment and within ninety (90) days of the end of the first five (5) year period of the MOA and the end of each successive five (5) year period thereafter. Any adjustments made as determined by the County Risk Manager, shall be in accordance with reasonably prudent risk management practices and insurance industry standards and shall be effective on the first day of each successive five (5) year period. Adjustment, if any, in insurance premium(s) shall be the responsibility of the City. Any failure by the County to exercise the right to review and adjust at any of the aforementioned timings shall not constitute a waiver of future review and adjustment timings.

### 13. Compliance with Laws.

In the performance of its obligations under this MOA, each party expects to comply with all applicable federal, state, and local laws, rules and regulations.

### 14. Default and Remedies.

If either party defaults in its obligations under this MOA, the non-defaulting party shall have the right to seek specific performance by the defaulting party. An event of default shall occur only upon the obligated party's failure or refusal to perform a material term of this agreement after the party entitled to performance has given written notice to the obligated party of the breached term, and 30 days have elapsed after notice. City acknowledges the County has entered this MOA with the understanding the obligations for maintenance, operations, repair, etc. of the Plaza will be the sole responsibility of City, and any default in City's obligations resulting in maintenance, repair or operation costs being borne by the County shall result in those costs being payable by the City to County after written notice and demand.

**15. Early Termination.**

There is no early termination of this MOA. Any attempt to terminate this MOA early by either party shall constitute a default of the MOA.

**16. Dispute Resolution.**

County and City shall make every effort to resolve any dispute regarding this MOA informally. If informal dispute resolution is unsuccessful, there shall be no further obligation to engage in an alternative dispute resolution process.

**17. Financing.**

Each party will finance their obligations in this MOA through general or restricted funds of each agency as law permits. No joint financing is contemplated.

**18. Notices.**

All notices required to be given by any party to the other party under this MOA shall be in writing and shall be delivered either in person, by United States mail, or by electronic mail (email) to the applicable Administrator or the Administrator's designee. Notice delivered in person shall be deemed given when accepted by the recipient. Notice by United States mail shall be deemed given as of the date the same is deposited in the United States mail, postage prepaid, and addressed to the Administrator, or their designee, at the addresses set forth in Section 3 of this MOA. Notice delivered by email shall be deemed given as of the date and time received by the recipient.

**19. Nondiscrimination.**

It is the policy of the County and the City to reject discrimination which denies equal treatment to any individual because of his or her race, creed, color, national origin, families with children, sex, marital status, sexual orientation, age, honorably discharged veteran or military status, or the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability as provided in Washington's Law against Discrimination, Chapter 49.60 RCW. These laws protect against specific forms of discrimination in employment, credit transactions, public accommodation, housing, county facilities and services, and city and county contracts.

**20. Entire Agreement; Amendments.**

This MOA constitutes the entire MOA between the parties regarding the subject matter hereof, and supersedes any and all prior oral or written agreements between the parties regarding the subject matter contained herein. This MOA may not be modified or amended in any manner except by a written document signed with the same formalities as required for this MOA and signed by the party against whom such modification is sought.


**21. Conflicts between Attachments and Text.**

Should any conflicts exist between any attached exhibits or schedule and the text or main body of this MOA, the text or main body of this MOA, or to any modifications or amendments to this MOA shall prevail.

IN WITNESS WHEREOF, the parties have signed this MOA as of the date first above written.


**COUNTY:**

Skamania County, a political subdivision of the State of Washington


By   
Name: Richard Mahar  
Title: Skamania County Board of County Commissioners, Chair

**CITY:**

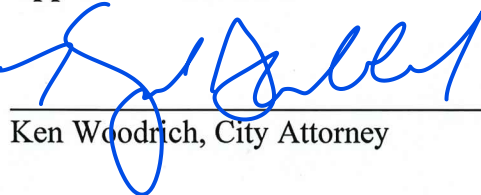
City of Stevenson, a Washington municipal corporation

By   
Name: Scott Anderson  
Title: Mayor, City of Stevenson

**Approved as to Form:**

  
Adam N. Kick, Skamania County Prosecuting Attorney

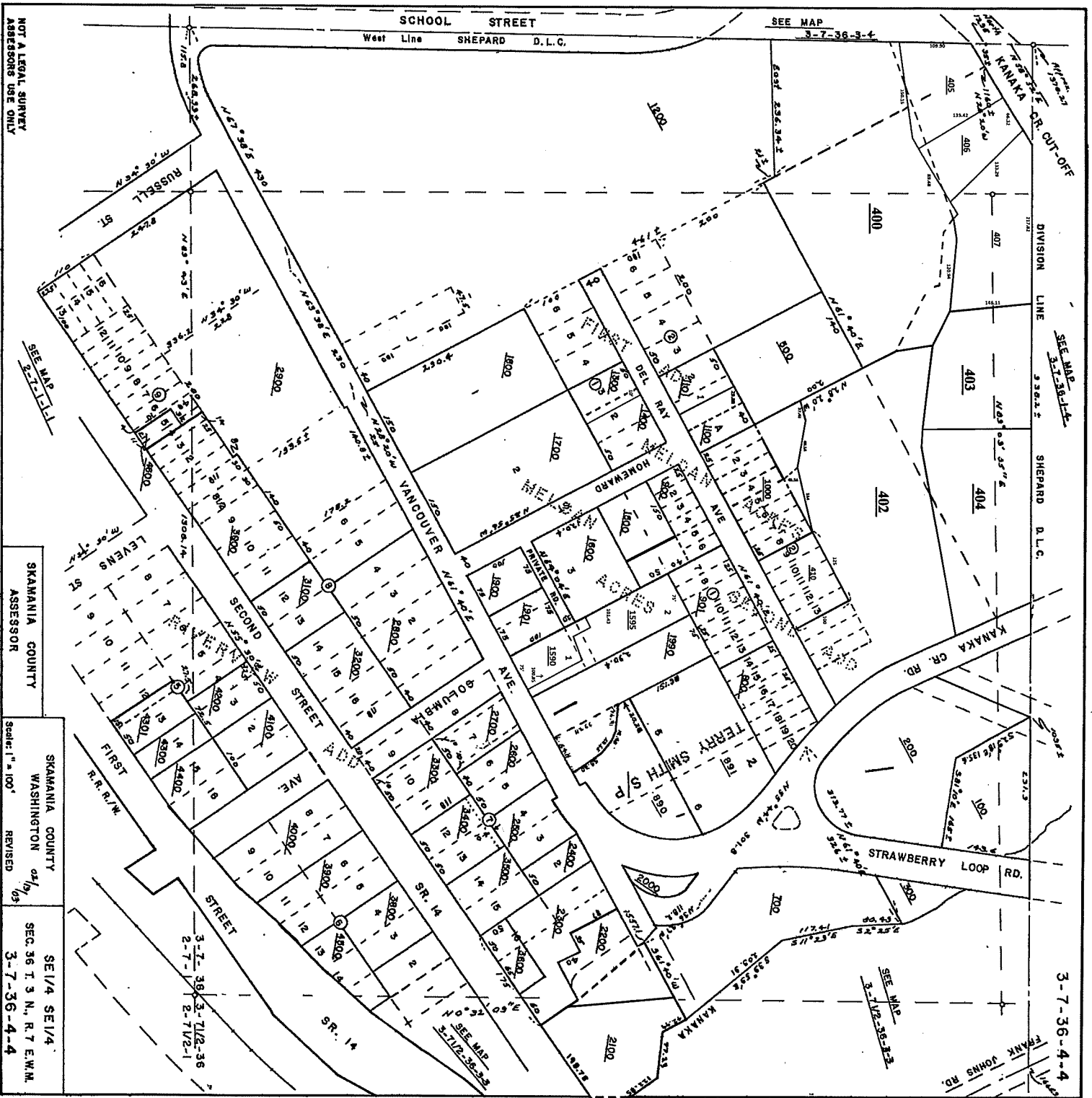
**Approved as to Form:**

  
Ken Woodrich, City Attorney

**Exhibit A**  
**Legal Description of Plaza**

Lots 6-16 of the Town of Stevenson and the west 4 feet of lot 5; together with the north 40 feet of said lot 5 and the west 7 feet, of the north 40 feet, of lot 4 all of which is in Block 9 of said plat of the Town of Stevenson. Recorded under Skamania County Auditor file number Book A page 11, Skamania County State of Washington.

This description will be supplemented and/or amended with a full legal description consistent with the results of a survey consistent with the requirements of any final plans for the Plaza and which will be included in this agreement prior to or contemporaneously with an agreement regarding construction of the Plaza.



NOT A LEGAL SURVEY  
ASSESSORS USE ONLY

SKAMANIA COUNTY  
ASSESSOR

SKAMANIA COUNTY  
WASHINGTON 02/19/03  
REVISED

SE 1/4 SE 1/4  
SEC. 36 T. 3 N., R. 7 E. W.M.  
3-7-36-4-4



Dated this 13<sup>th</sup> day of December 2022.

ATTEST:



**BOARD OF COMMISSIONERS  
SKAMANIA COUNTY, WASHINGTON**

A handwritten signature in blue ink, appearing to read "Richard Mahar".

Richard Mahar, Chairman

A handwritten signature in blue ink, appearing to read "T.W. Lannen".

T.W. Lannen, Commissioner

A handwritten signature in blue ink, appearing to read "Robert Hamlin".

Robert Hamlin, Commissioner

A handwritten signature in blue ink, appearing to read "Lisa Sackos".

Lisa Sackos, Clerk of the Board

Approved as to form only:

A handwritten signature in blue ink, appearing to read "Adam Kick".

Adam Kick,  
Skamania County Prosecuting Attorney

Aye	<u>3</u>
Nay	<u>0</u>
Abstain	<u>0</u>
Absent	<u>0</u>



# Risk Management Considerations for Spray/Splash Pads

**S**plash pads are a fun aquatic addition to any neighbourhood park. They are a great place for children of all ages to beat the heat in a fun and safe way. Parents don't have to worry about their children swimming in deep water, or their swim level. There are no life jackets or floaters required. Even parents have been known to have some fun with their children to cool off.

## Best Practice

The Owner/Operator of a recreational water facility should:

- Maintain the recreational water facility in a clean and sanitary state.
- Maintain the water chemistry in a manner that reduces the potential for the spread of a communicable disease.
- Respond appropriately to adverse incidents that may affect the health of facility users.
- Maintain procedures and train facility staff in responding to emergency incidents (eg. fouling of water by fecal matter).
- Be equipped with appropriate safety and emergency equipment to respond to the hazards associated with the use of the facility. This may include things like first aid kit, emergency telephone, reaching pole, buoyant throwing aid, spine board and blanket.

- Perform Daily Pre-Opening Checks:
  - Make sure the pad area is clean and free from obstacles such as: broken beer bottles, garbage, rocks, bird feces, grass cutting, etc.
  - Water chemistry is adequate and treatment and recirculation equipment is operational, where applicable.
  - Grating or drain covers are securely fastened to all pipelines and fittings that terminate in the spray/splash pad.
  - Fittings that terminate in the pool are flush with the edges and are free to sharp edges.
  - All ground fault interrupters are operational, where provided.
  - Clear of any algae as this can cause a slippery surface.
- Maintain a log book and keep daily records of the following:
  - Daily inspections.
  - Filtration, disinfection and addition of fresh water.
  - Breakdown of equipment and repairs that have occurred.
  - Incident reports or emergency, rescues that have occurred.

- Create Spray/Splash Pad Rules:
  - Parents or guardians are to supervise their child/children at all times.
  - Children should be appropriately attired for their age and continence ability to prevent fouling of the spray pad/splash pad (eg. swim diapers recommended)
  - Washing of hands after using the toilet or changing diapers.
  - Avoid swallowing water from spray/splash pad.
  - No glass containers, food, or beverage is allowed on the spray pad/splash pad or in the area immediately surrounding the spray pad/splash pad.
  - Recreational water is not intended for drinking.
  - Do not use the spray/splash pad if you have an open sore or rash, or are experiencing nausea, vomiting or diarrhea.
  - No person shall pollute the water or surface of the spray pad/splash pad in any manner or on the immediate area surrounding the spray pad/splash pad.
  - No person shall engage in boisterous play in or about the spray pad/splash pad.
- Respond to fouling of spray pad/splash pads:
  - Ensure users leave the spray pad/splash pad due to fouling.
  - Drain the spray pad/splash pad and the recirculation system – E. Coli is very resistant so it takes it a few laps to the drain and the chlorinator before it's all killed and you're assured it's killed.
  - Clean and disinfect the spray pad/splash pad and any equipment used in accordance with the Centers of Disease Control and Prevention's "Fecal Incident Response Recommendations for Pool Staff" and;
  - Ensure proper operation of the spray pad/splash pad prior to reopening.

While Intact Public Entities Inc. does its best to provide useful general information and guidance on matters of interest to its clients, statutes, regulations and the common law continually change and evolve, vary from jurisdiction to jurisdiction, and are subject to differing interpretations and opinions. The information provided by Intact Public Entities Inc. is not intended to replace legal or other professional advice or services. The information provided by Intact Public Entities Inc. herein is provided "as is" and without any warranty, either express or implied, as to its fitness, quality, accuracy, applicability or timeliness. Before taking any action, consult an appropriate professional and satisfy yourself about the fitness, accuracy, applicability or timeliness of any information or opinions contained herein. Intact Public Entities Inc. assumes no liability whatsoever for any errors or omissions associated with the information provided herein and furthermore assumes no liability for any decision or action taken in reliance on the information contained in these materials or for any damages, losses, costs or expenses in a way connected to it. Intact Public Entities Inc. is operated by a wholly owned subsidiary of Intact Financial Corporation. Intact Design® and Risk Management Centre of Excellence® are registered trademarks of Intact Financial Corporation or its affiliates. All other trademarks are properties of their respective owners. TM & © 2021 Intact Public Entities Inc. and/or its affiliates. All Rights Reserved.



PROUDLY MADE IN THE USA



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[Home](#) → Pros and cons of fresh water vs recirculation for splash pads

# PROS AND CONS OF FRESH WATER VS RECIRCULATION FOR SPLASH PADS

SAFETY FIRST!

At My Splash Pad, one of our priorities is having the safest water play for children everywhere!

We recommend a fresh water system so children do not come in contact with harmful bacteria and chemicals that could potentially cause illness, skin irritations, and burns. You never know what they are sensitive to, so it is better to be safe than sorry for everyone.

## FRESH WATER VS RECIRCULATION

With a splash pad, you are dealing with a very small body of water, around 1,000 gallons, instead of the 10's of thousand gallons you have with a pool.

It only takes a few children in diapers to play in the splash pad after you have checked the chemicals, and you could quickly have a bacteria problem in the water. This can create a tricky problem if your chemistry is not exact, someone can end up ill or chemically burnt due to improper water chemistry.

With recirculation, it opens you up to liabilities since a large majority of children are of that age to be in diapers using a splash pad.

Therefore, we always recommend going with a freshwater system to avoid liability for the customer.


Since you are most likely using city water, they handle all the sanitizing for you, taking all the liability away from you since it is fresh, drinkable water. If you look at pictures of children in splash pads, you will see almost 1/3 of the children with their faces down in a nozzle drinking the water or running around with their mouths open and water going in. This is why it is so essential to make sure that you are providing the best option for the children that will be playing in the splash pad!

“It only takes a few children in diapers to play in the splash pad after you have checked the chemicals and you could quickly have a bacteria problem in the water...”

## RECIRCULATION DETAILS

**\$50K+ – Dependant on the state, the Health Department looks at a splash pad the same as a publicly used swimming pool.**

- Recirculation will add about **\$50K+ (FL and CA \$100K+)** or even more to the **cost of a splash pad** upfront due to the below information.
- You will need **Sealed Engineered Drawings** done for a recirculation splash pad, and your Engineer will work with your city on their requirements.
- You will have substantially **more costs in permits and onsite inspections**, so it will take us longer to install, which costs you more due to the extra time we are on-site.
- You will have the **cost of buying chemicals** to keep bacteria at bay.
- You will need **daily checking of the splash pad by a certified, licensed pool contractor** to check and top off chemicals, plus log everything for your state inspections that you will have a few times a year.
- You are paying extra for someone to maintain recirculation equipment and keep up with sanitation throughout the year. Also, **in a few years, you might need to replace one of those commercial** pumps (there are two different pumps – one for recirculation and one for the features), and a pump can cost up to a couple thousand to replace.

- You are purchasing **recirculation equipment that will sit for nine months out of 12 unused (this is more common for northern states)**. Which requires winterizing your system (taking the water out), and you can have issues with gaskets and seals that can dry out.
- Children will drink the water, no matter how often you tell them not to. Drinking the recirculated water is the same as **drinking treated pool water** and may give them gastro distress if they ingest too much or other illnesses.
- You will need to have **inspections done by the city and state a few times during the season** to ensure you are logging everything correctly.
- A **pump house will be required for code because of all the equipment** (more \$).
- The **general liability costs for recirculation** of a splash pad are through the roof (we had one customer tell us that it was **\$30K for liability insurance** for a recirculation, so they switched to a fresh water system which took their insurance below \$3,000).
- It can take **additional time** depending on your Engineer and how quickly he draws the splash pad, plus extra revisions that need to be done to the design if you do not meet the city's requirements the first time.
- Federal mandates are that a bathroom  is within 200 feet of the splash pad area, so if you do not have one already within the number of feet needed, one must be built meeting other federal guidelines.
- Another federal mandate is a dry zone **around the splash pad** – this can be from 5' – 10' wide as a sidewalk around the perimeter of the splash pad which can double the size of the splash pad concrete.
- You will have **higher electric costs** due to the **pumps, filter, chlorinator, ph balancer, etc...** and without knowing your electric costs, it could probably be \$200+ a month, but this is not an exact estimate.

- You will **still have water costs** due to evaporation, children taking the water off the pad with their bodies and toys, and you could end up paying more for electricity, water, chemicals, etc, in operating costs than you would then just paying your water bill.
- With the total maintenance cost that you have with electricity, a certified, licensed maintenance person, chemicals, and extra liability insurance, you will have, etc... you can have a well dug for around \$10K+ instead of spending the over \$50k+ you will have for the recirculation equipment. Plus, you would not be paying for city water and would not have to pay for equipment that sits around for nine or so months of the year unused.

## FRESH WATER DETAILS

### No added cost to your splash pad!

- Since there is **no equipment** because you are running off the city water supply and pressure, you have no additional equipment cost on the splash pad install – we attach it to your water source.
- The **city will only need a line drawing** done, which we supply you with at no extra cost – **NO Sealed engineered drawings needed.**
- Very few permits, possibly a build permit because you are adding value, a plumbing permit IF there is not a water line on site that we can connect to, and an electrical permit IF there is not a GFI-protected outlet close.
- No one has to come and check your chemicals since you are running off city water pressure. Some people pay more for someone to check their chemicals each week than they would have paid for their city water usage if they had gone fresh water.
- There are no extra upkeep costs, except water costs and winterizing (if needed).



- Since the water is coming from the city water supply or if you use a potable well, you **do not have chemical costs and do not have to worry about the chemicals in the water** with the possibility of someone getting skin irritations, burned, or swallowing the water because of the chemically treated water, but with fresh water, it is just like them drinking out of their kitchen sink or a public drinking fountain.
- No inspections – depending on city and state regulations, some do not require inspections others may require them once a year for their records.
- There is no need for a pump house since there is no equipment, just an in-ground vault for the valves.
- NO dry zone sidewalk is required, so you keep your concrete costs down.
- A fresh water installation is a quicker process, you will just go to your permitting office to show the line drawing of the pad and you can get your permit so we can start as soon as our schedule allows.
- Lower liability insurance since there are no chemicals involved.
- Low electric usage since the only electric part of the pad is a low-voltage bollard activator (if you choose one).
- We connect to your supplied drain stub that usually leads to the city storm drain, **so the water is** going back to get sanitized and is not being wasted. You are using the city treatment plant as your sanitizing equipment without the cost and maintenance of all the equipment.

Overall, a fresh water system is the simplest and best way to go. There is no costly maintenance with fresh water, or chemical liability, no issues with permits, no daily certified pool contractor, etc. You only have to pay for your water usage, and that's it. You can save \$50K+ upfront and any maintenance costs in the future!



**American Made – American Owned.**

We proudly manufacture our water play features and splash pad products in Northeast Ohio.

## **What Is A Splash Pad?**

Fresh Water vs Recirculation

Fiberglass/Polyurethane vs Stainless Steel

## **Water Play Features**

Animals

Bucket Dumps

Classic

Dog Water Park

Hoops & Arches

Mushrooms & Umbrellas

Bollard Activators

Splash Pad Nozzles & Spray Caps

## Services

Splash Pad Installations

Splash Pad Safety Surfacing

Maintenance & Service

Warranties



 **330.705.1802**

 [Contact Us](#)

News

Frequently Asked Questions

Catalog

Color Chart

©2024 My Splash Pad. All Rights Reserved. Designed by [A LA MODE designs](#)



Leana Kinley <leana@ci.stevenson.wa.us>

## City of Stevenson WSDOT Projects

3 messages

Leana Kinley <leana@ci.stevenson.wa.us>  
To: gary.albrecht@wsdot.wa.gov

Thu, Jul 25, 2024 at 5:55 PM

Gary,

It was nice to meet you at the June 5th RTC meeting in Skamania County. I am following up regarding some projects we have going on and are planning that either impact SR14 through town, or are adjacent to SR14.

The first project is the 1st Street Pedestrian Overlook on the east end of town, drawings attached (may be through a Google Drive link due to the size of the file). Construction on this began this week and is expected to last through the next couple months with completion in the fall.

The second is the round-about proposal at the east and west entrances to Stevenson. The initial designs are on page 43 and 44 of the attached report. The goal with the roundabouts is to slow traffic and improve safety through the city. This is in the conceptual phase and we are just beginning to reach out to figure out how to move this forward, or a similar project to improve safety through town. I sent this to Laurie Lebowski back in April and she mentioned they are reviewing it internally.

The last project city council and the county commissioners are still discussing and may or may not move forward is the Courthouse Park Plaza project. The link to the project page is [here](#), and the most current designs are [here](#). The concern from the public is if WSDOT has any comments regarding the project and its proximity to SR14. If construction moves forward all right of way permits would be obtained at that time. Please let me know if you have any questions, comments or concerns regarding this project, or if there is anyone else I need to reach out to discuss this.

Let me know if you would like to schedule a meeting to discuss any of these projects further. I look forward to hearing from you.

Thanks,

**Leana Kinley, EMPA, CMC**

City Administrator  
7121 E. Loop Rd/PO Box 371  
Stevenson, WA 98648-0371  
(509) 427-5970 x204

 City of Stevenson 1st St Ped - Final Contract Dra...

 **Stevenson Citywide Traffic Study\_FINAL 221220.pdf**  
8102K

Albrecht, Gary <gary.albrecht@wsdot.wa.gov>  
To: Leana Kinley <leana@ci.stevenson.wa.us>  
Cc: "Lebowski, Laurie" <laurie.lebowsky@wsdot.wa.gov>


Fri, Jul 26, 2024 at 11:52 AM

Hi Leana,

It was nice to meet you last month. Thank you for following up with me on your projects. The Courthouse Park Plaza project looks amazing. It would be a great asset to the community.

I notice a bike in this image. Have you thought about ways to make the area more bike friendly? This is a tough question since the courthouse is adjacent to the state facility.



 We want to hear from you! Scan the QR code to Take the Survey

Courthouse Park Plaza



We will take a look at the links below and provide feedback within the next two weeks. Thank you for coordinating with us on the Courthouse Park Plaza project.

Gary

---

**From:** Leana Kinley <[leana@ci.stevenson.wa.us](mailto:leana@ci.stevenson.wa.us)>  
**Sent:** Thursday, July 25, 2024 5:55 PM  
**To:** Albrecht, Gary <[gary.albrecht@wsdot.wa.gov](mailto:gary.albrecht@wsdot.wa.gov)>  
**Subject:** [EXTERNAL] City of Stevenson WSDOT Projects

**WARNING:** This email originated from outside of WSDOT. Please use caution with links and attachments.

[Quoted text hidden]

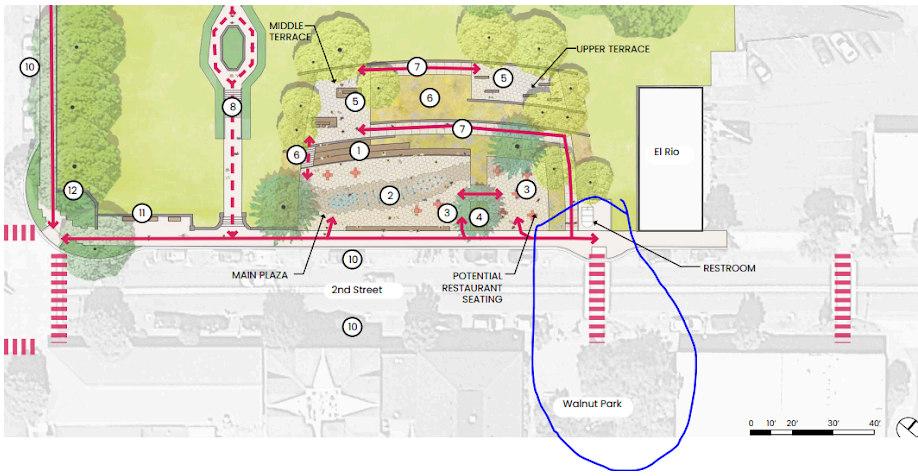
---

**Albrecht, Gary** <[gary.albrecht@wsdot.wa.gov](mailto:gary.albrecht@wsdot.wa.gov)>  
To: Leana Kinley <[leana@ci.stevenson.wa.us](mailto:leana@ci.stevenson.wa.us)>

Wed, Jul 31, 2024 at 10:11 AM

Hi Leana,

Thank you for the follow-up email. If the city council and county commissioners decide to move the Courthouse Park Plaza project forward, have you thought about an enhanced pedestrian crossing connecting to Walnut Park? Existing crosswalk circled in blue below.



I am in the process of following up with our team with any comments round-about proposal at the east and west entrances to Stevenson and will provide feedback sooner than later.

Gary

---

**From:** Leana Kinley <[leana@ci.stevenson.wa.us](mailto:leana@ci.stevenson.wa.us)>  
**Sent:** Thursday, July 25, 2024 5:55 PM  
**To:** Albrecht, Gary <[gary.albrecht@wsdot.wa.gov](mailto:gary.albrecht@wsdot.wa.gov)>  
**Subject:** [EXTERNAL] City of Stevenson WSDOT Projects

**WARNING:** This email originated from outside of WSDOT. Please use caution with links and attachments.

Gary,

[Quoted text hidden]



# DOWNTOWN STEVENSON PARKING REPORT

2021 & 2023 DATA

NOVEMBER PC PRESENTATION

# DOWNTOWN STEVENSON PARKING REPORT

- Is there enough ADA parking?
- Is there enough parking?
- What should be done about our parking inventory?
- What should be done about our parking regulations?



# PROJECT ACTIONS

- Engage Shareholders
- Inventory Parking Supply
- Assess Current Usage and Future Parking Demand
- Recommend Actions to Balance Supply & Demand



IS THERE ENOUGH ADA PARKING?

**NOPE!**

# IS THERE ENOUGH ADA PARKING?

## Public Engagement

- This topic was spearheaded by the public directly, through the leadership of the Parking Advisory Committee

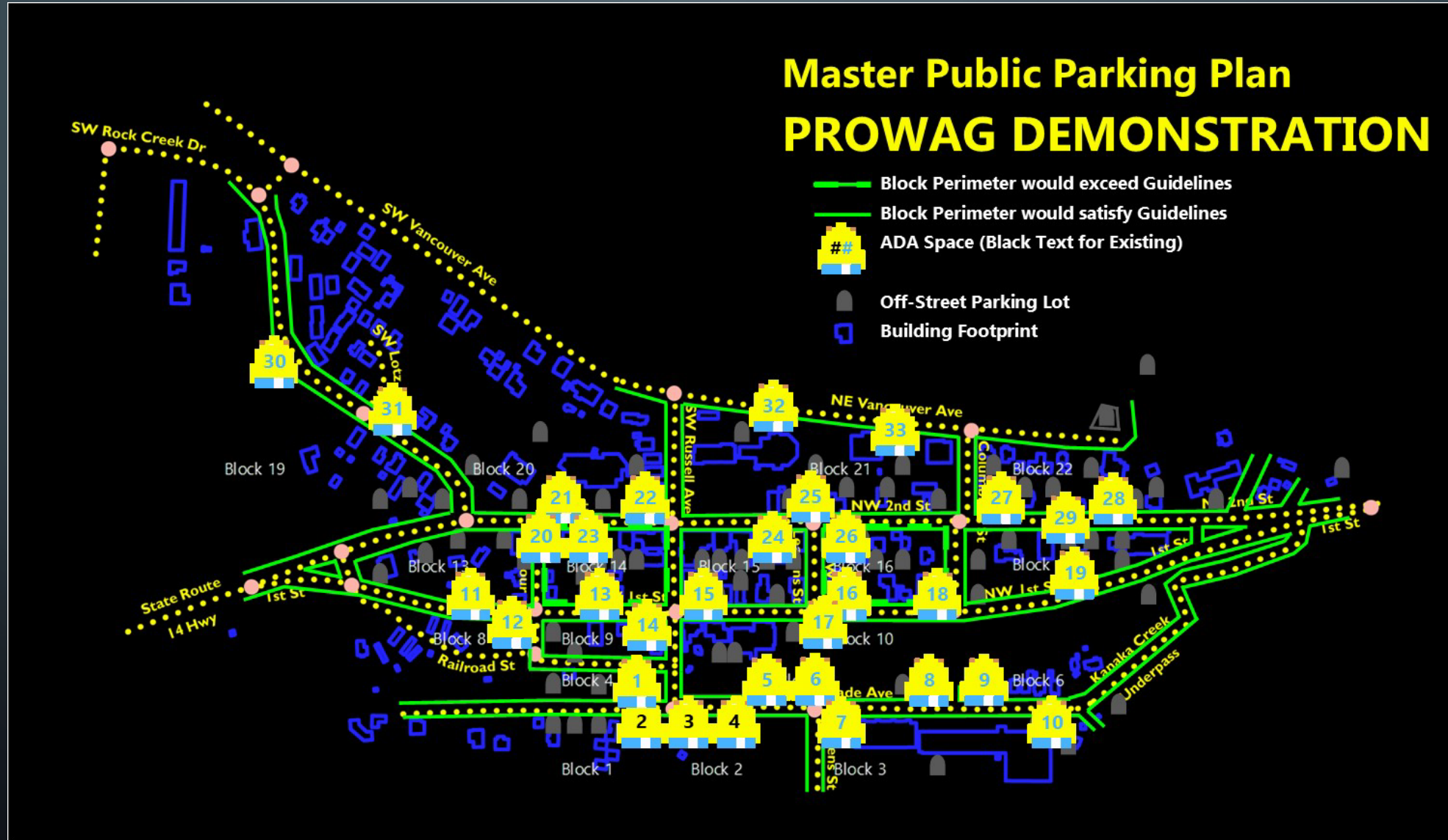
## Inventory

- Three, tres, trois. That's it. In the entire downtown study area, there are 3 curbside parking spaces reserved for vehicles carrying passengers with disabilities
- The 3 spaces are clustered on Cascade Avenue at Stevenson Landing and separated from the downtown core by 3 sets of railroad tracks and at least 40 feet of elevation (the equivalent of 4 flights of stairs)

## Demand

- By any measure 3 spaces is not enough
- Using the federally-proposed Public Rights-of-Way Accessibility Guidelines (PROWAG) as the measure, Downtown Stevenson should have 30 curbside spaces reserved for accessible-only (ADA) usage
- The accessible-only spaces should be distributed on each downtown block based on the number of total marked spaces around the block perimeter

# RECOMMENDED ACTION: ADD ACCESSIBLE PARKING



## RECOMMENDED ACTION: ADD THEM IMMEDIATELY

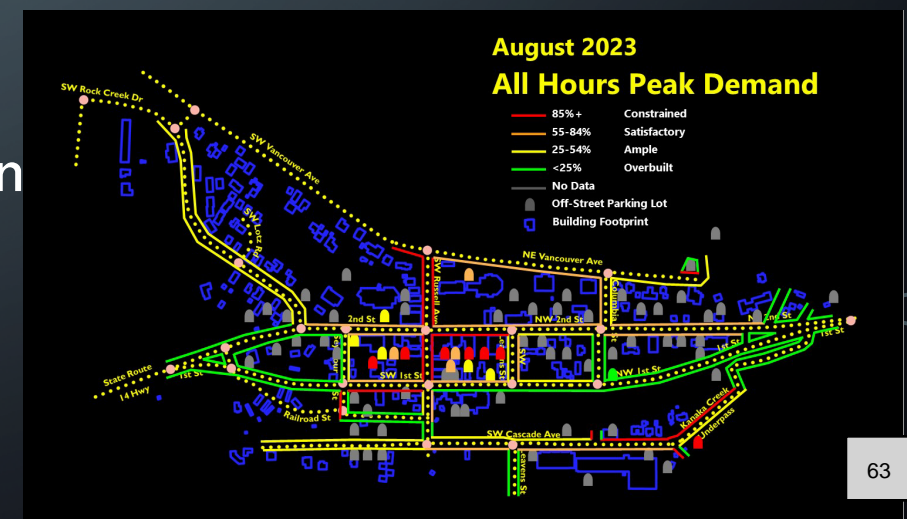
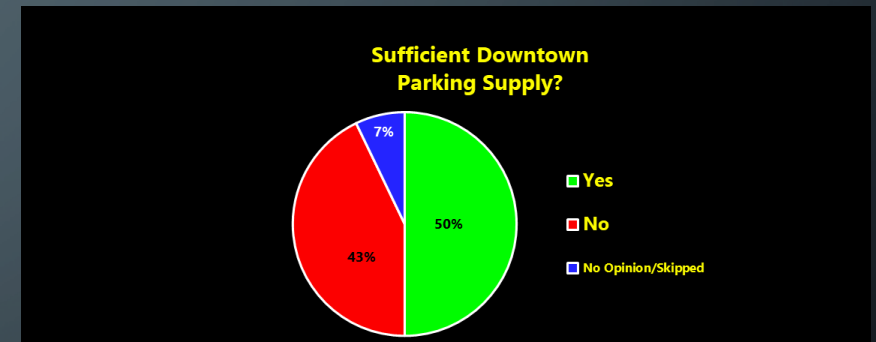
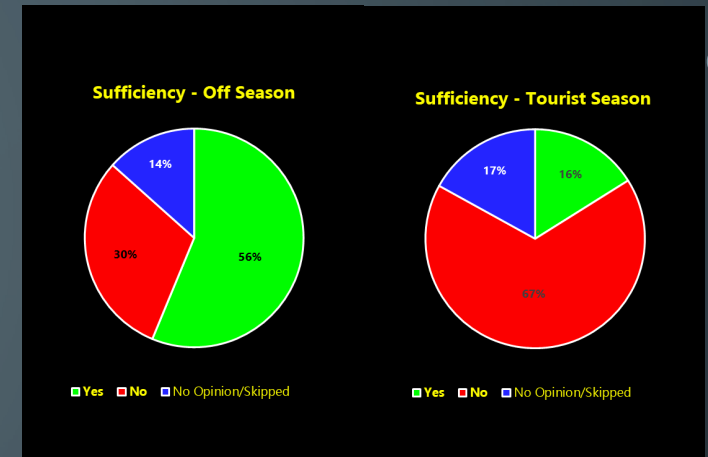
- While the PROWAG suggests adding spaces over time as part of major improvement projects, the PAC is asked whether to recommend adding the following spaces immediately:
  - ADA-13: First Street, north side near EMS facility.
  - ADA-19: First Street, north side as part of First Street Overlook Project
  - ADA-20: Second Street, south side at Seymour Street as a temporary solution near pharmacy (long-term solution also identified)
  - ADA-22: Second Street, at northwest corner of Russell Street Intersection
  - ADA-24: Second Street, southside at Walnut Park

# RECOMMENDED ACTION: ADD THEM IMMEDIATELY



# IS THERE ENOUGH PARKING?

- The public think there is enough during the off-season but not tourist season
- Downtown business owners are split, 50% believe there is enough for their customers
- The Usage Data suggest there is enough. Any parking problems are localized/time-limited
- The PAC is asked to provide a recommendation based on their understanding



# INVENTORY SUMMARY

## CURBSIDE

- 609 Parkable Spots (Marked spaces and unmarked areas)
- Census of all 1199 features (parking spaces, loading zones, crosswalks, etc.) along 25 Blocks
- 11 Attributes assessed for each feature

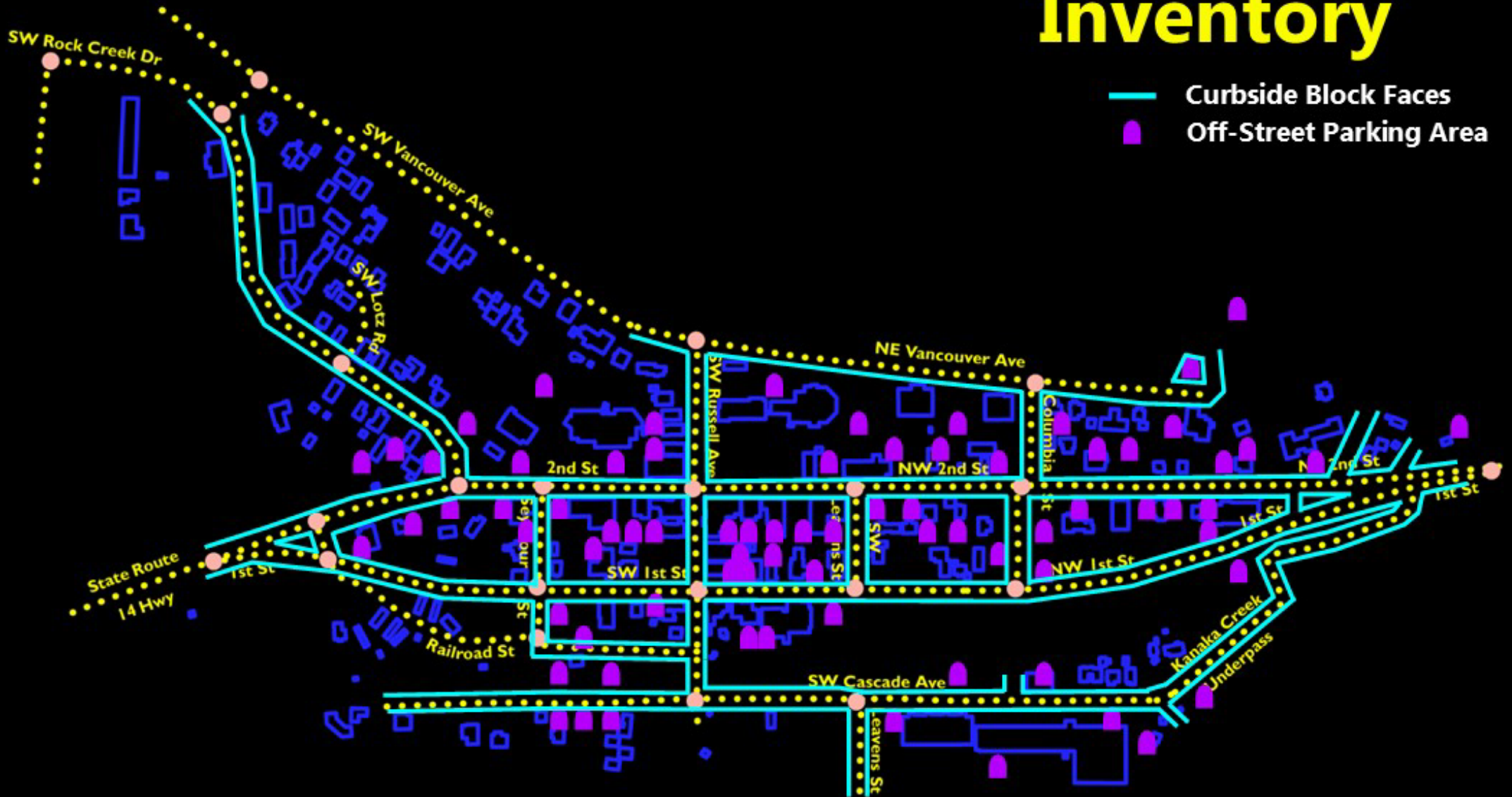
## OFF-STREET

- 1055 Spaces (based on facility owner reports or City estimates)
- From a sample of 74 parking areas (excludes residential-only lots)
- 9 Attributes assessed for each lot



# Inventory

- Curbside Block Faces
- Off-Street Parking Area



# USAGE STUDY SUMMARY

## USAGE STUDY

- Counted raw number of vehicles parked along each block face
- 357 Parkable Spots

## TURNOVER STUDY

- Identified vehicles parked in specific parking spaces to understand whether they moved throughout the day
- 257 Curbside Parkable Spots
- 2<sup>nd</sup> Street from Seymour to Frank Johns
- 1<sup>st</sup> Street from Seymour to Columbia
- Seymour Street
- Leavens Street from 2<sup>nd</sup> to 1<sup>st</sup>
- Russell Street from Vancouver to Cascade

# POINT-IN-TIME USAGE STUDIES

## 2021

Thursday 9/16 (Sunny, strong wind):

- 35% Max Usage Hour (2:00-3:00 PM)

Saturday 9/18 (Downpour)

- 27% Max Usage Hour (1:00-2:00PM)

## 2023

Thursday 8/24 (Sunny, strong wind, salmon run)

- 43% Max Usage Hour (2:00-3:00 PM)

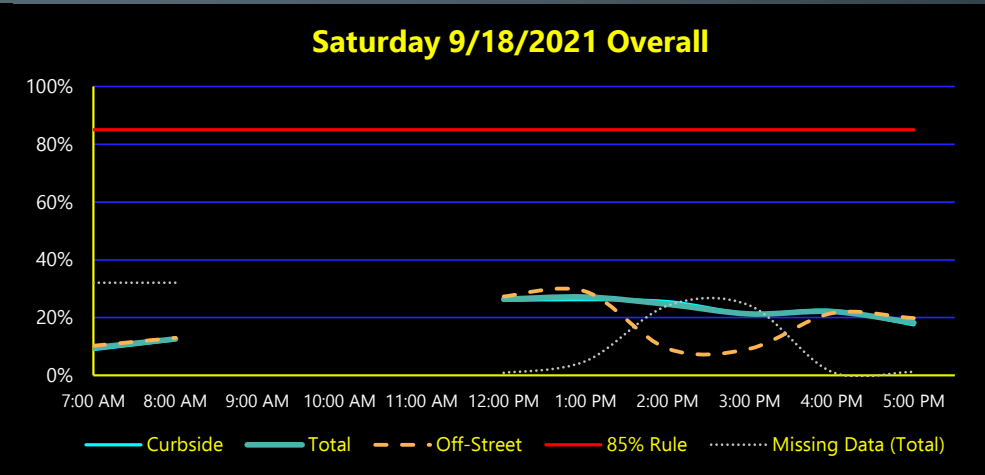
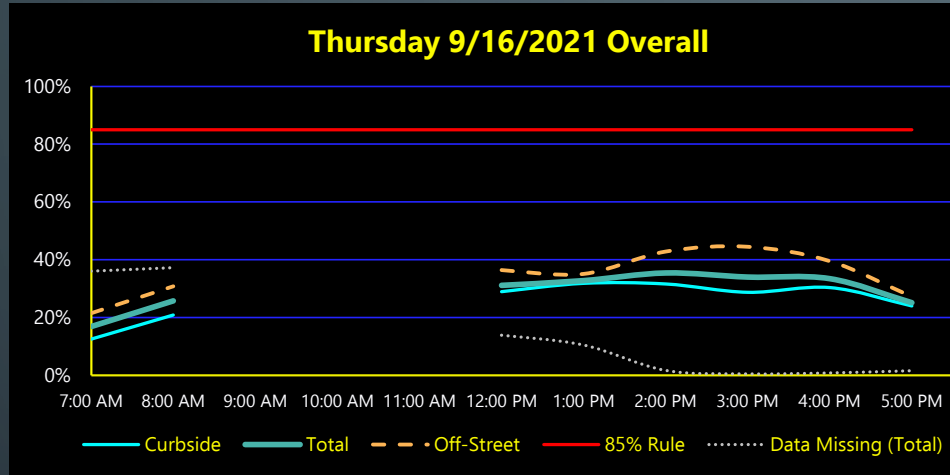
Saturday 8/26 (Sunny, strong wind, salmon run, farmers' market)

- 37% Max Usage Hour (1:00-2:00PM)

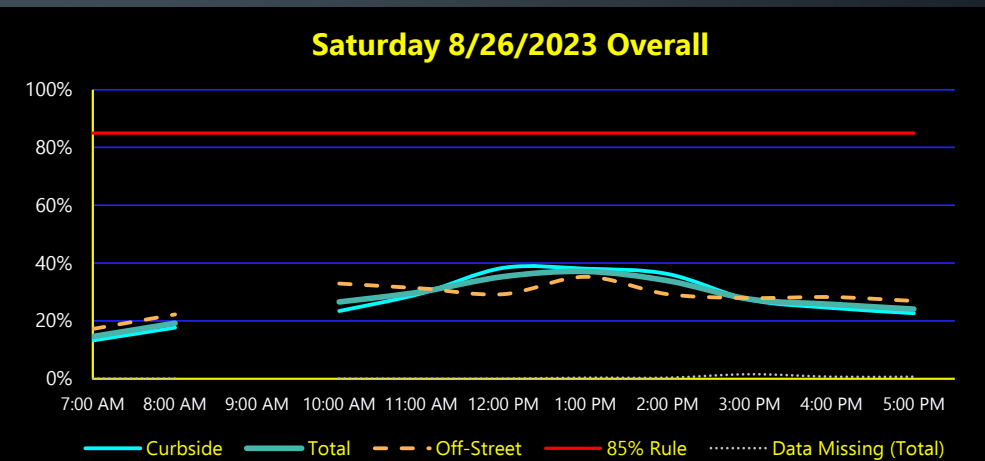
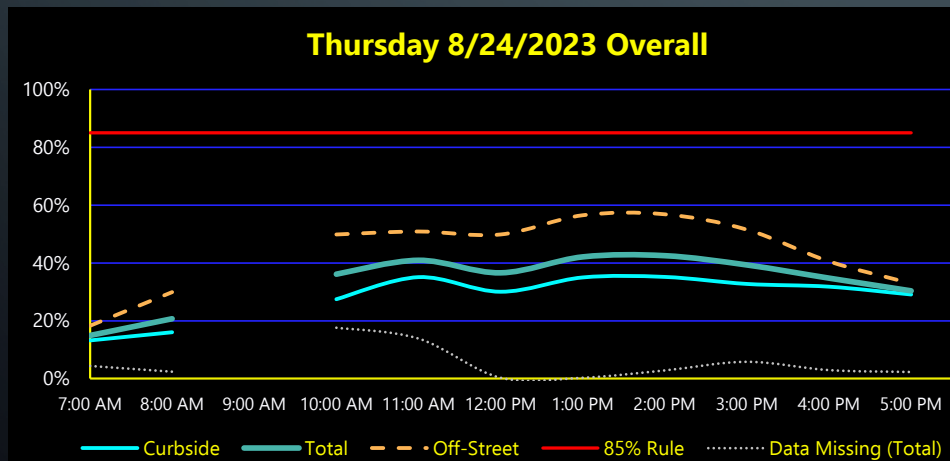


# USAGE STUDY RESULTS

## 2021

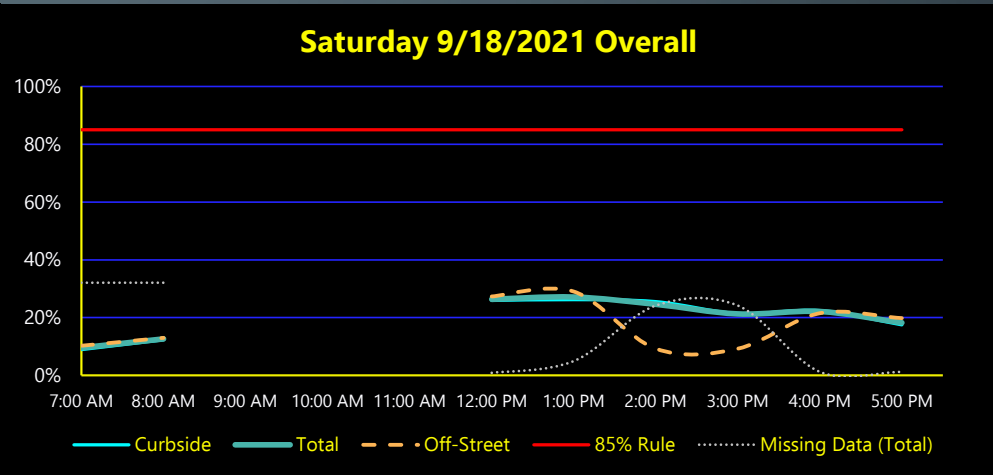
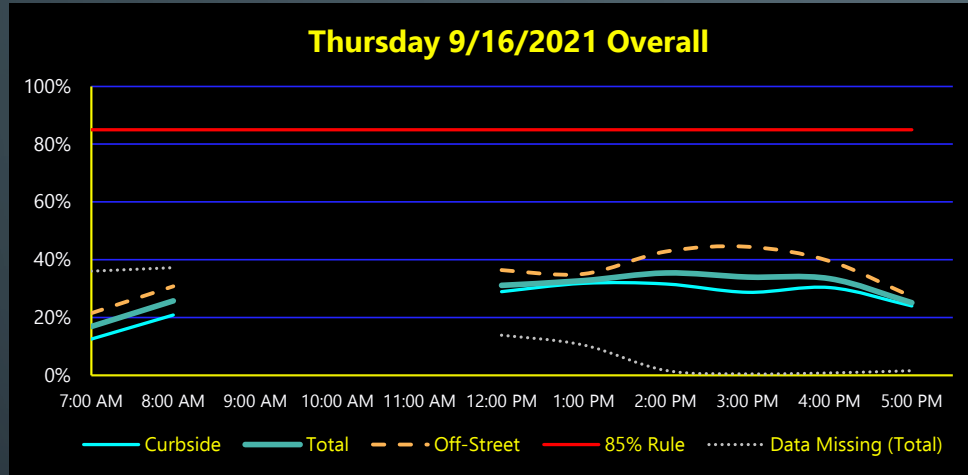


## 2023

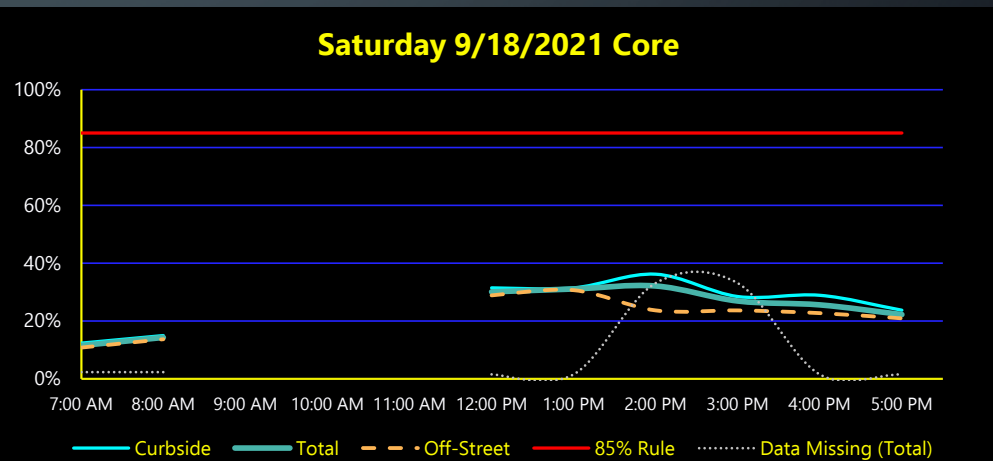
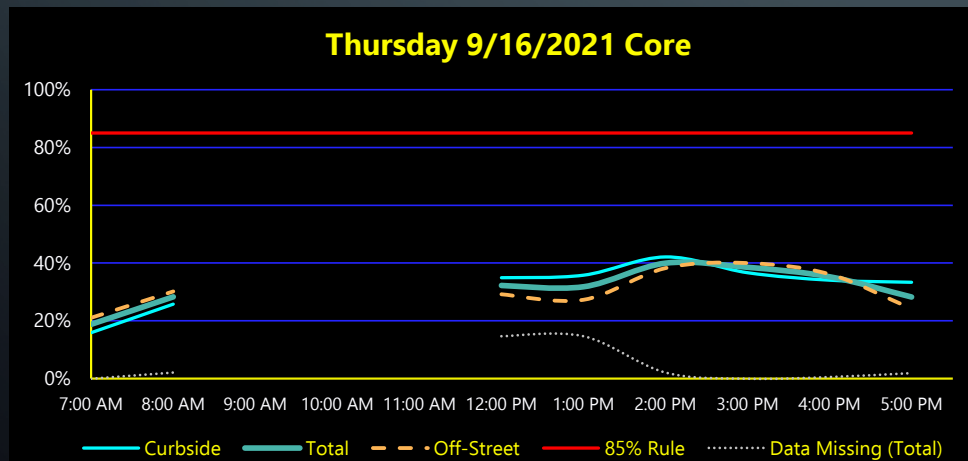


# POINT-IN-TIME USAGE STUDIES

2021

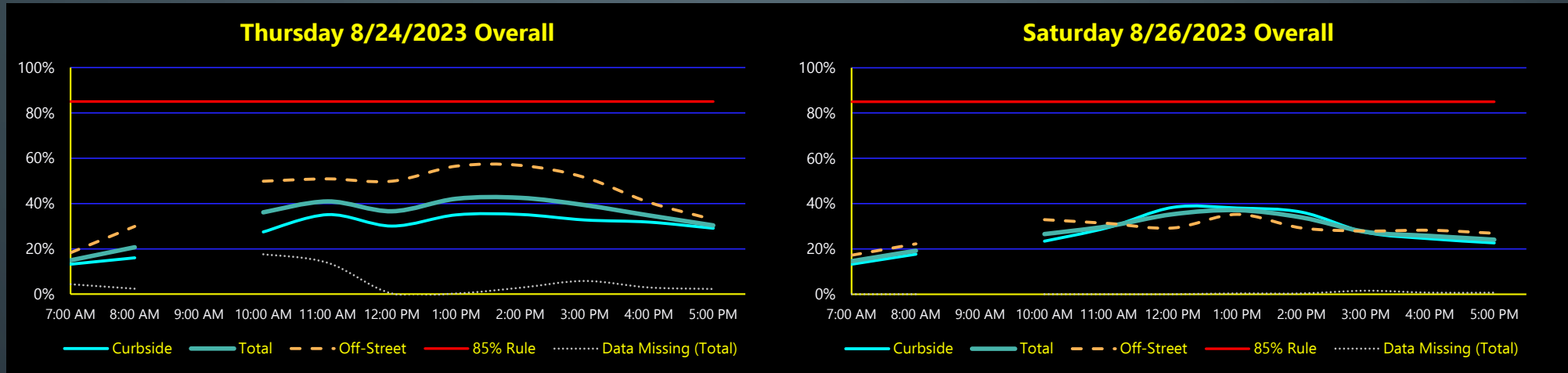


2021 Core Area

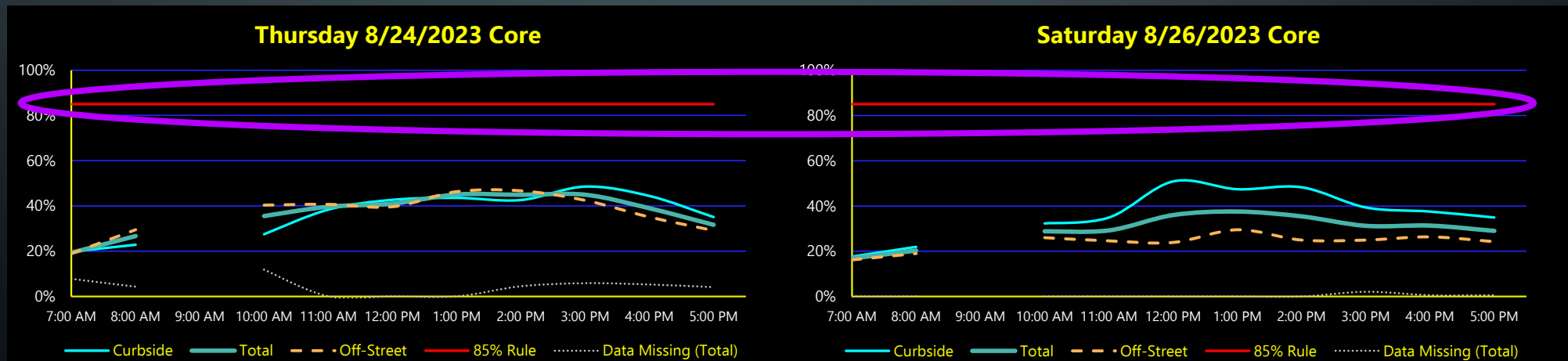


# POINT-IN-TIME USAGE STUDIES

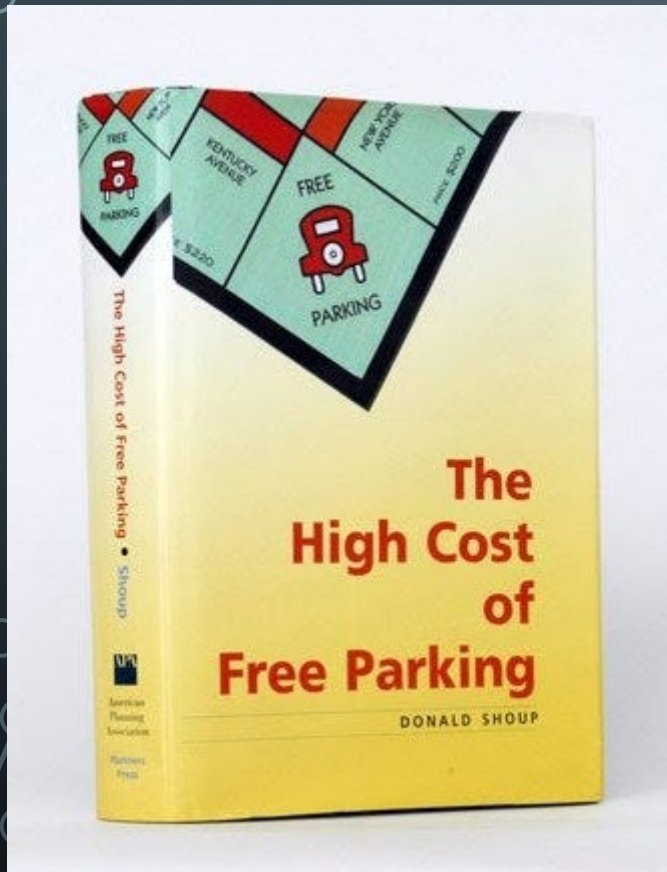
2023



2023 Core Area



# INTERPRETING USAGE STUDY RESULTS – THE 85% RULE



- The 85% Rule views parking through an economic lens and establishes a threshold where:
  - Enough parking is available to new vehicles, and
  - Enough parking is in use to justify its expense
- **Red:** Not enough parking is available; past investments in parking are realized; new investments should be made
- **Orange:** Enough parking is available; past investments in parking are realized; new investments may be advisable
- **Yellow:** Enough parking is available; past investments are not realized; new investments may soon be advisable
- **Green:** Enough parking is available; past investments are not realized; no new investments should be made, inventory can be put to other uses

# DISPLAYING USAGE STUDY RESULTS

## GUIDANCE DOCUMENT

- Green-to-Red
- Breaks at:
  - >85%
  - 84 - 70%
  - 69 - 55%
  - <55%



## STEVENSON DOCUMENT

- Green-to-Red
- Breaks at:
  - >85%
  - 84 - 55%
  - 54 - 25%
  - <25%



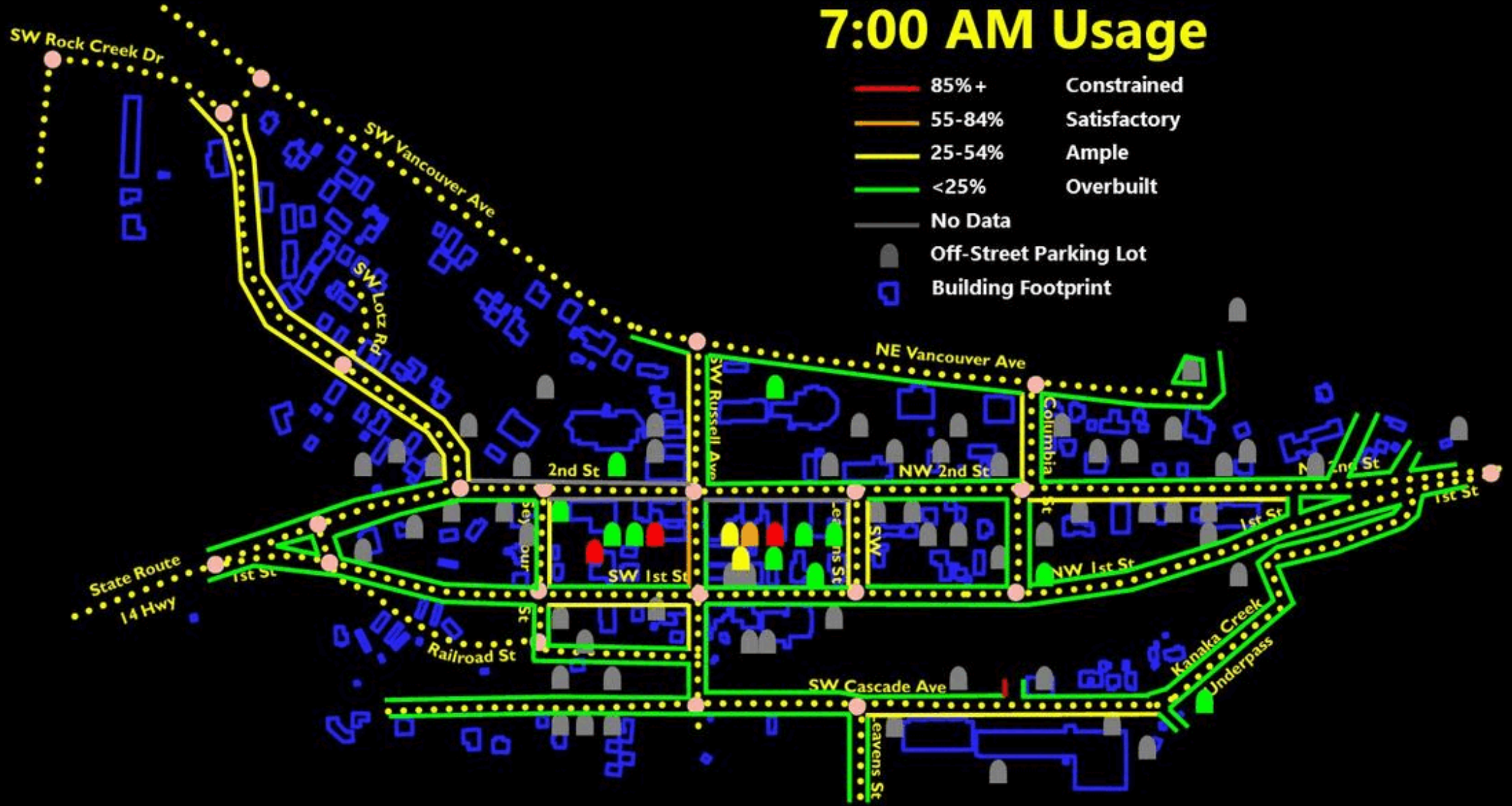
**GREEN IS NOT GOOD!**



Thursday 8/24/2023

# 7:00 AM Usage

- 85%+ Constrained
- 55-84% Satisfactory
- 25-54% Ample
- <25% Overbuilt
- No Data
- Off-Street Parking Lot
- Building Footprint





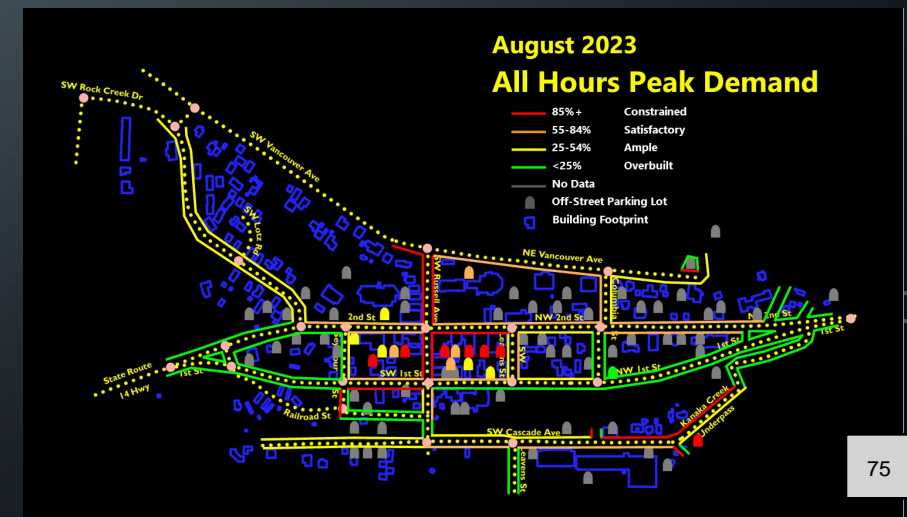
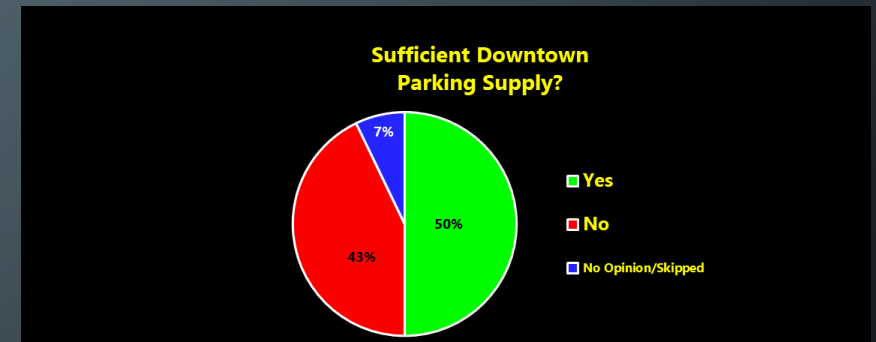
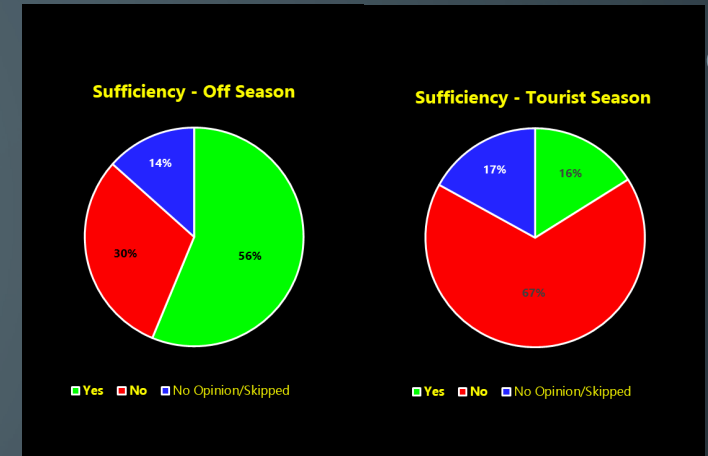
THAT'S A LOT OF GREEN!

**GREEN IS NOT GOOD!**

**Green is not necessarily bad either**

# IS THERE ENOUGH PARKING?

- If the public witnessed any red block face at any time, their perception of a parking problem is 100% correct...on that block face at that time
- Observed parking problems do not stretch out beyond 2 consecutive block faces during any study hour
- Observed parking problems on any single block face do not last longer than 5 hours (Cascade Avenue across from Boat Launch)







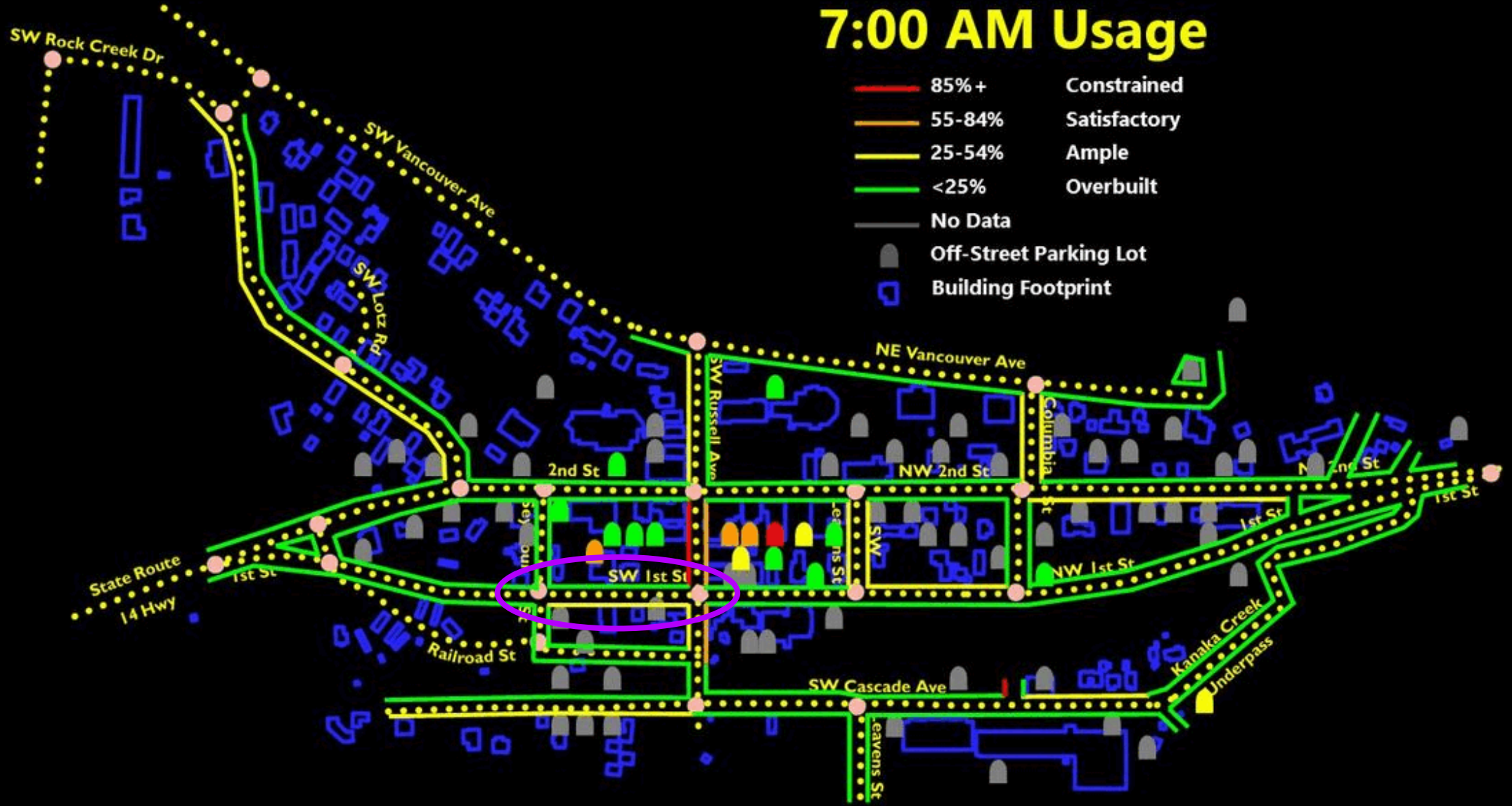
1 new space (all hours)

2 new spaces (weekends)

# Saturday 8/26/2023

## 7:00 AM Usage

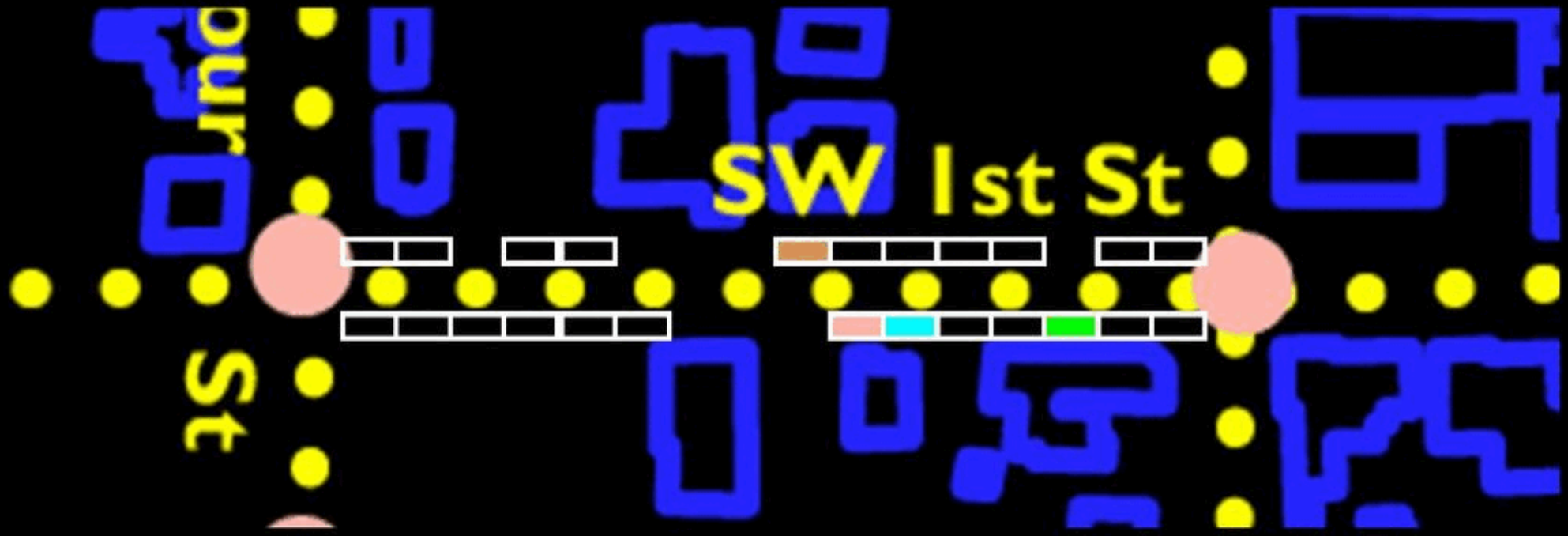
- 85%+ Constrained
- 55-84% Satisfactory
- 25-54% Ample
- <25% Overbuilt
- No Data
- Off-Street Parking Lot
- Building Footprint



# Saturday 8/26/2023 7:00 AM

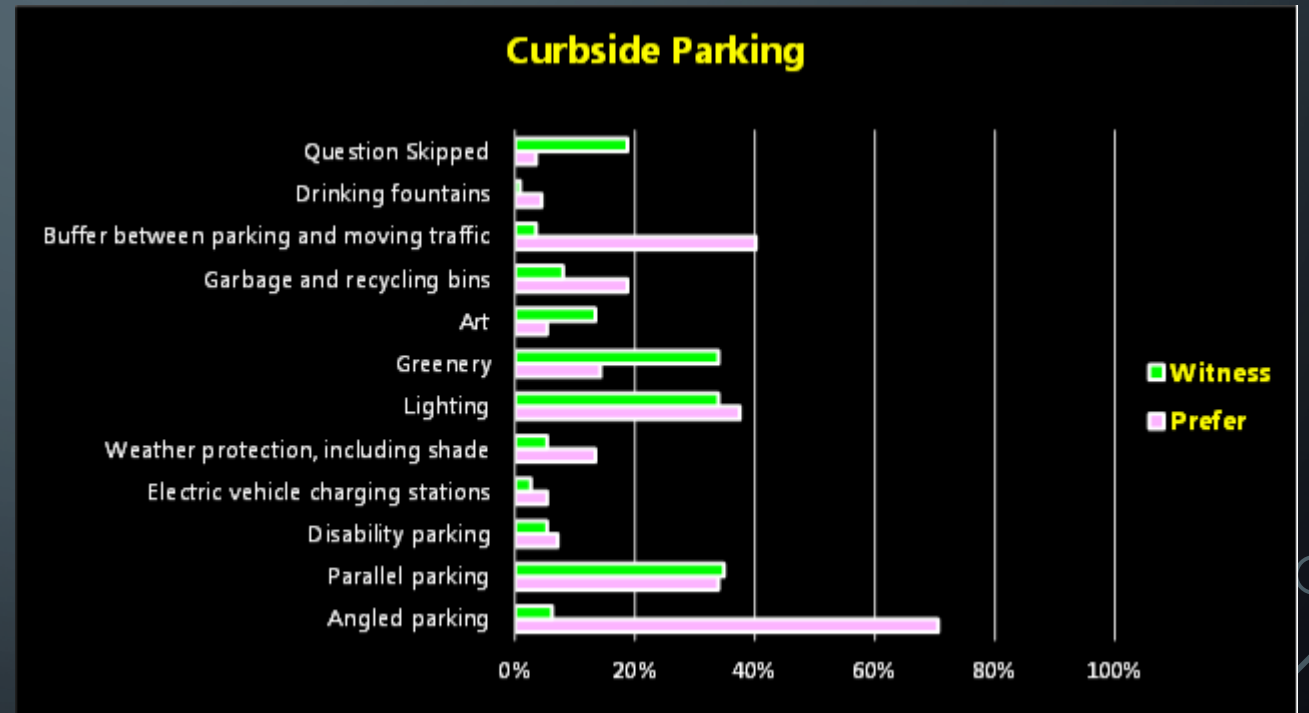
## Block Face 9A/14C Turnover

-  Building Footprint
-  Empty Parking Space
-  Transitory Vehicles
-  Recurrent Vehicles
-  No Data



# SOURCE OF RECOMMENDATIONS

- Parking Advisory Committee (11 downtown shareholders)
- Downtown Plan for SUCCESS!
- Public preference questionnaires
- Staff analysis





# SCOPE OF POTENTIAL RECOMMENDATIONS

- **Implement Master Parking Plan**
  - Clarify where parking is available/permissible
  - Reserve Curbside spaces for accessible-only (ADA) use
- **Add to the municipal parking supply (curbside and off-street)**
- **Reduce parking requirements for new development**
- **Adaptively manage parking requirements for changing uses within existing development**
  - Dialogue with the downtown workforce
  - Monitor usage rates and travel trends
  - ~~Timed parking restrictions~~
  - ~~Metered parking~~
  - ~~Resident parking passes~~

# COMMISSION INVOLVEMENT

- **Implement Master Parking Plan**
  - Endorse or modify PAC recommended plan
- **Add to the municipal parking supply (curbside and off-street)**
  - Recommend adoption of voluntary payment in-lieu of providing on-site parking, reference in SMC 17.42 (and/or SMC 17.25)
- **Reduce parking requirements for new development**
  - Recommend amendments to SMC Table 17.42.090-1: Off –Street Vehicle Parking Requirements
- **Adaptively manage parking requirements for changing uses within existing development**
  - Recommend amendments to SMC 17.25.130.B and SMC 17.42.030

# SKAMANIA COURTHOUSE PLAZA

## SCHEMATIC DESIGN

### MARCH 1, 2024

#### OWNER

CITY OF STEVENSON  
7121 E LOOP RD.  
STEVENSON, WASHINGTON 98648



#### SITE DESCRIPTION

SKAMANIA COURTHOUSE  
LOCATED IN THE SECTION 36, TOWNSHIP 3 NORTH,  
AND SECTION 1, TOWNSHIP 2 NORTH, RANGE 7  
EAST, WILLAMETTE MERIDIAN, CITY OF STEVENSON,  
SKAMANIA COUNTY, WASHINGTON

#### CONSULTANT TEAM

LANDSCAPE ARCHITECT  
UNDERSTORY LANDSCAPE ARCHITECTURE  
320 SW CENTURY DR. STE 405-257  
BEND, OR 97702  
CONTACT: ANDREA KUNS

CIVIL / ARBORIST  
AKANA  
6400 SE LAKE ROAD, SUITE 270  
PORTLAND OR 972  
CONTACT: FARES KEKHIA

WATER FEATURE DESIGN  
STO DESIGN  
1415 WARNER AVE., SUITE  
TUSTIN, CA 92780  
CONTACT: KEN MCPHIE

MECHANICAL/PLUMBING/ELECTRICAL  
PAE  
151 SW 1ST AVE  
PORTLAND, OR 97204  
CONTACT: JEREMY GALVIN

GEOTECHNICAL ENGINEERING  
GRI  
1111 MAIN ST., SUITE 515  
VANCOUVER, WA 98660  
CONTACT: BRIAN BENNETTS

SURVEY  
EMERIO DESIGN LLC  
6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OR 97008  
CONTACT: DAN ADSIT

#### VICINITY MAP



#### SHEET INDEX

G101 RENDERED SITE PLAN

C100 EROSION CONTROL PLAN  
C200 UTILITY PLAN

L101 DEMOLITION PLAN  
L201 MATERIALS PLAN  
L301 GRADING PLAN  
L401 PLANTING PLAN  
L501 SITE SECTIONS  
L502 MATERIAL IMAGES

W000 SHEET INDEX & GENERAL NOTES  
W001 GENERAL NOTES  
W002 GENERAL NOTES  
W003 OVERALL SPRAY DECK AREA PLAN  
W100 SPRAY DECK PIPING PLAN  
W200 EQUIPMENT VAULT LAYOUT  
W201 SURGE TANK LAYOUT  
W300 SPRAY DECK SYSTEM SCHEMATIC  
W301 EQUIPMENT DETAILS  
W400 SPRAY DECK CROSS SECTION  
W401 SPRAY DECK NOZZLES

#### DESIGN NARRATIVES

CIVIL DESIGN NARRATIVE  
ELECTRICAL DESIGN NARRATIVE

# SKAMANIA COURTHOUSE PLAZA

CITY OF STEVENSON  
7121 E Loop Rd.  
Stevenson, WA 98648



## understory

Understory Landscape Architecture, LLC  
320 SW Century Drive  
Suite 405-257  
Bend, OR 97702

Bend 541 241-2130  
Portland 503 406-8624

www.understory.design

Consultants:

Sheet Revisions:

NUMBER	DATE	DESCRIPTION

Seal:

Release/Date:

SCHEMATIC DESIGN

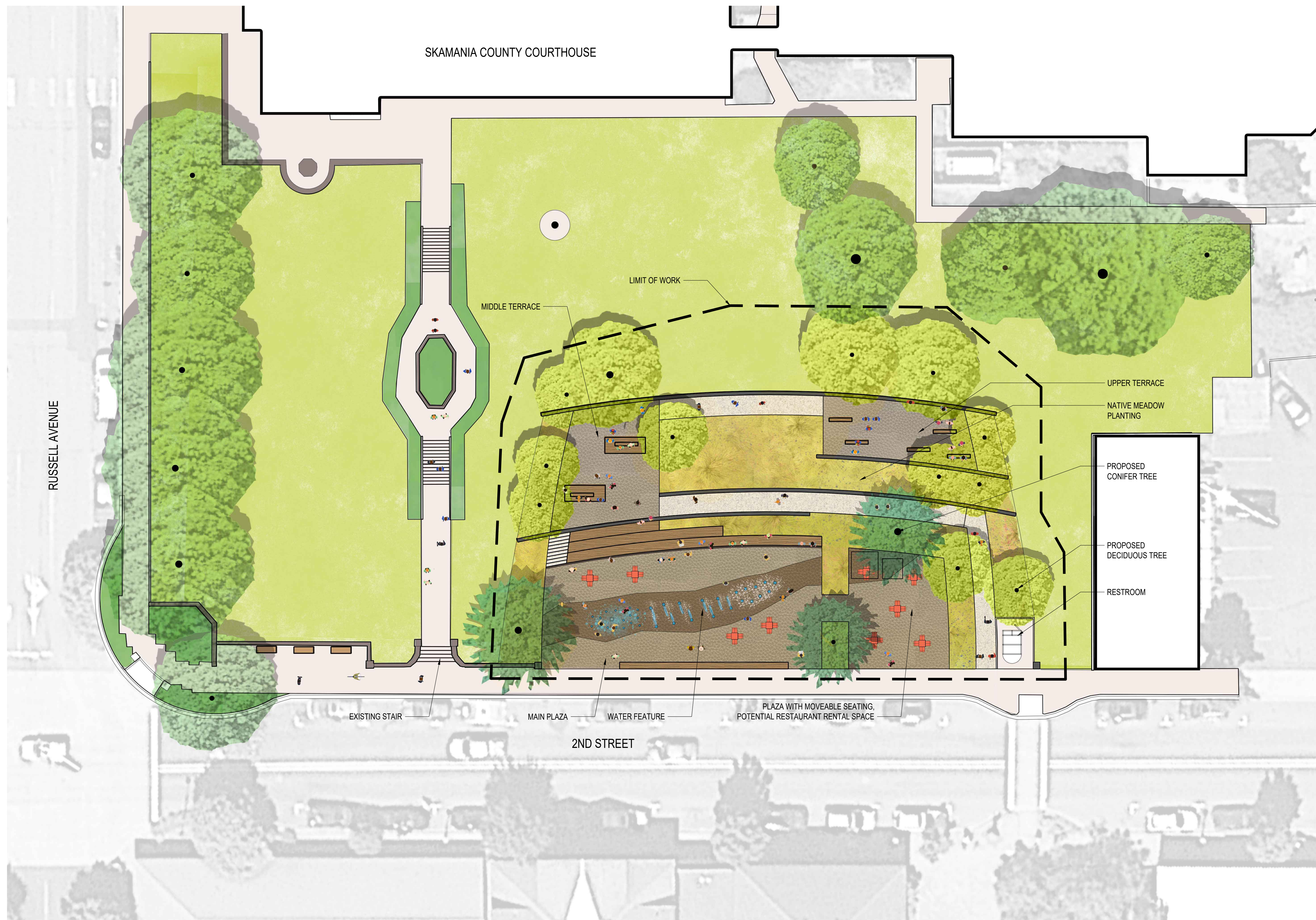
MARCH 1, 2024

Sheet Title:

RENDERED SITE PLAN

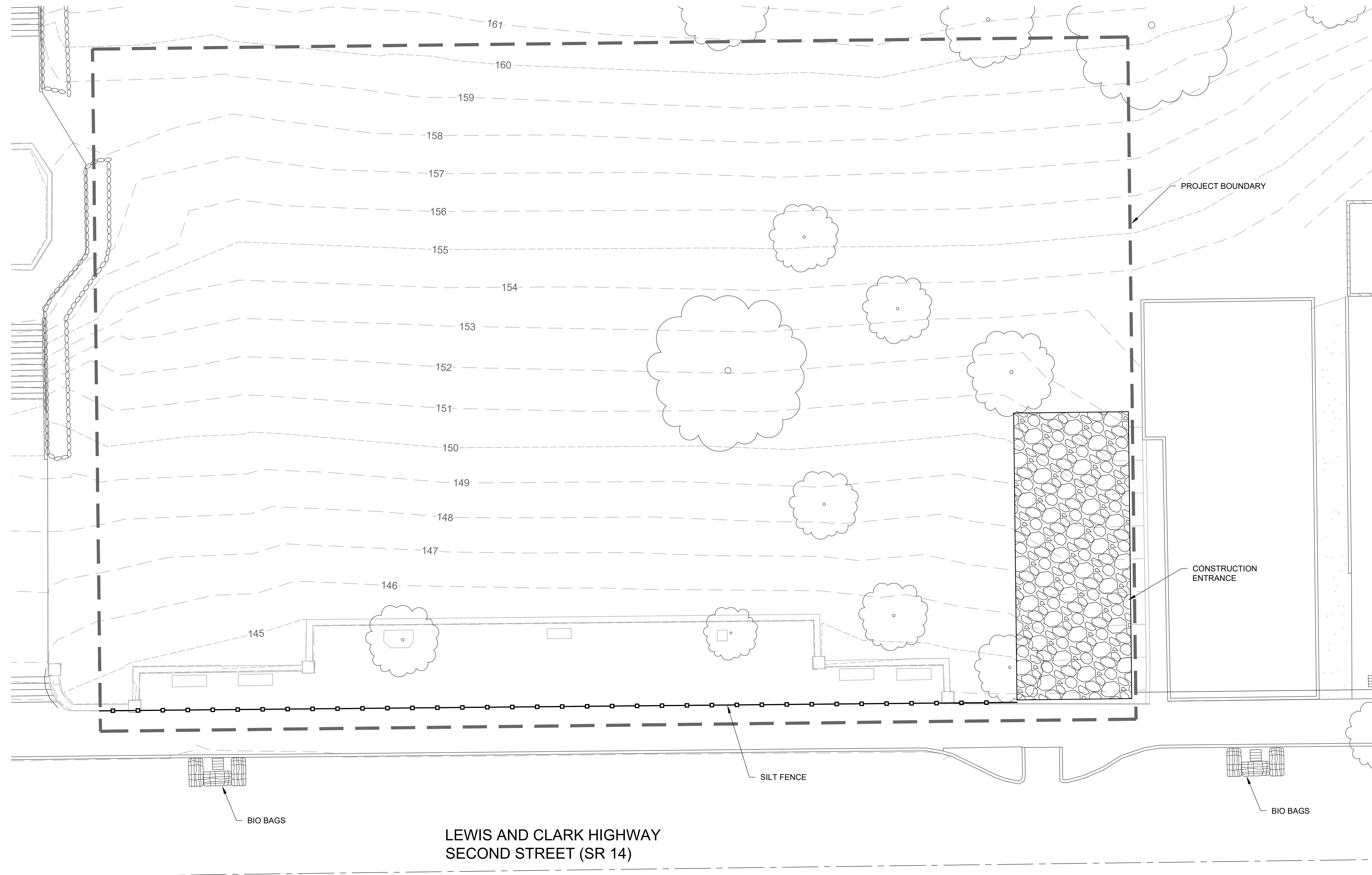
Sheet Number:

G101



**LEGEND**

- 165 --- EXISTING MAJOR CONTOUR
- 161 --- EXISTING MINOR CONTOUR
- CENTER LINE
- DECIDUOUS TREE
- ▣ BIO BAG
- SILT FENCE



**SKAMANIA  
COURTHOUSE  
PLAZA**

CITY OF STEVENSON  
7121 E Loop Rd.  
Stevenson, WA 98648



**understory**  
Understory Landscape Architecture, LLC  
320 SW Century Drive  
Suite 405-257  
Bend, OR 97702  
  
Bend 541 241-2130  
Portland 503 406-8624  
[www.understory.design](http://www.understory.design)

Consultants:  
**AKANA**  
Plan • Design • Engineer • Manage  
6400 SE Lake Road, Suite 200 Portland, OR 97222 • (503) 652-9090

Sheet Revisions:

NUMBER	DATE	DESCRIPTION

Seal:

Release/Date:  
**SCHEMATIC DESIGN**

**MARCH 4, 2024**

Sheet Title:  
**EROSION CONTROL PLAN**

Sheet Number:  
**C100**

 **PRELIMINARY EROSION CONTROL**  
SCALE: 1"=10'



# SKAMANIA COURTHOUSE PLAZA

CITY OF STEVENSON  
7121 E Loop Rd.  
Stevenson, WA 98648



## understory

Understory Landscape Architecture, LLC  
320 SW Century Drive  
Suite 405-257  
Bend, OR 97702  
Bend 541 241-2130  
Portland 503 406-8624  
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## LEGEND

	LIMIT OF WORK
	PROPERTY LINE
	REMOVE EXISTING CURB, WALL, FENCE, RAIL, ETC. INCLUDING ANY ASSOCIATED FOOTINGS AND BASE MATERIAL
	PAVING SAWCUT LINE
	STRIP LAWN
	REMOVE EXISTING CONCRETE PAVING AND BASE MATERIAL - FULL DEPTH
	EXISTING TREE, PRESERVE AND PROTECT
	EXISTING TREE TO BE REMOVED

## GENERAL NOTES

- CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING CONDITIONS BEFORE STARTING WORK

Sheet Revisions:

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Seal:

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**SCHEMATIC DESIGN**

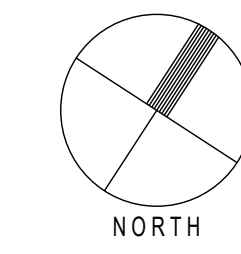
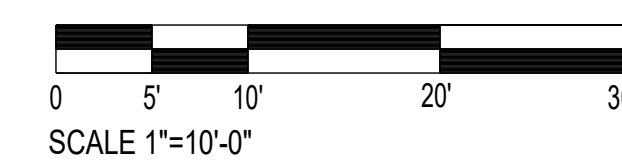
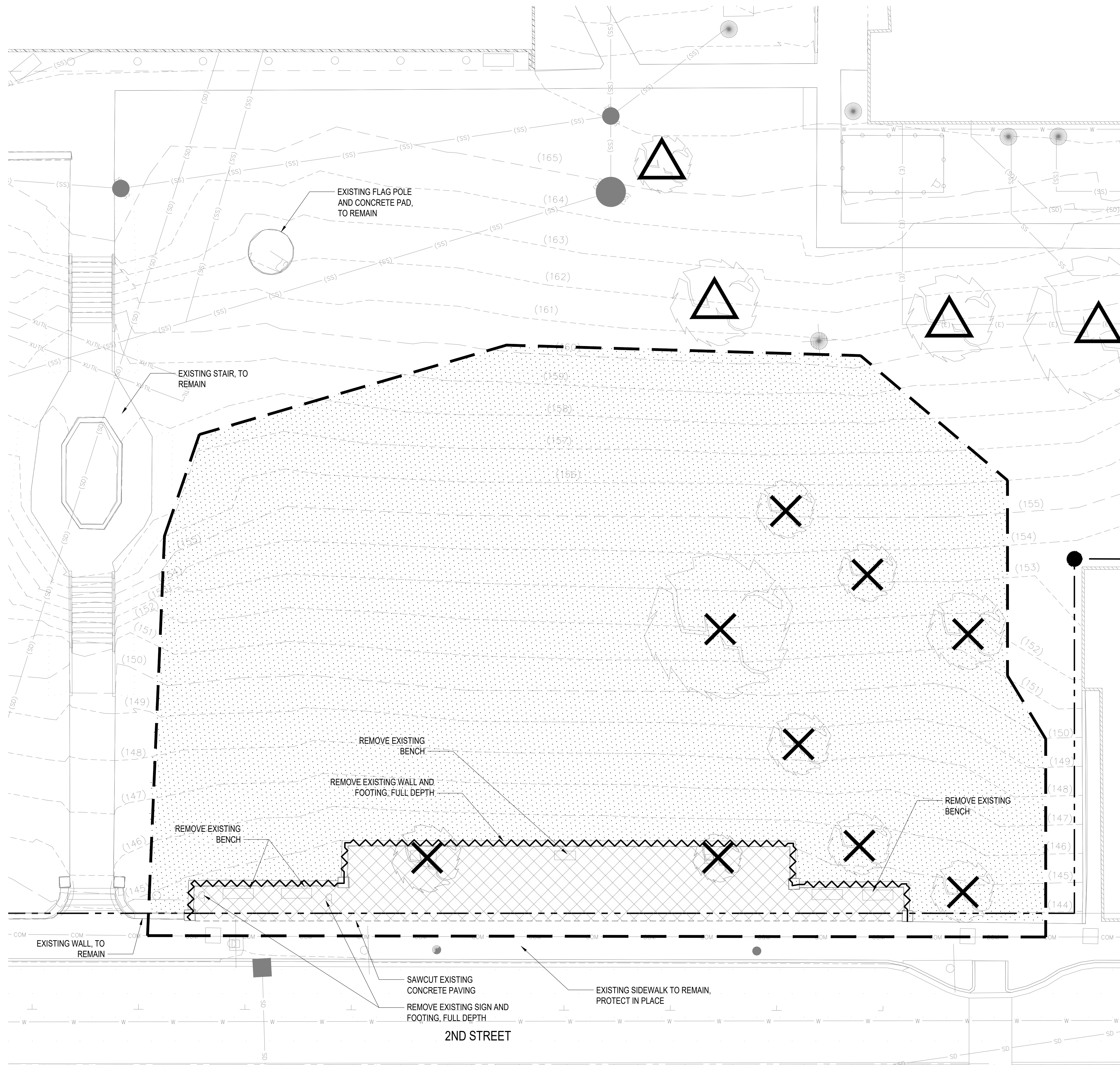
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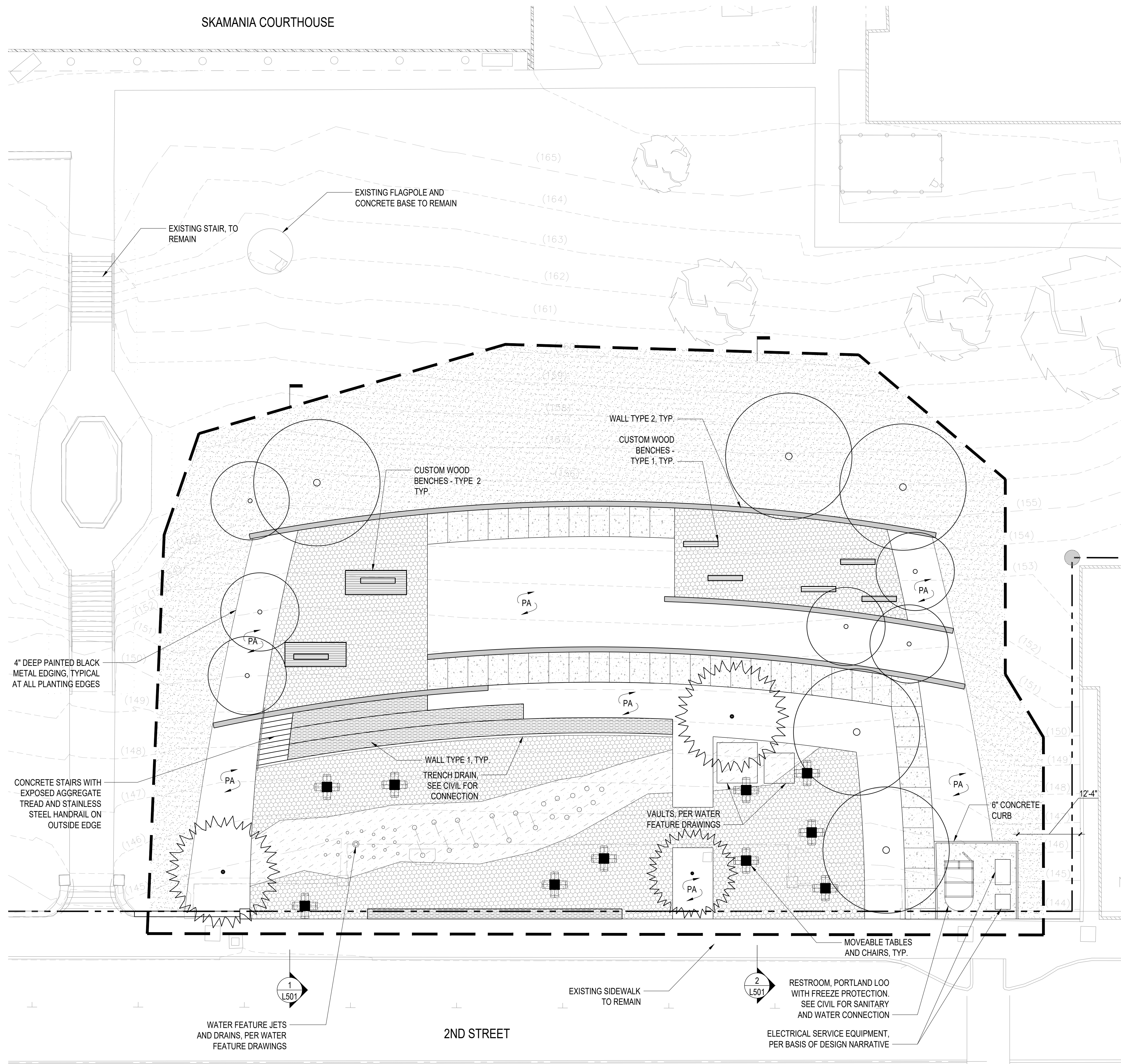
**DEMOLITION PLAN**

Sheet Number:

**L101**



SKAMANIA COURTHOUSE



**GENERAL NOTES:**  
 1. INCLUDE ALLOWANCE FOR LIGHTING. ASSUME POLES WITH CATENARY LIGHTS AT PLAZA WITH MOVEABLE TABLES AND CHAIRS. POLE LIGHTING AT THE EDGES OF THE MAIN PLAZA. PATHS AND TERRACES AND ACCENT LIGHTING AT BENCHES AND WALL TYPE 1.

**LEGEND**

	LIMIT OF WORK	4 L502
	PROPERTY LINE	5 L502
	WALL TYPE 1 - CONCRETE SEATWALL WITH BLACK LOCUST OR JUNIPER WOOD TOP AND SIDES	
	WALL TYPE 2 - 12" WIDE BASALT LEDGESTONE RETAINING WALL WITH CONCRETE FOOTING	1 L502
	PAVING TYPE 1 - MORTAR SET FULL HEXAGONAL CONCRETE PAVERS, VEHICULAR RATED 16"X 2" THICK, OVER CONCRETE BASE <a href="https://www.stepstoneinc.com/products/pavers/hexagonal/sizes">https://www.stepstoneinc.com/products/pavers/hexagonal/sizes</a>	2 L502
	PAVING TYPE 2 - CONCRETE PAVING WITH INTEGRAL COLOR AND TOP CAST SURFACE RETARDANT EXPOSED AGGREGATE FINISH	3 L502
	PAVING TYPE 3 - MORTAR SET VEHICULAR RATED BASALT HEX PAVERS 12"-18" DIAMETER, FLAMED FINISH, INSTALLED OVER CONCRETE BASE CASCADE STONE WORKS <a href="https://cascadestoneworks.com/product/basalt-hex-pavers-12-18-diameter-flamed-finish/">https://cascadestoneworks.com/product/basalt-hex-pavers-12-18-diameter-flamed-finish/</a>	6 L502
	BENCH TYPE 1 - CUSTOM WOOD BENCH, WITH BLACK LOCUST OR JUNIPER TIMBERS AND STEEL FRAME	6 L502
	BENCH TYPE 2 - CUSTOM HEAVY TIMBER PLATFORMS, WITH BLACK LOCUST OR JUNIPER TIMBERS, WOOD BACKREST, AND STEEL FRAME	7 L502
	MOVEABLE TABLES AND CHAIRS, LANDSCAPE FORMS EVERYDAY CHAIR - FOUR PER SYMBOL - AND PARC CENTRE TABLE - 30" ROUND	
	SEEDED LAWN	
	PLANTING AREA	
	PROPOSED TREE	
	EXISTING TREE	

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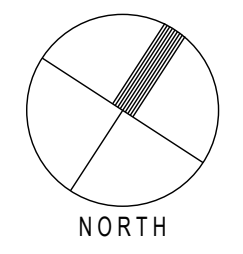
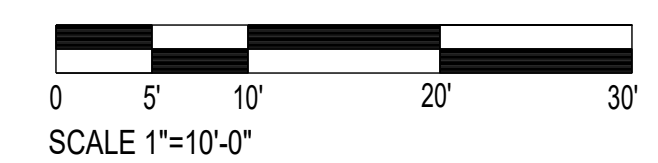
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**SCHEMATIC DESIGN**

**MARCH 1, 2024**

Sheet Title:  
**MATERIALS PLAN**

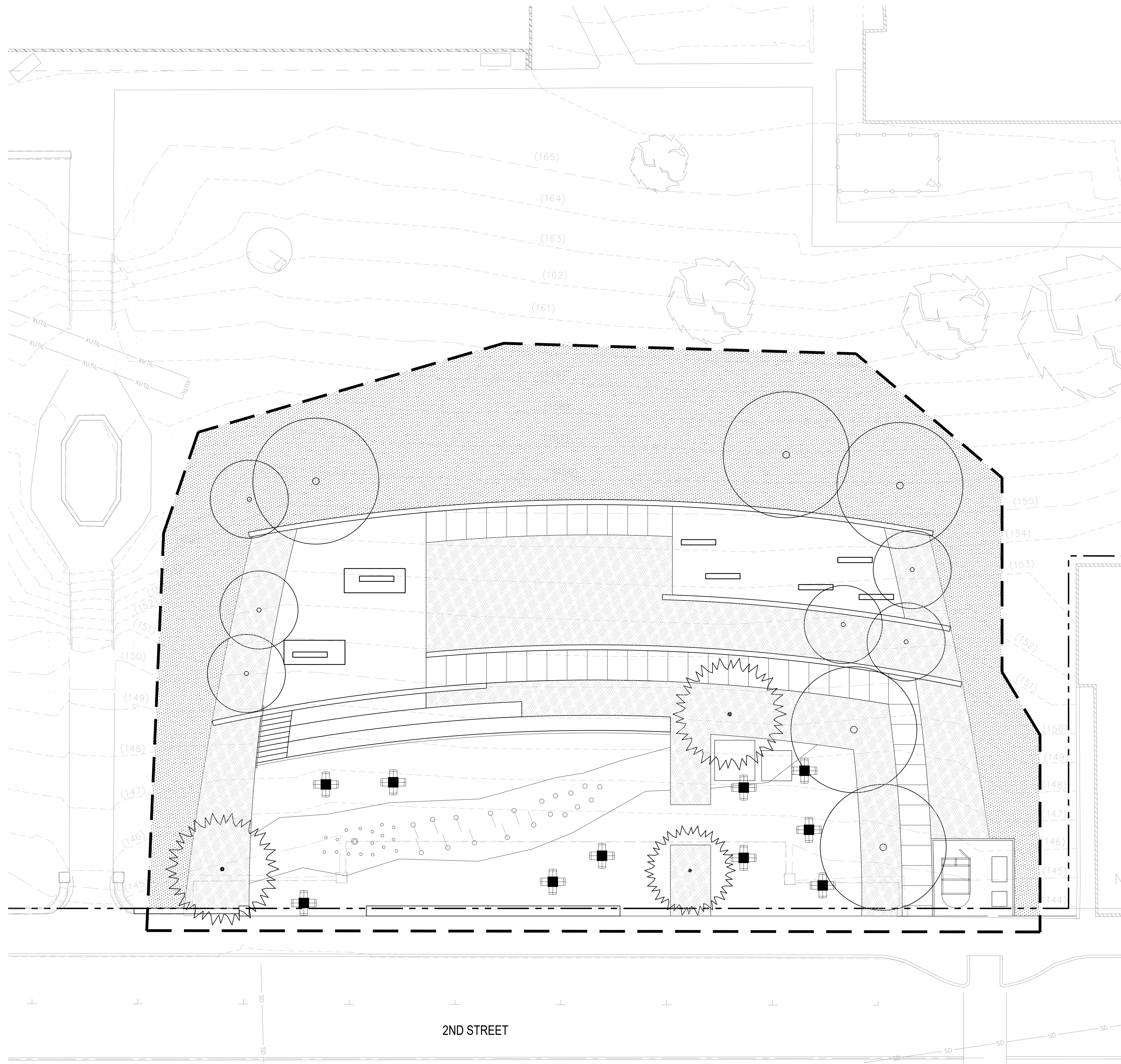
Sheet Number:

**L201**









**LEGEND**

	LIMIT OF WORK
	PROPERTY LINE
	EXISTING TREE TO REMAIN
	PROPOSED TREE - DECIDUOUS
	PROPOSED TREE - CONIFEROUS
	NATIVE MEADOW PLANTING - MIX OF NATIVE PERENNIALS AND GRASSES. ASSUME PERENNIALS AND GRASSES ARE #1 CONTAINERS SPACED 12" O.C. SEED ENTIRE AREA WITH NATIVE MEADOW SEED MIX AT A RATE OF 1LB PER 1000SF
	ECO LAWN, SEED AT A RATE OF 1LB PER 1000SF

**GENERAL NOTES**

- ALL PLANTING AND LAWN AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH A PEDESTAL MOUNTED CONTROLLER.
- STOCKPILE EXISTING TOPSOIL AMEND PER SOIL FERTILITY ANALYSIS
  - LAWN AREAS TO RECEIVE 6" AMENDED TOPSOIL
  - PLANTING AREAS TO RECEIVE 12" AMENDED TOPSOIL
- SUPPLEMENT WITH IMPORT TOPSOIL IF QUANTITIES OF EXISTING TOPSOIL ARE INSUFFICIENT.

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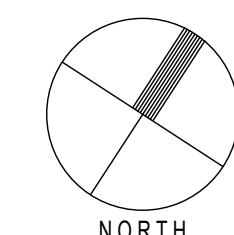
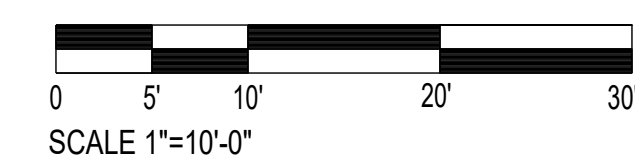
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Sheet Title:

**PLANTING PLAN**

Sheet Number:

**L401**



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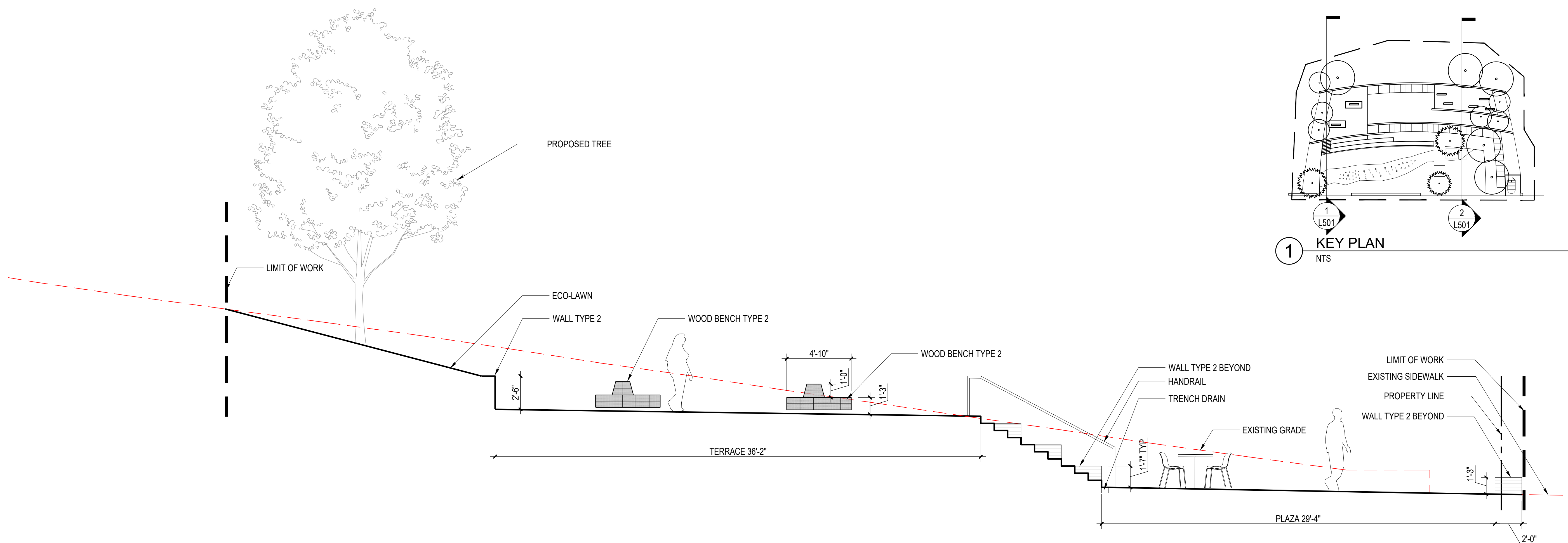
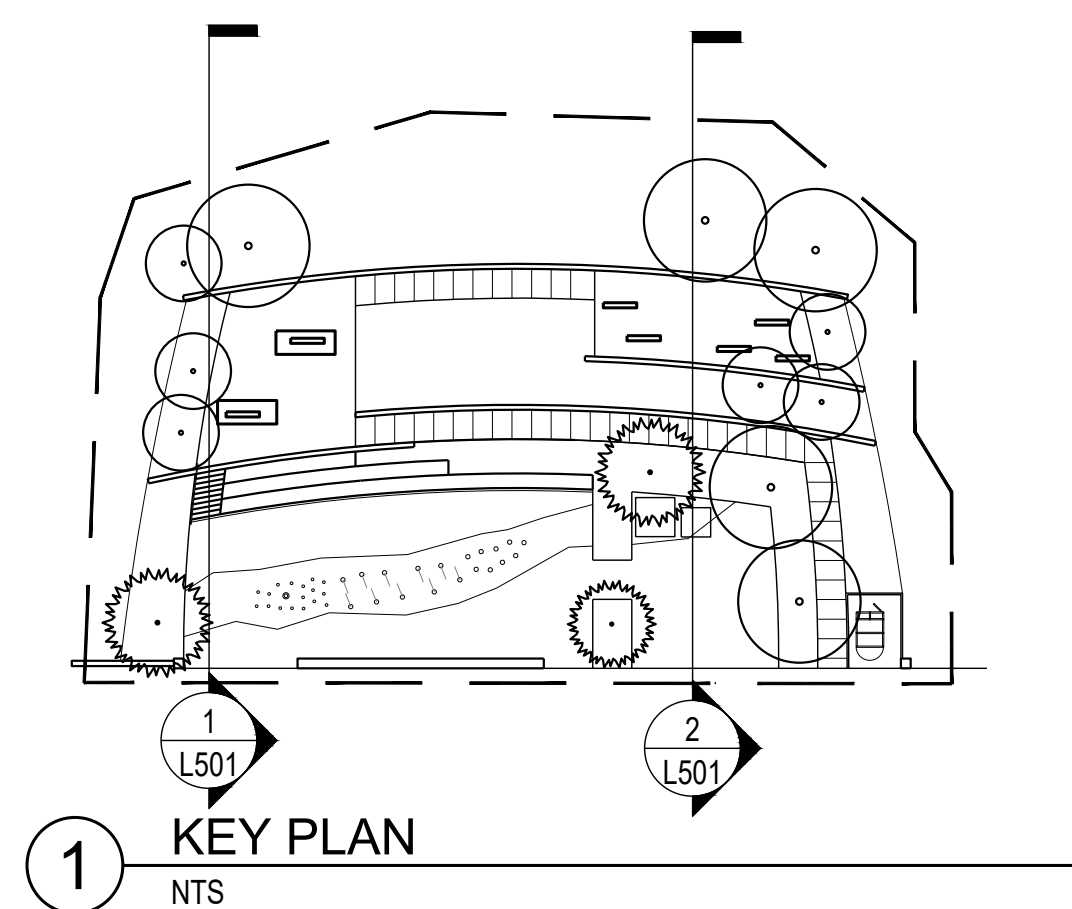
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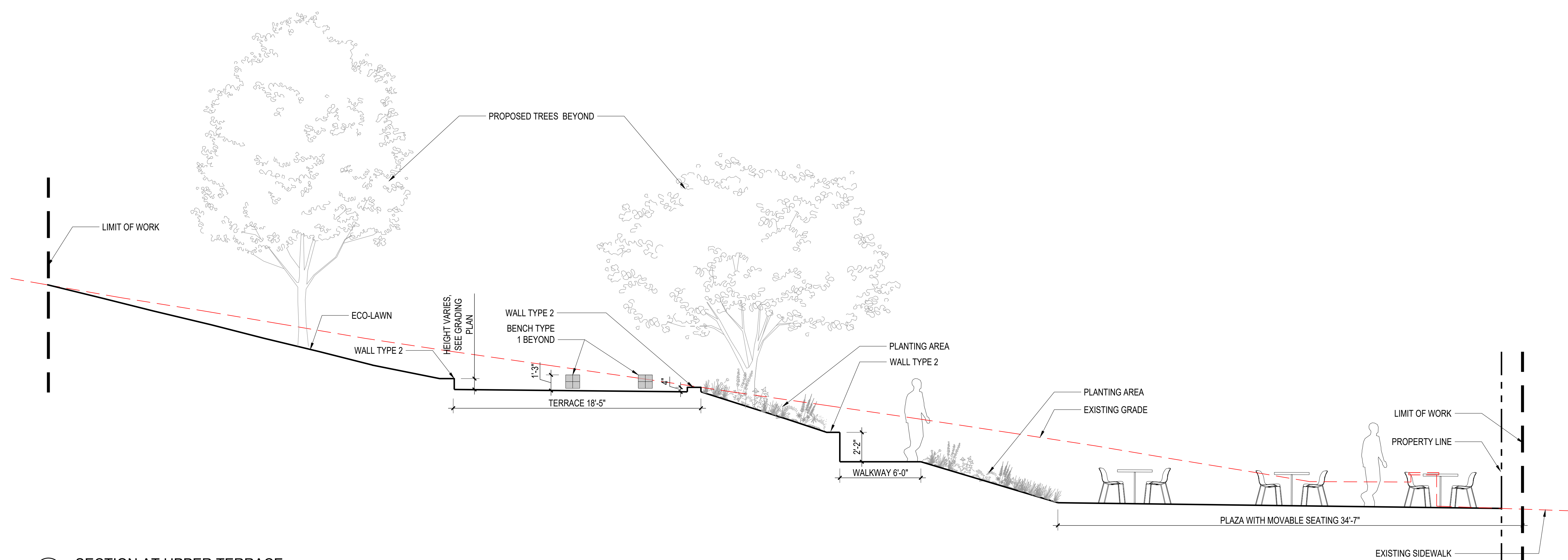
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**1 SECTION AT MIDDLE TERRACE**  
SCALE: 1/4" = 1'-0"



**2 SECTION AT UPPER TERRACE**  
SCALE: 1/4" = 1'-0"

Sheet Revisions:

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**SCHEMATIC DESIGN**

**MARCH 1, 2024**

Sheet Title:

**SITE SECTIONS**

Sheet Number:

**L501**







# GENERAL NOTES:

## 8. EQUIPMENT:

- A. CONTRACTOR SHALL VERIFY ELECTRICAL FEED VOLTAGE AND PHASE PRIOR TO ORDERING ANY ELECTRICAL EQUIPMENT.
- B. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.

## 9. ELECTRICAL:

- A. ALL ELECTRICAL EQUIPMENT WHERE APPLICABLE SHALL BEAR PROPER UL AND OTHER TESTING AGENCY LABELS.
- B. BONDING IS REQUIRED ON ALL INTERACTIVE WATER FEATURES TO ELIMINATE VOLTAGE GRADIENT IN THE WATER FEATURE AREA. BOND ALL COMPONENTS WITH #8 WIRE AND APPROVED CONNECTORS PER NEC.
- C. CONTRACTOR SHALL FIELD LOCATE ALL ELECTRICAL JUNCTION BOXES, GFCI's, LED POWER SUPPLIES, CONDUIT RUNS AND ALL ASSOCIATED PENETRATIONS. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.
- D. ELECTRICAL PANELS SHALL BE SIZED TO ACCOMMODATE AVAILABLE SPACE & ACCESS INSIDE EQUIPMENT ROOM.

## 10. MISCELLANEOUS

- A. ALL FINISH GRADES AND SURFACES SHALL BE INSTALLED PER GRADING PLAN.
- B. ALL WET DECK FINISHES INCLUDING STONES, COLOR, & TEXTURE PER LANDSCAPE ARCHITECT.
- C. WET DECK SURFACE SHALL BE SLIP RESISTANT WITH A MINIMUM DYNAMIC COEFFICIENT OF FRICTION OF 0.42
- D. COORDINATE SEWER LATERALS AND RECEPTACLES WITH ALL P TRAPS, VENTS, ETC. FROM SEWER MAIN TO POINT OF CONNECTION SUPPORTING WATER FEATURE WITH OTHER TRADES AS REQUIRED.
- E. COORDINATE PRESSURE REDUCED BACKFLOW PROTECTED WATER SUPPLY WITH OTHER TRADES.
- F. CONTRACTOR TO PROVIDE ONE (1) WEEK MINIMUM NOTIFICATION TO ENGINEER FOR FIELD REVIEW.
- G. CONTRACTOR SHALL SUBMIT DIGITAL PHOTOS OF INSTALLED PIPES & COMPONENTS TO BE BURIED PRIOR TO BACKFILL.
- H. CONTRACTOR SHALL PROVIDE OPERATION & MAINTENANCE MANUAL COMPLETE "AS-BUILT" DRAWINGS, EQUIPMENT LIST, EQUIPMENT MODEL NUMBERS, EQUIPMENT UT SHEETS, MFR CONTACT INFO, FULL DESCRIPTION OF WATER FEATURE START-UP, SHUT DOWN, CLEANING, WINTERIZING, AND MAINTENANCE OF EQUIPMENT AND WATER FEATURE BASIN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND WATER FEATURE ENGINEER PRIOR TO COMPLETION OF PROJECT.
- I. CONTRACTOR TO PROVIDE ALL NECESSARY PROVISIONS TO FACILITATE WINTERIZING FEATURE BASIN, PIPING, JET CANISTERS, ETC.

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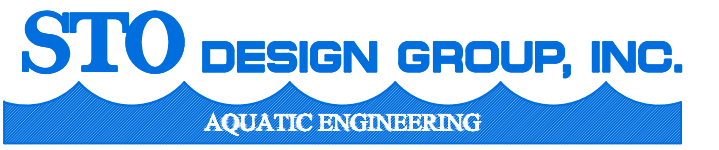
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Sheet Title:

**GENERAL NOTES**

Sheet Number:

**W002**

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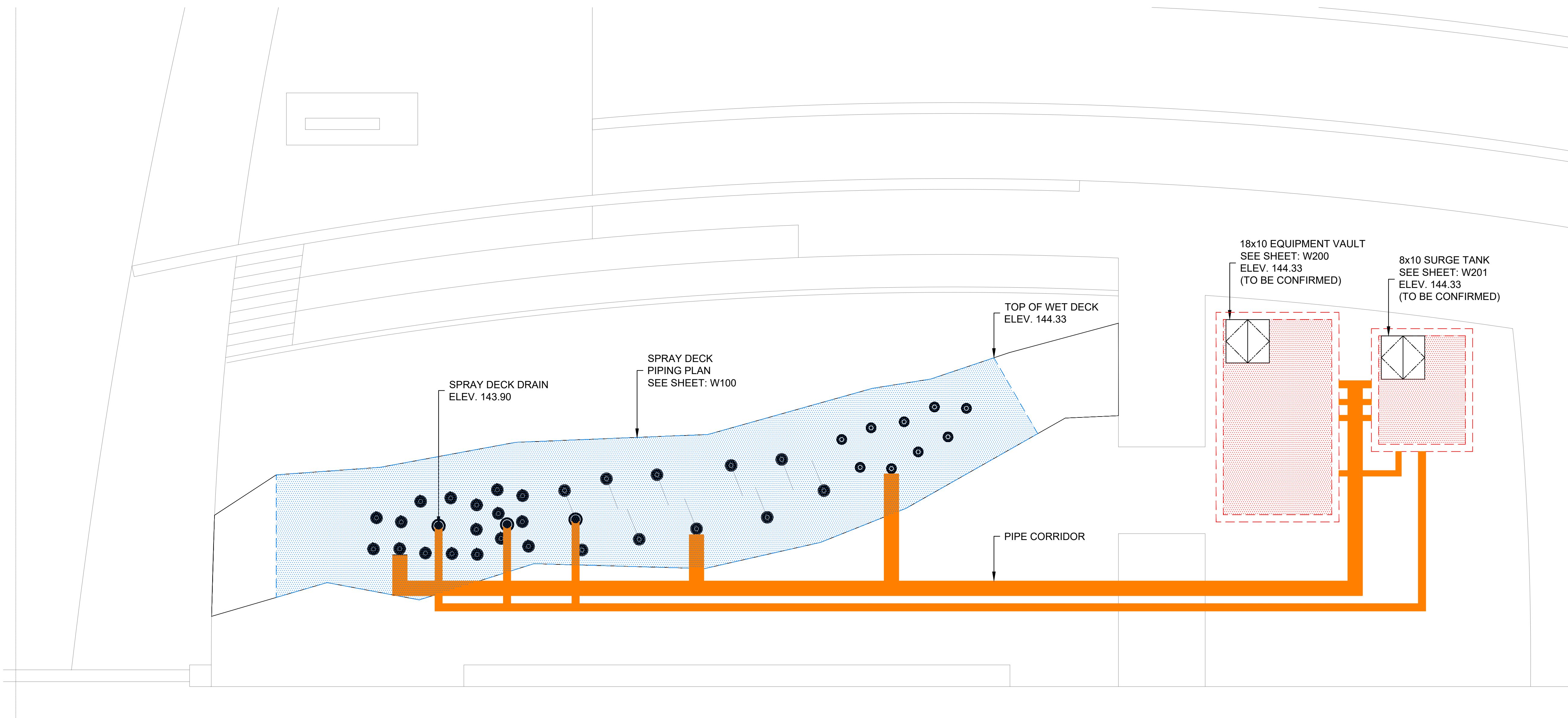
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MARCH 1, 2024

Sheet Title:  
OVERALL SPRAY DECK  
AREA PLAN

Sheet Number:

W003



1 OVERALL SPRAY DECK AREA PLAN

SCALE: 3/16"=1'-0"







**SKAMANIA  
COURTHOUSE  
PLAZA**

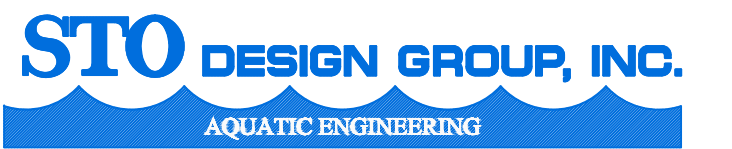
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**MARCH 1, 2024**

Sheet Title:  
**EQUIPMENT VAULT  
LAYOUT**

Sheet Number:

**W200**

**SPRAY DECK EQUIPMENT LIST**

- 1A **FILTER PUMP** - PENTAIR WHISPERFLO XF HIGH PERFORMANCE THERMOPLASTIC SELF-PRIMING PUMP, 5HP
- 1B **FILTER** - 42"DIA. FLUIDRA POLTANK SERIES HIGH RATE VERTICAL SAND FILTER, 50 PSI RATED AVAIL: KSI (714) 754-4044
- 1C **CHEMICAL CONTROLLER** - BECSYS SYSTEM 5 CONTROLLER
- 1D **BLEACH FEEDER** - PULSAR INFINITY CHLORINATION SYSTEM
- 1E **ACID FEEDER** - PULSAR ACID PLUS DRY ACID FEEDER
- 1F **UV UNIT** - AQUIONICS UV SWIM 1.2KW WITH CABINET
- 1G **COLUMN/ARCH JET PUMP** - PENTAIR WHISPERFLO XF HIGH PERFORMANCE THERMOPLASTIC SELF-PRIMING PUMP, 5HP
- 1H **FOAM JET PUMP** - PENTAIR EQ SERIES, 5HP

**MISCELLANEOUS EQUIPMENT LIST**

- A MOTOR CONTROL PANEL COMPLETE WITH TIME CLOCKS, TRANSFORMERS, ETC.
- B APPROVED PRESSURE REDUCING BACKFLOW PREVENTER PER MEP
- C HOSE BIB (DOWNSTREAM OF BACKFLOW PREVENTER) PER MEP
- D WATER SUPPLY SOLENOID CONTROL VALVE (TYP. 1 PLC.)
- E GRUNDFOS SUBMERSIBLE PUMP
- F LS-270 SERIES SINGLE-POINT LEAK DETECTION SENSOR 120V. PART #43765 AVAIL: GEMS SENSORS (800) 378-1600
- G WATER CHEMISTRY TEST KIT - TALOR PROFESSIONAL MODEL #1741-STR TO MEASURE A MIN. OF FREE CHLORINE, pH AND CYANURIC ACID AND BASE DEMAND.
- H VAULT LIGHT
- I VAULT VENT - 6" STANDPIPE (TYP. 2 PLCS.) LIGHT
- J ACCESS HATCH - 48" x 48" DOUBLE LEAF, PEDESTRIAN RATED, TORSION ASSISTED STAINLESS STEEL ACCESS HATCH MODEL R-TPD WITH TROUGH DRAIN, NOISE DAMPENING CUSHION, SAFETY CHAIN, BITUMINOUS PAINT AND KEYED LOCKING DEVICE WITH 2 KEYS, CONCRETE INFILL TO MATCH SURROUNDING PAVEMENT - REFER TO LANDSCAPE DRAWINGS, ALIGN ACCESS HATCH TO PAVING AVAIL: USF FABRICATION (800) 258-6873
- K VAULT LADDER - FIBERGLASS LADDER WITH EXTENDABLE BAR. LENGTH TO FIT
- L VAULT BLOWER - DAYTON SHADED POLE BLOWER
- M 10'x18'x7' PRECAST CONCRETE VAULT WITH GRADE RINGS TO ACCOMMODATE HATCH AT GRADE

**EQUIPMENT VAULT DEMANDS**

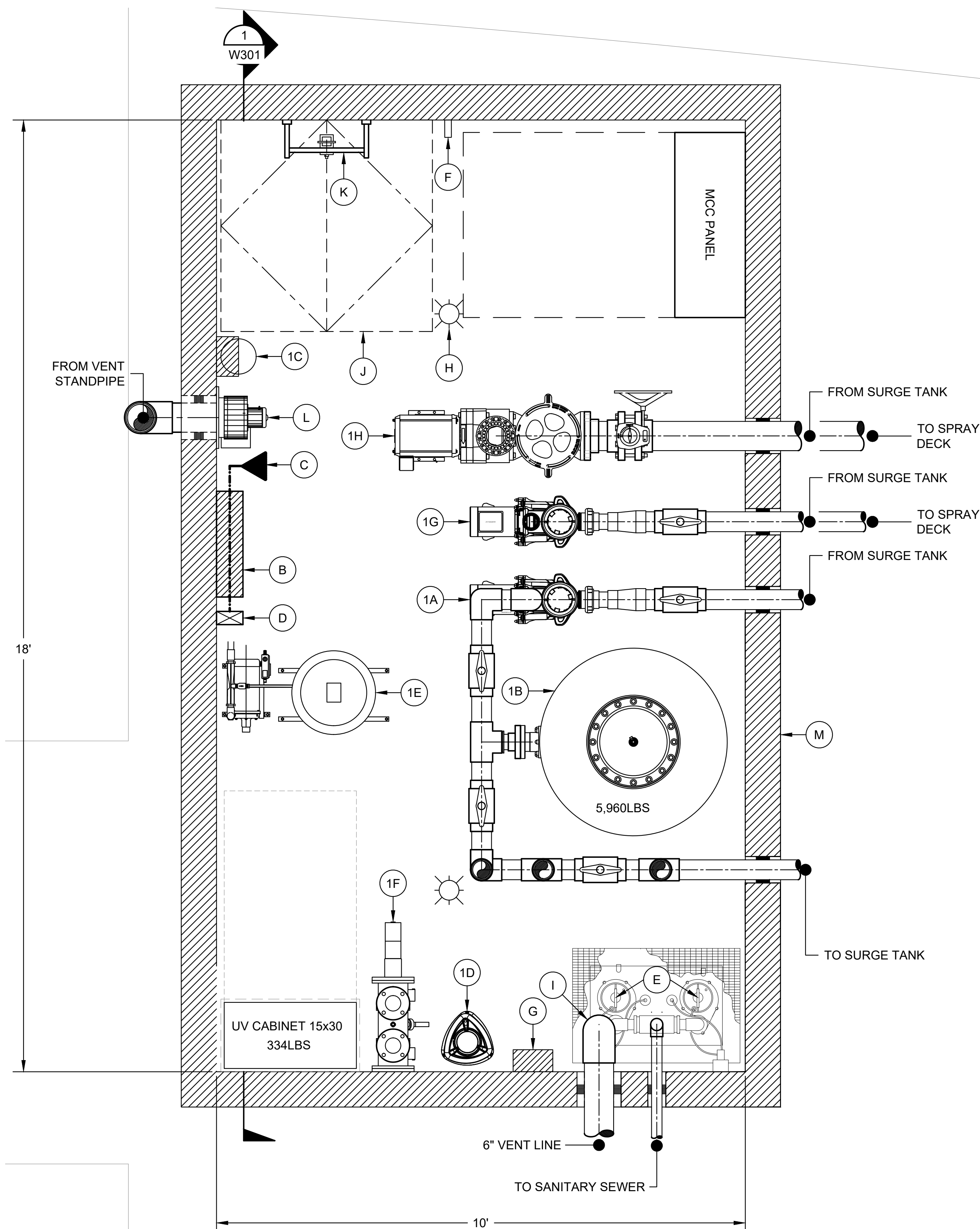
- 1) ELECTRICAL SUPPLY = 15 HP + MISC. ELEC. LOAD (208V OR 480V, 3 PHASE)
- 2) WATER = 30 @ 50PSI GPM OF POTABLE WATER SUPPLY WITH PRESSURE REDUCING BACKFLOW PREVENTER LOCATED ABOVE GRADE PER CIVIL ENG.
- 3) VENTILATION = 2x 6" VENT PIPES TO DAYLIGHT IN ADJACENT PLANTER
- 4) SEWER = 185 GPM (5 MIN. CAPACITY) FOR FILTER BACKWASH
- 5) STORM = 1-1/2" LATERAL TO VAULT ACCESS HATCH DRAIN

**EQUIPMENT AVAILABILITY**

- 1) PUMPS FILTRATION EQUIPMENT - KSI (714) 754-4044
- 2) MCC CONTROL PANEL - RSD TOTAL CONTROLS (949) 380-7878 CONTACT: ALLAN PEARSON

**EQUIPMENT NOTES**

- 1) ALL WETTED PUMP PARTS AND CAST IRON FITTINGS OF EACH PUMP SHALL BE FUSE COATED, INTERIOR ONLY. ALL EXTERIOR PARTS AND THE EXTERIOR OF CAST IRON FITTINGS SHALL BE COATED WITH A HIGH GRADE ENAMEL PAINT FOR CORROSION PROTECTION.
- 2) PUMP SHALL BE CLOSE COUPLED, WITH MECHANICAL SEALS AND SEAL FLUSH LINE.
- 3) SUPPORT ALL PIPE TO ELIMINATE VISIBLE MOVEMENT DURING SYSTEM OPERATION.
- 4) VERIFY VOLTAGE AND PHASE PRIOR TO CONSTRUCTION, INSTALLATION AND PURCHASE OF EQUIPMENT.
- 5) INSTALL SYSTEM FLOW METERS IN A READILY VISIBLE LOCATION. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION INSTRUCTIONS.
- 6) DIELECTRIC SEPARATORS REQUIRED TO MITIGATE CORROSION BETWEEN DISSIMILAR METALS.
- 7) ALL PVC PIPING WITHIN EQUIPMENT VAULT SHALL BE SCH.80 (U.O.N.) /
- 8) EQUIPMENT VAULT FLOOR SHALL SLOPE 1% MIN. TO FLOOR DRAIN FOR POSITIVE DRAINAGE



**1 EQUIPMENT VAULT LAYOUT**

SCALE: 3/4"=1'-0"



**SKAMANIA  
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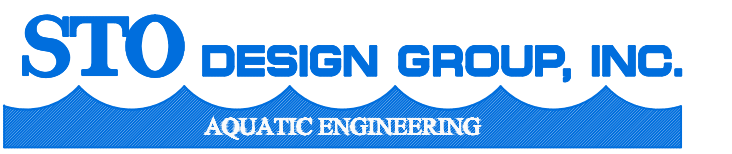
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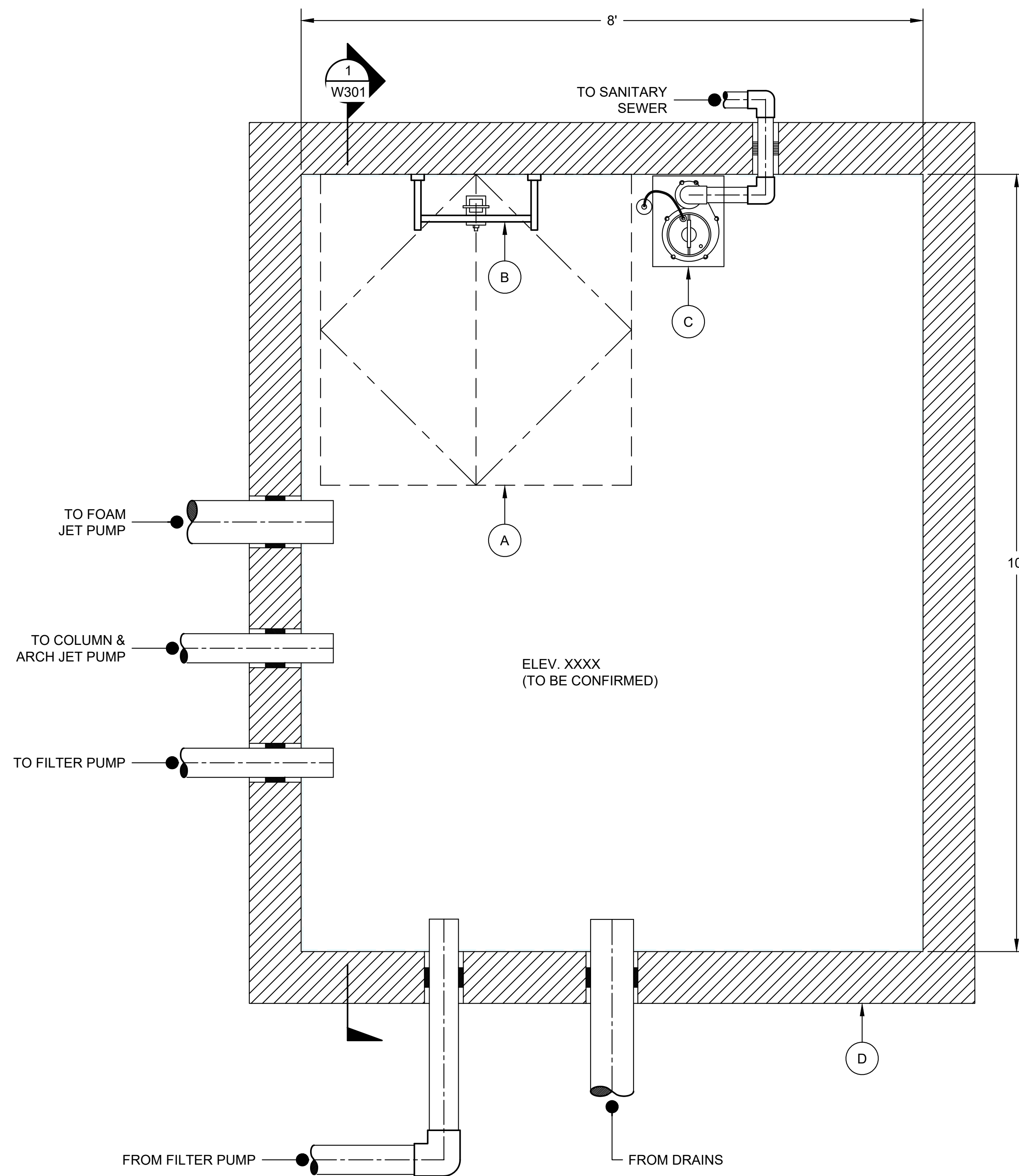
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**MISCELLANEOUS EQUIPMENT LIST**

- (A) ACCESS HATCH - 48" x 48" DOUBLE LEAF, PEDESTRIAN RATED, TORSION ASSISTED STAINLESS STEEL ACCESS HATCH MODEL R-TPD WITH TROUGH DRAIN, NOISE DAMPENING CUSHION, SAFETY CHAIN, BITUMINOUS PAINT AND KEYED LOCKING DEVICE WITH 2 KEYS. CONCRETE INFILL TO MATCH SURROUNDING PAVEMENT - REFER TO LANDSCAPE DRAWINGS, ALIGN ACCESS HATCH TO PAVING AVAIL: USF FABRICATION (800) 258-6873
- (B) VAULT LADDER - FIBERGLASS LADDER WITH EXTENDABLE BAR. LENGTH TO FIT
- (C) SUBMERSIBLE PUMP - PACO SUBMERSIBLE PUMP  
AVAIL: PACO PUMPS (909) 594-9959
- (D) 8'x10'x7" PRECAST CONCRETE VAULT WITH GRADE RINGS TO ACCOMMODATE HATCH AT GRADE



Sheet Revisions:

NUMBER	DATE	DESCRIPTION

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**MARCH 1, 2024**

Sheet Title:

**SURGE TANK LAYOUT**

Sheet Number:

**W201**

**1 SURGE TANK LAYOUT**

SCALE: 1"=1'-0"



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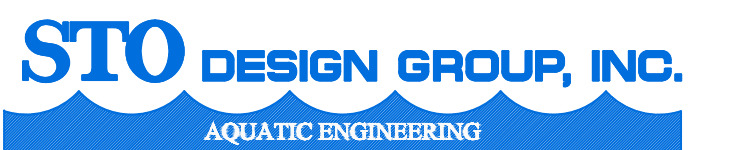
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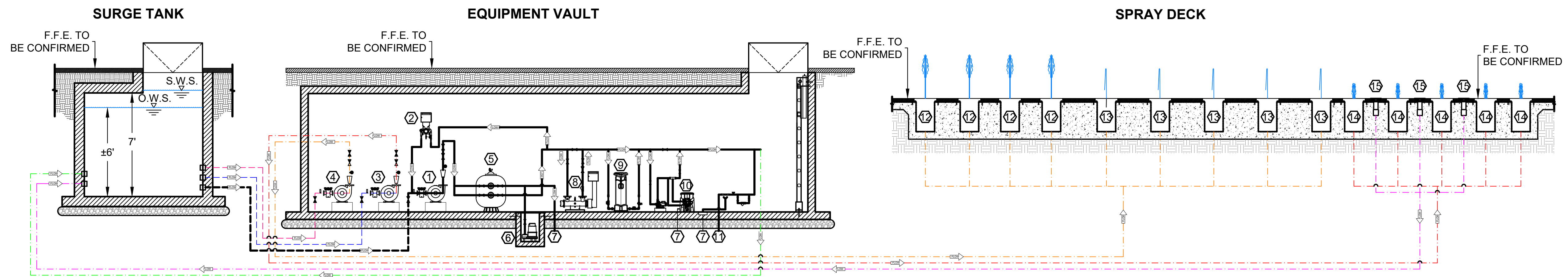
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LEGEND

Σ BUTTERFLY VALVE WITH GEAR OPERATOR	STANDARD LIQUID FILLED COMPOUND VACUUM / PRESSURE GAUGE, 0-30" HG / 0-60 PSI 2-1/2" S.S. CASE	CONCENTRIC REDUCER	HOSE BIB PER MECHANICAL ENGINEER
Split Disk Check Valve	BALL VALVE	UTILITY SINK PER MECHANICAL ENGINEER	WYE STRAINER
PUMP STRAINER	CHECK VALVE	PRESSURE REDUCING BACKFLOW PREVENTER PER MECHANICAL ENGINEER	SOLENOID VALVE
STANDARD LIQUID FILLED PRESSURE GAUGE, 0-60 PSI, 2-1/2" S.S. CASE	ECCENTRIC REDUCER	FLOWMETER	CHEMICAL FEED PUMP
			SIGHT GLASS
1 FILTER PUMP	3 FOAM JET PUMP	8 UV SYSTEM	13 ARCH JET
2 MICROPROCESSOR BASED CHEMICAL CONTROLLER WITH pH AND ORP CONTROL SYSTEM COMPLETE WITH FLOWCELL, SAFETY SWITCH, PROBE RINSE, COMMUNICATION BOARD	4 COLUMN/ARCH JET PUMP	9 BLEACH SYSTEM	14 FOAM JET
	5 HIGH RATE SAND FILTER	10 ACID SYSTEM	15 DRAIN
	6 SUMP PUMP	11 FROM DOMESTIC WATER SUPPLY	
	7 TO SANITARY SEWER	12 COLUMN JET	

Sheet Revisions:

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MARCH 1, 2024

Sheet Title:  
SPRAY DECK SYSTEM  
SCHEMATIC

Sheet Number:

W300

1 SPRAY DECK SYSTEM SCHEMATIC

SCALE: 3/4"=1'-0"

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PLAZA**

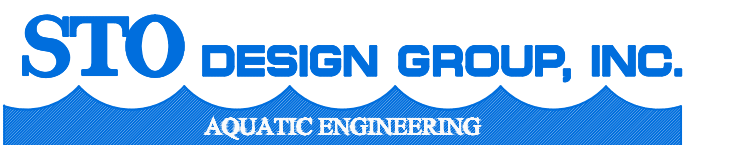
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Release/Date:

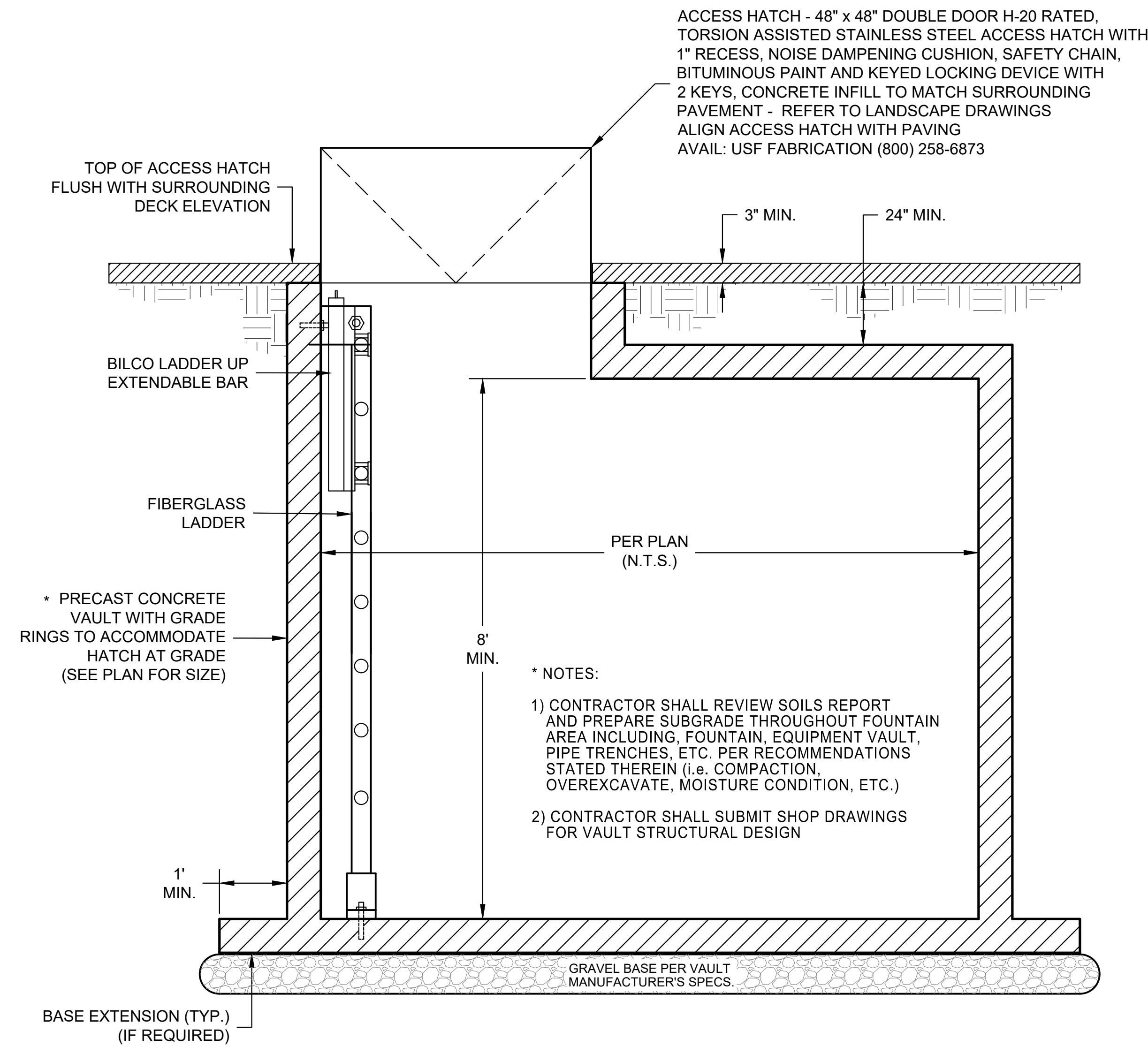
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**MARCH 1, 2024**

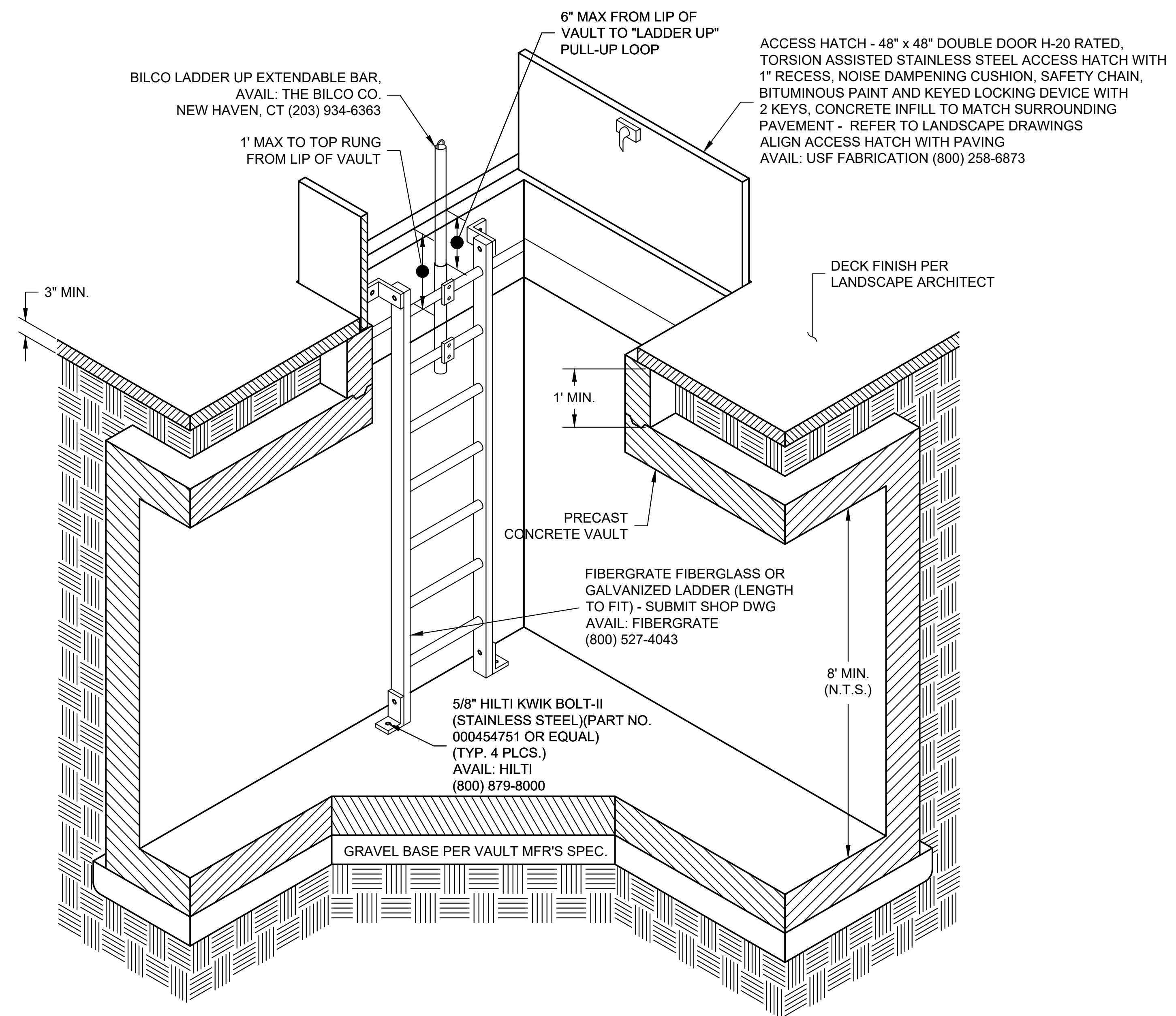
Sheet Title:  
**EQUIPMENT DETAILS**

Sheet Number:

**W301**



**1 EQUIPMENT VAULT SECTION**  
SCALE: 3/4"=1'-0"



**2 VAULT HATCH AND LADDER ISOMETRIC**  
SCALE: 3/4"=1'-0"



**Function**  
Crystal's sequencing Arching Jet produces exciting sequenced effects for interactive play. Add a variable frequency drive (VFD) pump to produce various heights. The LED light ring and nozzle assembly comes pre-wired in a stainless steel niche for ease of installation.

- Choreoswitch and LED light are RDM/DMX controlled
- Three nozzle options allows for varying looks
- Nozzles are adjustable to 5" variance during installation
- High switching speeds, up to 10 times per second with no water hammer.
- Low maintenance.
- Foot-friendly faceplate with 3/8" grille opening allows for drainage and safety.
- Water level independent.

**Specifications**  
Construction of slab hanger shall be stamped stainless steel, ChoreoSwitch body shall be injection molded black Polycarbonate ABS complete with Easy-clean access compartment and debris screen. Stilling chamber shall be Polycarbonate ABS. Niche, nozzle, vandal resistance hold-down clamp (2) and fasteners shall be stainless steel.

Water inlet: 1" N.P.T.  
Drain: 3/4" N.P.T.  
Conduit connection: 3/4" N.P.T. (solenoid and light)  
Solenoid: 12VDC / 5 Watts, non-polarized coil. Current - 20VA Inrush / 11VA Holding. Equipped with electrical current verifying LED. Solenoid shall be removable for service. Pre-wired 18/5 STW or SOW submersible cable with DMX converter and underwater connector to Junction Box.  
LED light: 12 VDC, 30 Watts (6 groups of 3 LEDs covered by optical lens - polycarbonate for thermal stability. Pre-wired 18/5 STW or SOW submersible cable and underwater connector to junction box. Requires 12VDC power supply (not included).

**Dimensions**

A in (mm)	B in (mm)	C in (mm)	D in (mm)	W in (mm)
23" (584)	13" (330)	11" (286)	5" (133)	5" (133)

**Build Your Choreoswitch**  
1. Specify Part Number

Part #	LED210	ED211	LED210041	LED210044	LED210045
LED Color	White	RGBW	WARM WHITE	TUNABLE WHITE	WHITE

2. Add nozzle effect (refer to p.2)

Part #	Angle
LED210C011	1 Degrees
LED210C015	5 Degrees
LED210C025	5 Degrees

**Options**  
1. LED170A100 Slab Lifter available by order. Contact Crystal Fountains.  
2. LED180A106 Winter cover available by order. Contact Crystal Fountains.  
3. EL PKIT10 - Addressing Tool  
4. FA0342 Vandal Driver  
5. EBJ C10 Potting compound. 1 Per NICHE

**Notes**  
1. LED Light is cULus Listed

ChoreoSwitch is a registered trademark of Crystal Fountains Incorporated. This product is protected by the following patents: U. S. Patent nos.: 7,080,661 & 7,080,664

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CUT SHEET  
LED12-0101

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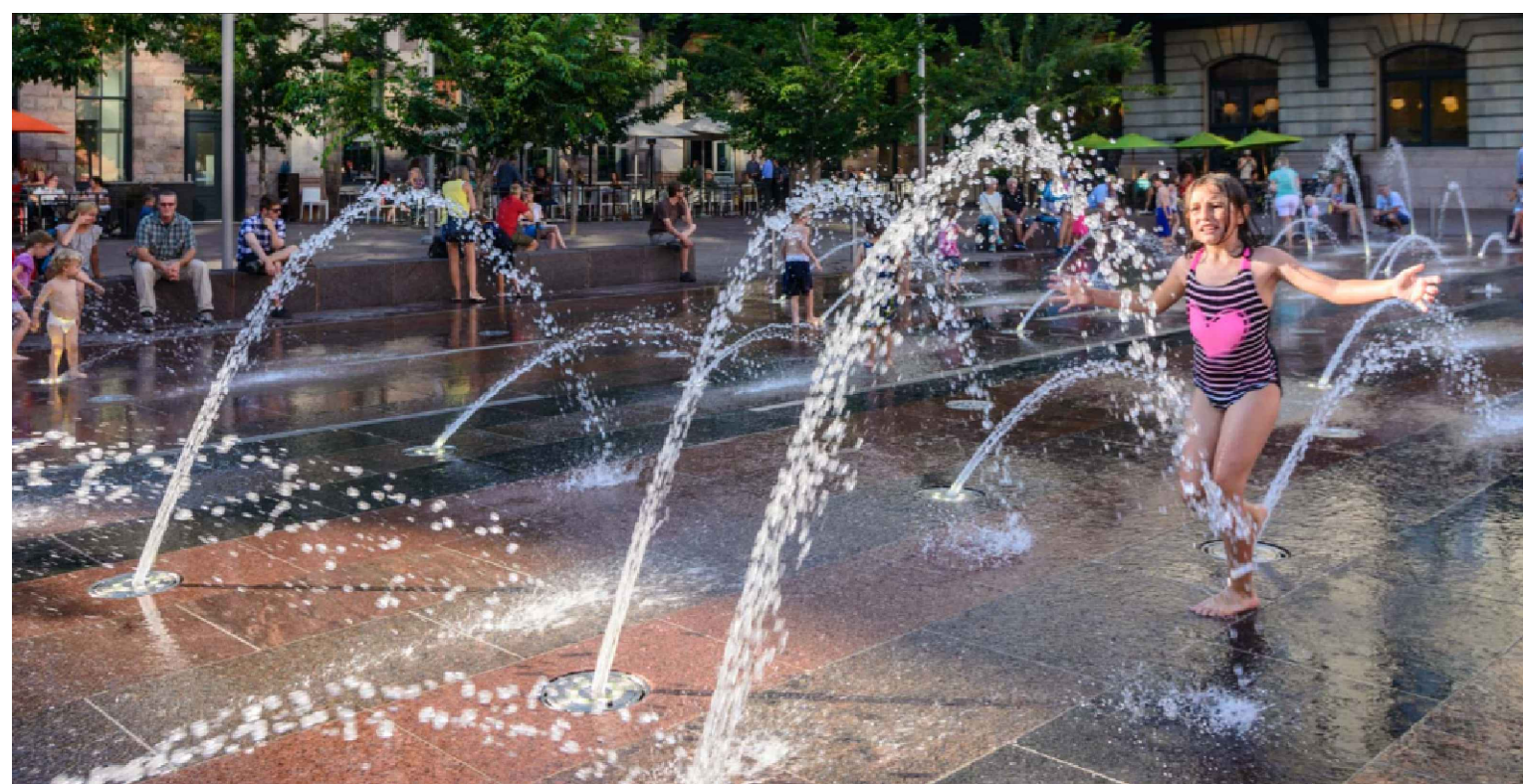
DMX/RDM FOOT FRIENDLY SEQUENCING ARCHING JET 12VDC/30W FULL RGB, RGBW, WARM WHITE OR TUNABLE WHITE LED

SERIES  
LED

REV.  
A

JUL 2023

TEL: 1-905-860-6674 FAX: 1-905-860-6916



**Function**  
The LED132 Series Niche illuminated ground jet is part of Crystal Fountains family of niched LED lights. The ring light effectively illuminates the nozzles stream from all sides. With Crystal Fountains constant flow nozzle provide highly aerated water is best suits your application. Designed for dry deck or poured concrete fountains, the stainless steel niche is easy to install with an adjustable nozzle allowing 5" variance during installation. The jet is an easy to maintain package that couples a static nozzle with an RGB, RGBW, Cool White, Warm White or Tunable White LED light. Not all LED's are built the same! The jet packs 6 groups of 3 LEDs covered by an optically clear lens. Use the Crystal Fountains LED DMX controller to program this lighting system for spectacular effects. The RDM/DMX cable allows for easy programming.

**Specifications**  
1. Construction of niche shall be 316 stainless steel. Complete with all stainless steel fasteners and vandal resistant hold down clamps (360° adjustment).  
2. Optical Lens - 18" Polycarbonate for thermal stability.  
3. Internal flow control valve allows adjustment through grill from top.  
4. Water inlet: 1 1/4" female N.P.T. Drain: 3/4" female N.P.T.  
5. Conduit connections: 3/4" N.P.T. (lighting)  
6. Requires 11.5VDC to 26VDC power supply. Please see our LEDPS series. For sequencing capabilities couple our LEDPS with a DMX controller. For a simple all in one solution see our LEDPS control panel offerings.  
7. White LEDs specified within 3-step MacAdam Ellipse.

**Build Your Foam Jet**

Part #	LED Light
LED132	RGB
LED132001	RGBW
LED132002	Cool White 5650K
LED132004	Warm White 3000K
LED132005	Tunable White 2700K-6500K

**Performance / Pump Requirement**

LED132 SERIES	Spray Height (0.3m)2	0.6m)3	0.9m	4' (1.2m)	5' (1.5m)	6' (1.8m)
US gpm	14	17	20	22	24	29
Head (Ft)	9'	15'	17'	21'	24'	26'
Spread (in)	6"	10"	17"	22"	26"	32"

LED132 SERIES	Spray Height (0.3m)2	0.6m)3	0.9m	4' (1.2m)	5' (1.5m)	6' (1.8m)
MR3HR	3.1	3.9	4.6	5.0	5.4	6.6
Head (m)	2.8	4.6	5.2	6.5	7.3	8.0
Spread (mm)	152	254	432	559	660	813

**Dimensions**

Inlet (NPT)	Electric	Drain	A in (mm)	B in (mm)	C in (mm)	D in (mm)	W in (mm)
1" (32)	2" (20)	3" (75)	16" (405)	13" (330)	11" (286)	5" (133)	

**Options:**  
1. Tamperproof screwdriver. Part No. FA0342.  
2. Programmer Kit - EL PKIT10. (RGB, RGBW, Tuneable WHITE)  
3. Slab Lifter LED170A100 available by order.  
4. LED180A106 Winter cover available by order, contact Crystal Fountains.

**Notes:**  
1. Contact Crystal Fountains for detailed specification, installation and operation details.  
2. LED Light is Certified to UL676, Conforms to CE and is IP68 Rated

ChoreoSwitch is a registered trademark of Crystal Fountains Incorporated. This product is protected by the following patents: U. S. Patent nos.: 7,080,661 & 7,080,664

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1 OF 2

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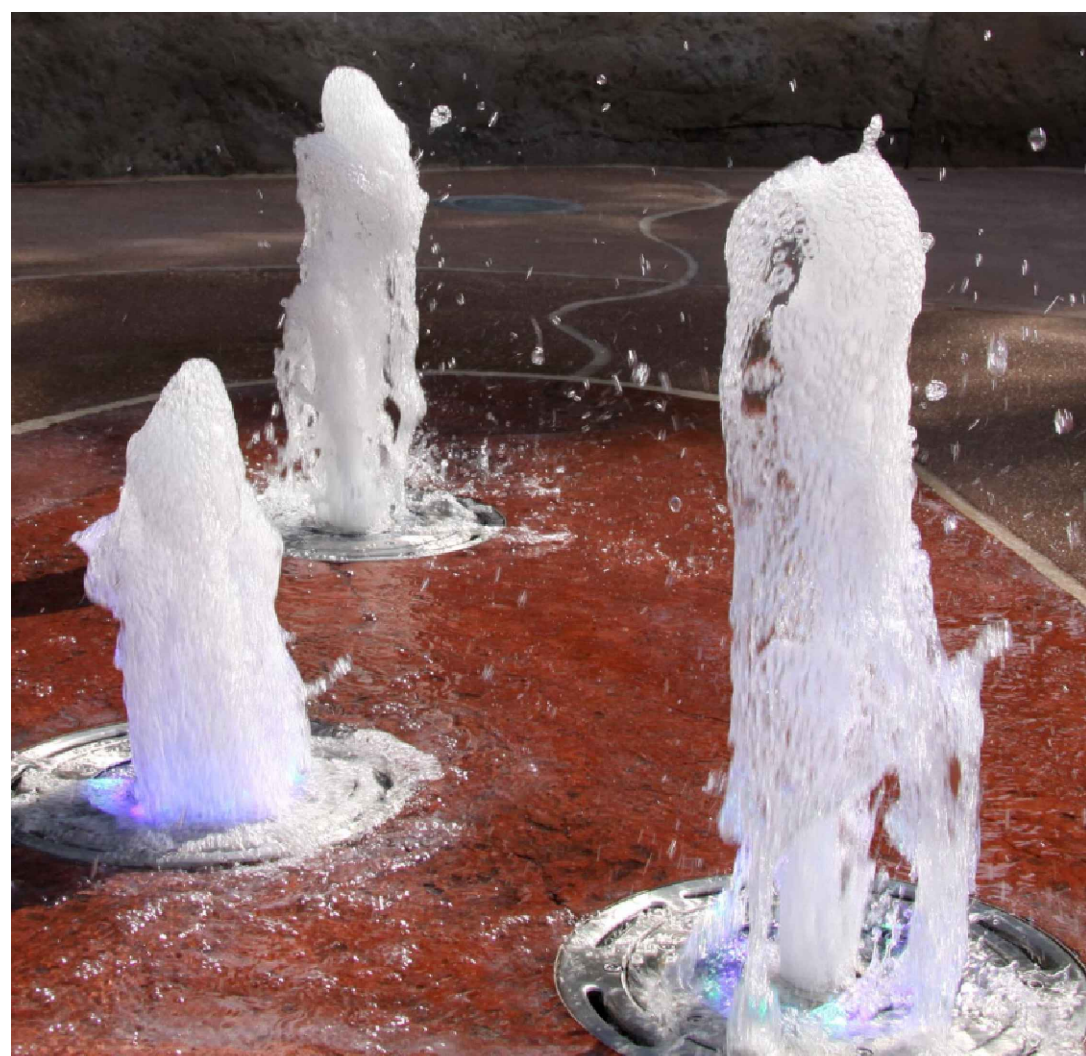
DMX/RDM FOOT-FRIENDLY NON SEQUENCING NICHE FOAM JET WITH 11.5VDC-26VDC/30W - RGB LED

SERIES  
LED132

REV.  
F

AUG 2023

TEL: 1-905-860-6674 FAX: 1-905-860-6916



2 SPRAY DECK FOAM JET  
SCALE: NONE

**Function**  
Crystal's sequencing ChoreoSwitch produces exciting sequenced effects for interactive play. Add a variable frequency drive (VFD) to produce various heights. The White light and nozzle assembly comes pre-wired in a stainless steel hanger for ease of installation.

- Choreoswitch is DMX/RDM controlled (Light is non sequencing non dimmable white)
- Three adjustable nozzle options allow for varying looks
- Nozzles are adjustable to 5" variance during installation
- High switching speeds up to 10 times per second with no water hammer
- Low maintenance
- Foot-friendly faceplate with 3/8" (10mm) openings allows for drainage and safety
- Water level independent.

**Specifications**  
Construction of slab hanger shall be stainless steel, ChoreoSwitch body shall be injection molded black PVC complete with easy-clean access compartment and debris screen. Nozzle, vandal resistance hold-down clamp (2) and fasteners shall be stainless steel.

Water inlet: 1" (25mm) N.P.T. - including reinforced flexible hose (10ft/3m), barb connector (1), stainless steel hose clamp (2).  
Solenoid: 12VDC / 5 Watts, non-polarized coil. Current - 20VA Inrush / 11VA Holding. Equipped with electrical current verifying LED. Solenoid shall be removable for service. Pre-wired 18/5 STW or SOW submersible cable with DMX converter.  
LED light: 12 VDC, 30 Watts, Non sequencing white (6 groups of 3 LEDs covered by 18" optical lens - polycarbonate for thermal stability. Pre-wired 18/5 STW or SOW submersible cable. Requires 12VDC power supply (not included).

**Options**  
1. LED170A100 Slab Lifter available by order, contact Crystal Fountains  
2. LED180A106 Winter cover available by order, contact Crystal Fountains  
3. FA0342 Vandal Resistant Driver Kit available by order, contact Crystal Fountains  
4. EL PKIT10 available by order, contact Crystal Fountains

**Build Your ChoreoSwitch**  
1. Specify Part Number

Part No.	LED280
----------	--------

2. Choreo cable kit

Cable Length	Part # North America	Cable Length	Part # European Region
9ft	ELOCORD180-090	3m	ELOCORD180-030
20ft	ELOCORD180-200	6m	ELOCORD180-060

3. Choreo nozzle (refer to p.2)

Effect	Part No.
Column	NWS110C115
Angled Ring	NWS110C104
Clear Stream	NWS110A122

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www.crystalfountains.com

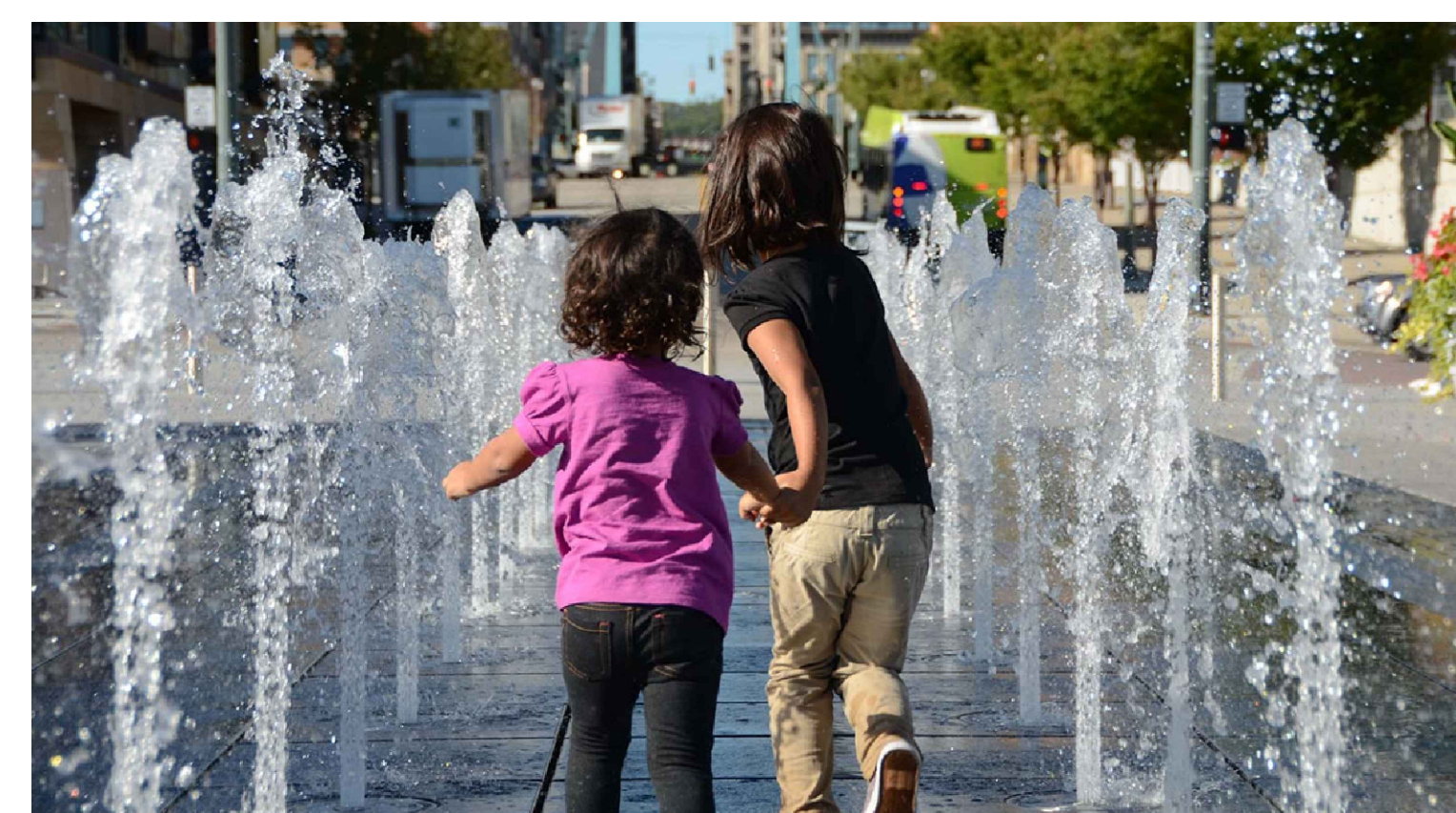
DMX/RDM PLAYDECK CHOREOSWITCH ROUND SLAB HANGER VERSION 12 VDC/30W WHITE

SERIES  
LED280

REV.  
C

FEB 2017

TEL: 1-905-860-6674 FAX: 1-905-860-6916



3 SPRAY DECK VERTICAL COLUMN JET  
SCALE: NONE

# SKAMANIA COURTHOUSE PLAZA

CITY OF STEVENSON  
7121 E Loop Rd.  
Stevenson, WA 98648

**understory**  
Understory Landscape Architecture, LLC  
320 SW Century Drive  
Suite 405-257  
Bend, OR 97702

Bend 541 241-2130  
Portland 503 406-8624

www.understory.design

Consultants:

**STO DESIGN GROUP, INC.**  
AQUATIC ENGINEERING  
1415 WARNER AVE., SUITE C, TUSTIN, CA 92780  
Tel: (949) 476-8777 Email: STO@STOdesign.com

Sheet Revisions:

NUMBER	DATE	DESCRIPTION

Seal:

Release/Date:

SD PRICING PACKAGE

MARCH 1, 2024

Sheet Title:

SPRAY DECK NOZZLES

Sheet Number:

W401

1 SPRAY DECK ARCH JET  
SCALE: NONE

# SCHEMATIC DESIGN SUBMITTAL

Date: March 1, 2024

To: Andrea Kuns, PLA  
Principal, Landscape Architect  
Understory Landscape Architecture LLC

From: Jasmin Woodside, PE — Akana

Subject: City of Stevenson Skamania Plaza Design  
Akana Project No. 23-068

---

Understory Landscape Architecture LLC contracted with Akana to provide civil design services for a plaza design for the City of Stevenson, Oregon. The design includes a hardscape, a premanufactured restroom, and a water feature. This document presents the results of the schematic design phase of the project.

## STANDARDS AND GUIDELINES

The City of Stevenson, Oregon, uses the following construction standards and guidelines:

- + May 1999 City of Stevenson Engineering Standards for Public Works Construction (Stevenson PWC)
- + Stormwater Management Manual for the Puget Sound Basin by the Washington State Department of Ecology (Puget Sound Manual)
- + August 1999 Stormwater Management in Washington State Volume I Minimum Technical Requirements by the Washington State Department of Ecology (SWM Washington)
- + November 2020 Public Utility District No. 1 of Skamania County Water System Service Policies & Design Standards (PUD No. 1 Design Standards)



## DESIGN CONSIDERATIONS

### EXISTING CONDITIONS

The project scope includes converting a sloped lawn into a public plaza in the City of Stevenson. The project site is located at Lewis and Clark Highway (2<sup>nd</sup> Street) and Russel Avenue on approximately 0.49 acres. The existing lawn slopes north to south at approximately 15% with overland drainage naturally moving north to south down to 2<sup>nd</sup> Street, into catch basins in the gutter, and conveyed to a municipal storm drain line.

### SITE DEVELOPMENT

The proposed site will incorporate flexible lawn space with three small gathering plazas offering expanded views at each level on the slope. The site is accessed through an accessible walkway winding through the different levels with seating steps, interactive water feature, restroom, built in wood benches and movable seating to allow for small daily gatherings. All utilities will be expanded to accommodate per recommendations below.

## CIVIL SYSTEMS

### DOMESTIC WATER DISTRIBUTION

- + The existing waterline is a municipal 10" ductile iron pipe that runs along 2<sup>nd</sup> Street.
- + The existing line will be hot tapped for two new water services, a 1.5" water meter sized for irrigation and the restroom, and a meter sized for the interactive water feature. Both services will backflow protected.
- + All piping, fittings and structures will be designed and built per PUD No.1 Design Standards.

### SANITARY SEWER

- + The existing sanitary main is anticipated to come from the southeast corner of the site where a sanitary sewer line terminates at a cleanout in the sidewalk and is conveyed to a municipal sanitary sewer main in Leavens Street. Size and depth are still being verified.
- + One 4-inch sanitary main is proposed to serve the restroom. The sanitary sewer line will also be extended to the surge tank for the interactive water feature for intermittent draining during cleaning. If the existing sanitary sewer is not deep enough, the surge tank will have a sump pump to pump the water up to grade.
- + All piping, fittings and structures will be designed and built to Stevenson PWC standards.



## STORM DRAIN

- + The existing storm drain for this area runs naturally down the grassy lawn to the sidewalk and then to the street. It is conveyed to a catch basin in the gutter and then a 9" concrete pipe to a manhole in 2<sup>nd</sup> Street.
- + According to the Stevenson PWC, onsite detention is only required on sites that are one-half (0.5) acres or greater. The disturbed area is less than one-half (0.49) acre, therefore onsite water detention is not required.
- + The proposed impervious area is approximately 8,598 SF and the proposed pervious area is 12,861 SF. In SWM Washington State, if there is greater than 5,000 SF of pollution-generating impervious surfaces (PGIS) then large site treatment best management practices (BMP) should be used. The water quality storm event will be sized for design storm per City Stevenson requirements.
- + All piping, fittings and structures will be designed and built to Stevenson PWC standards.



# Skamania Courthouse Plaza

Electrical Basis of Design Narrative

March 4, 2024

[pae-engineers.com](http://pae-engineers.com)

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2.1	Design Criteria.....	2
2.2	Service and Distribution.....	2



# Project Directory

---

Owner	<b>City of Stevenson</b>
Architect	<b>Understory Landscape Architecture, LLC</b> 320 SW Century Drive Suite 405-257 Bend, OR 97702 541-241-2130  <b>Andrea Kuns, PLA</b> Principal, Landscape Architect
Electrical Engineer	<b>PAE</b> 151 SW 1st Avenue Suite 300 Portland, Oregon 97204 503-226-2921  <b>Ruwan Jayaweera, PE, LEED AP</b> Principal-in-Charge ruwan.jayaweera@pae-engineers.com  <b>Jeremy Galvin, PE</b> Project Manager Electrical Engineer jeremy.galvin@pae-engineers.com  <b>Becca Hughey</b> Project Coordinator becca.hughey@pae-engineers.com



# 1.0 Project Description

---

## 1.1 Plaza Description

The City of Stevenson is planning to renovate the area directly south of the Skamania County Courthouse at 240 Vancouver Avenue into a public use plaza. The new plaza program includes multiple flexible spaces that can be used for outdoor events, restaurant overflow seating and community gatherings. Current planned features include tiered gathering and seating areas, a water feature, and a public restroom.

## 1.2 Codes and Standards

The following codes, guidelines, regulations and other references that will be put into practice in the design of the project.

- 2020 National Electrical Code with Washington Amendments
- National Fire Protection Association (NFPA) Standards
- American National Standards Institute (ANSI)
- Institute of Electrical and Electronics Engineers (IEEE)
- National Electrical Manufacturers Association (NEMA)
- Underwriters Laboratories (UL)



## 2.0 Electrical

### 2.1 Design Criteria

The following load allowances will be provided for the project as described in the following sections:

**Table 1: Lighting and Power Load Densities**

Load Description	kVA	Amps @ 240V/1PH	Amps @ 208V/3PH
Plaza Lighting	8	33	22
QTY (10) Booth Power Boxes	5	21	14
Christmas Tree Power Outlet	1	4	3
Stage/Event Power at (1) Location	10	42	28
QTY (2) Food Truck Power Outlets	6	25	17
Street holiday Lighting Outlets	1	4	3
Irrigation Pump	15	63	42
Water Feature Power (Minimal Option)	10	42	-
Water Feature Power (Programmed Option)	80	-	222
<b>Total Power Draw</b>	-	<b>233</b>	<b>350</b>

### 2.2 Service and Distribution

#### PLAZA MAIN POWER SERVICE

The plaza will be provided with an oil filled, pad mount transformer by the utility, to be located on grade in coordination with PUD requirements—tentatively planned for the southeast corner of site adjacent to the public restroom. This transformer will serve a 42 pole main service panel that will be located in a two section outdoor rated enclosure. The left hand section will contain the service panel for the plaza, and the right hand section will be allocated to future telecommunications/wifi equipment. (2) 4”C will be provided underground from telecommunications section to nearby handholes in sidewalk along Lewis and Clark Highway.

Two options for utility service to the power transformer for the plaza have been identified, to be coordinated and confirmed with the PUD based on final size and load requirements:

- Option 1: tap primary service to existing transformer serving courthouse in Northeast corner of planned plaza area, and extend to new transformer location.
- Option 2: pull service from overhead distribution in alleyway between 1<sup>st</sup> Street and Lewis and Clark Highway, extend primary feed underground through city park on south side of Lewis and Clark and across the Highway to new transformer location.

Two options are also being carried for Plaza service panel sizing and phasing, dependent on final water feature power requirements (refer to table above):





- Option 1: serves all power requirements requested by the city as outlined below, with minimal extra capacity for irrigation and/or water feature power. Service panel in this scenario sized at minimum 42 pole, 250A, 240/120V 1 phase.
- Option 2: based on best known information of pumping and UV treatment system for programmed water feature design plus loads listed above. Recommended service panel in this scenario sized and minimum 42 pole, 400A, 208/120V 3 phase.

The availability of three phase service power vs single phase will need to be confirmed with the PUD.

**PLAZA LOADS SERVED BY POWER PANEL**

As listed in the load table above, the plaza power panel will be arranged to serve the following loads listed here:

- Plaza lighting by others – expected to be a mixture of bollard lighting, pedestrian poles, accent lighting built into seating, and/or decorative fixtures. Lighting controls may be integrated into power panelboard or provided separately, to be determined in following design phases. Street lighting to remain, separate from plaza power.
- Power for event booths. Assume quantity 10 duplex receptacles spread across all tiered open areas, either within handholes or boxes built into vertical walls as is practical for each location.
- Dedicated receptacle in handhole for annual town Christmas tree lights.
- Public restroom. The restroom will be provided a single dedicated 20A 120V circuit and will come prewired internally as required.
- Event power for minor stage performances in one location at primary/bottom plaza level. Assume 40A twistlock receptacle within handhole.
- Two 30A 240V or 208V single phase receptacles in handholes at Highway for food trucks.
- 120V receptacles located in handholes at Highway (can be combined with food truck receptacles) for annual holiday street/sidewalk decorative lighting.
- Irrigation pump and/or controller as required.
- Power to water feature. For currently programmed water feature (power service option 2), a dedicated 250A three phase feed will be provided via sub feed circuit breaker integral to main power panel to a vendor provided MCC located in below ground vault per water feature vendor drawings.

**Branch Circuit Wiring**

Copper conductors routed in EMT raceway will be used throughout the plaza for branch distribution. Conductors will be run underground in minimum 1" Schedule 40 PVC conduit. No specific locking or anti-theft measures have been identified as necessary by the City at this time. GFCI protection will be provided on all receptacles and devices located within handholes or vaults.

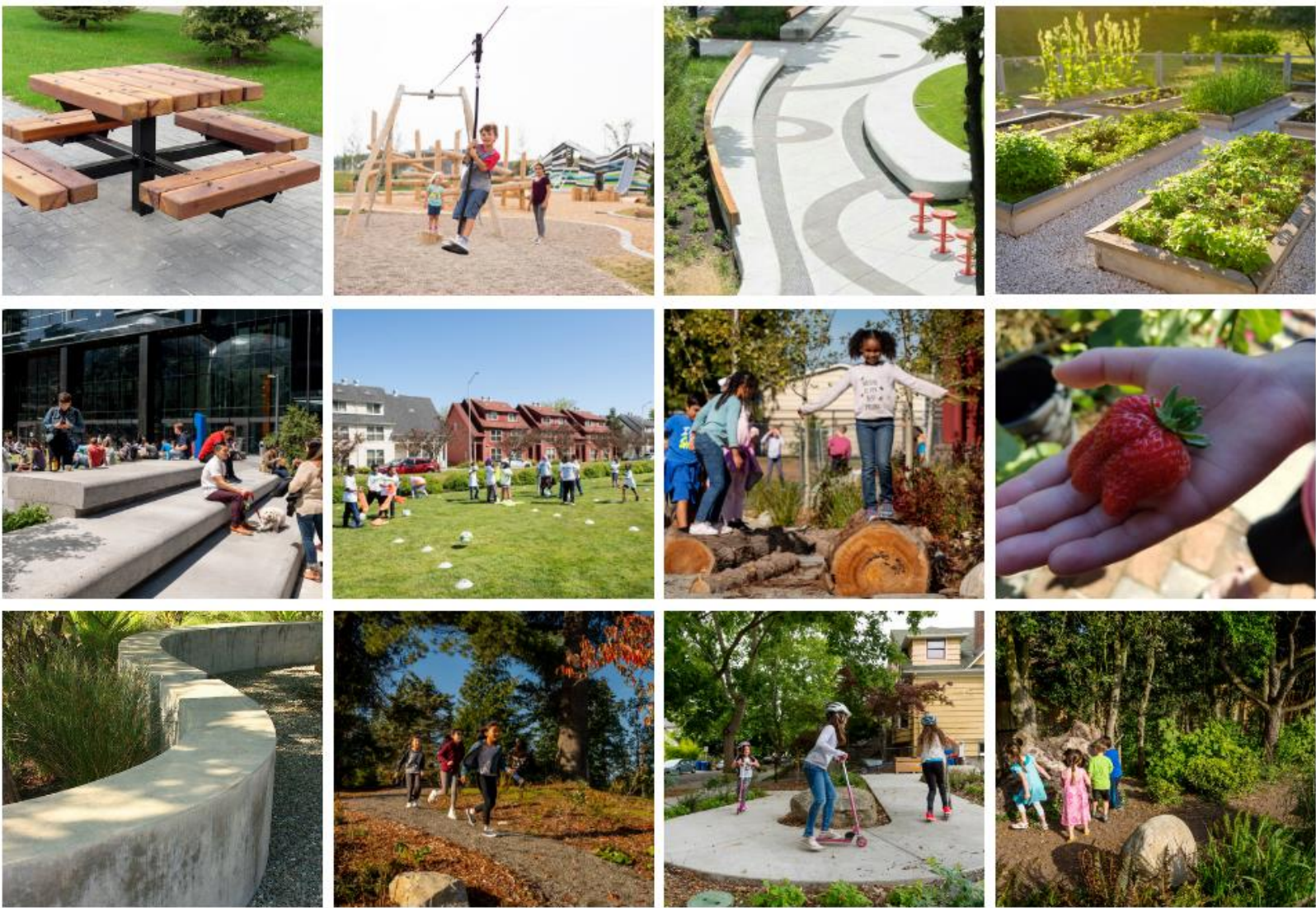
**Equipment Connections**

Electrical power connections will be made to support miscellaneous equipment. Connections include disconnect safety switches and wiring to support interlocks to remote devices.



### **Grounding System**

A grounded power system will be provided in compliance with the NEC. This ground system consists of the service ground consisting of minimum one ground rod, UFER ground, and bonding to the water service piping. The grounding system will be extended throughout all electrical systems in the plaza. An equipment grounding conductor will be provided in all feeder and branch wiring runs.



City of Stevenson  
 Skamania Courthouse Plaza

# City of Stevenson Skamania Courthouse Plaza

Prepared for:



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Prepared by:



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rachel@dcwcost.com

City of Stevenson  
Skamania Courthouse Plaza

Contents

4	Overall Summary
5	Scope of Work
6	Basis of Estimate
7	Sitework

City of Stevenson  
Skamania Courthouse Plaza

Overall Summary

RECOMMENDED BUDGET	SF	\$/SF	TOTAL
Sitework	18,150	234.57	4,257,528

## City of Stevenson Skamania Courthouse Plaza

### Scope of Work

#### Project Scope Description

The project comprises cost planning for the Skamania Courthouse Plaza located in Stevenson, WA. The cost study scope of work includes costing the Schematic Design Documents. The intended design package consists of flexible lawn space with three small gathering plazas, accessible walkway, seating steps, interactive water feature, restroom, built in wood benches and movable seating to allow for small daily gatherings.

#### Project Design

The cost report is based on the following documents:

- 240301 Courthouse Plaza - Schematic Design Plans, dated 3.4.24.
- 2024-03-04 Skamania Courthouse Plaza Concepts Narrative\_PAE, dated 3.4.24.
- 240301 civil design narrative, dated 3.1.24.

#### Procurement

It is anticipated that the project be delivered via GC/CM with a minimum of (3) qualified Subcontractors to assure competitive market pricing.

City of Stevenson  
Skamania Courthouse Plaza

## Basis of Estimate

### Assumptions and Clarifications

This estimate is based on the following assumptions and clarifications:

- 1 Hazardous materials abatement is **NOT** included.
- 2 The majority of work will be performed during typical daytime hours.
- 3 Escalation is included to Summer 2025.
- 4 **Excludes** jurisdiction fees and Owner's contingency.
- 5 Sales Tax is **NOT** shown and is assumed to be included in Owner's Project Cost Estimate.



City of Stevenson  
Skamania Courthouse Plaza

Sitework Summary

	Site Preparation	Site Improvements	Site Civil Utilities	Site Electrical Utilities	Other Site Construction	General Requirements	Contingencies	Mark-ups	Escalation
\$	201,660	2,038,533	195,000	300,200	-	177,801	604,488	527,476	212,371

Total Gross Area: 18,150 SF			%	\$/SF	TOTAL
G10	Site Preparation		5%	11.11	201,660
G20	Site Improvements		48%	112.32	2,038,533
G30	Site Civil Utilities		5%	10.74	195,000
G40	Site Electrical Utilities		7%	16.54	300,200
G	Sitework		64%	150.71	2,735,393
	Direct Site Elemental Cost		64%	150.71	2,735,393
Z10	General Requirements	6.50%	4%	9.80	177,801
	Site Elemental Cost Including General Requirements		68%	160.51	2,913,193
Z11	Design Contingency	15.00%	10%	24.08	436,979
Z11	Construction Contingency	5.00%	4%	9.23	167,509
	Site Elemental Cost Including Contingencies		0%	193.81	3,517,681
Z12	General Conditions	7.00%	6%	13.57	246,238
Z23	Liability Insurance	1.00%	1%	1.94	35,177
Z24	Payment & Performance Bond	1.00%	1%	1.94	35,177
Z25	Overhead & Profit Fee	5.50%	5%	11.62	210,885
	Site Construction Cost Before Escalation		95%	222.87	4,045,157
Z30	Escalation to Start Date - June 2025	5.25%	5%	11.70	212,371
	Recommended Budget		100%	234.57	4,257,528

City of Stevenson  
Skamania Courthouse Plaza

**Sitework**

	Quantity	Unit	Rate	Total
<b>Areas</b>	<b>18,150</b>	<b>Total GSF</b>		
<b>Pedestrian Paving</b>	<b>7,016</b>	<b>SF</b>		
Plaza pavers	4,568	SF		
Concrete	1,365	SF		
Water feature pavers	1,083	SF		
<b>Landscape</b>	<b>11,134</b>	<b>SF</b>		
Eco lawn	7,142	SF		
Meadow planting	3,992	SF		
<b>G10 Site Preparation</b>	<b>18,150</b>	<b>SF</b>	<b>11.11</b>	<b>201,660</b>
<b>G1010 Site Clearing</b>	<b>18,150</b>	<b>SF</b>	<b>5.14</b>	<b>93,361</b>
Construction entrance	1	EA	5,000.00	5,000
Construction fence	750	LF	12.50	9,375
Wheel wash	6	MO	850.00	5,100
Temp facilities	6	MO	1,800.00	10,800
Utility protection	1	LS	12,000.00	12,000
Tree protection	1	LS	10,000.00	10,000
Site protection	1	LS	8,000.00	8,000
Erosion control - incl. monitoring and maintenance	18,150	SF	0.17	3,086
Construction survey and layout	1	LS	30,000.00	30,000
<b>G1020 Site Demolition and Relocations</b>	<b>18,150</b>	<b>SF</b>	<b>2.04</b>	<b>36,936</b>
Clear and grub	16,514	SF	0.50	8,257
Demo - concrete	1,636	SF	2.75	4,499
Demo - retaining wall, incl. footing	172	LF	40.00	6,880
Demo - tree	9	EA	950.00	8,550
Demo - sign, incl. footings	2	EA	750.00	1,500
Demo - bench	5	EA	450.00	2,250
Demo - misc. site obstructions, allow	1	LS	5,000.00	5,000
<b>G1030 Site Earthwork</b>	<b>18,150</b>	<b>SF</b>	<b>3.93</b>	<b>71,364</b>
Site cut - 1' depth	672	CY	25.00	16,806
Haul and dispose - unsuitable soils	538	CY	30.00	16,133
Site fill - stockpile	134	CY	15.00	2,017
Grading and compaction	18,150	SF	0.75	13,613
Dewatering, allow	1	LS	15,000.00	15,000
Base aggregates, 6" depth	130	CY	60.00	7,796
<b>G1040 Hazardous Waste Remediation</b>	<b>18,150</b>	<b>SF</b>		
No work anticipated				

City of Stevenson  
Skamania Courthouse Plaza

Sitework

	Quantity	Unit	Rate	Total
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G20 Site Improvements	18,150	SF	112.32	2,038,533
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G2010 Roadways	18,150	SF		
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No work anticipated NIC

G2020 Parking Lots	18,150	SF		
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No work anticipated NIC

G2030 Pedestrian Paving	18,150	SF	15.55	282,202
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Plaza pavers - mortar set hexagonal, vehicular rated incl. concrete base	4,568	SF	39.00	178,152
Concrete w/ integral color and top cast surface, exposed aggregate	1,365	SF	16.25	22,181
Water feature pavers - basalt hex, vehicular rated incl. concrete base	1,083	SF	68.00	73,644
Access ramps, allow	2	EA	1,750.00	3,500
Stairs, exposed aggregate	56	SF	55.00	3,080
Concrete curb, 6"	47	LF	35.00	1,645

G2040 Site Development	18,150	SF	89.40	1,622,540
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Site structures				
Restroom - Portland Loo, premanufactured	1	LS	200,000.00	200,000
Water feature - spray deck system, allow	1	LS	890,000.00	890,000
Jets and nozzles				<i>incl. above</i>
Piping, valves, filter system, drains, etc.				<i>incl. above</i>
Equipment vaults and accessories				<i>incl. above</i>
Surge tank				<i>incl. above</i>
Electrical panels and accessories				<i>incl. above</i>

Site walls				
Concrete seatwall w/ wood top	200	LF	350.00	70,000
Basalt ledgestone retaining wall, 30" ht.	890	SF	395.00	351,550

Site furnishings				
Bike rack	5	EA	650.00	3,250
Trash receptacles	4	EA	1,800.00	7,200
Moveable tables and chairs	10	EA	2,850.00	28,500
Park bench - custom wood bench, backless	5	EA	5,800.00	29,000
Park bench - custom heavy timber platform and steel frame, w/ back	2	EA	6,500.00	13,000
Water station	1	EA	5,200.00	5,200
Handrail	12	LF	215.00	2,580
Interpretive signage	1	LS	15,000.00	15,000
Wayfinding	18,150	SF	0.40	7,260

City of Stevenson  
Skamania Courthouse Plaza

Sitework				
	Quantity	Unit	Rate	Total
<b>G2050 Landscaping</b>	<b>18,150</b>	<b>SF</b>	<b>7.37</b>	<b>133,791</b>
Deciduous tree	11	EA	550.00	6,050
Coniferous tree	3	EA	485.00	1,455
Eco lawn	7,142	SF		
Top soil - 6" depth	132	CY	45.00	5,952
Hydroseed	7,142	SF	0.35	2,500
Meadow planting	3,992	SF		
Top soil - 12" depth	148	CY	45.00	6,653
Mulch - 2" depth	24	CY	40.00	946
Shrubs - 1 gal., 12" O.C.	3,992	EA	12.50	49,900
Native meadow seed	3,992	SF	0.55	2,196
Metal edging, 4" depth	1,605	LF	17.50	28,088
Irrigation - planting	11,134	SF	2.25	25,052
Irrigation devices and controls	1	LS	5,000.00	5,000
<b>G30 Site Civil Utilities</b>	<b>18,150</b>	<b>SF</b>	<b>10.74</b>	<b>195,000</b>
<b>G3010 Water Supply</b>	<b>18,150</b>	<b>SF</b>	<b>3.31</b>	<b>60,000</b>
Connection to existing	1	LS	5,000.00	5,000
WS - pipe, vaults, valves, allow	1	LS	55,000.00	55,000
Piping				<i>incl. above</i>
Water meter				<i>incl. above</i>
Backflow preventer				<i>incl. above</i>
<b>G3020 Sanitary Sewer</b>	<b>18,150</b>	<b>SF</b>	<b>1.65</b>	<b>30,000</b>
Connection to existing	1	LS	5,000.00	5,000
SS - pipe and equipment, allow	1	LS	25,000.00	25,000
Sanitary main, 4"				<i>incl. above</i>
Cleanout				<i>incl. above</i>
<b>G3030 Storm Sewer</b>	<b>18,150</b>	<b>SF</b>	<b>5.79</b>	<b>105,000</b>
Connection to existing	1	LS	5,000.00	5,000
SW - pipe, devices and controls, allow	1	LS	100,000.00	100,000
Piping				<i>incl. above</i>
Trench drain				<i>incl. above</i>
Area drain				<i>incl. above</i>

City of Stevenson  
Skamania Courthouse Plaza

Sitework				
	Quantity	Unit	Rate	Total
<b>G40 Site Electrical Utilities</b>	<b>18,150</b>	<b>SF</b>	<b>16.54</b>	<b>300,200</b>
G4010 Electrical Distribution	18,150	SF	9.71	176,200
Transformer - by franchise utility				NIC
Primary power - equipment and distribution				
Power conduit - service, incl. trench and backfill	250	LF	175.00	43,750
Street restoration, allow	1	LS	2,400.00	2,400
Power conduit - low voltage (lighting and IT connection)	380	LF	165.00	62,700
Power panel - 3 phase	1	EA	18,500.00	18,500
3R enclosure	1	LS	15,000.00	15,000
Power circuit, dedicated (restroom)	1	EA	300.00	300
Power outlets/receptacles, incl. Christmas tree lighting	11	EA	1,050.00	11,550
Power pedestal - food truck	2	EA	3,000.00	6,000
Grounding system	1	LS	5,000.00	5,000
Equipment connections	1	LS	3,500.00	3,500
Event power, allow	1	LS	7,500.00	7,500
<b>G4020 Site Lighting</b>	<b>18,150</b>	<b>SF</b>	<b>6.83</b>	<b>124,000</b>
Pole lighting	4	EA	8,500.00	34,000
Poles w/ catenary lights	100	LF	175.00	17,500
Paths and terraces lights	15	EA	1,500.00	22,500
Accent lighting at benches and seat wall	1	LS	35,000.00	35,000
Site lighting controls	1	LS	15,000.00	15,000
<b>G4030 Site Communications &amp; Security</b>	<b>18,150</b>	<b>SF</b>		
No work anticipated				NIC



## SKAMANIA COUNTY BOARD OF COMMISSIONERS

Skamania County Courthouse  
240 NW Vancouver Ave | PO Box 790  
Stevenson, WA 98648

(509)427-3700

Richard Mahar  
District 1

Tom Lannen  
District 2

Asa Leckie  
District 3

July 9<sup>th</sup>, 2024

To: The City of Stevenson

Re: Park Plaza Project

Skamania County recently received communication from the City of Stevenson regarding the Park Plaza project suggesting that the project was no longer moving forward. Members of the Skamania County Board of Commissioners who watched the previous City Council meeting are concerned that representations of certain City Council members regarding a supposed County plan to hold an advisory referendum on the Park Plaza project were misleading. These representations appear to be based on misunderstandings of individual, unofficial conversations between City Council and County Commissioner members. The County is concerned that the City relied on these unofficial, individual discussions in making decisions regarding the Plaza. This letter is intended to make clear Skamania County's intentions regarding the Plaza project so that the City Council can make future decisions without concerns regarding the County's commitment to the project.

First, and most generally, Skamania County understands that the County has made certain promises and commitments regarding the Plaza project (the MOU), and the County's role in moving that project forward. Furthermore, Skamania County understands that the City has made certain decisions and plans that relied on those promises and commitments. Skamania County intends to honor those agreements and commitments.

Skamania County has not made any decision, nor taken any steps toward including an advisory referendum on the Plaza project on a future Skamania County election ballot. To the extent that some of the current County Commission members believe that additional input from the public would help them make certain decisions, they may continue to discuss different ways of getting such input. However, Skamania County does not intend to withdraw any support it promised in the MOU with the City based on the results of such input. County support, to the extent agreed in the MOU, is not contingent on any future referendum or poll.

To the extent that the City and the County need to collaborate on decision making, the County commits to negotiating in good faith with the City and giving approval where such collaboration regarding plan, marketing, etc. are required by the MOU. The County appreciates





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the previous cooperative decision making with the City and the City's decision to scale back the project, at least partly due to concerns from the County. The County will not use the ultimate approval process of the Plaza design in order to hinder or delay the project. We recognize that as part of the original MOU, the County approved a much more extensive footprint and design for the Plaza. The County will not disapprove any new City proposed Plaza design without specific feedback regarding aspects of the design which the County in good faith believes will hinder County operations and that cannot be mitigated by the City.

We want to emphasize that we value communication between the City and the County, and informal conversations can sometimes facilitate understanding. However, no single County Commissioner can speak for or take action on behalf of the County, unless the commission delegates that authority. We discourage individual City Council members from relying on any informal discussions with individual commissioners rather than official statements from the County (such as the MOU).

The County would also ask that the City communicate any important deadlines related to the Plaza project to the County so that we can ensure that we are acting in good faith and considering any issues that require County input in a timely matter.

Sincerely, the Skamania County Board of Commissioners,

Asa Leckie  
Chair

Richard Mahar  
Commissioner

T.W. Lannen  
Commissioner

