## **Initial Concept Comparison Chart**

## Criteria:

- Park Classification
- Associated Amenities and Operations
- o Accessibility
- o River Dynamics
- Zoning and Combining Overlays
- o Adjacency to Residential Units
- o Cost Estimates

	McKay Concept #1	McKay Concept #2	Millers Access #1 Concept #1	Millers Access #1 Concept #2	Millers Access #2 Concept #1	Millers Access #2 Concept #2	Columbia Concept #1	Columbia Concept #2
Park Classification								
What is the classification of the Park in which the concept resides?	Community	Community	Community	Community	Community	Community	Neighborhood	Neighborhood
Associated Amenities and Operations								
What amenities exist in the park that would support the concept? At what rate are amenities maintained during peak use?	<ul> <li>Off site parking</li> <li>Off site ADA parking</li> <li>A accessible Flush restrooms serviced once every day, twice when staff resources are available. Thoroughly in the morning, and a touchup in the afternoon.</li> <li>Accessible path (max slope &lt;5%)</li> <li>Trash is collected every day. On the weekends we try and collect twice</li> </ul>	<ul> <li>Off site parking</li> <li>Off site ADA parking</li> <li>4 accessible Flush restrooms serviced once every day, twice when staff resources are available. Thoroughly in the morning, and a touchup in the afternoon.</li> <li>Accessible path (max slope &lt;5%)</li> <li>Trash is collected every day. On the weekends we try and collect twice</li> </ul>	<ul> <li>On site and off site parking</li> <li>On site ADA parking</li> <li>2 accessible Flush restrooms serviced once every day, twice when staff resources are available. Thoroughly in the morning, and a touchup in the afternoon.</li> <li>Accessible path (max slope &lt;5%)</li> <li>Trash is collected every day. Sometimes twice a</li> </ul>	<ul> <li>On site and off site parking</li> <li>On site ADA parking</li> <li>2 accessible Flush restrooms serviced once every day, twice when staff resources are available. Thoroughly in the morning, and a touchup in the afternoon.</li> <li>Accessible path (max slope &lt;5%)</li> <li>Trash is collected every day. Sometimes twice a</li> </ul>	<ul> <li>On site and off site parking</li> <li>On site ADA parking</li> <li>2 accessible Flush restrooms serviced once every day, twice when staff resources are available. Thoroughly in the morning, and a touchup in the afternoon.</li> <li>Accessible path (max slope &lt;5%)</li> <li>Trash is collected every day. Sometimes twice a</li> </ul>	<ul> <li>On site and off site parking</li> <li>On site ADA parking</li> <li>2 accessible Flush restrooms serviced once every day, twice when staff resources are available. Thoroughly in the morning, and a touchup in the afternoon.</li> <li>Accessible path (max slope &lt;5%)</li> <li>Trash is collected every day. Sometimes twice a</li> </ul>	<ul> <li>Off site parking</li> <li>Off site ADA parking</li> <li>Portable restrooms (One ADA &amp; one Standard (ADA stays year round)) that are serviced twice a week year round.</li> <li>Accessible path (max slope 8%)</li> <li>Trash cans and litter is tended to daily April-October and 2-3 times through the winter months.</li> </ul>	<ul> <li>Off site parking</li> <li>Off site ADA parking</li> <li>Portable restrooms (One ADA &amp; one Standard (ADA stays year round)) that are serviced twice a week year round.</li> <li>Accessible path (max slope 8%)</li> <li>Trash cans and litter is tended to daily April-October and 2-3 times through the winter months.</li> </ul>

	<ul> <li>per day.</li> <li>Sometimes, additional staff resources are available help out with trash as well.</li> <li>The facilities crew built a bin for all of the popped float tubes that people stack up at the beach area. We collect those every day as well.</li> <li>Mowing and landscape maintenance is done once a week.</li> <li>We currently have it on schedule for Thursdays.</li> </ul>	<ul> <li>per day.</li> <li>Sometimes, additional staff resources are available help out with trash as well.</li> <li>The facilities crew built a bin for all of the popped float tubes that people stack up at the beach area. We collect those every day as well.</li> <li>Mowing and landscape maintenance is done once a week.</li> <li>We currently have it on schedule for Thursdays.</li> </ul>	<ul> <li>day because of the reservable shelter. The shelter is reserved almost every day during the summer.</li> <li>Mowing and landscape maintenance is done once a week. It is currently scheduled for Fridays.</li> </ul>	<ul> <li>day because of the reservable shelter. The shelter is reserved almost every day during the summer.</li> <li>Mowing and landscape maintenance is done once a week. It is currently scheduled for Fridays.</li> </ul>	<ul> <li>day because of the reservable shelter. The shelter is reserved almost every day during the summer.</li> <li>Mowing and landscape maintenance is done once a week. It is currently scheduled for Fridays.</li> </ul>	<ul> <li>day because of the reservable shelter. The shelter is reserved almost every day during the summer.</li> <li>Mowing and landscape maintenance is done once a week. It is currently scheduled for Fridays.</li> </ul>	Mowed Friday mornings April- October.	• Mowed Friday mornings April- October.
Accessibility								
What is the distance and elevation change from the ADA parking to the ordinary high-water mark at each location?	<ul> <li>200 LF</li> <li>7' elevation change</li> </ul>	<ul> <li>200 LF</li> <li>7' elevation change</li> </ul>	<ul> <li>345 LF</li> <li>6' elevation change</li> </ul>	<ul> <li>345 LF</li> <li>6' elevation change</li> </ul>	<ul> <li>545 LF</li> <li>5' elevation change</li> </ul>	<ul> <li>545 LF</li> <li>5' elevation change</li> </ul>	<ul> <li>650 LF</li> <li>21' elevation change</li> </ul>	<ul> <li>650 LF</li> <li>21' elevation change</li> </ul>
River Dynamics								
What is the existing bank material: soil, vegetation, riprap, seawall, etc.?	Sand, rock, concrete	Sand, rock, concrete	Rock, vegetation and boardwalk	Rock, vegetation and boardwalk	Rock and soil	Rock and soil	Rock, soil, and vegetation	Rock, soil, and vegetation
What is the river width at the location of the concept? OHW to OHW	260 ft	260 ft	200 ft	200 ft	220 ft	220 ft	130 ft	130 ft
What is the river's profile	See engineers survey of	See engineers survey of	See engineers survey of	See engineers survey of	See engineers survey of	See engineers survey of	See engineers survey of	See engineers survey of
at this location? Does the concept raise or alter the floodplain?	existing conditions No	existing conditions No	existing conditions No	existing conditions No	existing conditions No	existing conditions No	existing conditions No	existing conditions No
Is the concept located in Endangered Species Act (ESA) Critical Habitat?	No	No	No	No	No	No	No	No

Zoning and Combining Overlays								
What City zoning is the concept located within?	Mixed-Use Riverfront (MR)	Mixed-Use Riverfront (MR)	Medium Density Residential (RM)	Medium Density Residential (RM)	Medium Density Residential (RM)	Medium Density Residential (RM)	PUBLIC FACILITY (PF)	PUBLIC FACILITY (PF)
Special planned districts the concept falls within?	<ul> <li>Waterway Overlay Zone</li> <li>River Design Review</li> <li>Floodplain Combining Zone</li> <li>Riparian Corridor 40</li> </ul>	<ul> <li>Waterway Overlay Zone</li> <li>River Design Review</li> <li>Floodplain Combining Zone</li> <li>Riparian Corridor 40</li> </ul>	<ul> <li>Waterway Overlay Zone</li> <li>River Design Review</li> <li>Floodplain Combining Zone</li> <li>Riparian Corridor 40</li> </ul>	<ul> <li>Waterway Overlay Zone</li> <li>River Design Review</li> <li>Floodplain Combining Zone</li> <li>Riparian Corridor 40</li> </ul>	<ul> <li>Waterway Overlay Zone</li> <li>River Design Review</li> <li>Floodplain Combining Zone</li> <li>Riparian Corridor 40</li> </ul>	<ul> <li>Waterway Overlay Zone</li> <li>River Design Review</li> <li>Floodplain Combining Zone</li> <li>Riparian Corridor 40</li> </ul>	<ul> <li>Waterway Overlay Zone</li> <li>River Design Review</li> <li>Floodplain Combining Zone</li> <li>Riparian Corridor 40</li> </ul>	<ul> <li>Waterway Overlay Zone</li> <li>River Design Review</li> <li>Floodplain Combining Zone</li> <li>Riparian Corridor 40</li> </ul>
Adjacency to Residential Units								
Number of residential structures within 100 yards of concept?	0	0	7	7	12	12	14	14
Cost Estimates								
Concept estimated costs (planning level cost estimate with a range of actual construction costs of +30% to -20%)	\$161,525	\$345,100	\$268,100	\$420,728	\$89,460	\$176,260	\$216,930	\$383,656