

*Bingen Point*

**Comprehensive  
Parks and Recreation  
Plan**

*Klickitat County  
Port District No. 1*

**June 1, 2000**

**RESOLUTION 7-2000**

**BY**

**KLICKITAT COUNTY PORT DISTRICT NO. 1,  
A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON:**

**A RESOLUTION FORMALLY ADOPTING THE PORT'S COMPREHENSIVE PARK AND  
RECREATION PLAN FOR THE BINGEN MARINA PARK AND BINGEN MARINA**

**WHEREAS**, the Port of Klickitat considers it in the public's best interest to further develop the Bingen Marina Park, Bingen Marina, the Sailboard Park and Bingen Lake properties for the purpose of public recreation and water related activities; and

**WHEREAS**, the Port of Klickitat has applied for funding assistance for an outdoor recreation project to the InterAgency Committee for Outdoor Recreation, as provided by the Marina Recreation Land Act; and

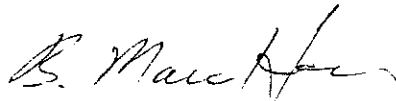
**WHEREAS**, the Port of Klickitat has outlined a six (6) year Comprehensive Park and Recreation Plan for Bingen Marina Park, Bingen Marina, the Sailboard Park and Bingen Lake properties.


**NOW, THEREFORE, BE IT RESOLVED**, that the Port of Klickitat's Board of Commissioners does hereby formally adopt the Klickitat County Port District No. 1's Comprehensive Park and Recreation Plan for Bingen Marina Park and Bingen Marina.

**ADOPTED IN OPEN SESSION** this 6th day of June, 2000.

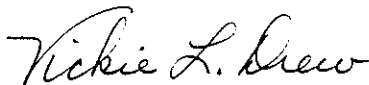
**KLICKITAT COUNTY PORT DISTRICT NO. 1  
Board of Commissioners**

Norman Deo, President

  
B. Marc Harvey, Vice-President

  
Samuel Wayne Vinyard, Secretary

ATTEST



Vickie L. Drew  
Administrative Assistant

PORT SEAL

*Port District No. 1  
of  
Klickitat County*

**Bingen Point  
Comprehensive Parks and Recreation Plan**

**Updated  
June 1, 2000**

This update was prepared for the Port of Klickitat by Wika Marketing Services, with the input of the Citizens' Advisory Committee and with public review and comments.

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# **Bingen Point Comprehensive Parks and Recreation Plan**

## **INTRODUCTION**

This Comprehensive Parks and Recreation Plan (CPRP) for Bingen Point serves as a guide for the development of enhancements to the Bingen Point property for recreational use by the public. The plan was developed by the Port District #1 of Klickitat County (Port of Klickitat), with guidance from a Citizens' Advisory Committee and input from the public. The CPRP was developed as a companion document to the *Bingen Point Master Plan*, adopted by the Port of Klickitat in 1999. The overall goal in developing the CPRP is to serve the Port and the public by mapping a course for designing and constructing new and/or improved recreational facilities at Bingen Point. These facilities will provide quality recreational opportunities for local citizens and tourists, encourage appreciation for wildlife preservation and the natural beauty of the area, and enhance needed economic development opportunities at the port.

## **Property Description**

Bingen Point is a 104-acre mixed-use area that includes a light industrial business park, marina, marina park, small lake/wetlands and waterfront park with access along the Columbia River. The property has more than 2,000 lineal feet of waterfront. Bingen Point is owned by the Port of Klickitat and is located in the southwest corner of Klickitat County, Washington. This is a rural area approximately 60 miles east of Portland, Oregon, and 220 miles southeast of Seattle, Washington.

The property is bordered to the north by the City of Bingen and State Highway-14 (SR-14), to the east and south by the Columbia River, and to the west by SDS Lumber Company. The property can be accessed via Interstate-84 on the Oregon side of the Columbia River, and by SR-14 on the Washington side. SR-14 is also the main thoroughfare for commerce in Bingen. There is currently one entrance to the port property, with the approach from SR-14 via Maple Street in Bingen. The approach includes an ungated railroad crossing. A 7.16 acre parcel within the Bingen Point area is privately owned by the Mt. Adams Loggers Association. This parcel includes Columbia River frontage.

Klickitat County has been economically depressed for many years, due primarily to the loss of jobs associated with the downturn in the timber industry. The unemployment rate for the county in 1998 was 10.8% as compared with 4.8% for the state. This gap tends to widen in times of economic difficulties. In addition, Bingen has a low-to-moderate income rate of 76.4%, the second highest in the state. Due to the large land mass and scattered population of Klickitat County, the service area for Bingen Point is considered to be Bingen, White Salmon and the west end of the county.

Estimated population for 2000 is as follows:

<u>Place</u>	<u>Projected Population, 2000</u>
Klickitat County	19,784
Bingen	712
Goldendale	3,609
White Salmon	2,050
Unincorporated (within county)	13,413

### **Communities and Stakeholders**

The primary communities of interest to Bingen Point are the cities of Bingen and White Salmon, Washington, and the west end of Klickitat County. Bingen and White Salmon are two of the three incorporated cities in the county, the third being Goldendale, the county seat. The other communities within the port district include Lyle, Appleton, Dallesport, Husum, BZ Corner, Snowden, Glenwood, Klickitat and Trout Lake.

Primary recreational uses at Bingen Point include boating (motorized and non-motorized), fishing, windsurfing, paragliding, swimming, wildlife observation/education, picnicking, bicycling, walking and running. Several groups take advantage of the recreational facilities at Bingen Point, including but not limited to the Columbia Gorge Windsurfing Association, the Steelheaders Association, the Audubon Society, the Gorge Games, and local youth programs. While the primary goal for Bingen Point is economic development and job creation, the Port of Klickitat strives to provide access to the water and facilities for recreational use by the public. It is important to note that parks and recreation development was considered a high priority in both the Bingen and White Salmon Community Action Plans (1998).

## **PUBLIC INVOLVEMENT**

The Port of Klickitat has included a high degree of public involvement in developing this Comprehensive Parks and Recreation Plan. A Citizens' Advisory Committee (CAC) was brought together to assist in the planning process. The committee members included representatives from the Columbia Gorge Windsurfing Association, Washington State Department of Fish and Wildlife, Underwood Conservation District, Columbia Gorge Audubon Society, the cities of Bingen and White Salmon, a senior executive from a neighboring industrial property and a marina developer/planner.

There were two planning meetings with the Citizen Advisory Committee, held on March 17 and March 31, 2000. On March 28<sup>th</sup>, a public input workshop was conducted to review the preliminary projects identified and to gain public comment. Representation at the public workshop included members from the Steelheaders Association, Columbia Gorge Audubon Society, paragliders and windsurfing enthusiasts, a small-boats manufacturer, a tour operator/consultant, a youth camps volunteer, and citizens at large. The CAC reviewed the public input and considered it in making final recommendations for improvements to the parks and recreation facilities at Bingen Point.

A Public Hearing was held at the Port's regular Board meeting on April 18, 2000, to review the draft Comprehensive Parks and Recreation Plan for Bingen Point. Notice of the Public Hearing was given through the local newspapers and radio stations. The Board of Commissioners heard public comments regarding the plan and considered the comments in reviewing and approving the final comprehensive plan.

The CPRP is intended to be a working document, and may be updated periodically as necessary to reflect then-current circumstances with funding, public input, legislative updates, etc.

## PARKS AND RECREATION GOALS and OBJECTIVES

### **Goals:**

1. Stimulate tourism and recreational opportunities at Bingen Point, and within Klickitat County, in keeping with the Port's economic development goals and the *Bingen Point Master Plan*.
2. Provide well-designed recreational support facilities that offer access to and/or viewing of, the water and water-related activities for the benefit of local citizens, tourists, and businesses located at Bingen Point.
3. Maintain, and enhance where feasible, the existing level of wildlife habitat in and around Bingen Lake and the designated areas of the Bingen Point development, for the enjoyment and education of the public.

### **Objectives:**

1. Improve the boating experience at Bingen Marina by upgrading the existing boat launch, dock and upland support facilities.
2. Continue to improve the sail and swim beaches at the waterfront park, as well as the access to these areas, and add upland support facilities.
3. Develop a paved path/trail system near the waterfront and around the perimeter of the Bingen Point development, to be used for walking, running, bicycling, rollerblading, etc. In addition, develop an unpaved trail (to be constructed of natural materials -- gravel, wood chips, etc.), leading from the road to a wildlife observation area near Bingen Lake, and continuing on to meet the paved path at the far west end of Bingen Point.

[Note: See Appendix A, Capital Improvement Plan, for the target completion dates of specific projects which support the objectives listed above.]



**S.W.O.T. Analysis**

<b><u>Strengths</u></b>	<b><u>Weaknesses</u></b>
<ul style="list-style-type: none"> <li>• Own approximately 50 acres of land that is designated for parks &amp; recreational use</li> <li>• Located within the Columbia River Gorge region (increases opportunities for tourism development)</li> <li>• Alliances with other agencies and groups (e.g., Cities, County, SDS Lumber Co., Columbia Gorge Audubon Society, Windsurfing Association, Steelheaders Assoc.)</li> <li>• Waterfront property; waterfront access</li> <li>• Protected deep-water port</li> <li>• CC&amp;Rs adopted for property</li> <li>• Infrastructure available on-site (water, sewer, telecom, gas)</li> <li>• Proximity to Bingen, White Salmon and metro area</li> </ul>	<ul style="list-style-type: none"> <li>• Limited financial resources</li> <li>• Limited control of adjacent property owned by Mt. Adams Loggers Association (the Port has first right of refusal on acquisition of the property, which is currently for sale)</li> <li>• Difficult access to port area: adjacent to SDS Lumber Company with heavy truck traffic; across un-gated railroad crossing; mixed-use (pedestrian, auto, truck)</li> </ul>
<b><u>Opportunities</u></b>	<b><u>Threats</u></b>
<ul style="list-style-type: none"> <li>• Grant moneys available for outdoor recreation facilities</li> <li>• Community involvement and pride in Bingen Point</li> <li>• Volunteer labor for stated projects</li> <li>• Special events held on-site (i.e., sporting events, concerts, youth activities, etc.)</li> <li>• Increasing recreation &amp; tourism in Klickitat County</li> <li>• On-site recreation makes industrial park more attractive to relocating/expanding businesses</li> <li>• On-site recreational product testing</li> <li>• ‘Overflow’ from other recreation areas in the Columbia River Gorge</li> <li>• Increased interest in Bingen Point on the part of local and visiting recreationalists</li> </ul>	<ul style="list-style-type: none"> <li>• Permitting necessary for certain projects</li> <li>• Adjacent heavy industrial use (dust &amp; noise)</li> <li>• Railroad track along north property line; railroad crossing at current entry to port property</li> <li>• Potential of flooding</li> <li>• Possibility of dam removal (slight)</li> </ul>

## **CURRENT and PLANNED RECREATIONAL FACILITIES at BINGEN POINT**

Following is a description of the recreational areas within Bingen Point, along with an inventory of existing recreational facilities at each. Also included is a list of the planned amenities for each area. It is important to note that Bingen Point provides the only recreational water access immediately available to the communities of Bingen and White Salmon.

### **Bingen Point Waterfront Park**

The Bingen Point Waterfront Park is primarily a grassy lawn area, approximately 2.25 acres in size. It is bordered on the south and east by the Columbia River, on the west by private property (currently owned by the Mt. Adams Loggers Association), and on the north by a port access road which is adjacent to the Columbia River entrance to Bingen Marina. This portion of the access road will be converted to a segment of the paved trail for non-motorized use.

#### **Current Amenities at Bingen Point Waterfront Park:**

- Windsurfing beach – Approximately 600 feet long and 20 feet wide, the beach is located in the park along the Columbia River. It was developed by the Port of Klickitat and the Columbia Gorge Windsurfing Association. The beach consists primarily of sand, rip rap and river rock, and includes three gravel ramps from the lawn area down to the waterfront.
- Swim beach – This beach is also located in the Waterfront Park, with swimming in the Columbia River. This is a ‘rough’ sandy beach, approximately 100 feet long and 20 feet wide. There is currently no roped-off area to designate the boundaries for swimming. In addition, there are several log dolphins, pilings and booms in the water, approximately 20 yards out from the beach. Improvements at the swim beach are important as a means of safely redirecting swimmers, including unsupervised youth, from the marina area to the swim beach. While the marina area is posted as a no swimming area, there is no on-site management to prevent this activity.

## **Planned Improvements for Bingen Point Waterfront Park:**

### **General:**

- ◇ Construct restrooms toward west end of grass area (must comply with ADA guidelines)
- ◇ Include outdoor 'hose-off' area adjacent to restrooms
- ◇ Provide paved access and parking areas for Waterfront Park
- ◇ Install low-level/safety lighting in parking area and outside of restrooms
- ◇ Install signs to direct users to appropriate area and provide safety information
- ◇ Install kiosks to provide information on the history, river, plants, etc., thereby enhancing the recreational use of the property
- ◇ Remove deteriorating 'Ramona 7' (grounded work boat) due to hazardous condition

### **Windsurfing Beach:**

- ◇ Maintain/enhance river rock and gravel at beach
- ◇ Maintain and enhance the bank above the beach, and between the outer ramps, with grasses and plantings (using native plants where feasible) to prevent erosion
- ◇ Improve center ramp to provide easier/safer access to water

### **Swim Beach:**

- ◇ Remove any log booms, dolphins and/or pilings which may pose a hazard to swimmers
- ◇ Install rope and floats to designate swimming area
- ◇ Add vegetative wind break (small trees, shrubs, etc.) at west end of swim beach area
- ◇ Construct a covered picnic shelter near swim beach and adjacent to the restrooms
- ◇ Add an access ramp to the beach area to meet ADA guidelines for water access
- ◇ Clear underbrush and roots annually

## **Bingen Marina**

The Bingen Marina provides access to the Columbia River, and is 21.6 acres in size. This marina is somewhat protected from the strong winds of the Columbia Gorge region, making it a desirable location for boating enthusiasts. The Port of Klickitat signed an agreement with Gorge Associates in 1996 to develop the Bingen Marina. Operating as Gorge Harbor Marina, the development is to include docks, boat slips and moorage, combination boat houses (residential units over boat houses) and marine support services (fueling station, retail supplies, etc.). Construction has been on hold due to the permitting process, and is anticipated to begin during the winter of 2000.

### **Current Amenities at Bingen Marina:**

- **Bingen Marina** -- The marina currently offers the boating public access to the Columbia River via one launch ramp and one courtesy dock. The existing ramp is single lane and runs parallel to the shoreline. Launching a boat at the facility is difficult due to the steep grade and narrowness of the ramp, and the perpendicular alignment of the dock to the ramp. Boaters need a 50-75 foot rope to pull their boat from the ramp over to the dock. The single lane launch also creates problems during periods of heavy use due to the number of boaters waiting in line to put their boats into the water. The Port received a permit to begin the launch and dock improvements in 1995. The permit is valid through November 30, 2000, and the Port will request an extension in late 3<sup>rd</sup> quarter. The launch and dock improvement project was not completed, due to a lack of funding.

### **Planned Improvements for Bingen Marina:**

- ◇ Re-design and construct new 2-lane boat launch (adhering to ADA guidelines)
- ◇ Redesign alignment of courtesy dock to boat launch (may include replacing the existing dock)
- ◇ Add/improve upland support facilities including paved auto and trailer parking, safety lighting, restrooms (see Marina Park planned improvements, below) and drinking fountain
- ◇ Design and construct a moorage dock for tour boats at the river entrance to the marina
- ◇ Develop a small-boat center and/or vehicle turnout, for staging and launching kayaks, canoes, etc. [Note: This will improve accessibility and safety for all boaters and provide ADA access to boating.]
- ◇ Add benches near the marina area
- ◇ Improve landscaping to improve the aesthetic value of the marina area

(Improvements for Bingen Marina, cont.)

- ◇ Ensure that boating access meets ADA guidelines
- ◇ Consider providing a fish cleaning facility (dependent on feasibility and expense)
- ◇ Provide signs for informational and safety purposes

## **Bingen Marina Park**

The Bingen Marina Park is located just north of the Bingen Marina. While there are presently RV hook-ups installed, access to the park is currently limited to day-use activities such as picnicking. Overnight RV camping may be allowed in the future if the Port can arrange for acceptable management of the facility. Parking for the Marina Park is provided in an adjacent partially-paved area surrounding the park. Because it is not completely paved (and the paving that is there is in poor condition), traffic in the approach, parking and boat launch areas creates dust in the park area, and provides no designated traffic flow.

### **Current Amenities at Bingen Marina Park:**

- Lawn area with trees
- Twenty-two RV hookups (electricity and water only) [Note: The RV hookups are not currently being made available to the public due to facility management issues.]
- Five covered picnic tables (not within ADA guidelines) with above-ground barbecue “pits”
- Restrooms (men’s and women’s, including two stalls and one sink in each) and one drinking fountain (restrooms and drinking fountain are not currently not entirely compliant with ADA guidelines)
- Dirt and gravel parking adjacent to park

### **Planned Improvements for Bingen Marina Park:**

- ◇ Upgrade/replace restrooms to include handicapped access and hot showers, primarily to serve the boating public [Note: This is the only public restroom within walking distance for boaters to use, and is a critical enhancement to the marina.]
- ◇ Provide drinking fountain, meeting ADA guidelines
- ◇ Provide additional picnic tables as demand dictates
- ◇ Add landscaping to the east of Bingen Marina Park for screening purposes and to increase the aesthetic value of the marina and park area
- ◇ Provide paved parking with handicapped access adjacent to park area (also adjacent to marina parking), to include low-level lighting
- ◇ Install low-level/safety lighting on walkways from dock to restrooms and parking lot

## **Bingen Lake Uplands**

The Bingen Lake Uplands area is protected by a setback for the wetlands and for wildlife habitat, as well as to serve as a buffer to future light industrial development. This area currently provides a natural habitat for many species of wildlife, including bald eagles, ducks, geese, songbirds, hawks, herons and seagulls. The water level of Bingen Lake is controlled by a primary pump and a back-up pump. These pumps move the water out of Bingen Lake and into the Columbia River, as necessary to manage flooding of Bingen Lake and the uplands area.

### **Current Amenities at Bingen Lake Uplands:**

There are currently no facilities or improvements to the designated lake or uplands area, with the exception of a [closed] dirt road which is used by people walking and/or observing wildlife.

### **Planned Improvements for Bingen Lake Uplands:**

- ◇ A permanent, wood deck structure with boardwalk-type approach to be used for wildlife observation and educational purposes
- ◇ An unpaved path connecting the road east of Bingen Lake to the paved water-access trail at the far west end of Bingen Point, and connecting to the wildlife observation point [Notes: 1) This path would follow the old dirt road. 2) A small parking area is to be added near the paved road.]
- ◇ Signs/kiosks to provide information about Bingen Lake, the wildlife and their habitat

## **Paved Recreational Path**

This plan, as well as the *Bingen Point Master Plan*, calls for a paved trail around/through the Bingen Point property for recreational purposes. Uses of this trail are to include walking, running, bicycling, rollerblading, etc. The trail will be designed to meet ADA guidelines. Features and facilities to enhance the recreational trail will include the following:

- ◇ Paved trail, 6 to 8 feet wide, around the perimeter of Bingen Point and along the waterfront where feasible
- ◇ Benches (12-15) at regular intervals to provide an area to rest and enjoy the view of the water and the beauty of the Columbia River Gorge
- ◇ Signs and/or kiosks to provide information and enhance the recreational experience

(Recreational Path, cont.)

- ◇ Vegetation (approximately 30" and lower; using native plants where feasible) between trail and waterfront [Note: Columbia High School has expressed interest in growing and planting the appropriate plants through its horticulture classes. Such a project would be a good combination of education and community service for local high school students.]



## INVENTORY of AREA PARKS and RECREATION FACILITIES

Following is an inventory of city and county parks and recreation facilities located within Klickitat County and outside of the Bingen Point area.

### **City of White Salmon:**

- Rhinegarten Park  
One city block in size, this park includes a large lawn and trees, a gazebo, a covered picnic area with a built-in barbecue and sink, four tennis courts, children's play equipment, restrooms, and a two-story building which houses offices and a community activities room.
- Firemen's Park  
A small landscaped area at the entrance to the city, which includes a concrete 'Welcome to White Salmon' sign. There are no benches or other facilities at this park.
- Old Cemetery Park  
Approximately ½ city block in size, this park includes large trees, lawn and two benches. One small fenced area in the southwest corner of the park includes refurbished headstones from the former cemetery.
- Swimming Pool  
Owned by the city, the uncovered, outdoor pool was built in 1939 and is approximately 80 feet x 40 feet in size. Support facilities include dressing areas and restrooms with showers but no sinks. The pool is only open during the summer season.

### **City of Bingen:**

- Daubenspeck Park  
Approximately one city block in size, this park includes lawn and large trees, a covered gazebo, picnic tables and restrooms. The existing children's play equipment is currently being removed and will be replaced with new equipment during the summer of 2000.

[Note: There are no city parks within Bingen or White Salmon that offer water access.]

### **Klickitat County:**

- Klickitat County owns one campground (28 sites) in Trout Lake, a small park in Wishram and one in Klickitat (2 picnic tables), and some unimproved properties.

### **Sailboard Parks:**

- There are approximately 50 approved sailboarding sites in the Columbia River Gorge region. The sites vary significantly in terms of improvements and amenities.

**LIST OF APPENDICES**

Appendix A	Capital Improvement Plan, 2001-2006
Appendix B	Copy of Notice of Public Hearing
Appendix C	Artist's Rendering -- Bingen Point with planned parks and recreation improvements

**Appendix A: Capital Improvement Plan, 2001-2006**

# PORT OF KLICKITAT

## CAPITAL IMPROVEMENT PLAN FOR PARKS AND RECREATION

PLANNING YEAR: FY 2001

Item	Unit	Quantity	Unit Cost	Total Cost	Item Sub-Total
<b>Section 1 - Perimeter Pathway and Lighting</b>					
<u><b>Section 1 Path - 8' wide, 3720' length</b></u>					
2" Asphalt - Class A	Tons	376	\$61.20	\$23,011	
4" Base Course - Main Pathway	SY of 4"	3,579	\$4.34	\$15,547	<b>\$38,558</b>
Funding Source:					
<u><b>Site Work - Scarification</b></u>	ACRE	1.5	\$3,740.00	\$5,610	<b>\$5,610</b>
Funding Source:					
<u><b>Signs Approx. 4' x 8'</b></u>	EACH	1	\$5,000.00	\$5,000	<b>\$5,000</b>
<u><b>Litter Receptacles</b></u>					
Ornamental Stone WR 1-25R	EACH	5	\$450.00	\$1,350	<b>\$1,350</b>
Funding Source:					
<u><b>Benches</b></u>					
Ultrum Escalite #UF1547	EACH	1	\$787.50	\$788	
Ultrum Escalite #UF1146	EACH	2	\$375.00	\$750	<b>\$1,538</b>
Funding Source:					
<u><b>Bicycle Rack w/concrete pad</b></u>					
Thunderbolt Rack TB9	EACH	1	\$1,007.00	\$1,007	<b>\$1,007</b>
Funding Source:					
<b>Marina</b>					
<u><b>Boat Launch (per Gorge Engineering estimate w/ 6% incr.)</b></u>					
Unclassified Excavation	CY	644	\$6.36	\$4,096	
Embankment	CY	1,255	\$15.26	\$19,156	
Leveling rock, 3/4" minus crushed	CY	345	\$36.89	\$12,726	
Asphalt, Class C, 2 1/2" depth	TONS	200	\$61.20	\$12,240	
12"-18' rip-rap	CY	194	\$31.80	\$6,169	
6" concrete boat ramp	CY	140	\$254.40	\$35,616	
Pre-cast concrete sections	LS	1	\$12,720.00	\$12,720	
Remove & relocate area light	LS	1	\$3,180.00	\$3,180	
Raise water boxes	EACH	5	\$190.80	\$954	
48"x8" Drywell	LS	1	\$3,180.00	\$3,180	<b>\$110,037</b>
Funding Source:					
<u><b>Dock</b></u>					
Set piles	EACH	5	\$3,500.00	\$17,500	<b>\$17,500</b>
Funding Source:					

PLANNING YEAR: FY 2001						
<b>Waterfront Park/ Windsurfing Beach</b>						
<b><u>ADA Path - 8' wide, 120' length to beach with (2) 5' landings</u></b>						
2" Asphalt - Class A		TONS	13	\$61.20	\$796	
Base Course		SY OF 4"	125	\$4.34	\$543	
Unclassified Excavation		CY	285	\$6.00	\$1,710	
Railing		LF	100	\$31.20	\$3,120	\$6,169
Funding Source:						
<b><u>Improvements to Swim Beach</u></b>						
Site Work - Scarification		ACRE	0.5	\$3,740.00	\$1,870	
3/4" Nylon Rope w/ 5" x 9" Floats on 2.5' spacing		LF	250	\$4.40	\$1,100	\$2,970
Funding Source:						
<b><u>Improvements to Windsurfing Beach</u></b>						
Site Work					\$2,000	\$2,000
Funding Source:						
<b><u>Covered/ sheltered picnic facility</u></b>						
20' x 20' RCP - Palm Beach		EACH	1	\$10,840.00	\$10,840	
Picnic Pad - Asphaltic concrete 25' x 25'		EACH	1	\$2,500.00	\$2,500	\$13,340
Funding Source:						
<b><u>Drinking Fountain</u></b>						
Haws #3503		EACH	1	\$2,000.00	\$2,000	\$2,000
Funding Source:						
<b><u>Piles/ Dolphins sawed at mudline</u></b>						
		EACH	40	\$715.00	\$28,600	\$28,600
Funding Source:						
<b><u>Site Work - Scarification</u></b>						
		ACRE	2	\$3,740.00	\$7,480	\$7,480
Funding Source:						
Year 2001 Sub-Total					\$243,159	
Contingency 15%					\$36,473.78	
Administration 3%					\$7,294.76	
Engineering & Inspection 20%					\$48,631.70	
WA Sales Tax 7%					\$17,021.10	
Total					\$335,558.73	
Year 2001 Total					\$352,580	

# PORT OF KLICKITAT

## CAPITAL IMPROVEMENT PLAN

PLANNING YEAR: FY 2002

Item	Unit	Quantity	Unit Cost	Total Cost	Item Sub-Total
<b>Section 1 - Perimeter Pathway and Lighting</b>					
<u>Signs Approx. 4' x 8'</u>	EACH	1	\$5,000.00	\$5,000	\$5,000
Funding Source:					
<u>Kiosks Approx. 8" x 12"</u>	EACH	4	\$1,200.00	\$4,800	\$4,800
Funding Source:					
<u>Litter Receptacles</u>					
Ornamental Stone WR 1-25R	EACH	5	\$450.00	\$1,350	\$1,350
Funding Source:					
<u>Benches</u>					
Ultrum Escalite #UF1547	EACH	2	\$787.50	\$1,575	
Ultrum Escalite #UF1146	EACH	1	\$375.00	\$375	\$1,950
Funding Source:					
<u>Landscaping/Trees/Shrubs</u>			\$5,000.00	\$5,000	\$5,000
Funding Source:					
<b>Section 2 - Perimeter Pathway and Lighting</b>					
<u>Section 2 Path - 8' wide, 2890' length</u>					
2" Asphalt - Class A	TONS	292	\$61.20	\$17,900	
4" Base Course - Main Pathway	SY OF 4"	2,848	\$4.34	\$12,371	
Unclassified Excavation	CY	178	\$6.00	\$1,068	
Embankment	CY	315	\$15.26	\$4,808	
Retaining Wall	LS	1	\$5,000.00	\$5,000	\$41,147
Funding Source:					
<u>Boardwalk - 60" Sections with rails</u>	EACH	2	\$33,000.00	\$66,000	\$66,000
Funding Source:					
<u>Site Work - Scarification</u>	ACRE	1.0	\$3,740.00	\$3,740	\$3,740
Funding Source:					
<b>Marina</b>					
<u>Expand Existing Restroom Facility</u>					
2 new heads, 2 new showers	LS	1	\$84,000.00	\$84,000	\$84,000
Funding Source:					

PLANNING YEAR: FY 2002						
<b>Waterfront Park/ Windsurfing Beach</b>						
<b><u>Restroom</u></b>						
4 heads w/ outside hose off area		LS	1	\$80,000.00	\$80,000	
6" San. Sewer - D3034 PVC		LF	235	\$30.00	\$7,050	
Manhole		EACH	1	\$2,760.00	\$2,760	
Trench Excavation		CY	190	\$168.00	\$31,920	
Trench Backfill & Compaction - 6" Lifts		SY	1,144	\$1.99	\$2,279	
2" PVC Schedule 40 Pipe		LF	250	\$4.50	\$1,125	
#8/2 Type U.F. Wire		LF	250	\$2.52	\$630	
Electrical Transformers and Panels					\$11,500	
Power			1	\$2,500.00	\$2,500	\$139,764
Funding Source:						
Year 2002 Sub-Total					\$352,751	
Contingency 15%					\$52,912.65	4% per year
Administration 3%					\$10,582.53	Inflation
Engineering & Inspection 20%					\$70,550.20	Adjustment
WA Sales Tax 7%					\$24,692.57	\$24,693
Year 2002 Total					\$511,489	\$530,961

# PORT OF KLICKITAT

## CAPITAL IMPROVEMENT PLAN FOR PARKS AND RECREATION

PLANNING YEAR: FY 2003

Item	Unit	Quantity	Unit Cost	Total Cost	Item Sub-Total
<b>Section 1 - Perimeter Pathway and Lighting</b>					
<i>Low-level Lighting (covering Section 1 of path - 3720'</i>					
<b>Master stations - 300 amps each</b>					
Master Switches	EACH	1	\$4,500.00	\$4,500	
Meter Boxes	EACH	1	\$500.00	\$500	
Light Switches	EACH	6	\$12.00	\$72	
50 Amp Circuit Breakers	EACH	6	\$32.00	\$192	
50 Amp Relays	EACH	6	\$341.00	\$2,046	
#8/2 Type U.F. Wire	LF	7,440	\$2.10	\$15,624	
Utility Wiring	LF	670	\$10.00	\$6,700	
Transformer, 3kva, single phase	EACH	1	\$670.00	\$670	
Granger No. 3V870) Domed Louver Path Light @ 14' spacing	EACH	265	\$130.00	\$34,450	<b>\$64,754</b>
Funding Source:					
<b>Kiosks Approx. 8" x 12"</b>	EACH	3	\$1,200.00	\$3,600	<b>\$3,600</b>
Funding Source:					
<b>Litter Receptacles</b>					
Ornamental Stone WR 1-25R	EACH	5	\$450.00	\$1,350	<b>\$1,350</b>
Funding Source:					
<b>Benches</b>					
Ultrum Escalite #UF1547	EACH	1	\$787.50	\$788	
Ultrum Escalite #UF1146	EACH	1	\$375.00	\$375	<b>\$1,163</b>
Funding Source:					
<b>ADA Path - 8' wide, 250' length to kayak/ canoe area from Ex. Bathroom</b>					
2" Asphalt - Class A	TONS	33	\$61.20	\$2,020	
4" Base Course	SY OF 4"	298	\$4.34	\$1,295	
Unclassified Excavation	CY	178	\$6.00	\$1,068	
Railing	LF	94	\$31.20	\$2,933	
Funding Source:					
<b>Section 2 - Perimeter Pathway and Lighting</b>					
<i>Low-level Lighting (covering Section 2 of path - 2890'</i>					
<b>Master Stations - 300 amps each</b>					
Master Switches	EACH	1	\$4,500.00	\$4,500	
Meter Boxes	EACH	1	\$500.00	\$500	
Light Switches	EACH	6	\$12.00	\$72	
50 Amp Circuit Breakers	EACH	6	\$32.00	\$192	
50 Amp Relays	EACH	6	\$341.00	\$2,046	
#8/2 Type U.F. Wire	LF	5,780	\$2.10	\$12,138	
Utility Wiring	LF	2,350	\$10.00	\$23,500	
Transformer, 3kva, single phase	EACH	1	\$670.00	\$670	
Granger NO. 3V870) Domed Louver Path Light @ 14' spacing	EACH	206	\$26,780.00	\$26,780	<b>\$70,398</b>
Funding Source:					



PLANNING YEAR: FY 2003						
<b>Marina</b>						
<u>Parking - Approx. 6000 sf</u>						
2" Asphalt - Class A		TONS	354	\$61.20	\$21,665	
Base Course - 10"		SY OF 10"	1,556	\$8.71	\$13,556	
Wheelstops		EACH	20	\$60.00	\$1,200	
Site Grading		LS	1	\$3,600.00	\$3,600	
2" Asphalt Overlay on Existing Parking Lot		SY	2,000	\$6.96	\$13,920	
4" Striping		LF	1,000	\$0.42	\$420	\$54,361
Funding Source:						
<u>Roadway - Approx. 550' length (NW of Marina parking lot)</u>						
4" Striping		LF	1,100	\$0.42	\$462	
2" Asphalt Overlay on Road @ NW End of Parking Lot		SY	1,223	\$6.96	\$8,512	\$8,974
Funding Source:						
<u>Barrier Free Drinking Fountain</u>						
Haws #3503		EACH	1	\$2,000.00	\$2,000	\$2,000
Funding Source:						
<u>Picnic Table</u>						
Wheelchair Accessible - Pilot Rock XTH/G7PW/E		EACH	1	\$600.00	\$600	\$600
Funding Source:						
<u>ADA Path - 8' wide, 100' length to Existing Bathroom</u>						
2" Asphalt - Class A		TONS	13	\$61.20	\$796	
4" Base Course		SY OF 4"	119	\$4.34	\$517	\$1,313
<u>Site Work - Scarification</u>						
		ACRE	0.5	\$3,740.00	\$1,870	\$1,870
Funding Source:						
<b>Waterfront Park/ Windsurfing Beach</b>						
<u>Parking - Approx. 28,350 sf</u>						
2" Asphalt - Class A		TONS	687	\$61.20	\$42,044	
Base Course - 10"		CY	3,017	\$8.71	\$26,284	
Wheelstops		EACH	83	\$60.00	\$4,980	
Planters - Embankment		CY	154	\$15.26	\$2,351	
Seeding		SY	410	\$1.02	\$418	
3/4" PVC, class 200 pipe		LF	735	\$2.94	\$2,161	
Pop-up Sprinkler Heads		EACH	74	\$32.82	\$2,429	
Site Grading		LS	1	\$6,000.00	\$6,000	
4" Striping		LF	1,660	\$0.42	\$697	\$87,364
Funding Source:						
<u>Picnic Table</u>						
Wheelchair Accessible - Pilot Rock XTH/G7PW/E		EACH	2	\$600.00	\$1,200	
Pilot Rock - BTUG-6UP		EACH	2	\$550.00	\$1,100	\$2,300
Year 2003 Sub-Total						
					\$307,363	
Contingency	15%				\$46,104.38	4% per year
Administration	3%				\$9,220.88	Inflation
Engineering & Inspection	20%				\$61,472.50	Adjustment
WA Sales Tax	7%			Total	\$424,160.25	\$458,772
					\$21,515.38	\$21,515
Year 2003 Total						
					\$445,676	\$480,287

# PORT OF KLICKITAT

## CAPITAL IMPROVEMENT PLAN FOR PARKS AND RECREATION

PLANNING YEAR: FY 2004

Item	Unit	Quantity	Unit Cost	Total Cost	Item Sub-Total
<b>Section 4 - Perimeter Pathway and Lighting</b>					
<u>Section 4 Path - 8' wide, 2750' length</u>					
2" Asphalt - Class A	TONS	278	\$61.20	\$17,031	
4" Base Course - Main Pathway	SY OF 4"	2,649	\$4.34	\$11,507	<b>\$28,538</b>
Funding Source:					
<u>Low-level Lighting (covering Section 4 of path - 2750'</u>					
<b>Master stations - 300 amps each</b>					
Master Switches	EACH	1	\$4,500.00	\$4,500	
Meter Boxes	EACH	1	\$500.00	\$500	
Light Switches	EACH	6	\$12.00	\$72	
50 Amp Circuit Breakers	EACH	6	\$32.00	\$192	
50 Amp Relays	EACH	6	\$341.00	\$2,046	
#8/2 Type U.F. Wire	LF	5,500	\$2.10	\$11,550	
Utility Wiring	LF	670	\$10.00	\$6,700	
Transformer, 3kva, single phase	EACH	1	\$670.00	\$670	
Granger No. 3V870) Domed Louver Path Light @ 14' spacing	EACH	196	\$130.00	\$25,480	<b>\$51,710</b>
Funding Source:					
<u>Site Work - Scarification</u>					
	ACRE	1.0	\$3,740.00	\$3,740	<b>\$3,740</b>
Funding Source:					
<u>Landscaping/Trees/Shrubs</u>					
			\$5,000.00	\$5,000	<b>\$5,000</b>
Funding Source:					
Year 2004 Sub-Total				\$60,450	
					<b>4% per year</b>
Contingency 15%				\$9,067.50	<b>Inflation</b>
Administration 3%				\$1,813.50	<b>Adjustment</b>
Engineering & Inspection 20%				\$12,090.00	
				Total	<b>\$93,837</b>
WA Sales Tax 7%				\$4,231.50	<b>\$4,231.50</b>
<b>Year 2004 Total</b>				<b>\$87,653</b>	<b>\$98,069</b>

**PORT OF KLICKITAT**

**CAPITAL IMPROVEMENT PLAN  
FOR PARKS AND RECREATION**

PLANNING YEAR: FY 2005

Item	Unit	Quantity	Unit Cost	Total Cost	Item Sub-Total
<b>Section 3 - Perimeter Pathway and Lighting</b>					
<u>Section 3 Path - 8' wide, 1440' length</u>					
2" Asphalt - Class A	TONS	146	\$61.20	\$8,917	
4" Base Course - Main Pathway	SY OF 4"	1,387	\$4.34	\$6,024	
Embankment	CY	130	\$15.26	\$1,984	\$16,925
Funding Source:					
<b>Bingen Lake/Future Options</b>					
<u>Observation Area</u>					
Bird Watching Shelter - 16' Dia.	EACH	1	\$10,270.00	\$10,270	
Boardwalk - 60' Sections with rails	EACH	3	\$33,000.00	\$99,000	\$109,270
Funding Source:					
Year 2005 Sub-Total				\$126,195	
Contingency	15%			\$18,929.25	4% per year
Administration	3%			\$3,785.85	Inflation
Engineering & Inspection	20%			\$25,239.00	Adjustment
				Total	\$203,730
WA Sales Tax	7%			\$8,833.65	\$8,834
<b>Year 2005 Total</b>				<b>\$182,983</b>	<b>\$212,563</b>

# PORT OF KLICKITAT

## CAPITAL IMPROVEMENT PLAN FOR PARKS AND RECREATION

PLANNING YEAR: FY 2006

Item	Unit	Quantity	Unit Cost	Total Cost	Item Sub-Total	
<b>Section 3 - Perimeter Pathway and Lighting</b>						
<u>Low-level Lighting (covering Section 3 of path - 1440'</u>						
<b>Master stations - 300 amps each</b>						
Master Switches	EACH	1	\$4,500.00	\$4,500		
Meter Boxes	EACH	1	\$500.00	\$500		
Light Switches	EACH	6	\$12.00	\$72		
50 Amp Circuit Breakers	EACH	6	\$32.00	\$192		
50 Amp Relays	EACH	6	\$341.00	\$2,046		
#8/2 Type U.F. Wire	LF	2,880	\$2.10	\$6,048		
Utility Wiring	LF	2,130	\$10.00	\$21,300		
Transformer, 3kva, single phase	EACH	1	\$670.00	\$670		
Granger No. 3V870) Domed Louver Path Light @ 14' spacing	EACH	103	\$130.00	\$13,390	<b>\$48,718</b>	
Funding Source:						
<b>Bingen Lake/Future Options</b>						
<u>Fish Cleaning Facility</u>						
Grinder Pump	EACH	1	\$7,000.00	\$7,000		
Washer	EACH	1	\$500.00	\$500		
Double-sided Station	LBS	837	\$1.50	\$1,256		
4" Wall Tube	LBS	591	\$3.75	\$2,216		
4" Concrete Slab	CY	4	\$434.00	\$1,519	<b>\$12,491</b>	
Funding Source:						
<u>Temporary Dock</u>						
80' x 8' dock 4' x 15' ramp with rails & 3' transition plate	LS	1	\$25,000.00	\$25,000	<b>\$25,000</b>	
Year 2006 Sub-Total				\$86,209		
Contingency				15%	\$12,931.35	<b>4% per year</b>
Administration				3%	\$2,586.27	<b>Inflation</b>
Engineering & Inspection				20%	\$17,241.80	<b>Adjustment</b>
WA Sales Tax				7%	\$6,034.63	<b>\$144,743</b>
Year 2006 Total				\$125,003	<b>\$150,778</b>	

**Appendix B: Copy of Notice of Public Hearing**



**Klickitat  
County  
Port  
District**

401 Bingen Point Way #A  
Bingen, WA 98605  
(509) 493-1655  
Fax (509) 493-4257

April 6, 2000

KIHR - FAX (541) 386-7155  
KMCQ - Q-104 - FAX (541) 298-5119  
KYYT - Y-102 - FAX (541) 298-7775

**FAXED**  
4/7/00

Please make the following announcement prior to April 18. Thank you!

The Enterprise - FAX 493-2399

**FAXED**  
4/7/00

Please run the following public notice once during the week of April 10th in The Enterprise as well as The Goldendale Sentinel. Thank you!

NOTICE

The Klickitat County Port District #1's Board of Commissioners will hold a public hearing regarding the draft Comprehensive Plan for Parks & Recreation at Bingen Point at the Port office, beginning at 5:30 P.M. on TUESDAY, APRIL 18, 2000. Copies of the Plan are available for review at the Port office.

Attest:  
Dianne Sherwood, Exec. Director

# Affidavit of Publication

STATE OF WASHINGTON

COUNTY OF KLICKITAT

}<sup>ss.</sup>

## NOTICE

The Klickitat County Port District #1's Board of Commissioners will hold a public hearing regarding the draft Comprehensive Plan for Parks & Recreation at Bingen Point at the Port office, beginning at 5:30 p.m. on Tuesday, April 18, 2000. Copies of the Plan are available for review at the Port office.

Attest:  
Dianna Sherwood, Exec. Director  
(1508)

Brent T. De La Paz, being first duly sworn on oath, deposes and says: That he is the Publisher of THE GOLDENDALE SENTINEL, a weekly newspaper, which has been established, published in the English language, and circulated continuously as a weekly newspaper in the City of Goldendale, and in said County and State, and of general circulation in said County for more than six (6) months prior to the date of the first publication of the Notice hereto attached, and that the said Goldendale Sentinel was on the 18th day of June, 1941, approved as a legal newspaper by the Superior Court of said Klickitat County, and that the annexed is a true copy.

NOTICE: Klickitat County Port District

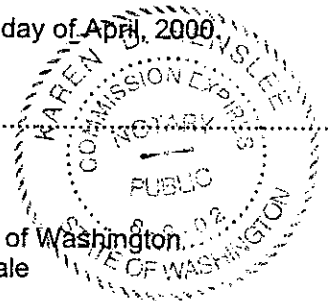
.....  
as it appeared in the regular and entire issue of said paper itself and not in a supplement thereof for a period of one consecutive week(s) commencing on the 13th day of April, 2000 and ending on the 13th day of April, 2000 and that said newspaper was regularly distributed to its subscribers during all of this period.

That the full amount of \$9.00 has been paid in full, at the rate of \$6.00 per column inch per insertion.

.....  
Brent T. De La Paz  
Publisher

Subscribed and sworn to before me this 13th day of April, 2000.

.....  
Karen D. Henslee  
Notary Expires 8/9/2002



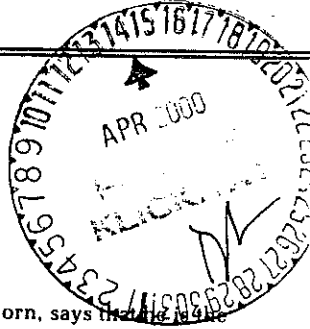
Notary Public in and for the State of Washington,  
Residing at Goldendale



(1508)

Copy of Notice to  
be pasted here:

### Affidavit of Publication



**NOTICE**  
The Klickitat County Port District #1's Board of Commissioners will hold a public hearing regarding the draft Comprehensive Plan for Parks & Recreation at Bingen Point at the Port office, beginning at 5:30 p.m. on TUESDAY, APRIL 18, 2000. Copies of the Plan are available for review at the Port office.

Attest:  
Dianne Sherwood  
Exec. Director

Apr. 13, 2000-11

STATE OF WASHINGTON }  
COUNTY OF KLICKITAT } ss.

Nicole R. Clifford, Being duly sworn, says that she is

Office Manger of the White Salmon Enterprise, a weekly newspaper printed and published in White Salmon, in Klickitat County, State of Washington, and that said newspaper, during all of the times herein mentioned and for more than six months prior to such publication is and was a weekly newspaper established, published and circulated continuously in the town of White Salmon, Klickitat County, Washington, once a week as a weekly newspaper, and of general circulation in said Klickitat county and approved as a legal newspaper by order of the Superior Court of said county; that the annexed is a true copy of

NOTICE (public hearing regarding the draft Comprehensive Plan for Parks & Recreation)

\_\_\_\_\_ as it was published  
in the regular and entire issues of said paper for a period of one (1) successive weeks,  
commencing on the 13th day of April, 2000  
and ending on the 13th day of April, 2000  
and that said newspaper was regularly distributed to its subscribers during all of said period, and that said notice was published in said newspaper and not in supplement form.

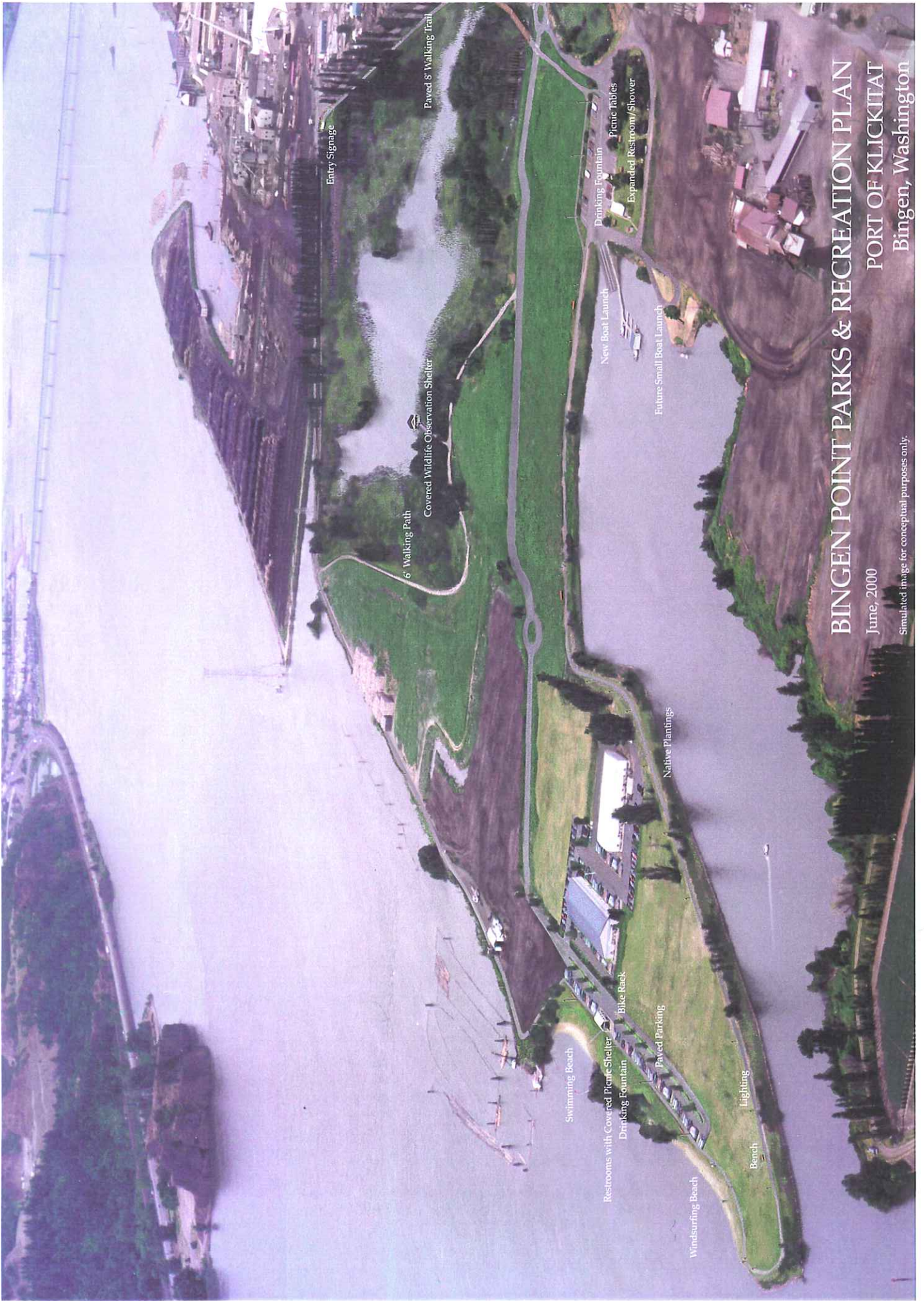
Nicole R. Clifford

Subscribed and sworn to before me this 13th day of April, 2000

Elaine M. Bakke  
Notary Public for Washington, residing at White Salmon.



**Appendix C: Rendering of Parks and Recreation Improvements**



Entry Signage

6' Walking Path

Covered Wildlife Observation Shelter

Paved 8' Walking Trail

Swimming Beach

Restrooms with Covered Picnic Shelter

Drinking Fountain

Bike Rack

Paved Parking

Windsurfing Beach

Bench

Lighting

Native Plantings

New Boat Launch

Future Small Boat Launch

Drinking Fountain

Picnic Tables

Expanded Restroom/Shower

# BINGEN POINT PARKS & RECREATION PLAN

PORT OF KLICKITAT  
Bingen, Washington

June, 2000

Simulated image for conceptual purposes only.