

# Riverfront Recreation Area

- Apx.14 acres (9+/- acres (northside) plus 5 acres (southside))
- Three building clusters could be repurposed:
  - Shop/storage buildings on west (Building 1 – 5,000 SF)
  - Storage buildings on north (Building 2 – 4,500 SF)
  - Sand shed building on south (Building 3 – 1,100 SF)
- Buildings/structures to be removed:
  - Treatment plant shop and structures primarily in 100-year floodplain
  - Clarifiers, tanks and peripheral equipment for wastewater processing
- Buildings/improvements to be retained by City:
  - Well buildings
  - 7<sup>th</sup> street
  - Trail system (orange)

**Future Camping**  
Map No. 13S31E23CB  
Tax Lot 700  
8.86 acres

**Legend**

- Shop/Storage buildings
- Well buildings



Google Earth

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Hill Family Park / Trailhead 2

500 ft



**Future Camping**  
Map No. 13S31E23CB  
Tax Lot 700  
8.86 acres

**Legend**

-  Floodway
-  Shop/Storage buildings
-  Well buildings
-  Zone AE 100 yr floodplain



7th Street West Park

NW-Bridge-st

NW 7th Ave

Buildable clubhouse area

Google Earth

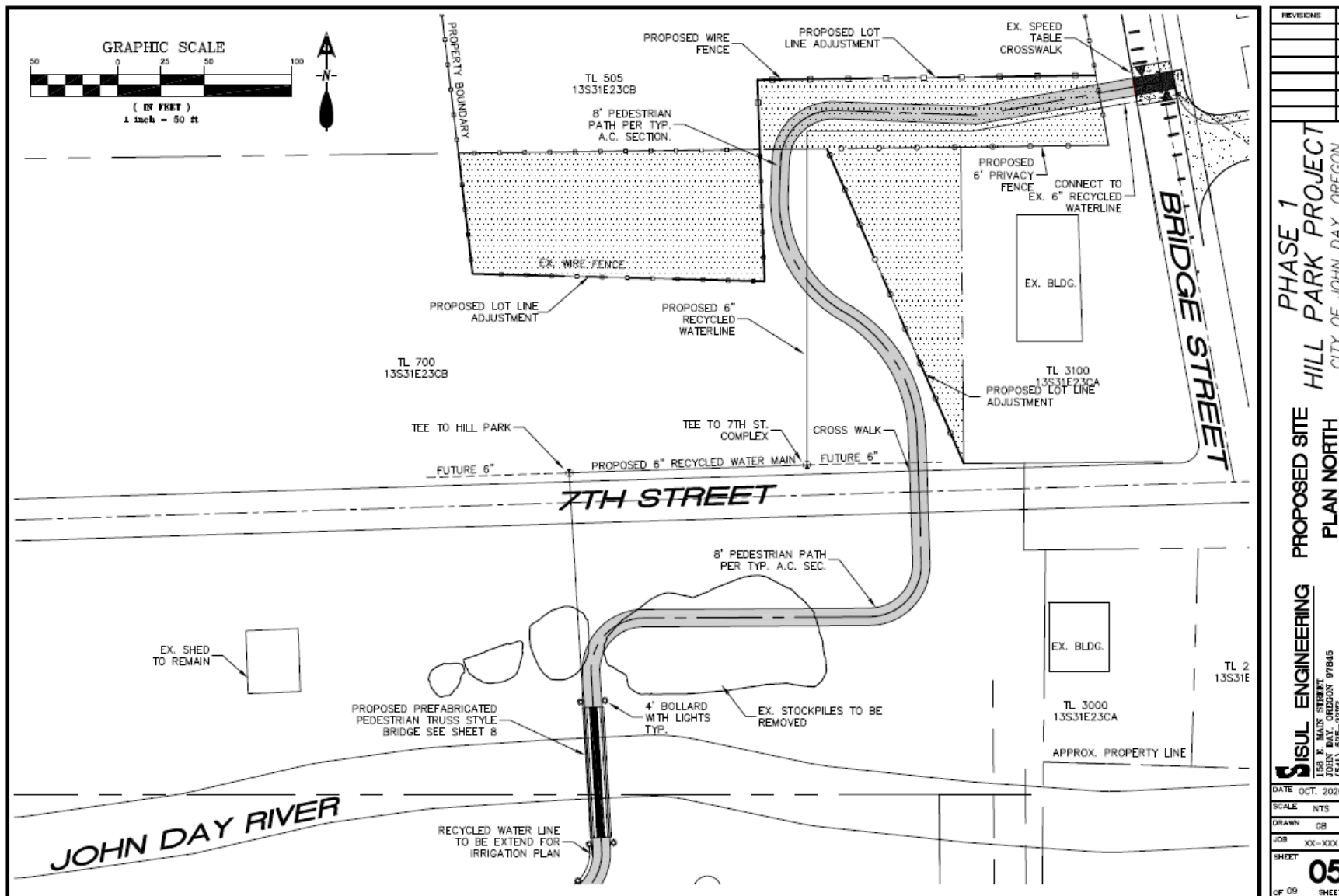
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Hill Family Park / Trailhead 2

500 ft



# Future trail (7<sup>th</sup> Street to Riverfront Park)



REVISIONS	BY

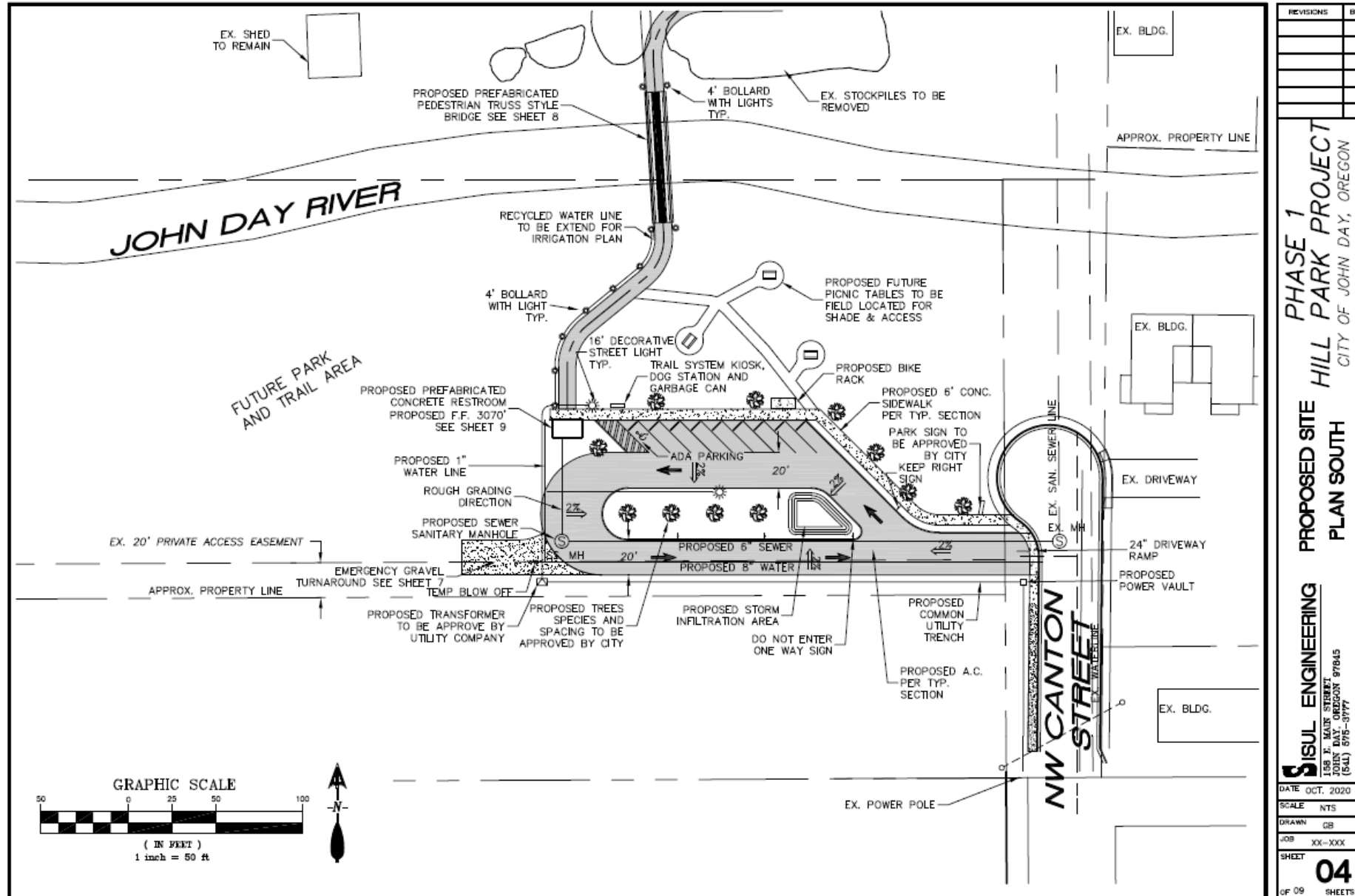
**PHASE 1 HILL PARK PROJECT**  
CITY OF JOHN DAY, OREGON

**PROPOSED SITE PLAN NORTH**

**SISUL ENGINEERING**  
185 E. MAIN STREET  
ASTORIA, OREGON 97103  
(503) 325-3777

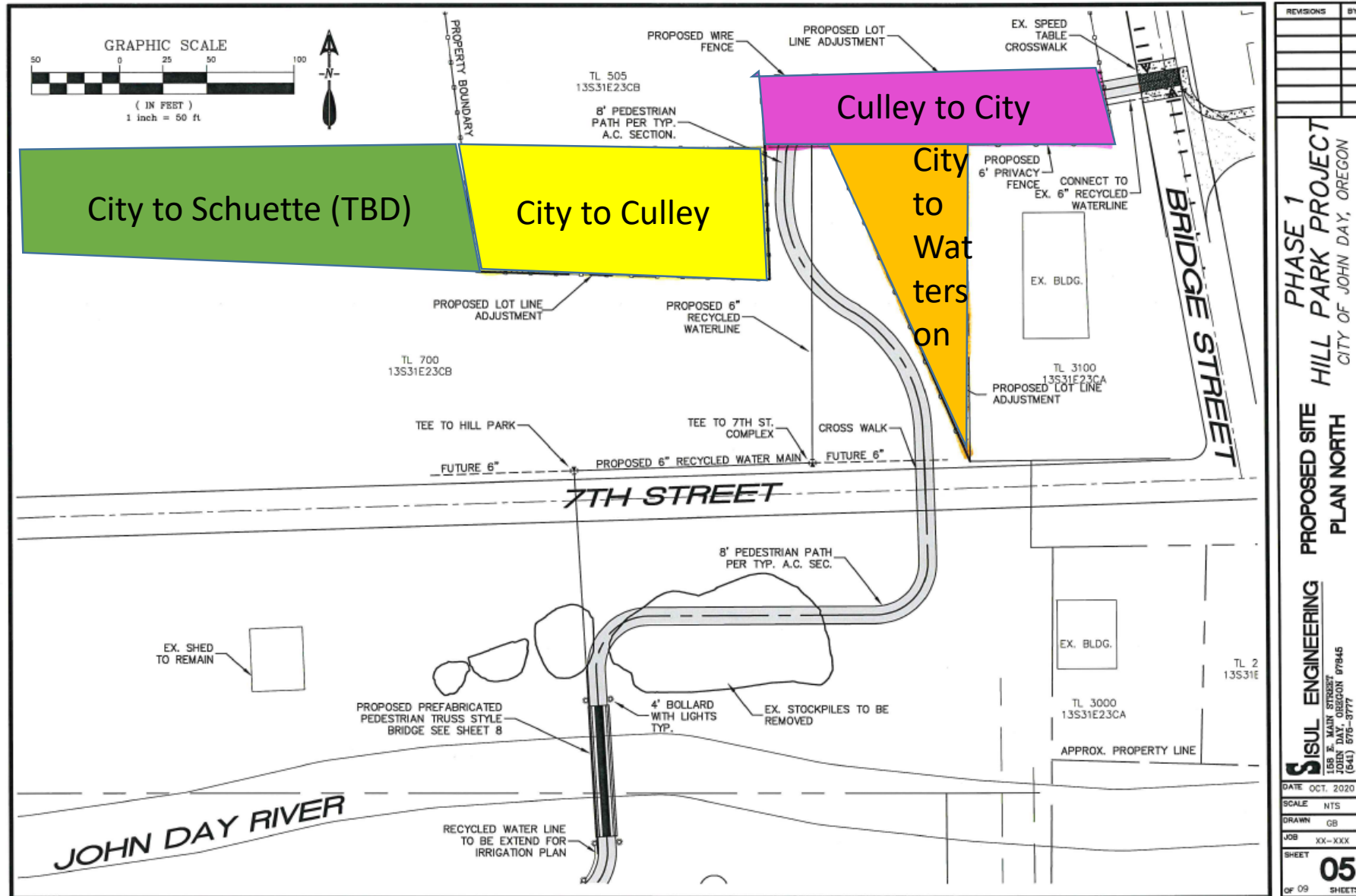
DATE: OCT. 2020  
SCALE: NTS  
DRAWN: GB  
JOB: XX-XXX  
SHEET: **05**  
OF 09 SHEETS

# Future bridge and parking (riverfront park)





# Conceptual property line adjustments



# Proposed land uses

- In-city camping (publicly owned and operated)
- Riverfront recreation (equipment rentals, events, social gatherings)
- Clubhouse
  - Indoor/outdoor event space
  - Meet up space
  - Offices/conference room(s)
- Dining/retail options
  - Food court area
  - Food trucks
  - Recreation rentals

# Clubhouse concept

- Enclosed but can be opened for social distancing (roll up doors)
- Modular event/meeting space (can be booked/rented for events)
- Office space
- Indoor/outdoor entertaining (think wedding receptions w/bookings at the campsite)





# Campsite concept

- Yurts or modular cabins for day/week use
- Custom interiors
- Creekside or w/landscaped enclosures
- Riverfront recreation access





# Modular rest facilities

- Integrated with park system design
- Flexible use





# Existing sandshed

Aluminum siding can be removed and frame can be repurposed as an outdoor or indoor attachment to a future riverfront structure (i.e. clubhouse)





# West equipment buildings

Can be repurposed or torn down to make space for future improvements





# North equipment buildings

Can be repurposed or torn down to make space for future improvements



Well building (to be retained)

# Estimated Land Value (Riverfront Rec Area)

- Land value city estimates at \$170-180K
  - \$15,086.20 per acre
  - Derived from prior appraisals of adjoining properties
- Residual building value \$TBD

Tract	Acres	Appraised Value	\$Cost/Acre	Description
Tract 1 – Hillside Tract	5.61	\$ 45,000.00	\$ 8,021.39	Unimproved hillside
Tract 2 – River Front Tract	5.01	\$ 85,000.00	\$ 16,966.07	Unimproved riverfront
Tract 3 – Bridge Street Tract (land)	1	\$ 45,290.00	\$ 45,290.00	Improved land (residential)
	<b>11.62</b>	<b>\$ 175,290.00</b>	<b>\$ 15,085.20</b>	<b>Blended rate</b>
<b>Taxlot 700 (Treatment Plant Land)</b>	<b>8.86</b>	<b>\$ 133,663.73</b>	<b>\$ 15,086.20</b>	<b>Blended rate</b>
- less Culley PLA	-0.5	\$ 126,120.63		



# Initial concept (early draft)





# Refined concept (Gateway Plan)





# Complete riverfront recreation area concept (2020)

