

There are three locations that have been discussed for the Police Dock: Wallace Street ROW, Peninsular Park, and 5501 McCauley Court. Each location is on the Middle Lobe of Lake Conway and provides good access to the north and south lobes. Each has its own pros and cons. This comparison does not include a boat ramp, just a dock for mooring the police vessels.

	Wallace ROW	Peninsular Park	5501 McCauley Court
Availability	Now	Now	Within 60 days
Ownership	Public ROW	State Easement/City Park	Private Ownership
Acquisition Cost	\$0	\$0	\$TBD (2020 Bond Funds)
Closest ramp	Approx 4,500 feet	Approx 2,800 feet	Approx 50 feet
Cost of dock	Depends on depth of lake and length of accessway	Depends on depth of lake and length of accessway	Existing but needs rebuild. Short accessway
Encumbered	OC Easement	None	None
Comp Plan	No	Yes (Reduces Park Space)	No
Future Use	Vehicle Parking and Dock (ROW could be designed as a park in upper half)	Vehicle Parking and Dock	Vehicle Parking, Police facility for their use and Dock.
Public Impact	None at dock (Possible Park in upper half). Security issues from being remote	Eliminates swim beach/picnic area and neighborhood park. Less security Issues	Police presence for Venetian ramp control, high visibility. Less security issues
Development	Access road/Parking/fencing	Parking	Gate (later, building renovation)
Public Input	Neighbors in favor with limitations	Neighbors not in favor	Unknown but could be favorable to public than other two locations due to low impact
Permitting	Yes (dock) and ROW development/fencing	Yes (dock) and paving for parking/Rezone to PUB?	Yes (dock) and later for building renovation
Expansion	No (only dock and access)	No (only dock and access)	Yes (building renovation for police use)
Funding	General Fund Or CIP	General Fund or CIP	Bond fund (\$440,000) needs to be spent by 9/30/23

Wallace Street ROW: Wallace Street ROW is publicly dedicated ROW and technically is not city property. The ROW is encumbered by a utility easement owned by Orange County. Although the easement would not pose any difficulty for the dock to be built at the end of the ROW, the City and Orange County Roads and Drainage would have to agree on maintenance of the ROW and what access Orange County would have when maintaining the stormwater line from Wallace Field to the headwall at the water's edge. The

ROW is currently not developed as a roadway, and it currently has many mature and healthy trees in the main travel way to the shoreline. If the City decided that the trees need to remain then an access would have to be designed to allow vehicles to access the ROW to get to the dock. Developing the ROW for an access to the dock would be substantial because the shoreline is in excess of 700-feet from the paved surface at Matchett Road. The ROW would need fencing from Matchett Road area to the shoreline. However, depending on the frequency that a vehicle is needed to access the dock area, the City might be able to have an agreement for ingress and egress from the neighboring property owners. The design and permitting of the dock and accessway depends on the depth of the lake. With the increase in the amount of vegetation at this location, the cost to clear the vegetation and to get adequate depth for the dock could be substantial. The neighboring docks are over 100 feet in length. There is no future expansion of the facility for another use unless the City builds a park on the upper half of the ROW, but that would be met with objections from the neighbors. This location does not have ramp access that is close. The closest ramp (Venetian is 4,500 feet from this location and Perkins ramp is 5,200 feet). There is a possibility that the neighboring property owner would allow the City to use his ramp, but that has not been determined. At a later time, the City and OCFD could collaborate on a project to build a ramp. This would save time for OC Search & Rescue to get to the lake. Instead of using the FOP ramp, they could use the City's ramp, if built later. Funding to build the dock would be General Fund or Capital Improvement Project Fund. There is no acquisition cost for this location.

Peninsular Park: Peninsular Park is a state-owner drainage easement and City-owned park. The park is considered a neighborhood park and if a police dock was located here, it could take away its use as a park. If so, then this may go against the City's comprehensive plan. The City needs to update its comprehensive plan by 2024, so this conversion from a public park to a public facility should be considered in the update. Since it is a public property, there is no acquisition cost for this location. However, this park is considered a swim beach for the City and a place where boats can have access to the beach for mooring to use the park. There has been major opposition to using this location as a police boat dock as it will limit access to the park. The park cannot be shared with the public as it would make the vessel and/or the police vehicle susceptible to vandalism. The closest ramp (Venetian) is 2,800 feet from the location. As with Wallace ROW, the cost to build this dock could be substantial depending on the depth of the lake which would determine how far out the accessway needs to go.

5501 McCauley Court: This location was on briefly discussed because it is owned privately. The City would have to make an offer to the property owner, but the property owner has been very amicable to entering into an agreement with the City. Funding for this acquisition could be from the 2020 Bond proceeds which total \$440,000 and have to be spent by September 30, 2023. The City would have to have the right person (s) negotiate with the property owners for this property and the lease-back agreement. This property is located next to the Venetian Boat Ramp. This location would provide a benefit to the BIPD in that it would be easy to launch and retrieve the vessels and the officers would have a place when in need of a rest break. Depending where the new police station is situated, this could function as a substation in the future. Being next to Venetian Ramp, it would provide a good measure of security at the ramp and for the neighbors in Venetian Circle. The City may have to rezone the property from R-1-A to PUB, but that should not be difficult. The public might be more willing to accept this location because it does not impact the city by closing a park. The cost to build the ramp should be the least of the three locations since the property already has a boat structure. It would need

to be replaced but it is in a deep part of the lake and the accessway would be considerably shorter than the other two locations.