

An aerial photograph of a waterfront property. At the top, there are several parallel railroad tracks. Below the tracks is a dense area of dry, brownish vegetation. The main area of the property is a large, paved parking lot. In the center of the parking lot, there is a yellow excavator and other construction equipment. To the right, there is a paved road with a white curb. The overall scene suggests a site under development or construction.

# City Beach RV Park Site

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Envisioning the future of our public waterfront property



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# Welcome and Introduction

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**Today's focus question:**

*How can the City responsibly and creatively shape the future use of the RV Park site to best serve community needs, enhance the waterfront, and reflect long-term community values?*

Photo by Eric Skinner©

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# Guiding Principles

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We invite everyone to strive for:

- **Deep listening:** Hearing to understand, not to respond
- **Thoughtful inquiry:** Asking questions that open thinking before proposing solutions
- **Equitable participation:** Making space for all voices at the table
- **Deliberate progression:** Moving intentionally from understanding → analysis → concept development
- **Transparency:** Sharing ideas, tradeoffs, and reasoning openly

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# Workshop Roadmap

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## Today's Process:

1. Background and Presentation of Dilemma – 5 minutes
  2. Survey results – 10 minutes
  3. Clarifying Questions – 5 minutes
  4. Probing Questions – 15 minutes
  5. Table Discussion – 20 minutes
  6. Concept Sketching – 20 minutes
  7. Share-Outs & Reflection – 15 minutes
- = 90 minutes total**

*This workshop directly informs future  
Council decisions*

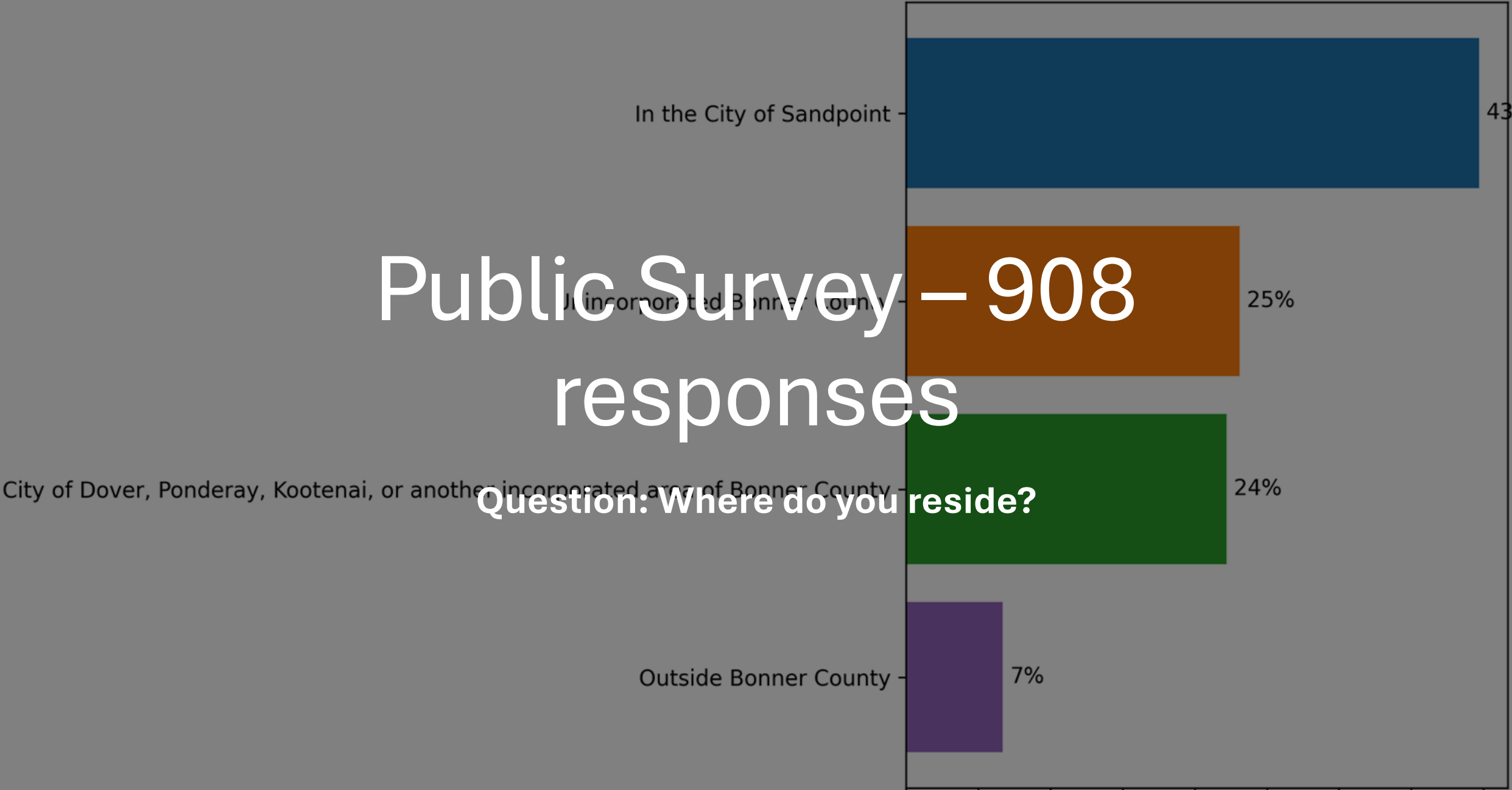
# How Did We Get Here?

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## A Brief History of the City Beach RV Park

- Property first conveyed to the City from Northern Pacific Railway in 1920 – included **restrictive covenant** that assured site would always and forever be used for **“public park purposes.”**
- **1965:** City conveys property to private hospitality company for operation of a RV park.
- **1980’s – 2020:** Cox family operates private RV park
- **2021:** Land swap with Coxes results in City acquiring RV Park in exchange for 1.5 acres of grassy lawn area in front of Edgewater Hotel
- **2021 – 2025:** City operates RV Park, generating **\$100,000/year** in revenue that contributes to **Parks Capital Improvement Fund**
- **2025:** City awarded \$950,000 state RV Fund grant for RV Park renovation and other public improvements to the site.
- **November 5<sup>th</sup>:** City Council directs staff to pause RV Park improvement effort and consider alternative uses for the site in response to Averill letter and request

Survey Respondents by Place of Residence (908 Responses)



# Public Survey – 908 responses

Question: Where do you reside?

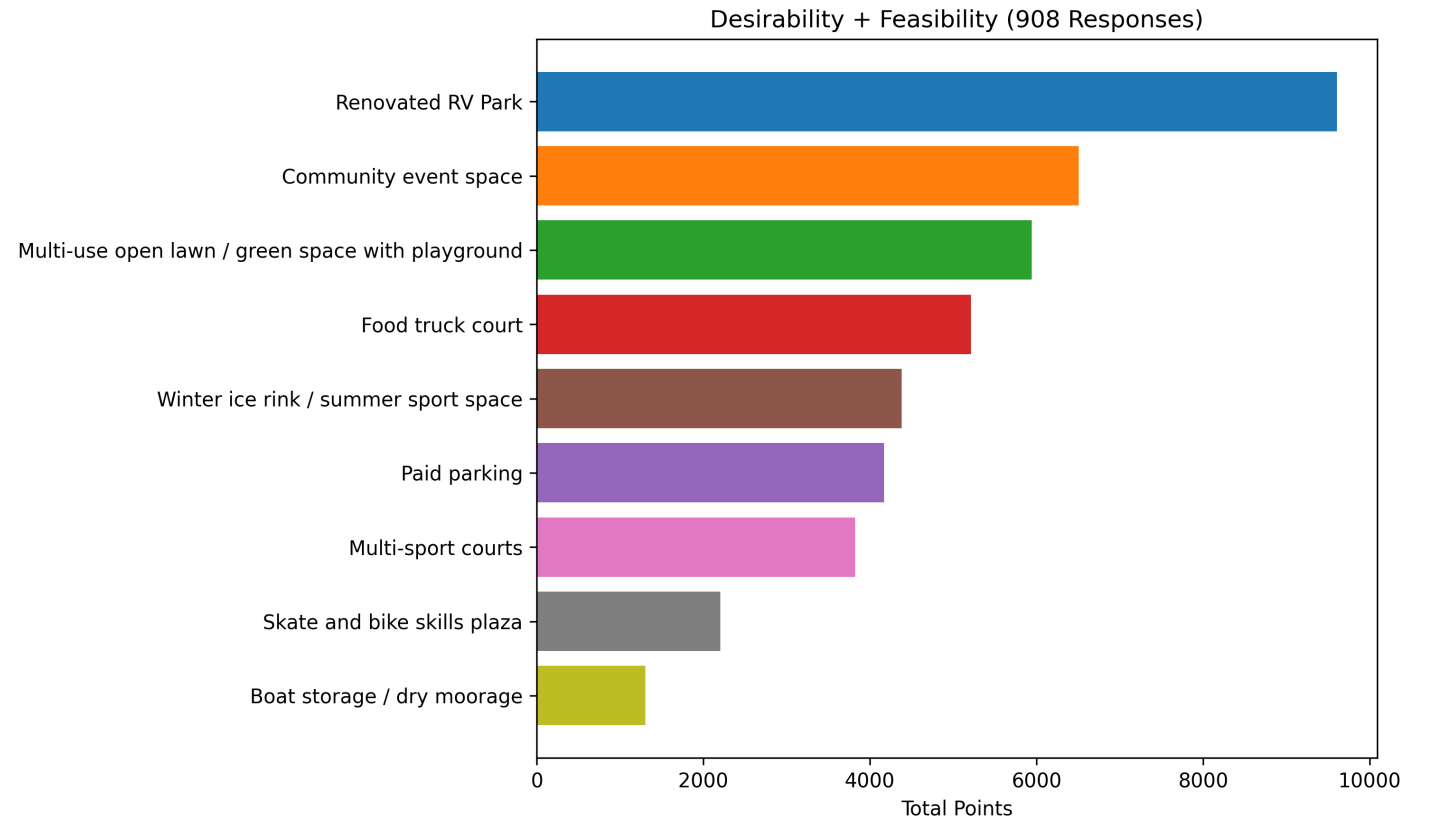
# Survey Structure

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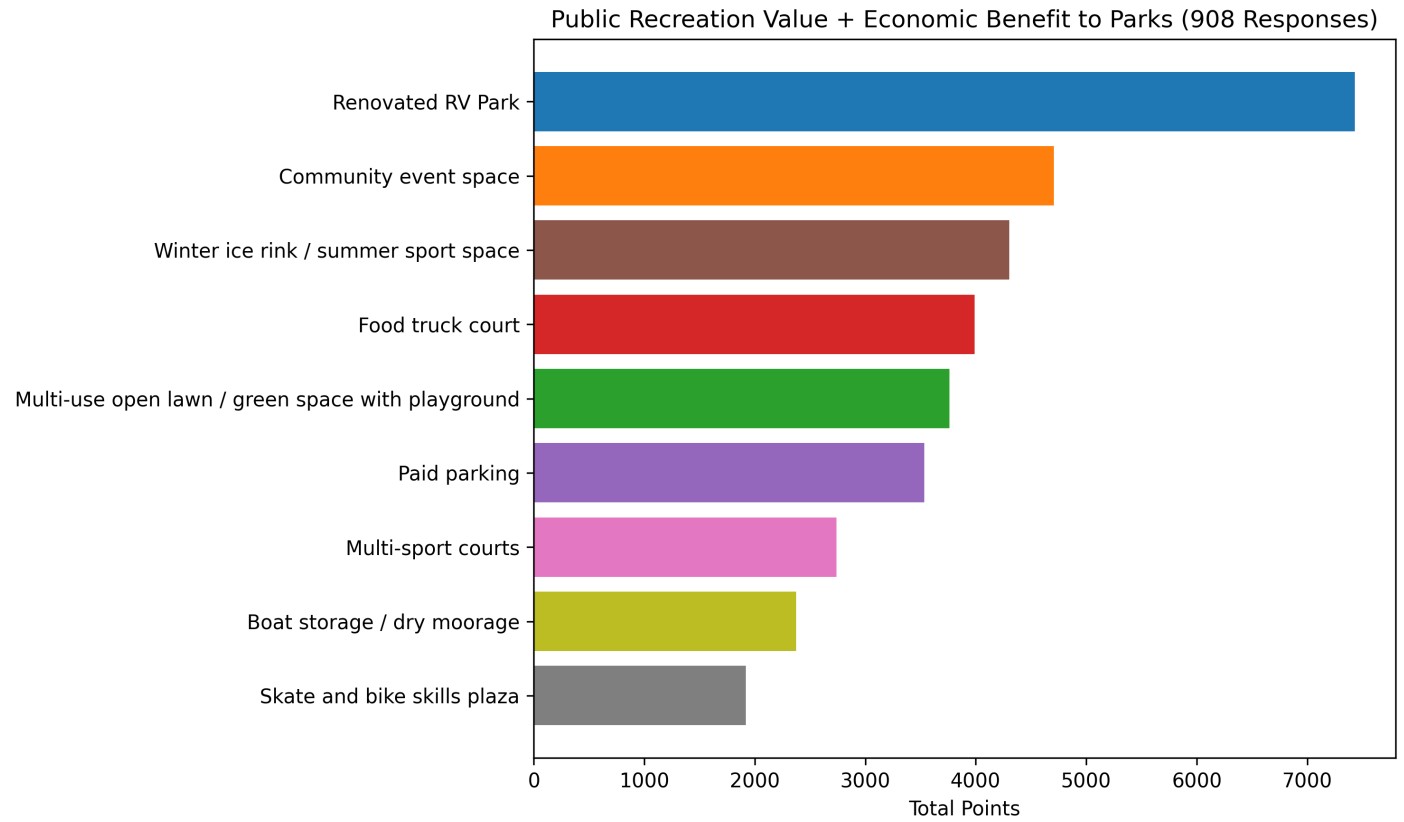
Survey asked respondents to place various alternative uses for the RV Park Site on scales of 0 – 10 based on various variables, including:

- Desirability & Feasibility
- Public Recreation Value & Economic Benefit to Parks
- Benefit During Peak Season & Benefit Throughout the Year

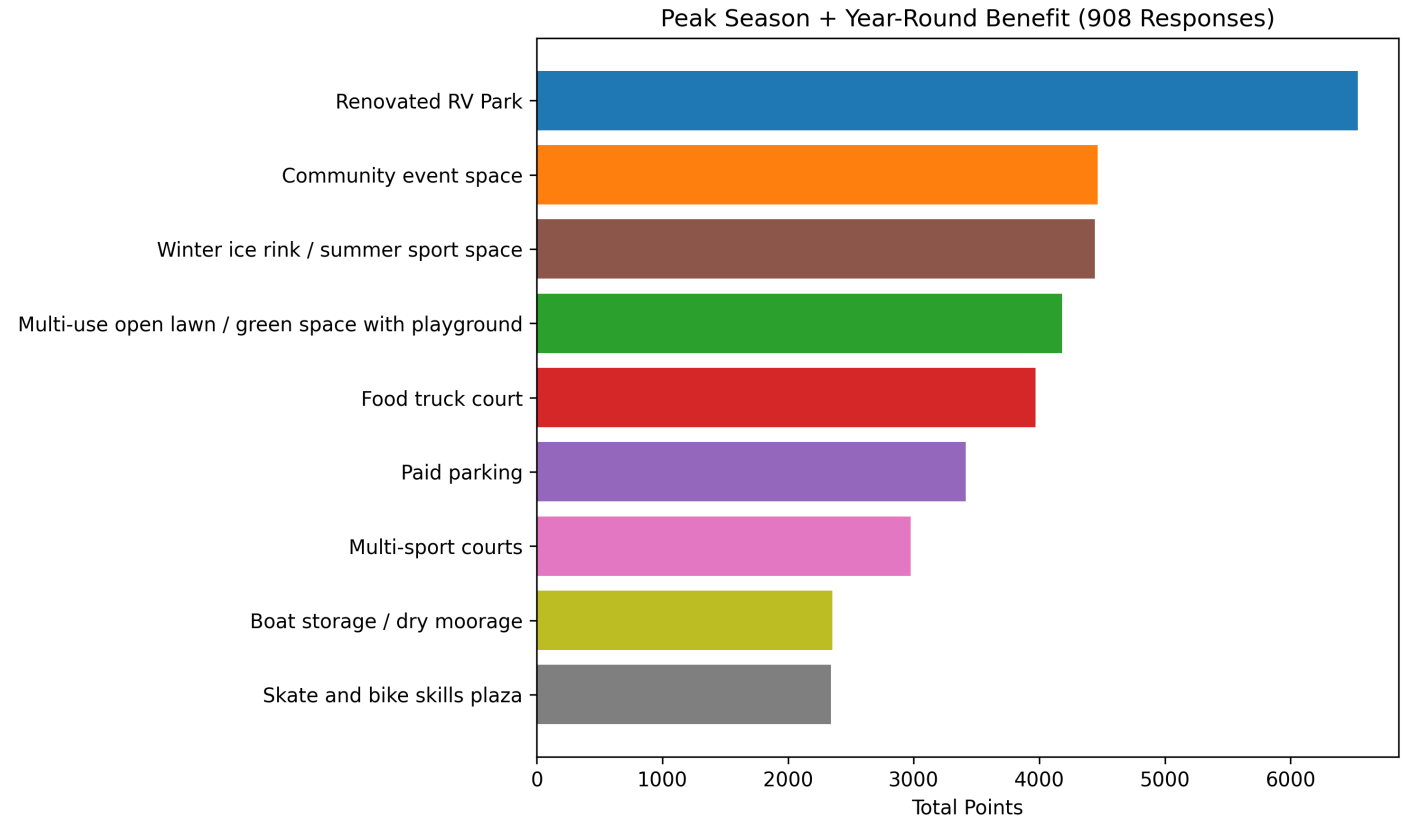
# Ranking: Desirability v. Feasibility



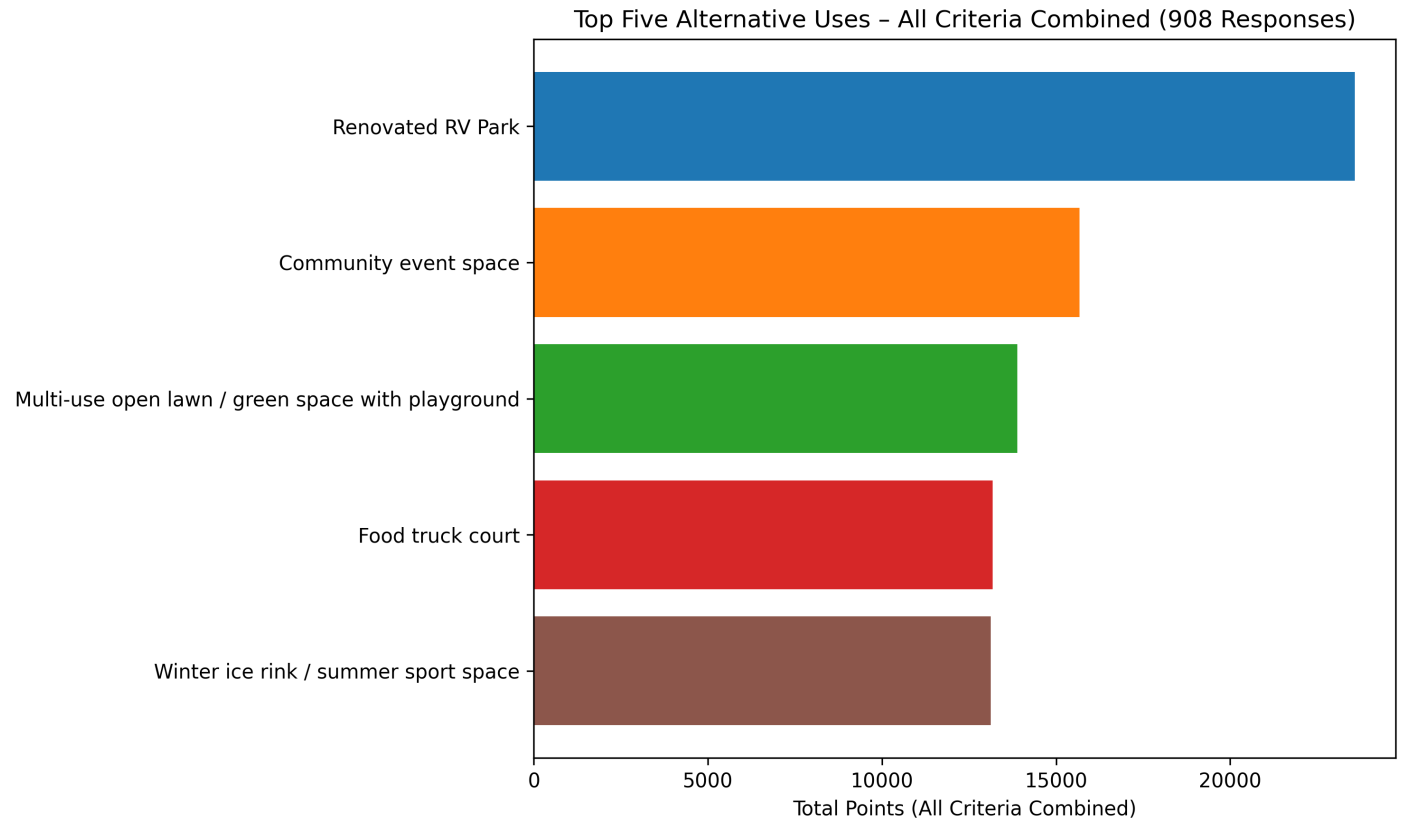
# Ranking: Public Recreation Benefit v. Economic Benefit



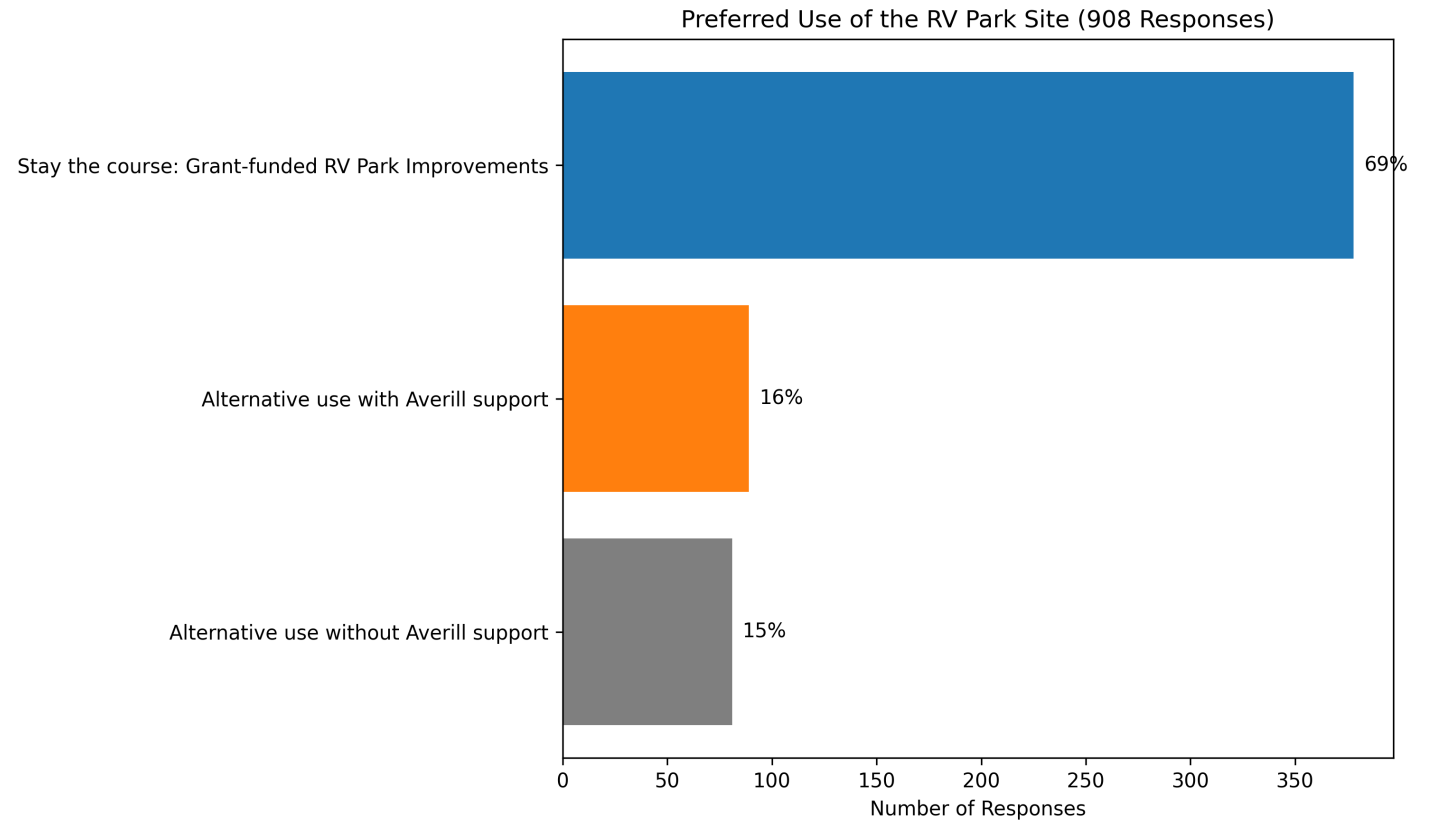
# Ranking: Peak Season v. Year-Round Benefit



# Total Combined Scores – Top Five



# Preferred Course of Action



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# Key Themes from Open- ended Responses

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## **Strong Support for Public Stewardship and Access**

A clear majority sentiment emerges that the RV Park site should:

- remain publicly owned,
- remain broadly accessible,
- and function as a community-serving waterfront asset.

Concerns about privatization or exclusive use were frequently raised, even among respondents open to alternative concepts.

## **Preference for Practical, Lower-Risk Paths Forward**

Responses called for:

- fiscally responsible decisions,
- predictable revenue,
- and avoidance of long-term risk to the City.

Many respondents expressed support for options that build on existing infrastructure rather than introduce uncertain partnerships or funding models.

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# Key Themes from Open- ended Responses

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## Revenue Matters – But Not at Any Cost

Respondents consistently acknowledged the importance of revenue for Parks and Recreation. At the same time, the dataset reinforces a key qualifier:

*“Revenue is valued most when it directly supports public amenities and preserves the character of City Beach.”*

There is limited support for maximizing revenue if it compromises public access, affordability, or the park experience.

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# Additional Considerations Raised by Respondents

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## Protection of City Beach Character Is a Shared Priority

Concerns about **over-development** were pronounced. Common themes include:

- preserving open space and views,
- maintaining a park-like feel,
- avoiding intensity that feels out of scale with City Beach.

This concern cut across respondent groups and preferences.

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# Additional Considerations Raised by Respondents

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## **Long-Term Flexibility and Adaptability**

Many responses urged Council to consider solutions that:

- Allow future adjustments,
- Respond to changing community needs
- And avoid locking the City into irreversible decisions.

Phase or incremental approaches were often viewed favorably

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# Additional Considerations Raised by Respondents

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## Appreciation for a Transparent, Deliberate Process

Several respondents provided positive feedback about:

- the City slowing down,
- sharing information openly,
- and inviting broad community input before making decisions.

Respondents repeatedly encouraged Council to:

- take the time to get this right,
- weigh tradeoffs explicitly,
- and communicate clearly about next steps.

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# Key Takeaways from Open- ended Responses

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*Across open-ended responses, the strongest themes were preserving public access, protecting the character of City Beach, balancing revenue with public value, and minimizing long-term risk to the City. Many respondents emphasized flexibility, transparency, and building on existing investments rather than pursuing irreversible changes.*



## Clarifying Questions – 5 minutes

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### Clarifying questions = Matters of fact

- Help us understand the situation
- No opinions or suggestions
- Short, factual answers only

### Examples:

- What utilities exist on the site today?
- What was included in the prior RV Park improvement concept?



## Probing Questions – 15 minutes

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### **Probing Questions = Deepening the Inquiry**

- Challenge assumptions
- Surface tradeoffs
- Expand how we think about the dilemma

**Not:** solutions in disguise

### **Examples:**

- If we pursued an alternative use beside the RV Park, what tradeoffs would we need to acknowledge?
- What risks should we consider if we decide implement a use of the site other than what it has been used for historically?

### **Process:**

- 2 minutes at tables to generate questions
- Each table shares 2–3 probing questions




Table Group Discussion – 20 minutes

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**Remember the focus question:** *How can the City responsibly and creatively shape the future use of the RV Park site to best serve community needs, enhance the waterfront, and reflect long-term community values?*

**Discussion Prompts (in order):**

- What did we hear?
- What didn't we hear that might matter?
- What assumptions seem to be operating?
- What questions does this raise?
- What might we do if facing a similar dilemma?



# Transition to Design

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## From Understanding → Conceptual Ideas

- This is not about personal preference
- Ideas should reflect:
  - ✓ What you heard
  - ✓ What you questioned
  - ✓ What tradeoffs you identified

*We're shifting from analysis to imagination, grounded in what we learned*



# Concept Sketching Instructions – 20 minutes

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## Concept Sketching

At your table:

- Use tracing paper over the aerial map
- Sketch **one or two** concepts
- Label major features

## Identify:

Top 3 priorities  
Key tradeoffs

## Reminder:

This is collaborative, not artistic.

An aerial photograph of a construction site. On the left is a large parking lot with several cars. In the center is a dirt area with construction equipment, including a yellow excavator and a red truck. On the right is a multi-lane road with a bridge structure above it. The background shows some trees and a body of water.

# Design Guardrails

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## Keep in Mind

- Public access and waterfront character
- Financial sustainability
- Seasonal use and flexibility
- Long-term operations and risk

## Top five uses from survey:

1. Renovated RV Park
2. Community Event Space
3. Multi-use open lawn / green space
4. Food Truck Court
5. Ice rink / summer sports space

*Use these as guideposts, not constraints*



# Table Share-Outs – 15 minutes

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Each table – **2 minutes to share your conceptual designs**

Share:

- One concept or idea cluster
- Top 2-3 priorities
- One major tradeoff



# What Happens Next

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Staff will compile:

- Survey results
- Workshop input
- Concept sketches

Findings will be presented to City Council. Council will provide direction on how to proceed with RV Park site.

- ***NEXT OPPORTUNITY TO WEIGH IN: WEDNESDAY, JAN 14<sup>TH</sup>, 2:30 PM IN COUNCIL CHAMBERS (PARKS COMMISSION MEETING)***

# Process Debrief

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## Reflecting on the Process

- How did this structure support the conversation?
- What did you notice about the clarifying → probing sequence?
- What felt different from typical public meetings?

*Thank you for participating!!*