

A scenic view of a lake with a large building in the background and a wooden dock in the foreground. The building has a light-colored, possibly thatched roof. The lake is surrounded by lush green trees and a clear blue sky. The water is dark blue with gentle ripples. A wooden dock runs along the right side of the lake.

Reclaiming & maintaining swim and boat areas

LFP Civic Club

Problem:

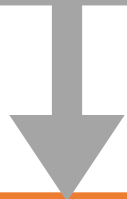
- Swimming and boating areas are shrinking
- Accessibility to the lake continues to degrade
- Complaints from members about lack of usability & maintenance are increasing





Solution:

Dredge swim and boat areas
Augment creek outflow to decrease sediment deposit



Benefits:

Reclaim lost usability
Mitigate future degradation
Increase value to the Club and subsequently all property owners with deeded rights

Steps taken

- Engaged dredging companies:
 - Over the course of several months, the Board reached out to several companies from Northern California to Bellingham, asking if they would consider our proposed project.
 - Board member met with several of these companies in person during industry trade shows and conferences along the west coast.
- Only one option:
 - Only one company, Pacific Pile, indicated a willingness to take on our project.
 - This is similar to several years ago when the club explored dredging the boating area. Only one company expressed mild interest at that time as well.

Steps taken

Engaged dredging companies:

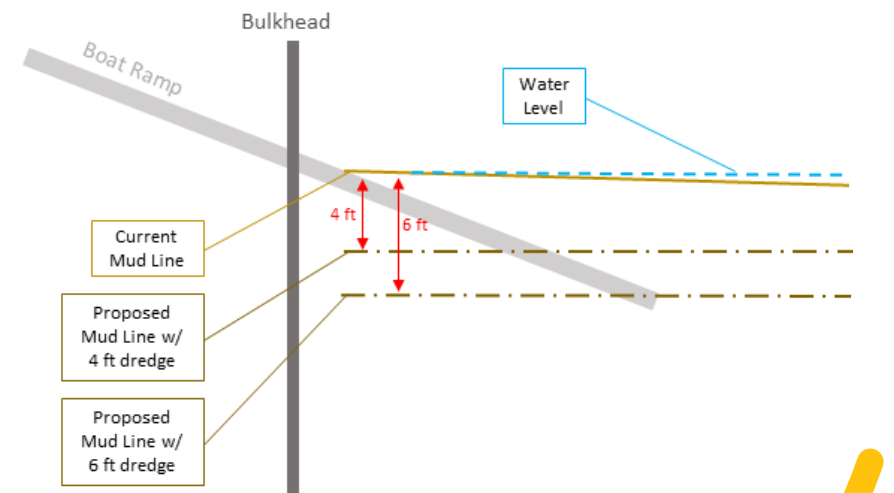
- Over the course of several months, the Board reached out to several companies from Northern California to Bellingham, asking if they would consider our proposed project.
- Board member met with several of these companies in person during industry trade shows and conferences along the west coast.

Only one option:

- Only one company, Pacific Pile, indicated a willingness to take on our project.
- This is similar to several years ago when the club explored dredging the boating area. Only one company expressed mild interest at that time as well.

Steps taken

- Pacific Pile visited our property and, at their own expense, worked with a board member to obtain measurements including bathymetry, review the surrounding environment, and put together a proposal.
- Their proposal for removing up to 6' of sediment was \$487,789 (does not include taxes, permits, insurance, testing, monitoring)
 - *For comparison, the estimate from a few years ago was for a much smaller amount of material to be removed, was only for the boating area, and had an estimated cost of ~\$300,000.

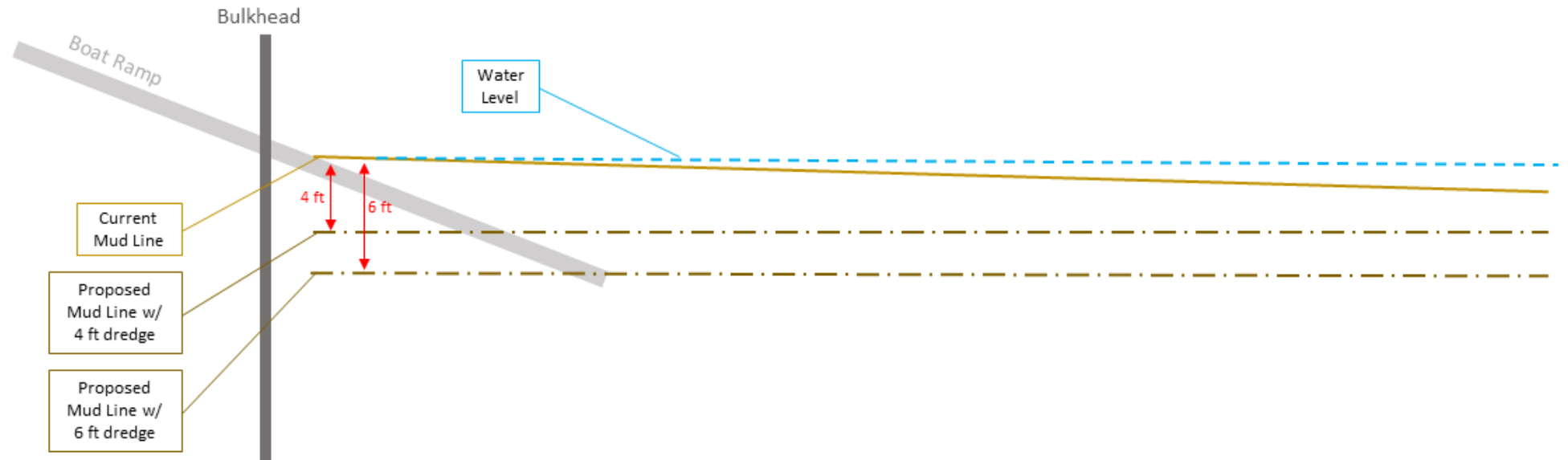




Target areas:



Mud Line details



Mitigation

Outside of the Pacific Pile dredging work, the Club has engaged several consultants during the past 2 years regarding mitigation of sediment deposits from Lyons Creek.

Mitigation of future sediment deposits

Proposed solution:

Install trees (laying down) to provide a channel which functions to encourage the creek outflow to continue flowing perpendicular to the shoreline, instead of taking an immediate turn and depositing sediment on adjoining properties.

This method of mitigation was successfully implemented for a similar sediment accumulation affecting the area around Coal Creek in Bellevue.

This part of the project is not covered by the Pacific Pile bid and is estimated to cost \$20,000.

Case study: Newport Shores Yacht Club (Circa 2013)



Case study: Newport Shores Yacht Club (Circa 2015)



Dredge combined with
outflow augmentation.

Case study: Newport Shores Yacht Club (Aug. '19)



Risk of delay



Sediment will continue to fill in the water areas of our club, decreasing useability and decreasing the value of our shared asset.



Further accumulation will make this project more costly as there will be more material to remove.



Risk that no company will be interested in the project

Costs

- Estimated \$488,000 for dredging, plus permits and associated fees (Insurance, monitoring, testing, etc..)
- Estimated \$20,000 for tree installation/mitigation
- Total budget request of \$600,000



Summary

Over the past several years the usability of our Swimming and Boating areas have degraded substantially. Complaints about usability of both areas and lack of maintenance are regularly relayed to staff and the Board

The purpose of the proposed project is to reclaim the lost usability and to mitigate future degradation.

This project should add value to the Club and subsequently for all property owners which have deeded rights to the property.