
*Appendix D: West Side Alternatives Advantages
and Disadvantages Breakdown*

Appendix D: Qualitative Analysis of Criteria for West Side Alternatives

Criteria	Alternative 1	Alternative 2	Alternative 3
Aesthetics	<p>Advantages: Visitors experience the site with limited interruption into other campers.</p> <p>Preservation of the natural character of the site is maintained.</p> <p>Uninterrupted views atop the dunes have limited access.</p> <p>Disadvantages: Close spacing of campsites provide limited privacy and a poor camping experience.</p> <p>Constrained campground loops have a higher density of campsites.</p> <p>The location of Camp Area C is close to SR105 with limited privacy, and no noise buffering.</p>	<p>Advantages: The design and flow of the Camp Area D looped drive at the south end will nestle into the backside dune environment to minimize visual disturbance.</p> <p>The designs of the cabins reflect the coastal setting.</p> <p>Wider spacing of campsites provide more privacy and a quality camping experience.</p> <p>The noise berm adjacent to SR105 enhances the natural edge of the site and provides an improved sense of privacy to camp users.</p> <p>Disadvantages: Camp Area D cabins are site planned atop the berm to capture the view to the Pacific Ocean. Cabins are in a highly visible location and interrupts the natural landscape.</p> <p>The site planning of the campsites and program elements disturb more of the natural character of the site.</p>	<p>Advantages: The design and flow of the Camp Area D looped drive at the south end will nestle into the backside dune environment to minimize visual disturbance.</p> <p>The designs of the cabins reflect the coastal setting.</p> <p>Wider spacing of campsites provide more privacy and a quality camping experience.</p> <p>The noise berm adjacent to SR105 enhances the natural edge of the site and provides an improved sense of privacy to camp users.</p> <p>Accessible viewpoint atop the dune optimizes access to the visual aesthetics of the ocean and the park.</p> <p>Disadvantages: Camp Area D cabins are site planned atop the berm to capture the view to the Pacific Ocean. Cabins are in a highly visible location and interrupts the natural landscape.</p>
Capital Cost	<p>Cost Estimate: On-going costs</p> <p>Advantages: No upfront costs for implementation</p> <p>Disadvantages: Long-term maintenance costs will continue to be an issue.</p>	<p>Cost Estimate: \$22.3 Mil</p> <p>Advantages: Visitors, locals, and staff enjoy the park investment.</p> <p>Design solutions alleviate on-going operational costs by implementing solutions to improve issues, like flooding, that have caused significant closures resulting in loss of revenue.</p> <p>Disadvantages: A significant investment associated with this design</p>	<p>Cost Estimate: \$19.8 Mil</p> <p>Advantages: Visitors, locals, and staff enjoy the park investment.</p> <p>Design solutions alleviate on-going operational costs by implementing solutions to improve issues, like flooding, that have caused significant closures resulting in loss of revenue.</p> <p>Disadvantages: A significant investment associated with this design</p>

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Critical Area Impact	<p>Advantages:</p> <p>Critical area impacts are maintained but not expanded upon further into the wetlands and buffers</p> <p>Disadvantages:</p> <p>Ecological Enhancement opportunities may not come to fruition</p> <p>Current impacts into some of the critical areas</p>	<p>Advantages:</p> <p>Maintains a habitat corridor connection from the shoreline through the park to the WDFW property at the south part of the park</p> <p>Minimal wetland and buffer impacts</p> <p>The maximum amount of feasible space available in the park is being utilized, including reaching other park areas in the not previously camped</p> <p>The closure of the East side provides a significant resource for mitigation and enhancement.</p> <p>Disadvantages:</p> <p>The highest amount of direct wetland impacts</p> <p>Buffer spaces do not allow for a barrier between camping and the critical areas</p> <p>A greater amount of buffer affects a higher mitigation requirement</p> <p>Added impervious surfaces within critical area buffers</p> <p>More significant coastal dune environment impacts in this option</p>	<p>Advantages:</p> <p>Maintains a habitat corridor connection from the shoreline through the park to the WDFW property at the south part of the park</p> <p>Critical area impacts minimized into most of the wetland habitat</p> <p>The maximum amount of feasible space available in the park is being utilized, including reaching other park areas not previously camped</p> <p>The closure of the East side provides a significant resource for mitigation and enhancement</p> <p>Most impacts only impact the buffers in the park</p> <p>Disadvantages:</p> <p>Direct wetland impacts, although limited to areas of existing disturbance</p> <p>Buffer space does not allow for a barrier between camping and the critical areas</p> <p>A greater amount of buffer affects a higher mitigation requirement</p> <p>Added impervious surfaces within critical area buffers</p>

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Environmental Value	<p>Advantages:</p> <p>The lack of new improvements preserves much of the existing character of the site</p> <p>Habitats are left intact for wildlife</p> <p>The wetlands continue as natural ways to collect stormwater in the park</p> <p>Disadvantages:</p> <p>Difficult access to the Dunes limits the ability of people to learn about the coastal dune environment</p> <p>Ecological enhancement opportunities will not come to fruition</p> <p>There are still existing impervious surfaces in critical areas.</p>	<p>Advantages:</p> <p>The option develops buffer enhancements and restoration of the NE corner adjacent to SR105 ecological communities</p> <p>Visitors experience camping and exploring unique ecosystems</p> <p>The wetlands continue to perform as a natural way to collect stormwater in the park</p> <p>The closure of the east side provides a significant resource for environmental value</p> <p>Disadvantages:</p> <p>The density of the campground development reduces the quality of the camping experience</p> <p>The habitat corridor connecting the shoreline, dunes, wetlands, and the WDFW property is smaller than existing.</p>	<p>Advantages:</p> <p>Visitors experience camping and exploring unique ecosystems</p> <p>The wetlands continue to perform as a natural way to collect stormwater in the park</p> <p>The closure of the east side provides a significant resource for environmental value</p> <p>Disadvantages:</p> <p>The density of some of the campground development reduces the quality of the camping experience</p>
Maintenance	<p>Advantages:</p> <p>No upfront costs for improvements</p> <p>Disadvantages:</p> <p>Maintenance will continue to be a problem with known issues not addressed</p> <p>The Park, split by the highway, provides difficult access and safety concerns for operations and maintenance</p> <p>A park with two different sides is more difficult to maintain than a unified park.</p> <p>Inefficient and ineffective short-term solutions to keep the park functioning</p>	<p>Advantages:</p> <p>There are roads and paths to access every part of the site</p> <p>Visitors must go through the welcome center to reach anywhere in the park</p> <p>The east side no longer needs to be maintained freeing up time, money, and energy</p> <p>Disadvantages:</p> <p>Widespread camping adds to the management of the park</p> <p>Maintenance and monitoring needs are higher with the extent of critical area impacts</p> <p>Cabins require a lot of maintenance and located throughout the dunes</p> <p>Dynamics of dune environment may incur more maintenance to keep roadways, trail, and campsites free of sand</p>	<p>Advantages:</p> <p>There are roads and paths to access every part of the site</p> <p>Visitors must go through the welcome center to reach anywhere in the park</p> <p>The east side no longer needs to be maintained freeing up time, money, and energy</p> <p>Disadvantages:</p> <p>Cabins require a lot of maintenance and located throughout the dunes.</p> <p>Dynamics of dune environment may incur more maintenance to keep roadways, trail, and campsites free of sand</p>

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Recreational Experience Quality	<p>Advantages:</p> <p>Some of the park is currently semi-accessible for people</p> <p>Disadvantages:</p> <p>Flooding will continue to disrupt recreational opportunities at the park</p> <p>Meeting the fully accessible goals by State Park is not being achieved</p> <p>Maintaining the density of camping does not provide a quality or fun camping experience</p> <p>Without any additional new programming planned, this limits the available activities at the park</p>	<p>Advantages:</p> <p>Several unique camping experiences, including cabins on the dunes, camping along the back of dunes, and camping atop historic dunes that are now forested</p> <p>Several overlooks over the coastal dune environment and the ocean enhance the experience for visitors</p> <p>The recreational activities have safe and inclusive access for the opportunities</p> <p>The addition of a large play meadow allows for the informal flexible use by visitors for multiple different activities, such as picnicking, soccer, flag football, frisbee</p> <p>The group camp area provides space and more opportunities for events and other activities</p> <p>More places exist for education and interpretive signage on the improved trails to highlight unique aspects of the park.</p> <p>Disadvantages:</p> <p>Less passive recreation exists compared to active recreation</p> <p>The dune crest trail has camping along or nearby, which disrupts the natural outdoors experience</p>	<p>Advantages:</p> <p>Several unique camping experiences, including cabins on the dunes, camping along the back of dunes, and camping atop historic dunes that are now forested</p> <p>Several overlooks over the coastal dune environment and the ocean enhance the experience for visitors</p> <p>The recreational activities have safe and inclusive access for the opportunities</p> <p>The addition of a large play meadow allows for the informal flexible use by visitors for multiple different activities, such as picnicking, soccer, flag football, frisbee</p> <p>More places exist for education and interpretive signage on the improved trails to highlight unique aspects of the park</p> <p>Disadvantages:</p> <p>The dune crest trail has camping along or nearby, which disrupts the natural outdoors experience</p> <p>The play meadow is smaller than ideal for keeping camping area out of the wetland</p>

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Recreational Experience Quantity (or Meets Demand)	<p>Advantages:</p> <p>The total number of sites could compete with current demand</p> <p>Disadvantages:</p> <p>Lack of quality and diversity of sites does not allow for access by all Washingtonians for outdoor recreation</p> <p>It may not account for long term projected future demand for outdoor recreation</p>	<p>Advantages:</p> <p>There is around the same amount of campsite spaces as there is currently but with higher quality sites that will fit the demand</p> <p>The campsites are varied in types and sizes to accommodate different demographics.</p> <p>Increases access to camping and recreation to a larger number of residents per State Parks mission</p> <p>Disadvantages:</p> <p>It may not account for long term projected future demand for outdoor recreation</p>	<p>Advantages:</p> <p>Higher quality sites</p> <p>The campsites are varied in types and sizes to accommodate different demographics</p> <p>Increases access to camping and recreation to a larger number of residents per State Parks mission</p> <p>Disadvantages:</p> <p>It may not account for long term projected future demand for outdoor recreation</p>
Revenue	<p>Advantages:</p> <p>Less associated development costs</p> <p>Disadvantages:</p> <p>Associated costs continue for the existing maintenance issues</p>	<p>Advantages:</p> <p>Higher-quality sites and the variation of camping types provide more cost-based options for guests</p> <p>Full occupancy maintained throughout most of the season than currently possible</p> <p>Cabins and campsites relocated from regions prone to flooding offers more shoulder season, or year-round use</p> <p>The revenue will exceed the expenses of the park</p> <p>Disadvantages:</p> <p>May require additional full-time employees to support maintenance</p>	<p>Advantages:</p> <p>Higher-quality sites and the variation of camping types provide more cost-based options for guests</p> <p>Full occupancy maintained throughout most of the season than currently possible</p> <p>Cabins and campsites relocated from regions prone to flooding offers more shoulder season, or year-round use</p> <p>Disadvantages:</p> <p>The revenue will break even or be marginally more than the expenses of the park</p> <p>May require additional full-time employees to support maintenance</p>

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<i>Sustainability</i>	<p>Advantages:</p> <ul style="list-style-type: none"> No upfront costs Revenue and staffing will not change <p>Disadvantages:</p> <ul style="list-style-type: none"> The on-going maintenance regime is not sustainable The park is running at less than full occupancy with unoccupied impervious surfaces still in critical areas 	<p>Advantages:</p> <ul style="list-style-type: none"> Overall opportunities for increased revenue Development will design for resiliency and longevity of the improvements <p>Disadvantages:</p> <ul style="list-style-type: none"> High costs associated with this option that revenue might not be able to offset The potential of increased maintenance exists from the dune environment dynamics 	<p>Advantages:</p> <ul style="list-style-type: none"> Overall opportunities for increased revenue Development will design for resiliency and longevity of the improvements <p>Disadvantages:</p> <ul style="list-style-type: none"> High costs associated with this option that revenue might not be able to offset The potential of increased maintenance exists from the dune environment dynamics