



## City of Oak Harbor City Council Workshop

Wednesday December 16, 2015

1:00 p.m. – 4:00 p.m.

Oak Harbor City Hall

### Background

Siting the Clean Water Facility in Windjammer Park presents a unique opportunity to develop a long-term plan for the park, integrating existing and new elements in this special community space. To forward this planning, the City of Oak Harbor is beginning the process of creating the Windjammer Park Integration Plan (WPIP). This Plan will build upon existing park plans and further integrate the design of the new Clean Water Facility into the existing park.

The purpose of the December 16, 2015 Oak Harbor City Council Workshop was three-fold:

- To provide the Council with information about the WPIP;
- To provide the Council examples of similar types of parks and activities to generate a vision for the Plan; and
- For the Council to prioritize existing park elements for future study.

Additionally, the project team provided an update about the Community Advisory Group (CAG) formation process and the WPIP timeline.

To aid this discussion, the project team provided City Councilmembers with illustrations of various programming activities. A summary of the workshop follows.

### Details: Meeting Proceedings

#### Participants

##### **City Council:**

Danny Paggao, Mayor Pro Tem

Rick Almberg

James M. Campbell

Beth Munns

Tara Hizon

Joel Servatius

*Not present: Mayor Elect/Councilmember*

*Bob Severns*

##### **Project staff:**

Steve Powers, City of Oak Harbor

Development Services Director

Gill Williams, GreenWorks

Jennifer D'Avanzo, GreenWorks

Jeff McGraw, MWA Architects

##### **Facilitator:**

Erin Taylor, EnviroIssues

##### **Note taker:**

Zack Ambrose, EnviroIssues

## **Welcome and Introductions**

Danny Paggao, Mayor Pro Tem, called the workshop to order. Steve Powers, City of Oak Harbor Development Services Director, introduced the project team including Gill Williams and Jennifer D'Avanzo with GreenWorks (landscape architecture), Jeff McGraw with MWA Architects (build architecture/Clean Water Facility architect), and Erin Taylor, EnviroIssues (facilitator/public outreach). Erin Taylor welcomed the group and walked through the workshop's agenda and purpose.

## **Introduction of Plan and Precedent Parks**

Steve Powers, introduced the WPIP and explained its purpose and existing park elements. The design team presented a series of parks with comparable acreage to Windjammer Park, and location in similar-character/sized cities to Oak Harbor, providing some inspiration for the scale of elements that could be included in the WPIP. Councilmembers expressed interest in including programming elements that could serve multiple-purposes and provide multiple benefit.

## **Review of Past Planning Efforts**

Gill Williams provided an overview of existing park plans and previous planning efforts, emphasizing that the WPIP would be based on this existing work. The following plans offer basis for the WPIP:

1. 1987Park Plan
2. 2005Waterfront Enhancement Program
3. 2007Master Plan
4. 2009 Parks, Recreation and Open Space Plan

## **Park Programming Elements**

Gill Williams led councilmembers through a discussion of each of the following park elements with sample images of the types of programming options that may be available to include in the WPIP. The following summary highlights the Council's discussion only.

### Access

Access was discussed in terms of a grand entrance and access to the beach. Councilmembers expressed interest in improving practical access to the beach, ensuring that those with disabilities would easily be able to access the beach while maintaining the existing driftwood. Furthermore, councilmembers agreed with the concept of exploring creation of grand entrance for Windjammer Park. Location is still unknown; City Beach will be improved with the opening of the Clean Water Facility, however Beeksma is the current entrance people think of.

### Recreation

Multiple items were discussed including the following perspectives from Council:

#### *Lagoon*

- Discussion of potential to improve by adding terraced steps to the lagoon and possibly adding a dock and amphitheater, similar in style to Spokane's waterfront.

- Councilmembers also mentioned that the Rotary Club built the existing lagoon and should be consulted in the process.

#### *Splash Park*

- Councilmembers noted that an interactive water feature near the Clean Water Facility would be an option and noted that a multi-purpose event space / water feature / amphitheater could be used for multiple months during the year.
- Additional design features, similar to those found at the Lacey-Olympia-Tumwater-Thurston County(LOTT) plant, could be incorporated.

#### *Ballfields*

- The group noted that multi-use fields already exist in other areas of Oak Harbor without wind and other elements, if space constraints exist.

#### *Playground*

Councilmembers discussed integrating modern playgrounds.

Variations on modern play has meant moving away from platform play in recent years.

#### Native / Vegetative Space

Multiple items were discussed including the following:

##### *Existing Wetlands*

- Council recognized that existing wetlands provide drainage for the park, but could be mitigated if necessary.
- Councilmembers expressed interest in connecting the park to the existing wetlands and trails.

##### *Lawn*

- Councilmembers expressed interest in a great lawn. Gill Williams noted a lawn could be designed to look natural and flowing.

##### *Landscape and Gardens*

- The council expressed interest in both passive space and programmed space.
- Councilmembers also expressed interest in additional trees and possibly using berms to create interesting topography.
- The project team noted that a coastal palette of plants and materials would be suitable with a focus on reduced maintenance costs and feasibility.

#### Structures

Multiple items were discussed and included the following structures:

### *Windmill*

The group wondered if the windmill could be moved to a different location in the park. If proposed to be moved, destination and projected purpose would need to be clear. There is an assumption by most councilmembers that the windmill is permanent in its current location. An idea arose that the structure could be rehabilitated, enhanced, and possibly programmed.

Councilmembers also discussed the possibility of programming the space between the windmill and the future Clean Water Facility's community room.

### *Restrooms*

Councilmembers expressed interest in temporary and permanent structures and noted that green roofs or artistic treatments could be considered.

### *Gazebo / Arbor*

Council expressed interest in using natural stone seating and other natural materials to provide a sense of permanence and reduce maintenance.

### *Site Furnishing*

Gill Williams explained that site furnishings are used to provide character to the park. Council discussed using site furnishing that express some permanence as certain styles could become dated rather quickly. Councilmembers noted that a similar style of furnishings as those found on Pioneer Way would provide a theme and connect the two areas. Additional overhead and at-grade lighting was noted as a need for the park for safety.

## Event Space

Several items were discussed including the following:

### *Stage / Amphitheater*

Some councilmembers expressed interest in an amphitheater but also noted that flexibility and multi-purpose needs should be incorporated in the design.

### *Plaza*

The design team explained that large paved areas can be programmed and remain flexible spaces in the park. The design team will use a shortlist of events as a starting place to explore potential incorporation into the plan.

## Overnight Use

Multiple overnight uses were discussed including the following:

### *RV Park*

Steve Powers led a discussion about whether the adjacent Staysail RV Park should be part of the WPIP. Councilmembers discussed whether it was in the City's interest to keep the RV Park as a source of revenue (and unique asset to this park on the waterfront), or if they should consider creating a partnership for someone else to run the RV Park. More

information about the RV Park's revenue is needed to make an informed decision. The Council directed the project team to include a cost and size estimate to bring the current facility up to modern standards.

Steve Powers explained that City staff have determined the area to be included in the WPIP will be between Beeksma Drive and City Beach Street and include the ballfields. Steve suggested the RV Park remain separate.

The group agreed there would be more discussion at a later date on the RV Park, as concepts for the park are developed, and potentially after consultation with a forthcoming WPIP Community Advisory Group.

#### *Kayak Campsite*

Gill Williams mentioned the existing kayak campsite in Windjammer Park as part of the existing Cascadia Marine Trail. Councilmembers discussed keeping this element in the WPIP.

#### Automobile Infrastructure

The project team discussed various ways to integrate automobile infrastructure within the park, but noted that the addition typically displaces green space. The Council discussed the following topics:

#### *Bayshore Road*

Steve Powers explained that policy decisions under the Transportation Master Plan process shall determine if the road will be included in the WPIP. Gill Williams and Jeff McGraw explained that Bayshore Road could run through the park while maintaining the Park's natural aspects, but noted that it would take up sizable real estate, and need to have appropriate buffer from park activities for safety purposes.

#### *Parking*

Parking is being redesigned for both the Clean Water Facility and Windjammer Park due to the recent Council vote to include a community room in the Clean Water Facility. Future parking studies and design will be reported to Council.

#### *Boat Launch*

The existing boat launch can be integrated into the WPIP.

#### *Trail*

Gill Williams explained that the existing waterfront trail can be widened.

#### Adjacent Uses

Councilmembers discussed the park as being Oak Harbor's "front door". There is potential for Windjammer Park to connect to a future, adjacent development to the north.

#### Additional Elements

Erin Taylor asked councilmembers if there were any existing elements that were missing from the discussion. Councilmembers responded stating that a basketball court already exists in the park, is heavily used during summer months, and could be improved if it were covered. The basketball court was added to the existing structures list.

### **Prioritization Activity**

Erin Taylor asked councilmembers to participate in an activity to prioritize program elements they would like to see included in the WPIP. Councilmembers were provided five green stickers to place on elements they deemed priorities; three yellow stickers to identify items that the Community Advisory Group could focus on; and one red stickler for elements that may not be considered a priority at this time. Councilmembers were reminded that this was a non-binding decision and was meant to provide direction for the project team moving forward.

Erin Taylor summarized the dot exercise as follows:

Elements that were considered highest priority (received green dots) included:

- Amphitheater/ stage
- Grand entrance
- Event plaza
- Ballfield (relocation)
- Splash park
- North Park redevelopment
- Beach access
- Lagoon
- Restrooms

Elements that were considered medium priority and require more feedback from the Community Advisory Group (received yellow dots) included:

- Multi-purpose lawn
- Basketball court
- Landscape and gardens
- Kitchens
- Kayak campsite

Elements that were not considered priorities (red dot) included:

- Wading pools (as they exist currently)
- Gazebo
- Boat launch

Elements that received no dots:

- Existing wetlands
- Windmill

- Canopy
- Parking

Councilmembers shared that some items that received no dots were considered to be regulated (wetland) or permanent (windmill, RV Park) and will have to be addressed regardless of priority. Canopy received no dots as councilmembers felt the description lacked definition. The group decided the Community Advisory Group will examine these items.

### **Community Advisory Group**

Erin Taylor provided an overview of the Community Advisory Group formation process to date. Four statements of interest have been received and members from the Parks Board and Planning Commission have been asked to join the group. Based on conversations with community members, Steve Powers is expecting to receive additional statements of interest (note: as of writing of this summary, statement of interest deadline was extended to January 8, and 18 letters of interest were received). Erin explained that the Community Advisory Group would meet five times between January and May 2016 and would report to City Council at key milestones for continued Council guidance.

### **Final Thoughts**

Erin Taylor asked if any parting thoughts could be shared with the group, if a topic had not been covered.

- Councilmembers discussed potential funding options. [Phasing and funding are intended to be included in the WPIP document].
- Danny Paggao, Mayor Pro Tem, introduced the idea of adding a municipal pier to attract water-based activities, tourists, and possibly a decommissioned ferry.
- Overall, councilmembers asked that the WPIP be manageable, have potential for funding, and be realistic to implement.

**Appendix A**



**City of Oak Harbor WPIP Council Workshop**

Wednesday, December 16, 2015

1:00 – 5:00 p.m.

**WORKSHOP OBJECTIVES**

- *Provide examples of waterfront parks and park elements for consideration*
- *Clarify program for Windjammer Park, using previous plans as starting documents*
- *Prioritize park elements*
- *Clarify community advisory group process and formation*

**DETAILED AGENDA**

**Note:** There will be a break after 90 minutes

1:00 – 1:05	Introductions	Steve Powers, Erin Taylor
1:05 – 1:35	Introduction of Plan  <i>Provide examples of waterfront parks and park elements for consideration</i>	Steve P.  Gill Williams
1:35 – 1:45	Review of past Windjammer Park planning efforts and studies  <i>Clarify program for Windjammer Park, using previous plans as starting documents</i>	Gill W.
1:45 – 3:25	Discuss and define starting point for Park program elements  <i>Prioritize park elements</i>	Gill W. Jeff McGraw Erin T.  Councilmembers
	Access	
	Recreation	
	Native / Vegetated space	
	Structures	
	Event spaces	
	Transportation and circulation	

	Adjacent uses	
	Additional elements	
3:25 – 3:55	Dot exercise Discussion / themes	Erin T. Gill W. Jeff M. Councilmembers
3: 55 – 4:10	Community Advisory Group process and formation <i>Clarify community advisory group process and formation</i>	Erin T.
If time allows	Last words / Round-robin	All
4:10 – 4:20	Next steps	Erin T.

Appendix B

