



# Windjammer Park Integration Plan Community Advisory Group Meeting 1 Summary

Wednesday January 20, 2016

5:30 – 7:30 p.m.

Former Whidbey Island Bank Building

## Background

The Windjammer Park Integration Plan (WPIP) will be a long-term plan for the park, integrating existing and new elements (such as the Clean Water Facility, currently in construction) in this community space. The WPIP Community Advisory Group (CAG) will provide a forum for community members to inform the future vision of Windjammer Park.

The purpose of the January 20, 2016, first CAG meeting, was three-fold:

- Introduce and formalize the CAG
- Clarify program elements for Windjammer Park
- Prioritize program elements

A summary of the meeting follows.

## Meeting Proceedings

### Participants

#### ***Community Advisory Group Members***

Franji Christian  
John Fowkes  
Karla Freund  
Greg Goebel  
David Goodchild  
Hal Hovey  
Ferd Johns  
Kristi Krieg  
Cheryl Lueder  
Erik Mann  
Skip Pohtilla  
Jonathan Phillips  
Melissa Riker  
Norvin Stanley  
Kara Vallejo  
Jes Walker-Wyse  
Michael Wright

#### ***Absent Community Advisory Group Members***

Mike Horrobin

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

Steve Powers, City of Oak Harbor  
Development Services Director  
Gill Williams, GreenWorks  
Jennifer D'Avanzo, GreenWorks  
Jeff McGraw, MWA Architects

#### ***Audience***

Brett Arvidson, Project Engineer, Clean Water Facility  
Hank Nydam, Operations Manager, Oak Harbor Parks and Recreation  
Joe Stowell, City Engineer, Clean Water Facility

Bryan Shirley, Hoffman Construction, Clean  
Water Facility  
Dwight (member of the public)

Erin Taylor, EnviroIssues

**Note taker:**

Zack Ambrose, EnviroIssues

**Facilitator:**

**Welcome and Introductions**

Erin Taylor, Facilitator, EnviroIssues, began the meeting and introduced Mayor Bob Severns. Mayor Severns addressed the CAG and thanked them for their commitment to the project to help envision the future of the City of Oak Harbor's downtown waterfront jewel, Windjammer Park. Erin introduced the WPIP project team including Gill Williams and Jennifer D'Avanzo, GreenWorks (landscape architecture), Jeff McGraw with MWA Architects (built architecture/Clean Water Facility architect), and Steve Powers with the City of Oak Harbor Development Services Department. Erin Taylor asked CAG members to introduce themselves and share their homework, "elements of parks that they find inspiring." A general summary follows:

Melissa Riker, Representative of the City Park Board, Whidbey Island Race Director -- She and her child use the park, and family-friendly programs in parks inspire her.

Mike Wright, Chair of City Park Board -- He is inspired by stone and timber accents, similar to those at Fort Nugent Park in Oak Harbor.

Kara Valejo – She is inspired by family-friendly activities and activities that bring people together year-round, including examples like a splash pad and fire pit area.

Jes Walker-Wyse, Representative of the Oak Harbor Planning Commission -- She is inspired by inclusive playground equipment and activities for all abilities, lush native landscaping, and water recreation.

Jonathan Phillips – He is inspired by recreational activities including kayaking, bicycling, paddle boarding, and connecting the park to downtown Oak Harbor.

Greg Goebel – He is inspired by community centers, one example being the Puyallup Community Center.

Hal Hovey, representative of the neighboring condominiums -- He is inspired by a courtyard at Western Washington University, which replicates the San Juan Islands and his interest in using creative hardscapes in the park.

Franji Christian, representative of the neighboring condominiums -- She is inspired by integrating hardscape and soft scape, and rose gardens.

Kristi Freig, Representative of the Oak Harbor School District -- She is inspired by facilities for family barbecues, field trips, and playgrounds.

Norvin Stanley, Representative of the Whidbey Island Kite Flyers -- He is interested in maintaining open space to take advantage of the south winds.

John Fowkes, local business owner/arts -- He is inspired by parks that have opportunities for theatrical / performance purposes (more substantial than a gazebo).

Karla Freund, Representative of the Oak Harbor Music Festival --She is inspired by greenery, art, and items that promote fitness and interactivity in the park.

Erik Mann, Representative of Windermere Real Estate -- He is inspired by elements that in turn stir activity at all hours, for example a splash park with LED lights and creative and aesthetically pleasing hardscapes. He is also interested in natural amphitheater and small kiosks for vending.

David Goodchild – He is inspired by active and passive park elements, with events that draw people to the area. Also interested in making sure funds are available to implement the Plan.

Cheryl Lueder, Representative of N Whidbey Little League, – She expressed that baseball fields are important. She is inspired by places that are for families all year round, not just big summer holidays.

Ferd Johns, Community member at large / Professor emeritus of architecture Montana State University - He is inspired by parks that are interactive with downtown.

Skip Pohtilla, Representative of the Oak Harbor Art Commission -- He is inspired by using the Clean Water Facility to spur park thinking, , including more water elements and making the park available for events throughout the year.

### **Review and adopt CAG charter**

Erin Taylor discussed the purpose of the CAG and reminded the group that the Clean Water Facility will be integrated into Windjammer Park. The Clean Water Facility design process and WPIP are working in parallel, ensuring consistency and coordination. Steve explained that in siting the Clean Water Facility in Windjammer Park, and using portions of the park for construction, there are inherent impacts to the Park must be mitigated. Solutions for that mitigation may be developed by the CAG through this process, but the entire park will be envisioned as a whole. The WPIP will also contain a phasing schedule with expected funding; areas directly impacted by the Clean Water Facility could be eligible for funding through the sewer fund, while other recommendations for the park could be funded in other ways (to be determined). Gill clarified that as the plan comes together, park phasing will identify different avenues to fund specific park elements.

The group is being asked to:

- Be prepared for all meetings.
- Review information to understand elements that have been included in previous park plans.

- Provide feedback to Oak Harbor’s project team and advice on the definitions and locations of programmatic elements for Windjammer Park.
- Advise the city on interests of the community for the future Park, acting as a sounding board for the project team.
- Serve as a liaison to the public and/or their organizations in a timely manner.

Erin Taylor walked through the CAG’s purpose and charter, further explaining the group’s role as sounding board for the design team, and schedule to reach a final WPIP. Steve Powers explained the WPIP schedule is designed to be fast-paced, purposeful, and focused. Parts of the WPIP may be eligible for inclusion in Clean Water Facility construction, therefore need to be coordinated with the facility final design and construction schedule. Time will be taken, if needed, to ensure that a quality plan is achieved.

Erin Taylor discussed the CAG’s roles and her role as facilitator, and the group’s role as participants. She asked the group if the charter could be adopted, including roles, responsibilities and ground rules. The CAG members unanimously adopted the charter.

### **Plan background and schedule**

Steve Powers introduced the WPIP, explained its purpose, and described existing park elements. The design team presented examples of parks comparable in acreage, location, and city size to Windjammer Park. Programming elements would serve as inspiration for Windjammer Park. Parks included:

- Riverfront Park - Corvallis, OR
- McEuen Park – Coeur d’Alene, ID
- Waterfront Park – Hood River, OR
- Riverfront Park - Milwaukie, OR

### **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:

- 1987 Park Plan
- 2005 Waterfront Enhancement Program
- 2007 Master Plan
- 2009 Parks, Recreation and Open Space Plan

Gill Williams explained the challenge is three fold: 1) integrating the Clean Water Facility into the park, 2) connecting the park to the growing downtown, and 3) connecting the park and facility to points east and west. Space activation and programming is vital to the park’s success. Gill provided an overview of the context map and explained that the park’s location within a larger park system. He discussed the existing conditions, explaining how the existing park could have improved program definition and “flow” or adjacency between park elements. The WPIP will help determine what a future park looks like, and recognizing the tone of the park and its relationship to surrounding activities and downtown core.

## **Park Programming Elements**

Gill Williams led CAG members through a discussion of park element categories with sample images intended to be example inspiration. Gill explained that the park must serve many functions, including how parts can have year-round use. Creating multi-purpose spaces can maximize that park usage and relevancy, offering different reasons for people to visit. The following summary highlights the CAG's discussion only.

*Question:* Is there a formula or rule of thumb for programming 28.5 acres?

*Response:* No. Different variables have to be addressed in each park, depending on if it is rural or urban, major park function (soccer vs. garden), etc.

## Access

Access was discussed in terms of either a grand entrance or smaller entrance at Beeksma Drive or City Beach. Access also includes access to the beach. The existing entry at Beeksma Drive and HWY 20 does not clearly provide direction to the park.

- The roundabout at the intersection of HWY 20 and Pioneer Way would be a good location for an entrance to downtown and Windjammer Park. Placing the entrance near the existing RV Park would be in an area not seen by the public.
- The existing Oak Harbor City logo should be incorporated into the design of the park or used to brand Windjammer Park.
- Beach access would be preferable, but programming should have a return on investment, which might be limited due to driftwood.
- To maintain beach access, accumulating driftwood would need to be controlled.
- The future of the RV Park should be considered in concert with a grand entryway?

## Recreation

### *Lagoon*

- A grand promenade could help activate the lagoon.
- The lagoon could be considered to be frozen for winter ice-skating.

### *Multiuse hard court*

- Location of existing courts are oddly adjacent Oak Harbor Bay and affected by wind, but are still used regularly.

### *Splash Park*

Splash parks vary in terms of art and aesthetic and tend to be active with kids and families. Splash parks can be programmed for nighttime use.

- The Experience Music Project in Seattle was discussed as a play space that was utilized during day and night.

*Question:* Does Windjammer Park close at night?

*Response:* It currently closes at 10 p.m.

### *Ballfields*

The ballfields require increased acreage and can possibly be relocated and replaced with a multi-use space.

### *Playground*

Playgrounds have evolved from traditional platform play to inclusive / barrier-free. A lot of creative thinking can happen for a new playground.

### *Open Space / Fields*

Open space and fields can be composed of a variety of materials with various tradeoffs and benefits including combining turf and grass.

*Question:* Has there been any leading study about the safety of turf vs. grass?

*Response:* Crumb rubber and cork surfaces have been tested and the findings have assured safety for both impact and materials.

## Gardens and Native Vegetative Spaces

### *Existing Wetlands*

Wetlands can be an amenity to the park and can be enhanced by boardwalks. Wetlands can be integrated in a useful and graceful way with the rest of the park.

*Question:* What is the plan for the wetland? Is it categorized as a wetland?

*Response:* The wetland is categorized as a wetland and must be mitigated in some way: either mitigated off site, enhanced, or expanded.

*Question:* Can the wetland function to clean the storm water?

*Response:* Since it is categorized as a wetland, it becomes regulated by certain standards. Enhancements could be a way to mitigate some storm water.

*Question:* Is part of the CAG process going to determine the interface between the park and the northern commercial properties?

*Response:* Yes, these properties can become attractive places for commercial realty and / or green streets.

### *Landscape and Gardens*

Passive garden spaces could include educational components.

## Structures

Existing structures such as restrooms, kitchens, gazebos and windmill could be maintained depending on operations and maintenance of these facilities. The character of the structure could be unique but also cohesive.

- It was noted that if the existing buildings are determined to stay, the façades could be updated.

### Site Furnishing

Furnishings create continuity in a broader park system and current options can provide character, a sense of place, and identity. The furnishings can reflect the character and personality of Oak Harbor.

### Plantings

Plantings can function aesthetically to create spaces, delineate spaces, and can be functional and may include community gardens.

### Event Space

#### *Stage / Amphitheater*

A stage or amphitheater may resemble a traditional or formal amphitheater or be created by natural mounds that could serve as an event space. These types of facilities can serve multiple purposes and include a mix of hard and soft surfaces.

### Overnight Use

#### *RV Park*

The Staysail RV Park currently generates income for the City but its location disrupts the park's open space and the challenge is to integrate the RV Park or move it to another location.

*Question:* How many spaces are in the RV Park?

*Response:* Currently there are 56 hook up sites with 23 dry sites for tents.

#### *Kayak Campsite*

The kayak campsite at Windjammer Park is included on the existing Cascadia Marine Trail.

### Automobile Infrastructure

Automobile infrastructure can be integrated into the park but will displace green space.

*Question:* Is there a way to incorporate a pedestrian bridge over Beeksma Drive to access the trailhead, especially for running races?

*Response:* The design team noted the need for a safe connection.

*Question:* Did the transportation plan adopt this current wetland area for a future Bayshore Drive?

*Response:* The transportation plan and the WPIP are dovetailing as the update processes are occurring simultaneously. If the street is not needed, it can be removed from the WPIP.

#### *Non-motorized Boat Launch*

The non-motorized boat launch may have maintenance concerns due to driftwood and tides and this space could be formalized.

### *Trail*

The existing waterfront trail can be widened and soft surface paths can provide circulation in the park, potentially being a signature element of the future park.

### Adjacent Uses/ North Park Commercial Redevelopment

The interface between the North Park Commercial area and the park could improve.

*Question:* Can a raised parking facility be constructed over the wetland to connect the northern commercial area with the park since there is some parking lost from the construction of the Clean Water Facility?

*Response:* There are ways to integrate these areas.

### **Prioritization Activity**

Erin Taylor asked the CAG to participate in an activity to prioritize program elements they would like to see included in the WPIP. CAG members were provided five green stickers to place on elements they deemed priorities and one red stickler for elements that may not be considered a priority for inclusion. Erin asked the CAG members if there were any additional elements that should be included in the prioritization exercise. The following elements were added:

- Safe connection between bike trail and park
- Town / Municipal Dock
- Educational elements
- Fitness trail
- Improved linkages to downtown

(It should be noted that this prioritization exercise was similar to the prioritization exercise completed by City Councilmembers in December. For the CAG, additional specificity for descriptions were added to further clarify certain park elements.)

Erin Taylor summarized the dot exercise as follows:

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

- Waterfront park trails
- Splash park
- Amphitheater
- Ball field relocation
- Gardens
- RV Park (include in redesign)
- RV Park (relocate)

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

- City / Municipal dock
- Bayshore Drive

The following elements received no dots. Erin Taylor asked the CAG to explain why these elements did not receive dots.

- North Park Commercial Redevelopment – The CAG felt that this element was difficult to understand; it is unclear what will happen with these properties in the future. They noted that the WPIP should show attainable actions.
- Parking – The CAG explained that parking will be available, is being addressed in concert with the Clean Water Facility, and would be included in the park regardless of priority by the group.
- Kayak Campground – The CAG explained that the kayak campground currently exists and if nothing was done, it would most likely stay.
- Site Furnishings – The CAG explained that site furnishings seem like a standard element in parks; they clarified that contemporary or Oak Harbor materials for these furnishings would be preferred over traditional aesthetic.
- Wetland – The CAG explained that it was unclear what the options would be for the wetland, and permitting may be part of a driver for its treatment.

Erin Taylor asked each CAG member if they were surprised by the results of the dot exercise. Most CAG members were not surprised by the results but the following elements and their prioritization or lack of prioritization, did cause some CAG members surprise:

- RV Park, including split between remain/renovate and relocate
- Ballfield (relocation)
- City Dock
- Bayshore Drive
- Bayshore Drive (relocation)

Erin Taylor provided the group an overview of the City Council's priorities and clarified that the next step for the team would be to combine the two lists into a recommended, cohesive prioritization.

### **Next Steps**

Erin Taylor clarified that the next meeting (Feb. 4, 2016) would have opportunity to see the draft list of priorities, and would be a chance for broad public review of the priorities. A more specific agenda would be provided prior to the next meeting. Erin adjourned the meeting.

## Appendix A



## Windjammer Park Integration Plan Community Advisory Group Meeting 1

Wednesday, January 20, 2016

5:30 – 7:40 p.m.

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### WORKSHOP OBJECTIVES

- *Introduce and formalize CAG*
- *Clarify program for Windjammer Park*
- *Prioritize park elements/program*

### DETAILED AGENDA

**Note:** Facilitator will check in for potential break after 60 minutes

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<i>Time</i>	<i>Agenda topic</i>	<i>Speaker</i>
5:30 – 6:00	<b>Introductions and “homework review”</b>	Steve Powers Erin Taylor
6:00 – 6:25	<b>Review and adopt CAG charter</b>	Erin T.
6:25 – 6:45	<b>Plan background and schedule</b> <ul style="list-style-type: none"><li>• Define WPIP schedule</li><li>• Clarify program for Windjammer Park, using previous plans as starting documents</li><li>• Provide examples of waterfront parks and park elements for consideration</li></ul>	Steve P. Gill Williams
6:45 – 7:15	<b>Park program elements</b> <i>Discuss and define starting point for Park program</i> <ul style="list-style-type: none"><li>• Access</li><li>• Recreation</li><li>• Native / Vegetated space</li><li>• Structures</li><li>• Event spaces</li><li>• Transportation and circulation</li><li>• Adjacent uses</li><li>• Additional elements</li></ul>	Gill W. Jeff McGraw Erin T.

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7:15 – 7:25	<b>Prioritize park elements</b> Dot exercise, discussion / themes	Erin T. Gill W. Jeff M. CAG Members
If time allows	<b>Last words / Round-robin</b>	All
7:25 – 7:30	<b>Next steps</b>	Erin T.
<b>Adjourn</b>		

## Appendix B: Prioritization Exercise



ACCESS	RECREATION	NATIVE/VEGETATED SPECIES	STRUCTURES	EVENT SPACES	OVERNIGHT USE	TRANSP & CIRCULATION	ADJACENT USE	ADDITIONAL ELEMENTS
GATEWAY ENTRANCE (GRAND)	LAGOON (Leave as is)	EXISTING WETLAND (ENHANCE)	WINDMILL	STAGE / AMPITHEATER	RV PARK (INCLUDE & REDESIGN)	AUTOMOBILE INFRASTRUCTURE INTEGRATION (Boysen Drive)	NORTH PARK COMMERCIAL REDEVELOPMENT	SAFE CAN BIKE TRAIL TO PARK
GATEWAY ENTRANCE (MINIMAL)	LAGOON (Renovate)	EXISTING WETLAND (MITIGATE OFFSITE)	KITCHENS	EVENT PAVILION	RV PARK (RELOCATE)	PARKING (already there)	LINKAGE TO DOWNTOWN	CITY DOCK
BERCH ACCESS	SPLASH PARK	WETLANDS more definition	RESTROOMS (we will have them!)		KAYAK CAMPSITE (IT'S there already)	BOAT LAUNCH	EDUCATIONAL ELEMENTS	FITNESS TRAIL
	PLAYGROUND	MULTI-PURPOSE LAWN	GAZEBO			WATERFRONT TRAIL & PARK TRAILS		
	BALLFIELDS (INCLUDE)	LANDSCAPE & GARDENS	SITE FURNISHINGS (TRADITIONAL)					
	BALLFIELDS (RELOCATE)		CONTEMPORARY					
	MULTI-USE HARDENUP MONOPY		ARTS FOUND IN DARK ROOM					