

**Oak Harbor Planning Commission
Regular Meeting Minutes
May 24, 2016**

1. Call to Order

2. Roll Call

Present:

Greg Wasinger
Sandi Peterson
Bruce Freeman
Hal Hovey
Jess Walker-Wyse

Staff Present:

Steve Powers, Development Services
Director
Cac Kamak, Senior Planner
Dennis Lefevre, Senior Planner
Ray Lindenburg, Associate Planner

3. Approval of Minutes – May 10, 2016

Motion: Hal Hovey moved to approve the May 10, 2016 minutes as presented. Motion seconded by Sandi Peterson, unanimously approved.

4. Public Comment

None

5. 2017 – 2022 CAPITAL IMPROVEMENT PLAN (CIP) – Public Hearing

Steve Powers displayed a PowerPoint presentation (Attachment 1) and reported that the CIP is tracking with the Comprehensive Plan process and the CIP will be folded into the same Comprehensive Plan agenda item for the City Council. For the purposes of the Planning Commission the CIP and Comprehensive Plan are separate due to the timing. Mr. Powers reviewed the background of the CIP, where projects come from, plans that provide projects for the CIP, reviewed the revised tables and explained the review process. Mr. Powers recommended that the Planning Commission conduct the public hearing and recommend approval of the draft 2017-2022 Capital Improvements Plan.

Planning Commission Discussion

Planning Commissioners noted a correction to Table 4.3 Streets for the NE 7th Avenues project cost should be \$4,700. Mr. Powers acknowledged that the agenda packet has an earlier version of the table but that the PowerPoint presentation has the correct information.

Mr. Freeman asked about the transportation projects that citizens weighed in on during the Transportation Plan open house. Mr. Powers stated that the detailed project list is in the Transportation Plan and the CIP shows only the projects that we can afford to do in the next six years.

Mr. Wasinger opened the public hearing at 7:44 p.m. Seeing none the public hearing was closed.

Motion: Sandi Peterson moved to forwarding a recommendation to the City Council to approve the draft 2017 - 2011 Capital Improvements Plan. Motion seconded by Jes Walker-Wyse, unanimously approved.

6. 2016 COMPREHENSIVE PLAN UPDATE – Public Hearing

Mr. Kamak reported that the document is still undergoing minor changes. Changes that have occurred after the agenda packet was distributed to the Planning Commission include Chapter 14 Community Coordination on page 195 which is a culmination of existing goals and policies directly related to community support of NAS Whidbey, School District information has been updated on page 183, minor revisions have been made to table numbers and the Establishment of Districts table has been updated. Mr. Kamak distributed copies of the Establishment of Districts table (Attachment 2). Mr. Kamak recommend taking public testimony, closing the public hearing and making a recommendation to the City Council.

Mr. Wasinger asked if there was any additional public comment, seeing none the public hearing was closed at 7:49 p.m.

Planning Commission Discussion

Mr. Hovey asked if changes are going to be necessary contingent on what the County does with their Comprehensive Plan? Mr. Kamak said that most of what County is delaying doesn't impact us. Most of the information that they will use that impacts us has already been shared such as the population projections, the buildable lands analysis and the Countywide Planning Policies were included to establish consistency with the County. If there is anything the County does that impacts us, those changes will have to be done during the annual update to the Comprehensive Plan.

Mr. Hovey commented that the Comprehensive Plan and the Transportation Improvement Plan both plan for the next 20 years. Should the Comprehensive Plan list all of the transportation projects for the next 20 years? Mr. Kamak explained the Transportation Plan is a stand-alone document and we are taking just the policy aspects of the Transportation Plan and putting those policies into the Comprehensive Plan along with the six year transportation projects and calling it the Transportation Element which gets updated every 7 to 8 years.

There was further discussion about the relationship between Capital Improvement Plan projects and the Transportation Plan.

Mr. Freeman commented on public participation and the many other considerations that go into evaluating all the projects. Planning Commissioners liked the new formatting and the readability of the new Comprehensive Plan.

Motion: Jes Walker-Wyse moved to forward the 2016 Comprehensive Plan Major Update to the City Council with a recommendation to adopt the 2016 Comprehensive Plan. Motion seconded by Bruce Freeman, unanimously approved.

7. WINDJAMMER PARK INTEGRATION PLAN (WPIP) – Public Meeting

Steve Powers displayed a PowerPoint presentation (Attachment 3) and reported on the feedback from the March open house and what came out of the 5th Community Advisory Group (CAG) meeting at the beginning of this month. Mr. Powers reviewed the draft plan feedback,

reviewed the concepts & evolution of family-friendly elements, shoreline enhancements & trail, wetlands, open space & gardens and some of the changes to those elements.

Planning Commission Discussion

Ms. Peterson asked what features were being depicted in the WPIP. Mr. Powers explained that the features were only representative features at this point and as we move into each phase there will be additional public engagement on deciding what actual features go into those locations.

Mr. Wasinger asked about the wetland and whether mitigation would be required. Mr. Powers said that the wetland is narrow there and there will be a narrow enhancement.

Mr. Hovey asked about the parking area south of Clean Water Facility and whether that would be for employee parking? Mr. Powers said it was not parking for employees but that employee parking is inside the facility compound.

Mr. Hovey comment that early in the process there was discussion about site line down City Beach street view corridor for Mt. Rainer and that it would be kept open but the WPIP doesn't seem to indicate that will happen. Mr. Powers made note of that and will make sure that comment is carried forward as we look at that phase of the planning.

Mr. Powers reviewed costs of other parks, phasing, funding sources and the next steps. Mr. Powers said there would be a City Council workshop on May 25, 2016 and possible City Council action on the WPIP at the June 7, 2016 City Council meeting.

Planning Commissioners had questions about restrooms, maintenance of the Park, and how inclusive the estimated was for the cost of the Park. Mr. Powers explained that the estimate is a planning level estimate on the high side with a 30% contingency and was just to give us a benchmark. Mr. Powers said that as we plan each phase it is with maintenance in mind. Mr. Powers indicated that there has been some interest at the Council level about the Portland Loo which are self-contained and practically indestructible.

Ms. Peterson asked if the Portland Loo will be less costly than the original estimate of \$750,000 and whether they will be more accessible. Mr. Powers said it will save money but it will still be a large number depending on how many are purchased and they will be strategically located within the Park.

Mr. Freeman asked if Bayshore Drive was completely off the Plan. Mr. Powers said it was no longer part of the plan.

8. Adjourn – 8:25 p.m.

Katherine Gifford,
Development Services
Administrative Assistant



DRAFT
2017-2022
CAPITAL IMPROVEMENT
PLAN

Planning Commission
5/24/16



2017-2022 CIP

Capital Improvement Plan

- Required by Growth Management Act (RCW 36.70A.070)
- Projects (expenditures) and funding sources (revenues)
- Six-year planning period ('window')
- Continually slides forward (always show six years)
- Consistent with and implements Comprehensive Plan
- Implemented through budget



2017-2022 CIP

Source documents

- Transportation Plan
- Parks, Recreation & Open Space Plan
 - Windjammer Park Integration Plan
- Sewer Plan
- Water System Plan
- Storm Water Plan



DRAFT 2017-2022 CIP

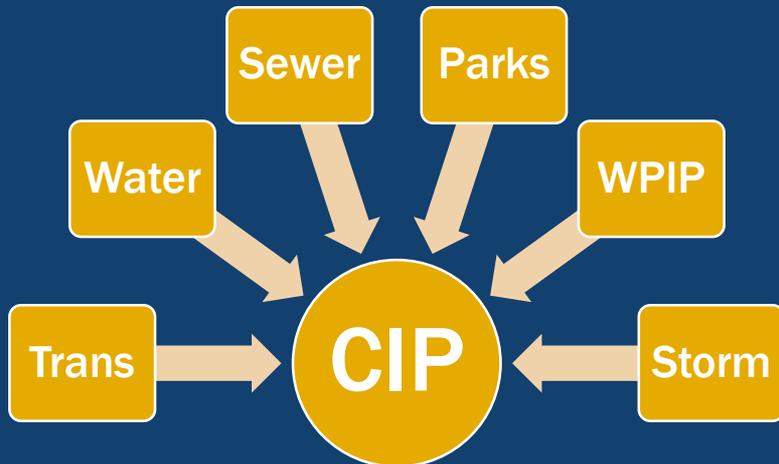




Table 4.3. Streets (Non-Enterprise Funded)

Projects	Total Project Costs	2017	2018	2019	2020	2021	2022
Pavement Maintenance	\$3,200,000	\$500,000	\$500,000	\$550,000	\$550,000	\$550,000	\$550,000
Whidbey Avenue Crosswalk	\$224,500	\$224,500					
NE 7th Avenue	4,700,000	0	4,700,000	0	0	0	0
Capital Project Expenditures	\$8,124,500	\$724,500	\$5,200,000	\$550,000	\$550,000	\$550,000	\$550,000
Revenue Sources	6-Year Total	2017	2018	2019	2020	2021	2022
Contributions from Beginning Fund Balance:							
Streets (Fund 101)	\$1,964,916	\$378,810	\$586,106	\$250,000	\$250,000	\$250,000	\$250,000
Arterials (Fund 104)	300,000	0	0	100,000	100,000	100,000	100,000
Transportation Capital Improvements (Fund 105)	800,000	0	0	200,000	200,000	200,000	200,000
Transportation Impact Fees	221,984	35,190	35,894	36,612	37,344	38,091	38,853
REET 1 (50% of annual)	525,000	87,500	87,500	87,500	87,500	87,500	87,500
REET 2 (50% of annual)	525,000	87,500	87,500	87,500	87,500	87,500	87,500
Motor Vehicle Fuel Tax: Non-operating	150,000	25,000	25,000	25,000	25,000	25,000	25,000
General Fund	0	0	0	0	0	0	0
Grants	4,313,500	224,500	4,089,000	0	0	0	0
Other City Funds	611,000	0	611,000	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0
Total Available Revenue	\$9,411,400	\$838,500	\$5,522,000	\$786,612	\$787,344	\$788,091	\$788,853
Total Revenues less Total Capital Expenditures	\$1,286,900	\$114,000	\$322,000	\$236,612	\$237,344	\$238,091	\$238,853
Notes							
1. Revised project list based on new Transportation Plan							
2. NE 7th Avenue is a grant funded project (87%)							

2017-2022
CIP



2017-2022
CIP



Table 4.4 Parks and Recreation (Non-Enterprise Funded)

Projects	Total Project Costs	2017	2018	2019	2020	2021	2022
		Windjammer Park					
Windjammer Park Integration Plan Phase 1B	2,149,000		2,149,000				0
Includes splash park							0
Windjammer Park Integration Plan Phase 2	2,167,000				2,167,000		0
Land Acquisition	0	0	0	0	0	0	0
Open Space Land Acquisition Near Ft. Nugent Park	250,000	250,000	0	0	0	0	0
Future Park	250,000	250,000	0	0	0	0	0
Future Park	1,500,000	0	1,500,000	0	0	0	0
Total Capital Expenditures	\$6,316,000	\$500,000	\$3,649,000	\$0	\$2,167,000	\$0	\$0
Revenue Sources	6-Year Total	2017	2018	2019	2020	2021	2022
Contributions from Beginning Fund Balance							
Neigh. Parks (Fund 125)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comm. Parks (Fund 126)	50,000	0	50,000	0	0	0	0
Combined Parks (Fund 127)	0	0	0	0	0	0	0
Park Impact Fees	395,710	62,730	63,985	65,265	66,570	67,901	69,259
(Park Impact Fees: to be combined with above)	320,986		320,986				
REET 1 (50% of annual)	437,500	87,500	87,500	87,500	87,500	87,500	87,500
REET 2 (50% of annual)	525,000	87,500	87,500	87,500	87,500	87,500	87,500
Paths and Trails	13,535	2,601	2,653	2,706	2,760	2,815	2,872
General Fund	895,000	500,000	200,000	120,000	75,000	0	0
(General Fund: to be combined with above)	1,434,046		1,086,376		347,670		
Grants	3,250,000	0	1,750,000	0	1,500,000	0	0
Developer Contributions	0	0	0	0	0	0	0
Total Available Revenue	\$7,321,777	\$740,331	\$3,649,000	\$362,971	\$2,167,000	\$245,716	\$247,131
Total Revenues less Total Capital Expenditures	\$1,005,777	\$240,331	\$0	\$362,971	\$0	\$245,716	\$247,131

Notes:
Revised project list based in part on WPIP
\$1,500,000 future park funded by grant
\$250,000 splash park funded by general fund

2017-2022
CIP



Table 4.5 Wastewater System (Enterprise Funded)

Table 4.3. Streets (Non-Enterprise Funded)	Total Project Costs	2017	2018	2019	2020	2021	2022
		Wastewater Treatment Plant	\$74,000,000	\$64,000,000	\$10,000,000	\$0	\$0
Wastewater Treatment Plant - Outfall	0	0	0	0	0	0	0
Biosolids Removal (Lagoon Treatment Facility)	587,000	0	587,000	0	0	0	0
Sewer Line Replacements	700,000	170,000	170,000	180,000	180,000	0	0
SW 6th Ave & Erie St Line Replacement	150,000	0	150,000	0	0	0	0
Ely St Line Replacement	0	0	0	0	0	0	0
NE 9th to Taftson Line Installation	250,000	0	250,000	0	0	0	0
Downtown Area Restrooms	750,000	0	250,000	250,000	250,000	0	0
Capital Project Expenditures	\$76,437,000	\$64,170,000	\$11,407,000	\$430,000	\$430,000	\$0	\$0
Revenue Sources	6-Year Total	2017	2018	2019	2020	2021	2022
Contribution from Beginning Fund Balance							
Sewer (Fund 402)	\$1,313,059	\$0	\$715,793	\$136,369	\$460,897	\$0	
Cumulative Reserve (Fund 412)	0	0	0	0	0	0	0
System Development Charges	643,428	102,000	104,040	106,121	108,243	110,408	112,616
Trunk Line Fees	106,165	16,830	17,167	17,510	17,860	18,217	18,581
Rates	1,315,000	420,000	170,000	180,000	180,000	180,000	185,000
Loans	49,500,000	39,000,000	10,500,000	0	0	0	0
Grants	0	0	0	0	0	0	0
Revenue Bond Proceeds	25,070,000	25,070,000	0	0	0	0	0
Total Available Revenue	\$77,947,652	\$64,608,830	\$11,507,000	\$440,000	\$767,000	\$308,625	\$316,197
Total Revenues less Total Capital Expenditures	\$1,510,652	\$438,830	\$100,000	\$10,000	\$337,000	\$308,625	\$316,197



2017-2022 CIP

Review Process

- Adoption of CIP is amendment to Comp Plan
- Review criteria for amendments OHMC 18.15.080
- In general:
 - Health, safety & welfare
 - Consistent with Comp Plan goals and policies; GMA
 - Changing circumstances or new policy direction
 - Compatible with community
- Proposed 2017-2022 CIP consistent with all criteria



2017-2022 CIP

Recommendation

- Conduct public hearing
- Recommend approval

Suggested Motion

I move the Planning Commission recommend approval of the draft 2017-2022 Capital Improvements Plan to the City Council.

Chapter 19.12

ESTABLISHMENT OF DISTRICTS

Sections:

19.12.010 Establishment and designation of use districts.

19.12.010 Establishment and designation of use districts.

In order to classify, regulate, restrict and segregate the uses of land and building, to regulate and restrict the height and size of buildings, to regulate the area of yards and other open spaces about buildings, and to regulate the density of population, classes of use districts are established. The following table identifies the zoning districts which implement the land use designations from the comprehensive plan:

Comprehensive Plan Land Use Designation		Zoning District	
PRE	Planned Residential Estate	PRE	Planned Residential Estate
LD	Low Density Residential	R-1	Single Family Residential
		R-2	Limited Multifamily Residential
		R-3	Multifamily Residential
HR/LC	High Intensity Residential/Low Intensity Commercial	R-4	Multifamily Residential
		RO	Residential Office
		C-1	Neighborhood Commercial
HIC	High Intensity Commercial	C-3	Community Commercial
		C-4	Highway Service Commercial
		C-5	Highway Corridor Commercial
CBD	Central Business District	CBD	Central Business Districts
MAR	Maritime	MAR	Maritime District
IBP	Industrial/Business Park	PBP	Planned Business Park
		PIP	Planned Industrial Park
		I	Industrial
PF	Public Facilities	PF	Public Facilities
ORA	Open Space, Recreation and Agriculture	OS	Open Space

Windjammer Park Integration Plan

Planning Commission Meeting – May 24, 2016

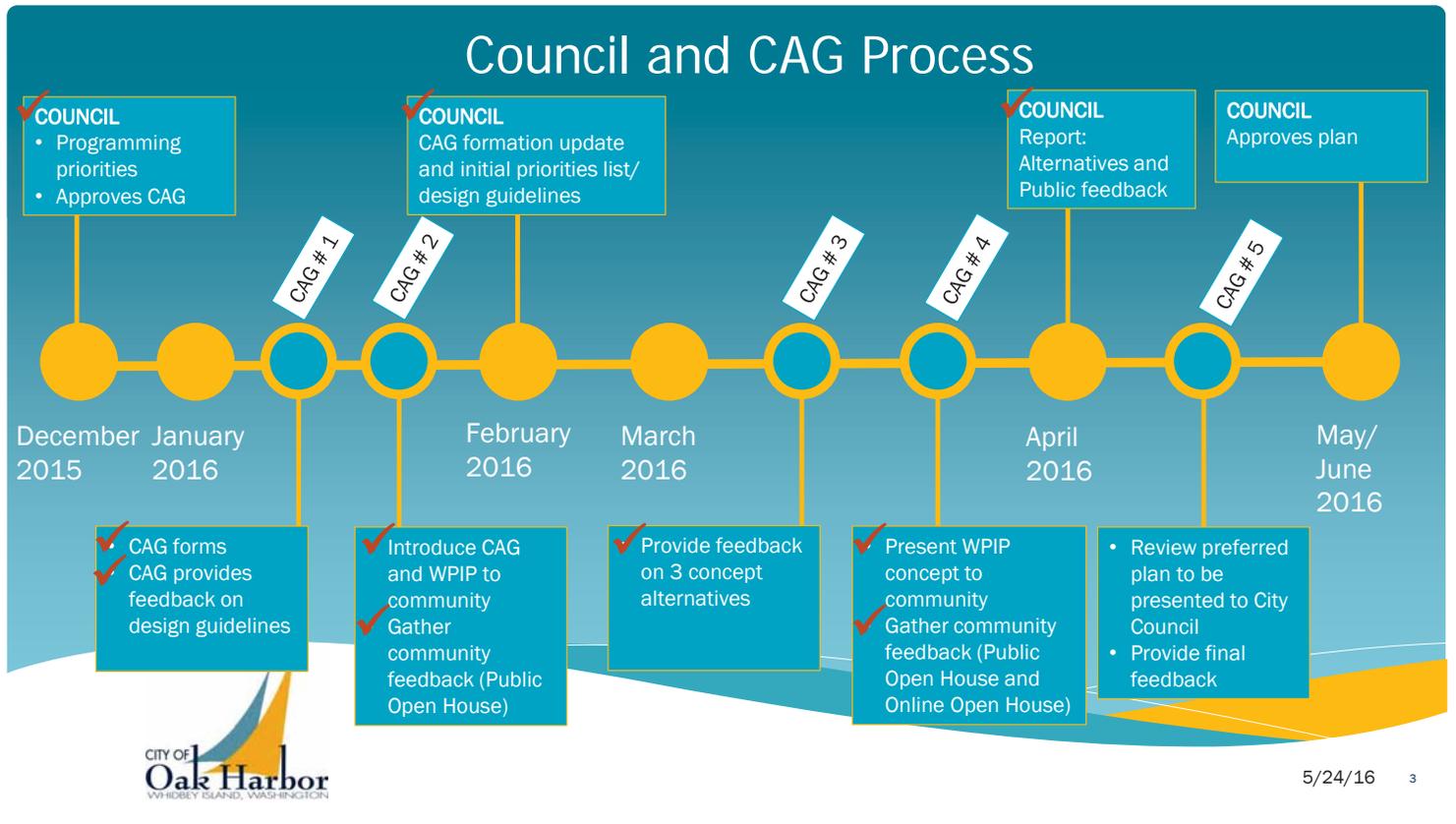


5/24/16

Project Steps & Schedule



5/24/16 2



Recap:

Draft Concept Feedback received and design direction

CITY OF Oak Harbor
 WHIDBEY ISLAND, WASHINGTON

5/24/16 4

3/29/16 CAG Meeting and Online Open House Recap

- In-person open house attendance: 28
- Online open house visitors: 356 unique users
- In-person comment forms and surveys completed: 6
- Online Open House feedback received: 49 surveys total



Draft Plan Feedback

- Family-friendly elements and activities should be prioritized, especially supporting splash park.
- Observations that there are a lot of different elements in the park plan.
- Concern about effect on Waterside Condos (due to new activities or driveway/parking).
- Varied opinions on the inclusion of dunes as part of walking path, potentially needing additional information/clarity of design.
- CAG generally agrees with removing/relocating RV Park and ballfields, if other locations can be found. Public opinion varies.
- Consensus that the waterfront is a resource and asset.



Updated Preferred Concept



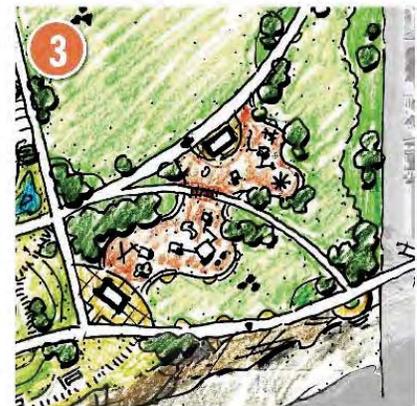
3/29/16
Draft Plan/
Preferred
Plan
Concept



5/5/16
Updated
Draft
Plan/
Preferred
Plan
Concept



FAMILY-FRIENDLY ELEMENTS



CAG and Public Theme	Preferred Concept Evolution
Family-friendly elements and activities should be prioritized, especially supporting splash park.	The preferred alternative includes numerous family-friendly elements, including splash park, playgrounds, picnic areas, and multi-use spaces. (No change)

SHORELINE ENHANCEMENT & TRAIL



CAG and Public Theme	Preferred Concept Evolution
Varied opinions on the inclusion of dunes as part of walking path, potentially needing additional information / clarity	Updated dune and walkway layout including vignette to clarify experience.

SHORELINE ENHANCEMENT & TRAIL



WETLANDS



CAG and Public Theme

Wetlands need to be addressed either on-site or mitigated elsewhere.

Preferred Concept Evolution

Wetlands will be enhanced on site to provide a park amenity as well as help with flood storage

OPEN SPACE & GARDENS



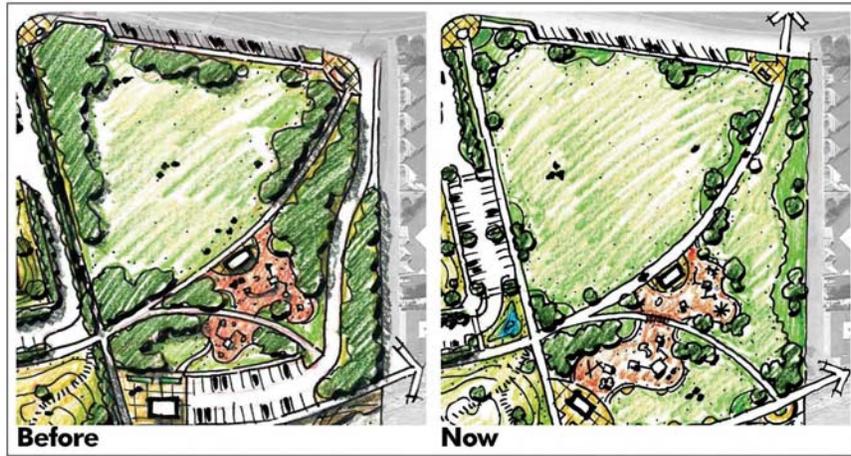
CAG and Public Theme

Open space and gardens

Preferred Concept Evolution

Gardens have been removed and replaced with greenspace expanding the multi-purpose lawn.

IMPACTS TO WATERSIDE CONDOS



CAG and Public Theme	Preferred Concept Evolution
Concern about effect on Waterside Condos (due to new activities or driveway / parking)	The road adjacent to the condos have been removed as well as the 'park and view' and east side. parking areas. New parking will be located along SE City Beach St.



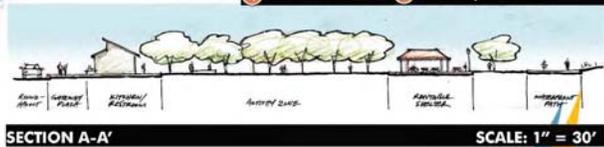
1 Grand Entrance with Windmill



2 DIAGRAM: Community Center



3 DIAGRAM: Multi-use Lawn

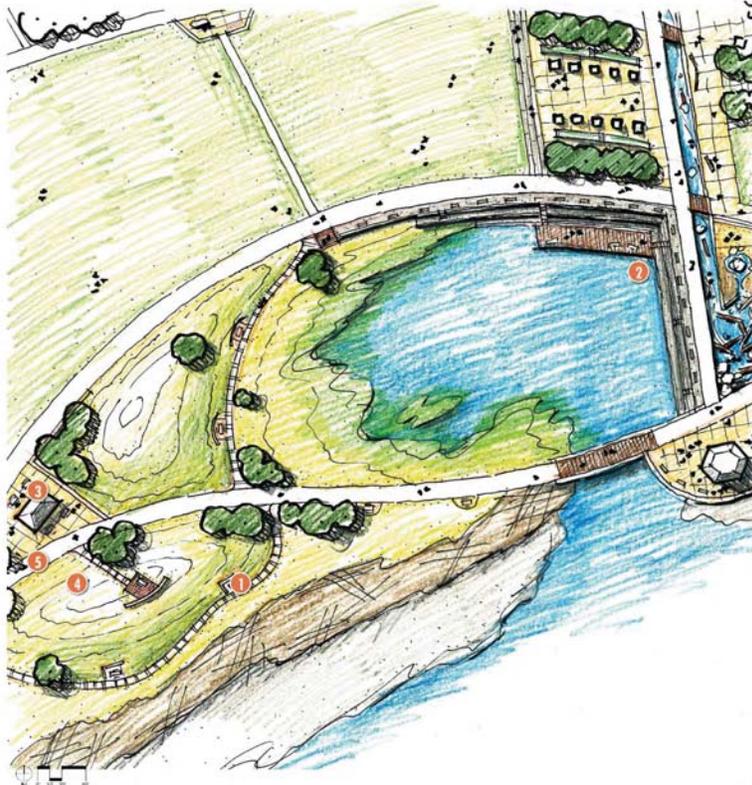


SECTION A-A' SCALE: 1" = 30'



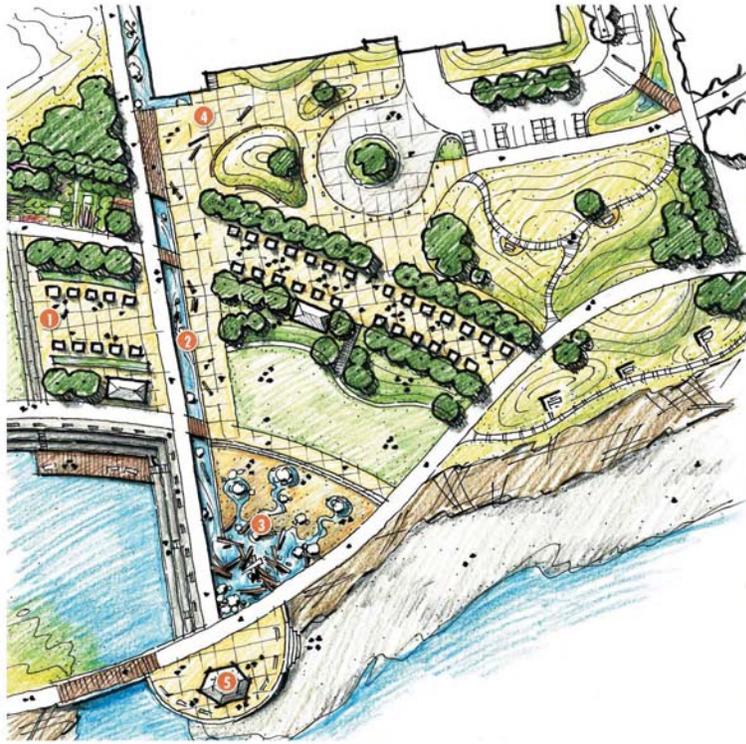
WINDJAMMER PARK

Preferred Alternative : ENLARGEMENT 2



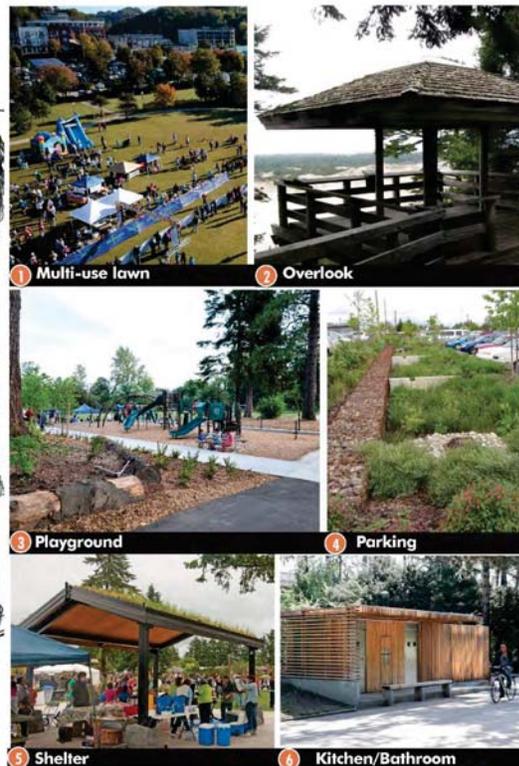
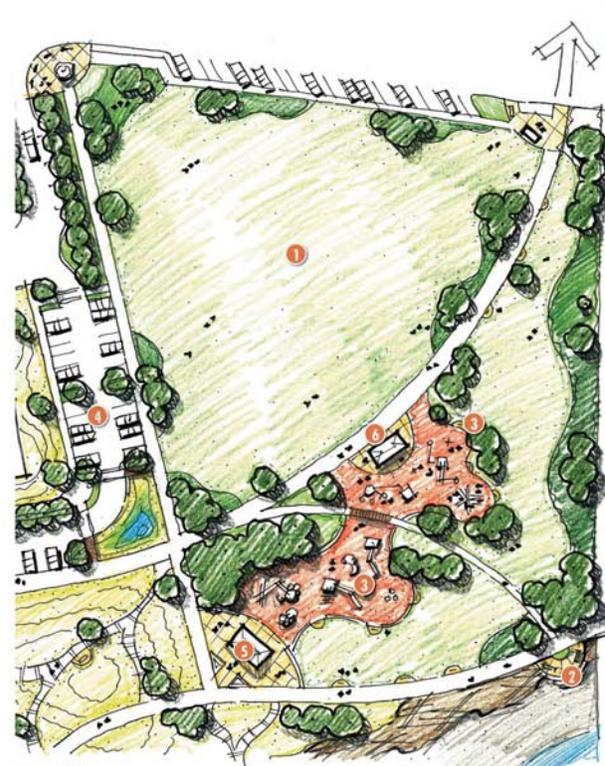
WINDJAMMER PARK

Preferred Alternative : ENLARGEMENT 3



WINDJAMMER PARK

Preferred Alternative : ENLARGEMENT 4



WINDJAMMER PARK

Preferred Alternative : ENLARGEMENT 5

Questions?



Cost



Khunamokwst Park

Portland, OR
Built 2015

4 AC - \$450,000/AC

Park Program Elements:

Traditional playground, swing set, canopy with rain-garden, water play, stormwater management, skate park, multi-use lawn, paths, landscaping, restrooms

Funding Sources:

City General Fund



Milwaukie Riverfront Park

Milwaukie, OR
Phase I 2014

8.5 AC - \$1,060,000/AC

Park Program Elements:

Public plaza, amphitheater, playgrounds, parking lot, pathways, boat dock, landscaping, restrooms

Funding Sources:

Oregon State Parks Fund Local Grant, Oregon Marine board



WINDJAMMER PARK **Cost Comparison**



The Dalles Festival Park

Portland, OR
Built 2015

4AC - \$450,000/AC

Park Program Elements:

Pavilion, parking loop, paths, restroom, picnic facilities, great lawn, landscaping

Funding Sources:

ARRA Funding (American Recovery and Reinvestment Act)



Westmoreland Park

Portland, OR
Built 2012

0.6AC - \$1,000,000/AC

Park Program Elements:

Nature play, water and sand play, trails, landscaping, plaza

Funding Sources:

City General Fund, Metro Nature in Neighborhood Grant



WINDJAMMER PARK **Cost Comparison**



AM Kennedy Park

Beaverton, OR
Built 2012

2AC - \$141,200/AC

Park Program Elements:
Community gardens, playground, picnic areas, trails, open grassy areas, courts, landscaping, restroom

Funding Sources:
THPRD Bond Measure



Engelman Park

Wilsonville, OR
Built 2012

1AC - \$350,000/AC

Park Program Elements:
Playground, picnic areas, paths, stormwater management, multi-use lawn, sports fields, landscaping

Funding Sources:
City General Fund, Oregon State Park Local Park Grant



WINDJAMMER PARK **Cost Comparison**



Hood River Waterfront Park

Hood River, OR
Built 2015

6AC - \$420,000/AC

Park Program Elements:
Beach and swimming access, playground, large lawns, riverbank restoration, plaza, restroom

Funding Sources:
City General Fund



Tanner Springs Park, Portland, OR

Built 2004

1AC - \$2,500,000/AC

Park Program Elements:
Wetland restoration, plaza, walkways, art

Funding Sources:
Portland Development Commission, Tanner Springs Development Community, Private Investments



WINDJAMMER PARK **Cost Comparison**



Windjammer Park
Oak Harbor, WA

28.5 AC - \$630,000/AC



Phasing



WINDJAMMER PARK

Preferred Alternative : PHASING



WINDJAMMER PARK

Preferred Alternative : PHASE 1

- WINDJAMMER PARK PHASE 1**
- Regrade and add parking to SE City Beach Street. Include large net at edge of ballfields.
 - Add parking and access road south of CWF
 - Begin construction on plaza
 - Install immediate landscaping and stormwater treatment
 - Begin construction on crescent parking
 - Enhance wetland
 - Plant trees, shrubs and grasses
 - Plant gardens
 - Add wetland overlook
 - Rough grading and seeding in Phase 1B area



WINDJAMMER PARK PHASE 1B

- Installation of splash park and nature play playground
- Continuation of plaza from CWF
- Extension of fountain from CWF
- Begin enhancement of shoreline by grading and adding in soft walking trail and wind shelters
- Begin Waterfront trail
- Install small lawn area
- Add picnic tables and benches
- Plant trees and dune grasses

WINDJAMMER PARK

Preferred Alternative : PHASE 1B

May 05, 2016



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WINDJAMMER PARK PHASE 2

- Extend streetscape along SW Beekma Dr to Pioneer Street
- Erect signage at corner of SW Beekma and Pioneer Street
- Construct round-about
- Relocate windmill
- Complete crescent parking lot
- Complete wetland expansion
- Build vehicular and pedestrian bridge
- Integrate small plaza with canopy
- Plant trees and shrubs

WINDJAMMER PARK

Preferred Alternative : PHASE 2

May 05, 2016



5/24/16

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- WINDJAMMER PARK PHASE 3**
- Renovate kayak campsite
 - Relocate non-motorized boat launch
 - Reconfigure parking and park n view
 - Install overlook with steps to beach
 - Construct new kitchen/bathroom facility
 - Installation of playground, bocce ball courts, hard courts
 - Add picnic shelters
 - Continue waterfront trail
 - Install interior trails
 - Add benches and picnic tables
 - Build Large Stage
 - Lay sod for "Great Lawn"
 - Plant gardens, natural grasses and trees

WINDJAMMER PARK

Preferred Alternative : PHASE 3



- WINDJAMMER PARK PHASE 5**
- Relocate little league fields
 - Lay sod for multi-use areas
 - Install plaza and kiosk
 - Add parking along SE Bayshore Dr
 - Install kitchen/restroom facilities
 - Install large playground
 - Install picnic shelter and hardscape
 - Add benches and picnic tables
 - Continuation of waterfront trail and interior trails and soft trails
 - Continuation of grading for shoreline enhancements
 - Construct overlook with beach access
 - Plant trees and shrubs

WII WINDJAMMER PARK

Preferred Alternative : PHASE 5

Windjammer Park Potential Funding Sources		
Phase	Grants and Potentially Appropriated City Funding	Potential Funding Sources
1	CWF Project Costs	
1B	Grants and Funding	City General Fund Park Impact Fees WRSCO - Washington Wildlife and Recreation Program (Waterfront parks, picnic shelters, play areas, restrooms) WRSCO - Estuary and Salmon Restoration Program (Shoreline Enhancements)
2	TBD Based on Funding and available opportunities	WRSCO - Aquatic Lands Enhancement Account (Parking lots and entry drives) WRSCO - Land and Water Conservation Fund (Parking) WRSCO - Washington Wildlife and Recreation Program (Waterfront parks, amphitheater/stage)
3	TBD Based on Funding and available opportunities	WRSCO - Estuary and Salmon Restoration Program (Shoreline Enhancements) WRSCO - Washington Wildlife and Recreation Program (Waterfront parks, hardcourts, picnic shelters, play areas, playing fields, restrooms)
4	TBD Based on Funding and available opportunities	WRSCO - Aquatic Lands Enhancement Account (Lagoon Renovation, waterfront parks, waterfront boardwalks) WRSCO - Estuary and Salmon Restoration Program (Shoreline Enhancements) WRSCO - Washington Wildlife and Recreation Program (Waterfront parks, picnic shelters, play areas, playing fields, restrooms)
5	TBD Based on Funding and available opportunities	WRSCO- Youth Athletic Fields Grant (Relocation of ball fields) WRSCO - Estuary and Salmon Restoration Program (Shoreline Enhancements) WRSCO - Washington Wildlife and Recreation Program (Waterfront parks, picnic shelters, play areas, playing fields, restrooms)

Potential City Funding, where appropriate	Collaboration with local groups	Other Potential Grant Resources for Parks and Recreation	Other Ideas
General Fund	Arts Commission	Weyerhaeuser Company Foundation	Fundraising
City 2% Lodging Tax	Knights of Columbus	Wells Fargo Corporate Giving Grants	Brick Sales
.09 Rural County Economic Development		Seattle Fund	Community Garden and Craft Shows
Real Estate Tax		Safeco Community Grants	
Park Impact Fees		LL Bean Construction and Recreation Grants	
		Home Depot Community Impact Grants	
		American Express Grant Program	
		Robert Wood Johnson Foundation	
		HUD Community Development Grant Program	

Next Steps

- May 25: City Council WPIP Workshop
- June 7: City Council meeting and action on WPIP



BACK POCKET



Established Priorities for Park Elements

GIVEN ELEMENTS	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	REMOVE
Automobile infrastructure* Canopy Existing wetlands Kayak campsite Kitchens Parking Restrooms Site furnishings - contemporary or materials found in Oak Harbor Windmill	Event plaza Lagoon (renovate) Splash park Stage/amphitheater Waterfront trail/park trails	Beach access Educational elements Gateway entrance (grand) Landscape and gardens Linkage to downtown Multi-purpose lawn North park commercial redevelopment Playground RV park* Safe connection bike trail to park	Baseball fields* Boat launch Fitness trail/equipment Gazebo Multi-use hard court/basketball court*	City dock Site furnishings - traditional Wading pools

Items are listed alphabetically, not in order of priority

*Relocate in or out of park

Park Program: Adjacency Themes

Element	Auto. Infrastructure	Baseball fields	Beach access	Boat launch	Canopy	Event plaza	Existing wetlands	Gateway entrance
Adjacent Elements	<ul style="list-style-type: none"> Baseball fields Boat launch Event plaza Gateway entrance Linkage to downtown Parking RV Park 	<ul style="list-style-type: none"> Restrooms 	<ul style="list-style-type: none"> Boat launch Kayak campsite Trail network 	<ul style="list-style-type: none"> Parking 	<ul style="list-style-type: none"> Gazebo Kitchens Restrooms 	<ul style="list-style-type: none"> Landscape and gardens Multi-purpose lawn Parking Restrooms 	<ul style="list-style-type: none"> Landscape and gardens 	<ul style="list-style-type: none"> Landscape and gardens Linkage to downtown Parking

Element	Gazebo	Kayak campsite	Kitchens	Lagoon	Landscape/gardens	Linkage to downtown	Multi-purpose Lawn	Multi-purpose Hard/basketball court	Playground	Restrooms
Adjacent Elements	<ul style="list-style-type: none"> Kitchens Landscape and gardens Multi-purpose lawn Restrooms 	<ul style="list-style-type: none"> Restrooms Trail network 	<ul style="list-style-type: none"> Playground Restrooms Site furnishings Stage / amphitheater 	<ul style="list-style-type: none"> Multi-purpose lawn Playground Restrooms 	<ul style="list-style-type: none"> Trail network 	<ul style="list-style-type: none"> Parking 	<ul style="list-style-type: none"> Restrooms Trail network 	<ul style="list-style-type: none"> Restrooms Trail network 	<ul style="list-style-type: none"> Restrooms Splash park 	<ul style="list-style-type: none"> Splash park Stage / amphitheater

The Basis of the Three Draft Concepts

CONCEPT DEVELOPMENT

ELEMENTS IN ALL CONCEPTS

GIVEN ELEMENTS:

- Windmill
- Site Furnishings
- Restrooms
- Parking
- Kayak Campsite
- Kitchens
- Canopy

HIGH PRIORITY ELEMENTS:

- Lagoon Renovation
- Splash Park
- Events Plaza
- Stage/Amphitheater
- Waterfront Trails/Park Trails
- Multi-purpose Lawn
- Playgrounds
- Landscape and Gardens
- Beach Access
- Grand Gateway

ELEMENTS WITHIN THE PARK:

- Educational Elements
- Wetland
- Multi-use Hard Court
- Fitness Trail
- Site Furnishing
- Wind Shelters

ELEMENTS OUTSIDE THE PARK:

- North Park Redevelopment
- Linkage to Downtown
- Safe Connection Bike Trail to Park

CONCEPT #1 - With RV Park Without Ballfields

GIVEN ELEMENTS

HIGH PRIORITY ELEMENTS

OTHER ELEMENTS

-
-
-
-
-

CONCEPT #2 - With Ballfields Without RV Park

GIVEN ELEMENTS

HIGH PRIORITY ELEMENTS

OTHER ELEMENTS

-
-
-
-
-

CONCEPT #3 - Without Ballfields and RV Park

GIVEN ELEMENTS

HIGH PRIORITY ELEMENTS

OTHER ELEMENTS

-
-
-
-
-




3/8/16 Concept 1: Recreation



3/8/16
 Concept 2:
 Naturalistic



3/8/16
 Concept 3:
 Civic



Take-aways from 3/8/16 Concept Review

Preferences

- Concept preferences by CAG members were ordered as follows:
 - Concept 2 (Naturalistic)
 - Concept 3 (Civic)
 - Concept 1 (Recreation)

Most inspiring spaces :

- Parking "crescent" (Concept 3)
- Stage (Concept 3)
- Community space/room (Concept 3)
- Event Plaza (Concept 1)
- Lagoon/open space (Concept 1)

Other themes

- OK to show removal of RV Park
- While formal fields are desired as a facility useful for the community, OK to show removal of formal ballfields and/or modify to be flexible field space (with assumption that formal ballfields will find a new home)



Take-aways from 3/8/16 Concept Review, continued

Favorite spaces compared to each other (* indicates >6 responses showing active interest):

- Amphitheater (Concept 3) *
- Ballfields (Concept 2) *
- Beach Access (Concept 2/3)
- Event Plaza (Concept 3)
- Existing wetlands (Concept 1)
- Gateway Entrance @Beeksma/Bayshore (Concept 3) *
- Interior trails (Concepts 1/3)
- Lagoon (all 3 concepts)
- Landscape/gardens (Concept 3)
- Multi-purpose lawn (Concept 2/3)
- Parking (Concept 3)
- Splash park (Concept 1)
- Rentable spaces (Concept 2) *
- RV Park (Concept 2/3) *
- Vehicular access (concept 3)
- Waterfront promenade (Concept 2) *
- Windmill (Concept 1/generally relocate) *

