

THE WINDJAMMER PROMENADE or "The Prom"

h. PROMENADE REDEVELOPMENT, EXTENSION TO THE PIER SITE

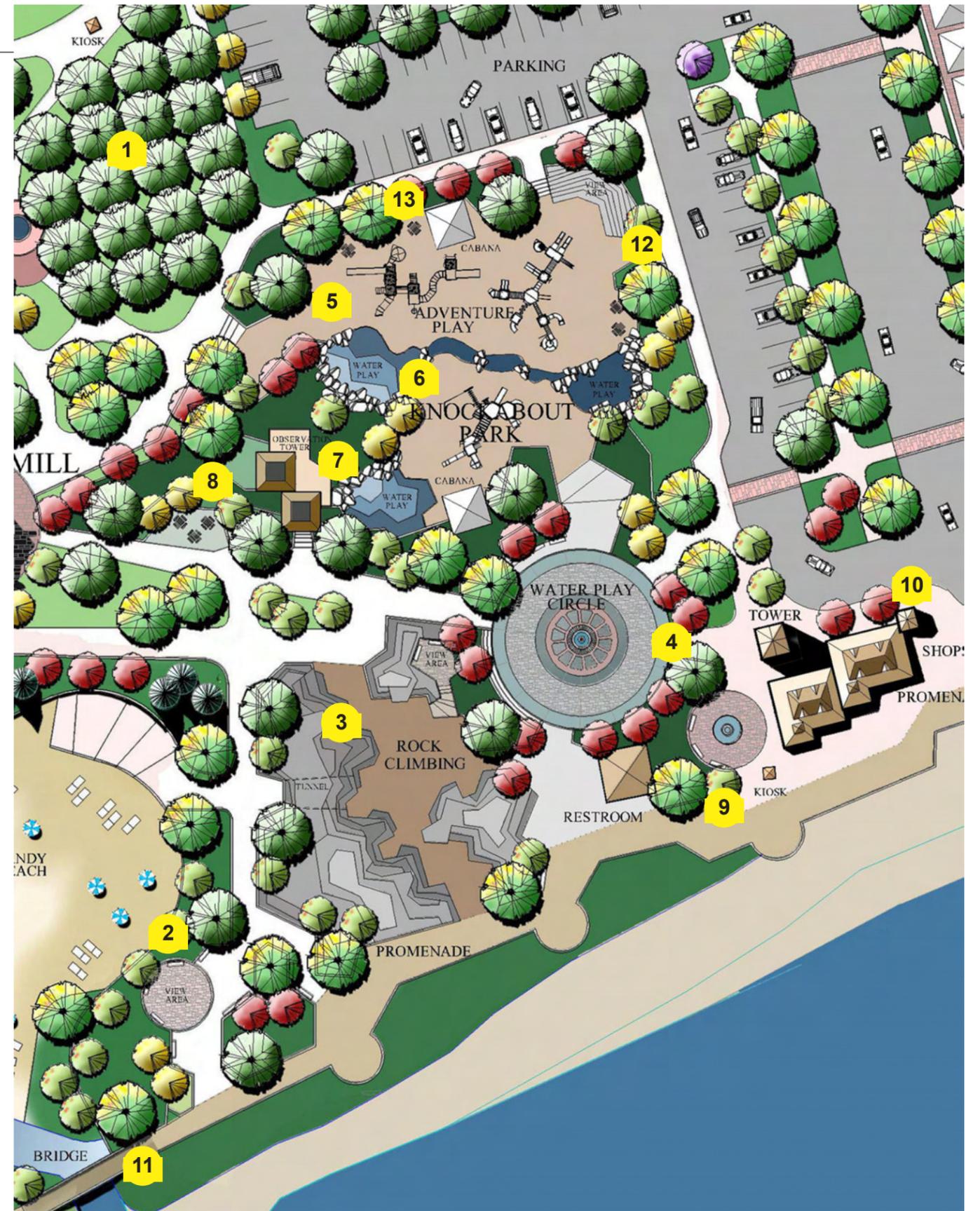
Walking is the number one activity among both visitors and local residents, and one of the nicest walks in the Northwest will take place in Oak Harbor by connecting from the marina around the harbor to Freund Marsh. The key area of the promenade is located in the heart of Windjammer Park.

The promenade would be widened to approximately 20 feet, and it would feature small plaza areas (1) for seating, interpretive displays, trash receptacles, or picnic tables. The photos below show the promenade created around Capital Lake in Olympia as an example.



i. KNOCKABOUT PARK (Family play area)

Knockabout Park would be a family play area that in itself would make Oak Harbor a terrific destination. It will also be an incredible asset to local families. Situated near the Oak grove (Celebration Gardens) (1), and Spinnaker Lagoon (2), the park features a variety of activities including climbing rocks with tunnels (3), a water fountain plaza (4) (a sample shown below left), an adventure play area (5) (idea shown below), shallow water play areas and creek (6), observation towers (7), picnic areas (8), additional water features (9), restrooms, additional concession shops (10). Knockabout Park runs along the promenade, which connects Spinnaker Lagoon via an arched bridge (11). Amphitheater-style seating is also designed into the plan (12) along with several shade cabanas - resting and reading areas for parents (13).



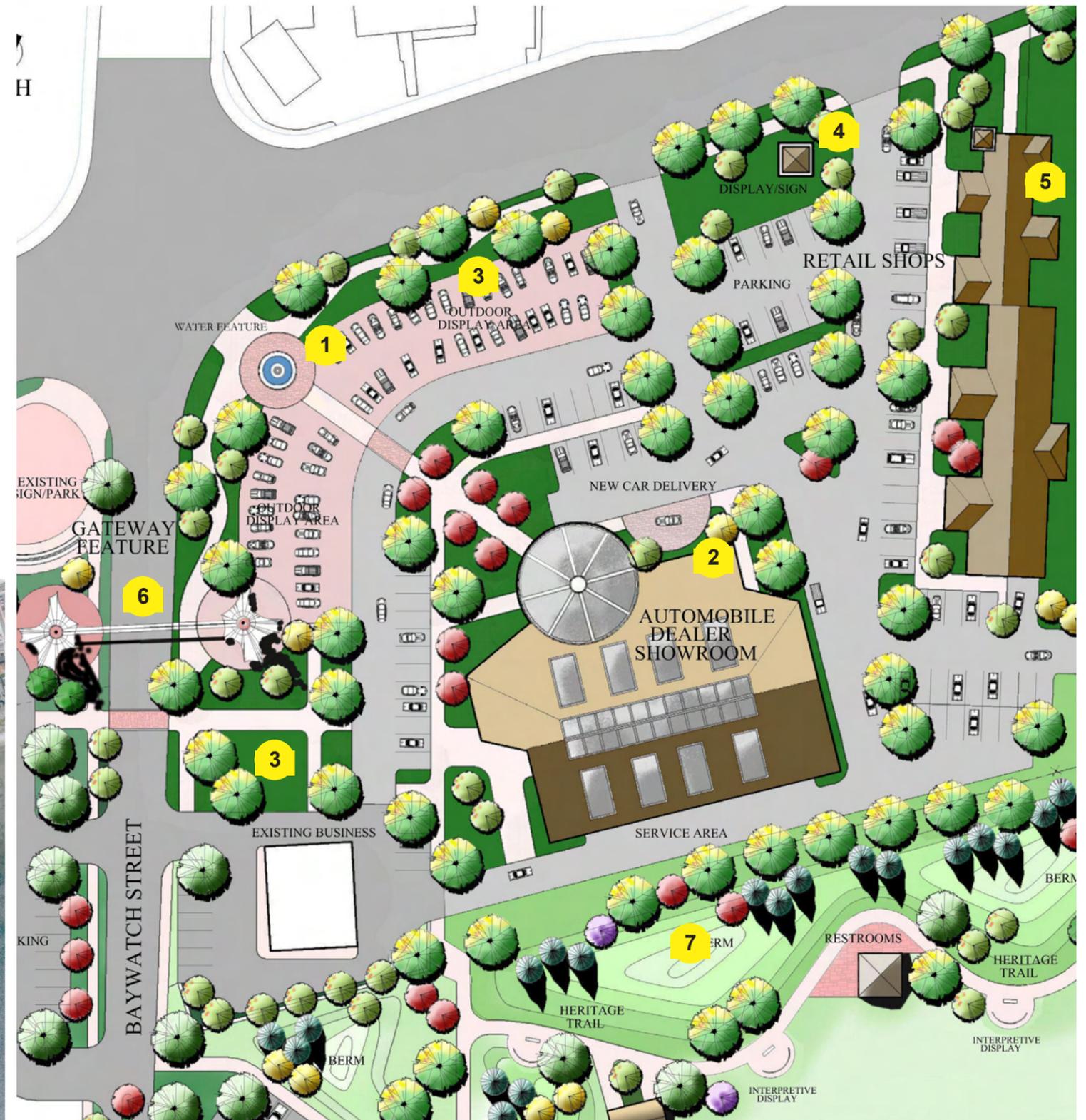
j. GRAND ENTRANCE (Baywatch entrance)

The gateway into Windjammer Park would be developed at the intersection of Highway 20 and Baywatch Street. This “grand entrance” also presents an outstanding sense of arrival to Oak Harbor and will showcase the park, which is often overlooked by visitors. The entrance development will be a joint-venture project that will require some redevelopment of Oak Harbor Motors, which has a showroom currently located just a few feet from the curb.

The initial plan, shown here (right), is conceptual only. The final plan will need to be developed with assistance from Oak Harbor Motors. In this concept, the plan shows a water feature (fountain) (1) that will create a stunning visual entrance and will also draw the visitor to Oak Harbor Motors. The line of sight directs viewers to the new vehicle showroom (2). Sidewalks meander through a landscaped buffer area (3), leading to a visitor information kiosk (4) and additional retail shops (5).

The gateway itself (pictured on the following page), will follow the nautical theme and will create a stunning gateway to the park (6).

Berm areas (7) create buffers between the commercial areas and the park’s Heritage Trail.





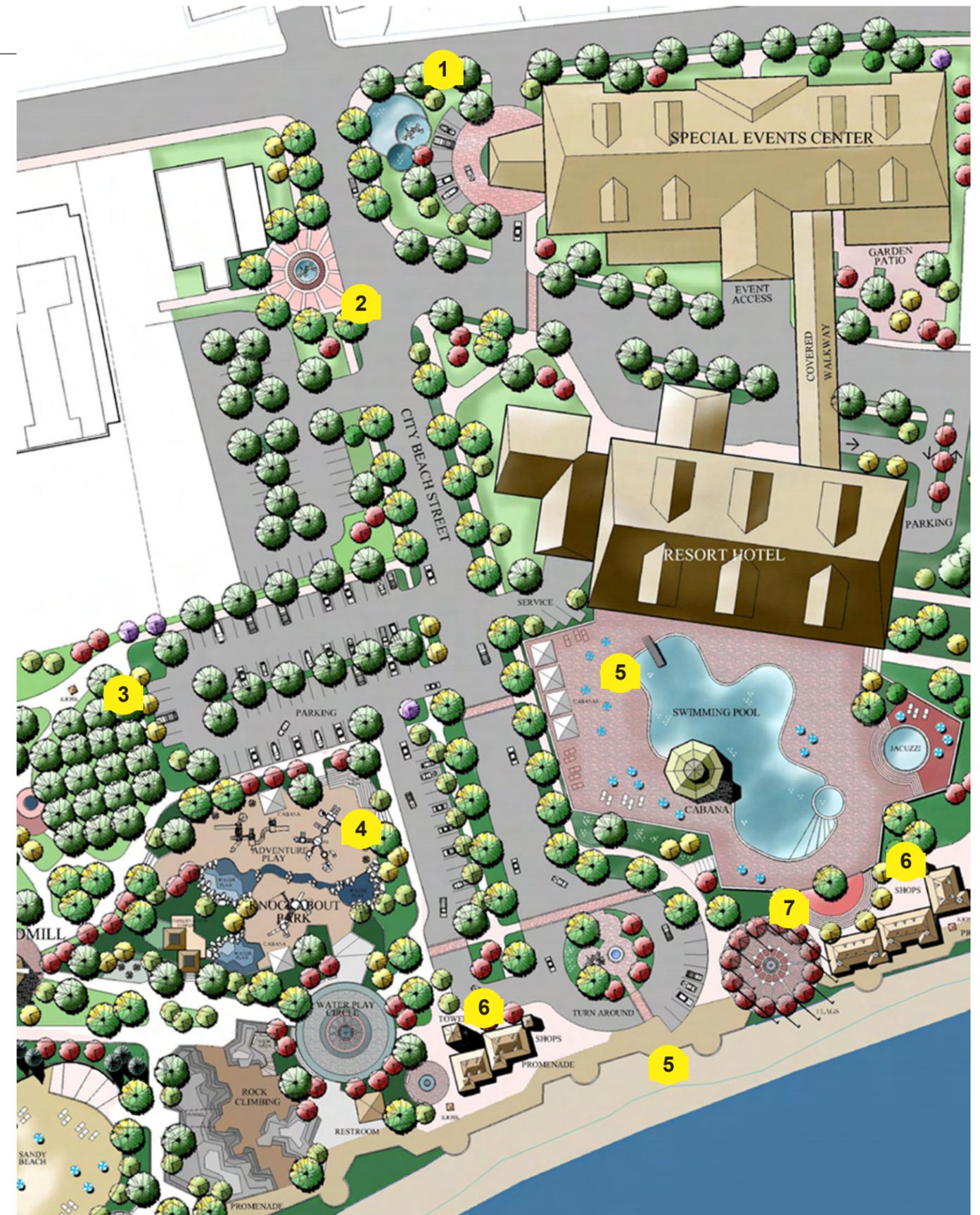
WINDJAMMER LANE ENTRANCE

k. WINDJAMMER LANE ENTRANCE (City Beach Street entrance)

A secondary entrance to the park would be created at the intersection of Pioneer Way and City Beach Street (which we recommend be renamed WIndjammer Lane). This is a “secondary” entrance by the fact that we don’t want it to overshadow downtown’s entrance, just a block up the street. It would be more of an understated, but still attractive entrance to the park.

A water feature is shown at the intersection of City Beach Street and Pioneer Way (1), and at a plaza area (2) across from the Event Center. There is ample parking here for easy access to Celebration Gardens (3), and Knockabout Park (4). At this location there is easy access to the promenade (5), and to additional concession shops (6), and a flag pavilion (7).

The Event Center is shown on the formerly proposed site for a new library. The hotel is situated where the three baseball diamonds are now located.



I. SIGNAGE SYSTEM

Windjammer Park will extend, for all intents and purposes, from the marina all the way to Freund Marsh. Because of the extent of the park, the park will require its own wayfinding system and identification of the various areas in the park.

The park will include underground wiring to decorative lamp posts, which can double as sign posts for a wayfinding system. Park identifiers will include directional signage kiosks as well as lamp-mounted banners identifying the various areas and amenities in the park:

PARK AREAS

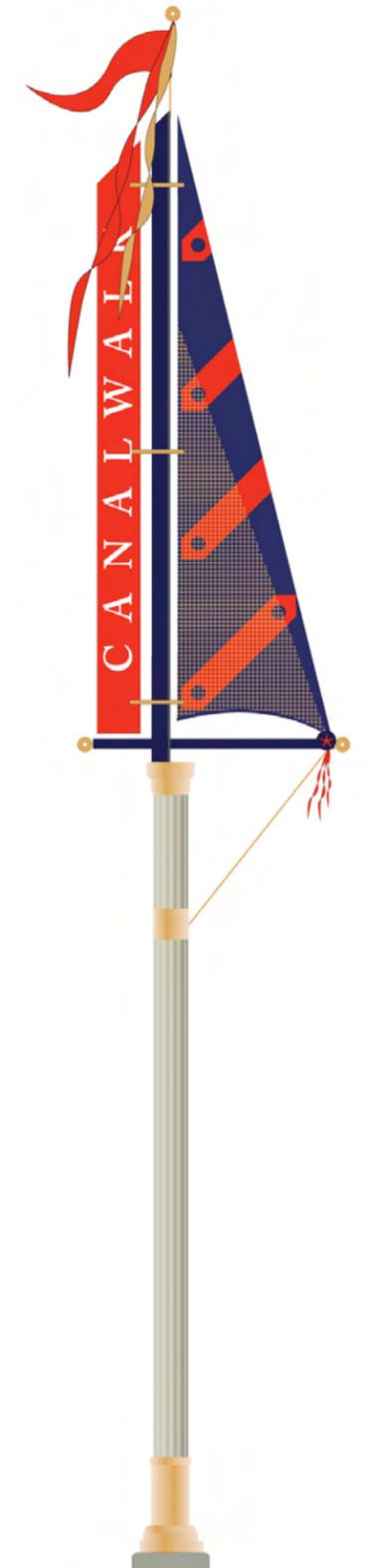
1. Scuttlebutt Park (event area)
2. Spinnaker Lagoon
3. Spinnaker Amphitheater and Stage
4. Knockabout Park (family play area)
5. Celebration Gardens
6. Heritage Trail & Windmill
7. The Windjammer Promenade
8. Windjammer Pier
9. Walk of Honor

PARK AMENITIES

1. Information
2. Restrooms
3. Parking (also RV parking)
4. Concessions

As a fund raising idea, various areas of the park could be sponsored by individuals or groups, with sponsorships noted on signage and banners. Even parking areas could have corporate sponsors, which will help defray maintenance costs.

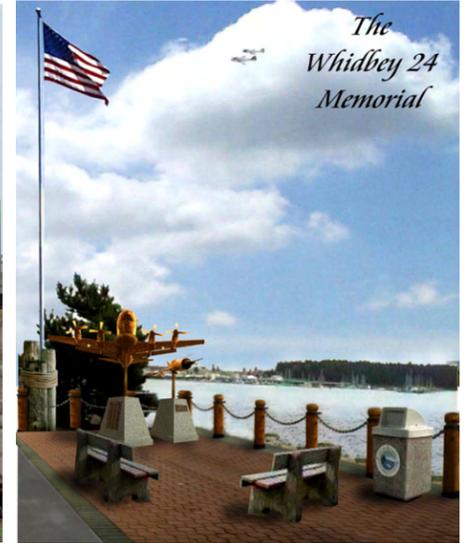
Placeholder signage (portable) would also be developed as part of the signage system to provide directional signage to special events.



m. TRAIL OF HONOR (Flintstone Park to the marina)

Paying tribute to the Navy's heritage and role in the community, the Walk of Honor will extend from where Bayshore Drive intersects Pioneer Way to the marina (1). This walk will include a history of the Navy in Oak Harbor in a chronological order – a walk through time of the Navy in Oak Harbor.

As part of this plan, Flintstone Park (2) would become Windjammer Park East. In this area there would be additional concession shops, and perhaps a location for Navy artifacts. Item #3 shows the location of the Windjammer Pier, which in itself could be home to additional shops and activities.



n. TROLLEY PURCHASES AND OPERATION

With increased tourism comes the need to better “connect” spending to transportation. We recommend that the City purchase two restored trolleys that, during the peak season, can shuttle park guests (visitors and locals) between the RV park and the Baywatch Street entrance, to downtown and to the marina.

Restored trolleys cost between \$15,000 and \$70,000 each, with a median cost of approximately \$35,000 each. These could be operated by the city, a concessionaire (with a public subsidy to keep it a free service), or by Island Transit Authority.

The idea is to have trolleys move between the marina and Freund Marsh every 15 minutes with stops at the RV park (1), the primary gateway (Hwy. 20 and Baywatch Street) (2), Event Center/hotel (3), Harborside Shops (4), the pier (intersection of Bayshore Drive and Midway) (5), and terminating at the marina (6). The trolleys would pass each other en-route, creating links every 15 minutes at each end of the route.

At some point, we recommend having a transportation study done that would identify needs, funding opportunities, and perhaps public/private partnerships. Included in the planning should be water taxis, along the lines of those used in Victoria Harbor (top center photo). These could either be publicly or privately operated.



PROJECT #9: FREUND MARSH TRAILS & INTERPRETIVE CENTER

THE PROJECT LIST:

- Freund Marsh interpretive center and trails (\$1.7 million)

a. ARCHITECTURAL AND ENGINEERING

The Freund Marsh project could be an excellent secondary contract for the park planning and development team. The city's planning department has already done a lot of work on this project, but with some grant funding, it could be developed into an excellent environmental interpretive center and trail system.

Cost: \$600,000 perhaps over a three-year period. This includes actual architectural design of an interpretive center, interpretive displays, boardwalks, etc. This could be done in a number of phases with different grants for various portions of the wetland's development.

Implementation: City of Oak Harbor working with local and state organizations and agencies

Funding source: Grants and foundation funding

This project is one that adds another diversion for visitors, embraces the environment, increases walking paths, and provides an education component for locals and visitors alike. There are a number of grant sources for this and environmental projects along this line. We did not include any local funding for this project.

