

PARKS, RECREATION AND OPEN SPACE PLAN

COVER PHOTO BY ARNOLD PETERSCHMIDT

RESOLUTION No. 09-07

A RESOLUTION APPROVING THE 2009 PARKS, RECREATION AND OPEN SPACE PLAN OF THE CITY OF OAK HARBOR.

WHEREAS, the City of Oak Harbor adopted the 2000 Oak Harbor Comprehensive Parks and Recreation Plan in 2001 by Resolution No. 2001-03; and

WHEREAS, changes in the community have occurred since the adoption of the 2000 Oak Harbor Comprehensive Parks and Recreation Plan, making it desirable to update the plan; and

WHEREAS, the City of Oak Harbor, in the public interest, has prepared the 2009 Parks, Recreation and Open Space Plan in conformance with the Washington State Growth Management Act; and

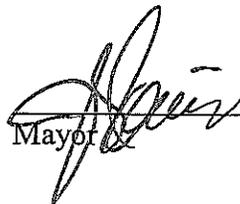
WHEREAS, early and continuous citizen involvement was accomplished through a combination of a public opinion survey, focus group, blogsites, several workshops with the Parks Board and the Planning Commission, numerous press releases in the local newspaper, and public hearings before the Planning Commission and City Council; and

WHEREAS, adoption of the 2009 Parks, Recreation and Open Space Plan is required to maintain eligibility for grant-in-aid programs with the Washington State Recreation and Conservation Office (RCO);

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Oak Harbor as follows: that the 2009 Parks, Recreation and Open Space Plan is hereby approved to serve the public interest.

PASSED and approved by the City Council of the City of Oak Harbor this 3rd day of March, 2009.

THE CITY OF OAK HARBOR



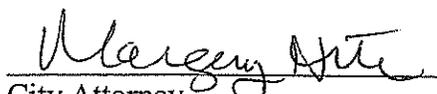
Mayor

Attest:



City Clerk

Approved as to form:



City Attorney

ACKNOWLEDGEMENTS

2008 City Council

| | |
|------------------|----------------|
| Mayor Jim Slowik | Beth Munns |
| Danny Paggao | Rick Almberg |
| Eric Gerber | Jim Palmer |
| Jim Campbell | Robert Severns |

2007 City Council

| | |
|----------------------|----------------|
| Mayor Patricia Cohen | Paul Brewer |
| Danny Paggao | Sheliah Crider |
| Eric Gerber | Larry Eaton |
| Jim Campbell | Sue Karahalios |

2008 Planning Commission

| | |
|---------------|---------------|
| Mark Wiggins | Keith Fakkema |
| Greg Wasinger | Bruce Neil |
| Julie Dale | Nancy Fey |
| Kristi Jensen | |

2007 Planning Commission

| | |
|---------------|---------------|
| Mark Wiggins | Keith Fakkema |
| Robert Craig | Bruce Neil |
| Rick Almberg | Nancy Fey |
| Kristi Jensen | |

Park Board

| | |
|------------------------|---------------|
| Helen Chatfield -Weeks | KC Pothilla |
| Dee Harbour | Scott Darnell |
| Mike Wright | |

Focus Group

| | |
|------------------------------|---------------------------------------|
| Eric Gerber – City Council | Nicki Luper – School District |
| Adam Johnson – Park Board | Whitney Weber – Island County |
| Mike Wright – Park Board | Craig Carlson – North Whidbey Rec |
| Jennifer Meyer – NAS Whidbey | Peggy Dyer – Big Brothers and Sisters |

City Staff

| | |
|-------------------|--------------------|
| Steve Powers | Rajesh “Cac” Kamak |
| Hank Nydam | Kathy Gifford |
| Melissa Sartorius | Mack Funk |
| Claire Durling | |

HOW TO USE THIS DOCUMENT

STRUCTURE

The document is structured in three Tiers. This structure is intended to provide a balance between consistency and flexibility in policy making. The three tier structure provides sound principles and guidelines to form a good foundation for the long term, tools to assess the current conditions and make adjustment when updating the Plan as per the requirements of the State, and the option and flexibility to amend policies based on current circumstances.

Tier I contains the vision, guiding principles, the comprehensive planning goals and the recommended plan. These are meant to be long term intentions that will help the community keep its eyes on the horizon. The vision is a vivid mental image of the future. It is broadly written to allow the reader to uniquely perceive it in his/her own mind. The guiding principles are intended to provide consistent framework for the application of policies and reliable decision making. The Comprehensive Planning Goals is a collection of the many goals, ideas, projects and procedures that have been gathered over the past 30 years from the citizen, commissions, boards and other entities that contribute towards achieving the vision. The Recommended Plan is the long term physical plan for the expansion of Park Elements in Oak Harbor. Since the Tier I contains the broad vision and principles for the City over space and time, this is the section that will form the Parks, Recreation and Open Space Element of the City's Comprehensive Plan.

Tier II contains the strategic plan that will help the community achieve its vision one six-year period at a time. The six year period is chosen to align the plan with Washington State's Recreation and Conservation Office requirements of eligibility. This tier contains data to provide a snapshot in time of the infrastructure and facilities available while creating/updating the document. This tier contains the inventory of existing facilities, current maintenance levels through the Level of Attention (LOA) analysis, determines the current Level of Service (LOS), and determines the community need established by survey and other public input forums. This tier also includes the projects for implementation over the next six years. This section is considered the workhorse chapter of the Plan.

Tier III contains the administrative policies that aid in the implementation of the Plan. These policies will be tested and may need to be amended as implementation of projects move forward. This Tier is separated from the remainder of the document and

adopted by resolution so that the City Council can amend it on a need-to basis and as existing programs are altered or new programs are created.

UPDATES

The scope of periodic amendments and updates can be determined by considering the information provided below.

Tier I – The vision and the guiding principles are not intended for frequent changes. However, the Comprehensive Planning Goals must be reviewed every six years using the following criteria:

- Are there additional goals that need to be added?
- Are there goals that can be determined as complete?
- What are the goals that the community would like to continue to implement?
- Are there additional goals that the community would like to implement in the next six years?
- Does the Recommended Plan need to be amended?
- Is there a sense of change in community needs that must be tested by a community wide survey?

The answers to the above questions can be gathered/determined on an ongoing basis through existing public outreach procedures such as public comments period at Council, Commission and Board hearings, public hearings for implementation projects, Capital Improvement Planning, budget process, the annual Comprehensive Plan updates, election of new council members, etc.

Tier II – This section of the Plan needs to be amended every six years to provide the most up-to-date information and data for the various analyses contained within this section. The scope of the update can be determined by considering the following:

- Is a different methodology prescribed for the Level of Service analysis?
- Is there a strong indication that the community need has substantially changed?
- Is there a need for a community wide survey?
- What are the goals that need to be accomplished over the next six years?

Update of this section provides any directional changes required for the long term vision expressed in Tier I. If the community has strong indications that the need has changed, a public opinion survey that has similar questions to the 2007 survey is recommended. This would allow data collection to determine trends. A copy of the 2007 survey is included in the appendix.

Tier III – This section is adopted by resolution as a policy document that can be amended frequently as challenges and unique situations arise.

General Use of Document

This document was created to provide information to a wide range of readers since this document is intended for a variety of uses and applications. It is difficult to determine every scenario under which a reader may intend to use this document. Below are a few pointers to help with finding information within this document based on three broad categories of readers and users:

- Interested citizen, agency or organization
- City Administration (Council, Commissions, Staff etc.)
- Developers, engineers, contractors, project managers

An interested citizen, agency, or organization may benefit most by reading the Tier I section which provides a broad vision for the community and the many goals slated to be achieved. The Guiding Principle provide information on the basis for decision making, project design and the overall approach for implementation of the Plan. The Recommended Plan in Tier I provide a long term physical layout of infrastructure for the community. An interested citizen, agency, or organization may also be interested in the Action Plan contained in Tier II of the Plan.

The City Administration will use all Tiers and sections within the Plan.

Developers, engineers, contractors etc may be interested in Tier III of the Plan since it contains information on specific requirements and criteria for project development.

TABLE OF CONTENTS

| | |
|--|-----------|
| TIER I | 8 |
| VISION | 8 |
| GUIDING PRINCIPLES | 9 |
| COMPREHENSIVE PLANNING GOALS..... | 12 |
| Open Space | 13 |
| Parks | 14 |
| Recreation | 15 |
| General | 16 |
| RECOMMENDED PLAN | 17 |
| Neighborhood Parks..... | 17 |
| Community Parks..... | 18 |
| Open Space | 18 |
| Trails | 19 |
| <i>Recommended Plan for Trails within the City</i> | 19 |
| <i>UGA and Beyond</i> | 23 |
| <i>Summary of recommendations</i> | 25 |
| TIER II | 27 |
| SIX YEAR STRATEGIC PLAN..... | 27 |
| INVENTORY OF EXISTING FACILITIES | 28 |
| Parks and Recreation Facilities | 28 |
| <i>City of Oak Harbor</i> | 28 |
| <i>North Whidbey Parks and Recreation District</i> | 37 |
| <i>Island County Parks on North Whidbey</i> | 37 |
| <i>Washington State Parks</i> | 38 |
| <i>U.S. Department of Navy</i> | 38 |
| Open Spaces | 38 |
| <i>Oak Harbor</i> | 39 |
| <i>Seaplane Base</i> | 41 |
| <i>Urban Growth Area</i> | 42 |
| <i>Joint Planning Area</i> | 42 |
| LEVEL OF SERVICE | 44 |
| Existing LOS Analysis | 45 |
| <i>Spatial-based LOS</i> | 45 |
| <i>Ratio-based LOS</i> | 51 |
| Recommended LOS..... | 53 |
| <i>Spatial- based approach</i> | 53 |
| <i>Ratio-based approach</i> | 54 |
| LEVEL OF ATTENTION..... | 57 |
| Existing LOA analysis..... | 57 |
| Recommended LOA..... | 57 |
| EXISTING CONDITIONS..... | 59 |
| COMMUNITY NEED | 85 |
| <i>Needs identified from public survey:</i> | 85 |
| <i>Recreation Needs established by Level of Service assessments:</i> | 87 |
| FUNDING | 89 |
| Funding Sources | 89 |
| <i>Real Estate Excise Tax</i> | 89 |
| <i>Grants</i> | 89 |
| <i>Park Impact Fee</i> | 89 |
| <i>Impact Fee for Community and Neighborhood Parks</i> | 90 |
| <i>Impact Fee for Trails</i> | 91 |
| GOALS SELECTED FOR 2009..... | 92 |
| Action Goals..... | 92 |
| Maintenance Goals | 93 |
| IMPLEMENTATION PROJECTS | 94 |
| Action Goals..... | 94 |
| Maintenance/Upgrade Goals..... | 104 |

| | |
|--|------------|
| TIER III | 106 |
| ADMINISTRATIVE POLICIES | 106 |
| <i>General Policies.....</i> | <i>106</i> |
| <i>Level of Service Policies.....</i> | <i>107</i> |
| <i>Neighborhood Park Policies.....</i> | <i>107</i> |
| <i>Community Park Policies.....</i> | <i>108</i> |
| <i>Open Space Policies.....</i> | <i>108</i> |
| <i>Trail Policies.....</i> | <i>109</i> |
| <i>Financial Policies.....</i> | <i>110</i> |
| <i>Environmental Policies.....</i> | <i>111</i> |
| APPENDIX | 112 |

LIST OF TABLES

| | |
|---|----|
| TABLE 1: INVENTORY - PARKS AND FACILITIES | 34 |
| TABLE 2: LEVEL OF SERVICE RATING GUIDELINES | 46 |
| TABLE 3: LOS IN 2000 AND 2008 FOR NEIGHBORHOOD AND COMMUNITY PARKS BASED ON EXISTING STANDARDS | 52 |
| TABLE 4: LOS IN 2000 AND 2008 FOR RECREATIONAL FACILITIES BASED ON EXISTING STANDARDS | 52 |
| TABLE 5: LOS STANDARDS FOR PARKS AND TRAILS | 54 |
| TABLE 6: RECOMMENDED RATIO-BASED LOS STANDARDS..... | 55 |
| TABLE 7: LEVEL OF ATTENTION..... | 58 |
| TABLE 8: EXISTING AND FUTURE LOS FOR RECREATIONAL FACILITIES..... | 87 |
| TABLE 9: EXISTING IMPACT FEES | 90 |

LIST OF MAPS

| | |
|---|----|
| MAP 1: RECOMMENDED PLAN - CITY CORE TRAILS - CBD | 20 |
| MAP 2: RECOMMENDED PLAN - CITY CORE – WHIDBEY AVENUE CORRIDOR | 22 |
| MAP 3: RECOMMENDED PLAN - LONG TERM TRAIL LAYOUT | 24 |
| MAP 4: EXISTING PARKS INVENTORY | 29 |
| MAP 5: OPEN SPACE INVENTORY | 40 |
| MAP 6: LEVEL OF SERVICE - COMMUNITY PARKS | 47 |
| MAP 7: LEVEL OF SERVICE - NEIGHBORHOOD PARKS | 49 |
| MAP 8: LEVEL OF SERVICE - TRAILS | 50 |

TIER I

VISION

The City of Oak Harbor is a beautiful place where the natural environment is woven into the urban environment with such care and precision that the sense of where the built form stops and nature begins is not known.

It's a place where human nature has the opportunity to find its balance with its surroundings by merging of the urban and natural environment in seamless ways, inviting nature into the community and creating a wide range of spaces and experience where community can gather as one or the energy of one can rest in solitude and peace.

It is a town where the residents of all age groups are active and healthy, and have a wide range of choices for recreation, engaging themselves in mental and physical activity all year round.

It's a City where the environment is clean with beautiful landscapes that line the streets and pathways, opening up to breath taking views of the water and mountains. It invites boaters and kayakers into the community compelling them to spend time at this premier waterfront community.

GUIDING PRINCIPLES

Guiding principles set the basic foundation for the users of this plan. These principles are a memorandum of understanding. The principles help to provide the user/reader with the right perspective, role and understanding necessary to speak or act on behalf of this community accepted Plan.

- A. The City of Oak Harbor recognizes, respects, preserves and protects areas where nature will and must take its own course in shaping itself. However, the City also recognizes that it is the ambassador for change that is required to create space for the healthy existence of nature within the built environment.
- B. The City recognizes, designates and differentiates between the spaces that need to be protected and preserved from the spaces that need to be restored and re-vegetated.
- C. The management, acquisition and development of open space, parks and recreation must be done in a fashion concurrent with development so that a resident's mind should seldom contemplate the question of sufficiency or quality.
- D. The recreational choices provided by the community, for the community, are of a community nature and will therefore reasonably provide opportunities for all within the community.
- E. Man-made structures are designed with aesthetic quality and built with natural and environmentally-friendly materials to last a very long time.
- F. City owned lands that are regional attractions must be welcoming so that a visitor to that space will savor the experience long after departing.
- G. Creating the experiences of these spaces includes meaningful public input, balancing the needs of the community, and determining the impacts to the vision.
- H. The community of Oak Harbor acknowledges preservation of the natural environment and in the necessity to protect nature and wildlife may restrict or preclude public access from some open space.

- I. All open spaces, parks and recreational facilities will be maintained to their designated level of service recognizing that “no-maintenance” is also a chosen form of maintenance.
- J. Elements of nature can and should be introduced to all public owned lands that will help connect the various spaces and form a complex network of paths between the community’s open spaces, parks and recreational facilities.
- K. The Parks and Recreation Plan must always remain in compliance with the GMA, State and County agencies.
- L. A two-way communication system between residents and City administration, to share, inform and receive input, is essential for the success of the Vision.
- M. Reasonable safety measures will be incorporated into all aspects of the design of new facilities and equipment, acknowledging that people by choice indulge in sport and recreation activity that do have the potential for risks, accidents and danger.
- N. Recreational choices shall be provided to meet the needs of youth, adult, elderly and disabled population.
- O. The acquisition of land and easement to meet required levels of service shall be mandated concurrent with development of property. Donation of land for parks, recreation, open space and trails, above and beyond the requirements, is encouraged.
- P. Recreation facilities are planned for use all year and in most weather conditions.
- Q. Partnerships and relationships with other agencies, such as, but not limited to North Whidbey Parks and Recreation District, Island County, NAS Whidbey Island, Washington State, not-for-profits and other public and private entities, must be continuous, proactive and enhanced through communication, coordination and participation.
- R. Funding options and opportunities must be explored to provide a consistent revenue stream that will finance the success of the Vision.
- S. Existing facilities shall be upgraded to meet health and safety standards and to assure the longevity of its service.

T. All projects initiated or partnered by the City, from conception to completion, will follow established planning processes, effective notification, public input/discussion, fair treatment and equal opportunity for all.

COMPREHENSIVE PLANNING GOALS

The goals listed below are an end result envisioned for the community. The goal statements in this section are a compilation of goals from the previous plan as well as new ones that have been added based on the most recent public input process. Since the previous plan was an update of the Plan originally drafted in 1989, it is acknowledged that 20 years worth of public input has gone into forming those statements. The spirit and essence of the goals have been included in this plan with the intent that it carries forward a community vision that may take several decades to achieve.

The Comprehensive Planning Goals include two types of goals. Some goals are “continuing” and others are “conclusive”. An example of a continuing goal is “Work with North Whidbey Parks and Recreation District to establish recreational programs in the community”. An example of a conclusive goal is “Provide additional RV spaces in or around Windjammer Park” or “Establish a trail connection between Windjammer Park and Flintstone Park”. A conclusive goal can be removed from this chapter after it has been completed.

The end result of an accomplished goal can also take various forms. Some may result in the construction or acquisition of a physical structure, building or space and some may result in the approval of codes, regulations, policies, agreements etc.

Goals included here can be accomplished or furthered in several ways. Some goals can be accomplished by a proactive approach such as including them in the six-year strategic plan. Others can be furthered by using them in decision making for specific projects. They may also be used to support a private venture that may attempt to accomplish similar goals.

Every six years, when the Plan is updated, goals are selected from this comprehensive list to be included in the Action Plan (Tier II) for implementation. The selected goals are indicated with a seal and the year they were selected. The 2008 update cycle has “Selected 2008”. When the Plan is updated in the year 2014, a new seal can be created to indicate the chosen goals at that time. Over time, this will not only provide an indication of accomplishments but will also reveal areas that need attention.

The goals have been broadly categorized into open space, parks and recreation. A general category has been created for goals that apply

to all the elements. The goals listed within each section are not arranged in any particular order nor are they prioritized.

Open Space

- a. Identify, designate and protect open space lands that provide forage, migration, and habitat for wildlife.
- b. Partner with NAS Whidbey Island to formulate a Plan acceptable to both parties for the continuation of the Waterfront Trail to Maylor Point.
- c. Construct a waterfront trail system linking providing public access to the waterfront from Scenic Heights Road to Maylor Point.
 - I. Connection between Windjammer and Flintstone Park
 - II. City and Navy to determine extension on Navy Property to Maylor Point
 - III. Extend the Freund March Trail to the waterfront
- d. Design and build trails around the 7th Avenue Wetlands Tract.
- e. Provide safe and convenient trails for walking and bicycling between parks, neighborhood and major activity centers throughout the City, and to other recreation sites on North Whidbey.
- f. Prepare a bicycle and pedestrian trails plan that establishes design standards and provides connections between city parks, residential areas and major activity centers.
- g. Integrate Island County's proposed Bicentennial Trail, Pacific Northwest Trail and other County-wide trails plans into the City Trail Plans.
- h. Identify and preserve open space lands that permit public access to the waterfront, and also to other areas where the public can interact with natural features.
- i. Promote the conservation of open spaces that are in both public and private ownership.
- j. Utilize open space conservation as a method to establish a "green belt" around the urban core of the city.

SELECTED 2008

SELECTED 2008

SELECTED 2008

- k. Identify and protect important “view corridors” that provide visual access to scenic vistas.
- l. Protect open spaces that provide important ecological functions and values.
- m. Work with Island County staff to identify opportunities for cooperation in preserving open space areas within the city’s UGA, as well as within the city/county Joint Planning Area.
- n. Promote a coordinated regional effort toward the preservation of open space.
- o. Identify properties that may be suitable to create an open space link between Waterloo Marsh and Swantown Lake.
- p. Recognize hydrologic and other features that create physical or visual linkages between properties and natural features.
- q. Establish an “open space trust fund” for the protection, preservation, and potential acquisition of open spaces through which individuals, organizations, governments, trusts, foundations, businesses, and other entities may contribute.
- r. Review and revise as necessary the city’s development regulations to ensure that adequate provisions are made to preserve open space as land is developed.
- s. Explore options to convert the property located on the southeast corner of SR 20 and Fakkema Road into an Oak Grove.



Parks

- a. Develop an informative brochure that includes an easy-to-read map of all the recreation sites on North Whidbey Island and publish it on all popular media.
- b. Post a City Parks directory map at Windjammer Park that graphically incorporates key City landmarks.
- c. Construct a concert/performance arts pavilion at Windjammer Park.

- d. Provide additional public RV spaces in or around Windjammer Park.
- e. Provide shoreline access, campgrounds and trail linkages for kayakers and others using human powered watercrafts.
- f. Provide more facilities for large group gatherings in parks.
- g. Provide upland facilities at Flintstone Park that will support the Municipal Pier Project. 
- h. Prepare a concessionaire policy and related ordinance for the City's shoreline and community parks.
- i. Provide more attractions at Oak Harbor's shoreline parks, including opportunities for community events and vendors of appropriate refreshments and rental sports equipment.
- j. Develop guidelines to promote private properties and existing developments to provide pocket parks along the City's arterial streets.
- k. Upgrade existing structures and facilities to make them safe and extend their life and usefulness. 

Recreation

- a. Develop the former landfill site, were appropriate, with supplemental recreational facilities.
- b. Develop a regional ball park complex to serve local needs and attract tournament-level sports competition.
- c. Assist in developing programs to utilize existing facilities within the City to provide recreational opportunities for all ages. 
- d. Work with the School District to establish long term use of existing facilities where feasible to meet established level of service standards for recreational facilities identified as needed in the level of service analysis. 
- e. Work with North Whidbey Parks and Recreation District to establish recreational programs for youth in the community.

- f. Coordinate with Island County to establish funding for recreational programs.
- g. Build a community center that serves as an indoor multiple purpose facility for active and passive recreational needs that serve the residents all year round.
- h. Prepare a Marina Master Plan that analyses the community's perceptions and demand for marina services, determines market demand for tourism and commercial fishing, determines methods to establish long term funding, upland development alternatives and timing and enhance its connections to downtown. 
- i. Improve the appearance of the Marina so as to make it welcoming to the boaters and other users that visit Oak Harbor.
- j. Investigate long term funding options for the Marina that are consistent and can serve the facility well into the future.
- k. Upgrade all existing facilities and utilities in the Marina to meet or exceed current safety standards. 

General

- a. Explore option to increase the revenues for parks, recreation, trails and open space projects. 
- b. Develop new volunteer programs to improve city parks, recreation and trails system and other areas in need of beautification.
- c. Prepare a lighting policy and associated ordinance for the City's community and neighborhood parks.

Recommended Plan

The Recommended Plan is a conceptual approach to planning for parks, recreation and open space in and around the community. This conceptual approach provides a desired scenario to work towards. Recommendations included in this section are targeted towards achieving a specific scenario.

This chapter provides general scenarios to work towards for the following elements of the Plan.

- Neighborhood Parks
- Community Parks
- Trails
- Open Space

The Recommended Plan draws from analyses and standards contained in other chapters of this document. References are provided where feasible.

Neighborhood Parks

Neighborhood Parks serve a smaller area than community parks and have facilities that are usually scaled down to serve the immediate neighborhood. Neighborhood Parks should be designed and located so that they are accessible by foot or bicycle. They should be safe and easy to access through local streets, pathways and trails and located away from barriers such as major streets.

Neighborhood Parks should provide playgrounds and recreational facilities for children and young adults in the neighborhood. However, opportunities to provide passive recreation with natural areas should also be considered.

As the City grows, neighborhood parks should continue to be provided in residential areas as they develop. Opportunities should also be explored to provide neighborhood parks in areas within the City where service is not currently available¹.

Listed below are recommendations of areas to consider for neighborhood parks. These are general areas and exact park location will vary based on patterns of development, street layout, trail

¹ See Chapter on LEVEL OF SERVICE (page 44) and Map 7: Level of Service - Neighborhood Parks (page 49)

connections, natural features and availability of land. Recommended areas are:

- South of Whidbey Avenue and east of Midway Boulevard
- Between SR 20 and Scenic Heights
- West of SR 20 and south of SW 24th Avenue
- South of Swantown Road and west of Fairway Lane
- North of Swantown Road and west of Loreland Drive
- North of Crosby Avenue and west of Oak Harbor Road

Community Parks

Community Parks serve a larger area than neighborhood parks and include facilities that serve the entire community. Community Parks are larger in area and includes the larger recreational facilities such as playfields for team sports and structures for large community gatherings.

Community Parks are more efficient when various recreational facilities are concentrated in one location. This allows these facilities to share common infrastructure such as water, parking, restrooms, drainage etc. Community Park should also be located along arterial streets since users may access the park by automobiles and mass transit.

The City of Oak Harbor is deficient in many recreation facilities². Most of the needed facilities best serve the City in a Community Park setting. More than one Community Park may be needed to provide the recreation facilities prescribed by the LOS standards³. Map 6: Level of Service - Community parks (Page 47) illustrates the service area of existing community parks. It indicates that the west/northwest portions of the city have the least coverage. Therefore it would be ideal to locate a future community park to provide coverage in that area.

Open Space

Open space is a signature element that helps to define the quality of life in Oak Harbor. Open spaces are area of land or water in its natural or existing state that is essentially unimproved and designated, dedicated, reserved or preserved for scenic quality, or for sustaining sensitive ecosystems, or for public or private use.

The protection of open space is an issue of importance to city residents, and also to visitors to the city. Open space provides important and sometimes irreplaceable habitat for wildlife. It also

² Table 8: Existing and Future LOS for Recreational Facilities (page 87)

³ Table 6: Recommended Ratio-based LOS Standards (page 55)

provides places where people can enjoy the area's scenic beauty and cultural heritage, which may be passed to succeeding generations of residents and visitors alike.

Open space can serve many functions within a community. Those functions may include agriculture and forestry, wildlife habitat, wetlands protection, groundwater protection, flood management, shoreline access, preservation of view corridors, or similar functions. Individual open space tracts may provide more than one function. While each community may place different priorities on these functions, each can provide an important component of an area's quality of life.

Open space helps to create livable neighborhoods, to soften the edges of the built environment, to enhance property values, and to buffer incompatible land uses. Because the city is already built out to a significant extent, identifying opportunities to acquire or otherwise protect open space can be critical. The extent of the built environment also suggests that the discussion of open space should occur within a regional context.

The City should work with the County and other organizations to help identify and designate natural areas, wetlands, wildlife habitats etc. around the City as open space. Some of these areas have been identified in Map 3: Recommended Plan - Long Term Trail Layout as nodes.

Trails

Trails can broadly include dedicated (separate from right-of-way) multi-use paths, marked lanes on roadways and sidewalks. Trails also serve multiple purposes. They can be designed, built and located primarily for recreation or they could be integrated into street projects for transportation. An ideal trail system would be designed to serve both purposes.

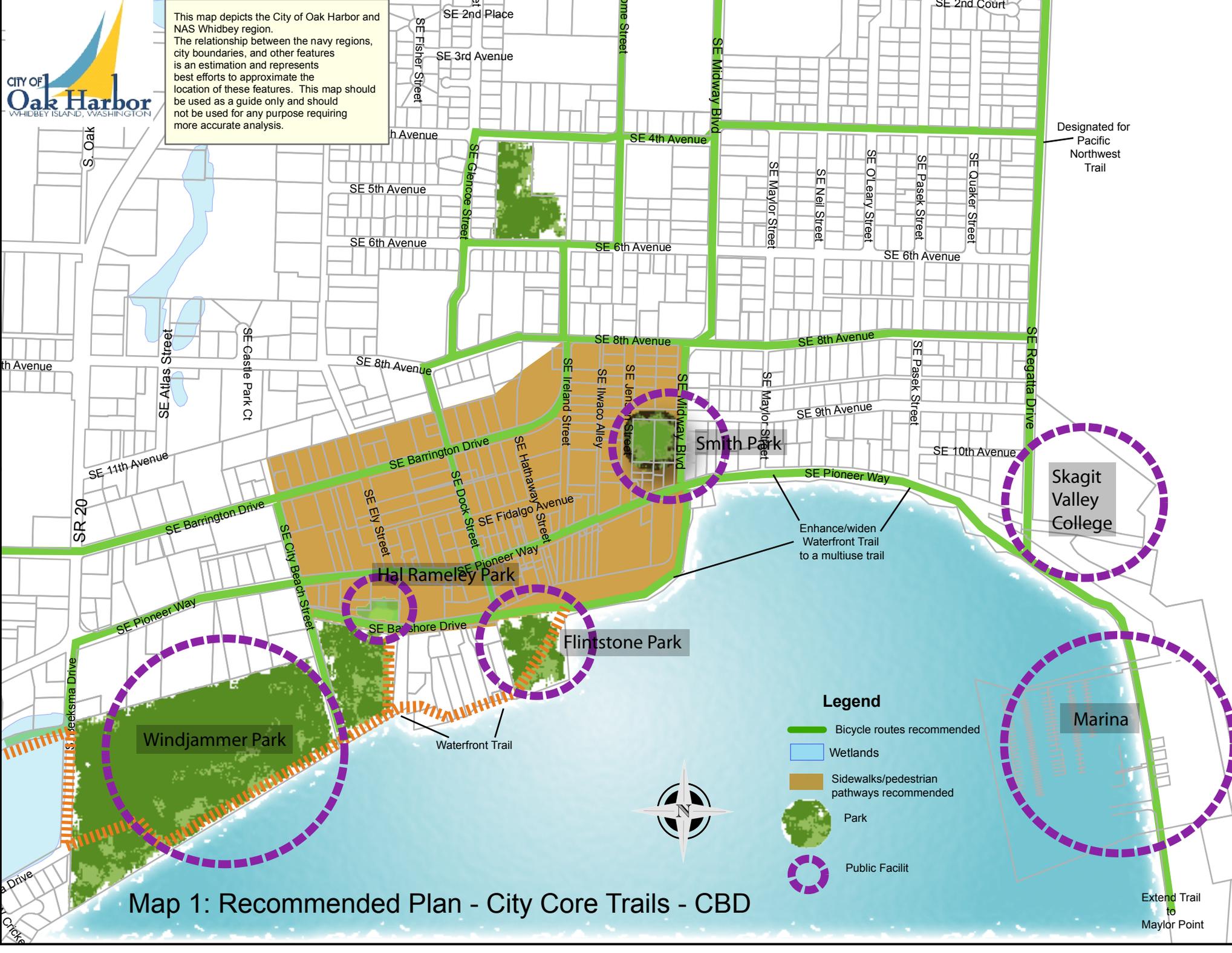
The Recommended Plan provides two different scenarios for trail development. One scenario provides concepts for connections within the city limits and the other scenario provides concepts for trail development outside the City in the UGA and beyond.

Recommended Plan for Trails within the City

Providing dedicated trails within the city can be challenging because of the existing built environment. Therefore trails within the city should be designed or designated along existing transportation corridors. Since they are adjacent to existing transportation systems, care must be taken to make them safe.



This map depicts the City of Oak Harbor and NAS Whidbey region. The relationship between the navy regions, city boundaries, and other features is an estimation and represents best efforts to approximate the location of these features. This map should be used as a guide only and should not be used for any purpose requiring more accurate analysis.



Map 1: Recommended Plan - City Core Trails - CBD

Ideally it is preferred that the entire city be provided with trails and sidewalks to connect the various parks, public facilities, employment centers, commercial centers etc. However, the Recommended Plan identifies two areas specifically for the development of trails within the City. These two areas are the Central Business District (CBD) and the Whidbey Avenue Corridor.

CBD

The CBD is a high density district with a mix of commercial and residential uses. This district's commercial uses are geared towards capitalizing on pedestrian traffic. The CBD district is in an ideal location to create a hub for interconnectedness between some of the City's prime assets - Windjammer Park, Smith Park, Flintstone Park, Skagit Community College and the Marina. The waterfront trail that connects Scenic Heights Road to the Marina is adjacent to this area. The waterfront trail, a community asset, can benefit from a supporting bicycle/pedestrian trail network in the CBD district. The following recommendations are proposed to improve trails in this area:

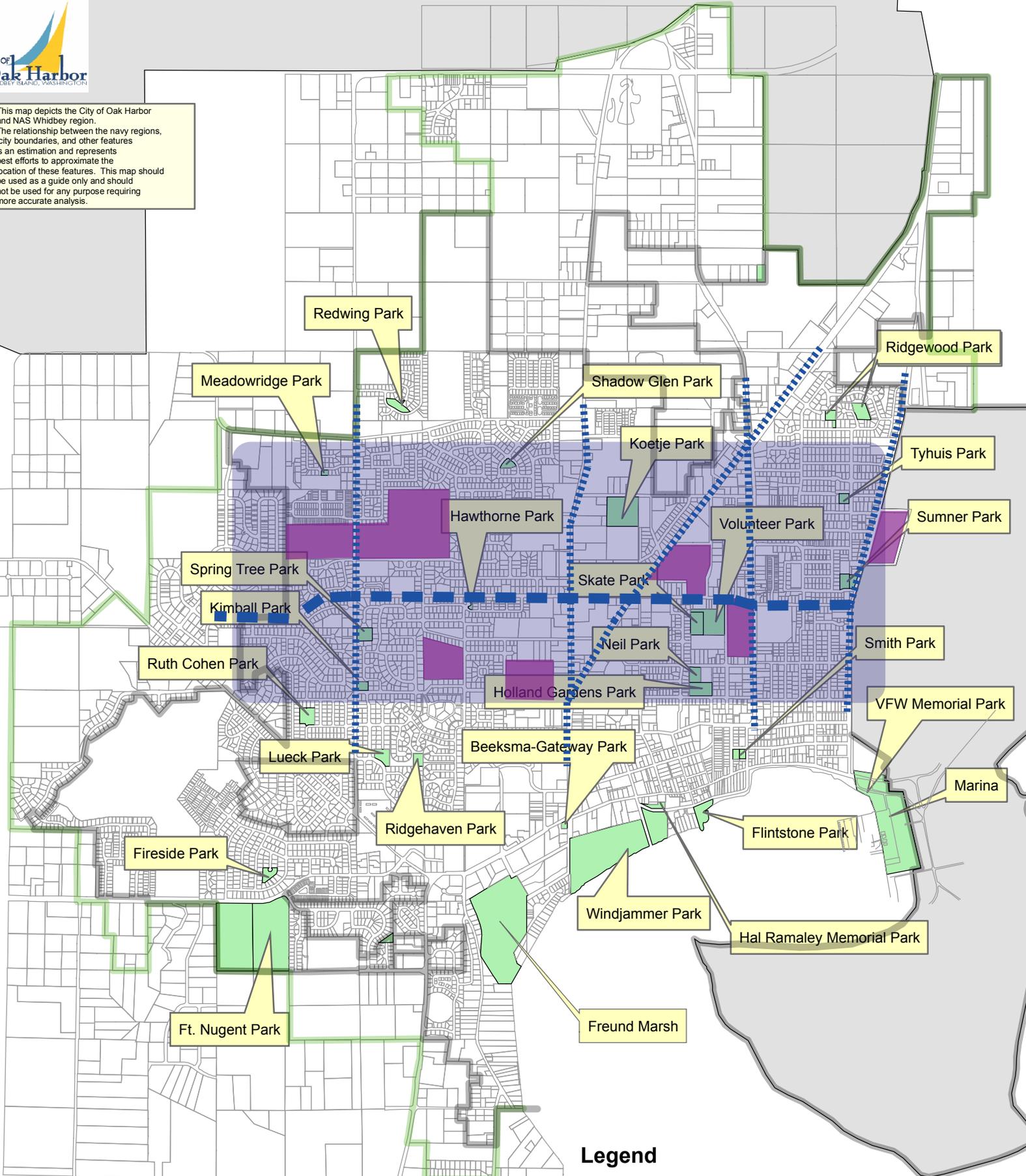
- Design guidelines and regulations in this district should be written to guide the physical environment toward a pedestrian oriented environment.
- Enhance the existing trail connection between Flintstone Park and the Marina to a multiuse trail and extend the existing trail from the Marina to Maylor Point.
- Provide marked bicycle path along the primary east-west streets (Pioneer Way, Bayshore Drive, and SE Barrington Drive) and the primary north-south streets (City Beach Street, Dock Street, Midway Blvd and Regatta Drive).

Whidbey Avenue Corridor

This corridor has been identified in the Recommended Plan since almost all the public schools in Oak Harbor are primarily located in the heart of the City along Whidbey Avenue. Several other public facilities such as the Vanderzicht Memorial Pool, the Senior Center, and the skate park are also located along this major east-west arterial. This corridor should be enhanced for all modes of transportation. The following recommendations are proposed to improve trails in this area:

- Include pedestrian and bicycle trails into the design of the reconstruction of Whidbey Avenue.
- Augment the Whidbey Avenue Corridor trail with similar trails along the other major roadways that intersect it such as SR 20, Heller Road, Midway Blvd and Regatta Drive.

This map depicts the City of Oak Harbor and NAS Whidbey region. The relationship between the navy regions, city boundaries, and other features is an estimation and represents best efforts to approximate the location of these features. This map should be used as a guide only and should not be used for any purpose requiring more accurate analysis.



Map 2: Recommended Plan - City Core-Whidbey Avenue Corridor

1 inch equals 0.452920 miles

0 1,200 2,400 4,800 Feet

Legend

-  Whidbey Avenue - Class II trail Recommended
-  Class II or III Recommended
-  Class III Recommended
-  Schools



- Support the Whidbey Avenue Corridor trail system with sidewalks or a trail system along local streets so that it can provide for a dispersed funneling system to the major public facilities located in this area from organized/scheduled remote drop-off and pick-up locations, preferably, at nearby parks.

The above recommendations are further supported by the 2007 Transportation Plan. Since these options consider the existing transportation system as a foundation, it is recommended that the City undertake a pedestrian and bicycle study to establish standards and create a detailed plan to achieve this goal.

Trails along existing roadways do not have to wait for road improvements to be implemented. Normally there is adequate right-of-way to accommodate a trail adjacent to existing pavement or storm drain. Trails can be installed temporarily until funding becomes available for street improvements.

UGA and Beyond

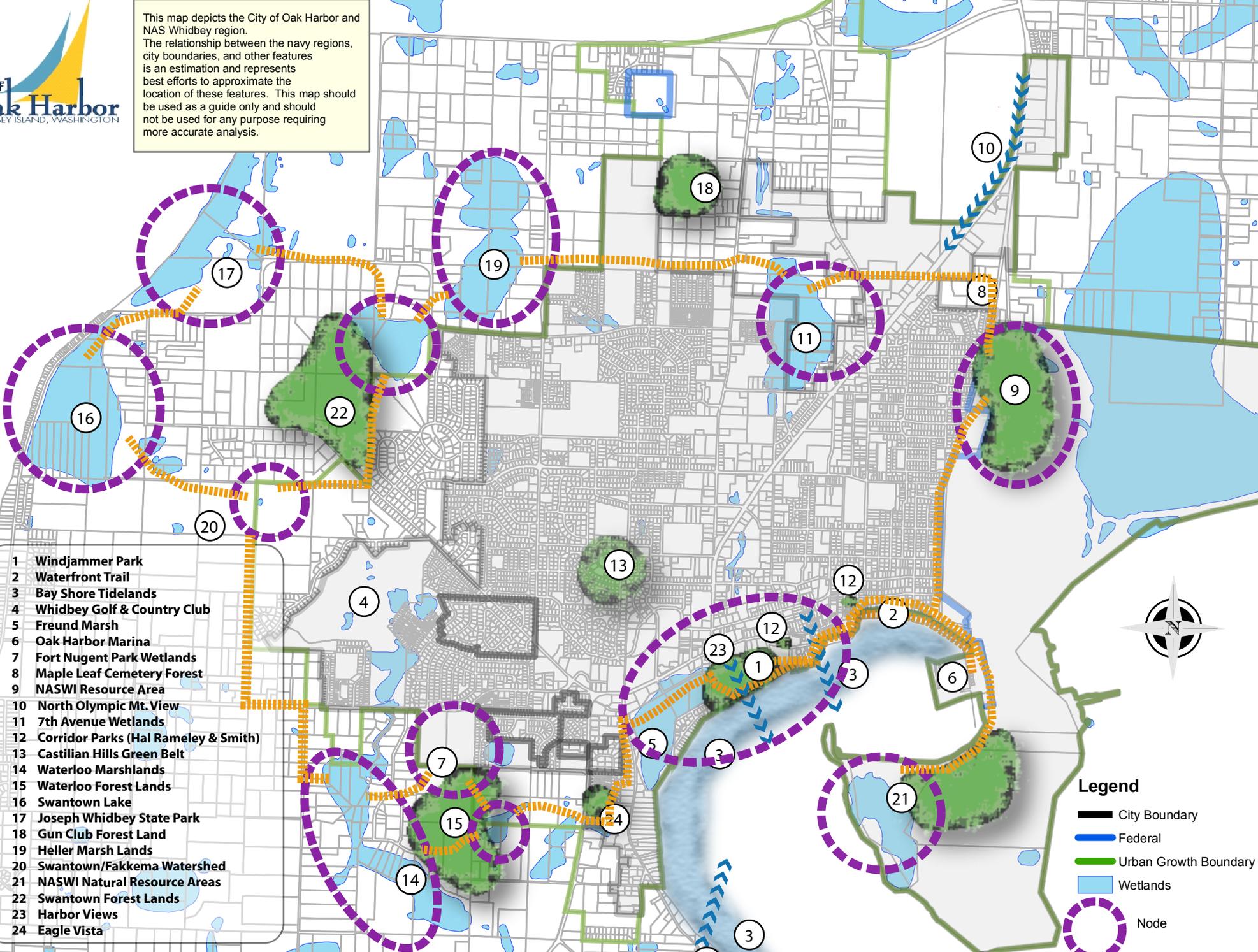
This section of the Plan lays out a vision for the Parks, Recreation and Open Space Plan outside the city limits so that the community can plan ahead of possible growth and development. Recommendations within this section are ideas and general directions to follow. Since the City does not have jurisdictional authority beyond the city limits, it is important to coordinate with Island County to pursue the scenario recommended below.

The challenges in these areas are many such as land ownership patterns, varying lot sizes and shapes, critical areas, right-of-way and easement acquisition etc. Therefore the recommended plan for areas outside the City will rely on a few basic principles to help guide decision making.

The scenario establishes two basic elements – nodes and connectors. A combination of these will result in a network of trails, parks and open space that will provide interconnectedness, preserve critical areas, and provide open space and parks to meet the needs of growth and increase in population.

Nodes – Nodes serve as a hub for connectors (trails). They can be community parks, wetlands, natural areas such as forests, lakes, state and county parks etc. They serve to protect the natural environment, natural features, views etc. The attached map identifies some

This map depicts the City of Oak Harbor and NAS Whidbey region. The relationship between the navy regions, city boundaries, and other features is an estimation and represents best efforts to approximate the location of these features. This map should be used as a guide only and should not be used for any purpose requiring more accurate analysis.



- 1 Windjammer Park
- 2 Waterfront Trail
- 3 Bay Shore Tidelands
- 4 Whidbey Golf & Country Club
- 5 Freund Marsh
- 6 Oak Harbor Marina
- 7 Fort Nugent Park Wetlands
- 8 Maple Leaf Cemetery Forest
- 9 NASWI Resource Area
- 10 North Olympic Mt. View
- 11 7th Avenue Wetlands
- 12 Corridor Parks (Hal Rameley & Smith)
- 13 Castilian Hills Green Belt
- 14 Waterloo Marshlands
- 15 Waterloo Forest Lands
- 16 Swantown Lake
- 17 Joseph Whidbey State Park
- 18 Gun Club Forest Land
- 19 Heller Marsh Lands
- 20 Swantown/Fakkema Watershed
- 21 NASWI Natural Resource Areas
- 22 Swantown Forest Lands
- 23 Harbor Views
- 24 Eagle Vista

Legend

- City Boundary
- Federal
- Urban Growth Boundary
- Wetlands
- Node
- Connector

Map 3: Recommended Plan - Long Term Trail Layout

potential major nodes around the City. Additional nodes can be added during updates or on closer studies of certain areas. Wetlands and other critical areas can have trails along the periphery or incorporated into an enhanced buffer that protects these natural features.

Connectors – These are primarily trails that connect the various nodes to form a network for pedestrians and bicycles. The proposed connectors are conceptual and additional studies need to be done to determine actual locations and alignments. A good location for connectors is to follow drainage patterns. Following such natural features can provide a quality experience to the recreational activity. Connectors in these new areas should preferably be, where possible, a trail network that provides dedicated right-of-way or easement for pedestrians and bicyclists. Trails in areas outside the City will also rely on existing roads for connection. Care must be taken to design them for safety.

The above recommendations are consistent with the Island County Trails Plan.

Summary of recommendations

- Continue to develop neighborhood parks as the city grows
- Find opportunities to provide neighborhood parks in underserved areas of the city.
- Explore options to develop a community park that can accommodate a concentration of recreational facilities.
- Work with Island County and other organizations to identify and designate natural areas, critical areas, wetlands, wildlife habitat as open space.
- Include bicycle paths and sidewalks in the design and reconstruction of Whidbey Avenue.
- Develop a trail system for bicycles and pedestrians along existing streets in the Whidbey Avenue corridor with links to parks in the area.
- Incorporate bicycle and pedestrian paths into the design and construction of street in the CBD.
- Enhance the trail connection between Flintstone Park and the Marina as a multiuse trail and extend the trail from the Marina to Maylor Point.
- Develop a trail system that connects SR 20 to Regatta Drive along Barrington and 8th Avenue with connections to the waterfront trail.

- Work with developers to provide trails in new development that provides connectivity to parks and open spaces.
- Develop design guidelines for new developments that encourage connectivity and use of the trail system.

TIER II

SIX YEAR STRATEGIC PLAN

The six year strategic plan helps the community advance goals from the comprehensive planning goals. Determining the goals for the next six years should be based on the immediate needs of the community and other mandated projects. Prior to establishing the list of projects and goals to be accomplished in the next six years, it is important to assess an inventory the existing facilities and determine their existing conditions. This allows the Plan to identify projects to meet maintenance and upgrade needs and requirements.

The six-year strategic plan includes an inventory of existing structures, outlines the Level of Service (LOS) policies, Level of Attention (LOA) analysis, establishes the needs of the community and list the goals to be accomplished along with implementation projects.

A six year time frame is selected since Washington State Recreation and Conservation Office (RCO) requires that the plan be updated at the end of six years in order to stay eligible for grants and other funding.

INVENTORY OF EXISTING FACILITIES

The City of Oak Harbor is a major provider of recreational services in the Urban Growth Area (UGA). The city's 30+ parks provide both passive and active recreational opportunities on over 150 acres, including walking trails, picnic areas, and ball fields; neighborhood parks and playgrounds; a marina, senior center and recreational vehicle park; and access to over one mile of public shorelines. In addition, North Whidbey Parks and Recreation District operates an indoor swimming center and Oak Harbor School District manages 95 acres of playgrounds and sports fields within the UGA.

The Comprehensive Plan also designates areas in and around the City as open space. These areas range between publicly owned land, private land and Navy property. Some of these areas include an 18-hole golf course and country club west of Swantown Road, 207 acres of park land managed by Naval Air Station (NAS) Whidbey Island and various private facilities owned by churches, private schools, health clubs and other developments. Beyond the immediate planning area, Washington State Parks, the Department of Natural Resources, Department of Wildlife and Island County manage over 5,000 acres of public forest areas and shorelines on North Whidbey Island, including camping facilities, boat launches, picnic areas and hiking trails.

Parks and Recreation Facilities

The following inventory is based on information provided by the Oak Harbor Parks Department or obtained from other agencies. Field inspections were completed for all facilities within the Oak Harbor Urban Growth Area. Park sites under the city's jurisdiction are inventoried by neighborhood; with State Route 20 and Whidbey Avenue serving as east-west and north-south neighborhood boundaries. The neighborhoods are as follows: Northwest, Southwest, Northeast and Southeast (Harborside/Waterfront) All other parks and recreational facilities are inventoried by jurisdiction.

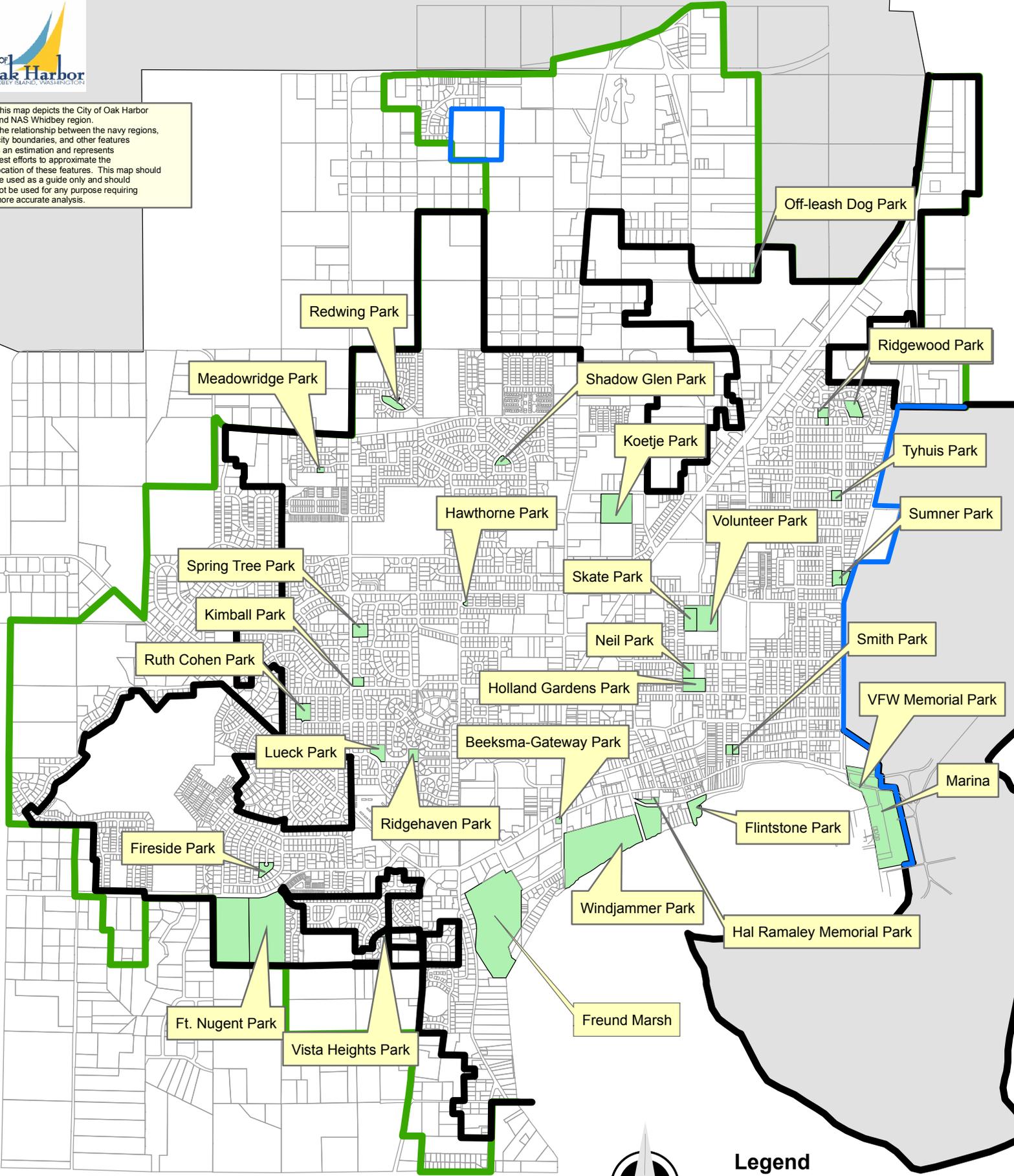
City of Oak Harbor

Northwest Neighborhood

Koetje Park, NE 7th Ave. & NE Ellis St., 3.5 acres.

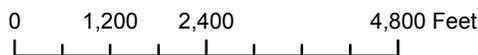
Neighborhood park with playgrounds on one tot lot, one soccer/practice field, picnic tables, one basketball court and off-street parking.

This map depicts the City of Oak Harbor and NAS Whidbey region. The relationship between the navy regions, city boundaries, and other features is an estimation and represents best efforts to approximate the location of these features. This map should be used as a guide only and should not be used for any purpose requiring more accurate analysis.



Map 4: Existing Parks Inventory

1 inch equals 0.452920 miles



Legend

-  City Limits
-  Urban Growth Boundary
-  Federal
-  NavyAreas

Neil Water Tower, NE Barron Dr. 0.25 acres.

This is historic landmark containing a museum. This facility was donated to the city in 1993 by the Oak Harbor Historical Society.

Navy Gateway Park, 1 acre.

This is a gateway park maintained by the City. The park includes a static display of an A6 and A6B airplane.

Woodbury Park, .5 acres.

This is a neighborhood park with a playground, picnic tables and benches. This park is irrigated.

Redwing Park, 1 acres.

This is a neighborhood park with a playground, picnic tables and benches. This park is irrigated.

Shadow Glen Park, NW Clipper Dr. & NW Dory Dr., 0.8 acres

This is neighborhood park with playgrounds on one tot lot, picnic tables and one youth softball/practice field. This lot was dedicated to the city as part of the Shadow Glen Planned Unit Development in the 1960s. The park playgrounds were re-graded and new equipment was installed in 1993, through a \$10,000 donation from Island Thrift Stores.

Meadowridge Park, NW Prow St, & NW 8th Ave., 0.3 acres

This is a neighborhood park with tot lot and picnic tables.. Expansion to a one acre neighborhood park is planned when future residential development occurs to the south.

Northeast Neighborhood

Ridgewood Park, NE 11th Ave., 5.8 acres.

This is a neighborhood park with a ADA accessible playground and picnic tables: includes 5 additional acres of open space connected by trails.

Sumner Park, NE 6th Ave. & Regatta Dr., 4.0 acres.

This is a neighborhood park with two tennis courts, covered and open picnic facilities, open space and off-street parking.

Tyhuis Park, 655 NE Ronhaar Drive, 0.8 acres.

This is a neighborhood park with playgrounds on one tot lot and picnic tables in a wooded setting.

Woodberry Park, NE 10th Avenue, 0.5 acres.

This is a neighborhood park with playgrounds on one tot lot and picnic tables in a wooded setting.

Southwest Neighborhood

Fort Nugent Park, SW Fort Nugent Abenue, 40 acres.

This community park meets the needs of the south and west portions of the city as well as provide needed ball fields for the entire community. The park contains a large community built playground, 6 soccer fields, 3 softball fields, 1 multi-use field (accommodating football and adult baseball), 1 football field, 2 volleyball courts, 1 full-court basketball court, play meadow, 18 hole Frisbee golf, restrooms/concession building, walking trails, wetland/natural area, public art display and over 350 parking spaces. The City owns 20 acres of the park site, while the Oak Harbor School District owns the other 20 acres which is leased to the City.

Kimball Memorial Park, SW 6th Ave. & SW Heller St., 0.8 acres.

This is a neighborhood park with playgrounds on one tot lot. This site is fenced due to its proximity to Heller Street. The property was dedicated to the City as part of the Kimball Heights development.

Spring Tree, SW 4th Ave. & SW Heller St., 1.5 acres.

This is a neighborhood park with playgrounds on one tot lot and picnic tables. This forested site gets little use from people outside of the immediate neighborhood due to poor visibility and limited access.

Pocket Parks/Picnic Sites, State Route 20, 0.25 acres.

Two parks on the east side of SR-20, and one on the west side of the highway. These parks were developed in city right-of-way; picnic tables and benches provide important rest stops for pedestrians along SR-20.

Well Site #10, SW 6th Ave. & SW Judson Dr., 0.5 acres.

This site does not have any facilities receives little use due to its proximity to Broadview Elementary School playgrounds.

Lueck, SW Barrington Dr. , 1.5 acres.

This is neighborhood park with picnic tables, and playgrounds on one tot lot. A greenbelt connects this park to Ridge Haven Park.

Ridge Haven, SW Kalama Loop & SW Kittitas Ct., 0.8 acres.

This is a neighborhood park with picnic tables, and playgrounds on one tot lot. A greenbelt connects this park to Lueck Park.

Ruth Cohen Memorial, SW 8th Ave., West of SW Puffin St., 5 acres

This is a neighborhood park with tot lot and picnic tables. Approximately 3 acres of the park are in wetland/natural areas.

Vista Heights, SW Vista Park Drive, North of SW 24th Avenue, 0.5 acres

This is a neighborhood park with tot lot and picnic tables.

Fireside Division #4, N. of Ft. Nugent Ave., W. of SW Quince St., 1.2 acres

This park meets the neighborhood park needs of the Fireside subdivisions. The park has a playground, picnic tables, and benches and is irrigated.

Southeast Neighborhood

Windjammer Park, Waterfront, between Beeksma Drive and City Beach St. 28.5 acres.

Major community park with three little league baseball fields, two tot lot playgrounds, shoreline picnic tables and barbecue pits with wind breaks, covered picnic facilities and kitchens for large groups, two accessory buildings, a windmill landmark, seasonal gardens, one practice field, two basketball courts, two volleyball courts, horseshoe pits, one boat launch, a recreational vehicle park with 55 serviced stalls and 30 non-serviced spaces, a tent camping area, a swimming lagoon with dock and slide, two wading pools, 2,100 lineal feet segment of Oak Harbor Waterfront Trail and two public rest rooms (one with showers). The west side of the park has a gazebo and covered outdoor barbecue pit.

The first phase of Windjammer Park was funded by a grant from the Interagency Committee for Outdoor Recreation (IAC) in the 1970s. Since then, the City has worked toward improving the park as funding allows. During 1992, repairs were made to the windmill and the swimming lagoon was

dredged. The lagoon bridge was replaced and other improvements were completed during 1993. Local service organizations have donated money, time and equipment for Windjammer Park improvements.

Volunteer Park, E. Whidbey Avenue & SE Jerome Street.

This Park includes the Oak Harbor Senior Center, John Vanderzicht Pool (operated by the North Whidbey Parks and Recreation District) and a six (6) acre community park with three Little League fields and a skateboard park.

Flintstone Park., SE Bayshore Dr., 1.5 acres.

This is considered a community park with covered picnic facilities, a mini-pier for small visiting boats, rest rooms and approximately 500 lineal feet of Oak Harbor Waterfront Trail. The park also includes a concrete “play” car modeled after the Flintstones cartoon. The proposed Municipal Pier Project takes its access from this park. The upland improvements for the Municipal Pier Project will be built in Flintstone Park and is expected to begin in 2010.

Hal Ramaley Memorial Park, SE Bayshore Dr. & SE City Beach, 0.5 acres.

This is a community park with picnic sites and seasonal gardens; contains approximately 0.5 acres additional undeveloped land on an irregularly shaped parcel, located across from the little league fields at Windjammer Park.

Neil Park, SE 6th Ave. and SE Ireland St., 3.5 acres.

This is Neighborhood park with one tot lot, Holland Gardens and one half court basketball court.

Oak Harbor Waterfront Trail. (not shown on map)

The current trail extends from Scenic Heights Road to the Oak Harbor Marina. The trailhead at Scenic Heights is being improved to include restrooms and public art display. The trail extends through Fruend Marsh and Windjammer Park. The trail is being connected along the waterfront between Windjammer Park and Flintstone Park. The trail follows along the Pioneer Way to the Marina. Future plans include extending this trail to Maylor Point. The total length of the trail on completion to Maylor point will be 2+ miles

Pocket Parks/Picnic Sites, Pioneer Way 0.3 acres.

There are three landscaped pocket parks with benches and/or picnic tables between Harborside Shops and the Marina

along Pioneer Way. The newest park was completed in 1993 in conjunction with improvements to Skagit Valley Community College.

VFW Park, SE Catalina Drive, 0.8 acres

This is a walk-in commemorative park dedicated to the veterans of foreign wars. It includes a VFW memorial with flag pole with views of Oak Harbor. There are park benches and a drinking fountain in the park.

Smith Park, SE Midway Blvd. & SE 9th Ave., 5 acres

This is a community park with gazebo, benches, picnic tables and playground equipment. The park contains a significant stand of old growth Garry Oak trees.

Table 1: Inventory - Parks and Facilities

| PARKS | acerae | community park | neighborhood park | playground | picnic tables | park benches | tot lots | soccer | basketball | Little League | baseball | softball | tennis | trails | volleyball | handball | football | Skateboard aprk | off-street parking | landmark | restrooms |
|-----------------------------|--------|----------------|-------------------|------------|---------------|--------------|----------|--------|------------|---------------|----------|----------|--------|--------|------------|----------|----------|-----------------|--------------------|----------|-----------|
| North West Section | | | | | | | | | | | | | | | | | | | | | |
| Koetje Park | 3.50 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | | | | | | | ✓ | | |
| Neil Water Tower | 0.25 | | | | | | | | | | | | | | | | | | | ✓ | |
| Shadow Glen Park | 0.80 | | ✓ | ✓ | ✓ | ✓ | | | | | ✓ | | | | | | | | | | |
| Meadow Ridge Park | 0.50 | | ✓ | | ✓ | ✓ | | | | | | | | | | | | | | | |
| Redwing Park | 1.00 | | ✓ | | | ✓ | | | | | | | | | | | | | | | |
| North East Section | | | | | | | | | | | | | | | | | | | | | |
| Summer Park | 4.00 | | ✓ | | ✓ | | | | | | | | 2✓ | | | | | | ✓ | | |
| Tyhuis Park | 0.80 | | ✓ | ✓ | ✓ | | | | | | | | | | | | | | | | |
| Ridgewood Park | 5.80 | | ✓ | ✓ | | ✓ | | | | | | | | ✓ | | | | | | | |
| South West Section | | | | | | | | | | | | | | | | | | | | | |
| Fort Nugent Park | 40.00 | ✓ | | ✓ | ✓ | | 5✓ | | | ✓ | | | | | | | ✓ | ✓ | ✓ | | ✓ |
| Kimball Memorial Park | 0.80 | | ✓ | | | ✓ | | | | | | | | | | | | | | | |
| Spring Tree Park | 1.50 | | ✓ | | ✓ | ✓ | | | | | | | | | | | | | | | |
| Well Site #10 | 0.50 | | ✓ | | | | | | | | | | | | | | | | | | |
| Lueck Park | 1.50 | | ✓ | | ✓ | ✓ | | ✓ | | | | | | | | | | | | | |
| Ridge Haven Park | 0.80 | | ✓ | | ✓ | ✓ | | | | | | | | | | | | | | | |
| Ruth Cohen Memorial Park | 5.00 | | ✓ | | ✓ | ✓ | | | | | | | | ✓ | | | | | | | |
| Vista Heights Park | 0.50 | | ✓ | | ✓ | ✓ | | | | | | | | | | | | | | | |
| Fireside Park | 1.20 | | ✓ | | | | | | | | | | | | | | | | | | |
| Hawthorne Park | 0.35 | | | | | | | | | | | | | | | | | | | | |
| South East Section | | | | | | | | | | | | | | | | | | | | | |
| Beeksma Gateway Park | 0.50 | | | | | ✓ | | | | | | | | | | | | | | | |
| Volunteer/Skate Park | 6.00 | ✓ | | | | | | | 3✓ | | | | | | | | | ✓ | | | |
| Flintstone/Mini Harbor Park | 1.50 | ✓ | | | ✓ | | | | | | | | | ✓ | | | | | | | ✓ |
| Hal Ramaley Memorial Park | 0.50 | ✓ | | | ✓ | | | | | | | | | | | | | | | | |
| Holland Garden/Neil Park | 3.50 | | ✓ | | | ✓ | | ✓ | | | | | | | | | | | | | ✓ |
| Oak Harbor Marina | 2.00 | ✓ | | | ✓ | | | | | | | | | | ✓ | | | | | | ✓ |
| Fruend Marsh | 35.00 | | | | | | | | | | | | | ✓ | | | | | | | |
| Waterfront Trail | | | | | | | | | | | | | | ✓ | | | | | | | |
| SR 20 Paocket Parks | 0.25 | | | | ✓ | ✓ | | | | | | | | | | | | | | | |
| Heritage Way | | | | | | | | | | | | | | | | | | | | | |
| Smith Park | 5.00 | ✓ | | ✓ | ✓ | | | | | | | | | | | | | | | | |
| VFW Memorial Park | 0.80 | | | | ✓ | | | | | | | | | | | | | | | | |
| Windjammer Park | 28.50 | ✓ | | | ✓ | 2✓ | | 2✓ | 3✓ | | | | | 2✓ | | | | | | ✓ | 2✓ |

Oak Harbor Marina, Catalina Drive, 29 acres and 1,000 feet of shoreline.

The Oak Harbor Marina is a public use facility owned and operated by the City of Oak Harbor. It provides a total of 352 permanent moorage slips, both open and covered, ranging in size from 24 feet to 50 feet. Additionally, a new and modern breakwater dock and associated walkways make it possible for the Marina to accommodate up to 100 additional boats in guest moorage. The facility is open seven days per week. The facility includes dock space and a pump-out barge for visiting boats.

Marina facilities and services also include:

- A total of 96 storage units, which are leased to the general public for storage of boats and other items.
- A full service fuel dock, selling gasoline, diesel, propane, oils and additives. The fuel dock also provides fresh water, a boat pump-out station, and a port-a-potty dump station.
- On the guest dock, restroom and pump-out/dump facilities are provided by “SS Waterloo”, a floating barge facility.
- On-shore heads, showers and Laundromat, plus an ice vending machine.
- A large public boat-launching ramp.
- An overhead hoist capable of handling boats up to 6,500 pounds in weight.
- Long-term parking storage for boats on trailers, boat trailers, vehicles and RV’s.
- Ample short-term parking for both vehicles and trailers.
- An upland community park consisting of approximately 1 acre, with playground equipment, volleyball courts, horseshoe pits, barbecue grills and picnic tables.
- An on-site concessionaire for engine and boat repairs, who also offers a ship’s store.

Oak Harbor School District Playgrounds and Sports Fields

The School District's facilities are included in the inventory since most of their facilities are available to the community. The facilities primarily serve many of the organized sport leagues for practice. Although the facilities serve the community, it should be noted that many of the fields and facilities are not improved and some have not been maintained for its intended use. This provides an opportunity for the City and other agencies to collaborate with the School District to improve these facilities.

Memorial Stadium, E. Whidbey Ave. & Midway Blvd., 4 acres.

There is one natural turf field with lights located on this property.

Broadview Elementary, SW 6th Ave. & NW Fairhaven Dr., 10 acres.

There is one practice field and three backstops that serve as softball/baseball fields.

Clover Valley Elementary, NAS-Ault Field, 10 acres.

The school building is temporarily being used by the high school during the renovations at the Oak Harbor High School on Heller Street. There are open fields that can be used for soccer and three backstops that can serve as softball fields. There are two outdoor basketball courts and one playground.

Crescent Harbor Elementary, Crescent Harbor Rd., 5 acres.

There are three backstops that serve as softball fields, one outdoor basketball court, one playground and one play field; primarily serves residents of unincorporated Island County east of Oak Harbor.

Oak Harbor Elementary, E. Whidbey Ave. & Midway Blvd., 8 acres.

There are two play fields and three backstops that serve as softball/baseball fields.

Oak Harbor Middle School, NW 2nd Ave. & NW Jib St., 8 acres.

There is one regulation-size soccer field that also has 3 backstops that can be used as softball/baseball, 1/4 mile athletic track, and playgrounds and half-court basketball.

North Whidbey Middle School, E. Whidbey Ave. & NE Izett St., 12 acres.

There is one football field, three softball /baseball fields, four tennis courts and a 1/4 mile paved athletic track; often used for

community-wide events such as the annual American Cancer Society Relay for Life Run. The City provides maintenance for the farmer's market on this school district property (Lions Park).

Oak Harbor High School, NW 2nd Ave. & NW Jib St., 22 acres.

The High School has a stadium the includes an artificial turf football field and a 1/4 mile paved athletic track. The campus also includes six tennis courts, and one baseball field. The school has land that is planned for additional recreational facilities.

Olympic View Elementary, NE 5th Ave. & NE Regatta Dr., 6 acres.

There is one play field and three backstops that serve as softball /baseball fields.

Hillcrest Elementary, NW 2nd Ave. & Heller St., 10 acres.

Two baseball field, playgrounds, covered outdoor basketball and handball courts, soccer field and other sports fields.

North Whidbey Parks and Recreation District

John Vanderzicht Pool, E. Whidbey Ave. & SE Jerome St., Civic Center Complex. The complex has one swimming pool, one sauna and therapeutic/ training pools. This facility is centrally located to serve Oak Harbor residents.

Clover Valley Ball Field, Clover Valley & Goldie Roads, 4 acres.

There are two baseball /softball fields.

Island County Parks on North Whidbey

Hastie Lake Rd. & West Beach Rd., 0.75 acres.

Boat ramp, parking and beach access west of Oak Harbor.

Mariner's Cove, 0.25 acres.

Boat ramp and parking area east of Oak Harbor.

Monroe Landing, 0.25 acres.

Boat ramp, beach access and parking area south of Oak Harbor, in cooperation with the Department of Wildlife.

Moran Beach, 0.5 acres.

Beach access and parking north of Ault Field.

Penn Cove Park, 0.75 acres.

Picnic area on Scenic Heights Road near Monroe Landing.

Washington State Parks

Deception Pass State Park, 4,134 acres.

1,195 acres of the park's 1,248 acres cover the northern tip of Whidbey Island. The park is the most heavily visited state park in Washington.

Deception Pass contains 254 camping spaces, 245 picnic units, an environmental center, boat moorage and docks, an outdoor amphitheater and 8.5 miles of hiking trails. In addition, it has approximately 30,000 feet of shoreline on Whidbey Island and includes several lakes and islands.

Joseph Whidbey State Park, West Beach Rd., 112 acres.

Joseph Whidbey State Park is located three miles west of Oak Harbor, near where West Beach Road meets Swantown Road. The park has beach access, hiking trails and picnic facilities, including one large shelter and portable rest rooms.

U.S. Department of Navy

Naval Air Station Whidbey Island

Includes 207 acres with three official size softball fields, four softball/practice fields, two football fields, one soccer field, six tennis courts, two volleyball courts, four basketball courts, one unpaved running track, one paved running track, two fitness trails, one 18 hole golf course, several picnic areas (Rocky Point) and indoor recreation buildings with a pool, training tank, regulation basketball court, handball courts, weight room showers, and changing room, and outdoor recreation equipment checkout. With the exception of the golf course, these facilities are not accessible to the general public.

Open Spaces

The inventory of existing open space includes a wide variety of properties, located both inside and outside of the city's corporate boundary. While virtually all of these sites are publicly owned, some may also be owned privately and/or restricted from public access. Some trail areas and open space corridors may combine public and private ownership. While public access is often a desirable attribute of open space, some sites may require restricted access due to public safety concerns or the needs of wildlife habitat management. This inventory groups sites by location, either within the city, in the UGA,

or in the city/county JPA. The sites identified in this inventory are shown on Map 5: Open Space Inventory.

Parks within the City serve several functions and therefore not all of them have characteristics of open space. Parks that provide primarily active recreation facilities are not included in this inventory. However, the inventory does include some city parks. The inclusion of these parks in the following narrative denotes that those parks are a part of a larger system of open space trails or corridors.

Oak Harbor

Trails, General

In 2006 Island County adopted a Non-motorized Trails Plan. That plan shows a mixture of planned and existing on-road and off-road trails for walking and cycling in and around Oak Harbor, some with regional connections.

Trails, Waterfront

The city currently has a trail that extends from Scenic Heights Road to the Marina. The trail is approximately 2 miles long with a major portion of it being along the waterfront. Currently there is also a trail that extends to Maylor Point and it located on Navy property. The City is working with the Navy to connect the trails. The connected trail will be approximately 3 miles long providing the public access to the waterfront.

Oak Harbor Marina

Although this site is developed for active recreation, it is included herein due to its value as a node along the waterfront trail, and also to document its potential as a landing area and terminus for a water trail for kayaks and other nonmotorized water craft.

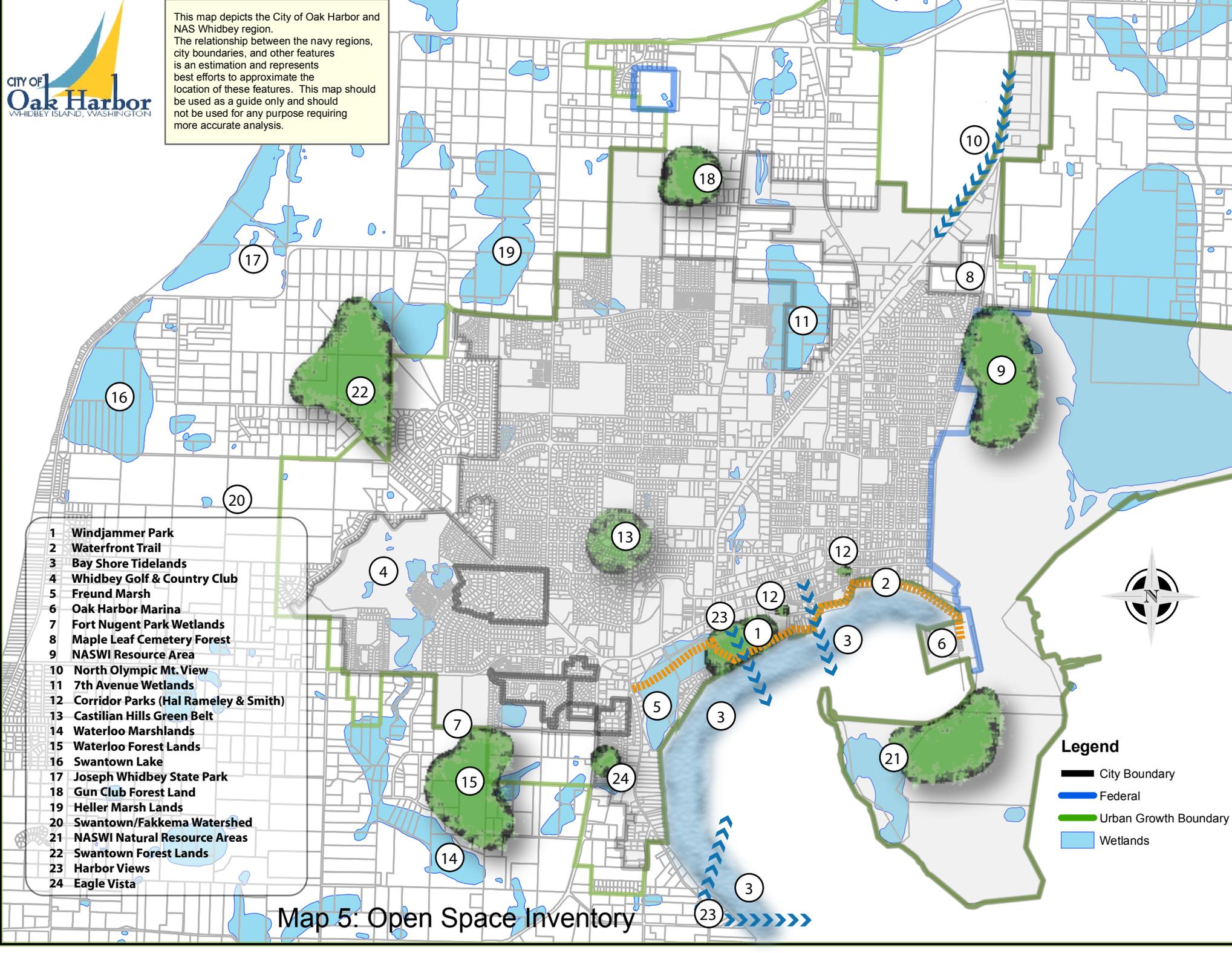
City Beach Park

This community park includes recreational facilities but a major portion of the park serves as open space and also serves as the central node for the waterfront trail system.

Hal Ramaley Memorial Park

This downtown park has no recreational facilities and provides an oasis in the downtown area for passive recreation. It is also an important link in the waterfront trail system.

This map depicts the City of Oak Harbor and NAS Whidbey region. The relationship between the navy regions, city boundaries, and other features is an estimation and represents best efforts to approximate the location of these features. This map should be used as a guide only and should not be used for any purpose requiring more accurate analysis.



- 1 Windjammer Park
- 2 Waterfront Trail
- 3 Bay Shore Tidelands
- 4 Whidbey Golf & Country Club
- 5 Freund Marsh
- 6 Oak Harbor Marina
- 7 Fort Nugent Park Wetlands
- 8 Maple Leaf Cemetery Forest
- 9 NASWI Resource Area
- 10 North Olympic Mt. View
- 11 7th Avenue Wetlands
- 12 Corridor Parks (Hal Rameley & Smith)
- 13 Castilian Hills Green Belt
- 14 Waterloo Marshlands
- 15 Waterloo Forest Lands
- 16 Swantown Lake
- 17 Joseph Whidbey State Park
- 18 Gun Club Forest Land
- 19 Heller Marsh Lands
- 20 Swantown/Fakkema Watershed
- 21 NASWI Natural Resource Areas
- 22 Swantown Forest Lands
- 23 Harbor Views
- 24 Eagle Vista

Legend

- City Boundary
- Federal
- Urban Growth Boundary
- Wetlands

Map 5: Open Space Inventory

Smith Park

This park does not have any major recreational facility. It does have some playground equipment. This park serves as an open space since it contains a significant stand of old-growth Garry Oaks. Garry Oaks are protected under the Critical Area Ordinance.

Fort Nugent Park

This 40-acre park is primarily developed as a recreational park. However, the park is home to wetlands and trails. These features could be important links in an open space corridor connecting Waterloo Marsh to the golf course and beyond.

Oak Harbor Bay Tidelands

At low tide, these tidelands provide an important open space corridor allowing for wildlife migration and human recreation. Island County's 2006 Non-Motorized Trails Plan identifies these tidelands as low tide trails that connect Freund Marsh to Grasser's Lagoon.

Freund Marsh

This waterfront site consists of approximately 37 acres of marsh land. The property has the potential for use as a fresh water or saltwater marsh. Aside from its obvious importance as a significant wildlife habitat area, the property is an important potential link in the city's waterfront trail. This property is designated as open space on the city's zoning map.

Castilian Hills greenbelt

Castilian Hills is the city's largest 'cluster' development, combining a mix of residential densities with areas of open space that act as buffers between groups of residences. Based on the generally positive public response to this development, it may be possible to encourage other builders to adopt this development style.

Maple Leaf Cemetery forest

This wooded stand provides a green area within a larger residential area of the city.

Seaplane Base

Although under Navy jurisdiction, the following three areas were identified by residents as important open space in the 2001 Open Space Element update.

Maylor Point Marsh and forested areas

The marsh area consists of Federally protected wetlands. The forested areas are identified in the NAS Whidbey Island Integrated

Natural Resources Master Plan (INRMP) of 1996 as several forest units that are recommended to be left undisturbed and managed for wildlife habitat and wetland protection. Additionally, the INRMP of 1996 recommends that consideration should be given to reforesting several areas to the northeast, east and south outside of the existing forest units.

Forested area surrounding Olympic View Elementary School

The INRMP of 1996 identifies this area as "Forest unit 5" and recommends leaving it undisturbed and managing it for wildlife habitat and wetland protection.

Polnell Point

Polnell Point is an area of coastal beaches and multiple forest units. The INRMP of 1996 recommends planting additional trees between existing ones to increase stock levels.

Urban Growth Area

7th Avenue Wetland

This 77-acre wetland area is partially owned by the city (approximately 17.6 acres). The balance is broken into several privately owned parcels of land. The property is located in the northern portion of the city, with development encroaching on all sides. Some of the wetland is located in the unincorporated portions of the UGA.

Gun Club area

The shooting range located north of the city is a land use that requires a significant buffer for reasons of public safety and noise abatement. The wooded area surrounding the gun club appears to adequately meet that need.

Joint Planning Area

Whidbey Golf and Country Club

This 146-acre site is an important part of the area's open space inventory. The site contains large amounts of green space, including wetlands and wooded areas that provide significant habitat for a variety of wildlife.

Fakkema farm

This 377-acre property includes both agricultural and forested lands. A portion of this property may help establish an open space corridor between Waterloo Marsh and Swantown Lake.

Waterloo Marsh

This large wetland area located to the south of the city (west of SR-20, at the Waterloo Road alignment) provides significant habitat for a variety of flora and fauna. It is also a part of a larger, hydrological corridor of surface and groundwater that extends to the north and west through Fort Nugent Park, the Whidbey Golf and Country Club, and eventually to the Swantown Lake area.

Heller Marsh

This prominent wetland feature is located west of Heller Road and north of Crosby Road.

Swantown Forested Area

This large forested area, encompassing several parcels, may present open space preservation or conservation opportunities.

Important Regional Connections

Swantown Lake

This highly complex environment is identified as a critical wildlife habitat. It may also provide a link to an open space corridor that extends east and south toward Waterloo Marsh.

Joseph Whidbey State Park

Although the smallest state park on Whidbey Island at 112 acres, this park provides significant scenic vistas of the Strait of Juan de Fuca. It also provides public access to forests and waterfront walking trails.

LEVEL OF SERVICE

Level of Service (LOS) is a method used to measure the amount and quality of a public service or facility that should be provided to meet a community's adopted goal for that service or facility. LOS is commonly used in transportation systems planning and analysis. In parks and recreation, LOS standards are used to establish the number, type and location of parks and facilities that are deemed necessary to adequately serve its residents.

The 1994 Comprehensive Parks and Recreation Plan established the first LOS standards for the City's parks and recreation needs. The LOS measures were expressed using ratios of facility capacity relative to demand by park/facility users such as 4 acres of neighborhood park per 1000 people, 1 basketball court per 5000 people etc.

The 2000 update to the Parks and Recreation Plan continued the use of the same methodology but expanded the categories of facilities used within the model by adding LOS standards for baseball, football and volleyball.

The 2007 update to the Parks and Recreation Plan will continue to use the same methodology for measuring acreage needs and recreational facilities but will expand its use to a spatially-based approach for service and location of such facilities. This spatially-based approach is recommended by RCO⁴ and provides a qualitative approach in determining the service of facilities. This approach measures the relationship between parks and the city with an emphasis on access to parks and recreation facilities. It is expressed in terms of the area or population that a single park serves such as 60 percent of the population or area within ½-mile of a neighborhood park. A combination of the ratio-based and the spatially-based approach is a useful tool in assessing the community's future parks, recreation and open space needs as well as locating these facilities throughout the city for ease of access and increased usability.

⁴ Defining and Measuring Success: The Role of State Government in Outdoor Recreation, June 2008, prepared by Washington State Recreation and Conservation Office.

Existing LOS Analysis

This section provides information on how the existing parks serve the community under the spatial-based approach and the ration-based approach. There are approximately 3 pocket parks, 5 community parks, 18 neighborhood parks and one public trail in Oak Harbor. In determining LOS for the various facilities, there are some exemptions. Pocket parks are designed to serve corridors as opposed to an area and will therefore not be included in the LOS spatial-based analysis as well as the ratio-based analysis. Community parks such as Smith Park and Hal Ramaley parks are not included in the spatial-based approach since they encompass a small area and do not include recreation facilities. These parks have been categorized as community parks since they are valued as community wide assets.

There are also some exemptions in considering the land area within the City of Oak Harbor. The City of Oak Harbor encompasses a total area of approximately 9.4 square miles⁵. This includes approximately 4.5 acres of Navy property (seaplane base). Since the land uses on the seaplane base are scattered and since the Navy provides recreational facilities for its personnel, its property has not been included in the spatial-based analysis. Therefore, for the purpose of the analysis provided below, the total city area is approximately 4.8 square miles.

Spatial-based LOS

The spatially-based approach in determining LOS for parks is based on an area that a single park serves. This approach allows a community to determine if all areas of the City are being served by a facility. This is a qualitative measure. The standards for service area vary based on the size of the City. A city that encompasses a large land area may choose a larger service area (3 miles) and a city that encompasses a smaller land area may choose a smaller service area (1 mile). By definition and design, a community parks serves a larger area than a neighborhood park. Trails are also included in the spatially-based approach. They can serve as a community asset and a neighborhood amenity. The area of service for trails within a community is normally smaller since they are designed primarily for access by foot or bicycle.

The ratings for LOS can vary between 1 and 5 with one being the best service and 5 the least service. The guidelines for the ratings for

⁵ City of Oak Harbor Facts as of January 1, 2008 – prepared by the Engineering Department.

the various facilities are provided in Table 2: Level of Service Rating Guidelines as recommended by RCO⁴.

Table 2: Level of Service Rating Guidelines

| | LOS 1 | LOS 2 | LOS 3 | LOS 4 | LOS 5 |
|--------------------|--|--|--|--|---|
| Trails | 80% of the City within ½ mile of trail | 75% of the City within ½ mile of trail | 50% of the City within ½ mile of trail | 30% of the City within ½ mile of trail | <20% of the City within ½ mile of trail |
| Neighborhood Parks | 90% of the City within ½ mile of neighborhood park | 75% of the City within ½ mile of neighborhood park | 60% of the City within ½ mile of neighborhood park | 35% of the City within ½ mile of neighborhood park | <20% of the City within ½ mile of neighborhood park |
| Community Parks | 90% of the City within ½ mile of community park | 75% of the City within ½ mile of community park | 60% of the City within ½ mile of community park | 35% of the City within ½ mile of community park | <20% of the City within ½ mile of community park |

Community Parks

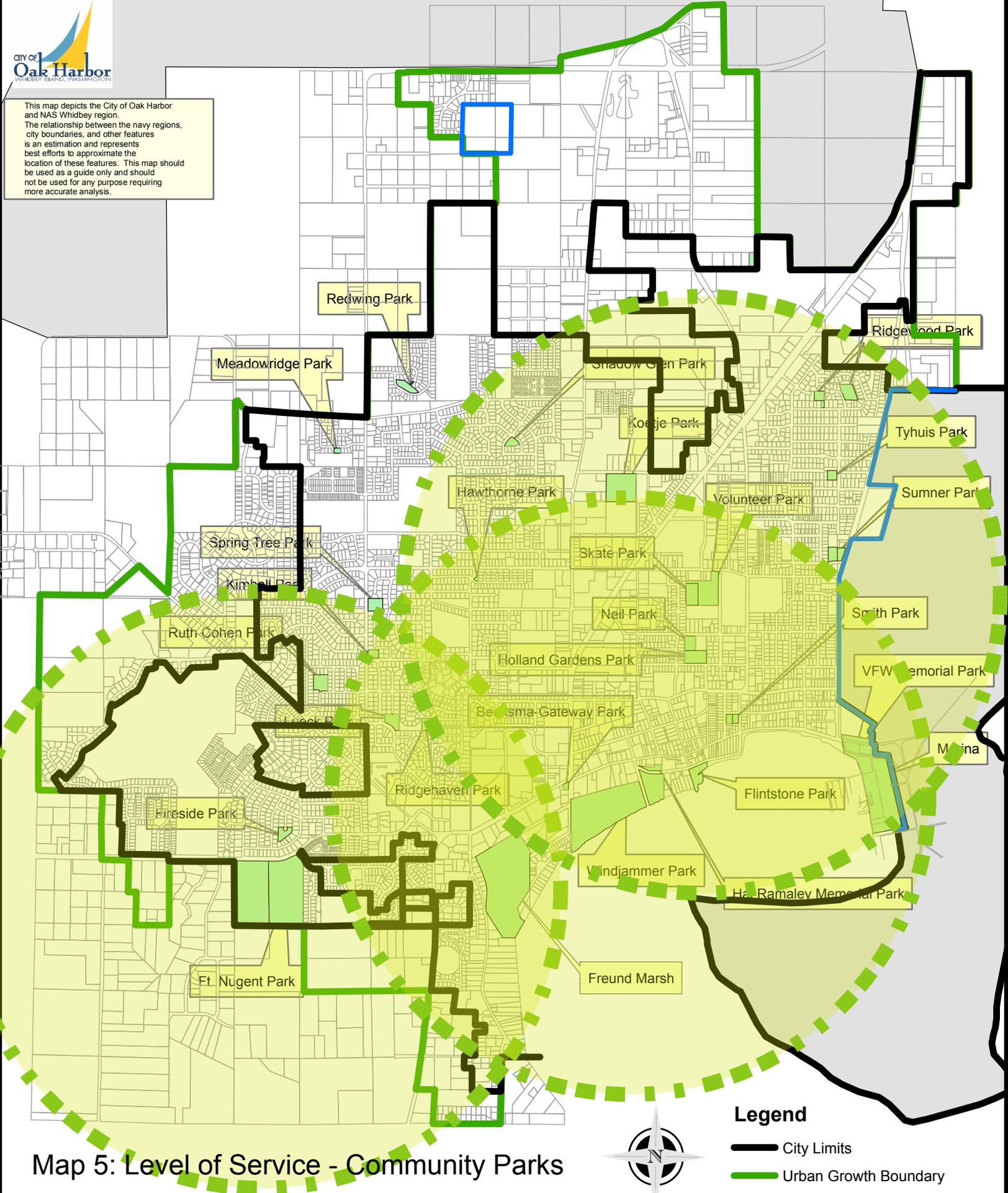
Community parks serve a larger area than neighborhood parks. They are larger in size and have recreational facilities that serve more people. Since the City of Oak Harbor encompasses a small area of 4.8 square miles, the spatial coverage analysis for a community park has been based on a one mile service area. Also, as mentioned above, only community parks with recreation facilities is included in the analysis. Community Parks such as Smith Park and Hal Rameley Park are considered community assets and do not have the same characteristics or service as Fort Nugent or Volunteer Park.

The Community Parks Service Area Map (Map 6) shows the spatial coverage of community parks with a level of service of one mile. As seen from the map, approximately 80% of the City’s land area is within one mile proximity of a community park. This puts the City under the category of LOS 2. Although, this is considered as a good rating for community parks, it must be noted that the ratio-based analysis provided later in this section indicates the need for recreational facilities that requires additional community park land. The map indicates that the northwest portion of the City has the least coverage for community parks.

Neighborhood Parks

Neighborhood Parks have a smaller service area than the community parks. Service areas for neighborhood parks are considered walkable and safe to its service area residents. In considering the service area of neighborhood parks the analysis should consider barriers to walkability and safety such as highways, major roadways and lack of street connections. These barriers provide a practical limitation to the measure of LOS.

This map depicts the City of Oak Harbor and NAS Whidbey region. The relationship between the navy regions, city boundaries, and other features is an estimation and represents best efforts to approximate the location of these features. This map should be used as a guide only and should not be used for any purpose requiring more accurate analysis.



Map 5: Level of Service - Community Parks

1 inch equals 0.452920 miles
 0 1,200 2,400 4,800 Feet



- Legend**
- City Limits
 - Urban Growth Boundary
 - Federal
 - NavyAreas

The Neighborhood Parks Service Area Map (Map 7) graphically illustrates the service area of neighborhood parks taking into consideration the major barriers. As seen on the map, although the City has a good inventory of neighborhood parks, their service area is limited. For example, the Redwing Park serves a small area since the streets in its proximity does not connect to east or south. Note that, the area south of Whidbey Avenue and east of Midway Boulevard and the areas along Scenic Heights are not served by any neighborhood parks. The City's current LOS rating for neighborhood parks is 3 i.e. approximately 60% of the City is served by the existing neighborhood parks.

Trails

Trails can broadly include dedicated multi-use paths, marked lanes on roadways and sidewalks. Trails also serve multiple purposes. They can be designed, built and located primarily for recreation or they could be integrated into street projects for transportation. An ideal system would be designed to serve both purposes.

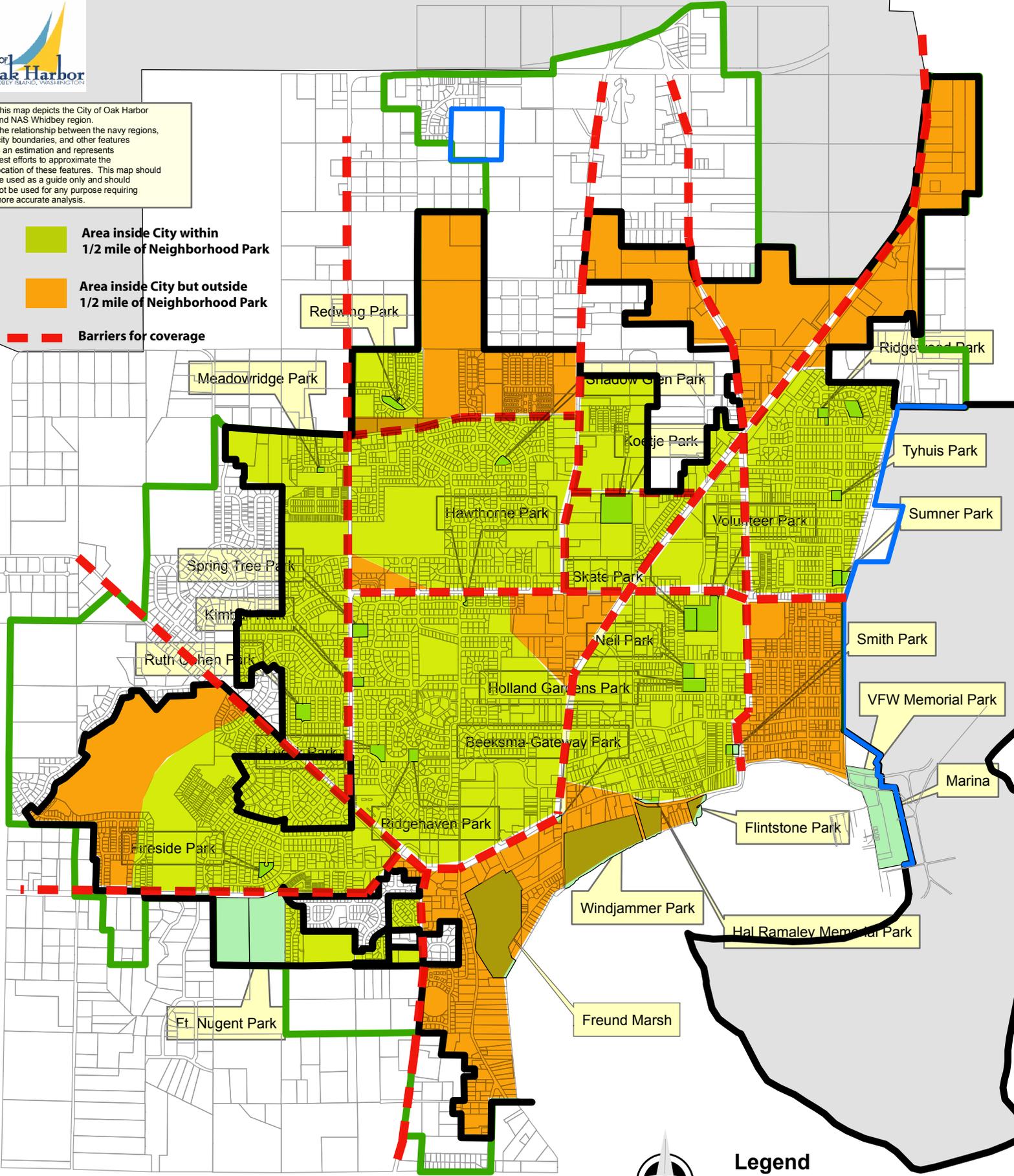
Since trails serve both transportation and recreation, they are covered by the Transportation Plan and the Parks, Recreation and Open Space Plan. Since the spatially based LOS system is not designed for sidewalks or roadway lanes that are part of the transportation network and existent throughout the City, the LOS analysis in this plan will focus on the trails designed and built primarily for recreation.

Trails are similar to neighborhood parks in terms of service. They are intended to be in close proximity to its users so that they are accessible by foot or bicycle. Therefore, the service area for trails is ½ mile area similar to the neighborhood park service area.

The spatial-based approach for trails includes service areas for trails that are public and at a minimum is contiguous for at least a mile in length. There is only one trail in the community that qualifies and it is the Waterfront Trail that stretches from Scenic Heights Road to the Marina. The Trails Service Area Map (Map 8) shows the spatial coverage of this trail with a level of service of half mile. As seen on the map, the service area covered by this trail is small. This coverage puts the City in the category LOS 4. The map clearly indicates the lack of dedicated trails in the community. Providing more trails as per the recommended plan will increase the LOS for the community over time. Building a well established trail system, as recommended by this Plan, will not only provide good coverage and opportunities for recreation, but will also provide an alternative mode of transportation.

This map depicts the City of Oak Harbor and NAS Whidbey region. The relationship between the navy regions, city boundaries, and other features is an estimation and represents best efforts to approximate the location of these features. This map should be used as a guide only and should not be used for any purpose requiring more accurate analysis.

- Area inside City within 1/2 mile of Neighborhood Park
- Area inside City but outside 1/2 mile of Neighborhood Park
- Barriers for coverage



Map 6:Level of Service-Neighborhood Parks

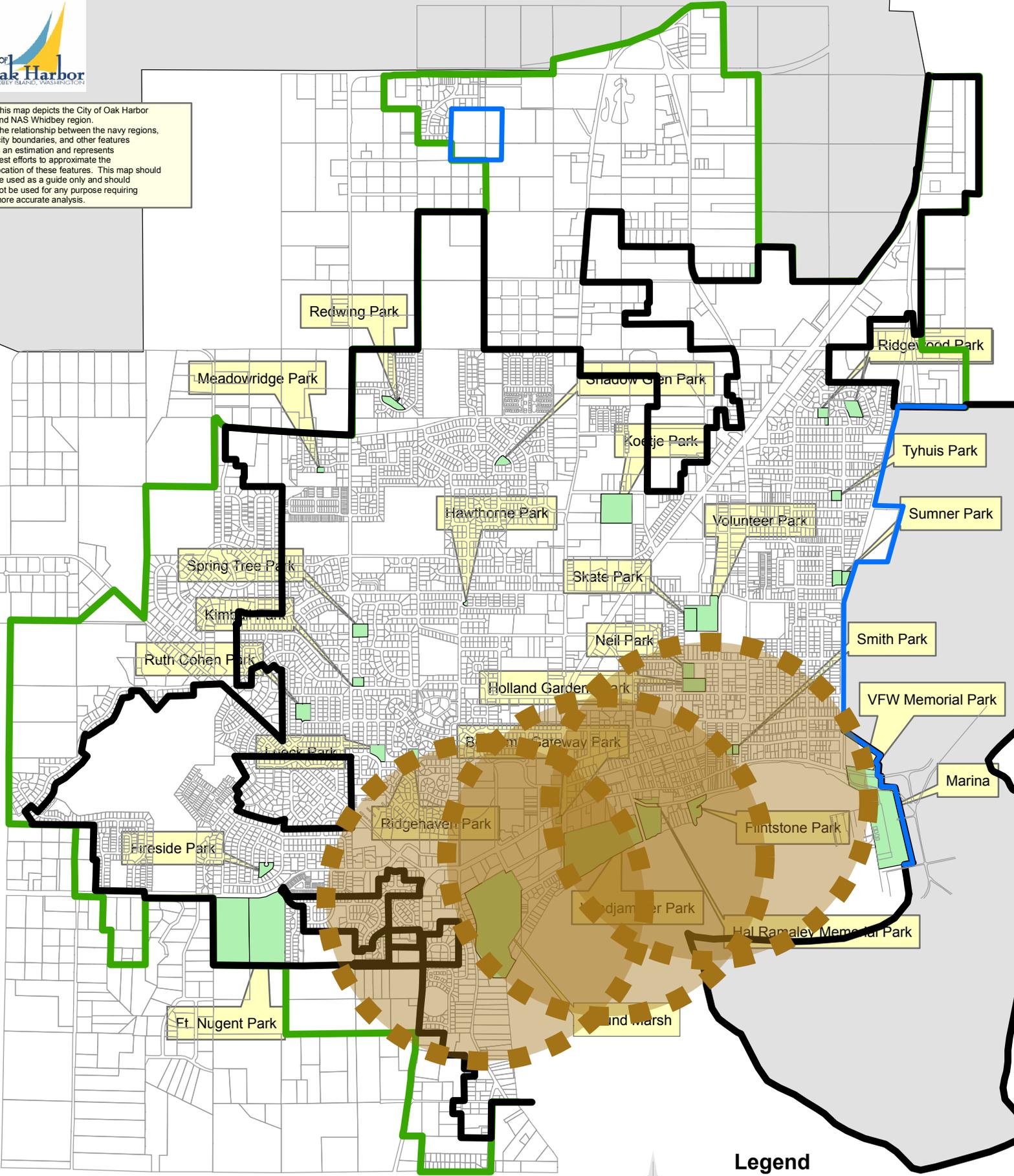
1 inch equals 0.452920 miles

0 1,200 2,400 4,800 Feet



- Legend**
- City Limits
 - Urban Growth Boundary
 - Federal
 - NavyAreas

This map depicts the City of Oak Harbor and NAS Whidbey region. The relationship between the navy regions, city boundaries, and other features is an estimation and represents best efforts to approximate the location of these features. This map should be used as a guide only and should not be used for any purpose requiring more accurate analysis.



Map 7: Level of Service - Trails

1 inch equals 0.452920 miles

0 1,200 2,400 4,800 Feet

Legend

-  City Limits
-  Urban Growth Boundary
-  Federal
-  NavyAreas

Ratio-based LOS

The ratio-based approach in determining LOS is based on a facility serving a certain number of people (population) in the City. For neighborhood and community parks the ratio is between acreage and population (1 acre/1000). For recreational facilities it is a ratio between the number of facilities and population (1 field/3000). The ratio-based approach is a quantitative approach in determining service levels. It is different from the spatial approach because it determines if there is adequate quantity of facilities to serves the population.

Neighborhood Park

The national standard for neighborhood parks ratio is recommended as 1-2 acres per thousand. The 2001 City of Oak Harbor Parks and Recreation Plan adopted a LOS for neighborhood parks as 1 acre for every 1000 population. In 2001, there was 26.5 acres of neighborhood parks for a population of 16,698. This established as LOS of 1.6 acres for every 1000 population. In 2008, there are 32.2 acres of neighborhood parks for a population of 22,980⁶**Error! Bookmark not defined.** Using the same standard of 1 acre/1000, this establishes a LOS of 1.4 acres for every 1000 population. Though the LOS indicates that the City meets that standard, the spatial analysis has indicated that neighborhood parks are needed in existing areas and more will be needed to meet the needs of growth in the UGA. Therefore, it is recommended that the City consider increasing the LOS standards from 1 acre/1000 to 2 acres per thousand.

Community Parks

The national standard for community parks ratio is recommended as 4-8 acres per thousand. The 2001 City of Oak Harbor Parks and Recreation Plan adopted a LOS for community parks as 4 acre for every 1000 population. In 2001, the LOS analysis was done for 61.5 acres of community parks that yielded a LOS of 3.7 acres for every 1000 population. This was below the adopted standard and the calculation also indicated that 5.3 acres were needed to meet the standard. In 2008, there are 83.5 acres of community parks serving a population of 22,980. This yields a LOS of 3.6 acres per 1000 population and a need for 8 acres to meet the need. This does not reflect the realistic need for community parks since the need for recreation facilities to meet the standards in 2008 will exceed 8 acres.

⁶ Based on population data provided by Washington State Office of Financial Management, April 2008.

Therefore it is recommended that the City consider amending the LOS standards for community parks from 4 acres/1000 to 7 acres/1000.

Table 3: LOS in 2000 and 2008 for Neighborhood and Community Parks based on existing standards

| Facility | Standards adopted in 2001 | Acres in 2000 ⁷ | LOS in 2000 ⁷ | Need in 2000 ⁷ | Acres in 2008 | LOS in 2008 | Need in 2008 |
|--------------------|---------------------------|----------------------------|--------------------------|---------------------------|---------------|-------------|--------------|
| Neighborhood Parks | 1 acre /1000 | 26.5 | 1.6 /1000 | 0 acres | 32.2 | 1.4 /1000 | 0 acres |
| Community Parks | 4 acre /1000 | 61.5 | 3.7 /1000 | 5.3 acres | 83.5 | 3.6 /1000 | 8 acres |

Recreational Facilities

The ratio-based approach in determining LOS is based on a recreational facility serving a certain number of people (population) in the city. For example, one tennis court per 2000 of the population. Therefore a city with a population of 10,000 will need 5 tennis courts based on the 1/2000 standard. This approach is very suitable for recreational facilities since it help the community determine the number of facilities that it needs to provide to serve its population.

The standards for recreational facilities in Oak Harbor are similar to the standards recommended by the National Parks and Recreation Association. A summary of the standards, LOS and the resulting need are provided below.

Table 4: LOS in 2000 and 2008 for Recreational Facilities based on existing standards

| Facility | Standards 2001 ⁷ | Quantity in 2000 ⁷ | LOS 2000 ⁷ | Need 2000 ⁷ | Quantity 2008 | LOS 2008 | Need 2008 |
|----------------------|-----------------------------|-------------------------------|-----------------------|------------------------|---------------|----------|-----------|
| Basketball Courts | 1/5000 | 3.5 | 1/4771 (1.0) | 0 | 3.5 | 0.8 | 1 |
| Tennis Courts | 1/2000 | 5 | 1/3340 (0.6) | 3 | 2 | 0.2 | 9 |
| Softball Fields | 1/4000 | 0 | 0/16698 (0) | 4 | 0 | 0 | 6 |
| Little League Fields | 1/4000 | 6 | 1/2821 (1.4) | 0 | 6 | 1.0 | 0 |
| Baseball Fields | 1/7000 | 1 | 1/16698 (0.4) | 1 | 1 | 0.3 | 2 |
| Soccer Fields | 1/7500 | 6 | 1/2783 (2.7) | 0 | 6 | 2.0 | 0 |
| Football Fields | 1/7500 | 1 | 1/16698 (0.4) | 1 | 3 | 1.0 | 0 |
| Volleyball Courts | 1/5000 | 3 | 1/5566 (0.9) | 0 | 5 | 1.1 | 0 |

⁷ 2001 Parks and Recreation Plan – Table 1. Recreation Service Standards and Needs Forecast

As indicated in Table 4 there is a need for recreational facilities to serve the growing population of Oak Harbor. The amount of land to serve the 2008 recreational facilities need can range from 60 acres to 100 acres based on the infrastructure (parking, stormwater) that is required to serve these needed facilities. Therefore it is recommended that the LOS standard for community parks be amended to serve this need.

Recommended LOS

Spatial- based approach

The recommended spatial-based LOS standards for Parks and Trails in Oak Harbor are proposed based on the City's need to maintain existing levels and to meet the desire of the community residents over the foreseeable future.

Community Parks

The analysis of the existing conditions indicates that the current LOS for community parks is LOS 2. This provides good coverage for most of the City except areas to the west and north of the City. Since there is a need for more community parks as indicated by the ratio-based analysis for recreational facilities, the City should look for opportunities to meet the need. The strategic location of a future community park can provide service to areas that are currently not covered thus elevating the City to LOS 1. Since this is achievable, it is recommended that the City adopt a LOS 1 for community parks.

Neighborhood Parks

The spatial-based analysis for neighborhood parks indicates that the city is currently a LOS 3. The analysis indicates that there are areas within the City limits that are not served due to the barriers of major streets and lack of connectivity. As the City grows great care must be taken to locate neighborhood parks to achieve the maximum service area. The City should also look for opportunities to provide neighborhood parks in areas that are currently not covered and underserved. Since playgrounds and neighborhood parks are ranked high in the community wide survey, it is important for the City to improve the level of service for this facility. Therefore it is recommended that the City adopt a LOS 1 for parks.

Trails

Currently the LOS rating for trails within Oak Harbor is low. The only trail that can be considered in the analysis is the Waterfront Trail that stretches from Scenic Heights Road to the Marina. This is a community asset and is used frequently by the community. Since trails were ranked highest⁸ in use and desire for this community, it is important to increase the network of trails in and around the community. Over time, if the City implements the recommended plan for trails within the City, the UGA and beyond, there will be 75% coverage for the City by trails. Since this is achievable over the long term it is recommended that the City adopt a LOS 2 for this facility.

A summary of the recommended service levels for each facility under the spatially-based approach is listed below.

Table 5: LOS Standards for Parks and Trails

| Park Type | Description of Service | LOS |
|----------------------|--|------------|
| Pocket Parks | Develop when opportunity arises along major transportation corridors | None |
| Neighborhood | 90% of the population within ½ mile of a neighborhood park | 1 |
| Community | 90% of the population within 1 mile of a community park | 1 |
| Non-motorized trails | 75% of the population within ½ mile of a trail | 2 |
| Park/Trail | 90% of the population within ½ mile of park or trail | 1 |

Ratio-based approach

The ratio-based LOS levels are recommended based on the need established by existing standards. Where adopted standards have not met the need of the community, recommendations have been made to increase the standards.

Neighborhood Parks

The analysis of existing conditions using the standards adopted in 2001 indicates that the standard of 1 acre for 1000 population will not be able to meet the need of the City as it grows. There are areas within the City that are not served and growth in the UGA will need additional facilities to serve their needs. Therefore it is recommended that the LOS for neighborhood Parks be increased from 1 acres/1000 to 2 acres/1000. This will provide the City with opportunities to continue providing the excellent service that neighborhood parks offer but also take the opportunity to find land for neighborhood parks in underserved areas.

⁸ See survey results included in Appendix B

Community Parks

The analysis of existing community parks using the standards adopted in 2001 indicates that the standard of 4 acre for 1000 population falls short of meeting the needs of the community in 2008. The 2001 LOS standard indicates that 8 acres of community parks are needed in 2008. This does not reflect the realistic need since the amount of land required to meet the needs for recreation facilities is greater than 8 acres. Table 4: LOS in 2000 and 2008 for Recreational Facilities based on existing standards indicates that the City needs 1 basketball court, 9 tennis courts, 6 softball fields and 2 baseball fields. The footprints of these facilities alone require approximately 31 acres⁹. The footprints of these facilities usually take up only 30%-50% of the total land that is required since they need supporting infrastructure such as parking, stormwater, open space etc. If we consider the footprints to take 40% of the needed land, the acres needed for these facilities are approximately 77 acres. Therefore it is recommended that the LOS standard of 4acres/1000 be amended to 7acres/1000 to reflect the need based on the standards for recreational facilities.

Recreational Facilities

The ratio based LOS standards for recreational facilities has been a good indicator of community needs as seen in the previous adopted Park Plans. The standards in Table 6 closely follow the standards recommended by the National Parks and Recreation Association and are the same as the standards adopted in 2001.

Table 6: Recommended Ratio-based LOS Standards

| Facility | LOS Standard (quantity/population) |
|---------------------------|---|
| Neighborhood Park | 2 acre/1000 |
| Community Park | 7 acres/1000 |
| Basketball Courts | 1 court/5,000 |
| Tennis Courts | 1 court/2,000 |
| Softball Diamonds | 1 field/4,000 |
| Little League Ball fields | 1 field/4,000 |
| Baseball Diamonds | 1 field/7,000 |
| Soccer Fields | 1 field/7,500 |
| Football Fields | 1 field/7,500 |
| Volleyball Courts | 1 court/5,000 |
| Multiuse field | 1 field/10,000 |

⁹ See Appendix D Table Recreation Service Standards and Needs Forecast

LEVEL OF ATTENTION

Maintenance of park facilities is an important aspect of providing service to the community and park users. However, the quality and quantity of maintenance can be subjective without a proper measuring tool. The Level of Attention (LOA) system provides such a measuring tool that helps in conveying the appropriate levels of care for a facility, decision making and conserving resources.

Level of Attention (LOA) is the amount of time (as measured by frequency) dedicated to a maintenance task. Maintenance tasks are activities such as turf care, irrigation, pruning, repairs etc. The LOA standards are divided into six levels and were derived in part from the National Recreation and Park Association's Park Maintenance Standards¹⁰. They describe a level of care one would expect when encountering various types of spaces.

The LOA system categorizes service into 6 levels with 1 being the highest level of service and 6 the lowest. The first level is one of very high expectations. It is reserved for a special, high visibility area that requires maintenance levels beyond the norm. Level 2 is the norm one expects to see on a regular, recurring basis. Level 3 and 4 are lower than the norm and are associated with low use or budget restrictions. Level 5 is the minimum amount of maintenance needed to prevent the land from returning to its original natural state. Level 6 is the point at which the land is allowed to return to its natural state. The detailed breakdowns of the various levels have been included in the Appendix.

Existing LOA analysis

To effectively use this tool, it is important to determine the LOA provided currently to all existing parks. The chapter on Existing Conditions provides a detailed breakdown of the LOA for each park along with the improvements that are needed. A summary of the LOA for all parks are provided in Table 7. The overall LOA for all City parks is 2.86.

Recommended LOA

By adopting an overall goal for a desired LOA for all parks, the City can program changes and improvements to achieve that standard.

¹⁰ Operational Guidelines for Grounds Management. Published by: APPA: The Association of Higher Education Facilities Officers, National Recreation and Parks Association, Professional Grounds Management Society. (2001)

The recommended LOA for the 2009 Parks, Recreation and Open Space Plan is LOA 2.0.

Table 7: Level of Attention

| PARKS | LOA Turf Care | LOA Fertilizer | LOA Irrigation | LOA Pruning | LOA DI Control | LOA Repairs | LOA Surfaces | LOA Inspection | LOA Floral | Level of Attention |
|-----------------------------------|---------------|----------------|----------------|-------------|----------------|-------------|--------------|----------------|------------|--------------------|
| North West Section | | | | | | | | | | |
| Koetje Park | 3 | 3 | 2 | 2 | 3 | 2 | 3 | 3 | 3 | 2.67 |
| Neil Water Tower | | | | 2 | 3 | 2 | 4 | 3 | 3 | 2.83 |
| Shadow Glen Park | 3 | 3 | 4 | 3 | 3 | 3 | 4 | 3 | 4 | 3.33 |
| Woodberry Park | 3 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 4 | 2.56 |
| Meadow Ridge Park | 3 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 4 | 2.56 |
| Redwing Park | 3 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 4 | 2.56 |
| North East Section | | | | | | | | | | |
| Summer Park | 3 | 3 | 4 | 2 | 3 | 3 | 2 | 3 | 3 | 2.89 |
| Tyhuis Park | 3 | 3 | 4 | 3 | 3 | 3 | 4 | 3 | 4 | 3.33 |
| Ridgewood Park | 3 | 3 | 4 | 3 | 3 | 3 | 3 | 3 | 4 | 3.22 |
| South West Section | | | | | | | | | | |
| Fort Nugent Park | | | | | | | | | | |
| Phase I & II | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 3 | 2.11 |
| Phase III(sand based field) | 1 | 1 | 1 | 2 | 1 | 1 | 1 | 2 | | 1.25 |
| Kimball Memorial Park | 3 | 3 | 4 | 3 | 3 | 3 | 4 | 3 | 4 | 3.33 |
| Spring Tree Park | 3 | 3 | 4 | 3 | 3 | 3 | 4 | 3 | 4 | 3.33 |
| Well Site #10 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5.00 |
| Lueck Park | 3 | 3 | 4 | 3 | 3 | 3 | 4 | 3 | 4 | 3.33 |
| Ridge Haven Park | 3 | 3 | 4 | 3 | 3 | 3 | 4 | 3 | 4 | 3.33 |
| Ruth Cohen Memorial Park | 3 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 4 | 2.56 |
| Vista Heights Park | 3 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 4 | 2.56 |
| Fireside Park | 3 | 2 | 4 | 2 | 2 | 2 | 3 | 3 | 4 | 2.78 |
| Fruend Marsh | 6 | 6 | 6 | 6 | 6 | 6 | 3 | 3 | 4 | 5.11 |
| Hawthorne Park | 3 | 3 | 4 | 4 | 4 | 4 | 4 | 3 | 4 | 3.67 |
| South East Section | | | | | | | | | | |
| Beeksmas Gateway Park | 2 | 2 | 2 | 1 | 2 | 2 | 2 | 2 | 2 | 1.89 |
| Volunteer/Skate Park | 2 | 2 | 2 | 2 | 3 | 2 | 3 | 2 | 4 | 2.44 |
| Flintstone/Mini Harbor Park | 2 | 2 | 2 | 2 | 2 | 2 | 3 | 2 | 3 | 2.22 |
| Hal Ramaley Memorial Park | 2 | 2 | 2 | 1 | 1 | 2 | 2 | 2 | 1 | 1.67 |
| Holland Garden | 2 | 2 | 2 | 2 | 2 | 2 | 4 | 3 | 3 | 2.44 |
| Neil Park | 3 | 3 | 4 | 3 | 3 | 3 | 3 | 3 | 4 | 3.22 |
| Catalina Park | 3 | 3 | 4 | 4 | 3 | 3 | 3 | 3 | 4 | 3.33 |
| Waterfront Trail | | | | 3 | 3 | 3 | 2 | 3 | 4 | 3.00 |
| SR 20 Pocket Parks | | 2 | 4 | 2 | 3 | 4 | 3 | 3 | 3 | 3.00 |
| Heritage Way | 3 | 2 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 2.33 |
| Smith Park | 3 | 2 | 4 | 3 | 2 | 2 | 3 | 3 | 4 | 2.89 |
| VFW Memorial Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2.00 |
| Windjammer Park | 2 | 2 | 2 | 2 | 2 | 4 | 2 | 3 | 2 | 2.33 |
| AVERAGE LOA FOR CITY PARKS | | | | | | | | | | 2.86 |

EXISTING CONDITIONS

This chapter of the Plan documents the existing conditions of the Parks in the City. It utilizes the LOA standards described in the previous section for the assessment. This section also documents the improvements of parks. The improvements have been broadly categorized into two categories to differentiate the maintenance (needed) improvements and the desired improvements.

Each park was evaluated for the LOA standard categories mentioned in the previous chapter. This provides a fairly accurate description of the maintenance performed on each park. This also provides an opportunity for a detailed approach in considering improvements to a particular park. For example, if the City wanted to consider improvements to Sumner Park since it is along a prominent corridor in the community, it can choose to do so by installing an irrigation system or introducing floral plantings. The final decision can be based on available funding and the long term goal for the park.

WINDJAMMER PARK



Community Park

28.5

- 3 Little League Baseball Fields
- 2 Tot lots
- Picnic tables and barbecue pits
- Covered picnic facilities
- Kitchen for large groups
- Windmill landmark

- 2 basketball courts
- 2 volleyball courts
- Horseshoe pits
- Boat launch
- RV park
- Swimming lagoon
- 2100 ft of waterfront trail
- 2 public restrooms

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|------------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Windjammer | 2 | 2 | 2 | 2 | 2 | 4 | 3 | 2 | 2 | 2.3 |

Improvements needed

| | |
|--|--|
| Existing bridge on trail needs to be replaced | Parking lots need to be resurfaced and drainage provided |
| Roof on existing structures need to be replaced | East approach needs to be upgraded with streetscape |
| Basketball court needs resurfacing | East wading pool needs to be upgraded |
| West playground is outdated and needs to be replaced | East playground – minor repairs and work |
| Trail needs overlay | Upgrade the RV parking pads |

Other Improvements

| | |
|--|---|
| Swimming lagoon could use aesthetic improvements | Sewer Plan can be adapted into a community facility |
| See Windjammer Plan | |

FLINTSTONE PARK



Community Park

1.5

- Picnic facilities
- Mini-pier
- Restrooms
- 500 ft of waterfront trail
- Concrete replica of Fred Flintstone's

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|------------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Flintstone | 2 | 2 | 2 | 2 | 2 | 2 | 3 | 2 | 3 | 2.22 |

Improvements needed

| | |
|---|--|
| Surfaces could use an asphalt overlay | Shelter (donated by Lions in 80s) needs to be replaced |
| Rails on approach dock needs to be galvanized | Shoreline is unstable and needs repair and reinforcement |
| Light should be added along the trail | |

Other Improvements

| | |
|---------------------------|--|
| Dock needs to be upgraded | |
|---------------------------|--|

HAL RAMALEY PARK



Community Park

.5

Picnic sites
Seasonal Gardens

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|-------------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Hal Ramaley | 2 | 2 | 2 | 1 | 1 | 2 | 2 | 2 | 1 | 1.67 |

Improvements needed

| | |
|-------------------------------|--|
| Upgrade the lighting fixtures | Repair and resurface the hard surfaces |
|-------------------------------|--|

Other Improvements

| | |
|----------------|-------------------------|
| Build a gazebo | Expand park to the west |
| | |

SMITH PARK



5

Community Park

- Gazebo
- Benches
- Picnic tables
- Playground
- Old growth Garry
- Oaks

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|-------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Smith | 3 | 2 | 4 | 3 | 2 | 2 | 3 | 3 | 4 | 2.89 |

Improvements needed

| | |
|---|---|
| Upgrade existing structures – playground and gazebo | Maintain and retain existing merry-go-round |
| Replace the existing chain-link fences | |

Other Improvements

| | |
|------|--|
| None | |
| | |

VFW MEMORIAL PARK



.8

Flag Pole
Park Benches
Picnic tables

Pocket Park

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|--------------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| VFW Memorial | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |

Improvements needed

| | |
|------|--|
| None | |
| | |

Other Improvements

| | |
|-----------------|--|
| Access to beach | |
| | |

CATALINA PARK



2

2 sand volleyball courts
Horseshoe pits
Picnic tables
Playground

Community Park

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|----------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Catalina | 3 | 3 | 4 | 4 | 3 | 3 | 3 | 3 | 4 | 3.33 |

Improvements needed

| | |
|-----------------------------------|---------------------------|
| Irrigation system to be installed | Upgrade volleyball courts |
| Playground surface to be upgraded | |

Other Improvements

| | |
|------------------------------------|--|
| Upgrade fence | |
| Beach improvements with ADA access | |

NEIL AND HOLLAND GARDENS PARK



Neighborhood Park

3.5

1 tot lot
Holland Gardens - windmill
½ Basketball court

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|---------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Holland | 2 | 2 | 2 | 2 | 2 | 2 | 4 | 3 | 3 | 2.44 |
| Neil | 3 | 3 | 4 | 3 | 3 | 3 | 3 | 3 | 4 | 3.22 |

Improvements needed – Neil Park

| | |
|---------------------------|--------------------------------|
| Playground to be upgraded | Resurface the basketball court |
| Re-grade park surface | |

Other Improvements - Neil

| | |
|-------------------|--|
| Add tennis courts | |
|-------------------|--|

Other Improvements - Holland

| | |
|------------------------------|----------------------------------|
| Return park to garden status | Improvements for event gathering |
|------------------------------|----------------------------------|

VOLUNTEER PARK



Community Park

6

Senior Center
Swimming Pool
3 little league baseball fields
Skateboard park

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|-----------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Volunteer | 2 | 2 | 2 | 2 | 3 | 2 | 3 | 2 | 4 | 2.44 |

Improvements needed

| | |
|--|--|
| Minor repairs and improvements to skate park | |
|--|--|

Other Improvements

| | |
|------------------------------|---|
| Install playground equipment | Lighting to extend hours of use during winter |
|------------------------------|---|

SUMNER PARK



Neighborhood Park

4

- 2 tennis courts
- Picnic facilities
- Playground
- Off-street parking

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|--------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Sumner | 3 | 3 | 4 | 2 | 3 | 3 | 2 | 3 | 3 | 2.89 |

Improvements needed

| | |
|----------------------|---------------------------|
| Surface improvements | Install irrigation system |
| Re-striping | |

Other Improvements

| | |
|---|--|
| Lighting to extend hours of use in Winter | |
| | |

RIDGEWOOD PARK



Neighborhood Park

5.8

1 tot lot
 Playground
 Open space with trail connection

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|-----------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Ridgewood | 3 | 3 | 4 | 3 | 3 | 3 | 3 | 3 | 4 | 3.22 |

Improvements needed

| | |
|--|------------------|
| Some playground equipment to be replaced | Upgrade pathways |
|--|------------------|

Other Improvements

| | |
|------|--|
| None | |
| | |

TYHUIS PARK



Neighborhood Park

.8

Playground
Picnic tables

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|--------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Tyhuis | 3 | 3 | 4 | 3 | 3 | 3 | 4 | 3 | 4 | 3.33 |

Improvements needed

| | |
|---------------------------|---------------------------|
| Playground to be replaced | Install irrigation system |
|---------------------------|---------------------------|

Other Improvements

| | |
|-------------------------------|--|
| Improve pathway and sidewalks | |
|-------------------------------|--|

KOETJE PARK



Neighborhood Park

3.5

- 1 tot lot
- Picnic facilities
- Playground
- 1 soccer/practice field/T ball
- 1 basketball court
- Off-street parking

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|--------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Koetje | 3 | 3 | 2 | 2 | 3 | 2 | 3 | 3 | 3 | 2.67 |

Improvements needed

| | |
|---------------------------|------------------------------------|
| Playground to be upgraded | Minor improvements to T ball field |
|---------------------------|------------------------------------|

Other Improvements

| | |
|-----------|--|
| Sidewalks | |
|-----------|--|

SHADOW GLEN PARK



Neighborhood Park

.8

- 1 tot lot
- Picnic facilities
- Playground
- Youth softball/practice field

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|-------------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Shadow Glen | 3 | 3 | 4 | 3 | 3 | 3 | 4 | 3 | 4 | 3.33 |

Improvements needed

| | |
|---------------------------|--------------------------------|
| Playground to be upgraded | Irrigation system needs repair |
|---------------------------|--------------------------------|

Other Improvements

| | |
|--|--|
| | |
|--|--|

REDWING PARK



Neighborhood Park

1

1 tot lot
Open play area

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|---------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Redwing | 3 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 4 | 2.56 |

Improvements needed

| | |
|----------------------|--|
| Needs park furniture | |
|----------------------|--|

Other Improvements

| | |
|---|--|
| Room for additional recreation facilities | |
|---|--|

WOODBERRY PARK



Neighborhood Park

.5

Playground

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|----------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Woodbury | 3 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 4 | 2.56 |

Improvements needed

| | |
|-------------|-----------------------------------|
| Needs fence | Irrigation system to be installed |
|-------------|-----------------------------------|

Other Improvements

| | |
|--|--|
| | |
|--|--|

MEADOWRIDGE PARK



Neighborhood Park

.5

1 tot lot
Picnic tables
Expansion planned

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|--------------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Meadow Ridge | 3 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 4 | 2.56 |

Improvements needed

| | |
|--|--|
| | |
|--|--|

Other Improvements

| | |
|------------------|--|
| Will be expanded | |
|------------------|--|

SPRING TREE PARK



Neighborhood Park

1.5

1 tot lot
Picnic facilities
Partly forested with native vegetation

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|-------------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Spring Tree | 3 | 3 | 4 | 3 | 3 | 3 | 4 | 3 | 4 | 3.33 |

Improvements needed

| | |
|-----------------------------|--|
| Upgrade trails in the parks | |
|-----------------------------|--|

Other Improvements

| | |
|-------------------|--|
| Irrigation system | |
|-------------------|--|

KIMBALL PARK



Neighborhood Park

.8

1 tot lot
Fenced

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|---------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Kimball | 3 | 3 | 4 | 3 | 3 | 3 | 4 | 3 | 4 | 3.33 |

Improvements needed

| | |
|--------------------|--|
| Upgrade playground | |
|--------------------|--|

Other Improvements

| | |
|---------------------------|--|
| Install irrigation system | |
|---------------------------|--|

RUTH COHEN PARK



Neighborhood Park

5

- 1 tot lot
- Picnic facilities
- Wetland/natural areas
- Trail

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|------------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Ruth Cohen | 3 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 4 | 2.56 |

Improvements needed

| | |
|--|--|
| | |
|--|--|

Other Improvements

| | |
|----------------------------|-----------------|
| Consider upgrade to bridge | Add more trails |
|----------------------------|-----------------|

LUECK AND RIDGEHAVEN PARK



Neighborhood Park

1.5 & .8

- Tot lots
- Basketball hoop
- Picnic facilities
- Trails connection

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|-------------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Lueck | 3 | 3 | 4 | 3 | 3 | 3 | 4 | 3 | 4 | 3.33 |
| Ridge haven | 3 | 3 | 4 | 3 | 3 | 3 | 4 | 3 | 4 | 3.33 |

Improvements needed

| | |
|----------------------------|---------------------------|
| Upgrade playground | Install irrigation system |
| Upgrade basketball surface | |

Other Improvements

| | |
|--|--|
| | |
|--|--|

FIRESIDE PARK



Neighborhood Park

1.2

Tot lot
Open play area

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|----------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Fireside | 3 | 2 | 4 | 2 | 2 | 2 | 3 | 3 | 4 | 2.78 |

Improvements needed

| | |
|---------------------------|-------------------|
| Install irrigation system | Plant shade trees |
| Park furniture | |

Other Improvements

| | |
|--|--|
| | |
|--|--|

FT. NUGENT PARK



40

5 soccer fields
2 football fields
1 multi-use field
1 baseball field
1 basketball court

Trails
Open space
Playground
Restrooms
Picnic shelters

Community Park

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|-------------------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Phase (I & II) | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 3 | 2.11 |
| sand based fields | 1 | 1 | 1 | 2 | 1 | 1 | 1 | 2 | | 1.25 |

Improvements needed

| | |
|--|----------------|
| Soccer and baseball fields to be upgraded for drainage | Park furniture |
| Drinking fountains | |

Other Improvements

| | |
|--------------|------------------|
| Frisbee golf | Perimeter trails |
| | |

VISTA HEIGHTS PARK



Neighborhood Park

.5

1 tot lot
Picnic facilities

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|---------------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Vista Heights | 3 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 4 | 2.56 |

Improvements needed

| | |
|--|--|
| | |
| | |

Other Improvements

| | |
|--|--|
| | |
| | |



35

Open space
Wetland/natural areas
trail

Trails and Open Space

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|--------------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Fruend Marsh | 6 | 6 | 6 | 6 | 6 | 6 | 3 | 3 | 4 | 5.11 |

Improvements needed

| | |
|------------------------|-------------|
| Trailhead construction | Trail signs |
| Trail furniture | |

Other Improvements

| | |
|-----------------------|--|
| Extend trail to beach | |
| | |

BEEKSMA - GATEWAY PARK



.5

Landscaping
Benches
flagpole

Pocket Park

Level of Attention

| | Turf Care | Fertilizer | Irrigation | Pruning | Disease Control | Repairs | Surface | Inspection | Floral | Average LOA |
|---------|-----------|------------|------------|---------|-----------------|---------|---------|------------|--------|-------------|
| Beeksma | 2 | 2 | 2 | 1 | 2 | 2 | 2 | 2 | 2 | 1.89 |

Improvements needed

| | |
|------|--|
| None | |
| | |

Other Improvements

| | |
|--|--|
| | |
| | |

COMMUNITY NEED

Community needs for the next several years can be determined by several methods. The City of Oak Harbor is determining its needs by two distinctive and equally important methods. One method is by engaging the public, and the other is to determine facility needs by performing a level of service analysis. Both methods are described below.

Engaging the Public

A survey was conducted for the 2009 Parks, Recreation and Open Space Plan as a primary method to determine the needs of the community. Needs were also established/determined by input from the City Council, Planning Commission, Park Board, Parks Division and any other City department that have frequent meetings, hearings and input from the public. This was appropriate since needs of the community are expressed in various ways throughout the year through public comment and hearings on a multitude of projects and plan.

The survey was designed to provide input/information on the following:

- How frequent are facilities used?
- What activities people participated in and how frequently?
- Where did they go to participate in their favorite activities?
- How satisfied are residents with the quality and quantity of existing parks?
- What would they like to see in the future?
- Are they willing to fund improvements?

A complete copy of the survey is included in A0ppendix A along with the results and tally of the data. A summary of the needs identified by the survey are highlighted below.

Needs identified from public survey:

- Parks are used most during the summers, followed by spring and fall with activity levels dropping off during winter. As trivial as this information may seem, this indicates that there is need to provide opportunities during the winter season to keep activity levels up.
- Community parks are most the frequently used parks followed by neighborhood parks. This indicates the

importance of providing community parks and the need for the City to plan for them.

- Hiking/jogging/walking is the most popular and frequent activity. Playgrounds came in second followed closely by biking. Other notables are swimming and soccer. This information identifies the need to cater to these activities and improve on them.
- With many choices available to the residents of Oak Harbor, respondents chose City Parks over Navy, School and County facilities to indulge in their favorite activities primarily because of convenience and availability. This speaks to the location and quantity of existing parks and the need to continue this level of service.
- Locations of community and neighborhood parks are convenient but trails are not. This information combined with the indication of the most popular activities speaks to the need to provide more trails and at more convenient locations.
- Respondents rated the general condition of parks as “good”. The results indicate that lighting can use some improvement. The lighting can refer to both safety issues and the extended use of parks during the winter season when daylight is limited.
- Respondents are satisfied with the size and quantity of community and neighborhood parks but are dissatisfied with the trails. Again, this establishes the need for more trails within the City. Addressing trail issues will also have positive impacts on other areas such as transportation, public health etc.
- Respondent ranked natural forest areas as No.1 in desired facilities followed closely by multi-use trails. The category “Other” came in third. A close look at the information provided under “Other” revealed a desire for more trails and tennis courts. Playground, swimming pool and soccer fields are other notables. “Indoor” was used as an adjective on more than 50% of the activities listed under “Other”. This information combined with the activity levels during the seasons demonstrates the need for such facilities. Splash pool/water parks came in fourth on the desired facilities.

- Approximately 46% of the respondents indicated support for sales tax and user fees to support parks. More than 50% of the respondents did not support using property tax to further parks.
- Who were the respondents? More than 60% of the respondents were female. More than 60% were the head of households. The households that responded had more people in the age group of 35 to 65+.

Recreation Needs established by Level of Service assessments:

The survey provides a qualitative approach in determining the needs of the community. A quantitative approach to determining the needs of the community can be determined by a Level of Service analysis that is based on the recommended standard¹¹. It takes into account the existing facilities and compares it to the population it serves. If the existing facilities do not meet the standard, it indicates that there is a current need for that facility. Table 8 below provides information on the current level of service. For example, the current level of service for baseball fields is .3/7000 which is below the minimum standard of 1/7000. Therefore, to meet the minimum standard for the 2008 population 2 baseball fields are needed. By projecting population growths into the future, the need for additional facilities can be determined.

Table 8: Existing and Future LOS for Recreational Facilities

| Facility | Existing conditions | | Minimum Standard | Need in 2008 based on standard | Need in 2018 based on standard |
|----------------------|-------------------------------------|--------------------------|----------------------------|--------------------------------|--------------------------------|
| | Quantity (acres or # of facilities) | Current Level of Service | | | |
| Neighborhood Park | 32.2 | 1.4 acres/1000 | 2 acres/1000 ¹² | 14 | 24 |
| Community Park | 83.5 | 3.6 acres/1000 | 7 acres/1000 ¹² | 77 | 114 |
| Basketball Courts | 3.5 | 0.8 court/5000 | 1 court/5000 | 1 | 2 |
| Tennis Courts | 2 | 0.2 court/2000 | 1 court/2000 | 9 | 12 |
| Softball Fields | 0 | 0 field/4000 | 1 field/4000 | 6 | 7 |
| Little League Fields | 6 | 1 field/4000 | 1 field/4000 | 0 | 1 |
| Baseball Fields | 1 | 0.3 field/7000 | 1 field/7000 | 2 | 3 |
| Soccer Fields | 6 | 2 field/7500 | 1 field/7500 | -3(0) | -2(0) |
| Football Fields | 3 | 1 field/7500 | 1 field/7500 | 0 | 1 |
| Volleyball Courts | 5 | 1.1 court/5000 | 1 court/5000 | 0 | 1 |

¹¹ Table 6: Recommended Ratio-based LOS Standards (page 55)

¹² These standards have been increased from the 2001 Parks and Recreation Plan to meet the land requirements for the needed recreational facilities. The standard in the 2001 Plan was 1acre/1000 for neighborhood parks and 4acres/1000 for community parks

The analysis provided in Table 8 is based on the population data provided by the Office of Financial Management which is 22,980 for 2008. The population of 2018 was determined by a linear projection method that extrapolates the percentage increase of previous years into the future.

The above table indicates a current deficiency in recreational facilities and also indicates the increase in deficiency as population levels increase. If acreage requirements were assigned to these recreational needs with the assumption that these fields and courts take up 40% of a park, the current deficiency in land is 78 acres and will increase to 110 acres in 2018. (See Appendix for details)

The survey results and the level of service analysis provides a framework for assessing needs for the next ten years. The decision to include projects in the six year strategic plan is a balance between community need expressed through the survey, input from boards and commissions and LOS analysis.

Funding

The funding, budgeting and implementation of projects within this Plan will rely on the annual update of the Capital Improvements Plan (CIP) and the adoption of the budget. The Parks, Recreation and Open Space Plan recommends the direction and the steps necessary to advance the vision, and the CIP and annual budget is the vehicle of implementation. The number of park projects that are scheduled in the CIP is dependent on the many factors such as current revenues, revenue projections, available funding, private partnerships, grants etc. The Action Plan recommends the projects to accomplish over the next six years, but the financial atmosphere will determine how many of those projects can be funded and implemented through the CIP and the budget.

Funding Sources

The funding for projects within the Park Plan relies on various sources such as the Real Estate Excise Tax, General Funds, Grants and Park Impact Fees. The policies that govern the financial resources and expenditure are outlined in the Capital Improvements Plan.

Real Estate Excise Tax

The state authorizes a tax of 1.28% on the sale of all real estate. RCW 82.46 authorizes cities, planning under the GMA, to assess an additional tax on real estate sales of ¼%. These funds must be spent for capital facility projects listed in their Capital Facilities Plan. A second ¼% may also be levied to help defray the costs of implementing the GMA.

Grants

The City applies for grants from various sources within the state and the county for parks and open space land acquisition, improvements and maintenance. Some of the grants require a local match of funds. For a complete list of applicable grants and loans available to the City, see the adopted Capital Improvements Plan, Appendix F.

Park Impact Fee

ESHB 2929 authorizes impact fees to pay for park and recreation facilities required due to new development. These fees are usually collected at the issuance of building permits or certificates of occupancy. Park and Recreation fees are usually based on a flat rate for dwelling units by type. The City of Oak Harbor collects both a

neighborhood and a community park impact fee. The current fee schedule is provided below. This fee was adopted in 2006 as an interim fee.

Table 9: Existing Impact Fees

| | Single Family Residential | Multifamily Residential |
|-------------------|---------------------------|-------------------------|
| Neighborhood Park | \$430 | \$354 |
| Community Park | \$1243 | \$990 |
| Totals | \$1,673 | \$1,344 |

Adjustments must be made to fee calculations to account for park and recreation costs that are paid by other sources of revenue. Additional credit can also be given to developers who contribute land, improvements or other assets. These impact fees are in addition to any mitigation or voluntary payments authorized by SEPA or local improvement districts for example.

Impact fees must be used for capital facilities needed for growth. They can not be used to meet current deficiencies or cannot be used for operating expenses.

Impact Fee Methodology

Impact Fee for Community and Neighborhood Parks

The calculations of Impact Fee for community and neighborhood parks will use the same methodology used in the 2001 update. The methodology takes into account the amount of land required to meet the needs of growth, population projections, land costs, park improvements and household to determine the impact fee for both single family residential units and multifamily units.

The impact fee was originally adopted in 1994. The impact fee was recalculated in 2006. A copy of this calculation is provided in the appendix. The calculations indicated that the impact fee for a single family residential unit should be \$2,678 and \$2,257 for a multifamily unit. Since this fee amount was substantially higher than the existing fee at that time, the City Council decided to adopt 50% of fee amount as an interim fee.

It is recommended that the current methodology continue to be used with updated values to determine impact fees. Since, the amount of acres needed per 1000 population has increased¹³ it is recommended that an updated fee be adopted.

¹³ See Table 8: Existing and Future LOS for Recreational Facilities (page 87)

Impact Fee for Trails

Historically, trails have not been included as part of the impact fee calculations primarily because of the lack of national standards to determine need and establish benchmarks. With the introduction of the spatially based level of service by the State, a new methodology can be derived to determine needs and thus a calculation of service and impacts.

The impact fee calculations are based on the recommended LOS for trails that establishes a ½ mile service area. Therefore it can be determined that 1 mile of trail serves approximately 21,904,456 square feet of land area which is approximately 500 acres. Within this one mile radius, the distribution of various land uses must be determined. The ratio of land use distribution can be assumed to be similar to the land use distribution within the entire City. The City's Comprehensive Plan notes that only 60% of the City's land is used as residential. Therefore it is assumed that only 60% of the one mile radius will be residential uses (approx. 13,142,673 square feet). According to the Comprehensive Plan the distribution of land uses between single family dwelling and multifamily units is 86% to 14%. Therefore using minimum lot size (7200 square feet) and an average of the multifamily zoning classification densities (16 units per acre) it is determined that one mile of trail will serve approximately 1,570 single family homes and 675 multifamily units.

The amount of fee charged to each unit is determined based on the average construction cost of one mile of trail. This may change based on terrain, construction material, need for culverts and bridges etc. Once the cost is established for 1 mile of trail, the same percentage of 86% to 14% must be used to determine the cost that will be covered by a single family residence and a multifamily unit. The resulting amount will provide an approximate fee that single family or a multifamily unit will have to bear for the construction of one mile of trail.

The GMA also states that the impact fees cannot be calculated by imposing 100% of the cost of such facilities on growth alone. In other words, a reasonable percentage of the cost of the facilities must be borne by the community. This percentage can be determined by the City Council. Communities around the State of Washington have used anywhere between 50% to 25% to be borne by the community.

Goals selected for 2009

A selected list of goals has been chosen from the Comprehensive Planning Goals for implementation over the next few years based on the needs of the community established by the survey and the LOS analysis. This by no means prevents other goals in the Comprehensive Planning Goals from being furthered. The list below is the proactive plan chosen based on established current need. There will always be times when opportunity and projects not listed below will present themselves. The decision to react to those situations must be based on the guiding principles and the ability to further goals in the Comprehensive Planning Goals. The decision must also evaluate the status of existing goals listed in the strategic plan and determine if schedules need to be amended.

Action Goals

The goals below have been selected from the Comprehensive Planning Goals based on the needs identified by the survey and the LOS analysis. The goals have been selected to advance more trails, provide recreational facilities that are needed and on demand, cooperating with other agencies to provide services, identifying and preserving natural features/open spaces, and repair and upgrade to existing facilities.

- a. Partner with NAS Whidbey Island formulate a Plan acceptable to both parties for the continuation of the Waterfront Trail to Maylor Point.
- b. Construct a waterfront trail system linking providing public access to the waterfront from Scenic Heights Road to Maylor Point.
 1. Connection between Windjammer and Flintstone Park
 2. City and Navy to determine extension on Navy Property to Maylor Point
 3. Extend the Freund Marsh trail to the waterfront
- c. Provide upland facilities on Flintstone Park that will support the Municipal Pier Project.
- d. Develop a regional ball park complex to attract tournament-level sports competition.

- e. Assist in developing programs to utilize existing facilities within the City to provide recreational opportunities for teenagers, senior citizens and retirees.
- f. Work with the School District to establish long term use of existing facilities where feasible to meet established LOS standards.
- g. Explore options to convert the property located on the southeast corner of SR 20 and Fakkema Road into an Oak Grove.
- h. Explore options to increase the revenues for parks, recreation, trails and open space projects.
- i. Design and build trails around the 7th Avenue Wetlands.
- j. Work with Island County staff to identify opportunities for cooperation in preserving open space areas within the City's UGA, as well as within the city/county Joint Planning Area.
- k. Provide safe and convenient trails for walking and bicycling between parks, neighborhood and major activity centers throughout the City, and to other recreation sites on North Whidbey.
- l. Prepare a Marina Master Plan that analyses the community's perceptions and demand for marina services, determines market demand for tourism and commercial fishing, determines methods to establish long term funding, upland development alternatives and timing and enhance its connections to downtown.

Maintenance Goals

- m. Upgrade existing structures and facilities to make them safe and extend their life and usefulness.
- n. Upgrade all existing facilities and utilities in the Marina to meet or exceed current safety standards.

Implementation Projects

This Chapter provides general guidelines on how to further the selected goals and related projects. This Chapter is intended to provide options, establish in general a year for the project to be initiated, and identify a possible funding source.

This Chapter may not include information on the cost of a project if the scope of the project is yet to be determined. This is because most the projects are in the initial stages and part of the process will be to determine the project scope and cost.

Projects within this Chapter will require varying degrees of additional preparation and study prior to implementation. Each project will require its own public input, planning and permitting process. For example, the project to build a trail around the NE 7th Avenue wetlands will require involvement from adjacent property owners and additional public input, environmental review and permitting.

The Guiding Principles listed in the Plan must be applied to all projects proposed in this Chapter. This includes quality of construction, artistic value, public input, preservation, etc.

Action Goals

Goal: Partner with NAS Whidbey to formulate a Plan acceptable to both parties for the continuation of the Waterfront Trail to Maylor Point.

Goal: Construct a waterfront trail system linking providing public access to the waterfront from Scenic Heights Road to Maylor Point.

1. Connection between Windjammer and Flintstone Park
2. City and Navy to determine extension on Navy Property to Maylor Point
3. Extend the Freund Marsh trail to the waterfront

The above two goals will be accomplished by a building a trail from Scenic Heights to Maylor Point. These have been a long term goals for the City of Oak Harbor.

In 2008 the City initiated the project to build a trail connection along the waterfront between Windjammer Park and Flintstone Park. This project is expected to be complete in 2009. Simultaneously the City

has also been building trailhead improvements on Scenic Heights. This project is also expected to be completed in 2009.

The City has also been coordinating with NAS Whidbey Island to extend the trail past the marina to Maylor Point. At one time, this trail was open to the public. As needs for higher security measures were required for the Navy, the access to the trail was restricted.

Action: Memorandum of Agreement with NAS Whidbey Island, Engineering and Design, Bid Contract, Project Construction.

Time frame: 1-2 years

Year: 2009 - 2010

Funding: approximately \$200,000; REET or General Funds



The existing trail in the Freund Marsh area connects Scenic Heights to City Beach Drive and the Windjammer Park. A recent project to relocate an existing drainage channel resulted in an easement that will allow the trail to connect to the waterfront along the Freund Marsh.

Action: Identify trail location and connection

Year: 2010

Funding: Parks Department Work Program



Goal: Provide upland facilities at Flintstone Park that will support the Municipal Pier Project.

Upland improvements at the Flintstone Park will continue to move the Municipal Pier project ahead by preparing the park for the eventual construction of the pier.

This project will provide for the design and construction of the upland improvements associated with the Municipal Pier project. The improvements will include restrooms, a waiting area and other upgrades to the park.

Action: Engineering and design of the facilities
Action: Construct the facilities

Time frame: 1-2 years
Year: 2009 for design
2010 for construction

Funding: Federal Grants and local match from general fund



Goal: Develop a regional ball park complex to attract tournament-level sports competition.

This goal has been selected to address the lack of softball fields in Oak Harbor. The need for this goal is established by the current demand and lack of adequate facilities as illustrated in the LOS analysis¹⁴.

Softball fields best serve the public if built as a complex that has a minimum of 4 fields. The LOS analysis indicates that 6 fields are needed. Grouping the fields allows for leagues to play and practice in proximity of each other. It also provides opportunity to invite leagues from outside the area for tournaments and contribute towards the local economy.

A complex of 4, as described above, would need a minimum of 20+ acres to develop if it were adjacent to an existing park and share common support facilities such as parking, restrooms etc. A stand-alone ball park complex may need as much as 40+ acres.

Action: Explore locations and perform site analysis
Year: 2010 – 2015
Funding: Community Park Impact Fees in combination with REET, Grants and General Fund.

Below is an example of a softball complex.



¹⁴ Table 8: Existing and Future LOS for Recreational Facilities

Goal: Assist in developing a program to utilize existing facilities within the City to provide recreational opportunities for teenagers, senior citizens and retirees.

Goal: Work with the School District to establish long term use of existing facilities where feasible to meet established LOS standards.

These goals are to further the City's support for recreational opportunities and programs for youth and senior citizens. There is opportunity to consider using existing facilities by entering into joint agreements with the school district and the North Whidbey Recreation to meet the deficiencies in the LOS standards.

These are "continuing" goals and the City should find opportunities to coordinate with the school district for use of facilities and work with the North Whidbey Recreation for recreational programs.

Action: Coordinate communication with the various interested parties
Year: 2009 – 2015
Funding: Determined based on need and availability

Examples:

Improvements to existing fields for little league and softball practice
Upgrades to tennis courts on school property
Find opportunities for indoor space for recreation programs



Goal: Explore option to increase the revenues for parks, recreation, trails and open space projects.

This will explore the possibilities to finance projects within this plan and fulfill the vision of the community. Option considered should include maintenance of existing parks at accepted LOS and build new facilities. Though grants are excellent resources for construction of new facilities, this option should look at a more consist method for financing.

Action: Perform a study on options available
Year: 2010 – 2015
Funding: Unknown

This goal may require the expertise of consultants to perform the study as well as a marketing strategy to help with citizen education and outreach.

Goal: Design and build trails around the 7th Avenue Wetlands Tract.

This goal is to further the need for trails that the community expressed through the survey. The NE 7th Avenue Wetland is a critical area that will be preserved as open space.

The Critical Area Ordinance protects this resource and restricts development in the wetland. The ordinance also requires buffers around the wetland from any development. This is an ideal place to build trails. The City owns two properties in and around the west side of the wetland.

This goal may require a study of the wetlands and its coverage to determine the location of buffers, etc. The study can be scoped to also identify trail locations. This study will enable the City to determine trail location if property surrounding this wetland is proposed for development. It is unknown at this time if additional property will need to be acquired by the City to further this goal.

Action: Perform a wetland study, identify trail locations, and determine permit requirements.

Goal: Provide safe and convenient trails for walking and bicycling between parks, neighborhoods and major activity centers throughout the city, and to other recreation sites on North Whidbey.

A proposal by Harbor Pride for an in-town trail system called the Heritage Oaks Trail can be supported to further this goal. This project would designate a trail within the City along streets to connect Garry Oak sites. The project is being spearheaded by Harbor Pride and has support from various organizations. Since most of the trail would be along existing City streets, the City should be involved and provide support of signage, designation and possibly some improvements.

Action: Support the project by providing assistance in determining sign location and installation, extension of trail east of Regatta will require Navy cooperation

Year: 2009 - 2013

Funding: Private funds and grants, staff time



Prepare a Marina Master Plan that analyses the community's perceptions and demand for marina services, determines market demand for tourism and commercial fishing, determines methods to establish long term funding, upland development alternatives and timing and enhance its connections to downtown.

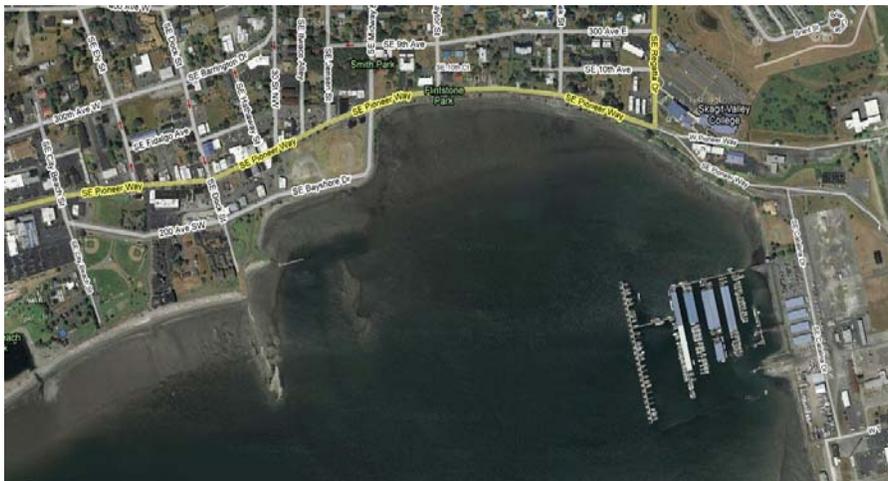
The goal will provide a long term vision for the Marina and associated improvements. The Marina is a community asset and any

long term plan for this facility should start with a public input process to determine public perceptions and opinions. The plan will also provide policies and information for decision making. Recommendations that are generated from the planning process can provide ideas for enhancing the facility and improving connection to the downtown.

Action: Initiate the planning process, public participation, evaluate existing conditions, and formulate goals, policies and recommendations.

Year: 2009 - 2010

Funding: staff time



Goal: Upgrade all existing facilities and utilities in the Marina to meet or exceed current safety standards.

The scope of this goal is to upgrade several facilities and utilities that are more than 40 years old and are essential in serving the marina over the next few years. Some of the needed improvements proposed for the next six years are listed below.

- i. Dredging: The marina basin has not been dredged in many years and poses unsafe conditions for navigation and moorage.
- ii. Navigational Aids: The navigational aids along the access channel to the Oak Harbor Bay and the marina need to be improved and enhanced to provide safe passage.

- iii. Utilities: Electrical and water lines that serve the marina slips are at the end of their usefulness and need to be upgraded.
- iv. Approach Gangway: The existing approach gangway needs to be replaced and extended to accommodate gentler slopes for ADA compliance. Phases of this project will include establishing accessible slips along the gangway for ADA compliance.
- v. Marina Office/restrooms: ADA accessibility to the Marina Office and the restroom also need to be improved.
- vi. Boat Ramp: The slope of the existing boat ramp needs to be upgraded for safe launching and loading of boats to and from trailers.

Year: 2009 – 2015
 Funding: Marina Funds, Grants

Maintenance/Upgrade Goals

Goal: Upgrade existing structures and facilities to make them safe and extend their life and usefulness.

Action: This project will include new roofing for the east and west restrooms, and the smokehouse. Upgrades will also include minor restroom fixture replacements and painting.

Year: 2011



Action: Replace the existing lagoon bridge in Windjammer Park. The bridge is deteriorating and needs replacement.

Year: 2010

Action: Build a splash pool facility to replace the existing splash pool in Windjammer Park
Year: 2011-2012



Example of a splash pool

Action: Upgrade or replace playground equipment in the following existing parks:
i. Neil Park
ii. Tyhuis Park
iii. Shadow Glen Park
iv. Kimball Park
v. Lueck Park
vi. Koetje Park
vii. Sumner Park
viii. Ridgehaven Park
Year: 2009 - 2015

Action: Install or repair irrigation system in the following existing parks.
ix. Catalina (Marina) Park
x. Kimball Park
xi. Lueck Park
xii. Tyhuis Park
xiii. Sumner Park
xiv. Shadow Glen
Year: 2009 – 2015

TIER III

ADMINISTRATIVE POLICIES

Administrative Policies are guidelines that help City staff develop work programs, recommendations and decisions regarding parks, recreation and open space projects and activities. One of the primary reasons for separating these from the goals and objectives is to provide for their amendments outside of the Plan update cycles. This section of the Plan is meant to be a dynamic document that is reviewed and amended as issues arise. Since a document or policy cannot anticipate every possible situation that may arise in the future, there needs to be a mechanism to consider changing conditions and issues.

This section of the Plan can be amended by the City Council at any time with appropriate notification procedures as per the City's Public Participation Policies.

The City's Parks, Recreation and Open Space policies are categorized into the following sections:

- General Policies
- Level of Service Policies
- Neighborhood Park Policies
- Community Park Policies
- Open Space Policies
- Trails Policies
- Financial Policies
- Environmental Policies

General Policies

- a) The Parks, Recreation and Open Space Plan will be reviewed and updated every 6 years.
- b) Projects recommended in the Action Plan will be included in the Capital Improvements Plan based on available funds.
- c) Areas that are served least by facilities will be given priority for the development of parks and recreational facilities.
- d) Acquisition of additional land should be based on Staff's ability to maintain and operate the facility.
- e) Neighborhood and Community Parks will incorporate public participation into its design process.

- f) Widely advertised Park Board Tours shall be conducted annually inviting citizens to participate and provide feedback on various parks.
- g) Parks and open space acquisition outside the UGA should be based on the Recommended Plan.
- h) The City will work with Island County to help preserve and protect open space and natural features outside the UGA that are included in the Recommended Plan
- i) Pocket Parks are highly visible features and therefore should be maintained as a high standard and incorporate artistic expressions approved by the Arts Council.
- j) Encourage the use of parks for educational programs and purposes.

Level of Service Policies

- a) Priority will be given to projects that are required to meet the adopted Level of Service.
- b) Level of Service calculations shall consider standard playfields that have the necessary improvements required for the particular activity. The calculations shall not include fields, grounds or open space that are sub-standard and do not have adequate improvements.
- c) Staffing levels and resources shall be evaluated to determine they are to meet the adopted Level of Service and Level of Attention standards.
- d) The Level of Service calculation shall be established based on the need of the community over the next 10 years. (RCO requirement)
- e) Level of Attention (LOA) for parks and open space are as below unless specifically noted:
 - i. Level of Attention for Pocket Parks is 1
 - ii. Level of Attention for Community Parks is 2 and below
 - iii. Level of Attention for Neighborhood Parks is 2
 - iv. Level of Attention for Trails is 3
 - v. Level of Attention for Open Space is 4 or less

Neighborhood Park Policies

- a) Neighborhood Parks shall at a minimum be not smaller than .5 acre
- b) Neighborhood Parks shall be located away from arterial streets in a location that easily accessible.

- c) A minimum of 30 feet of frontage must be provided for all neighborhood parks for access and maintenance.
- d) Playground equipment shall be designed and built to accommodate relocation if needed.
- e) Neighborhood Parks may be designed to serve both passive and active recreation.
- f) Land dedicated for neighborhood parks shall have suitable soils, topography and other natural features.
- g) Parks shall be compatible with adjacent development and consistent with the Naval Air Station Whidbey Island's Air Installation Compatible Use Zones (AICUZ) Plan.
- h) Neighborhood Park facilities should be designed to meet ADA accessibility standards.
- i) A minimum of 100 sq ft should be reserved for artistic expressions to display art approved by the Arts Council

Community Park Policies

- a) Community Parks have city-wide significance and should provide facilities that serve the entire community.
- b) Community Parks shall be located along arterial streets to provide easy access by automobiles and mass transit.
- c) Land dedicated for community parks shall have suitable soils, topography and other natural features.
- d) Community Parks shall provide landscaped areas with outdoor furniture and covered public use areas (restrooms, gazebos) that meet ADA accessibility standards.
- e) Area shall be reserved for artistic expressions approved by the Arts Council.
- f) Community Parks shall provide adequate public parking.
- g) Low impact development techniques and materials shall be used in the design of stormwater facilities and other infrastructure.
- h) Community Parks shall be located adjacent to compatible land uses and be consistent with Naval Air Station Whidbey Island's Air Installation Compatible Use Zones (AICUZ) Plan.

Open Space Policies

- a) Open Space can be either in private or public ownership.
- b) Open Spaces should be protected with conservation easements.

- c) Open spaces that are designated for preservation and intended to return to their natural status can also be prohibited from public access.
- d) Buffers must be provided around sensitive open spaces.
- e) Trails shall be provided in and around designated open spaces to provide access to the public and protect sensitive areas.
- f) The following are some of the areas that can be considered as open spaces:
 - i. Wetlands which serve a variety of ecological functions including stormwater retention
 - ii. Natural shoreline systems such as lagoons, saltwater tidal flats, marshes and accretion beaches that serve a diversity of ecological functions
 - iii. Critical wildlife habitats
 - iv. Significant undisturbed natural communities and ecosystems
 - v. Productive agricultural and forest lands
 - vi. Watersheds necessary to protect drinking water sources and supply
 - vii. Riparian ecosystems such as stream and river bank corridors, which are important plant communities and wildlife areas
 - viii. Environmental conservation areas to protect biological communities such as eagle nests and heron rookeries

Trail Policies

- a) Trails should be incorporated into the design of all transportation projects.
- b) Dead end streets, cul-de-sacs and other areas that lack interconnectedness should incorporate trails to provide access and connections.
- c) Standards recommended for pedestrian and multipurpose trails are provided below:
 - 1. Pedestrian Trails**
 - ix. Class I – Trail is completely separated from vehicular traffic either on its own right-of-way or physically separated from the adjacent roadway.
 - 1. Max grade 20%
 - 2. Minimum tread width 6 feet
 - 3. Tread surface – gravel or asphalt
 - x. Class II – shoulder areas of existing roadways offset by a painted strip or curb and marked with signage

- xi. Designed as per standards established by Washington Department of Transportation – Design Guide for Pedestrian Facilities
- xii. Free of obstacles (Fire hydrants, street lights, over grown landscape, etc.)
- 2. Bicycle/Multiuse Trails**
 - xiii. Class I – Trail is completely separated from vehicular traffic either on its own right-of-way or physically separated from the adjacent roadway.
 - 1. Maximum grade 10%
 - 2. Minimum width 8 feet
 - 3. Tread surface – gravel or asphalt
 - 4. no steps or stairs
 - xiv. Class II – a portion of the roadway that is designated by signs and/or pavement markings
 - xv. Class III – a street or highway that is designated with signs as a bicycle route but bicycles share the roadway with vehicles.
 - xvi. Class IV – shared roadway with no designation

Financial Policies

- a) Impact fees shall be established for community parks, neighborhood parks and for trails.
- b) Impact fees can be amended at anytime to reflect values and cost associated with the changing times but must at a minimum be recalculated once every five years.
- c) Land dedication for neighborhood parks and trails without improvements can be made to offset the neighborhood impact fee or the trail impact fee by 60% of the required fee. The Community Park Impact fee can be offset unless the dedication is large enough to meet the requirements of a community park as determined by the City Council to meet the needs of recreational facilities that have been deemed necessary to meet the LOS requirements.
- d) Trail impact fees should be used towards trails that support new growth and included in the Recommended Plan.
- e) Trails are also eligible for the use of traffic impact fee.
- f) User fees shall be established annually for the Marina, Recreational Vehicle Park and programs that use the City's Parks and Recreational facilities.

Environmental Policies

- a) Encourage the removal of invasive non-native plant species (noxious weeds) in natural areas and open spaces.
- b) The City shall use native drought tolerant plant species, where appropriate, for planting in all parks.
- c) Parks maintenance shall seek opportunities to reduce and minimize the use of synthetic fertilizers and explore options in the use of organic fertilizers.
- d) Utilize Integrated Pest Management (IPM) practices for the maintenance of facilities.
- e) Encourage recycling in all major parks, recreational facilities and large community gatherings.
- f) Use water conservation measures for irrigation
- g) Encourage and support agencies and groups that pursue environmentally friendly programs
- h) Consider low impact development techniques and material into all parks related projects.

Appendix

Appendix

Level of Attention (LOA)

A detailed description of the various levels of attention is provided below:

LEVEL 1 – State-of-the-art maintenance applied to a high-quality landscape. This LOA is associated with high-traffic urban areas, such as public squares, government grounds or college/university campuses.

- Turf care
 - *Grass height maintained according to species*
 - *Mowed at least once every 5 days*
 - *Aerated not less than 4 times a year*
 - *Reseeding or sodding as needed*
 - *Less than 1 percent has weeds present*
- Fertilizer
 - *Adequate fertilizer applied according to optimum requirements*
- Irrigation
 - *Sprinkler irrigated*
- Litter Control
 - *Minimum of once a day*
 - *Seven days a week*
- Pruning
 - *Frequency dictated by species*
- Disease and insect control
 - *Avoid public awareness of the problem*
 - *Prevented or observed at a very early stage and corrected immediately*
- Surfaces
 - *Sweeping, cleaning and washing so that at no time dirt or leaves distract from the looks or safety of the area*
- Repairs
 - *Should be done immediately when problems are discovered*
- Inspections
 - *A staff member should conduct inspections daily*
- Floral Plantings
 - *Extensive or unusual floral plantings are part of the design*

- *Multiple plantings are scheduled, usually for at least 2 blooming cycles per year*
- *Weeding flowers and shrubs is done a minimum of once per week*

LEVEL 2 – High Level maintenance. The LOA is associated with well-developed public areas, government grounds and campuses.

- Turf care
 - *Mowed at least once every 5 days*
 - *Aerated not less than 2 times a year*
 - *Reseeding or sodding when bare spots are present*
 - *Less than 5 percent has weeds present*
- Fertilizer
 - *Adequate fertilizer applied according to optimum requirements*
- Irrigation
 - *Sprinkler irrigated*
- Litter Control
 - *Minimum of once a day*
 - *Five days a week*
- Pruning
 - *Once a season unless species planted dictate more frequent attention*
- Disease and insect control
 - *Usually done when inflicting noticeable damage*
 - *Some preventive measures may be used*
 - *Some minor problems may be tolerated at this level*
- Surfaces
 - *Cleaned, repaired, repainted, or replaces when appearances have noticeably deteriorated*
- Repairs
 - *Should be done whenever safety, function or appearance is in question*
- Inspections
 - *A staff member should conduct inspections at least once a day when regular staff is scheduled (five times a week)*
- Floral Plantings
 - *No more complicated than two rotations of bloom a year*
 - *Care cycles at least once a week*

- *Beds essentially kept weed free*

LEVEL 3 – Moderate level maintenance. The LOA is associated with locations that have moderate to low levels of development or visitation, or with operations that, because of budget restrictions, cannot afford a higher level of maintenance.

- Turf care
 - *Mowed once every 10 days*
 - *Aerated only when turf quality indicates a need*
 - *Reseeding or sodding when major bare spots appear*
 - *Weed control when 15% of the general turf is infested*
- Fertilizer
 - *Low level application done once a year*
- Irrigation
 - *Sprinkler irrigated – demand schedule programmed.*
 - *Manual servicing – two times per week*
- Litter Control
 - *Two or three times a week*
- Pruning
 - *When required for health or reasonable appearance. Most trees or shrubs would be once every two or three years*
- Disease and insect control
 - *Done only to address epidemics or serious complaints*
 - *Control measures may be put into effect when health or survival of the plant is threatened*
- Surfaces
 - *Cleaned on a complaint basis*
 - *Repaired, repainted, or replaces as budget allows*
- Repairs
 - *Should be done whenever safety or function is in question*
- Inspections
 - *Inspections are done once a week*
- Floral Plantings
 - *Only perennials or flowering trees or shrubs*

LEVEL 4 – Moderately low-level maintenance. The LOA is associated with locations affected by budget restrictions that cannot afford a higher level of maintenance.

- Turf care
 - *Low frequency mowing scheduled based on species. Low growing grass may not be mowed.*
 - *Weed control limited to legal requirements for noxious weed*
- Fertilizer
 - *Not fertilized*
- Irrigation
 - *No irrigation*
- Litter Control
 - *Once a week or less*
- Pruning
 - *No regular trimming. Safety or weather damage may dictate schedule*
- Disease and insect control
 - *None except when where the problem is to address epidemics that threaten resources and the public*
- Surfaces
 - *Replaced or repaired when safety is a concern and when budget is available*
- Repairs
 - *Should be done whenever safety or function is in question*
- Inspections
 - *Inspections are done once a month*
- Floral Plantings
 - *None. May have wild flowers, perennials, flowering trees or shrubs*

LEVEL 5 – Minimum level maintenance. The LOA is associated with locations affected by severe budget restrictions.

- Turf care
 - *Low frequency mowing scheduled based on species. Low growing grass may not be mowed.*
 - *Weed control limited to legal requirements for noxious weed*
- Fertilizer
 - *Not fertilized*

- Irrigation
 - *No irrigation*
- Litter Control
 - *On demand or complaint basis*
- Pruning
 - *No pruning unless safety is involved*
- Disease and insect control
 - *None except when where the problem is to address epidemics or safety situations*
- Surfaces
 - *Serviced only if safety is a consideration*
- Repairs
 - *Should be done whenever safety or function is in question*
- Inspections
 - *Inspections are done once a month*
- Floral Plantings
 - *None. May have wild flowers, perennials, flowering trees or shrubs*

LEVEL 6 – This LOA is associated with locations that are natural areas and that are not developed.

- Turf care
 - *Not mowed.*
 - *Weed control only if legal requirements demand*
- Fertilizer
 - *Not fertilized*
- Irrigation
 - *No irrigation*
- Litter Control
 - *On demand or complaint basis*
- Pruning
 - *No pruning unless safety is involved*
- Disease and insect control
 - *None except when where the problem is to address epidemics or safety situations*
- Surfaces
 - *Serviced only if safety is a consideration*
- Repairs
 - *Should be done whenever safety or function is in question*
- Inspections

- *Inspections are done once a month*
- Floral Plantings
 - *None.*

**CITY OF OAK HARBOR
PARKS AND RECREATION PLAN UPDATE
PUBLIC OPINION SURVEY**

Please take a few minutes to fill out this survey. Drop-off/mail-in information is provided at the end of the survey. The survey should take less than 10 minutes to complete.

This survey provides the City Council, Park Board, Parks Division and City Staff with information to create policies that will impact Parks and Recreation facilities and programs in Oak Harbor for the next six years and beyond. This is an opportunity to provide your input and take part in crafting the future of parks and recreational facilities in Oak Harbor. This survey may not be able to capture all your thoughts and opinions regarding parks. However, space has been provided at the end of the survey to share additional thoughts, information and suggestions you may have. Thank you for participating.

| | | | | | | | |
|-----------|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 1. | Please indicate how often do you or members of your household visit a park within the City of Oak Harbor during the various seasons? | | | | | | |
| FREQUENCY | | Almost everyday | 3 times a week | Once a week | Once or twice a month | Once or twice a season | Never |
| | Spring (March - May) | <input type="checkbox"/> |
| | Summer (June - August) | <input type="checkbox"/> |
| | Fall (September - November) | <input type="checkbox"/> |
| | Winter (December - February) | <input type="checkbox"/> |

| | | | | | | | |
|-----------|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 2. | Oak Harbor has community parks, neighborhood parks and trails. Fort Nugent, Volunteer, Windjammer etc. are examples of community parks. Sumner, Koetje, Neil etc. are categorized as neighborhood parks. Please indicate how often do you or members of your household visit each type of park within the City of Oak Harbor? | | | | | | |
| FREQUENCY | | Almost everyday | 3 times a week | Once a week | Once or twice a month | Once or twice a season | Never |
| | Community Parks | <input type="checkbox"/> |
| | Neighborhood Parks | <input type="checkbox"/> |
| | Designated Trails | <input type="checkbox"/> |
| | Marina | <input type="checkbox"/> |

| | | | | | | | |
|-------------|---|-----------------------|-----------------------|-----------------------|-----------------------|------------------------|-----------------------|
| 3. | Which of the following activities do you or members of your household participate in and how often? | | | | | | |
| FREQUENCY | | Almost everyday | 3 times a week | Once a week | Once or twice a month | Once or twice a season | Never |
| | Tennis | <input type="radio"/> | <input type="radio"/> |
| | Basketball | <input type="radio"/> | <input type="radio"/> |
| | Baseball | <input type="radio"/> | <input type="radio"/> |
| | Hiking/walking/jogging | <input type="radio"/> | <input type="radio"/> |
| | Soccer | <input type="radio"/> | <input type="radio"/> |
| | Football | <input type="radio"/> | <input type="radio"/> |
| | Volleyball | <input type="radio"/> | <input type="radio"/> |
| | Biking | <input type="radio"/> | <input type="radio"/> |
| | Playground | <input type="radio"/> | <input type="radio"/> |
| | Boating/kayaking | <input type="radio"/> | <input type="radio"/> |
| | Skateboarding /skating | <input type="radio"/> | <input type="radio"/> |
| | Swimming | <input type="radio"/> | <input type="radio"/> |
| | Picnic | <input type="radio"/> | <input type="radio"/> |
| | Fishing/crab/shellfish | <input type="radio"/> | <input type="radio"/> |
| Other _____ | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | |

| | | |
|--------------|---|--------------------|
| 4. | Where do you or members of your household go to participate in the most frequent activities mentioned in the previous question? | |
| WHERE | <input type="radio"/> City Parks | Specific location: |
| | <input type="radio"/> County Parks | Specific location: |
| | <input type="radio"/> Navy Facilities | Specific location: |
| | <input type="radio"/> School Facilities | Specific location: |
| | <input type="radio"/> Off Island | Specific location: |
| | <input type="radio"/> Marina | Specific location: |
| | <input type="radio"/> Other _____ | Specific location: |

| | | |
|------------|--|--|
| 5. | Recreational facilities are made available to residents of Oak Harbor by the various agencies mentioned above. Please indicate your reasons for choosing the location mentioned above for your most frequent activity. | |
| WHY | <input type="checkbox"/> Convenient | |
| | <input type="checkbox"/> Availability | |
| | <input type="checkbox"/> Better facilities/ equipment | |
| | <input type="checkbox"/> Other _____ | |
| | <input type="checkbox"/> Other _____ | |

| | | | | | | |
|--------------|---|-----------------------|-----------------------|---|-----------------------|-----------------------|
| 6. | How convenient are the location of existing city-owned parks in Oak Harbor? | | | | | |
| WHERE | | Very convenient | convenient | Neither convenient nor inconvenient | inconvenient | Very inconvenient |
| | Community Parks | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| | Neighborhood Parks | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| | Trails | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

| | | |
|------------|--|--|
| 7. | What are your reasons for visiting the Marina? <i>Please check all that apply.</i> | |
| WHY | <input type="checkbox"/> Free boat ramp | |
| | <input type="checkbox"/> Storage | |
| | <input type="checkbox"/> Boating | |
| | <input type="checkbox"/> Fishing | |
| | <input type="checkbox"/> Picnic/relaxing/leisure activities | |
| | <input type="checkbox"/> Other _____ | |

| | | | | | | |
|------------------------------------|---|-----------------------|-----------------------|-----------------------|-----------------------|----------------------------------|
| 8. | In your opinion, how would you rate the general conditions (equipment & facilities) in these parks within Oak Harbor? | | | | | |
| QUALITY | | Excellent | Good | Fair | below average | needs significant improvement |
| | Community Parks (in general) | <input type="radio"/> |
| | Neighborhood Parks (in general) | <input type="radio"/> |
| | Trails (within parks) | <input type="radio"/> |
| | Lighting conditions | <input type="radio"/> |
| | Playground equipment | <input type="radio"/> |
| | Safety | <input type="radio"/> |
| | Field conditions (baseball, soccer, football, basketball etc.) | <input type="radio"/> |
| Accessibility (ADA, sidewalks etc) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | |

| | | | | | | |
|----------|--|-----------------------|-----------------------|------------------------------------|-----------------------|-----------------------|
| 9. | Recreational facilities are made available to residents of Oak Harbor by various agencies such as the School District, Navy, North Whidbey Parks and Recreation and the City of Oak Harbor. How satisfied are you with the existing size and quantity of City-owned parks within Oak Harbor? | | | | | |
| QUANTITY | | Very satisfied | Satisfied | Neither satisfied nor dissatisfied | Dissatisfied | Very dissatisfied |
| | Community Parks (size) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| | Neighborhood Parks (size) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| | Trails (length) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| | Community Parks (quantity) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| | Neighborhood Parks (quantity) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| | Number of Trails | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

| | | | | |
|-------------|--|--|-----|------|
| 10. | As the City grows, so does the need for diverse activities that are currently not being provided. Below are listed some recreational facilities to consider. Additional space has been provided for your suggestions. Please check five facilities that you think Oak Harbor needs and also rank their importance to you (1 - highest, 5 - lowest) | | | |
| FUTURE | | Check only 5 that are important to you | | Rank |
| | | Five only | | |
| | Adult Softball | <input type="radio"/> | | ___ |
| | Splash pools/mini water parks | <input type="radio"/> | | ___ |
| | BMX terrain park | <input type="radio"/> | | ___ |
| | Roller hockey rink | <input type="radio"/> | | ___ |
| | Frisbee Golf | <input type="radio"/> | | ___ |
| | Natural areas/forested land | <input type="radio"/> | | ___ |
| | Multi-use Trails | <input type="radio"/> | | ___ |
| | Other _____ | <input type="radio"/> | | ___ |
| Other _____ | <input type="radio"/> | | ___ | |
| Other _____ | <input type="radio"/> | | ___ | |

| | | | | | |
|---------|--|-----------------------|-----------------------|-----------------------|----------|
| 11. | The quantity and quality of parks and recreation facilities have a direct relation to funding levels. The City collects Park Impact Fees that are required to be allocated only to new parks as development occurs. Existing parks and their maintenance is funded from the general fund which also funds many other City functions and projects. As the number of parks increase, the funds to maintain them will spread thin and the quality of these facilities can be compromised. Listed below are some ideas on assuring a constant source of funds for improving, maintaining, upgrading and adding on to existing park facilities inside the City. Please indicate your preference and also add ideas to consider. | | | | |
| FUNDING | | Preference | | | Comments |
| | | Yes | No | Indifferent | |
| | Property Tax | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | _____ |
| | Sales Tax | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | _____ |
| | User fees | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | _____ |
| | Other _____ | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | _____ |

| | | |
|--------------|--|--|
| 12. | Which quadrant of the City do you live in? | |
| DEMOGRAPHICS | <input type="radio"/> | North of Whidbey Ave and west of Oak Harbor Road |
| | <input type="radio"/> | South of Whidbey Ave and west of Oak Harbor Road |
| | <input type="radio"/> | North of Whidbey Ave and east of Oak Harbor Road |
| | <input type="radio"/> | South of Whidbey Ave and east of Oak Harbor Road |
| | <input type="radio"/> | Do not live in Oak Harbor |

| | | |
|--------------|---|------------------|
| 13. | How many in your household? Please indicate the number of people in each age group. | |
| DEMOGRAPHICS | | Number of people |
| | Under 5 | _____ |
| | 6 to 13 | _____ |
| | 14 to 18 | _____ |
| | 19 to 24 | _____ |
| | 25 to 34 | _____ |
| | 35 to 44 | _____ |
| | 45 to 54 | _____ |
| | 55 to 64 | _____ |
| | 65+ | _____ |

| | | | | | |
|--------------|---|-----------------------|--------|-----------------------|------|
| 14. | Please indicate the following? | | | | |
| DEMOGRAPHICS | What is your gender? | <input type="radio"/> | Female | <input type="radio"/> | Male |
| | Are you the head of the household? | <input type="radio"/> | Yes | <input type="radio"/> | No |
| | Have you lived on the island for more than 2 years? | <input type="radio"/> | Yes | <input type="radio"/> | No |
| | Are you employed by NAS Whidbey? | <input type="radio"/> | Yes | <input type="radio"/> | No |
| | Do you live in Navy Housing? | <input type="radio"/> | Yes | <input type="radio"/> | No |

ADDITIONAL COMMENTS

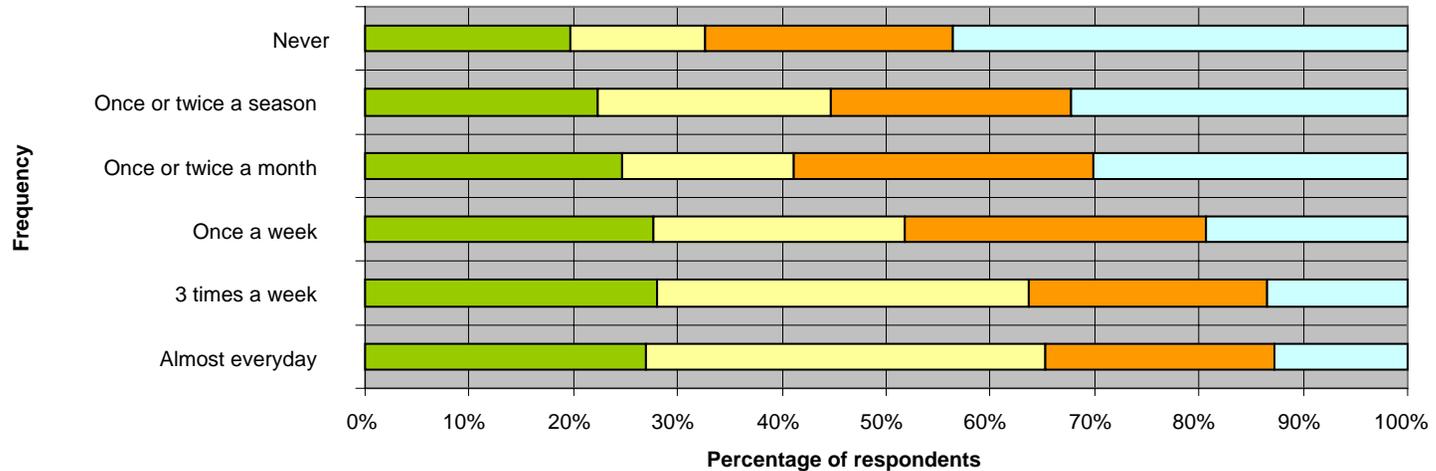
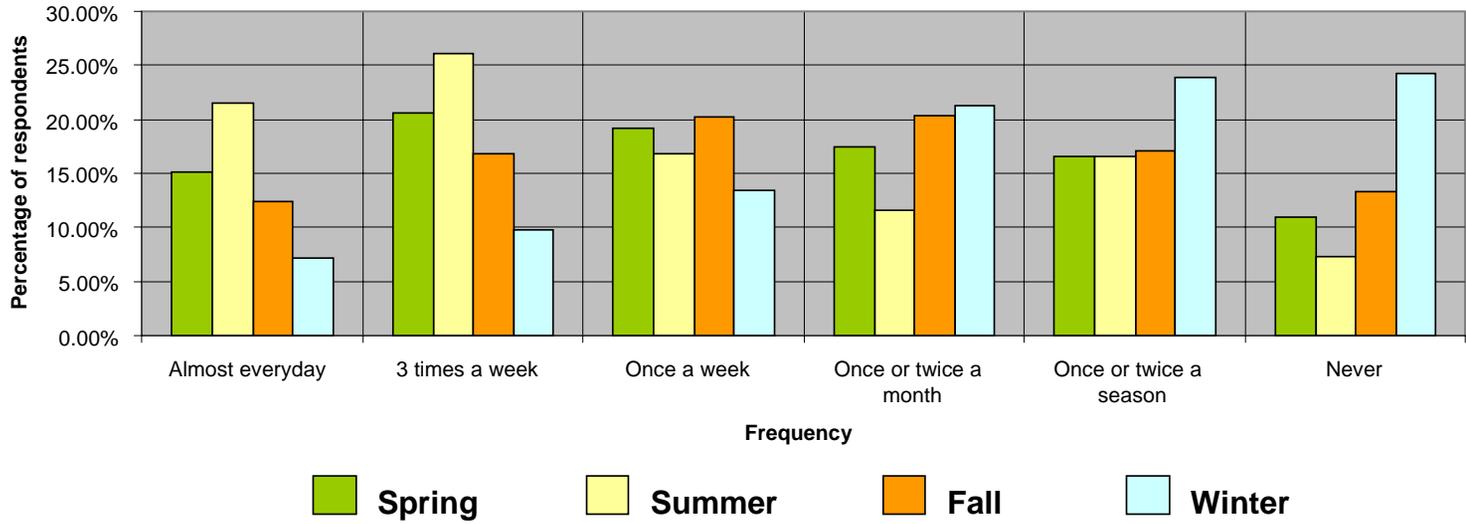
THANK YOU FOR PARTICIPATING IN THE SURVEY

PLEASE MAIL OR DROP OFF YOUR SURVEY AT

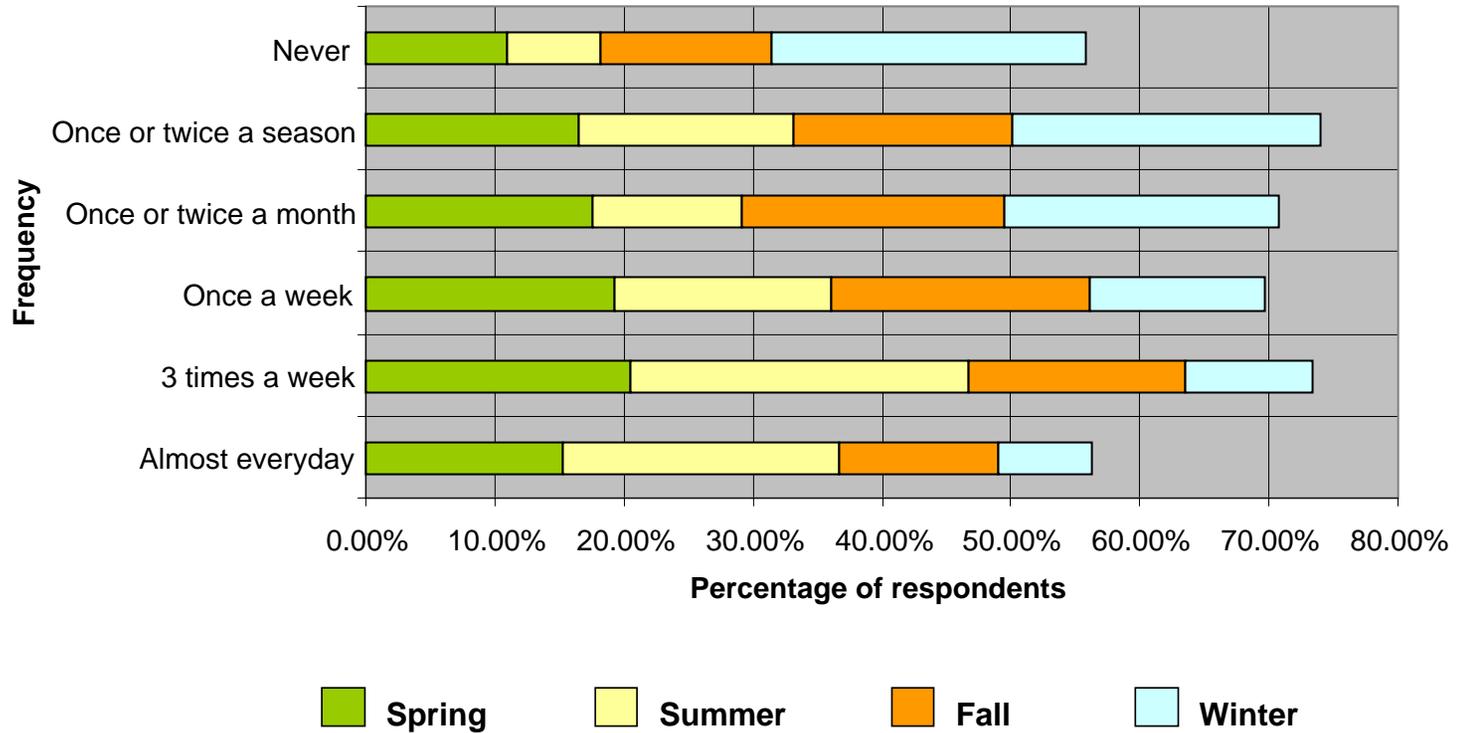
DEVELOPMENT SERVICES DEPARTMENT
 865 SE BARRINGTON DRIVE
 OAK HARBOR, WA 98277

City Hall is open between 8am and 5pm, Monday through Friday.
 Please use the drop box during non business hours.

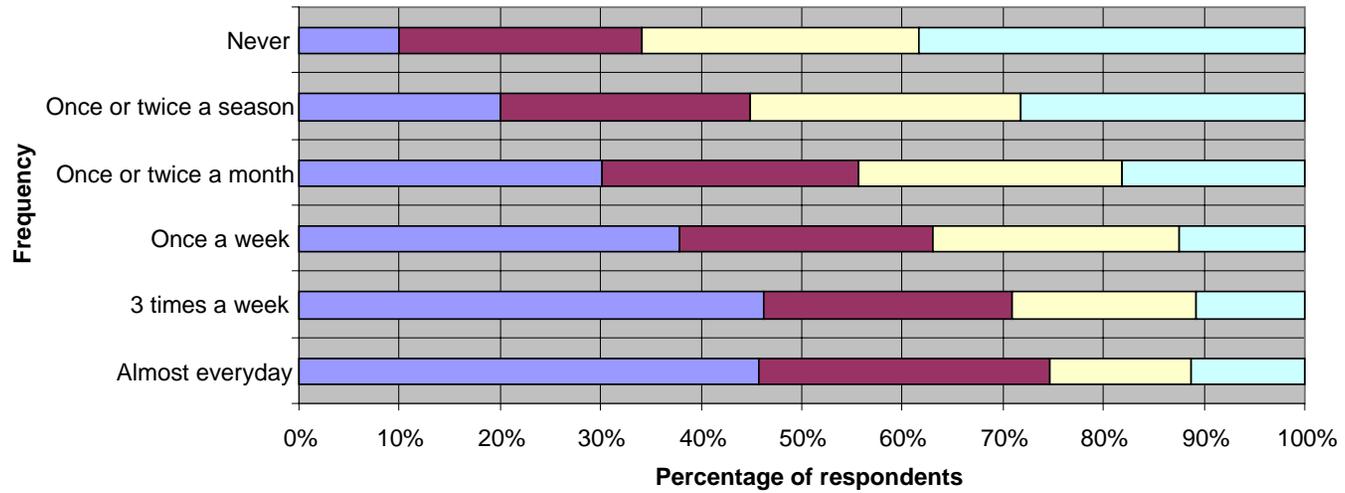
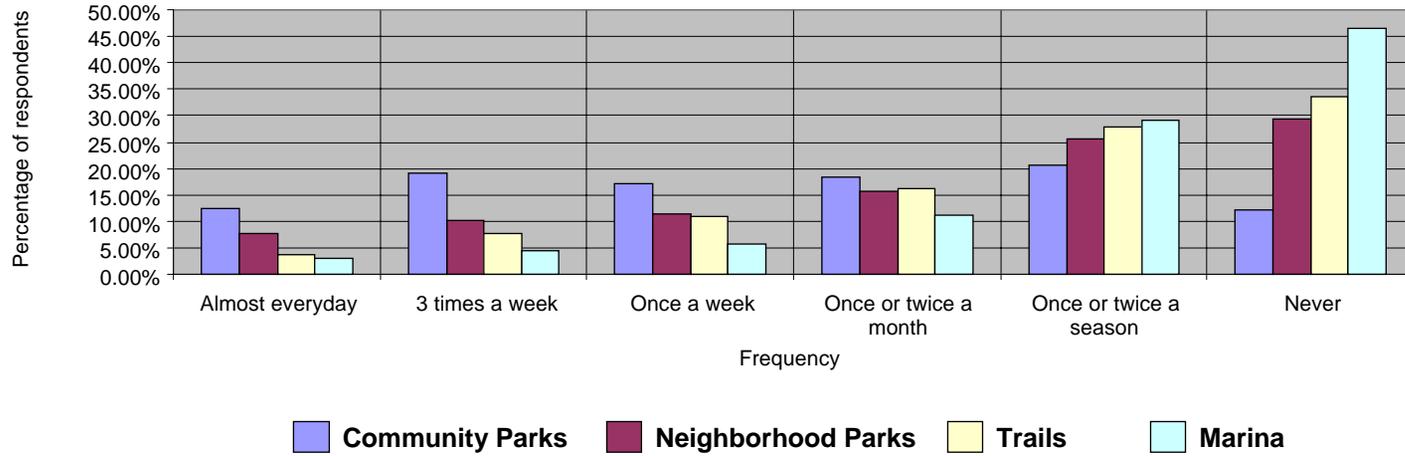
Season and Frequencies

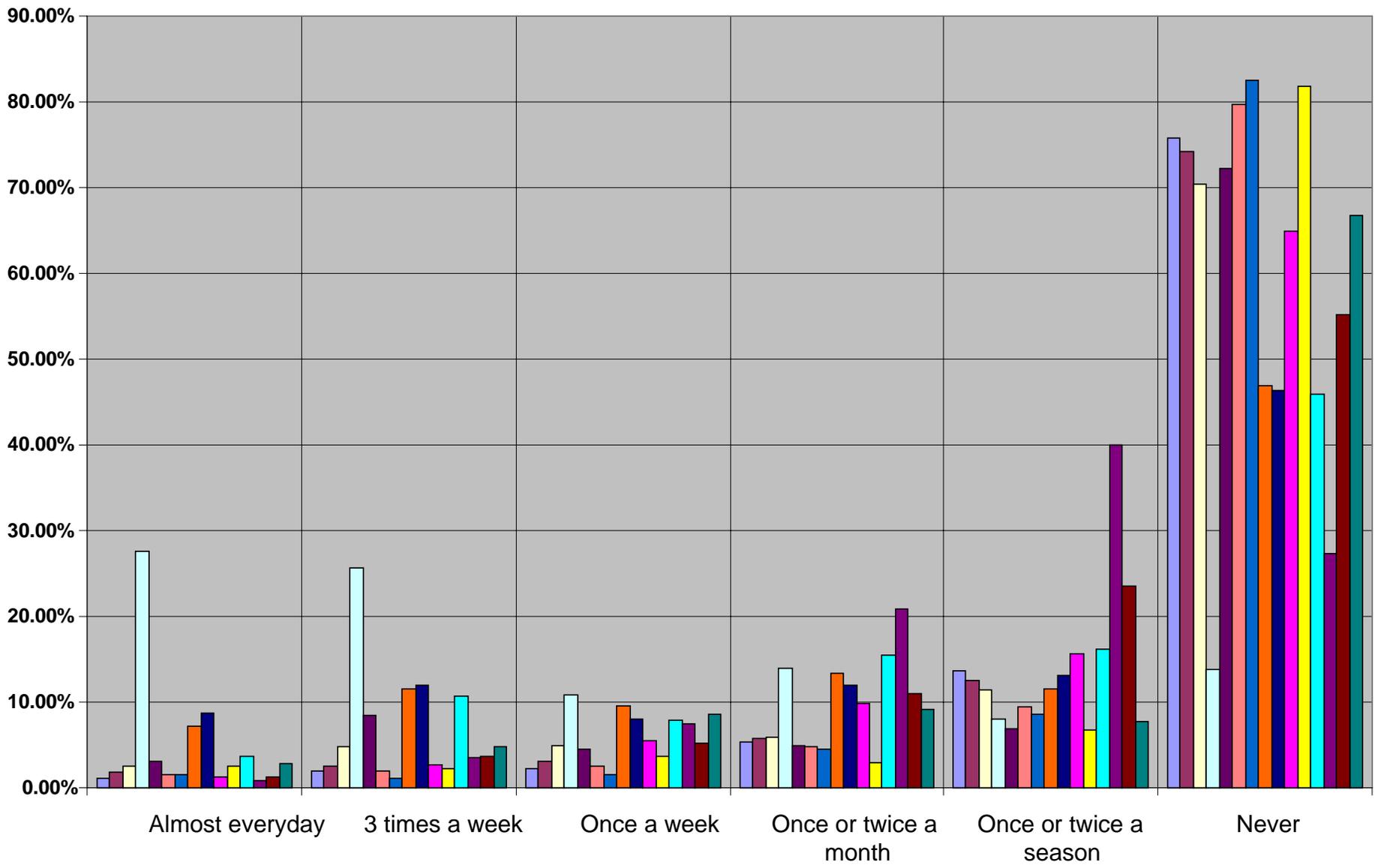


Season and Frequencies

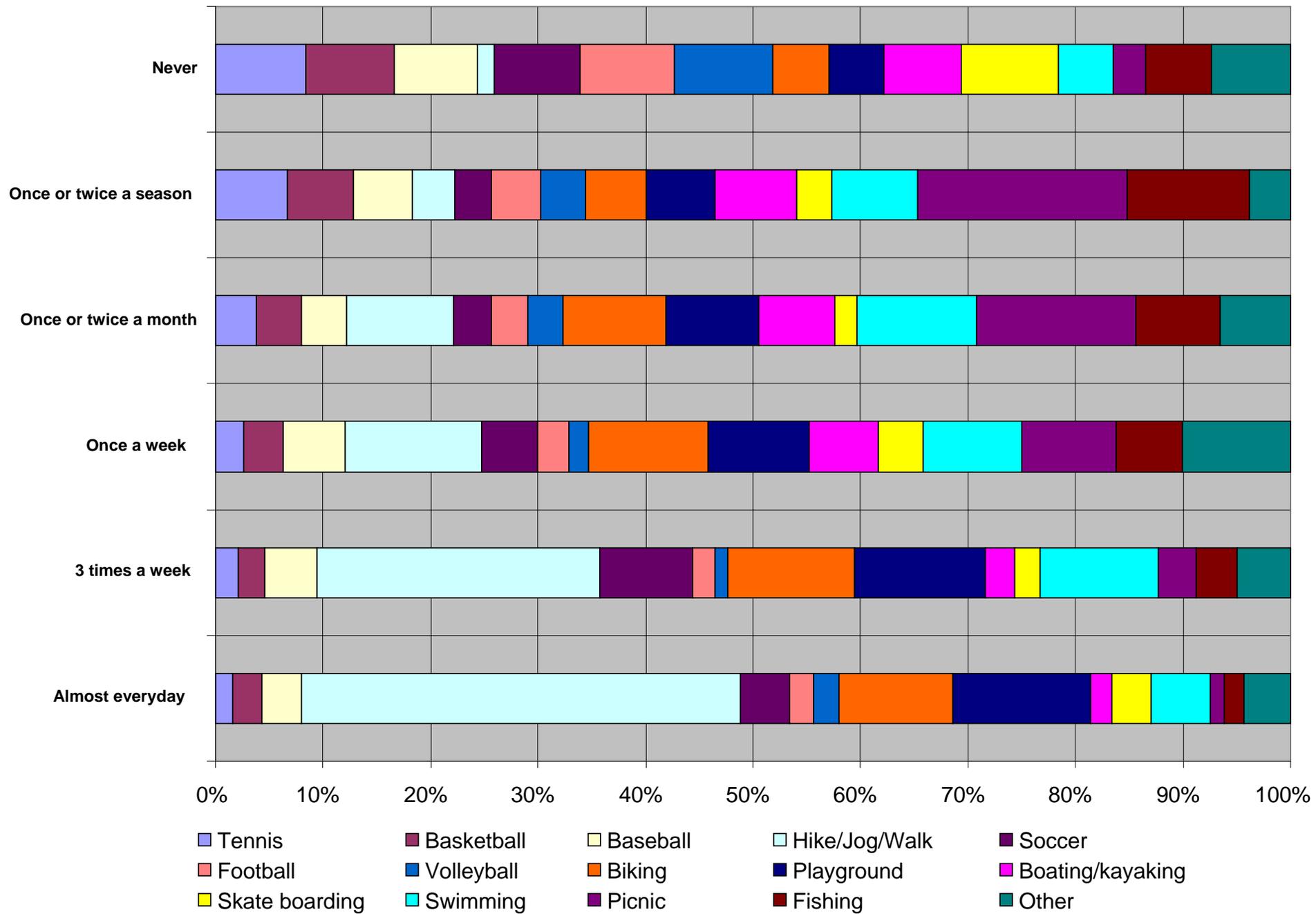


Park Type and Frequency

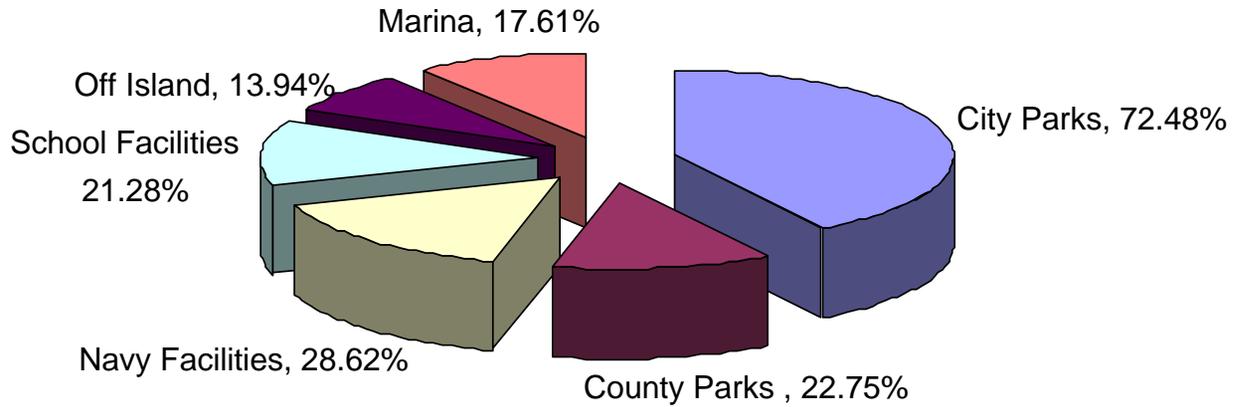




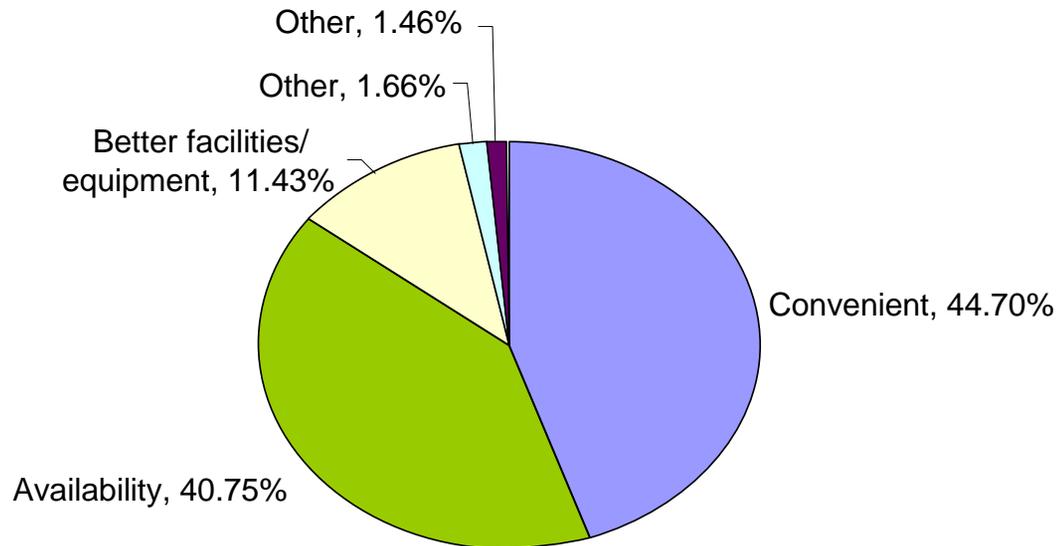
- | | | | | |
|----------------|------------|----------|---------------|------------------|
| Tennis | Basketball | Baseball | Hike/Jog/Walk | Soccer |
| Football | Volleyball | Biking | Playground | Boating/kayaking |
| Skate boarding | Swimming | Picnic | Fishing | Other |



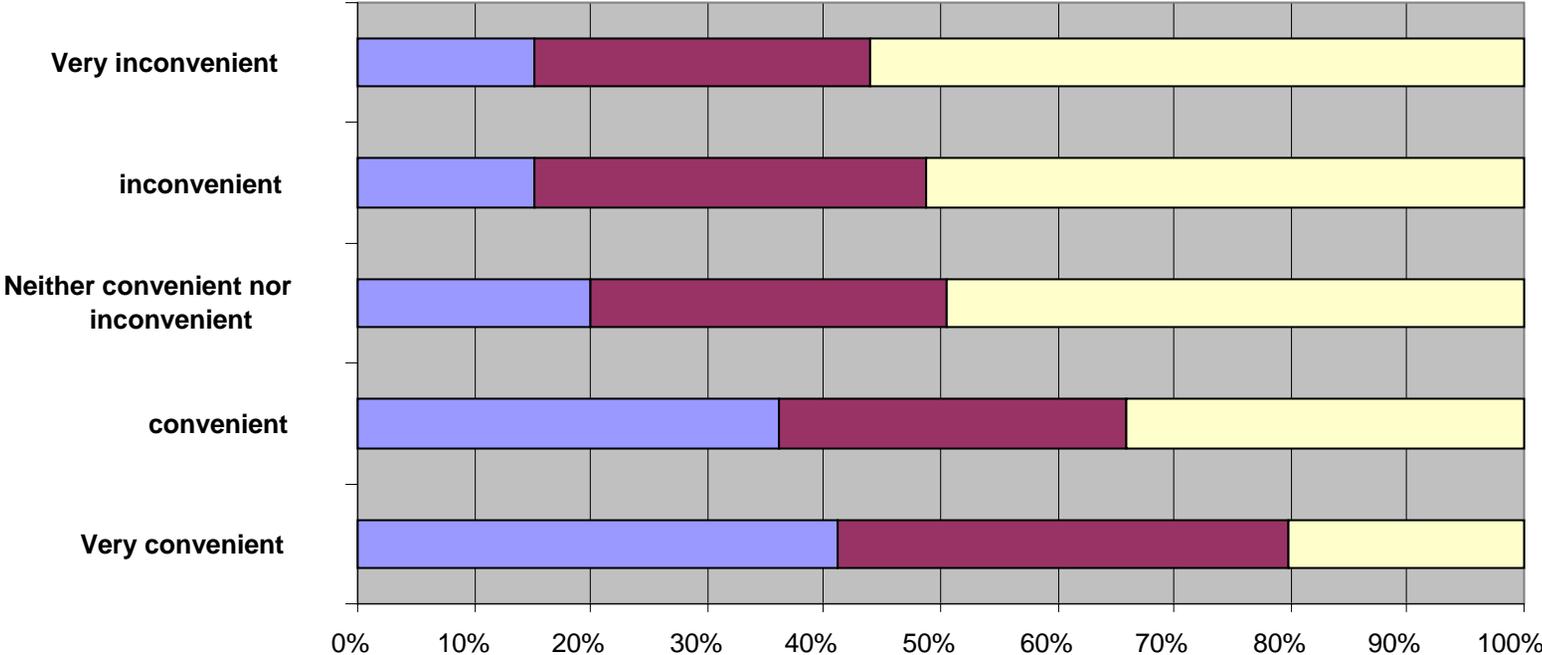
Location



Reasons for choice in Parks



Convenience of Location

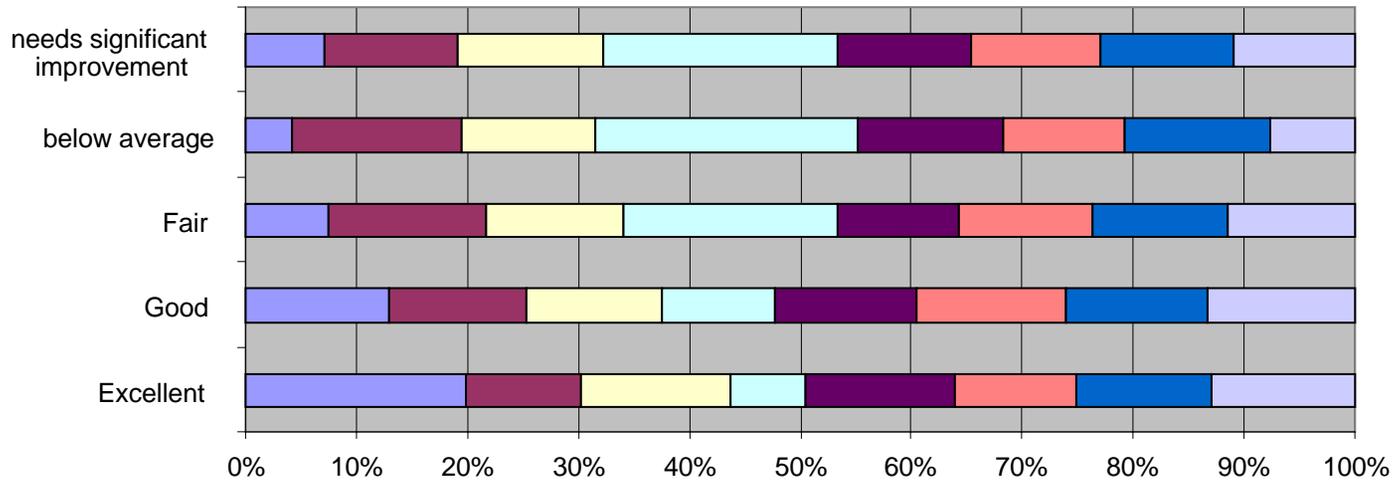
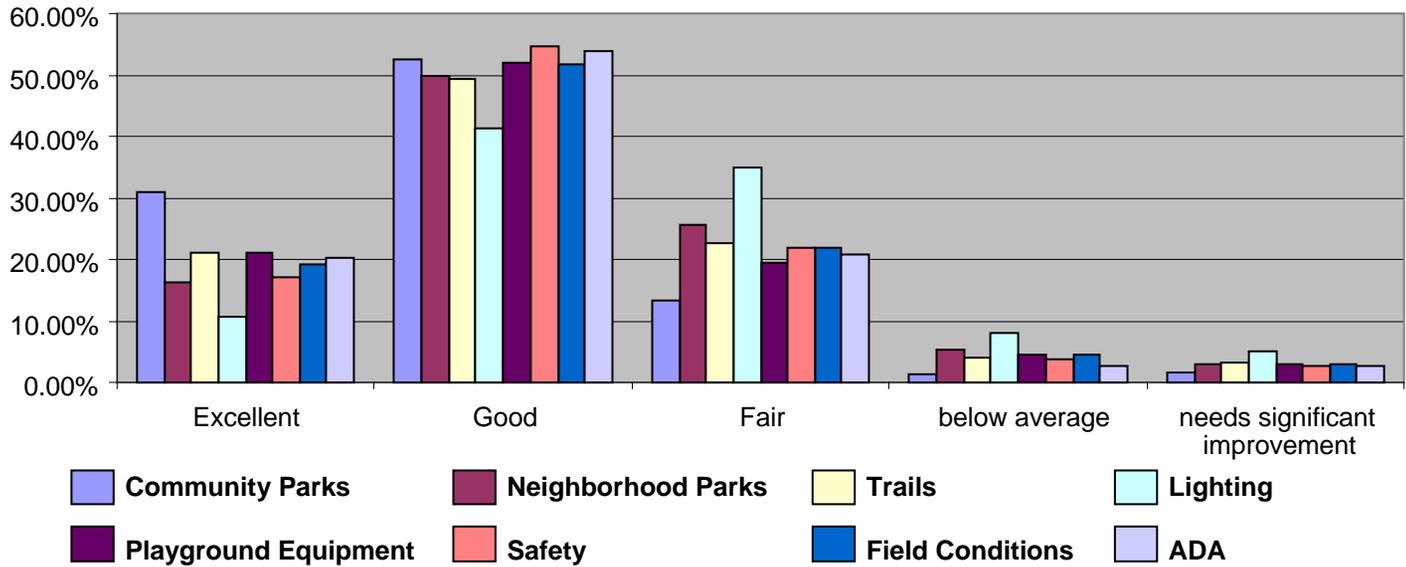


 **Community Parks**

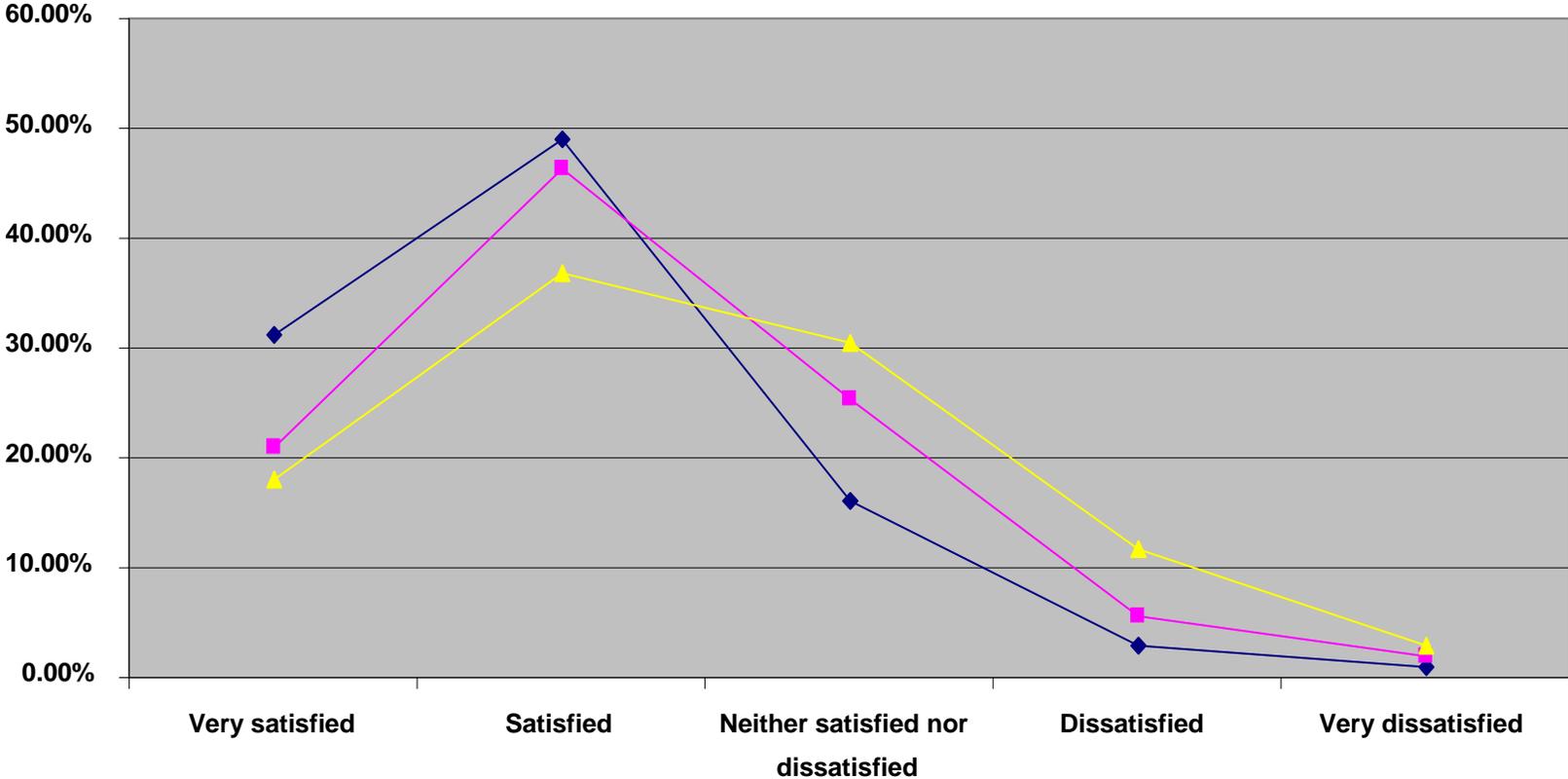
 **Neighborhood Parks**

 **Trails**

General Conditions of Parks



Park size

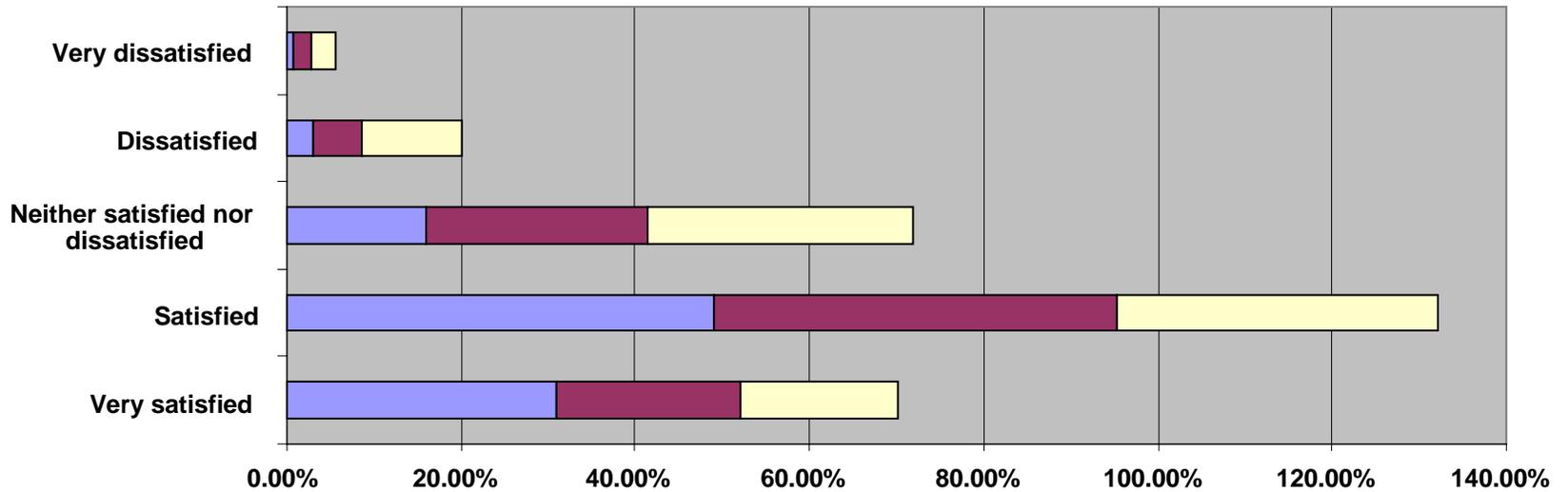
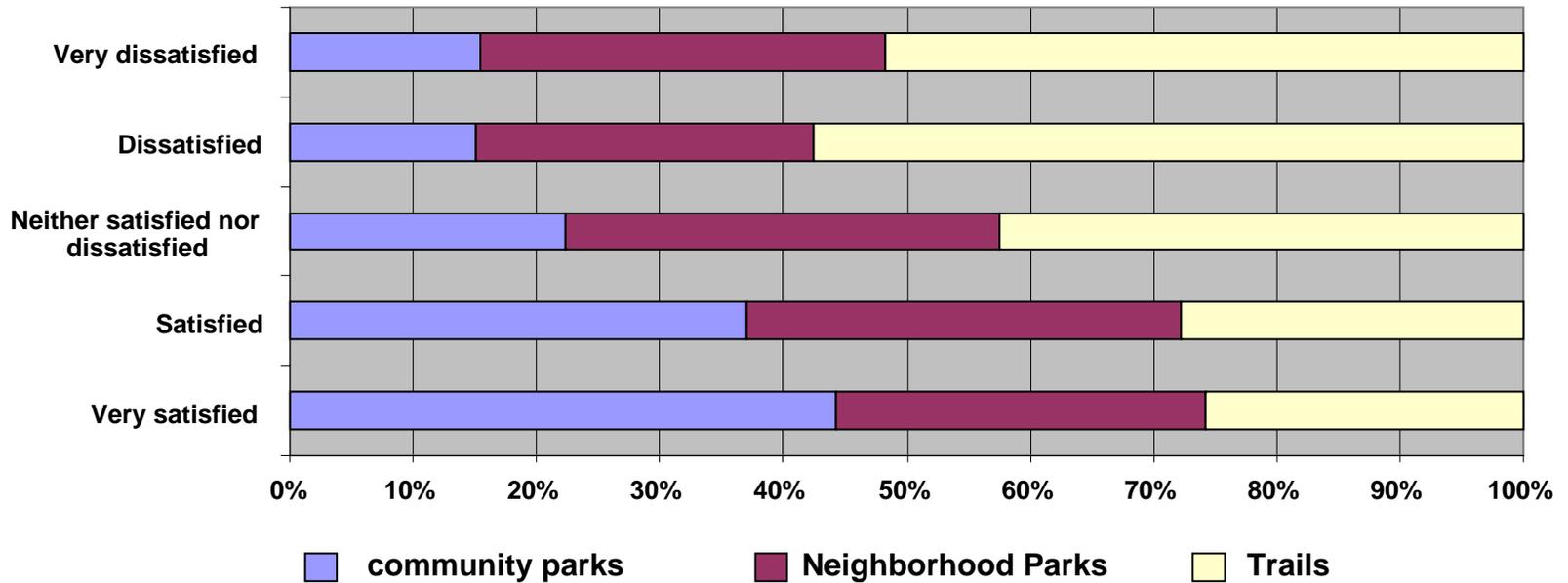


 community parks

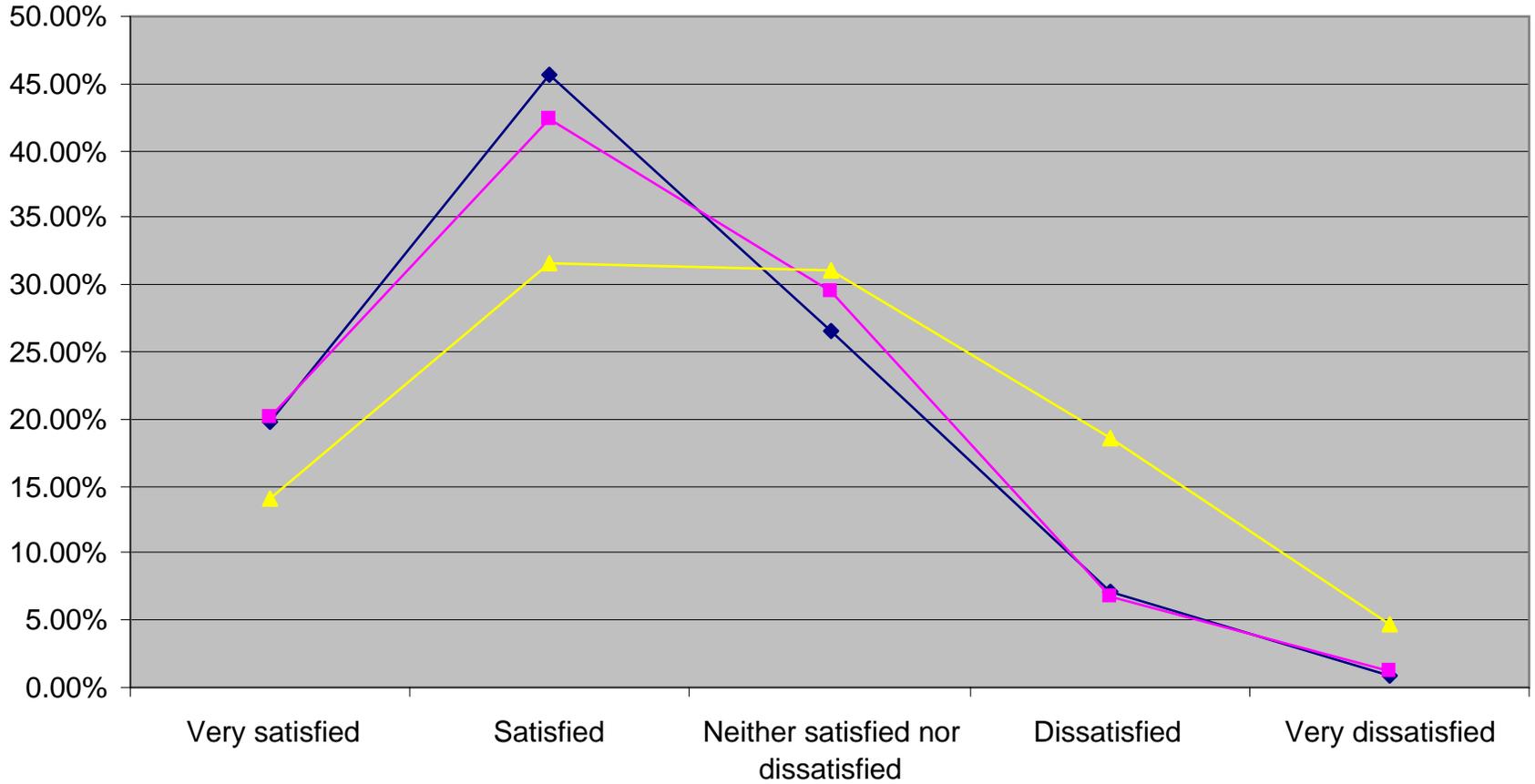
 Neighborhood Parks

 Trails

Park size



Parks - Quantity

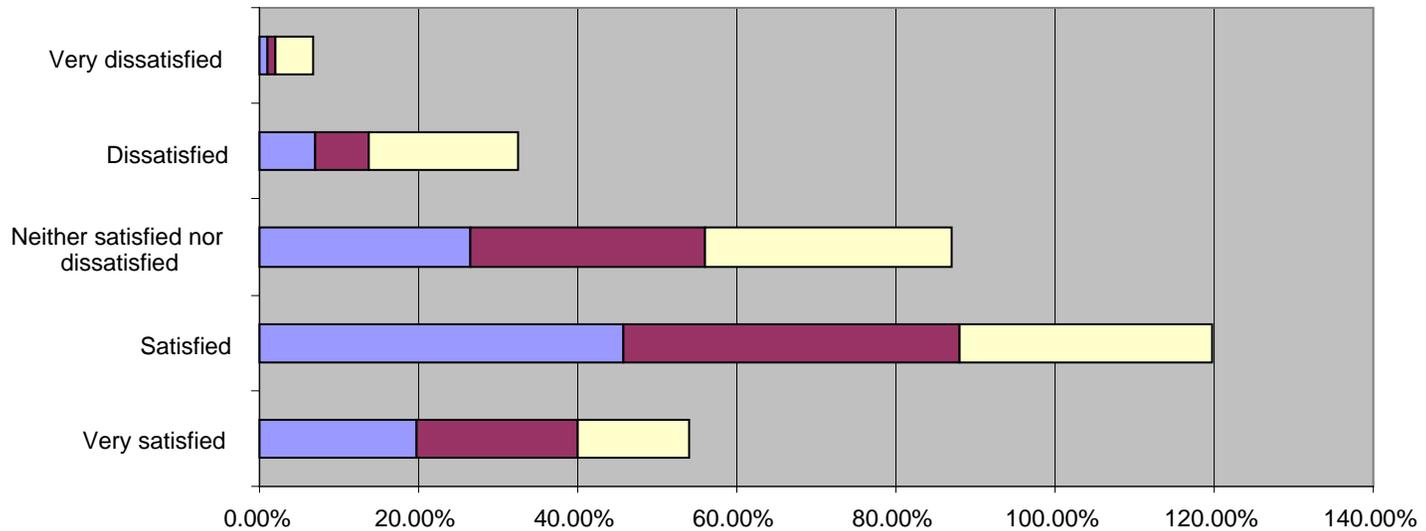
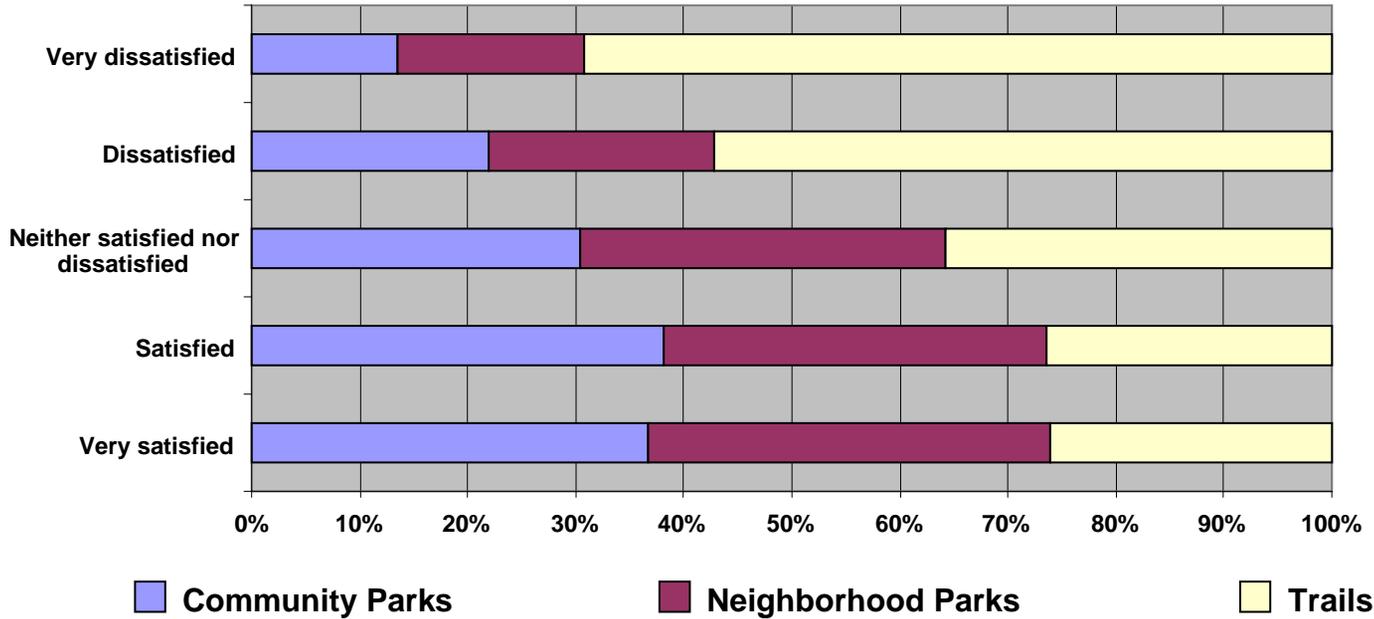


◆ Community Parks

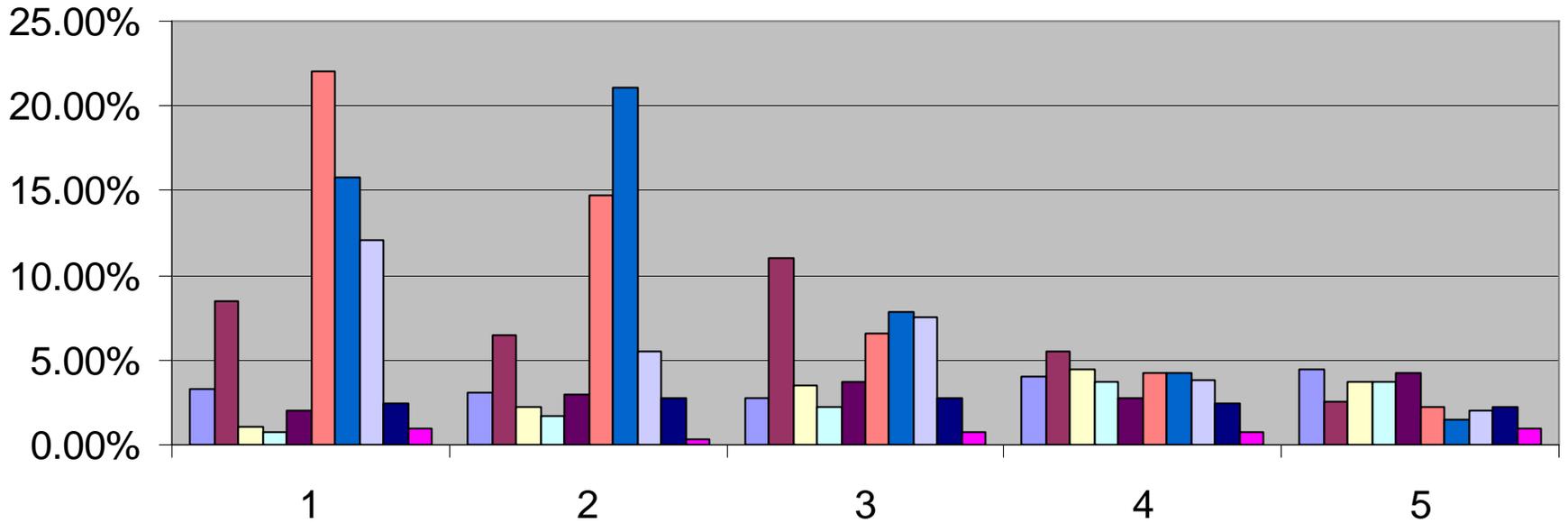
■ Neighborhood Parks

▲ Trails

Parks - Quantity

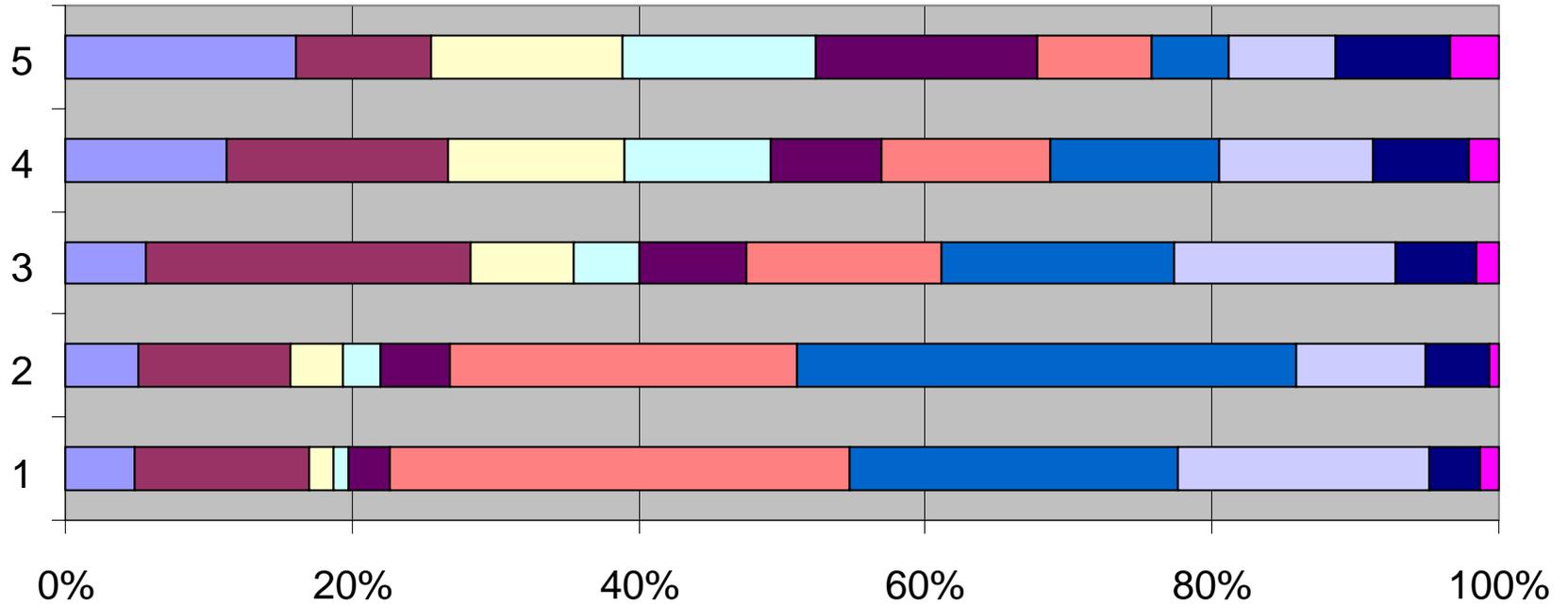


Desired Facilities



- | | | |
|--|--|--|
| ■ Adult Softball | ■ splash pool/water park | ■ BMX terrain park |
| ■ Roller Hockey rink | ■ Frisbee golf | ■ Natural Forest areas |
| ■ Multi-use trails | ■ Other 1 | ■ Other 2 |
| ■ Other 3 | | |

Desired Facilities



Adult Softball

Roller Hockey rink

Multi-use trails

Other 3

splash pool/water park

Frisbee golf

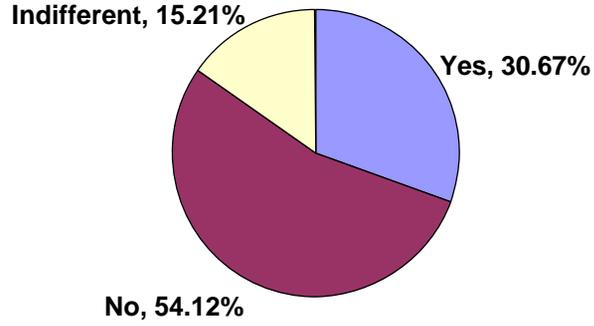
Other 1

BMX terrain park

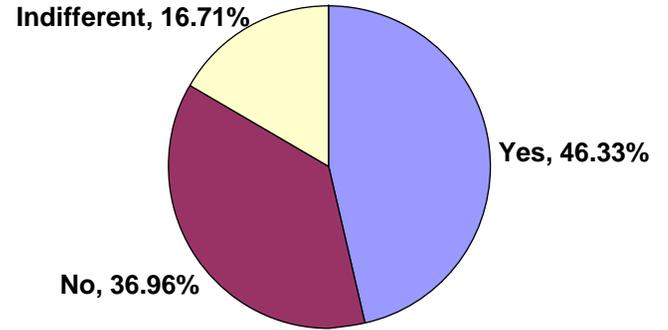
Natural Forest areas

Other 2

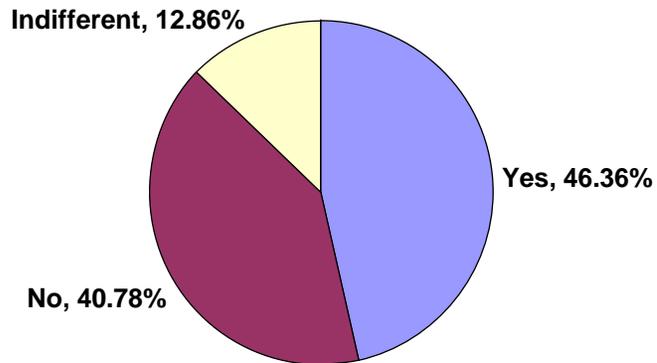
Property Tax



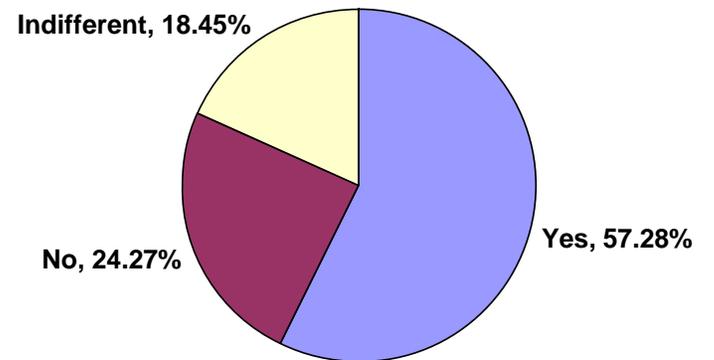
Sales Tax



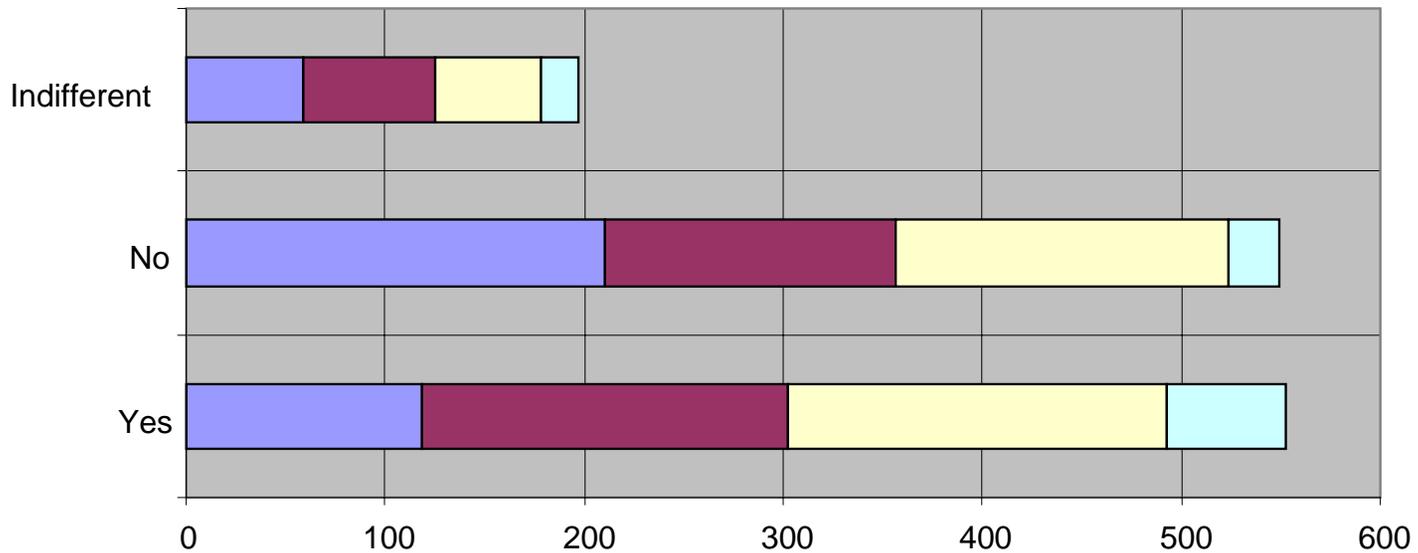
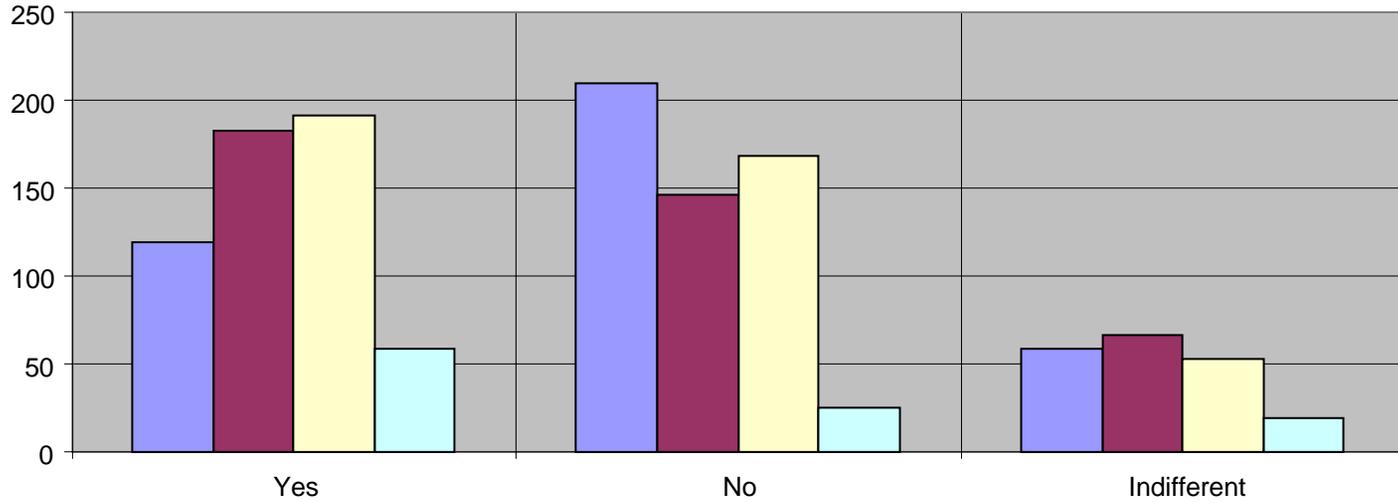
User Fees



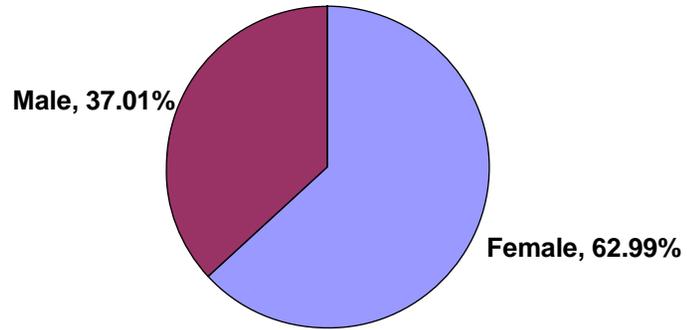
Other



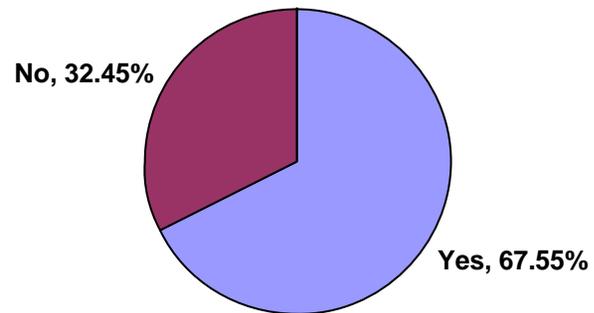
Funding Opinions



Gender



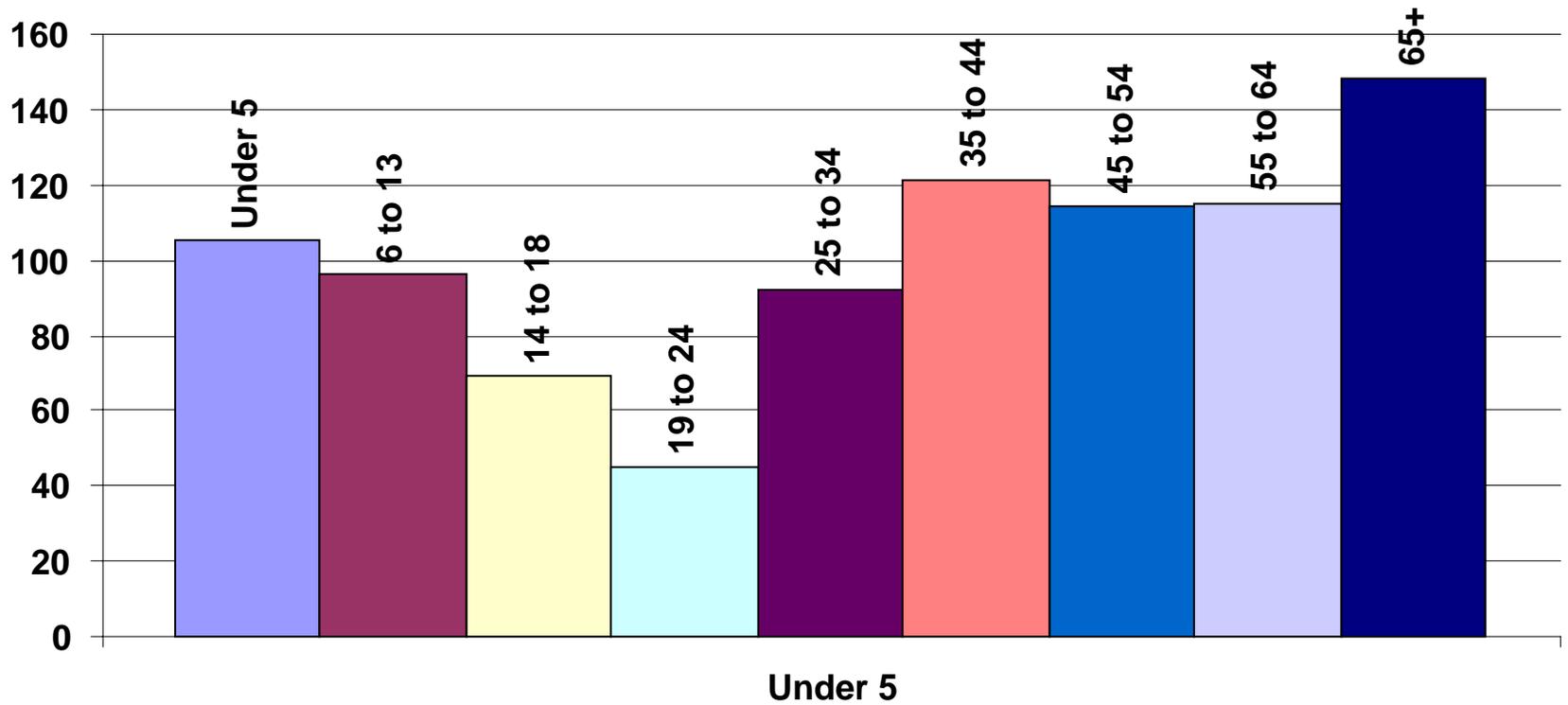
Head of Household



Location of Respondents



Household population



ADDITIONAL COMMENTS AND SUGGESTIONS

- Nice Survey!
- Too much emphasis is placed on sports and athletic fields as parks. These are playgrounds and athletic fields. Some want real parks: green spaces, trails, wildlife viewing areas, and quiet places to enjoy the flora and fauna of this region; mature trees, native vegetation. A place of calm and quiet, with trails where the surroundings can be enjoyed, places of enrichment for the senses and continuum of habitat for our local animal and bird populations. The city has failed miserably to obtain anything in the past 25 yrs except playgrounds/athletic fields. Some of the sports facilities should be provided by the school district and the NWP&R. There must be places for children for sports and play, as well as places for adults.
- Oak harbor is unsafe for bike riding we ride all over town our bikes are our cars. if you look around you with open eyes you can see we are way past critical mass with the number of cars on the streets if you make more street space there are cars waiting to fill it up. we need to get people out of cars I know folks who drive 2 blocks to sarrs market, because they see the street is not safe for biking or walking at least move the parked cars out of the so-called bike lanes and fix the inter sections on sr20
- Look for financial assistance in maintaining facilities with large organizations, corporations, families and have their name mentioned with or on the facility.
- This survey mentions trails several times. If the city has public walking/hiking trails I do not know about them (besides the sidewalk at Windjammer Park) and I hope that you will do a better job of advertising them. The City of Mount Vernon (or possibly Skagit County) offer MANY public walking trails throughout the Mount Vernon community. It would be nice to see more in our area.
- Don't eat up all our green space--give us some indoor activities as well--a game park (Dave & Busters) and don't take peoples homes to do any of it.
- We have visited the Island for 40 years living in our owned vacation housing and have been residents for the past 12 years. We are now retired and working as campground host in various states for the next 2 years planning to return in 2009.
- Have a official department to organize and run recreational programs. Department not controlled by elected officials or elections.
- More picnic chairs in the City Beach. 2. More bathrooms, kitchens and lights in the City Beach. 3. Soap, locks and sanitation on the bathrooms in the park especially in the City Beach. 4. Remove the sewer treatment in the City Beach
- Question#9. Too many neighborhood parks. There are way to many parks in OH city limits, create more problems w/ loitering, drugs, mischief, behavior some parks are within a few hundred yards of each other. Windjammer & castle park can accommodate a lot of people.....unnecessary tax \$ are being spent in a town w/o a lot of extra \$. Close some down to generate more \$ to keep within budget.
- 2 adults agree with answers
- Question #5. Other - It is still an open space, no trees have been taken down, pretty
- Question #8. Dogs are the only frequent users of Ft. Nugent Park!
- We have too many parks in OH. We have too many as it is, cut back & use that money to maintain the good ones. Once again we have too many parks in OH. I live between 2 neighborhood city owned parks and I rarely see anyone at either of them. They are within walking distance of each other. That is when you know you have to many parks. Cut back save \$ and make the good ones better is my suggestion. Also, we need to get rid of the park board committee. They do not represent me or my age group.
- Periodically ask for people to pledge \$ for parks.

- The city needs to look towards a place or places for teens to do. Rather a video arcade or a dance place. Something for the teens and tens to do on the weekends.
- did not submit 2nd page of survey
- Question #8. Parks in this town awful. By far the worst of any town this size I have ever seen. Anacortes Park system should be what we should be. Needs landscaping with real grass instead of weeds - also - needs flowers, shrubs, trees for shade, picnic tables, benches, rest rooms not smelly porta potties.
- Question #3. Other - RV Park, car show Unsure of where trails are within parks. We need areas for outdoor weddings, bridal showers, special b-day parties, etc. Something upscale. Also an area for teenage concerts, dances, see attached brochures we picked up at Thousand Trails, Mt. Vernon, WA. We need kiosk at the RV Park with "Things To Do" for guest. Brochures, maps, what's happening calendar, in town, bus info etc.
- Question #8. City Beach Park needs help!
- My spouse is employed by NAS-WI.
- Windjammer Park needs more police patrol due to uncontrolled language and behavior by teens not as family friendly as it once was. Need more trails. I have begun to avoid city beach due to uncontrolled behavior by teens. I do not wish my children exposed to hollered obscenities etc. More police presence down there might help. We used to go there many nights and afternoons.
- Cut the size of the police and fire departments instead of raising any taxes
- We are being taxed too much. The developer's and realtors should be paying for the increase of parks and rec. areas. They are the ones making mega bucks not the local people.
- Need more trails
- We are a military family that recently moved from Oak Harbor and intend to move back soon to retire. One item of major concern to us the element that is encountered at city beach and the adjacent water front area. The area need to be cleaned up if residents are to feel safe bringing children there to play. More frequent OHPD presence is a good start.
- Post length of walking trail city beach, etc.
- Where are the designated trails?
- Lighting is always good in the parks during the day.
- The whole town would benefit if we had indoor areas for walk during rainy season.
- Not sure where the trails are.
- Question #3. Other-Neil Park needs new playground equipment. Safety Roads are too busy near Neil Park and OH Elementary sidewalks, speed humps needed. Question #7. Fishing - What!! Sandy bottom, 2ft of H2O, Poor fish habitat. Need a health advisory in OH Bay due to the sewage treatment plant being out of code. Moving or enclosing treatment plant needs to be a priority. Question #8. In the past 2 years I have witnessed a person injured by a rail breaking on the bridge over the lagoon. Also, a light pole had open wires sticking out of it about 1 foot from the ground in a playground area at Windjammer Park for months. H2O quality at lagoon, city beach, wading pools at windjammer should be checked.
- I am satisfied with living here, but too much housing development is bad for everyone. Stop wasting my money on survey's and think's no one want's like a football stadium. Why is my sewer bill so high? 73.04 for 1 person is ridiculous. Thank you for reading my rant.
- It would be nice to have better park equipment @ our neighborhood park. We frequent the park off of Ronhaar or @ the end of 7th also park off of NE 10th Ave. There is an awesome field there to upgrade for skating or rollerblading or even scooters.

- We enjoy the public swimming pool but we think this will be our last year because of over crowding. By next year there will be more people using it plus the many personnel. It will probably be too expensive to add on another area. We in our opinion think it is the most popular activity on Whidbey Island.
- Before any additional monies are spent on Parks & Recreation, Oak Harbor's entire infrastructure needs to be overhauled and not band aided as it is today. Someone in City Gov. needs to get wise.
- We need a new mayor!!
- I love OH. I own a home here and my son has solid roots here. We intend to stay for a very long time. I think the # of parks in OH alone are amazing & very well kept over all, with the exception of the rest room facilities. The lighting cleanliness and availability to be specific.
- The amount of attention paid to sports like soccer and baseball should be equivalent to football. There is plenty of funding for soccer when there are more participants in football and less money for city participation in youth football. Contact information on survey form.
- Everyone should clean up after themselves. Thoughts for City fathers and staff: Your hard work is appreciated and everyone is highly esteemed. Focus on necessities. Preserve Whidbey Islands beautiful environment. Lets use and enjoy what we have and maintain it. Stay within budget and spend less. More emphasis on school curriculum and less on sports. Keep things simple-money doesn't grow on trees, as we were all taught. Too many committees, meeting, planners, etc. for things the city can't afford. Use microphones and tape recorders to replay what was said. TV cameras are not necessary for every meeting. Treat each other via the golden rule. One of the nicest outreach programs of the various city organizations is the Thanksgiving Dinner at the Elks Club, where everyone is welcome and no ID cards or fancy membership is required. Thank you.
- Great Job by Parks Dept !!
- More bike paths / bike lanes on Goldie rd and Heller More tennis courts are my main concern we typically use the ones on Regatta, but since there's only two we usually have to wait. Would use the courts on base, but it's not convenient and they're not as nice. I also bike a lot with my daughter in a trailer. Some roads (heller/goldie) I don't feel safe on; from the traffic or a separate bike route. Thanks :)
- I would like to see upgrades to our older parks first. Tyhuis Park playground equipment need improvement
- Consolidate recourses too support the most frequently used park areas & facilities. The marina should also be supported by a prorated amount of user fees from marina users (boats) and tax for non boat users.
- This is a waste of paper and money.
- Windjammer Park - the wet area walking trail should be expanded. 1. Where are the trails you are talking about? 2. It would be nice to have more bike riding and walking trails/jogging trails in the area. 3. When is the trail west of our city campground going to be enlarged? It's fun walking there but it needs enlarging. It would be nice to see it travel south to the dike and come back to Windjammer Park.
- Question #10. Other - Soccer fields that are not monopolized by the local clubs. We have trails, where are they?
- We are getting on in years and use the facilities less each year. Used to use them a lot in past 40 years.
- retired military
- Live on 9th ave East has lived in OH 79 years. We are retired OH School district - retired navy, post office

- I just went through the marina and I am going to go know - I loved it. I would like to see more benches and more of a park there. my boyfriend, his son live with me and my daughter. His other children come to visit on the weekends and we spend a lot of time at the parks. We love Rosario Beach Park. We haven't been to Ft Nugent yet I can not wait to go. It looks great.
- The marina free boat ramp is usually to steep for safe launch. With grown children out of the area, we seldom use OH parks except when the grandchildren visit as they did this summer. Personal recreation time has not existed for us in recent years. We do try to launch our boat for fishing between May & September, unfortunately, not at all (so far) in 2007. Hunting excursions are in Eastern WA.
- Question #11 We have a park tax on our property tax - it should be used wisely.
- Having creative outlets for OH citizens is of extreme importance, especially for youths. Due to the lack of creative facilities more and more kids are getting into trouble. I suggest facilities such as an art center or book publishing establishment. This will not only give OH citizens a place to display their work but it will also make it easier for young authors and artists to boost their carrier.
- As city grows - tax base grows - No tax increase needed!!!!!!
- More should be done to help the lower income families to be able to get their kids swim lessons they can't afford. Also, these kids want to be able to participate in community activities (ie baseball, soccer, football, cheer) but the families can't afford it. There are families that are not military in this town that pay property taxes, etc. and are forgotten. Everyone is so worried about what the military and their families want!
- I can not imagine a park of any kind that does not (at least in summer months) provide a bathroom or porta potty. I know bad kids do damage to them and they need to be caught and punished.
- Question #12 - Note added - If you do not pay city taxes why are you in the survey?
- City Beach area - Putt Putt Golf a nice one as in Leavenworth. Upgrade play apparatus in existing all play areas.
- We have moved here to the Island this month. From what I can tell it has great resources. I have been very pleased!
- I got this at the YMCA and filled it out as the exe director of the Y. I used our attendance numbers. Regards Exe Director.
- I do believe in growth, as long as it is organized and controlled. The city should also have a very public master plan regarding the use areas around the city and potential annex properties. A lot of the sections in this survey deal with very important concerns, this is good. But what will it all look like in the end? What's the plan, is there one? Don't be asking the current residents to bare the full burden of it all, they are not going to be the causes of the congestion and potential chaos. This city should quit giving itself away. It's still a nice enough place that others will still want to live here. The sincere will pay the cost, and when they do just maybe it will help them to have a greater sense of belonging / ownership and real concern for caring about this community! Gary B.
- Don't change anything except put back the pier. Would bring lots of people back to the board walk. Senior Center pool area
- I am the boss in the house and I have my wife's permission to say so!
- As the parks (number/locations) increase - Police monitoring will become necessary and should be addressed as part of the maintenance costs to assure safety and deter vandalism.
- What trails?
- Nice town to live while husband is deployed. Lots of things to do with kids around town. Safe community!

- Husband employed by NAS. I think for new comers like me, an information flyer with location and facilities at the parks would help people find/use them. Should pay to use park -minimum fee, make it affordable. Pay parking, pay for flyers, catalog or make a book of parks and sell it.
- Use funds to maintain the upkeep of existing ones. Don't build new parks.
- Those who use the parks should bear the cost
- Please make funding for our parks; they are an important part of our city. Anyone can use the parks, unlike the marina, you need a boat! Which means you need \$\$\$\$. I would like to find a better place for teens to hang out besides the free bus stop downtown. Maybe a larger skate/bike park.
- I suggest more animal parks
- Bike & Boat rentals. Watch Victoria & do as they do!
- Bike & boat rentals, concession stands. We need activities available in parks
- In Germany there are paved and unpaved trails that go on for miles. These trails are found in the cities and throughout the countryside, connecting both with signs that point how far it is to a certain district of the city. They are very popular and widely used. More nature trails would be nice.
- Don't throw away any trails !
- I believe the parks on Whidbey Island & Oak Harbor are the most beautiful in the state. If they are maintained as they have been in the past it's a winning situation. There no need to upgrade or change them. I'm not sure we really need any new parks. I've lived here for 20 years, it still works just fine.
- Oak Harbor needs to make the city pier its #1 priority for all of our community to enjoy, not just those with large boats in the marina. It also needs to develop and market more festivals; street fairs not just those that sell cheap vendor items, more along the Anacortes & Coupeville fairs.
- i USE PARKS PRIMARILY WHEN GRANDCHILDREN ARE HERE. I AM STILL WORKING HOPPE TO USE THE FACILITIES PROVIDED MORE AFTER RETIRING
- City Beach Park needs more trees, especially on North side to mask view of back of buildings along Pioneer. Also in trail area for same purpose. Parking at westside insufficient for use of Gazebo & Picnic area. How about a bridge or two to parking lots in back of all business, There are no neighborhood parks in SW area except for schools. New development should be required to furnish green belts and parks. More roadside trees all over town.
- As development occurs existing taxes are paid by new residents increasing the general fund to pay for maintenance
- Install prominent sign at entrance of Ft.Nugent Park that dogs must be leashed. Some people regularly use it as a off-leash facility. Large dogs are let loose on the Soccer fields and even on the playground. There must be enforcement of the Leash law !
- I would love a sprinkler park like Bellingham which also has really nice rental facilities for parties, reunions, etc.
- Trails not safe due to lack of sidewalks, bike/walk paths. I would love to rent a kayak/sailboat from marina. Please examine the lack of safe walking/bike routes on Heller, loreland, Crosby roads. There needs to be a crosswalk @6th so kids from Highlands West can cross to the Park & bus stop and walk or bike ride to OHMS. There needs to be a crosswalk at loerland & Roeder for children to walk or bike ride safely to Hillcrest Elem. Joseph Whidbey is a great park but is inaccessible on a bike along the 1st part of Crosby road. Later on there is a good shoulder/bike path there needs to be a path directly west of the light@heller& Crosby.

- I would be supportive of increased property taxes to fund more parks, recreation areas (trails, frisbee, golf etc.). I especially enjoyed volunteering to build Ft. Nugent. Its a great park. I really enjoyed the morale of the community. Oak harbor could benefit greatly by improving the existing neighborhood parks. Also include more recycling more frequently at facilities. Thank you very much for collecting our opinions. I'm a big fan of surveys when they are applied to planning. If you need Park Organizing Volunteers in the future contact Ryan Lipstein - 360 920 1850
- I love that there are off-leash parks; Could "doggie bags" be provided at regular off-leash parks, for when we run out of or forget to bring our own? Thanks.
- Our Neighborhood park near Cathlemet Dr., is in horrible shape. The equipment is always either broken or partially missing, and the park is filthy. I am afraid to let my kids play there, which is a shame since it is only 2 blocks from our home. Please increase maintenance to the neighborhood parks.
- Cut out money spent on directional signs, and renaming parks, stop throwing away money on stupid crap and put it to a good use.
- Major update to the marina & another Pier closer to downtown would pay themselves. No need to increase taxes. How much did this waste of time cost ?
- Please enclose envelope for bills and stop raising your rates. More expensive to live in the island than in the mainland.
- I would answer more on several areas if the selection of weather permitting was added. We love going out to the parks but when the rainy season starts, we don't have many physical activities due to lack of a place to do them
- Please stop the development over paving of Oak Harbor before the Oak Harbor is entirely ruined. No more big box stores and housing developments. Develop, cleanup, refresh development. - Judy Craft 240-8270
- More than just "things to do" parks and Rec. areas need to add to the people and the area. Maintaining the natural beauty of the island, any park or future activity area needs to have plenty of trees and shrubs planted to keep the beauty and small town feel. Plenty of Benches & gardens next to Future hockey or along trails need to be an overall plan and not just an addition for the sake of more.
- More activities for kids
- Don't change City Park (Windjammer). Its good like it is. Lots of room for all kind of activities
- Oak Harbor desperately need Bike/jogging paths throughout the city and island. As a community we are getting less healthy and over weight. We need easy opportunities to get healthier. We should tax the vices that are ruining our lives and do more to encourage health. Tax Gs, Alcohol, Cigarettes, Restaurants - all the things that make you fat and lazy
- We are past the age where we use parks very much, but I think they are very important, if only because they help keep the island green. Smith Park is the most deserted park I have seen, but it is lovely to look at and I hate it to see it let go.
- Please put a park in Cherry Hill. And Benches would be nice. Many cities have lovely fountains that shoot up water from concrete base. They are beautiful and allow the children to get wet when it is hot.
- Parks should be funded from Several Revenue and should not be placed on the backs of developers and we would have a better parks program.
- I bike for 2-4 times per week for 10-20 miles per day. I find the bike paths in Oak Harbor and surrounding areas appalling. Fortunately most people are courteous but some are not. Whidbey, Oak Harbor, Goldie, Ft. Nugent, Heller, & Swantown all have room for Bike paths. But one has to take ones life in own hands to ride portions of the road. West beach

isn't much better. I would be more than happy to pay a bit more Property tax to have better Bike paths.

- We need more for kids to do here in Oak Harbor! There's nothing for the kids here.
- Always giving to the navy. What has the navy done in return for Oak Harbor to show their kindness?
- I run frequently around Oak Harbor and my husband cycles often. We noticed there were several areas where a sidewalk or shoulder would taper off, leaving us either on a grassy slope or in a traffic lane. Whidbey Island is such a beautiful place to live and enjoy the great outdoors, thanks so much for your consideration
- Windjammer is a spectacular place - so many diverse people are drawn to it. It is well kept and is user friendly for those wanting to have gatherings. It saddened me when the 4th of July carnival rides were setup in it definitely causing damage to the well kept grounds. maybe another place will be designated for this. Fort Nugent Park is fantastic. When our Grand-daughter (6yrs) visits from California, its the first place we take her. The John Vanderzight pool is another fantastic opportunity. It is hoped that an Olympic sized pool will be built. We certainly need it !
- Thanks for sending this out! We sure would love to see OH and the surrounding area more bicycle friendly.
- As the city Harbormaster I see dozens of citizens using the trail from town that ends at the marina. I think that working with the navy to extend the trail from the Marina to the south and the east should be put on a very high priority. That could enhance the public's enjoyment of Oak Harbor
- City Park is beautiful, well kept, however it does need to have someone of authority to watch the trash done or left by teenagers who trash and leave their garbage and also the smoking cigarettes in the park !
- Stop building parks, there's enough of them in Oak harbor
- How and when was "Neil" park named and why? Serina Neil sold the property to the city at market value when Dr Heap was the mayor.
- We walk around town a lot and seldom see children in the neighborhood parks. Ft Nugent Park is well used and our grandchildren love it. We also take grandchildren to Windjammer Park a lot and we all love it. But we mostly bike at the county parks and deception pass state park when our children were growing up we used the baseball and softball fields almost daily in season and swimming pool frequently.
- Windjammer, ft Nugent Park and playgrounds are great! Also, kiddies pools at Windjammer are nice, but the one by the basketball courts would be better if it had some grass inside the fence. Some of the neighborhood parks could use new playground equipment and perhaps at least one infant/toddler swing per park would be nice. Quit spending so much city money on consultants that don't lead us anywhere and reallocate it to the parks.
- Please move sewage treatment plant out of park. Please, Please, Please do not expand the RV park at Windjammer Park. It is wasted space most of the year. RV tourists are not what Oak Harbor needs in the most beautiful stretch of Beach Park in town! The Freund marsh and windjammer park should be preserved and enjoyed - not paved for RV's
- We truly appreciate the beauty of our hometown. We would appreciate tax dollars going towards maintaining the parks we already have (litter control, mowing, lighting) before more are added - Quality vs Quantity!
- Public Restrooms need a lot of attention.
- We have lived in OH for 35 years. The trail through Freund Marsh is great. Please do whatever it takes to preserve the last small section of forested land on Freund marsh south of Barrington. The new sub-division has destroyed the natural landscape not to

mention replaced it with more houses squeezed together on small lots stripped of all trees and natural vegetation. Please save the last wooded section for trails and maybe a picnic/playground area. Think about the quality of life and not just tax revenue!

- Oak harbor requires a facility for live theatre and performing arts. Not all recreation is outdoors.
- Litter is a Huge Problem!!
- My husband is blind - need good walkways for guide dog.
- Maintain what the city has now. Do not add additional parks. We are currently under-using what we have now
- You could at least have one city bridle trail! The soccer fields are great but one day I saw 3 girls on horseback there and they lost their riding and when the fields went in, others lost their dog walking area. A perimeter trail of bark or dirt with grass or without would serve for both and not take anything away from the soccer,
- We need to build a community/Business centre to handle natural disaster. A multipurpose facility for our children to use
- For wonderful parks go to Bellingham: Cornwall Park and Lake Padden Park. These parks have a great mix of open spaces, activity areas, picnic areas, etc. Oak Harbor missed its chance to get such a park in the Freund Farm. Now we are stuck with acres of Walmart/Albertsons Parking lot and a hillside where all the trees were cut down for million-dollar homes. The average Oak Harbor resident has no use for the marina, and probably couldn't care less about. Perhaps the marina should support itself off the user fees charged to keep a boat there etc. Same goes for the remodeling job proposed for the marina. Looks to me like the tax payers paying for it so that a bunch of rich guys can have a place to moor their boats.
- We would use City Beach on a much more regular basis if it didn't smell due to the sewage treatment plant and if you couldn't hear the P.A. system from the car dealership! Some of the most accessible / beautiful municipal waterfront on Puget Sound = car dealerships, condos and sewage treatment plant.....What a shame!
- winter activities for kids would be desirable
- For those of us who are handicapped (disabled) and wheelchair or mobility scooter: It is difficult to access the water for fishing and just looking. I am wondering if you could publish a brochure highlighting specific activities and parks and trails where handicapped people can have some fun. Thank you for asking about our opinions. I would also like to see more support for the senior swimmers in the form of a pool that is heated. We share Vanderzicht pool with the people who are lap swimmers and many personnel and a heated pool that is ok for them is cold for those of us who are just exercising. We don't get as hot as they do. We love Oak Harbor and our service men so I am not asking you to do anything detrimental to anyone.
- i think the public fees are too high. I have lived in 32 states as well as in foreign countries. I have never paid as much as I do here for water, sewage and trash. Storm drain fees are irrelevant. Sewage is very high.
- In my opinion what I see is good. But if the majority wants more I would be willing to pay for it.
- Taxes imposed on property owners are already too high, please consider other options. Please consider military facilities provided. We do not need to financially over burden residence.
- We have traveled in all 50 states! Whidbey Island ranks at the top of the most beautiful places in our country. Due to our lack of a strong tax base it seems that our parks state / county and city are not maintained as well as across our country. A small fee could help

defer this to those of us who live here and use the parks - or even donation boxes at parks to put \$ in or a voluntary fee on the utilities.

- We are fast losing so many trees and open spaces in Oak Harbor with all the housing. Why not have the developers leave some trees and/or open areas to save our island charm.
- grandkids come from Spokane springbreak in summer, they use the playgrounds and the splash pool
- Oak Harbor is not a senior friendly town if you are not connected to the navy
- We all really enjoy Ft Nugent Park, Windjammer Parks location is great however, some of the playground equipment is old and raggedy. The small pools are fun but they are often very dirty. We also don't enjoy the smell of the treatment plan, but understand why it smells. We use the city pool often. Perhaps the pool could be expanded, especially because swim lessons are too crowded.
- An indoor park or play area would be a fantastic addition to our often cold, windy and rainy town
- If the parks are to grow proportional to the increased population (city growth). Why won't the taxes they pay be proportional and pay for the additional park facilities? Unless there is more waste and padding!!!
- A steeper ramp is needed to launch boats to prevent vehicles wheels from getting into seawater (truck/car) ok for trailer.
- Need more trees. Please stop housing sprawl. The animals need homes too! Too much water use.
- I love Ft Nugent Park and local trails. I hope Oak Harbor will remember to build (green space) in to the plans for continual growth. Bellingham seems to be using a very good model as they incorporate urban trails, parks, and natural vegetation in to their city as it grows. Everyone Benefits!
- If more businesses were here we would have more tax revenue to work with
- consider a 2% motel occupancy fee to pay for recreational facilities
- Windjammer is such a horrible name. Myself and others will always think of it as city beach
- Concrete trails kill my knees for jogging. We require more trails with no concrete. The swimming pool is so overcrowded I no longer do laps there. The Navy Guys run me over in the lane.
- People are concerned about food on the table not more parks with higher taxes.
- We moved here in Dec. last year. My husband was assigned to NAS Whidbey. It was difficult at first but we learnt to love Oak Harbor. Its a beautiful city and a great place to raise kids. We truly appreciate the efforts of the city Govt. to make this place clean, beautiful and well maintained. However I truly believe that the residents of Oak harbor deserve a place to unwind, relax and have fun. It takes time to drive to Burlington just so we can go window shopping. I hope that sooner or later you would see the benefits of having a shopping mall within the city limits. Since there is no mall in OH and Wal-Mart is getting to be a bore, we have no choice but to go to these places so as to preserve our sanity and prevent depression. Thank you for your time. From A Mother of 2
- Oak Harbor is located in one of the most beautiful marine location in Puget Sound & it's a Navy base. Focus should be on Water related enhancements & the incredible wealth of marine & bird life. Get the sewer treatment plant off the City Beach!!!
- Retired couple -walk to the City Beach and along trails to the marina. Boat & Crab sometimes from Marina or from the Seaplane base. Fees - I guess user fees, but not for the city beach

- When building new park areas there should be more consideration for the neighbors. Things such as dust, noise, diesel fumes etc. have been ignored at Ft. Nugent Park. It makes us wish we hadn't bought a house here. I believe there's a WA State Clean Air Act RCW 70.94 that should be enforced.
- I think a lot of taxes and fees for the city are too high right now with all the low income families. It's real hard to make ends meet right now!!!
- We very much enjoy the neighborhood parks, but we are concerned that maintenance is beginning to suffer. We are especially concerned that the trails which provide access to all the parks from many of the neighborhoods are not maintained at all and are very poorly worked. These trails and parks could provide an enjoyable and readily accessible urban walking /hiking experience. If they were well marked and properly maintained, and if the system of neighborhood parks and trails were generally available. If anyone is interested in following up on these ideas I would be glad to discuss and help out: David A Macy, 235 SW Judson Sr. 240-8650
- As a Retiree, you guys are taxing us out off town!
- I use the parks and playgrounds whenever my Grandkids come. So those are important to me, So far the parks I use have been excellent.
- By Daniel Stewart - The city of OH appears to me to believe that NAS Whidbey Facilities are available to all residents as implied in the survey. Therefore it relies on this belief as if the base was more open like pre 2001 period. This is simply not true. The city should proceed with its planning as its base and its facilities did not exist. The residents at OH are city residents and not Base Residents. Not everyone here is in the Navy. Plan like a city and not like a naval base. The city needs a Indoor recreation centre. Try to remember that it rains for the better half of 8 months in a year. I cannot believe that the City declined a proposal by a non-profit Organization to build a Indoor Tennis Court. Should have bent over backwards to try and take advantage of external funding like that!
- Nearly every family I know with young children is adamant about the need for more parks. Yet one only one and half blocks away, pavements broken, kids have to play on streets or in the yards. This is simply too much to handle. Voices for more parks, maybe, but voices for more time. .in reality !
- The ability to get to Band Stand with instruments and equip. Parking for Older people is not available
- Ft. Nugent is awesome. Coupeville has active fundraisers who maintain parks. City Beach is Ok. Kind of old, pool is often yucky, stinky, bird poop. Does marina make \$ - should you sell it to a private enterprise. Serves few people.
- In my opinion the city needs an aquatic Olympic pool and a smaller pool for ladies and children
- Thank you for the American flags that fly on Govt. Holidays! I love it!!
- connect bike lanes in the city

Recreation Service Standards and Needs Forecast

| Facility | Quantity (acres or # of facilities) | Level of Service (per # of people) | Minimum Standard | Need in 2008 based on standard | Need in 2018 based on standard |
|----------------------|-------------------------------------|------------------------------------|------------------|--------------------------------|--------------------------------|
| Neighborhood Parks | 32.2 | 1.4 | 2 acre/1000 | 14 | 24 |
| Community Parks | 83.5 | 3.6 | 7 acres/1000 | 77 | 114 |
| Basketball Courts | 3.5 | 0.8 | 1 court/5000 | 1 | 2 |
| Tennis Courts | 2 | 0.2 | 1 court/2000 | 9 | 12 |
| Softball Fields | 0 | 0.0 | 1 field/4000 | 6 | 7 |
| Little League Fields | 6 | 1.0 | 1 field/4000 | 0 | 1 |
| Baseball Fields | 1 | 0.3 | 1 field/7000 | 2 | 3 |
| Soccer Fields | 6 | 2.0 | 1 field/7500 | -3 | -2 |
| Football Fields | 3 | 1.0 | 1 field/7500 | 0 | 1 |
| Volleyball Courts | 5 | 1.1 | 1 court/5000 | 0 | 1 |

2008 Population estimate 22980

2018 Population estimate 28149 (% projection)

| Minimum acres | per population | minimum standard acres | Area per field or court (sq. ft.) | Area required based on meed in 2008 (sq. ft.) | Area required based on meed in 2018 (sq. ft.) |
|---------------|----------------|------------------------|-----------------------------------|---|---|
| 2 | 1000 | 2 | | | |
| 7 | 1000 | 7 | | | |
| 1 | 5000 | 1 | 6600 | 6600 | 13200 |
| 1 | 2000 | 1 | 7100 | 63900 | 85200 |
| 1 | 4000 | 1 | 160000 | 960000 | 1120000 |
| 1 | 4000 | 1 | 144000 | 0 | 144000 |
| 1 | 7000 | 1 | 160000 | 320000 | 480000 |
| 1 | 7500 | 1 | 74800 | 0 | 0 |
| 1 | 7500 | 1 | 80000 | 0 | 80000 |
| 1 | 5000 | 1 | 4000 | 0 | 4000 |
| Total | | | | 1350500 | 1926400 |
| | | | | Acres | 31.00 |
| | | | | | 44.22 |

| | | |
|-------------------|-------------|-------------|
| Based on 30% rule | 103.3440465 | 147.4135292 |
| Based on 40% rule | 77.50803489 | 110.5601469 |
| Based on 50% rule | 62.00642792 | 88.44811754 |

2006 PARK IMPACT FEE STUDY

Calculations using the 1994 formula

Purpose

The purpose of the study is to determine the current Level of Service (LOS) for parks and recreation within the City of Oak Harbor and calculate the impact fee amount necessary to continue to provide facilities for the increase in population as projected by the State of Washington Office of Financial Management.

Scope

The scope of the project is to determine the amount of currently designated parks and recreation facilities within the City of Oak Harbor and their current level of service for neighborhood and community parks. The study will then use the LOS standards, along with population projections, census data and land values to calculate the amount of neighborhood and community park impact fees for single family and multifamily residential units. The formula to calculate the impact fees will be the same as the one used in 1994.

Data Collection and Analysis

Inventory

The first step in the process is to collect information of existing parks in the City of Oak Harbor. This information was collected from recent inventories done by the Parks Divisions and in conversation with personnel regarding recent improvements such as Fort Nugent Park. The inventory also accounted for the facilities such as playgrounds, soccer fields, basketball courts etc. within each park.

The parks were categorized as either Community or Neighborhood Parks in the 2001 update. This study follows that categorization without any changes. There are some points to be noted here that impact the accounting of the parks. These are listed below:

- The Regional Ball Park (46 acres) located on Goldie Road is not included in the calculations. This Park lies right on the line that divides noise district B and C. These noise districts are intended to discourage or prohibit outdoor recreational area. Furthermore, recent tests seem to indicate rising levels of methane close to the surface.
- The calculations do not include trails, landmarks or other areas that may be maintained by the Parks division but not designated as a park.

Level of Service

The next step in the process is to determine the current Level of Service (LOS). The parameters used in 1994 such as standards/population were used to determine the current LOS.

Table B below reflects the current level of service using the same parameters used in 1994.

Table B

Recreation Service Standards and Needs Forecast

| Facility | Quantity (acres or # of facilities) | Level of Service (per # of people) | Minimum Standard | Need in 2006 based on standard | Need in 2016 based on standard |
|----------------------|-------------------------------------|------------------------------------|------------------|--------------------------------|--------------------------------|
| Neighborhood Parks | 31.70 | 1.4 | 1 acre/1000 | 0.0 | 0.0 |
| Community Parks | 83.50 | 3.7 | 4 acres/1000 | 5.7 | 26.0 |
| Basketball Courts | 2 | 0.7 | 1 court/5000 | 1 | 2 |
| Tennis Courts | 2 | 0.2 | 1 court/2000 | 9 | 12 |
| Softball Fields | 1 | 0.2 | 1 field/4000 | 5 | 6 |
| Little League Fields | 6 | 1.1 | 1 field/4000 | 0 | 1 |
| Baseball Fields | 1 | 0.3 | 1 field/7000 | 2 | 3 |
| Soccer Fields | 6 | 2.0 | 1 field/7500 | 0 | 0 |
| Football Fields | 1 | 0.3 | 1 field/7500 | 2 | 3 |
| Volleyball Courts | 5 | 1.1 | 1 court/5000 | 0 | 0 |

Table B shows that the City exceeds the minimum standard of 1 acre per thousand for Neighborhood Parks and fall slightly short of the standard of 4 acres per thousand for Community Parks. The table also shows the count on facilities such as softball fields, soccer fields etc. Most of these fall short of the minimum standards except for Little League Fields and soccer fields.

It is important to note the LOS for neighborhood and community parks since this information is used in the calculations to determine the impact fees.

Population

The Growth Management Act (GMA) requires that impact fee be calculated for system requirements that will generated by new growth and development. This requires the City to determine the population growth that is expected over the span of the planning horizon. This information is provided by the State of Washington Office of Financial Management (OFM).

In order to calculate the growth in population, the first step is to determine the population count for the current year and the year to which the planning horizon it is being projected to be. The information released by the Office of Financial Management (OFM) for current year's (2006) population is 22,290. The Plan looks at a 10 year planning horizon. So the next step is to determine what the population would be in 2016. There are numerous ways to calculate population projections and most of them yield results that do not differ drastically. A simple percentage increase method was used to project the population growth trend for 2016 to be 27, 386.

| | |
|--------------------------|--------|
| 2006 (April) Population | 22,290 |
| 2016 population forecast | 27,387 |
| Ten year growth | 5,097 |

Using the above information, it is assumed that the City of Oak harbor would grow by 5,097 people over the next 10 years.

Impact Fee Calculations

The calculations for the 2006 Impact Fee utilize the same formula used in 1994. The formula is designed to determine the amount of fee that should be collected on the type of development (single or multifamily) for each park type (neighborhood or community).

The steps taken to determine the fee include calculating the LOS needs at the end of the planning horizon so that the amount of improvements necessary to support the new growth and development can be determined. It also includes determining the current value of land and the cost of improvements. After this is determined, information available through the Census Bureau is used to determine how the growth in population breaks down to units, which is then used to determine the fee per single family or multifamily dwelling.

LOS needs in 2016

In order to determine the funding needs it is important to determine the park needs for the increase in population. It is assumed that this increase in population will be provided with the same level of service as in 2006. So using the LOS for neighborhood and community parks, the 2016 acres/1000 need for the increase in population can be determined.

| Park Type | 2006 LOS | Standard | 2016 needs per 2006 LOS | 2016 needs per standard |
|-------------------|----------------|--------------|-------------------------|-------------------------|
| Neighborhood Park | 1.4 acres/1000 | 1 acre/1000 | 7.1 | 5.1 |
| Community Park | 3.7 acres/1000 | 4 acres/1000 | 18.9 | 20.4 |

The 2016 needs based on the 2006 LOS for Neighborhood Park is 7.1 acres and for Community Park is 19.9 acres.

Improvements fundable through impact fees

The 1994 calculation included an adjustment factor in this step since there were parks that were designated as a Community Park as well as a Neighborhood Park. The adjustment was done to avoid double-counting the need. The 2001 update to the plan deviated from the combined designations and categorized them solely as either a Community Park or a Neighborhood Park.

Note: This update has followed the same categorization as the 2001 update and has thus eliminated the need for an adjustment factor.

| Park Type | Fundable Needs* | Acres per new resident |
|-------------------|-----------------|------------------------|
| Neighborhood Park | 7.1 | 0.0014 |
| Community Park | 18.9 | 0.0037 |

* Fundable Needs = 2016 Need per 2006 LOS

Note: Impact fees cannot go toward meeting current or "backlog" needs

Value of Land and improvements

This step calculates the current cost of acquiring and improving an acre of park land. The acquisition costs per acre were obtained from Mr. Gregor Strohm, a local appraiser. The acquisition costs in 1994 were obtained from the same source and therefore offer a certain level of consistency. The improvements costs were based on actual costs incurred with recent improvements to neighborhood parks and community parks.

Average Neighborhood Park Development costs per acre

| | |
|---------------|---------------------|
| Acquisition: | \$100,000.00 |
| Improve: | \$84,003.00 |
| <u>Total:</u> | <u>\$184,003.00</u> |

Acquisition cost based on analysis of residential land sales in City and adjusted to predevelopment values (G. Strohm, Appraiser, August 2006).

Improvement estimate based on actual costs from Redwing and Fireside neighborhood park projects provided by Hank Nydam, Parks Division.

Average Community Park Development costs per acre

| | |
|---------------|---------------------|
| Acquisition: | \$100,000.00 |
| Improve: | \$111,035.00 |
| <u>Total:</u> | <u>\$211,035.00</u> |

Acquisition cost based on analysis of residential land sales in City and adjusted to predevelopment values (G. Strohm, Appraiser, August 2006).

Improvement estimate based on Fort Nugent Park prototype.

Impact fee calculation based on dwelling type

This step is the actual calculation of the impact fee based on the information gathered in the above steps. The information for persons/unit was obtained from the US Census data.

| | Single Family Units | Multiple Family units |
|---------------------------|---------------------------|-----------------------------|
| <u>Neighborhood Parks</u> | | |
| Acres/person | 0.0014 | 0.0014 |
| persons/unit | 3.2 | 2.7 |
| Acres/unit | 0.0045 | 0.0038 |
| Acquisition cost/unit | \$445 | \$375 |
| Improvements costs/unit | \$374 | \$315 |
| Subtotal | \$819 | \$690 |
| Adjustments* | \$155 | \$130 |
| TOTAL N. PARK FEE | \$664 | \$560 |
| <u>Community Parks</u> | | |
| Acres/person | 0.0037 | 0.0037 |
| persons/unit | 3.2 | 2.7 |
| Acres/unit | 0.0118 | 0.0099 |
| Acquisition cost/unit | \$1,177 | \$992 |
| Improvements costs/unit | \$1,306 | \$1,101 |
| Subtotal | \$2,483 | \$2,093 |
| Adjustments* | \$469 | \$395 |
| TOTAL C. PARK FEE | \$2,014 | \$1,697 |
| COMBINED PARK FEE | \$2,678 | \$2,257 |

* "Adjustment" is used to account for the City's historic funding of park capital improvements (average of \$100,000). In making this adjustment, it is assumed that the City will continue to fund the parks at the same level. The purpose of this adjustment is to remove any potential incidence of double-taxation. The adjustment is based on average general fund expenditure over ten years divided by the total cost of improvements fundable with impact fees, as follows:

$$\$100,000 \times 10 \text{ yrs} / [(\$184,000 / \text{ac} \times 7.1 \text{ ac neigh. Park}) + (\$211,035 / \text{ac} \times 18.9 \text{ ac comm. Park})] = 19\%$$

CONCLUSION

The study indicates that the total amount of park impact fee to be paid by a single family unit is \$2,678 and a multifamily unit is \$2,257. This fee is a proportionate share of the cost of system requirements necessary for new growth and development.