

**BAINBRIDGE ISLAND METROPOLITAN PARK & RECREATION DISTRICT
CITY OF BAINBRIDGE ISLAND
JOINT CITY COUNCIL/PARK BOARD MEETING
FEBRUARY 24, 2009
STRAWBERRY HILL CENTER**

CALL TO ORDER A quorum being present, the meeting was called to order at 6:00 pm by Chair Swolgaard.

BOARD MEMBERS PRESENT: Ken DeWitt, Kirk Robinson, Dave Shorett, and Tom Swolgaard. Absent: Lee Cross.
Also present: Executive Director Terry Lande.

CITY COUNCIL MEMBERS PRESENT: Hilary Franz, Bill Knobloch, Barry Peters, Chris Snow, and Kjell Stoknes.
Absent: Kim Brackett, Debbie Vancil. Also present: Mayor Darlene Kordonowy and City Administrator Mark Dombrowski.

ADJUSTMENTS TO AGENDA: Add State Parks under Item 6, Updates.

PUBLIC COMMENT: Chair Swolgaard invited the public to speak and asked that comments be kept to three minutes.

Kathy Peters, island resident, said she is the coordinator for salmon recovery for the West Sound Watersheds Council and has participated in reviews leading to the decision to fund two grants for shoreline restoration at Strawberry Packing Plant. She cited numerous reviews which conclude the Packing Plant is both a strategic and priority investment of salmon restoration dollars, and urged the City and Park District to move forward with the preferred design for the park.

Barbara Winther, said she has been on the Historical Preservation Commission and the board of the Historical Society, and thinks the Strawberry Packing Plant should contain a strong historic element since it is the site of the Island's former strawberry cannery.

Dave Ullin, island resident, said he'd like to see the southwest portion of the beach used for hauling out and restoring boats. He demonstrated with hand tools how this could be done, and said he had two motives: 1) Show people how much fun it is to do purposeful work; 2) Wean the culture off the money drug since all the work would be done by voluntary labor. He said he'd like this to happen along with the restoration of fish habitat.

Island resident, Doug Hatfield, said he'd love Strawberry Packing Plant to be a place for both passive and active use. He did not want the property locked into situations that will limit what can be done there by future generations. He said the Duwamish waterway is a heavily industrialized area with a fairly significant salmon run, and is an example of how salmon can co-exist with other uses. He urged the City and Park District to think way ahead and not rush to judgment.

Will Shopes, Chair of the Historic Preservation Commission, said there is a lot of history at the Strawberry Packing Plant, and that it would be criminal to destroy traces of what people did there before us. He said historical signs and artifacts can be preserved without losing the advantages of clean water and soil. He said we shouldn't destroy the reminders that help us remember where we came from.

Richard LaBotz, island resident, said the proposed shoreline restoration for the Strawberry Packing Plant is partly on adjacent private property and urged the City to acquire it before starting the project. He said the cost to remove the existing manmade piers is significant and that not only will a valuable asset be lost if they are taken out, but the size of the park will be reduced as well. He said he is against the preferred plan, and would prefer to see the existing park fixed up.

John Kern said he works for the NOAA Restoration Center and is speaking on behalf of the Elliot Bay Trustee Council. He said they have a bankruptcy settlement from the Wyckoff facility with money dedicated for restoration of the resources affected by the release of hazardous materials from the creosote plant. The proposed preferred design concept for the Strawberry Packing Plant is consistent with the restoration plan that the Trustees developed with public input and

designed to address the injuries to natural resources. He said the proposed plan would greatly increase the ecological services provided by the shoreline which right now is relatively poor habitat. He said the Trustees would prefer there to be more habitat restoration, but recognize there are competing interests and concerns for the site. He said they believe the preferred design concept accommodates many of these interests and cited the example of an elevated pier that goes out to a viewing platform as a compromise the Trustees suggested. He said \$34,000 has been provided to date by the Trustees for investigation of this site, and the Trustees have committed by resolution another \$315,000 out of the settlement fund to serve as a match for the SRFB grant, provided the final design is one they can support. If the project goes ahead, approximately 44% of the funding for the overall budget will be provided by the Trustees. He said this project is a good example of a partnership between federal, state, local and tribal agencies.

Andy Rovelstad, island resident and architect for the Center for Wooden Boats in Seattle, criticized the charrette process for the Strawberry Packing Plant saying the five plans developed by the public included elements which provide contact with the water and that none of these were included in subsequent designs. He said the site has historical, social and environmental sensitivities, and it is not clear what is being approved tonight. He said functional requirements such as parking must be looked at, and options should be left open as the project moves forward.

Gerald Elfendahl, island resident, said the Strawberry Packing Plant is a significant historical site which needs careful planning and more time before decisions are made. He said the model he's displayed in the hall is a discussion tool to get people thinking about how the site can be used. He said history, recreation and the environment do not need to be mutually exclusive, but stories from history cannot be told if all remnants are destroyed. He encouraged preservation of history in the park, saying it is one of the last opportunities for historical preservation in Eagle Harbor.

Wayne Daley, island resident and fisheries expert, provided an additional historical perspective saying a rock which is a preserved salmon has been found in the state that is over 59 million years old. He said history must be balanced with the environment, and that while he appreciates the efforts of Gerald Elfendahl to preserve historical aspects of the Strawberry Packing Plant, the proposed plan along the shoreline is the best thing that can be done there for restoring fish habitat.

ITEMS OF BUSINESS

TRANSFER OF CITY PARKS/OPEN SPACE TO PARK DISTRICT: City Administrator Mark Dombrowski said he has been working this past month with Terry Lande and Arlan Elms to consider the transfer of City properties to the Park District. He said this has been facilitated by the Park District levy lid lift passed last year by the community. He presented an initial inventory of City properties which identifies approximately 178 acres as recreational or open space by nature. He said he would like to begin the transfer of these properties and presented a memo outlining the steps to do this. Some of these steps include completing the inventory of City property, identifying candidates for transfer, grouping the candidates into categories, executing quit claim deeds for properties easily transferred, executing long term operating agreements for parks with associated COBI debt and transferring ownership of these properties to BIMPRD when the debt has been paid. He reviewed the details related to each step and defined the categories for grouping the properties. Some properties like those included in Category 3 and 4 are more complex and would require remedial action and other processes prior to transferring such as Waterfront Park, Strawberry Packing Plant, and Prichard Park. Mark Dombrowski said he anticipates having a complete inventory done in 90 days, and said the Park District is working with its attorney to develop a model agreement for the property transfers. Both the completed inventory and model transfer agreement will go before the City Council and Park Board for their approval. Discussion with the City Council and Park Board followed. Items discussed included: Benefit to COBI since City staff would no longer be pulled from Public Works to perform park functions; issues involved in transferring Waterfront Park (i.e. Senior Center and ALEA project); agreement to waive COBI storm water management fees as way of offsetting Park District liability for taking on the additional properties; conducting property

transfers in small bites to ensure it gets done; joint effort of COBI and BIMPRD to determine which properties will be transferred and prioritize which ones will be done first. City Council Members expressed support for the property transfers and were favorable to having the storm water management fees waived in return for the Park District's acceptance of the property. The Mayor thanked Mark Dombrowski and Terry Lande for taking on this project, saying the property transfer will consolidate park functions into one agency and eliminate the duplication of efforts.

STATUS OF SHORELINE RESTORATION PROJECTS:

Pritchard Park: City Planner Libby Hudson gave an update saying Pritchard Park is a superfund site that is owned jointly by the City and Park District, with the exception of the point which is owned solely by the City and is the site of current superfund activity. She said COBI has been working closely with EPA for the past few years, which has concluded the steam treatment remedy has not been effective and is now moving towards containment of the hazardous material. She said that prior to any more federal dollars being spent on the project, EPA and the State Dept. of Ecology must work out an agreement outlining the involvement of each agency. She said the State must assume 10% of the cost to do the clean-up and that once the containment remedy is completed by the federal government, the State must assume the full cost to maintain it. This would involve a continuous pump and treat facility that would cost the State \$500,000 to \$800,000 per year in perpetuity. She said EPA plans to go out to the public next year to explain the containment remedy.

Strawberry Packing Plant:

A preferred shoreline restoration design concept for the Strawberry Packing Plant was presented to the City Council and Park Board by Peter Namtvedt Best, COBI Associate Planner & Shoreline Stewardship Coordinator; Perry Barrett, BIMPRD Senior Planner; and John Small consultant with Anchor Environmental.

Peter Best summarized the process to date, and began by saying the shoreline restoration project is now fully funded through the efforts of the following funding partners: City of Bainbridge Island (14%), Elliot Bay Trustee Council (State, Federal, Tribal); Salmon Recovery Funding Board (State), and WA State Department of Natural Resources. He gave the following background information on the project: The property was initially acquired through a land exchange for John Nelson Park; joint planning for the site was mutually agreed to by the City and the Park District; a property conversion was made shifting IAC local park public use restrictions from Waterfront Park to the Strawberry Packing Plant; it was learned that a portion of the Packing Plant is contaminated from a former fuel storage facility that was located on adjacent property; the creosote treated pilings were recently removed. Peter Best provided an overall context for the project saying Puget Sound is in ecological trouble, with widespread effort now underway to: 1) Protect the best areas left in the Sound; and 2) Restore strategic areas needed to bring the Sound back to health. He said Bainbridge Island is an active participant in this effort and that following analysis, it's been determined that the Strawberry Packing Plant has a lower functioning shoreline that can be restored and which works in conjunction with other habitat restoration projects in Eagle Harbor.

John Small, Anchor Environmental consultant, summarized the charrette process done to gather public input, saying it was an attempt to understand what the community wants on the park side and to integrate this in with the restorative shoreline elements. He said the Packing Plant is designated a neighborhood resource park and that very little of the four acre site is free of buffer restrictions. He said public input indicates that access to the water is a high priority of the community as well as natural habitat and shoreline restoration. The net result of the charrette process was five designs with a sixth design developed by an individual. Elements from these designs were integrated into the development of several composite design concepts which have been presented to the community and Park Board. The final result is the preferred restoration design concept that is being presented this evening.

Perry Barrett reviewed the preferred design saying it went out to the community and funders for input. He said the design is for the shoreline restoration element, and represents a compromise by the funders in that it provides permitting for

public access to the water through a platform extension and non-motorized hand powered boat launch. He said the second phase of the planning process will include recreational functions and historical elements in the upland part of the park and is not included in the preferred shoreline restoration design concept. The second phase will be done later.

In summary, Peter Best said the preferred design concept incorporates community priorities into a shoreline restoration effort that does not preclude, and in many ways enhances, the recreational and historical elements of the park. In addition, he pointed out that the shoreline restoration elements are taking place within buffers that already have use restrictions, and consequently do not interfere significantly with those areas of the park available for recreational elements. He said he is asking the City Council and Park Board for support of the preferred concept design so they can proceed with the engineering, design and permitting of the shoreline component of this project. He said if a June grant deadline is met for the design, construction of the project will take place in 2009. He reiterated that the shoreline restoration element is fully funded and that the uplands design is a next stage that has yet to be completed.

Chair Swolgaard asked for questions. Council Member Franz said many citizens have stressed the importance of the site's history and asked how this aspect will not be lost if the shoreline restoration is undertaken. Perry Barrett said the site's history will be incorporated into the second planning phase through interpretative features and possible ghost structures depicting elements of what once took place on the site. Peter Best said this site has gone through many landscape changes, and that some of these features could be incorporated into the design of upland structures.

Council Member Knobloch said he understands the preferred design concept to be the result of several designs that came out of the charrette process. He said he would expect the over water viewing structure to be built, and thanked those involved for doing an excellent job on work that respects the environment.

Council Member Peters said he was very impressed with the work done and likes the connection it provides to the waterfront trail. He said it holds out hope for the community in a year when not a lot else can be done, and said he would like to move forward with the project especially since the historic element would be included in the second phase.

Council Member Stoknes also expressed support of the project, and later emphasized the importance of including the boat launch area for small non-motorized boats.

Commissioner Shorett encouraged the City Council and Park Board to move forward with the project. He said the plan does not move the buffers inward, and that regardless of what else is wanted in the park, the buffers would always pose restrictions that would have to be dealt with. He encouraged the Park Board to be the strongest environmental advocate, saying there are ecological injuries that must be addressed. He said the historical element can be introduced in the second phase. He said the work done by COBI is significant and urged everyone to support the project in moving forward.

Commissioner Robinson said he supports what Commissioner Shorett says and would like to initiate the non-restoration element as soon as possible.

Commissioner DeWitt said he likes the idea of the restoration, but has some issues with how this came about since the property was originally intended to be an active use park. He wanted to know when the park was designated for passive use and who made the decision. He also said that while he understands the need for buffers, the restrictions related to them have basically placed most of the site off limits for any active use. He is bothered that the public will not be getting what they were originally told they would get. He said he was also concerned with the limited access people will have to the water, and asked whether the viewing platform could be extended out as far as the existing pier. Peter Best said it could. Commissioner DeWitt also said he is also concerned with the absence of young family representation in the charrette process and is concerned that those who may want active use were not adequately represented. He said he wants to see an open area in the park which provides for adequate active use possibilities.

Commissioner Swolgaard asked about funding for the viewing platform. Peter Best said that while funding for the design and construction of the viewing platform is not provided in the restorative element, permit approval for building the platform is included. Commissioner Swolgaard questioned why the shoreline was moved back so far in the plan and asked what difference this small parcel will make in the overall shoreline restoration process. Peter Best provided an explanation of the shoreline restoration process and said this is one of many actions that must happen to restore shoreline habitat in Eagle Harbor. Board members asked if the grant funds would impair what could be done in the upland portion of the park. Peter Best pointed out the boundary between the upland portion of the park and the shoreline restoration portion, and noted that the upland area is what has been designated for park functions and would be planned separately. He said the shoreline element does allow for the creation of a meadow in the uplands through the placement of fill from the restoration process in the area currently covered by asphalt. He said any asphalt left could be used for parking but it is up to the Board to determine how much they want to leave. In response to Board concern over the park improvements specified in the drawing titled "Preferred Shoreline Restoration Design Concept Showing Example Park Improvements", Peter Best said this drawing is just an example of what could happen in the uplands. He said the plan they are asking to have accepted this evening is the drawing titled "Preferred Shoreline Restoration Design" which does not include possible park improvements.

Commissioner Robinson encouraged BIMPRD to do the upland planning as soon as possible so it can be incorporated by Peter Best into the restoration plan.

City Council Member Franz said she supports the shoreline restoration and would like people who want woodworking components in the park to be addressed during the upland planning stage.

At 8:20 pm, City Attorney Paul McMurray said the meeting had gone over the publicized time and needed to be formally extended. **MSC: Snow/Peters: That the meeting time be extended until the agenda items have been completed.**

Discussion followed after which both the City Council and Park Board passed the following motion:

City Council: MSC: Stoknes/Snow: That the preferred shoreline restoration design concept which includes dock and boat launch permitting be approved, and that planning for Phase II of the design which includes the uplands portion of the park be delegated to the Park District to be done at a later date.

Park District: MSC: Shorett/Robinson: That the preferred shoreline restoration design concept which includes dock and boat launch permitting be approved, and that planning for Phase II of the design which includes the uplands portion of the park be delegated to the Park District to be done at a later date. (Swolgaard – Nay)

UPDATES:

Nikkei Japanese American Memorial: City Planner Libby Hudson provided an update on the Nikkei Memorial saying the Japanese American Community entered into an agreement with the City of Bainbridge Island to develop one end of Pritchard Park to commemorate events surrounding the internment of Bainbridge Island Japanese Americans during World War II. She said that through the combined efforts of many, funding was obtained for the acquisition and development of this memorial. She said they are now entering into Phase II of the project which is constructing a 227 foot wall with interpretative panels that will run along Taylor Avenue. She said tomorrow evening the construction bid will be presented to the City Council with construction of the project slated to begin this spring. She said the Nikkei Memorial has been recognized for its national historic significance and has been added to the National Park System as a sub unit of the Minidoka Internment National Monument in Idaho which is where evacuated Bainbridge Island residents were eventually sent. She said ownership of the land will remain with the City and Park District, but that the National Park System will in partnership with others manage the memorial site as the Bainbridge component of the Minidoka Monument. She said

these partners include the BI Japanese American Internment and Exclusion Memorial Committee, the BI Historical Society, the National Park Service, the City of Bainbridge Island, and the BI Metropolitan Park & Recreation District. She said a cooperative agreement is being drafted to define the roles of each of these partners and that this must be completed prior to getting in line for federal funding. She said it is too late to get federal funding for Phase II, but that federal funding for Phase III, the Visitor's Center, is likely to be obtained for interpretation and possibly development.

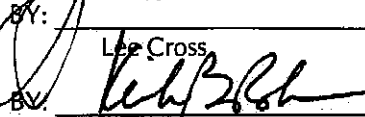
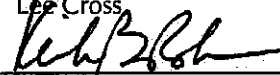
Commodore Lane Trail: Kjell Stokens, City Council Chair, referenced his memo dated February 23, 2009 which discusses the City's possible purchase of a lot in the Commodore subdivision for development of a trail between the subdivision and Sportsman Club Road that would create better pedestrian access to schools. He asked if the Park Board would consider at an upcoming board meeting whether if given the property by the City, they would be willing to: 1) grant a perpetual easement allowing public access between Sportsman Club Road and the Commodore subdivision; 2) contribute approximately \$10,000 to the cost of purchasing the lot. He asked the City Council Members if they were willing to: 1) authorize an appraisal of the lot; 2) ask Public Works for a recommendation on how to proceed with the lot, and 3) transfer the lot to the Park District provided it would grant public access to the trail in perpetuity. The Mayor asked that this be added as an agenda item to an upcoming City Council meeting. Chair Swolgaard requested the same for an upcoming board meeting

State Parks: Commissioner Robinson said WA State Parks must make cuts and is closing a number of parks throughout the State including the Island's two state parks, Fort Ward and Fay Bainbridge. He said the Park District and WA State Parks have met to discuss a possible transfer of these two parks to the Park District, and that the District has also met with local State legislators who are in support of the transfer. Last Friday a public meeting was held by State Parks during which several issues were brought up including the sewage treatment plant at Fay Bainbridge and concern over whether the loss of state parks will decrease the draw of people coming to the Island. He said the next step is to meet again with State Parks. It was noted that State funds for the sewage treatment plant at Fay Bainbridge were some time ago re-allocated to another park, and that if the transfer takes place, the Park District plans to operate the park without tying into a sewage connection. Flush toilets would be replaced by vault toilets and the dump station would be closed. A brief discussion was held about the sewer system, and it was noted that it would be worthwhile for the City and Park District to stay in contact over this issue.

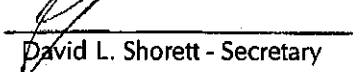
Chair Swolgaard thanked everyone for coming, and the **MEETING ADJOURNED AT 9:06 pm.**

Elizabeth R. Shepherd
Terry M. Lande
BAINBRIDGE ISLAND METROPOLITAN
PARK & RECREATION DISTRICT

BY: 
John Thomas Swolgaard
NOT PRESENT

BY: 
Lee Cross
BY: 
Kirk B. Robinson

BY: 
Kenneth R. DeWitt

ATTEST: 
David L. Shorett - Secretary