CITY OF STANWOOD
Stanwood, Washington

RESOLUTION 2016-16

A RESOLUTION OF THE CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, ADOPTING THE OVENELL PARK AND HAMILTON LANDING MASTER PLAN.

WHEREAS, the City of Stanwood purchased the former 15-acre Ovenell Dairy Farm on October 6, 2014 and the 2-acre Hamilton Landing Property on December 12, 2014 using Snohomish County Conservation Futures Funds; and

WHEREAS, the city conducted a wetland delineation, structural analysis and traffic study for Ovenell Park to provide technical reports to assist with developing the master plan; and

WHEREAS, the City of Stanwood formed a citizen advisory committee and technical advisory committee in March 2015 to assist the city with master planning the two park properties; and

WHEREAS, citizen advisory committee met 9 times for a total of 300 hours and the technical advisory committee met three times ; and

WHEREAS, the city hosted two open houses on February 22, 2016 and April 18, 2016 to get community input; and

WHEREAS, more than 120 community members provided over 60 comments and suggestions which were considered for the master plan, and

WHEREAS, the Ovenell Park and Hamilton Landing Master Plan incorporates most, but not all, of the suggestions provided during public comment, and

WHEREAS, the council public works committee reviewed progress on the Master Plan at its, November and December, 2015 meetings and its March, April, and May, 2016 meetings, and

WHEREAS, the planning commission reviewed progress on the Master Plan at its meetings on February 8, 2016; April 11, 2016; May 9, 2016; and June 13, 2016; and

WHEREAS, the planning commission recommended at the June 13, 2016 meeting that the city council adopt the master plan;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STANWOOD AS FOLLOWS:

Section 1. That the Ovenell Park and Hamilton Landing Master Plan and Appendices, a true copy of which is attached hereto and incorporated by reference herein, is hereby adopted.

PASSED AND APPROVED by the City Council of the City of Stanwood this 23rd day of June, 2016.

CITY OF STANWOOD

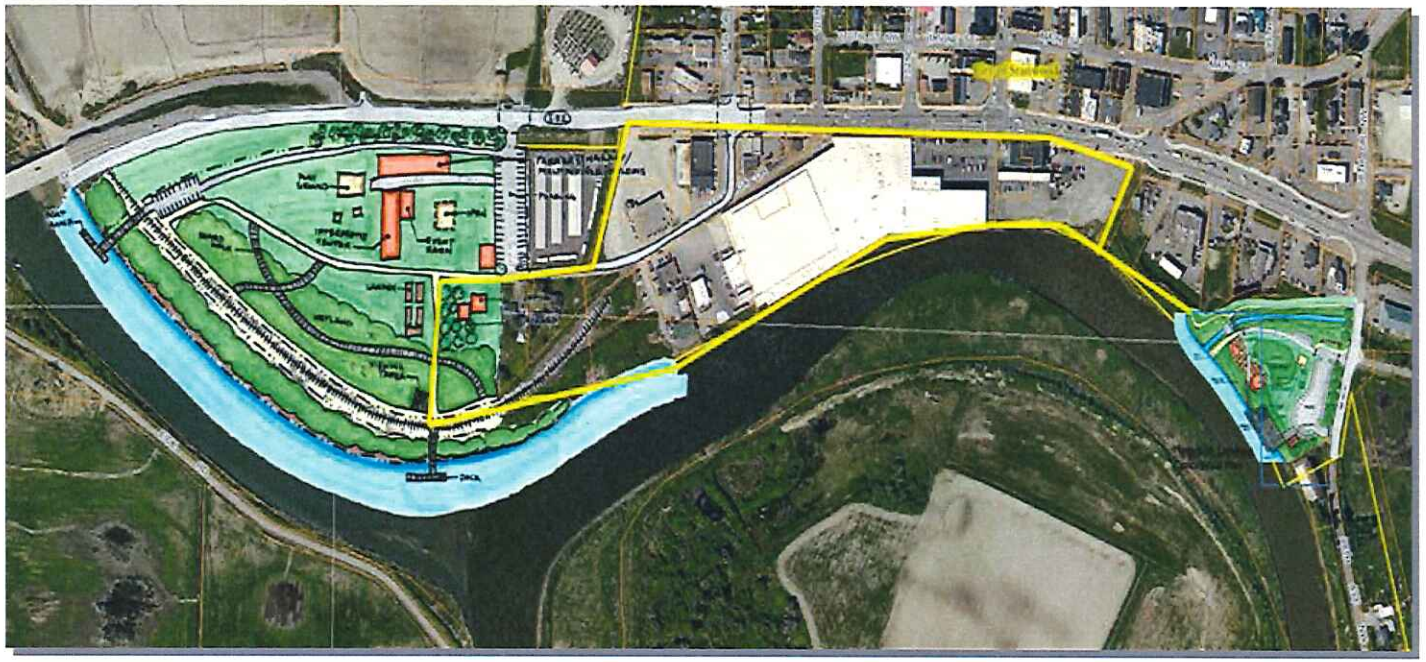
By _____
Leonard Kelley, Mayor

ATTEST:

By _____
Jan Berg, City Clerk

APPROVED AS TO FORM:

By _____
Grant K. Weed, City Attorney



Ovenell Park & Hamilton Landing Master Plan

Adopted June 23, 2016

Resolution No. 2016-16

Respectfully Prepared by Theresa Metzger, IRIS Consulting

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1 ACKNOWLEDGEMENTS

The City of Stanwood would like to gratefully acknowledge the following people and organizations for their involvement in, and support of, the Ovenell Park & Hamilton Landing Master Plan. In particular, the City would like to express its deep appreciation for the hours spent by the Community Advisory and Technical Advisory Committees – without whom this Master Plan would not be possible.

Elected Officials

Leonard Kelley	Mayor
Rob Johnson	City Council
Arne Wennerberg	City Council
Elizabeth Callaghan	City Council
Timothy Pearce	City Council
Larry Sather	City Council
Conrad Ryer	City Council
Dottie Gorsuch	City Council

City Staff

Deborah Knight	City Administrator
Ryan Larson	Community Development Director
Kevin Hushagen	Public Works
Lisa Sokolik	Public Works
Trevor Harrison	Public Works

Knowledge Experts

Terry Stevens	Padilla Bay
Jim Ballew	Jennings Park
Mike Remle	River Meadows Park
Dave Hayes	State Representative
Mary Margaret Haugen	Former State Senator
Dave Thomsen	Bonhoeffer Gardens

Community Advisory Committee

AnnMarie Hall	Community Member
Bob Hitz	Community Member
Bob Sandoz	Windermere, Stanwood Planning Commission
Carol Triplett	Friends of Camano Island Parks
Christie Connors	Stanwood-Camano Community Resource Center
Chris Carlson	Stanwood High School
Chuck Gittings	Center for Wooden Boats
Dan Lien	Stanwood Area Historical Society
Darryl Main	School District FFA
Dianne White	Former Stanwood Mayor
Ellen Hiatt	Discover Port Susan
Erik Krieg	Community Member
Irene Stewart	Community Member
Jerry Will	Camano Island Chamber of Commerce
Jim Beneteau	Pilchuck Audubon
Judy Williams	Chicago Title, Stanwood Planning Commission
Laura Byers	Coastal Community Bank, Snow Goose Festival
Leslie Collings	Port Susan Farmers Market
Lori Cummings	Everett Parks
Oisteen Boge	Stanwood Lions Club
Penny Buse	Stanwood Area Historical Society
Ramona Snowden	Community Member
Rick Hawkins	Stanwood Police, Stanwood Chamber of Commerce
Rob Sendak	Washington Water Trails Association
Roger Johnson	Community Member
Ryan Ovenell	Ovenell Family

Technical Advisory Committee

Catherine Desjardin	Army Corps Engineers
Chuck Hazelton	Stillaguamish Flood Control District
Doug Gresham	Washington State Department of Ecology
Jeff Wheeler	WA State Parks
Kathleen Herrmann	SnoCo Public Works Watershed Steward
Kye Iris	WA Fish and Wildlife
Linda Nuenzig	Snohomish County Ag coordinator
Loren Brokaw	WA Fish and Wildlife
Pat Stevenson	Stillaguamish Tribe
Paul Anderson	Washington State Department of Ecology
Sharon Swan	Snohomish County Parks
Tracey Boser	Stillaguamish Tribe Archive Specialist
Tyler Breum	Diking District 7

Consulting Team

Theresa Metzger	Iris Consulting, Facilitator
Dan Nelson	Designs Northwest Architects Inc, Schematics & Expertise
Jayme Zold	Designs Northwest Architects Inc, Schematics & Expertise

2 INTRODUCTION

Welcome to the Master Plan for Ovenell Park and Hamilton Landing. The development of this plan has been an intensely collaborative effort utilizing the expertise of City Staff, Technical Advisors, Community Advisors, Expert Resources and – very importantly – community input.

Both of these parks were purchased with Conservation Futures Grants from Snohomish County in recognition of their ability to provide unique opportunities to increase access to passive recreation activities (walking, kayaking, and bird watching); improve estuary habitat; educate residents and visitors; protect an important part of the Puget Sound ecosystem; and preserve the Ovenell dairy farm and Hamilton Lumber site which are important parts of Stanwood's history.

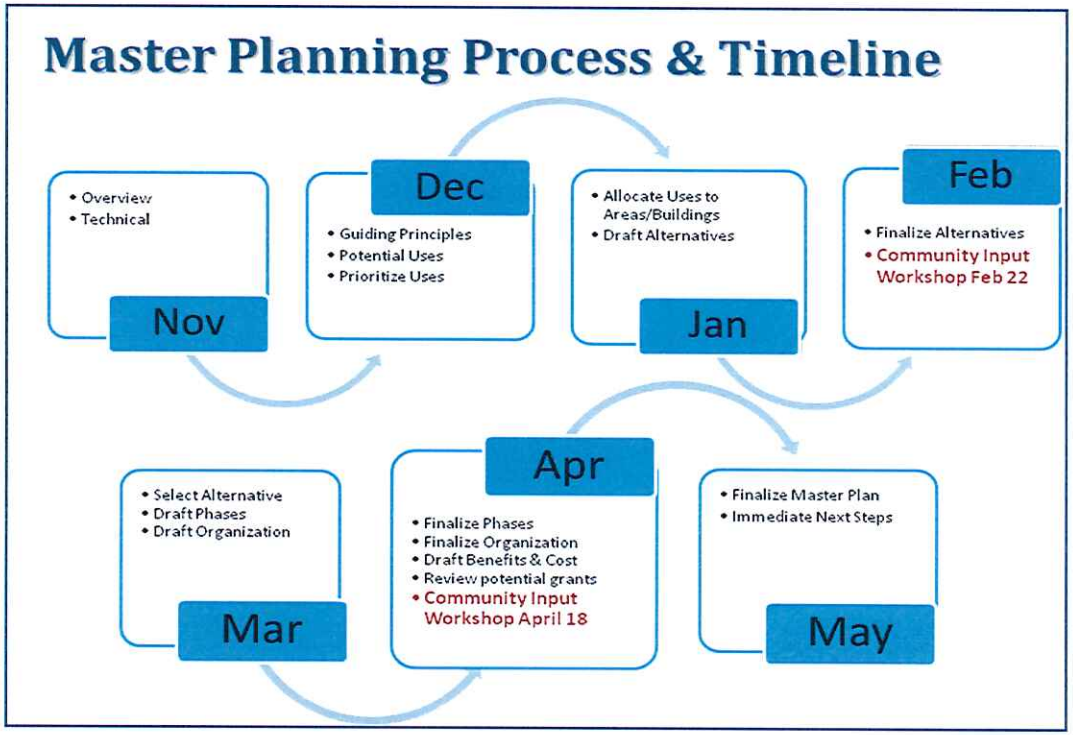
Visitors and new residents are barely aware of the river that was the commercial connection for new farmers and businesses in the lower Stillaguamish River Valley from the late 1800s. Indeed, they can only see the Stillaguamish River in the distance as they ride over the bridge on State Route 532.

Because both properties are located just off SR 532, at the confluence of the Old Stillaguamish Channel and Skagit Bay, they provide a chance for residents and visitors to reconnect with the river estuary system that is such an important part of Stanwood's past, present and future. In addition, use of the properties for passive recreation and public access is an opportunity to meet the preservation goals of the shoreline master plan and Port Susan Stewardship Area.

3 EXECUTIVE SUMMARY

The purpose of this Master Plan is to:

- Provide **community input and guidance** to City Staff for the development of Ovenell Park and Hamilton Landing.
- Create the necessary framework for **grant applications.**
- Develop a **support team** who can provide advice on the ongoing development and operation of Ovenell Park.

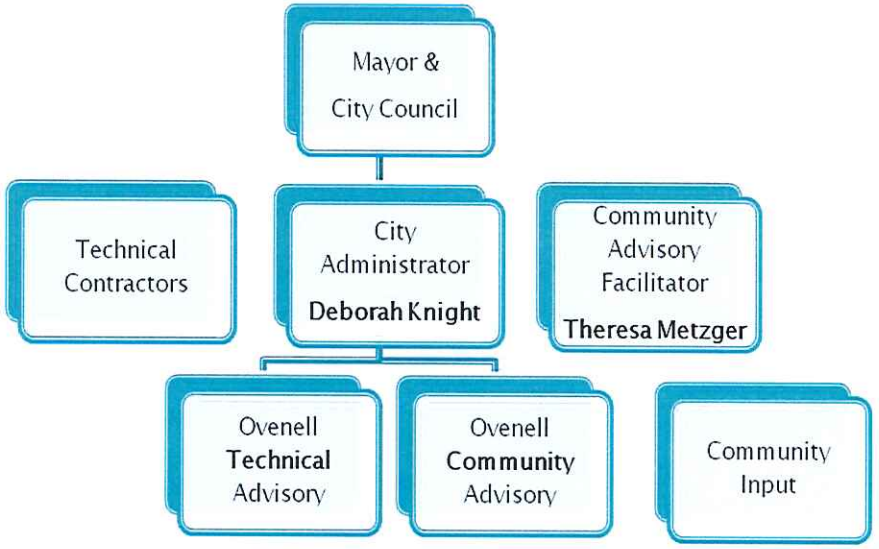


The future benefits of Ovenell Park and Hamilton Landing are multi-fold and fall into the recurring Master Plan themes of *Nature, History and Community*. Enhancing wildlife, wetland and shoreline habitats; ensuring the preservation of these important landmarks of the region's history; preserving public access to the Old Stillaguamish River Channel and estuary system - along with providing much-needed community gathering, recreational and educational opportunities - are all outcomes that can be expected as these unique parks are developed.

4 COMMUNITY & TECHNICAL INPUT

Community and Technical Input have both been cornerstones during the development of this Master Plan, as shown in the Organization Structure below.

- **The Community Advisory Committee** provided a forum for community input as well as guidance to City Staff for the development of Ovenell Park and Hamilton Landing. The committee consisted of 26 members and met 9 times for a minimum of two hours each time. All told, this represents over 300 hours of volunteer effort.



- **The Technical Advisory Committee** from regional and state agencies met three times at strategic points to review the contents of the plans. Their input was invaluable and provided expert direction.

- **Community Open Houses** were also a key feature of developing this Master Plan. Four Open Houses engaged the public and neighboring landowners and businesses. Approximately 120 attendees provided over 60 comments suggestions. The Open Houses provided excellent feedback and also resulted in increased engagement that produced additional Community Advisory members as well as participants who are interested in helping the parks come to fruition. *Open House Feedback is included in in Appendix A.* A workshop was also held with elected officials to ensure their feedback and questions were received – along with regular updates at Planning Commission and City Council meetings.

STANWOOD CAMANO NEWS

New executive director named at Island Transit

Planning the parks

5 REGIONAL CONSIDERATIONS

Prior to developing the plans for these parks, a review of the plans for the surrounding areas was conducted. This crucial step ensured that the Master Plans for Ovenell and Hamilton leveraged the unique opportunities available as a result of increased estuary habitat alongside both parks. In addition, these sites offer excellent opportunities for adding to the Cascade Marine Trail.

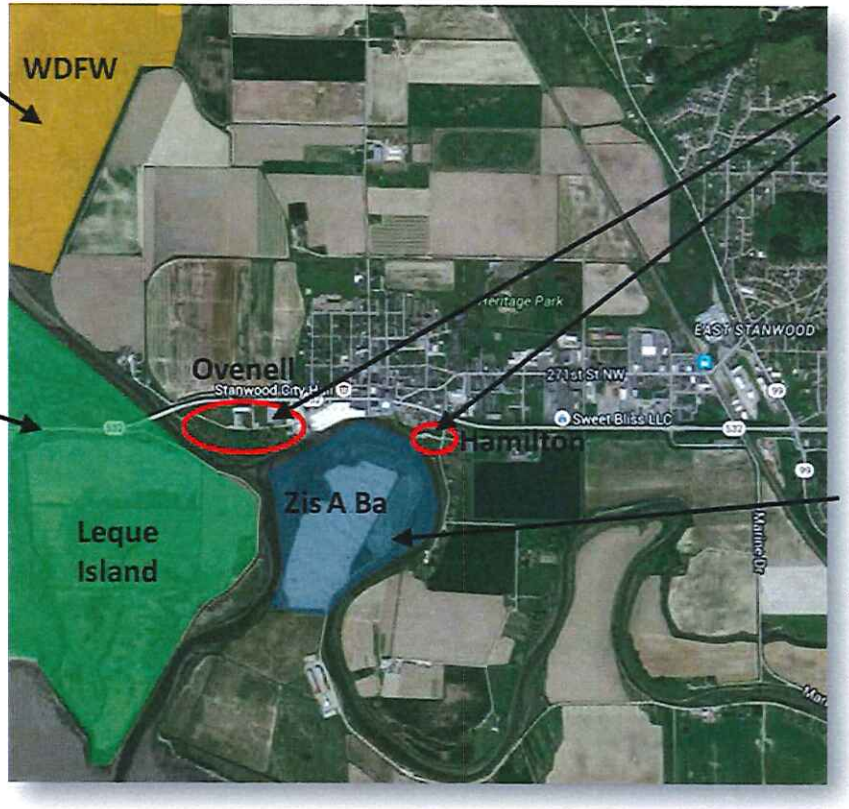
Ovenell Park & Hamilton Landing Surrounding Areas

WDFW PROPERTY

WDFW now owns about 13,000 acres of estuary in Skagit, Snohomish and Island counties.

LEQUE ISLAND

WDFW owns the entirety of Leque Island aside from road right-of-ways. The perimeter dikes on the island have repeatedly failed during high tide and storm events. WDFW and Ducks Unlimited are working to determine a long-term solution to the failing dikes.



OVENELL PARK & HAMILTON PARK

The City of Stanwood acquired these properties in 2013. They were acquired in part with Conservation Futures Funds and both now have Conservation Easements on them.

ZIS A BA

Formerly the Matterand Farm, the Stillaguamish Tribe acquired this property and is conducting a feasibility/design assessment for restoring estuary habitat on this parcel.

6 OVERALL TECHNICAL CONSIDERATIONS

Once the potential of the surrounding areas was understood, a review of the restrictions placed on both properties was conducted. The following reviews were conducted for both properties. Additional assessments were conducted for Ovenell Park and are included in that section.

6.1 SNOHOMISH COUNTY CONSERVATION FUTURES GRANT CONSIDERATIONS

As mentioned in the Introduction, both of these properties were purchased with Conservation Futures Grants from Snohomish County. Therefore, Conservation Easements have been placed on both properties in order to *"assure that the Protected Property will be retained forever in its natural and open space condition and to prevent any use of the Protected Property that will significantly impair or interfere with the Conservation Values."*.

In practical terms, this means that **Passive Uses** are allowed such as trails, interpretive and farmers market centers, boat launches for non-motorized boats and habitat enhancement while **Active Uses** such as ball fields and use by motorized vehicles are not allowed. In addition, the following Building Restrictions were taken in consideration:

- Current buildings may be maintained, repaired, replaced, remodeled, upgraded, demolished and/or rebuilt, but footprints cannot enlarged or increased.
- New buildings, structures, improvements or equipment of any kind (other than passive improvements) are prohibited.
- If at any time a structure is demolished, and restoration or rebuilding is not started within eighteen (18) months, and the structure's area is returned to natural and open space, no building can then be constructed in that location.
- Any construction, expansion, repair or other development activity is prohibited that would result in more than ten percent (10%) of the area, exclusive of existing structures, being covered with impervious surfaces, including, without limitation, asphalt, concrete, gravel, buildings, or ponds.

6.2 ENVIRONMENTAL & ARCHEOLOGICAL ASSESSMENTS

A Phase 1 Environmental Assessment was conducted for both properties and concluded that
"No recognized environmental conditions, controlled recognized environmental conditions or historical recognized environmental conditions were identified for the subject property."

7 COMPARABLE PARK TOURS

An important step towards developing the Master Plans for these two properties was to conduct a series of tours of Comparable Parks. Members of the Community Advisory Committee, along with City Staff and the Consulting Team, toured four regional parks which were selected based on meeting all of the following criteria:

- Water Frontage
- Wetlands
- Public Buildings
- Former Farm
- Passive Recreation

Up to six Community Advisory members attended each tour, which were hosted by the directors of each park. A site visit checklist was used, and photographs and notes were taken to capture important park features. *Detailed results are included in Appendix B.*

Comparable Park Tours

Sept 25, 2015	Bonhoeffer Gardens *Stanwood*
October 16, 2015	Padilla Bay National Estuarian Research Preserve *Mount Vernon*
October 19, 2015	Jennings Park *Marysville*
October 21, 2015	River Meadows Park *Arlington*

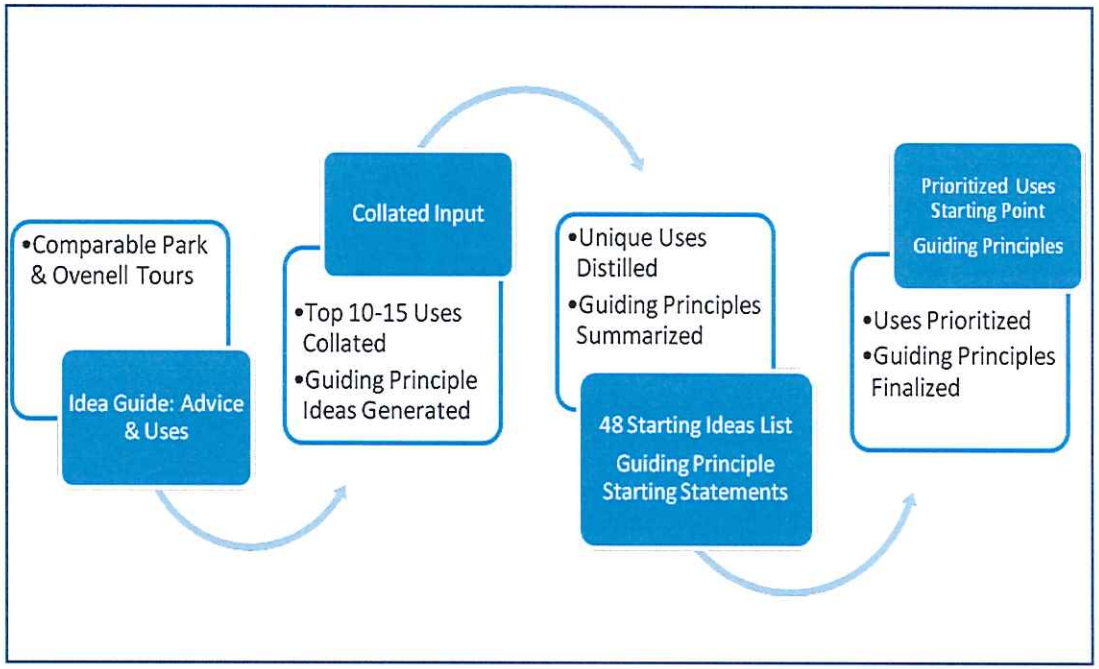
The results of these tours cannot be overstated. Along with motivating all of the attendees, the tours provided a wealth of information regarding "lessons learned" for planning, implementing and operating. This crucial information was referenced throughout the Master Planning Process.

8 GUIDING PRINCIPLES & PRIORITY USES

Once the Comparable Parks tours were completed, the resulting information was collated and separated into two categories:

- **Advice/Lessons Learned:** instrumental in developing the Ovenell & Hamilton Guiding Principles
- **Park Uses:** the basis for identifying potential community uses of Ovenell Park and Hamilton Landing

The Guiding Principles and the Prioritized Uses were developed together using the collaborative process shown to the right.



8.1 GUIDING PRINCIPLES: NATURE, HISTORY & COMMUNITY

The Community Advisory Committee, in conjunction with City Staff, developed the Guiding Principles for Ovenell Park and Hamilton Landing during several energetic brainstorming sessions. The results clearly showed that community priorities for these two parks fell into the following **Nature, History and Community** categories:

- Education/Heritage
- Wildlife/Wetlands/Nature
- River
- Connectivity
- Community
- Accessibility
- Financial & Energy Sustainability
- Safety

The evolution of the Guiding Principles is included in Appendix C, with the final Guiding Principles shown to the right. These principles were instrumental in forming the initial concepts for both Master Plans and were referenced on an ongoing basis as the plans were refined in response to additional Community and Technical input.

Connect with Nature, History and Community at Ovenell Park and Hamilton Landing!

Two Riverfront Parks That:

- *Celebrate and preserve Stanwood's cultural, historical and environmental heritage*
- *Connect to the vibrant wildlife and recreation of the Stillaguamish River and surrounding habitats*
- *Provide a variety of event and gathering spaces for Stanwood, Camano Island and neighboring communities and families*
- *Offer recreational and educational opportunities for all ages, abilities and seasons*
- *Are maintained through community partnerships and programs - and are designed for safety, low maintenance and low operating costs*

8.2 PRIORITIZED USES

To develop a prioritized list of community uses for Ovenell and Hamilton Parks, the Community Advisory Committee started with the uses identified during the Comparable Parks visits and added their own ideas based on their past experiences.

A full list of over 50 potential uses, and the process used to prioritize them, is included in Appendix D.

The top 15 uses are shown to the right. All of these – and much more - were included in the final Master Plans.

Top 15 Uses for Ovenell Park & Hamilton Landing

1. **Non-motorized boat launch** with safe access at all tides/currents (perhaps enlarge the drainage ditch)
2. **Trails/Hub** connecting to other areas
3. **Informational displays and signage** that shares the story of our native and European history of the land, the farming and industrial community, and the natural environment
4. **Venue for local events** such as the Farmers Market, holiday events, art shows, festivals
5. **FFA/4H program space** – potentially livestock, small animals, environmental etc
6. **Education center** for school programs and activities
7. **River access** (steps, path)
8. **Large open grass areas/amphitheatre** for picnics, outdoor movies, concerts and events.
9. **Wetland restoration**
10. **Boardwalks** - around or through wetland
11. **Viewing tower**
12. **Multi-purpose community space/conference center** with kitchen, bathroom, lobby, meeting room
13. **Offices/Working Space** for recording/tracking changes to park and surrounding areas – potentially for Stanwood Parks Dept/other uses
14. **A trail on the levee** which provides views
15. **Backyard Wildlife Habitat**

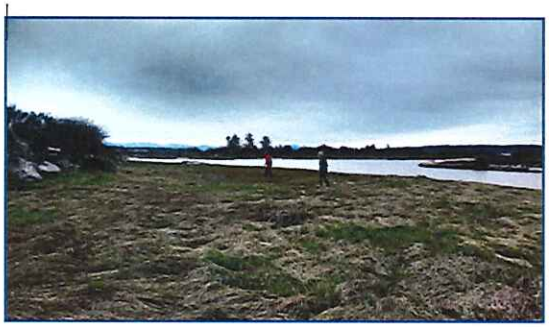
9 OVENELL PARK MASTER PLAN

The 15-acre Ovenell property is a former dairy farm with a long history. The site includes the old milking parlors and barns used by the Ovenell family for milk production. The farm was recognized in 1989 by the Washington State Department of Agriculture as a "Centennial Farm".

While there are technical challenges inherent in the property (such as wetlands, traffic access and a bisecting railway spur), the potential of Ovenell Park is such that it makes addressing these challenges more than worthwhile. This potential is that of creating a regional asset that will be a gem for all of northern Snohomish County – one that encourages community and family gatherings, connecting with the boundless nature that is Port Susan Bay and Skagit Bay, and honoring the history of what makes Stanwood such a special place to live.

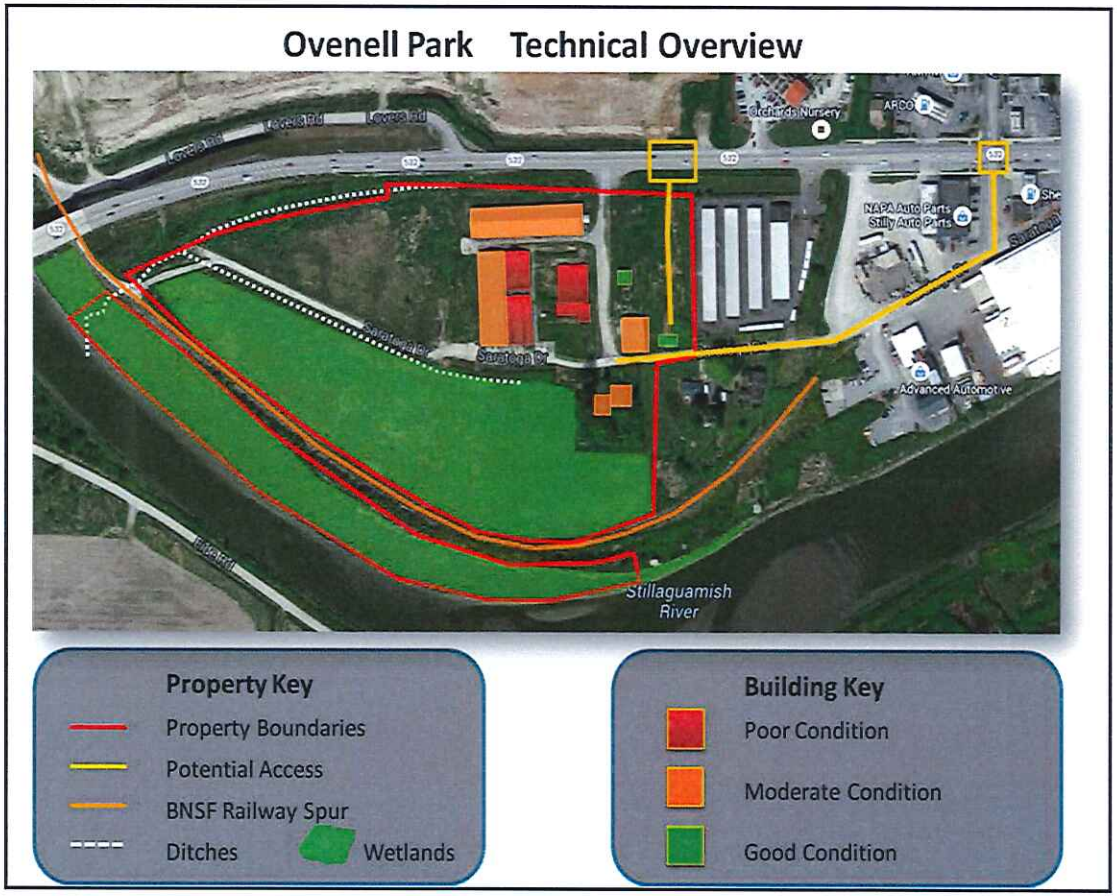
The economic implications of Ovenell Park are extraordinary. The park has the potential for hosting events, festivals, weddings, reunions, concerts, wetland and habitat programs, wildlife viewing, historical artifacts, educational opportunities, walking trails, connecting with nature and wildlife and much more. Each of these has a positive economic impact – all together they create the potential for a truly special place.

The Ovenell Park Master Plan that follows is an exciting compilation of community uses, habitat restoration and conservation, and historical educational and preservation opportunities. Implementation will be time-consuming and costly, however the benefits will last for generations to come.



9.1 OVENELL PARK TECHNICAL CONSIDERATIONS

The City of Stanwood contracted several studies for Ovenell Park to better understand the status of the property and the buildings. This information was used to provide a starting framework for the development of the Ovenell Master Plan and may be accessed on the City Website.



This illustration shows the collective results from the following studies:

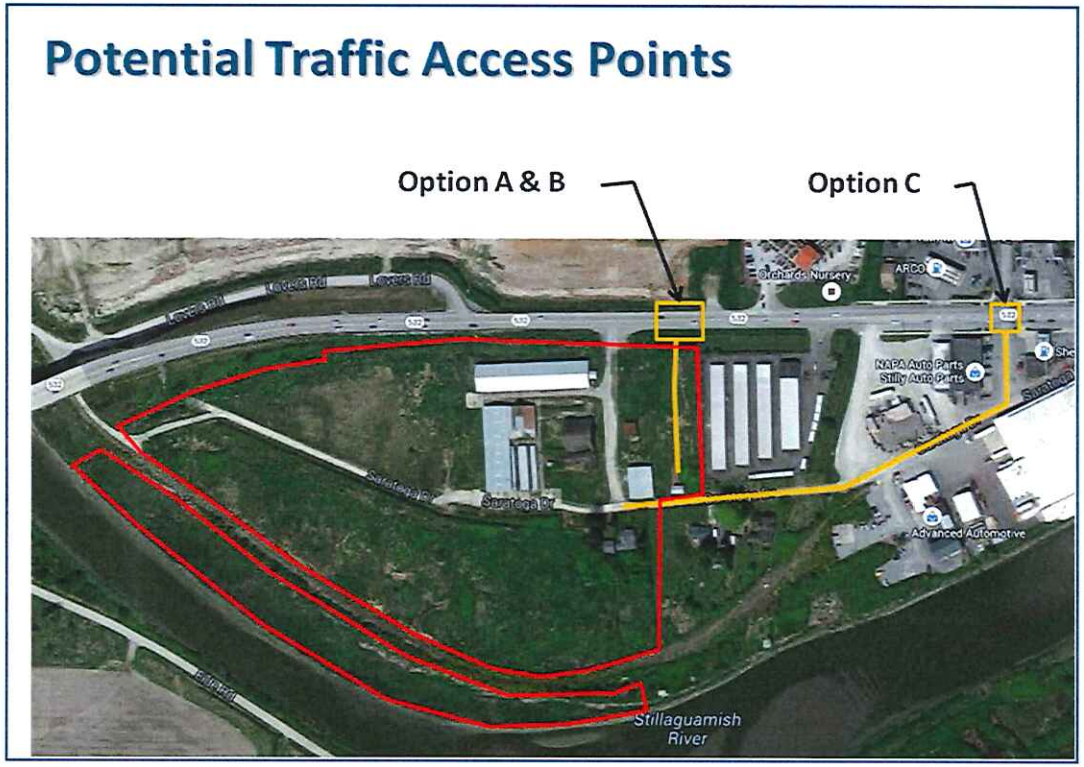
- Structural Assessment, OAC Services, October 2015
- Traffic analysis, Transpo Group, November 2015
- Wetlands Analysis, Confluence Environmental, November 2015 (revised May, 2016)

BNSF Railway Spur

- The BNSF railway spur essentially bisects the Park and has in the past served a major business, Twin City Foods.
- Conversations between the City and BNSF and Twin City Foods are ongoing.
- The implication for the Master Plan is the need to better understand how a potential walking path can be included along the river and how access to a prospective boat launch and dock can be obtained.
- These decisions will be made during the Implementation and Design Phase.

9.2 OVENELL PARK TRAFFIC CONSIDERATIONS

A significant amount of time was spent by the Community Advisory Committee reviewing the Traffic Assessment conducted by the Transpo Group. Three options were presented and are listed below. The Committee felt that additional traffic modelling would be necessary in order to select an option (see traffic statement below). The City has now received additional funding of $300,000 in the most recent State Budget to conduct this modelling and develop a final design. The flexible design included in the Master Plan schematic can accommodate any of these traffic access options.



Traffic Access Options:

A. Extended 532 Turn Lane

B. 532 Roundabout

C. 104th Ave Traffic Light

Community Advisory Traffic Statement

"While the Ovenell Community Advisory Committee recognizes the safety and cost benefits of Transpo's suggested solution (a roundabout), we recommend additional resources be allocated to better quantify and understand traffic impacts - for all options -before a final decision is made."

9.3 OVENELL PARK MASTER PLAN SCHEMATIC

The following forward-looking Ovenell Master Plan was developed by assigning the Prioritized Park Uses to the various buildings and areas of the park - guided by the technical considerations listed in the previous sections. *A larger, and more comprehensive, schematic showing photos of the current buildings and areas – and potential new buildings and areas - is included in Appendix E.*

This plan is the result of a comprehensive community process and significant background research. The plan shown on the following page was selected at a February 22 Community Open House as the preferred option, when compared to a plan did not include a boat launch. The plan adheres to the documented Grant and Technical requirements, addresses the Priority Uses and meets the Guiding Principles by including the following elements. Each element is described in the following pages.

Nature

- Wetland, Shoreline and Habitat Restoration
- Boardwalks, Trails & Viewing Tower
- Non-motorized Boat Launch & Dock
- Orchard & Demonstration Garden

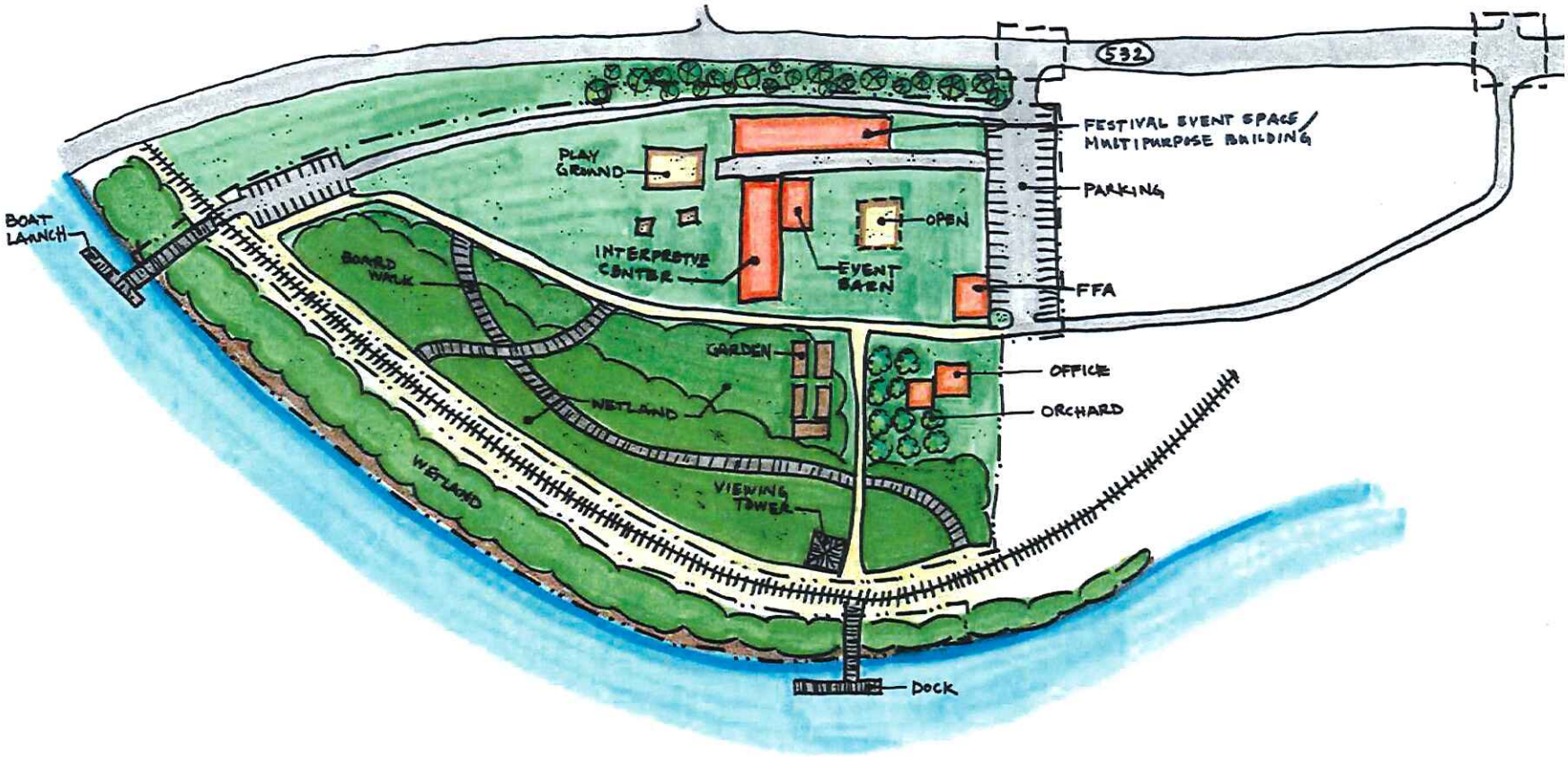
History

- Interpretive Center
- Heritage Event Barn

Community

- Picnic Areas, Playground & Public Art
- Indoor/Outdoor Venue for Local Events
- Multi-Purpose Community Space
- Large Open Grass Area/Amphitheatre/Stage
- FFA/4H Program and Display Space
- Traffic Access & Parking
- Offices/Working Space/Lodging

Ovenell Master Plan Preferred Option



9.4 OVENELL PARK MASTER PLAN DETAILS

Nature

- Wetland, Shoreline and Habitat Restoration: The river shoreline and wetland areas have the potential for hosting a variety of wildlife and plant life. Detailed plans will ensure that these sensitive riparian areas are restored and protected, for the benefit of local birds, insects, aquatic life and other wildlife. It is expected that the reclamation process will provide excellent volunteer and educational opportunities for local community groups and student organizations.

- Boardwalks, Trails & Viewing Tower: The Ovenell portion of Old Saratoga Road – once the primary access to Camano Island – will be reclaimed and turned into a trail together with historical markers. In addition, a trail along the river will be developed, together with a Viewing Tower which will allow for birdwatching and viewing Leque Island and the surrounding areas. Detailed designs for the River Trail will be dependent on future agreements with BNSF and therefore the trail may end up on either the railway itself, on the river-side of the railway or on the park-side of the railway. The River Trail and Saratoga Trail will both be connected to the wetlands via boardwalks, which will allow for enjoyment of this major component of Ovenell Park.

- Non-Motorized Boat Launch & Dock: An access road, parallel to Highway 532, will lead to a Non-Motorized Boat Launch and a small parking area for unloading kayaks, canoes and paddle boards. An additional dock will be located further east to allow for visiting watercraft. It is important to note that the Washington Department of Fish and Wildlife (WDFW), together with the Stillaguamish Tribe, are performing Hydrological Modeling of this area. Once this is complete, the complex interaction of tides, river fluctuation and shifting deposits will be better understood and will guide the detailed design of these important features.

- Orchard & Demonstration Garden: The apple orchard behind the existing farmhouse/garage will be rehabilitated - – it is possible that this can be performed by the SHS Horticulture Team together with local volunteers. The trees are in good shape and are bearing fruit – excellent for future cider pressing! A demonstration garden for historical grains, vegetables and flowers is also planned near the house/garage.

History

- Interpretive Center: The agricultural, environmental and cultural heritage of the Stanwood-Camano area will be celebrated in the 15,000 square foot barn which runs perpendicular to Highway 532. The space is large enough to display antique farm implements and potentially have educational displays and hands-on opportunities for families and students. It is unclear at this stage if the building will be remodeled or rebuilt.

- Heritage Event Barn: The smaller (4,000 sqft) of the two wooden barns will be rebuilt into an event Barn – while retaining a Heritage Barn "look". This space is intended for small concerts, family reunions, weddings and other events.

Community

- Picnic Areas, Playground & Public Art: The large grassy area parallel to Highway 532, and next to the boat launch access road, will be set aside for family activities and will include a playground and picnic areas. In addition, Public Art will be installed at key points throughout the park.
- Indoor/Outdoor Venue for Local Events: The largest building (17,000 sqft) will be transformed into an indoor/outdoor community event space for use by the Farmer's Market, Art Festivals, Community Gatherings as well as regional uses.

- Multi-Purpose Community Space: A portion of the above building will be enclosed and will include restrooms, a kitchen and a meeting room.
- Large Open Grass Area/Amphitheatre/Stage: With the exception of the Heritage Event Barn, all of the remaining wooden dairy buildings will be removed and will be replaced by a large open grassy space that can be used as an amphitheatre or as an additional event space (potentially with temporary tents or kiosks). In addition, a portable stage may be set up for weddings, concerts or plays.
- FFA/4H Program and Display Space: The unfinished metal shed next to the parking lot is designated for use by the Stanwood High School Future Farmers of America and/or the local 4H or other youth agricultural organizations. The intention is to provide space for their programs as well as the opportunity for sharing these with the community.

- Offices/Working Space/Lodging: The current farmhouse and garage will be remodeled and/or rebuilt into office space for use by the Stanwood Parks Department and other regional partners. The potential for adding a small lodging space onto a second floor – for use during weddings or by a caretaker – will also be considered.

- Traffic Access & Parking: As mentioned, the final traffic access design is still to be determined. The parking lot, currently designed to accommodate approximately 60 -100 cars, will need to be paired with offsite festival and event parking.

10 HAMILTON LANDING MASTER PLAN

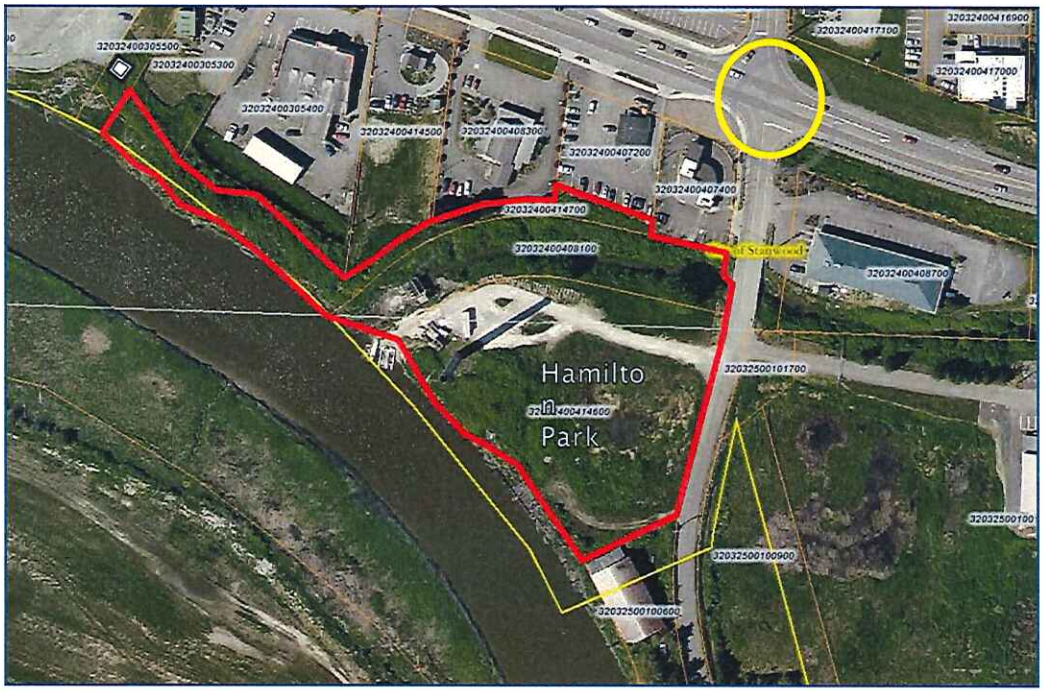
Hamilton Landing is a 2-acre parcel located off of 98th Ave and adjacent to the Stillaguamish River. While it is smaller than the 15-acre Ovenell Park, it has an abundant history as a former lumber mill and therefore as an industrial influencer of Stanwood's economic development. The iconic Hamilton Smokestack was built in 1927 to elevate the smoke from the burning refuse so it wouldn't blow into town. The smokestack is still visible from Highway 532 all the way through Stanwood, and many children and adults alike delight in observing the lighted decorations, hung by the Stanwood Lions Club, at intervals throughout the year.

The Hamilton property is one of the few locations where residents and visitors can access the Stillaguamish River and view the unique marine estuary created by the confluence of the Stillaguamish River with Port Susan Bay and the surrounding tidal lands. There are territorial views of Port Susan Bay, Camano Island and the Olympics and the surrounding river properties are rich with birds and other wildlife.

An unexpected feeling of tranquility belies its location behind several businesses located along highway 532. It is located across the river from the former Matterand Farm, now renamed Zis-A-Ba and owned by the Stillaguamish Tribe. An old dock is still located on the property, along with several additional remnants of the Hamilton Lumber Mill such as a "Bunker" and "Beehive Burner".

10.1 HAMILTON LANDING TECHNICAL & TRAFFIC CONSIDERATIONS

While a formal wetlands study or traffic analysis have not been completed for the Hamilton property, there are several technical considerations that were taken into account as the Hamilton Landing Master Plan was developed.



Hamilton Landing Technical Considerations

- Stanwood Lions Club retains the right to hang seasonal decorations on the smokestack in the purchase agreement
- 98th Ave Intersection is designated "Service Level E", which does not comply with City requirements
- Wetlands may exist in the center of the property
- Coastal Bank and the City are negotiating a property swap on the north side of Irvine slough
- Transocean currently leases the right to use the boat launch at the outflow of Irvine slough
- The slough outflow can be very turbulent at times, making it potentially dangerous for launching non-motorized craft
- The property has flooded as recently as March 2016

10.2 HAMILTON LANDING MASTER PLAN SCHEMATIC

The following Hamilton Landing Master Plan was developed by considering the Guiding Principles, along with the complementary uses already assigned to Ovenell Park. Guided by the technical considerations listed in the previous section, the Community Advisory Committee leveraged the surrounding beauty of the site along with its significant historical features.

While the economic implications of Hamilton Landing are less significant than Ovenell Park, they are still evident. The park has the potential for hosting community and family events, wildlife viewing, historical educational opportunities, walking trails, connecting with the river, nature and surrounding wildlife. Each of these has a positive economic impact and can draw local and regional visitors – especially when combined with Ovenell Park.

Hamilton Landing Master Plan Elements

As with Ovenell Park, the Guiding Principles for Hamilton Landing are *Nature, History and Community*. The Master Plan includes elements in each of these vital categories, which are listed below and described further in the following pages.

Nature

- Walking trails
- Gated Boat Launch
- Open Space
- Restored Dock + Covered Kiosk
- Seasonal Non-Motorized Boat Launch Ramp

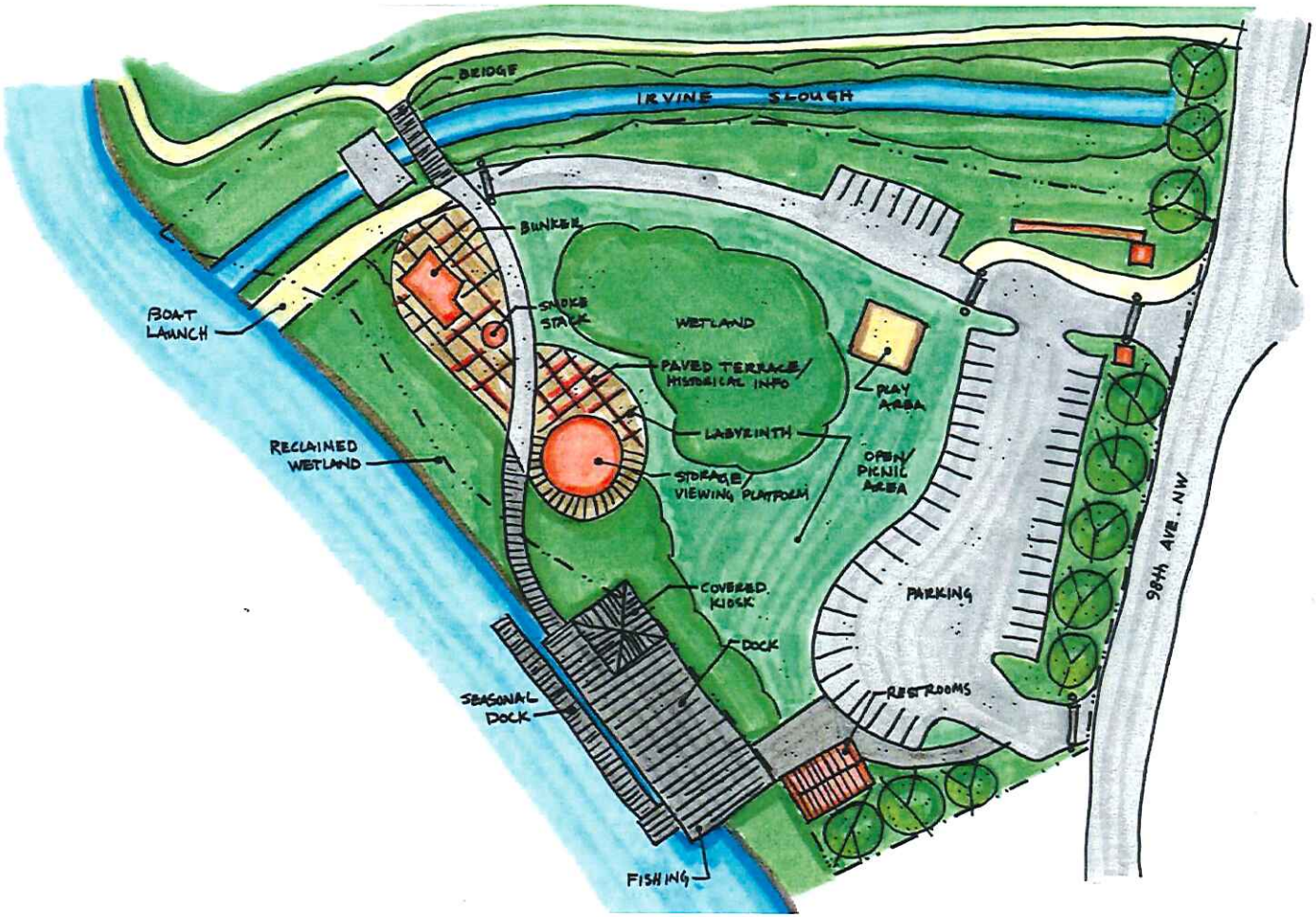
History

- Industrial Heritage Plaza
- Restored/Converted burner and bunker buildings

Community

- Parking
- Playground
- Restroom
- Picnic Area

Hamilton Landing Master Plan



10.3 HAMILTON LANDING MASTER PLAN DETAILS

Nature

- Walking trails: Two walking trails will be included in Hamilton Landing. The River Frontage Trail will extend from the parking area towards the Industrial Heritage Plaza, across Irvine Slough and then along the river. The Irvine Slough Trail will lead back from the river, along the north side of the slough and connect with 98th Ave. ADA requirements will be included as these trails are designed.

- River Frontage and Open Space: The existing river frontage will be reclaimed and converted into a riparian habitat. In addition, identified wetlands will be restored and open space created.
- Gated Boat Launch: The current boat launch is located next to the Irvine Slough outflow, which can frequently cause significant turbulence. For safety reasons, it will be gated off and will be used for emergency purposes. The Fire District and other emergency personnel will have access keys.

- Restored Dock + Covered Kiosk: The current dock is in significant disrepair and will be replaced. A small fishing area will be included along with a covered kiosk for shelter and information.
- Seasonal Non-Motorized Boat Launch Ramp: Hamilton Landing has flooded as recently as March, 2016. Therefore a non-motorized hand-launch ramp will be seasonal in design so that it can be removed for the late fall, winter and early spring.

History

- Industrial Heritage Plaza: The industrial heritage of the site will be celebrated in an Industrial Plaza which will include the iconic Hamilton Smokestack, the existing "bunker" building and a re-built "Beehive Burner". Each of these buildings will be secured and will include historical signage and other displays. The local Lions Club will have access to the "Beehive Burner" for storage of their smokestack decorations and equipment. In addition, a viewing platform may be added to the "Beehive Burner".

Community

- Parking: The parking area will accommodate approximately 30 cars – with some additional parking available in a designated "Lions Club" parking lot (which can be gated off when necessary). A separate entrance and exit will be included for the parking area.
- Playground/Picnic Area: A small playground will be included in the open space – as will picnic spaces.
- Restroom: A restroom building will be designed in conjunction with the dock and will be ADA accessible.

11 OVENELL PARK & HAMILTON LANDING CONNECTIVITY

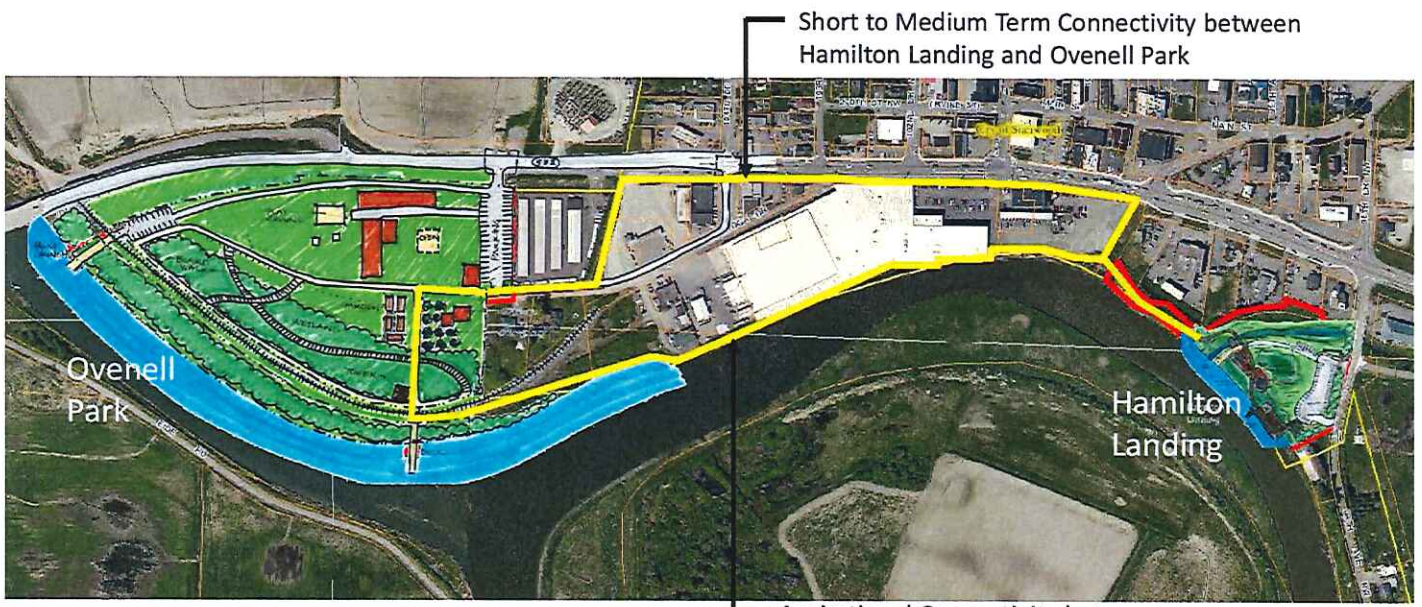
One of the most exciting aspects of Ovenell Park and Hamilton Landing is the potential to connect the two parks via walking trails. The following schematic shows two potential connectivity options. The City of Stanwood is currently developing a Non-Motorized Trails Plan, which will consider and plan for these potential trails options.

Short-Medium Term

- Takes advantage of existing City sidewalks

Longer Term/Aspirational

- A future riverwalk which could potentially extend behind Twin City Foods



12 IMPLEMENTATION BUDGET & TIMELINE

A high-level Implementation Budget and Timeline was developed for both parks by following these steps:

1. Create a list of all Capital Elements for each park (buildings, trails, parking, etc)
2. Estimate costs for each element based on past City Staff and Architectural experience
3. Place each element on a calendar and developed phases
4. Review and update with Technical Advisory and Community Advisory

While this is necessarily a preliminary framework, it does provide a starting point for future activities such as Grant Applications, Partnerships and Immediate Next Steps. *The detailed Budget, Phasing and Timeline Spreadsheets are included in Appendix F.*

Hamilton	$ 6,640,000
Design, Engineering & Permitting (20%)	$ 1,328,000
Hamilton Total	$ 7,968,000
Ovenell	$ 15,880,000
Design, Engineering & Permitting (20%)	$ 3,176,000
Ovenell Total	$ 19,056,000
FULL TOTAL	$ 27,024,000

Budget & Timeline: BY THE NUMBERS

1. **Timeline:** 10 Years
2. **# Capital Elements:** 53 (Hamilton 24 + Ovenell 29)
3. **# Capital Element Categories:** 6 (Community, Greenspace, Trails, River Access, Buildings, Traffic)
5. **Phases**
    1. **PHASE 1**: 2016 – 2018, $9.06 M Clean Up, Site Security & Early Public Use
    2. **PHASE 2**: 2019 – 2021, $13.164 M Establish Wetlands, Trails & River Access, Start Construction
    3. **PHASE 3**: 2022 – 2025, $4.8 M Building Construction & Final Traffic Access

12.1 POTENTIAL FUNDING & RESOURCES

While the estimated budget for implementing Ovenell Park and Hamilton Landing is significant, there are many funding opportunities at the Federal, State and County levels as well as from Corporations, Foundations, Families and the local community. Following is a list of potential funding sources:

Federal, State & Local Grants

- ALEA
- WWRP
- Other RCO
- Surface Transportation Funding (STP)
- Transportation Improvement Board (TIB)
- WDFW
- Community Development Block Grant
- Snohomish County
- Snohomish County Tourism (TPA)
- Legislative Proviso
- State Budget Allocations
- National Endowment for the Arts

Foundations

- DV & Ida J McEachern Charitable Trust
- Brandt Foundation

Naming Opportunities

- Buildings & Docks
- Trails
- Kiosks
- Benches/Viewpoints
- Trees

Organizations

- Puget Sound Regional Council
- Northwest Marine Trade Association
- Ducks Unlimited
- Nature Conservancy
- Washington Kayak Club
- Audubon Society
- Solar Grants
- Americorps
- Northwest Straights Commission
- Puget Sound Nearshore Ecosystem Restoration Project
- Snohomish County Marine Resources Commission
- Adopt A Stream
- Sound Salmon Solutions
- United Way Connect To Nature

Other

- Wetland Mitigation (from other developments)
- Businesses
- Families/Individuals
- Community Participation
- In-Kind Gifts (materials, skills, labor etc)

12.2 POTENTIAL PARTNERSHIPS

One of the Master Plan's Guiding Principles is that the parks are to be *"maintained through community partnerships and programs - and are designed for safety, low maintenance and low operating costs"*. During the development of the Master Plan, a conscious effort was made to reach out to potential partnering organizations. These parks provide a unique opportunity to partner with local and regional organizations in the development and maintenance of the parks. For example, the proposed office space at Ovenell Park could house a regional organization, who in turn could implement and manage on-site programs that benefit the local community and help to maintain the park.

The following organizations have been involved to date and have expressed interest in some level of partnership:

- Snohomish County Conservation District
- PUD
- Stanwood Area Historical Society
- Port Susan Farmers Market
- Stillaguamish Tribe
- Washington Water Trails Association
- Stanwood-Camano School District
- Stanwood Chamber of Commerce
- Camano Island Chamber of Commerce
- Stanwood Lions Club

12.3 IMPLEMENTATION STRUCTURE & RESOURCES

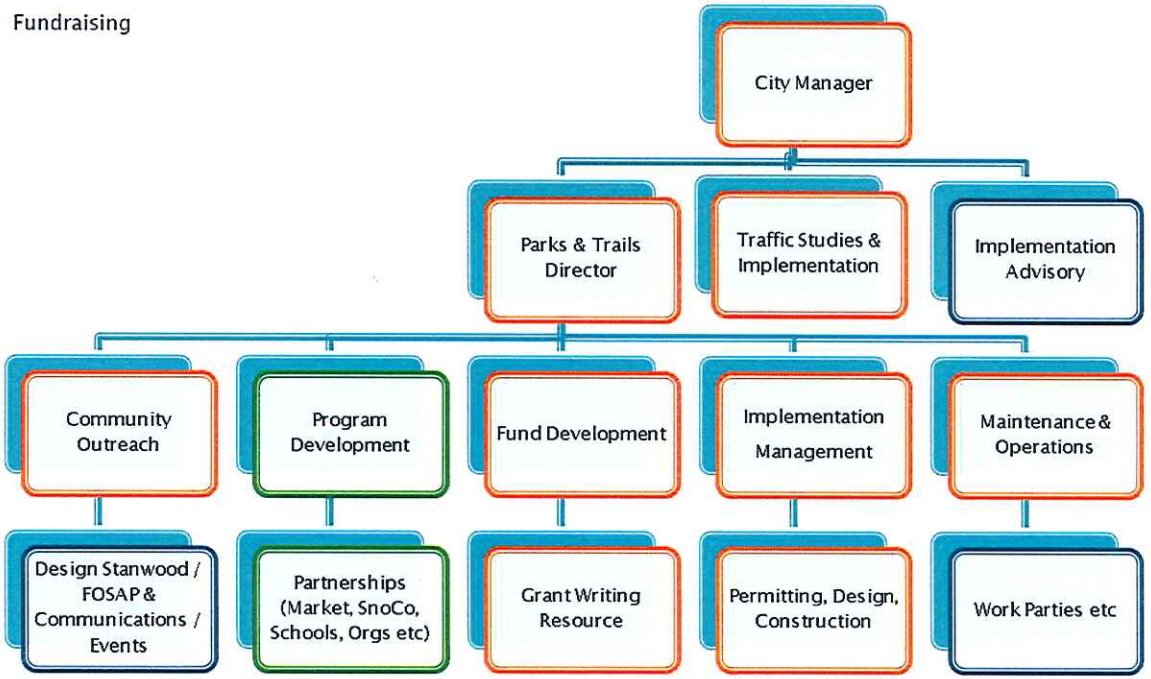
Collaboration will be the key to successfully implementing both of these tremendous park plans. As outlined in the graphics below, the City of Stanwood, the local community and regional partners each have a role to play. The most critical aspect will be engaging key partners in the development and operation of these two parks – as shown in green.

Collaboration = The Path to Success

- Directing
- Staffing
- Fundraising
- Managing
- Maintaining

- Advocating
- Advising
- Programming
- Volunteering
- Fundraising

- Advocating
- Advising
- Programming
- Staffing
- Funding



12.4 IMMEDIATE NEXT STEPS

Maintaining the momentum generated by the inclusive and collaborative Master Planning process will be a key factor in bringing these plans to fruition. The following steps are recommended in order to obtain early funding, demonstrate progress, and keep volunteers and expert resources engaged.

1. Apply for **ALEA and WWRP Grants** in May, 2016 for potential funding in 2017
2. Form a **Friends of Stanwood Area Parks** Volunteer support organization that can maintain volunteer momentum, start hosting work parties and start fundraising
3. Form an **Implementation Advisory Committee** to review the implementation plans in detail , adjust where necessary and engage regional and community partners; develop a strong sense of where funding could come from for each park element
4. Prepare **Communication Materials** and give presentations to local organizations and business groups
5. Host **Clean Up Work Parties** to start preparing the sites for tours and to cut back invasive plants
6. Build/Install **Information Kiosks & Signage** for public tours
7. Organize **"Last Saturday" Tours** for the summer (June 25, July 30, Aug 27, Sep 24, Oct 29)

13 APPENDICES

The following appendices contain supporting data for the Ovenell Park and Hamilton Landing Master Plans:

13.1 A: OPEN HOUSE FEEDBACK

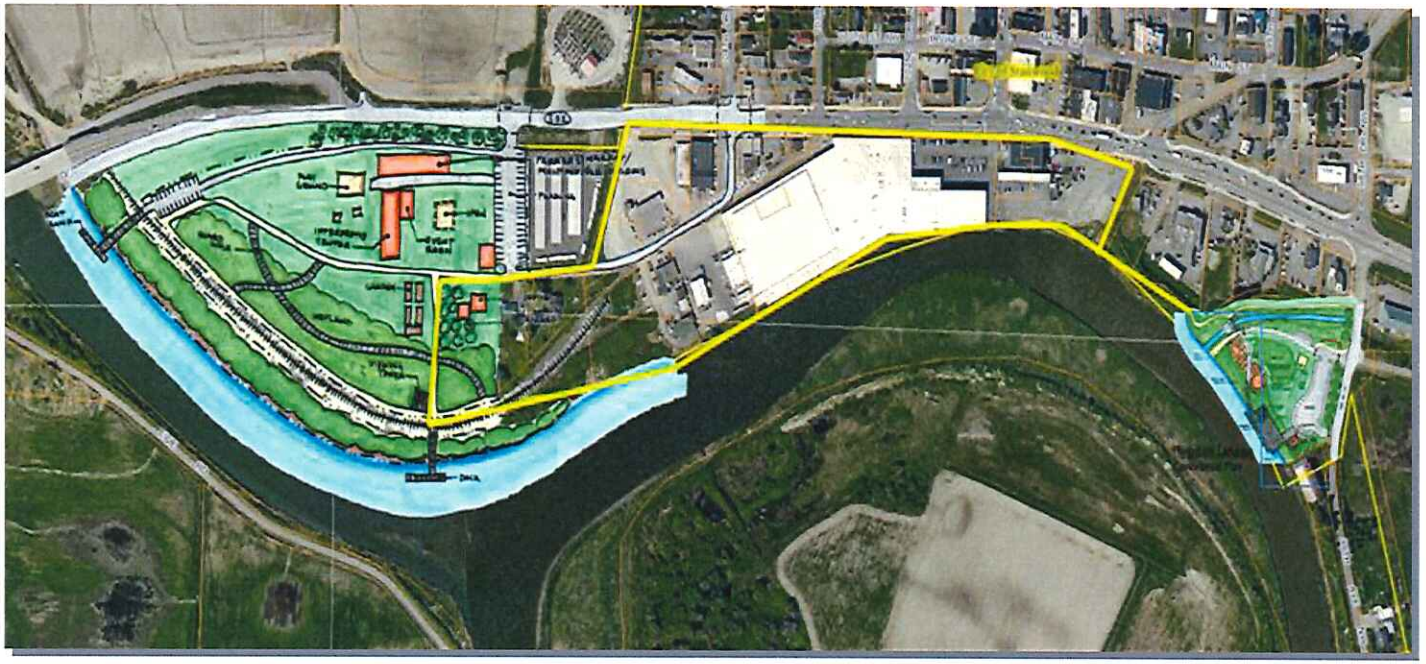
13.2 B: COMPARABLE PARK TOUR NOTES & RESULTS

13.3 C: GUIDING PRINCIPLES PROCESS & RESULTS

13.4 D: PRIORITY USES PROCESS & RESULTS

13.5 E: OVENELL PARK DETAILED SCHEMATIC

13.6 F: BUDGET & TIMELINE DETAILED SPREADSHEETS



Ovenell Park & Hamilton Landing Master Plan Appendices

June 23, 2016

Adopted Resolution No. 2016-16

Respectfully Prepared by Theresa Metzger, IRIS Consulting

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1 APPENDICES

The following appendices contain supporting data for the Ovenell Park and Hamilton Landing Master Plans:

1.1 A: OPEN HOUSE FEEDBACK

1.1.1 Overview & Publicity

An Open House for the Community to review the preliminary plans for Ovenell Park was held on Monday February 22, 2016 from 3:30 – 6:30 pm at the Stanwood Fire Station. The Open House was advertised as follows:

- Private meetings with representatives of the Stanwood Area Historical Society, Future Farmers of America (FFA) and 4H, and community leaders
- Public Tours of the Site on Thursday, February 18 and Saturday, February 20 – resulting in 17 attendees
- Press Releases sent to the Stanwood-Camano News, Everett Herald, CrabCracker, Stanwood Chamber of Commerce, Camano Island Chamber of Commerce
- Facebook Notices shared by the City of Stanwood Facebook page – resulting in 30 additional shares and 2,000 hits
- Website Notice on the City of Stanwood Facebook Page

Approximately 50 community members attended the Open House and feedback was gathered via wall sheets and feedback forms. Additional feedback was gathered from Facebook and via email. All of the feedback was transcribed and categorized into the following headings:

- Animals/Nature/Environment
- Boat Launch
- New Idea
- Traffic
- General
- Implementation

This feedback is included in section 4 and was dicussed at the Community Advisory Meeting on Wednesday, March 2 as outlined in Section 3. This feeback will also be considered as the Master Plan is finalized, next steps are identified and phasing/timing is confirmed. In addition, contact information for all of the attendees and other interested parties has been entered into a Stanwood Riverfront Parks database, managed by City staff.

1.1.2 Open House Materials

The following two concepts were shared at the Open House and reflect a conclusion by the Ovenell Community Advisory Committee that their scope should be increased to include Master Planning for Hamilton Landing – another City-owned riverfront property with an existing boat launch site**.

1. Concept WITH a Boat Launch
2. Concept WITHOUT a Boat Launch

In addition to these concepts, the following materials were produced for the Open House.

- Technical Overview of the Site Diagram *
- General Overview of the Area Diagram *
- Wall-sheet list of all Potential Uses considered
- Blank Wall Sheets for people to add their ideas
- Feedback Forms *
- Ovenell Park brochure handout *
- Sign-in sheets

* included in the Appendix

** City Council voted, after the February 22 Open House, to formally include Hamilton Landing within the scope of this Master Planning effort.

1.1.3 Feedback Themes & Responses

The majority of the feedback received aligned with the following categories and themes. The Community Advisory Committee divided into three groups, each discussed a theme and then presented back to the entire Committee. Their responses are included below.

Feedback Themes	Community Advisory Committee Responses
Animals/Nature/Environment: • Do we have the right balance between human uses vs nature and quiet? • How do we address environmental concerns during implementation (ie: pest control)? • Should we consider removing some human-use elements? If so, which ones?	The group felt that the human uses are in balance with the natural environment in the current design. However, there are development and operational aspects that should be considered such as: • Poison should not be used during development or operation unless there is no alternative • Stage activities are not intended for very large music events (ie: hundreds of people); we should conduct a study to determine the impact of music/noise on wildlife. • The property will be in the nature of a backyard wildlife habitat; size is limited so it cannot be a large wildlife preserve. The surrounding properties such as Leque Island and ZisABa will potentially provide additional wildlife habitat. • Responsible balance between human and wildlife use requires stewardship and appropriate modifications to plants in the wetland areas during wetland enhancement.
Boat Launch: • Is this area appropriate for water access? • How do we balance access vs safety? • What should be our next steps?	Since there has not been public river/waterway access from Stanwood for a generation, it is important to understand the current nature of the river and surrounding waterways, and to ensure that prospective boat launch users are aware of safety concerns: • Conduct an environmental impact study to better understand water depths, water flow, dikes impact and water access structure feasibility. • Understand commercial access (Transocean clammers) versus recreational access. • Determine if electric motors may be used or if the Conservation Easement Grant restricts the boat launch to human-powered craft only. • Assess ways that current water, tide and weather conditions can be communicated to boat launch and waterway users. • Apply for a boating facilities program RCO grant.

Feedback Themes	Community Advisory Committee Responses
New Ideas: a. Are there any we should consider? b. If yes, which ones? c. If no, which ones and why not?	Ideas to Consider: • Additional tours – starting with holding the April 18 Open House at Ovenell • Trees for sound buffers • Youth Program spaces – can be housed in a variety of the planned buildings and spaces • Bike Trails – in conjunction with the Non-Motorized Trails Plan Ideas for Future Consideration: • Labyrinth • Pea patch – already exists at Community Resource Center and is under-utilized • Memorial Items – develop a catalog of appropriate memorial items such as benches, native trees etc. Memorials could offset costs, but must be done in a way that is in keeping with the overall theme of the park. Ideas not in keeping with the Guiding Principles and/or Grant Easement • Enclosed playground with fees (not allowed per the Grant Easement, also not allowed to charge fees per public access insurance waiver). • Large paved slab – not allowed, maybe at Heritage or in conjunction with the Non-Motorized Trails Plan? • Dog Park – not in keeping with wetlands and wildlife • Horse arena – not allowed • Personal Water Craft launch (jet skis) – not allowed • Splash Park – not allowed • Memorial Barn – Guidance from advisors is that there are other ways to engage teens, such as youth programs and spaces (see "Ideas to Consider" above). However, memorial items will be included in the detailed design.

1.1.4 Feedback Text

Category	Feedback	Source
Animals/Nature/Environment	No stage! What happens to the animals living in the old barns? I'm sure thre are rats. If they are poisoned, everything that eats them will die – owls, coyotes, eagles, hawks, cats. Let's preserve the area as a refuge with limited traffic. I don't like the idea of a stage for concerts; it's such a small area. That would also disturb the wildlife there. When the building gets torn down, what will happen to the creatures that live there? I'm sure there are rate, owls, skink, and possums. Will the rats be poisoned? If so, the hawks, eagles, coyotes and cats that eat them would die. You are messing with that whole ecosystem. I think a park there is a nice idea, but I think a wildlife viewing area is a great idea. As soon as building starts the birds go. People there all of the time in a park – picnic, music around will drive away the wildlife you say you want people to watch. I vehemently object to a stage area, or a boat launch. Just protect the wildlife, not destroy it.	Wall Sheet Feedback Form
Animals/Nature/Environment	I am worried about the impact on the current wildlife opossums, skunks, coyotes, and the bird population. Although I don't know what research exists to support my thoughts, I am fairly certain that concerts are disruptive to the eco-system. I hope the committee can focus on the natural environ that is becoming harder and harder to find. Although I don not know the people that border the park, they deserve consideration when it comes to noise and the intrusion of vehicles. Finally, maintain the peacefulness of the area is what I would most like to see. I am sure that any poisoning of beetles will be done so that it doesn't get into the food chain.	Feedback Form
Animals/Nature/Environment	I'm very excited about the possibilities offered by this park! History of the area, especially the river, but also the train tracks. They represent the need for transportation in building a community (even the location of the barge that connected Camano with the mainland). Tie it	Feedback Form

	in with the Hamilton property, especially the boat access dock. Signs aplenty too. If I had a vote, I would vote for access NS from 532, not along Saratoga Avenue where it leaves 532 – too long and expensive and disturbing a quiet little out-of-the-way 2 house neighbourhood. A roundabout intersection off of 532 to a due south parking lot: maybe something like the roundabouts at the Tulalip Casino property with minimum interaction with vehicles going N-S parallel to I5. The bare minimum of changes to the wetlands and all the inhabitants there now: four-footed, winged, or scaled. They were here first. Noise is also a factor. Please keep things quiet. Make the park as similar as the area planned for the west of the new bridge over the Stillaguamish. The wildlife and plants should be allowed to retake these two areas. Hours should be restricted 9pm – 8 am? Fencing to restrict access from the East, especially river northward to Saratoga Avenue. No firearms (or other unnatural noise)	
Animals/Nature/Environment	Hope they filled in the pit.lol wow the Ovenell farm has been there forever. I hope they realize that the Park WILL flood during the thawing season.	Facebook
Animals/Nature/Environment	I love how the pheasants have already learned that it's a safe area to be. There's so many that hang out by there! I hope they stick around when the changes are made. It sounds pretty neat. Now I just wish Camano would build some sidewalks so we could feel safer while riding a bike, walking or running. We need bike trails out here!	Facebook
Animals/Nature/Environment	Formerly a dairy, the grass will grow well there.	Facebook

Category	Feedback	Source
Boat Launch	I like the boat launch idea and removing the train tracks for a trail	Wall Sheet
Boat Launch	Minimal fee for the boat launch	Wall Sheet
Boat Launch	Nature education include understanding tides, currents, moon phase. Maybe interactive like an app. Maybe a small solar powered rather than a big rooftop system – use a big one for other uses.	Wall Sheet
Boat Launch	Move or make the slough outlet more aesthetic. Canoers and kayakers are sensitive to muddy outflows and motor noise.	Wall Sheet
Boat Launch	Short distance water taxi if no trail between Hamilton & Ovenell sites?	Wall Sheet
Boat Launch	Delete access to river due to safety concerns, winds & tidal changes could make difficulty for people not aware of dealing with the problems.	Feedback Form
Boat Launch	Small non-motorized boat launch is a great idea and a positive draw for the community. Will there be a walkway along the wetlands area?	Feedback Form
Boat Launch	Vote for the without boat launch! Boat launch at Hamilton sounds great.	Feedback Form
Boat Launch	Is there enough available water/time to make a boat launch worth it? There are sturgeon in the waterways. Concerned about wind and waves going north once Matterand is flooded. Need to really understand, and respect, the river before access is added. No hunting should be allowed! Take photos at low tide so people can see what they are getting into since the river channels shift all the time. There should be Army Corps studies that can be accessed.	Feedback Form
Boat Launch	Very excited about this project. We need water access for all ages of citizens. Classroom friendly great idea! Be mindful of flora & fauna. Areas for resting – bench or ledge. Love idea of public building for meetings etc. NO motorized crafts, boats jetskis YES for kayaks, canoes.	Feedback Form

	NO swimming.	
Boat Launch	Listening to other's discussions, the project at Hamilton was frequently brought up. It would be good to include plans for the Hamilton site with the Ovenell meetings as planning seems to be interdependent on each other. Example: non-motorized boat access @ Hamilton instead of Ovenell.	Feedback Form
Boat Launch	My husband, Steve, and I attended the very informative public meeting regarding the Ovenell Master Plan, and would like to thank Deborah Knight, and all of the volunteers who have worked so hard to bring this beautiful waterfront park to the Stanwood community. We support the plan 100%, but we would like to see both a boat launch and a dock as a part of the master plan. We believe that both of these features would add immensely to the water access for local residents, and would attract visitors to the Stanwood area. Thank you again for your efforts on behalf of the Ovenell Master Plan, and the residents of Stanwood.	Email
Boat Launch	Good morning, I was just reading the press release about the open house and wanted to reach out. I will be unavailable to attend the open house but would like to solicit my input if I may. I like the ideas for a dock and boat ramp for non motorized boats. During the drafting process, you may look at making a kids fishing dock (long, close to the water, with a short rail for safety) and possibly a short one adjacent to a ramp for kayakers. This would be a great draw, for I am the senior manager at cabela's and can tell you that a majority of the folks we sell kayaks to are casual photographers and fishermen. Though we lack much lodging in the area, this park could attract a lot of tourists. Thank you and good luck.	Email
Boat Launch	I never lived in Stanwood before the twin city food fire, but always thought Stanwood really lost something when all the docks and waterfront burnt down. Public access to the water in town is needed. small motorized boats should be considered for the launch IMO, not just non-motorized	Facebook

Boat Launch	... how will we know that the waste water treatment plant that releases treated waste into the slough to stilly isn't contaminating the water? Has there been any samples of the soils and water tests? Do diseases get eradicated through the water treatment process and are things like HIV, Hepatitis and other diseases not in the city's residence waste water? It is my Only concern for this park. REPLY: HIV and HBV or Hep C is NOT transmitted through waste water(treatment) or otherwise.	Facebook
Boat Launch	I would like so see people think bigger. Had the Army Corps of Engineers not stopped dredging the slough in the '50s the town would have a destination waterfront, likely with a lovely boat ramp, transient moorage, dollars flowing into little Stanwood. On the north side, a protected marina owned by the people generating more income as so many prefer to keep their boats close to the San Juans. A beautiful boardwalk, like the one at Port Sidney on Vancouver Island, where the residents stroll on warm summer days and evenings.	Facebook
Boat Launch	There is a special fund for waterfront development. The title of one fund is B.I.G. grants (Google it) and there are also funds available from the State due to the extra taxes they place on fuel for watercraft. Your biggest challenge will be the nitwits on the State and Federal level and their "concern" over the environment. They seem to easily forget that stopping the dredging on that body of water turned the bay into a muckhole.It can no longer wash itself efficiently. As for the concern noted earlier about pollutants, those are easily managed by a SOAR machine. They use them all over Japan for just such troubles. Should the community ever truly get its act together on an actually substantial project that would benefit the environment, the aesthetics and the financial well being of Stanwood/Camano you might be astounded as to who may step forward. Caution, though, my friends. The patience of Job is required to push a waterfront project through. It has been done and has been done recently. Okay, I think I have instigated enough. But you all should think big. This property has extraordinary potential. Who might partner with you and for what end result?	Facebook
Boat Launch	I wish we could agree on where the Stillaguamish enters the sound. That is a salt water slough behind the Ovenell Farm. NOT the Stilly. (it used to be, but not anymore)	Facebook

Category	Feedback	Source
New Idea	A permanent Labyrinth: Stone pavers/brick (low maintenance) Possibly wheelchair accessible Benches, gardens I would be happy to work on developing this aspect of the park and to facilitate labyrinth events in the future It's all very exciting THANK YOU! I'd like to propose the addition of a permanent labyrinth to the plans. I've been interested in labyrinths for many years and would be happy to work with a group to determine the best way to approach it. I would also be available to facilitate Labyrinth events for the community following installation. I would like to offer to accompany a group of interested people to local public labarynths to experience them firsthand (Anacortes, Everett, Bellingham)	Wall Sheet Feedback Form
New Idea	Please schedule more tours!	Wall Sheet
New Idea	Enclosed playground to be used during the rainy season & winter. Could charge a minimal fee.	Wall Sheet
New Idea	Line of trees next to 532 to block traffic sound/absorb traffic sound	Wall Sheet
New Idea	Pea Patch? Seems to work well in lots of neighborhoods with no worries about stealing	Feedback Form
New Idea	... suggestion that the walkway could be a memorial parkway in which individuals could	Email

	purchase a park bench or a tree as a memorial was a good one.	
New Idea	A place for adults too. I wouldn't want to walk a school track these days in the mornings, people would wonder why you are out there. Please look into a large paved slab the size of a high school running track. This size of pavement could be used for many events throughout the year. I personally would like to see inline speed skating events in the summer. During the wet months this still can be used for walking and just about any type of sport in the middle. Night courts could be rented for basketball etc. Great place for farmers market. Better place for adults to have a safe walk.	Email
New Idea	Would there be a place for dogs to be off leash? I ment dog waking trail off leash It would be nice to also have dog park included Yes a fenced dog area would be great so you could get the whole family out to enjoy including your dogs which are just like most families children..... A dog park would be awesome!	Facebook
New Idea	Community horse arena!!! Yes!!!!! I wish!	Facebook
New Idea	If one of the barn is structurally stable. Keep it and make something cool for kids Heavn knows something needs to be done for the young people around here. They have a library, at some point they will have the Y but they need something.	Facebook
New Idea	It should be a personal watercraft park. That would bring in lots of people on weekends and summer days that would also visit businesses, and no other city has a PWC park/launch...Port Susan is not good for anything else, Lord knows no fish. So put some picnic areas in a launch	Facebook

	and a good dock with tie ups.	
New Idea	Splash park would be amazing!	Facebook
New Idea	Why not a wall of the "Memorial Barn"? We can be creative making it an Art Piece of Love.. I would volunteer to take care of it as it owns part of my heart forever. Let's go to this meeting people???	Facebook
New Idea	Bike trails would be a great addition, with future planning to connect other city trails to the park with considerations for creating a city wide bike trail network.	Facebook
New Idea	Possible battery powered boats	Wall Sheet

Category	Feedback	Source
Traffic	As owner of the Storage Facility adjoining the park, I would like to see either the turn lane extended or the roundabout installed. I feel these are much safer options. People are asking me all the time why isn't the access safer? Also, as a resident of Camano, I feel the traffic light at the shell station would cause traffic to back up along 532 and cause more collisions.	Feedback Form
Traffic	Would prefer to see a roundabout or center turn lane than a new traffic light. There are numerous farm equipment during the peak season utilizing 532. The center lane or roundabout would be safer.	Feedback Form
Traffic	Love this! I hope they consider safe exiting and entering from the highway!	Facebook
General	The ideas for the park sound great.	Facebook
General	Hooray for the board walk and observation tower idea!!	Facebook
General	What a nice plan !!!	Facebook
Implementation	Form permanent partnerships with WSU & SnoCo Conservation District	Wall Sheet
Implementation	Love this idea but we can't even get people to vote for a new high school. Where is the $$ coming for this??	Facebook

1.2 B: COMPARABLE PARK TOUR NOTES & RESULTS

1.2.1 Bonhoeffer Gardens Tour *Sept 25, 2015*

Attendees: AnnMarie Hall, Irene Stewart, Dan Nelson, Deborah Knight, Theresa Metzger, David Thomsen.

Background:

- 25 acres, includes pre-school, church, living history farm with heritage cabins, botanical garden with a collection of all of Washington's 1000 native trees and plants, 20 acres of wetlands, glass art collection, .75 miles boardwalk, artesian well with water wheel, historic graveyard, ash scattering platform and a future coffee shop.
- Located next to the Pilchuck Tree Farm.
- Currently working towards a conditional use permit from Snohomish County.
- http://www.heraldnet.com/article/20150602/BLOG58/150609879
- http://www.plc215.org/map-2-3/

Key Notes:

- Significant investment in infrastructure including stormwater drainage, water system, hazardous waste disposal, wetlands mitigation
- Church restored to original condition, includes heritage items such as photos etc (Quicksilver in Bellingham for photo restoration)
- Also included significant technological improvements during restoration (outlets, cable, wifi, etc).
- Purchased 30 acres off of 300th for wetlands mitigation, have used 2.7 acres so far; potential for additional wetlands bank.
- Three primary principles: ADA accessibility, rainy day cover and educational exhibits.
- Boardwalk, platform and viewing area designs intended for 50 year lifespan, excellent vision over and through railings, multiple viewpoints, easy walking for all ages, areas of contemplation.
- Kiosks include green roofs, educational displays, built on pin piles with structural cross-cables; include dusk-to-dawn security lighting, future cameras and webcams.
- Educational displays are multi-faceted and include information about surrounding native plants and Pilchuck glass artists.
- Additional information displays reference history of the area, background of Deitrich Bonhoeffer.

Wetlands Boardwalk

Information Kiosk & Shelter

1.2.2 Padilla Bay National Estuarian Research Preserve Tour October 16, 2015

Attendees:

- AnnMarie Hall, Christie Connors, Dottie Gorsuch, Bob Hitz, Deborah Knight, Theresa Metzger

Background:

- http://www.padillabay.gov/
- Padilla was a Viceroy in Spain, the bay is named after him.
- The Brazeale Family donated 64 acres to the state, the state then established the Padilla Bay Preserve.
- The Preserve is managed by Washington State Department of Ecology,is governed by the Shoreline Management Act and protects over 13,000 acres of inter-tidal properties for long term study.
- They have key partnerships with multiple states and universities.
- The 13,000 acres managed by the Preserve represents 94% of Padilla Bay, the remaining is under private ownership – likely 6ft by 20 ft oyster tracts.

Buildings/Facilities:

- Marine Research Library – items stay on premises, used by research students
- Webcam in the heron rookery
- Exhibits – done by SeaReach and BIOS
- Hands-on room for younger children
- Amphitheatre – designed for a busload of students (70+)
- Card readers for access rather than keys – easier to maintain, turn on/off
- Conference Center: kitchen, bathroom, lobby, large meeting room (used for fundraisers etc) – no private use (liability, liquor etc)
- Guest House: modular building, for professional use, manages by the Friends Group, 4 bedrooms with 2 bunk-beds each, $30 per night or $350 per night for whole building, 30% - 50% occupancy rate
- Barn: cheap storage, cider press, used for events
- Research building – laboratories, monitoring equipment etc
- Trails, walks
- Community Garden

Usage:

- Conducting long term monitoring and research
- Carrying out sampling and data collection
- Sponsoring research in coordination with universities such as WWU and UW
- Providing internships for PhD and Masters students
- Conducting training sessions for professionals
- Providing public education through school visits (9,000 – 11,000 students per year):
- Learning by experience, bridge the gap between classroom and practical knowledge, tactile learning
- Teacher training
- Natural Resource Management
- Skagit County and Diking District 8 – trails, insurance, resulting in 2.5 mile trail that is now the busiets recreational facility in the county.

Operations:

- Terry is the Director, has 6 full-time staff reporting to him
    - Research & Monitoring (2 technicians + intern)
    - Education (1 staff + interns)
    - Professional Training (assistant)
    - Facilities (assistant)
    - GIS (intern)
- Friends Group provides a part-time staff person at the welcome desk (4 hours per day) and sells TShirts etc.
- Northwest Straights & Marine Conservation Program supported by Senator Murray
- Usually about 22 people on site each day
- Research Advisory Committee
- Education Advisory Committee

Funding:

- NOAH provides $550,000 per year (Federal Operating Grant) which is matched by the state.
- The Friends Group raises $50,000 - $100,000 per year (they also raised about $250,000 towards capital projects); donors include the refineries.
- Donors prefer to contribute to the Friends Group rather than to the Preserve itself since it's a State Agency.
- Interns and assistants are funded by Americorps, Friends Group, and training revenue
- Grants
- Operational Plan every 5 years

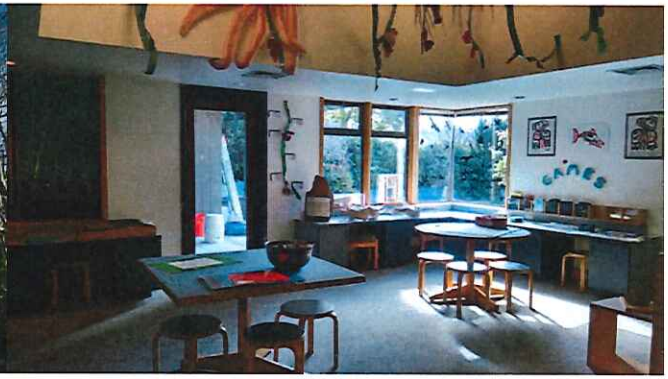
Volunteers:

- The non-profit Friends Group, (http://www.padillabay.gov/npfriends.asp) raises money to help with operations, capital projects, and research.

Advice:

- Assess if there is any wildlife in the barns
- Secure the structures as much as possible
- Assess need for additional insurance
- Develop partnership with School District, teachers need a place to go to satisfy curriculum requirements, especially biology teachers (marine science, inter-tidal, forage fish)
- Line up opportunities with "essential learning" targets – "Hands On, Feet Wet", full-day for 5th graders, teacher training etc
- Consider regional approach – contact other school districts as well.
- Approach Americorps for interns, staffing
- Easy to get excited, ideas however you must prioritize and determine how operations will be paid for.
- Know your functions and how they're used
- Design for evening/off-hour use
- Need safe & logical place for loading/unloading school buses

Replaced Barn (front) & Storage (behind)



Hands-On Room for Student Visits

1.2.3 Jennings Park Tour *October 19, 2015*

Attendees:

- AnnMarie Hall, Carol Triplett, Bob Hitz, Jerry Will, Irene Stewart, Deborah Knight, Theresa Metzger

Background:

- http://marysvillewa.gov/Facilities/Facility/Details/16
- Jennings Park is 53 acres, was the homestead of the Jennings Family and was donated to the City of Marysville in the 1960's.
- Development was funded in part by developer mitigation.
- Current direction is an EcoTourism platform – ie: connecting to Tulalip visitors, providing outdoor and interesting opportunities

Buildings/Facilities

- Old caretaker house which was part of the homestead, not used currently.
- Playgrounds
- Original barn, now restored - used for special events, storage and has public restrooms
- Petting Zoo (no longer in operation) – partnership with local FFA students.
- Rotary Barn – used to be petting zoo, now a very nice event space.
- Kiwanis Pond used for fishing – stocked with trout, spring fed, about 10 feet deep, planted in early May.
- Master Garden – in partnership with the WSU Master Garden extension program
    - Attracts people from all over western Washington
    - Water and utilities are provided, all work and materials are provided by volunteers
- Allen Creek, connected to an estuary about a mile away
- Amphitheatre
- Ball field
- Three parking lots
- Loop walk – 1.2 miles one way
- Stormwater retention pond
- Bat boxes
- Community Transit stop

Usage:

- Master Garden – training for WSU students, used for education, by landscape architects, growing over 3,000 pounds of vegetables for the local Food Bank.
- Concerts
- Fishing derbies
- Events
- Outdoor movie nights – over 700 people come, sponsored by local organizations and businesses
- Cross country runs
- Connected to surrounding housing developments, lots of walkers
- Adopt a stream
- Sound Salmon Solutions
- Active tree plantings
- United Way "Connect to Nature" program

Funding:

- Barn rents out for $90/day
- Annual Capital Budget is $80,000 for all parks plus another $70,000 annually in grants
- Buildings are used for continuing education for parks staff – can charge for this
- Boat launch fees (at another location)
- Costs $10K/month for janitorial for all parks
- Can get grants for capital but not for operations

Volunteers

- Volunteers are used for the Master Garden (above) and for special projects.
- Need to consider consistency, risk management and quality when considering the role of volunteers.
- Need a staff coordinator
- Get a good community group going
- Clubs do work parties
- Need specific direction from staff
- Hard to "fire" when things go wrong
- If using youth groups, must have volunteer adult supervisors as well
- Youth Art Projects are really good

Challenges:

- People who don't respect the park
- Cultural diversity, different demands
- Smoking
- Alcohol
- Fights
- Budget
- Arson
- Have to be thick-skinned and do everything with a smile
- These add to the workload

Advice

- Consider overflow parking
- Environmental Design is critical
- Maintenance costs
- Be prepared for high costs
- Regional Use, very important!
- Get the Insurance Authority to look at the design
- Ingress and egress design
- Gating, lighting, restroom (they hate having to have restrooms)
- Walking trails, public restrooms are consistently the community's highest priorities, Sani-cans are not acceptable
- Keep an open mindset about start up costs – do it right the first time
- Do some modeling on water levels, the creek running through the park has raised over 4 feet during the past 30 years.
- Need to consider vehicle access for older, disabled people
- Also consider security, graffiti, transients
- Understand who you want to attract
- Need to maintain visibility (no hiding places) - took out picnic tables and benches since they became drug dealing centers
- Bring law enforcement and EMS into the process
- Think beyond the community – need to think regionally
- Safety on tails and wetlands
- Channel people safely
- Recreation immunity act

- Warning signage
- Memorial Items/Donated Items: need standards, also ask for a maintenance fee ($200), plastic plaques rather than metal (metal gets stolen)
- Walkways
    - Permitting may direct allowed materials
    - Transitions are really hard for strollers etc
    - They sometimes have two separate surfaces paralleling each other (chips & paved)
    - Stay away from pervious concrete, gets mossy quickly
    - Look at fiberglass boardwalk in Lake Tahoe as a good example (pin piles, textured, perforated)
    - Roofing tiles can work to provide non-slip texture
    - Don't use plastic, get slippery
    - Marina planking works

Homestead Cabin

Master Garden

1.2.4 River Meadows Park Tour *October 21, 2015*

Attendees:

- Bob Hitz, Mimsie Metzger, Carol Triplett, AnnMarie Hall, Jerry Will, Rick Hawkins, Deborah Knight, Theresa Metzger

Background

- http://snohomishcountywa.gov/Facilities/Facility/Details/River-Meadows-Park-46
- 144 acres, acquired in 1969 from the Hogue Family
- Original Master Plan included interpretive opportunities, active farm center with milking etc
- Did not follow this plan since it would be too expensive to keep going

Buildings/Facilities

- 12 camping sites, 6 yurts, generally booked throughout the summer
- 1920's farm house now rented out – sometimes to a caretaker – not currently though
- Old Orchard area, not maintained
- No interpretive
- Wetlands are passive use – for a mitigation program
- Rain garden next to Yurt Host site

Usage

- Mainly used for river access, although boat launch has been closed due to flooding, extreme change in river direction and bank erosion made it too dangerous
- Cross country meets are held here – over 700 participants
- Festival of the River, Food Trucks come in during events
- Electric is supplied at restroom only – festivals bring in their own generators
- River floating, inner tubes; have large weed debris for salmon but this means people can get hung up
- Day use
- Dog walking
- Used to allow horses but that didn't work

- Two miles trails
- Bike access
- Geocaching
- Orchard extension program for the future

Operations

- Maintenance includes leaf blowing, mowing, trees/branches, toilets
- Security provided by yurt host, caretaker (when in residence) and gates
- Charging eliminates transients ie: Kayak Point Park
- Main meadow gets hayed by a farmer

Funding

- Shelters can be rented for $50 - $100
- SnoCo parks generate $6 million but cost $8 million, but overall goal is not revenue neutral
- Sharon will provide operating expense budget
- Used 1% Arts Funds for Yurt Mosaic markers
- Parking for Festival of the River is $5 per vehicle
- Solar Power mitigates Yurt power usage

Volunteers

- Hosts for Yurts
- No strong volunteer program since they are a distance away from the community
- Volunteers are too sporadic, Adopt a Stream is a good resource
- Use work release, other corrections programs for labour
- Also use Americorps

Advice

- Do some pre-historic/archeological studies; can do some modeling for this – will need to monitor during development
- RCO funding can help with development
- Follow Forest Service/ADA Guidelines for trails development
- No fees = recreation immunity
- Do more planning up front for easier maintenance, especially mowing and fences
- Plan for long term fiscal sustainability
- Easy to get capital dollars, harder for operational
- Temporary becomes permanent so be careful right at the beginning
- Need to think about what water will do in the future - trails have been redone several times
- Consider some kind of water treatment
- Would have preferred cabins rather than Yurts since cabins are easier to maintain (yurts get mossy)
- Signage should be themed and look good

River View from Yurt

Restroom & BBQ Structure

1.3 C: GUIDING PRINCIPLES PROCESS & RESULTS

Community Advisory Committee **Guiding Principle Development** **January 13, 2016**

Theme	AnnMarie's Group	Deborah's Group	Jerry's Group	*Guiding Principle Starting Point*
Education/Heritage ANNMARIE	• To provide educational opportunities focusing on: o The estuarine and river environment o The agricultural history of the site and region o The history of the river as transportation o Pre and post settlement cultural history	• Preservation • Agricultural heritage/History • Educational Opportunities (Hands-On/Feet-Wet, Tides)	• Access to educational opportunities for youth	• *celebrates, upholds and provides opportunities to learn about the heritage of our area and our community.*
Wildlife/Wetlands/Nature ANNMARIE	• To provide wildlife habitat • To provide a place to celebrate the beauty of the region	• Natural and cultural experiences • Encourage and engage outdoor activities (passive and active)	• Wetland bird access • Certified wetland habitat	• *celebrates, nurtures and provides access to the wildlife and nature that surround us.*
River JERRY	• To provide access to the river and wetlands (including ADA)	• Access to river	• Water access	• *connects our community to the vibrancy of the Stillaguamish river and surrounding waterways.*
Connectivity JERRY	• To provide a connecting place between the communities of Stanwood and Camano	• Trail connections • Connectivity to surrounding ecosystems • Regional Destination		• *is a recreational walking, cycling and activity hub for Stanwood and the surrounding areas*
Community LAURA	• To provide sufficient gathering space for community and regional events	• Volunteer opportunities • Community Gathering Space	• Creating a community gathering space •	• *provides a gathering place for family and individual activities, and community and regional events.*
Accessibility LAURA	• To provide features for all ages to make the park a destination for families, groups and individuals for all 4 seasons	• Accessibility • All-season use	• Public fitness accessibility	• *encompasses features for all ages, abilities and seasons*
Financial & Energy Sustainability D&T	• Sustainability	• Sustainability/low maintenance • Public/Private/Non-Profit partnership • Insure and plan for early use	• Be energy sensitive/showcase "green" power • Uses of the park have an economic benefit to the community	• *is financially and environmentally sustainable*
Safety D&T		• Safe Design	• Public safe place	• *is designed and used with safety and positive public outcomes foremost*

Ovenell Park Guiding Principles UNEDITED — January 13, 2016 Workshop

1 Education/Heritage

- Provides opportunities to celebrate and learn about the cultural and environmental heritage of our community.

2 Wildlife/Wetlands/Nature

- Provides opportunities to experience and access the river and estuarine/wetland habitat

3 River

- River and connecting trails embrace the culture of our community connecting the mainland to Port Susan, Camano Island and Skagit Bay continues to be a part of our vibrant wildlife, recreation and culture. It is our past, present and future.

4 Connectivity

- Connecting Camano and Stanwood communities, providing trail for recreational opportunities and connections to nature. Allowing for future connections to our neighboring communities.

5 Community

- To provide sufficient gathering space for community and regional events.

6 Accessibility

- A park that encompasses features for all ages, abilities and seasons.

7 Financial & Energy Sustainability

- Develop partnerships and programs to generate revenue and design for low maintenance and operating costs.

8 Safety

- Is designed and used with safety and positive public outcomes foremost.

Ovenell Park Guiding Principles EDITED **January 28, 2016 Workshop**

Ovenell Park - A Place That:

- Celebrates and preserves Stanwood's cultural and environmental heritage (1)
- Connects to the vibrant wildlife and recreation of the Stillaguamish River and surrounding habitats (2, 3)
- Provides a variety of event and gathering spaces for Stanwood, Camano Island and neighboring communities and families (5)
- Offers recreational and educational opportunities for all ages, abilities and seasons (6)
- Is maintained through community partnerships and programs and is safely designed for low maintenance and operating costs (7, 8)

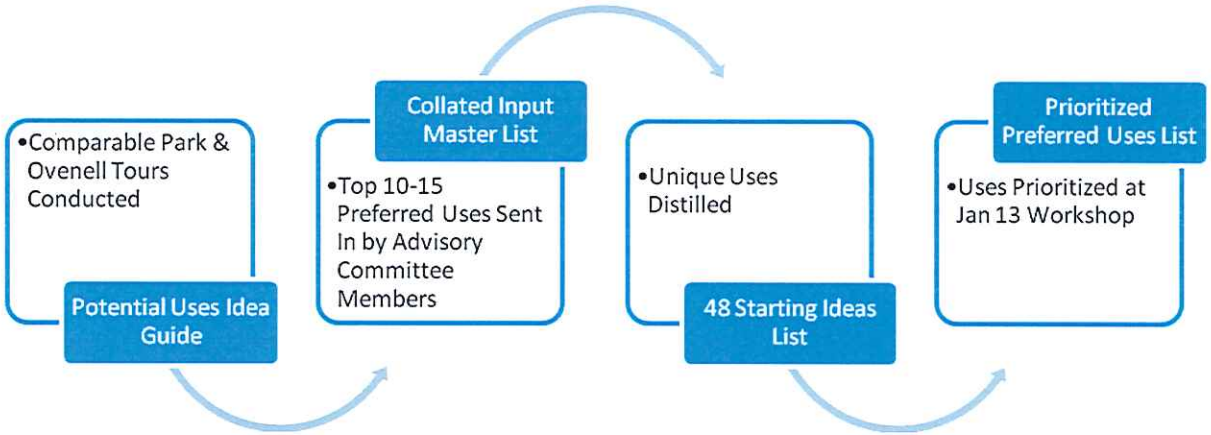
Connect with Yourself, Nature, History and Community at Ovenell Park (4)

1.4 D: PRIORITY USES PROCESS & RESULTS

1.4.1 Overview

The following "Prioritized Preferred Uses List" provides a starting point for developing the Master Plan for Ovenell Park. The items on this list will be assigned, in order, to various areas and structures in the Park. Please note that this list is somewhat flexible and may be adjusted in response to factors such as cost and timing/phasing. Additional ideas may come up during the Master Planning, and some ideas may be removed along the way.

Following is a summary of how these ideas were generated. It shows, in the highlighted blue boxes, the progression of how ideas were gathered, recommended, distilled and prioritized.



1.4.2 Prioritized Preferred Uses List

Category	Potential Use	Vote Count
River	1. **Non-motorized boat launch** with safe access at all tides/currents (perhaps enlarge the drainage ditch)	**21**
Connectivity	2. **Trails/Hub** connecting to other areas	**18**
Education/Heritage	3. **Informational displays and signage** that shares the story of our native and European history of the land, the farming community (honoring the Ovenell family), the natural environment and the role the estuary plays in our Port Susan bay	**17**
Community	4. **Venue for local events** such as the Farmers Market, holiday events, art shows, Snow Goose Festival, other festivals	**15**
Education/Heritage	**5. FFA/4H program space** – potentially livestock, small animals, environmental etc	**15**
Education/Heritage	6. **Education center** for wildlife/birdwatching/events/agriculture and school programs and activities	**14**
River	7. **River access** (steps, path)	**13**
Community	8. **Large open grass areas/amphitheatre** for picnics, outdoor movies, concerts and events.	**13**
Wildlife/Wetlands/Nature	**9. Wetland restoration**	**12**
Wildlife/Wetlands/Nature	10. **Boardwalks** - around or through wetland	**11**
Wildlife/Wetlands/Nature	**11. Viewing tower**	**9**
Community	12. **Multi-purpose community space/conference center** with kitchen, bathroom, lobby, meeting room (used for	**9**

	fundraisers,meetings etc)	
Community	13. **Offices/Working Space** for recording/tracking changes to park and surrounding areas (file space, photo display, working space) – potentially for Stanwood Parks Dept/other uses	**9**
Connectivity	14. **A trail on the levee** which provides views	**9**
Wildlife/Wetlands/Nature	**15. Backyard Wildlife Habitat**	**8**
Community	16. **Picnic Areas** (some covered)	**8**
Community	**17. Playground**	**8**
Education/Heritage	18. **Demonstration garden** - for "farmhouse", food bank etc	**8**
Community	**19. Public Art**	**7**
Education/Heritage	**20. Rehabilitate existing orchard**	**6**
Wildlife/Wetlands/Nature	**21. Native plant areas**	**5**
Wildlife/Wetlands/Nature	**22. Birdwatching Hub**	**5**
Connectivity	23. **Benches** along the dike	**5**
River	**24. Non-motorized boat concessions**	**4**
Education/Heritage	25. **Interpretive center/kiosks** similar to those at Bonhoeffer that feature information about plants, wildlife, early history, agricultural heritage	**4**
Wildlife/Wetlands/Nature	26. **Viewing platforms** – covered and uncovered	**3**
Community	**27. Memorial Barn**	**3**

Community	28. **Barbeque areas** (some covered)	**3**
Wildlife/Wetlands/Nature	29. A way to attract **Snow Geese** to specific fields	2
Community	**30. A large flag pole**	**2**
Community	**31. A spray park**	**2**
Community	32. **Dog walk / Pet waste disposal stations** with asphalt or gravel paths that are more pet friendly	**1**
Education/Heritage	33. **Research space** for studying salmon restoration, programs by WWU and UW etc	**1**
Wildlife/Wetlands/Nature	**34. Fishing pond**	**0**
River	35. **A rowing club** (infrastructure needed)	**0**
Community	36. **A central plaza** (ie: for a large Christmas tree)	**0**
Community	37. **Infrastructure for hosting cross country runs** (first aid center, parking, spectators, course etc)	**0**
Community	38. **Individual storage areas**, cheap storage	**0**
Education/Heritage	**39. Job Skills Training Center**	**0**
Accessibility	40. **Bike access and racks** (but not riding in park)	**Must have**
Accessibility	**41. Adequate parking**	**Must have**
Accessibility	42. **Overflow parking** available nearby	**Must have**
Accessibility	43. **Traffic flow** (school buses etc)	**Must have**
Accessibility	**44. Community Transit stop**	**Must have**

Accessibility	**45. Public restrooms**	**Must have**
Accessibility	46. **An ADA loop** that is appropriately surfaced to be accessible	**Must have**
Accessibility	47. **Connections** to the city	**Must have**
Ideas Guide Uses Not suggested/Prioritized *	**48. Equipment storage** **49. Solar Panels** **50. Webcams** **51. Rain Garden** **52. Stormwater management** **53. Business Advertisements** **54. Caretaker House**	**Keep Track,** **May Add Later**
Ideas Guide Uses Not suggested/Prioritized *	**55. Overnight Accommodations** for meetings/conferences etc	**Not Appropriate**

* *These are uses that had been discussed during our "exploration phase", but were not considered priorities by any of the Advisory Committee Members. They were discussed at a high level during the January 13 Workshop and the conclusions are included here for completeness.*

1.4.3 Collated Input Master List

Following is a collated list of all of the preferred uses submitted by members of the Ovenell Community Advisory Committee. This list was distilled to its unique elements and then prioritized as shown in the previous section.

Wildlife/Wetlands/Nature

- Native plant areas
- Restoration of the wetland with boardwalks around or through it
- Refurbished wetlands with boardwalk and viewing tower
- Restoring the wetlands will provide educational opportunities, an improved environment for passive and active recreation, birding, and education. It will also add to the sustainability of the site.
- Native plant areas (not so much green grass that needs cutting all the time)
- Backyard Wildlife Habitat
- Backyard Wildlife Habitat
- Fishing pond
- A way to attract Snow Geese to specific fields so that the public can observe them
- A way to attract Snow Geese to specific fields for birdwatching.
- Bird Watching Destination
- Viewing tower for birding. (ability to view river and Leque areas)
- Viewing tower for birding.
- Viewing platforms (river, Stanwood, farmland, wetlands)
- Viewing - to connect people to the beauty of the area, for wildlife viewing and art; provide viewing platforms, including some under cover.
- A covered spot or two where people can sit and view the river and surrounding area, regardless of the weather
- A covered spot or two where people can sit and view the river and surrounding area, regardless of the weather
- Covered areas to sit and ponder the view, for plein air artists etc, survey the wildlife, especially birds
- Covered areas to sit and ponder the view, for plein air artists etc, survey the wildlife, especially birds
- Boardwalks and viewing platforms (some undercover)
- Boardwalks and viewing platforms (some undercover)

❖ Several "Elevated... say, 10' x 10', 4-Post Viewing Decks" stretching from the bridge to the end of the purchase property

River

- Access not just to see the water, but also access for paddlers to get on it
- River access - for play, paddling, education and exploration
- Non-motorized boat concessions, also a rowing club
- I would like to see the small non-motorized boat area developed so that people can enjoy the river right away. This may involve bringing in rentals at some point. A gate could close off that section of access when the park is not open.
- Access not just to see the water, but also access for paddlers to get on it
- River access for boating; enlarge a portion of the drainage ditch so that it is a lagoon or canal that can provide safer river access
- River access for boating; enlarge a portion of the drainage ditch so that it is a lagoon or canal that can provide safer river access
- Access to water for non-motorized
- River Access for boating and floating the river.
- I envision a non-motorized boat launch for kayakers and recreationists to access the slough. This is a physical as well as visual connection between Camano and Stanwood.
- River access for boating / Kayaks

❖ Kayak Access and docking capability

❖ Signage for kayakers who unaware of a historical site

Community

- Venue for local events such as the Farmers Market, holiday events, art shows
- Community events, including perhaps the farmers market
- Venue for local events like farmers market
- Large open spaces for outdoor movies and other community events.
- Large open grass areas for picnics, outdoor movies, concerts and events.
- Amphitheater/ Outdoor Movies
- A central plaza with a large Christmas tree
- Farmers market

❖ Farmer's Market

- Possible home for the Snow Goose Festival
- Home for the Snow Goose Fest.
- Home for the Snow Goose Fest
- Picnic/ Family Gathering Area

- Picnicking
- Picnic Areas (some covered)
- Picnic Areas (some covered)
- Covered bar-b-q and picnic areas, a place to get out of the weather.
- Dog walk with asphalt or gravel paths that are more pet friendly
- Dog walk with asphalt or gravel paths that are more pet friendly
- Stations for disposal of pet waste
- Cross country runs
- Cross country runs
- Existing orchard
- ❖ Refurbished Orchard for educational purposes
- Community Transit stop
- Community transit stop.
- Somewhere a large flag pole.
- Playgrounds
- 4H/FFA area
- For our youth, a spray park would be an excellent way to experience the wetland through fun. The park (as with the Mount Vernon's Kiwanis Spray Park which is reflected in images in this document), can be fun and educational. This is only useful in warmer months, so a small play area that ties into the theme would also be useful.
- Barn conversion, including the individual storage areas, cheap storage, cider press, that can be used for programs and events regardless of the weather
- The barns (existing or rebuilt) can be used for community gatherings, fund raisers, events, and a seasonal farmer's market.
- Multi-purpose community space, venue for local events. If feasible, convert existing barns & buildings.
- "Church hall-type" multi-purpose community space
- The Memorial Barn, with photos and a description attached here, is also prime to be re-created into a community gathering space. It is a piece of local history that will bring the community together and provide education for youth. The Memorial Barn organizers envision a gathering space enveloped by the barn walls, with opportunities for educational kiosks about mental health and healthful alternatives for youth. The park like setting can be a place of peace and rest, as well as an active art therapy location for youth and families to remember their lost loved ones.
- Conference Center (existing caretaker house): kitchen, bathroom, lobby, meeting room (used for fundraisers etc)
- Conference center
- As I have proposed before I think the Stanwood Park Dept. should be housed with an office and meeting rooms in the old house and garage. May prevent some vandalism.

- Space for recording/tracking (file space, photo display, working space) changes to park and surrounding areas (e.g., Leque Island) when restoration projects are implemented. (What habitat gained and what lost? E.g., fish vs birds.)
- I think tearing down the non-usable structures needs to be done as soon as possible. I am hoping that the red barn could be rebuilt and offer an indoor area for events, formal or informal gatherings, educational programs and it would definitely maintain the historical look of the park. The open market areas would best be served in the other two buildings that will survive being torn down.
- Would prefer removal of most buildings; there are more than can/would be used and too many would require large maintenance costs. Perhaps one large building (milking barn) for multipurpose, the house for conferences, office space records, etc, and perhaps one or two smaller ones for storage, special purposes. While retaining one of the old barns might be nice for historical purposes, my understanding that they would have to be completely reconstructed is not only expensive but also lessens the historical value.

Education/Heritage

- Learning facility for the wildlife and history of the location
- Learning facility for the wildlife and history of the location
- Education center for wildlife/events
- Community/conference meeting center
- Job skills training center
- Agriculture/Farming Education Center
- Educational area / Kiosks
- The agriculture heritage of the site
  - An area to showcase "Old Time Farm Equipment" (i.e. Wheat Threshers, Plows, etc.)
  - A "Small Room" with pictures and a "historical account" of the History of the location.
  - Repurposed Barn Wood in the Office with Pictures
  - FFA Use of Barns for a fee
- Demonstration "farmhouse" garden by WSU Master Gardeners
- Educational as well as food resource outdoor garden
- Environmental education (wildlife and ecosystems), both passive education in the form of informational displays and signage and active education in the form of programs and activies.
- I think part of the park plan should be Native Plant Society, Local Backyard Wildlife Habitat groups, Snohomish County Conservation District setting up a display area as soon as possible so that when the park is officially opened that area is in place.
- Studying salmon restoration with the Native American tribes when the dikes are opened,
- Studying the effect of new wetlands being established by the state, and birding
- Sponsoring research in coordination with universities such as WWU and UW
- Informational kiosks, potentially covered, about the local wildlife
- Interpretive kiosks similar to those at Bonhoeffer that feature information about the focus areas of the park (plants, wildlife, early history, agricultural heritage)
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- Interpretive kiosks similar to those at Bonhoeffer that feature information about the focus areas of the park (plants, wildlife, early history, agricultural heritage)
- Stanwood/Camano Area Historical Interpretive Center

- Celebration of local history, including the agricultural history of the site, the history of the river and of native peoples.
- Signage that shares the story of our native and European history of the land, the farming community (honoring the Ovenell family), as well as exploring the natural environment and the critical role the estuary plays in our Port Susan bay.
- This seems like a great opportunity to celebrate the farming, fishing, logging etc
- Informational kiosks. Native people, history of river use, agricultural heritage and wildlife.
- Historical signage, Before the buildings are torn down, photo's should be taken. The connection of Stanwood, what is was and is and the importance of this farm for so many years located in the center of the community and other farms right up against the North Side of Town. I envision these signs being throughout the town at the various buildings telling the visiting public what this community was, in its early days. Coming from the city people enjoy reading and seeing the old pictures. Even in 1975 there were 3 Hardware Stores, each having friendly people to help...but the gem was the Bryant Hardware where Mrs Bryant was the only one that knew where anything was....no rhyme or reason to placement of items! It was so fun to follow her to the item well hidden! She just adopted us as well as other customers...learning our names and insisting she help us. The two Stanwoods! The famous Bakery which had a European type Stompers table that was reserved for the long time locals...so we ate our treat at another table. FOCIP has the pictures of the day when community members came from Stanwood & Camano to build a State Park in one day. CISP.

Connectivity

- Walking - within the park and also including connections to city and regional trails (including a levee trail system)
- I think it is extremely important to have the rail road track transferred to Stanwood from the east end of Heritage Park to the east end of the Ovenall Park property. One of the biggest draws to this park will be access to the river. A paved trail in place of the rail line would be wonderful for people to walk on from the East end of Heritage Park then along the river to the east end of the park property. Benches along this dike would provide places to study, view wildlife, rest and enjoy the river: I realize people can walk on vacant track but there is a real safety issue. The metal rails are an attraction for youngsters and they would be trying to walk on them. Falls could occur in younger children or older ones seeing how fast they can go.
- A good plan of trails in the park that are nature signed, should be one of the first things done so that people can appreciate the acquisition of this property with special public openings during the development phases. Birding and identification of plants lead by local volunteers.
- Planning Parking and flow of traffic. If the RR trail is in people could access the park on the trail from other areas of Stanwood, Heritage park, maybe parking at old Thrifty Foods. This trail could be connected to other town trails that community members are promoting from various living areas in town.
- A trail on the levee which will provide great views
- Network of walking trails and the varied terrain
- A loop that is appropriately surfaced to be ADA accessible
- Walking trails connecting to other areas
- Walking/Hiking Destination Hub
- Trails

- Refurbishing the wetlands with boardwalks which can connect to walking trails. ADA accessible.
- For walkers, bikers, and limited mobility residents, trails can provide healthful opportunities for exercise and fresh air, while bringing people into the wetland environment for an education.

❖ Trails to and from the farm; make the Stanwood/Stilly River walk a thing people drive out of the way to experience, connecting Downtown to The Farm via a hike/bike trail.

Accessibility

- The bottom line is we need to have a park plan focusing on locations and possible uses of the existing buildings, parking needs, access to river, planned benches, signage picnic areas, trails in the natural areas access to the park, flow of traffic, flow of people. Reservation spaces? School and other formal group uses.
- Bike access and racks
- Bike access (but not riding in park) and racks
- Adequate parking with overflow parking available nearby
- Adequate parking and traffic flow.
- Public restrooms
- Public restrooms
- Public restrooms.

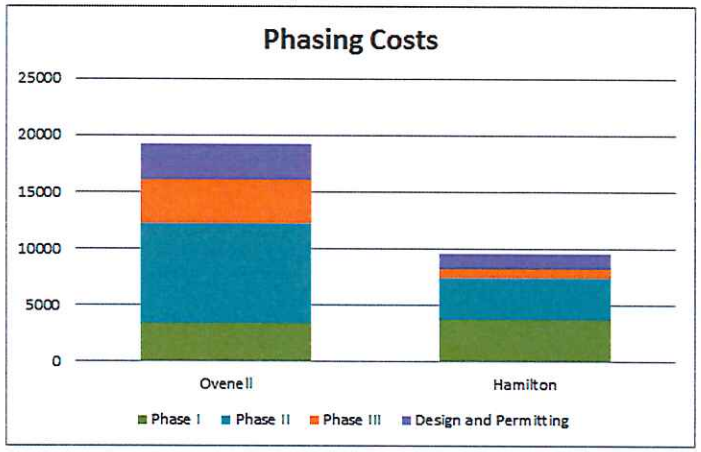
❖ All Season Use / Purpose

❖ ADA

❖ ***Note: These items were received after the January 13 workshop, but are included here for completeness. In each case, they had been suggested by other members of the Advisory Committee as well and are reflected in the Prioritized List.***

1.5 E: OVENELL PARK DETAILED SCHEMATIC

1.6 F: BUDGET & TIMELINE DETAILED SPREADSHEETS

Start Phase	End Phase	Element	Category	Park	Est Cost ($1000)	Funding Source	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1	1	Secure Smokestack & Bunker	Building	Hamilton	$ 250,000		50	200								
1	1	Temporary Restrooms	Building	Hamilton	$ 5,000		5									
1	1	Bunker Restoration	Building	Hamilton	$ 300,000			150	150							
1	1	Park Clean-Up & Prep	Community	Hamilton	$ 100,000		50	50								
1	1	Picnic Table & Benches	Community	Hamilton	$ 10,000			10								
1	1	Wetland Delineation	Greenspace	Hamilton	$ 15,000		15									
1	1	Open Space Establishment	Greenspace	Hamilton	$ 50,000			25	25							
1	1	River Frontage Reclamation	Greenspace	Hamilton	$ 200,000			100	100							
1	1	Lions Club Parking / Roadway	Traffic	Hamilton	$ 250,000			125	125							
1	2	Wetland Reclamation	Greenspace	Hamilton	$ 200,000				100	100						
1	2	Emergency Boat Launch Improvement	River Access	Hamilton	$ 750,000				375	375						
1	2	Parking (Temporary & Permanent)	Traffic	Hamilton	$ 350,000		50		200	100						
1	2	Irvine Slough Trail	Trails	Hamilton	$ 300,000				150	150						
1	2	Dock/Ramp Design & Construction	River Access	Hamilton	$ 450,000				100	200	150					
1	1	Playground	Community	Hamilton	$ 100,000			50	50							
2	2	Information Kiosks & Signage	Community	Hamilton	$ 250,000							250				
2	2	Traffic Improvements / SR532 & 98th Ave	Traffic	Hamilton	$ 300,000					300						
2	2	Overflow Parking	Traffic	Hamilton	$ 200,000					200						
2	2	Transit Stop	Traffic	Hamilton	$ 10,000						10					
2	2	Plaza/River Trail & Bridge	Trails	Hamilton	$ 500,000					250	250					
2	2	Burner & Staircase Design & Construction	Building	Hamilton	$ 750,000					250	250	250				
2	3	Restroom Design & Construction	Building	Hamilton	$ 300,000						100	100	100			
2	3	Industrial Plaza Paving	Building	Hamilton	$ 400,000							200	200			
3	3	Public Art	Community	Hamilton	$ 100,000								100			
1	2	Road Frontage Improvements	Traffic	Hamilton	$ 500,000				250	250						
		Hamilton			**$ 6,640,000**											

Start Phase	End Phase	Element	Category	Park	Est Cost ($1000)	Funding Source	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1	1	Wooden Building Demolition (*except event barn*)	Building	Ovenell	$ 100,000			100								
1	1	Temporary Restrooms	Building	Ovenell	$ 5,000		5									
1	1	FFA Building Improvements	Building	Ovenell	$ 200,000			100	100							
1	1	Park Clean-Up & Prep	Community	Ovenell	$ 100,000		50	50								
1	1	Demonstration Garden	Community	Ovenell	$ 10,000			10								
1	1	Picnic Table & Benches & BBQ elements	Community	Ovenell	$ 100,000				100							
1	1	Orchard Reclamation	Greenspace	Ovenell	$ 5,000		5									
1	1	Open Space Establishment	Greenspace	Ovenell	$ 200,000			100	100							
1	1	PUD Poles (*for tracking purposes only*)	River Access	Ovenell	$ -											
1	1	Boat Launch Access & Parking	Traffic	Ovenell	$ 500,000			250	250							
1	1	Saratoga Road Reclamation	Trails	Ovenell	$ 500,000		50	450								
1	2	Office Building Design & Construction	Building	Ovenell	$ 600,000			100	100	200	200					
1	2	Wetland Reclamation	Greenspace	Ovenell	$ 500,000			100	200	200						
1	2	Boat Launch Design & Construction	River Access	Ovenell	$ 500,000			100	100	100	100	100				
1	2	Dock Design & Construction	River Access	Ovenell	$ 750,000			150	150	150	150	150				
1	2	Parking (Temporary & Permanent)	Traffic	Ovenell	$ 500,000		50		225	225						
1	2	Traffic Access Design & Construction	Traffic	Ovenell	$ 1,800,000			300	500	500	500					
1	2	River Trail (Boat Launch to Saratoga)	Trails	Ovenell	$ 500,000				250	250						
1	3	Farmers Market/Multi-Purpose Design & Construction	Building	Ovenell	$ 2,500,000			500	500	500	500	500				
2	2	Playground	Community	Ovenell	$ 100,000					100						
2	2	Overflow Parking	Traffic	Ovenell	$ 400,000						200	200				
2	2	Transit Stop	Traffic	Ovenell	$ 10,000						10					
2	2	Wetland Boardwalks & Viewing	Trails	Ovenell	$ 750,000					250	250	250				
2	3	Event Barn Design & Construction	Building	Ovenell	$ 1,500,000						300	500	500	200		
2	3	Interpretive Center Design & Construction	Building	Ovenell	$ 3,000,000							600	600	600	600	600
2	3	Information Kiosks & Signage	Community	Ovenell	$ 250,000							250				
3	3	Stage Design & Construction	Building	Ovenell	$ 50,000								25	25		
3	3	Viewing Tower Design & Construction	Building	Ovenell	$ 350,000								100	150	100	
3	3	Public Art	Community	Ovenell	$ 100,000								100			
		Ovenell			**$ 15,880,000**											
		CONSTRUCTION COST TOTALS			**$ 29,160,000**		**$ 330**	**$ 3,020**	**$ 4,200**	**$ 4,650**	**$ 2,970**	**$ 3,350**	**$ 1,725**	**$ 975**	**$ 700**	**$ 600**
		Hamilton			**$ 6,640,000**											
		Design, Engineering & Permitting (20%)			**$ 1,328,000**											
		Hamilton Total			**$ 7,968,000**											
		Ovenell			**$ 15,880,000**											
		Design, Engineering & Permitting (20%)			**$ 3,176,000**											
		Ovenell Total			**$ 19,056,000**											
		FULL TOTAL			**$ 27,024,000**			**$ 9,060**			**$ 13,164**			**$ 4,800**