

BATTLE POINT PARK PLAN

1993

BATTLE POINT PLAN
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BATTLE POINT PARK PLAN

SECTION I INTENT

The Purpose of this plan is to update the Battle Point Park sections of the October 30, 1973, Master Plan Report for Battle Point Park prepared by Jones and Jones and John Rudolph & Associates, for the Bainbridge Island Park and Recreation District and the Program of Utilization on file with the Department of Interior, National Park Service. This updated plan was developed with public involvement and input from an advisory committee.

The original plan is the model, modified by the following statement of purpose, policies and development plan. Some of the features called for in the original plan have never been developed. At this time a golf course, archery meadow, radio controlled model airplane area, swimming pool and hunt course are not seen as appropriate uses for the park. Additional parameters such as traffic studies and wetland surveys may need to be considered prior to implementation of some elements of this plan.

SECTION II STATEMENT OF PURPOSE

Battle Point Park is classified as an Island-wide Park and is designed to provide leisure time opportunities normally not found in neighborhood park areas. Because of its size and present level of development, Battle Point Park is unique in respect to its diversity of recreational facilities and provides a balance between active and passive use areas, and between natural and developed landscapes.

Development and management of Battle Point Park should:

1. Be consistent with the rural nature of the Battle Point Park neighborhood and of Bainbridge Island and reflect the values and interest of island residents.
2. Provide for leisure opportunities not accommodated in neighborhood or community parks because of size, or other limiting factors.
3. Protect the historic values of the park and its former status as an important military installation.
4. Provide a balance between active (such as team sport activities) and passive (such as nature study) recreational facilities and opportunities.

5. Protect existing sensitive areas and open spaces. Maintain a balance that allows existing wildlife species at the park to coexist with human activities. Illustrate the benefits and importance of wildlife habitat restoration and protection.
6. Provide opportunities for volunteering by community groups such as youth sports organizations, garden clubs and by individuals interested in community service projects.
7. Encourage and promote the safe use of all areas and facilities by all segments of the population regardless of age, sex, physical or mental ability.

SECTION III POLICIES

GENERAL

1. Access for persons with disabilities should be provided.
2. The historical background of the park, wildlife species and plant species should be explained through interpretive displays and signs.
3. The park should be attractive.
4. Information about the location and facilities available at Battle Point Park and all other island parks should be available for park visitors.
5. New sports and leisure time activities will be allowed in Battle Point Park if approved by the Bainbridge Island Park and Recreation District Board of Commissioners.

STRUCTURES

1. Playground surfacing should be of a high quality and meet consumer protection safety standards.
2. Buildings should be refurbished to update their appearance and their usefulness to the community.
3. Playground equipment and summer water activities, suitable for a variety of youth age groups should be provided.
4. Additional covered picnic areas should be provided.

OPEN SPACE PLANTINGS

1. The open fields, trees and natural areas of the park should be preserved and enhanced.
2. Planting and landscaping should include the following elements:
 - large trees and a diversity of species

- plantings along trails to soften their appearance
- shrubs, roses and rhododendrons
- four season color
- a fragrance garden

JOGGING, WALKING & BIKE TRAILS

Existing core trail system design features should be maintained with the following modifications:

- Trail systems should be created and maintained in a manner that provides a safe place for children and adults.
- Pedestrian trail surface materials should provide a reliable and predictable surface.
- Trail design should accommodate different ages and uses and lessen the conflicts of multiple use.
- Trails should be designed to minimize conflict with ingress and egress points for vehicular traffic.

EQUESTRIAN USE

1. A perimeter trail for equestrian use, that will allow space to run and gallop, should be provided.
2. An outdoor equestrian riding ring should be located at the park.
3. Equestrian trails should be designed to minimize conflict with ingress and egress points for vehicular traffic.
4. Equestrian trail surface materials should provide a reliable and predictable surface.

PARKING and ROADWAYS and TRAFFIC

1. Parking areas should be designed to maximize safety and to minimize conflict with ingress and egress points for non-vehicular traffic.
2. Entrances for non-motorized traffic should be added along the perimeter of the park to allow more convenient neighborhood access.
3. Traffic patterns should be reviewed to determine the value or problems associated with through traffic.
4. Parking and roadways should be designed and arranged to minimize the area required.

Parking and access for persons with disabilities should be convenient and well marked.

ATHLETIC FIELDS

1. Use of existing fields should be maximized by appropriate joint use and scheduling.
2. A Babe Ruth field should be developed.
3. Surface materials and drainage should be enhanced to alleviate excessively muddy or dusty conditions.

SECTION IV HISTORY OF SITE AND ACQUISITION

Battle Point gets its name from Indian battles that took place near the site. The US Navy built the radio transmitter station in 1937 and expanded facilities during the beginning of US involvement in World War II. The 90 acre site was carved from the forest and small farms on the highland between Manzanita Bay to the northeast and Port Orchard Bay to the west.

1942 A Naval radio transmitter station was established at Battle Point in September. The 90 acre military site required the construction of 10 structures including four 300' steel towers, maintenance shed, barracks, transmitter building, mess, etc.

1942 -- 1959 The station played an important role during W.W.II and the Korean War. The transmitter served as a vital communication link between the US mainland and the Pacific. As many as 40 men were based at the station at one time.

1967 A new LF transmitter was installed in December, to increase power output and reliability. Helix modifications were underway.

1971 The Battle Point base was declared surplus property.

1972 The site became the property of Bainbridge Island Park District on May 5. The agreement required that the five radio towers be removed and that the site become a facility for public recreation use.

1973 A general municipal election was held November 6, to provide the required funds to implement the park master plan. The measure failed. Among the uses that were proposed for development were: picnic areas, tennis courts, playing fields for baseball, softball and soccer, a horse ring, jogging trails and an archery range.

1974 The Parks Board scheduled a special election for January 15, 1974, and the issue passed by 76%.

SECTION V SITE AND BUILDING DESCRIPTION

Battle Point Park is located on the high central portion of a narrow peninsula with Manzanita Bay on the east and Port Orchard Bay on the north and west. The park site measures 3007.82' north to south by 1300.28' east to west, comprising a total of 90.3 acres.

The elevation of the site varies from 125 feet at the north end to a high spot of 155 feet at the south end. There are gentle slopes and some pockets of wetlands and areas of poorly drained soil. There are ponds at the north end. The southeast corner elevation is 140 feet and receives drainage during the wet season. Extensive grading was done during the conversion of the land to a transmitter site. Much of the soil at the north end is clay above sand with topsoil inverted by past regrading. The southwest corner is flat and has well drained soil.

The vegetation at the park includes several mature trees, well established grasses, weeds, scotch broom, blackberries, wild rose, willow, sedge and thistle. The natural growth provides a habitat for a number of species of birds. Observed on the site are flickers, robins, mallard ducks, crows, pheasants, California quail, hawks, killdeer, towhees, juncos and other small birds. Red fox and river otter have been observed in the neighborhood.

There are paved roads along the perimeter of the park and single-family residences surround the park. The area along the north half of the park is zoned one dwelling unit per acre. There are several non conforming lots, smaller than one acre, directly north of the park.

The radio towers have been removed from this former military installation, but the concrete bases remain. Other structures that remain are the caretaker's residence, the maintenance shed, transformer cage, Helix house, transmitter equipment building, water storage tank, and well. The buildings at the park were constructed during the use of the site as naval radio station.

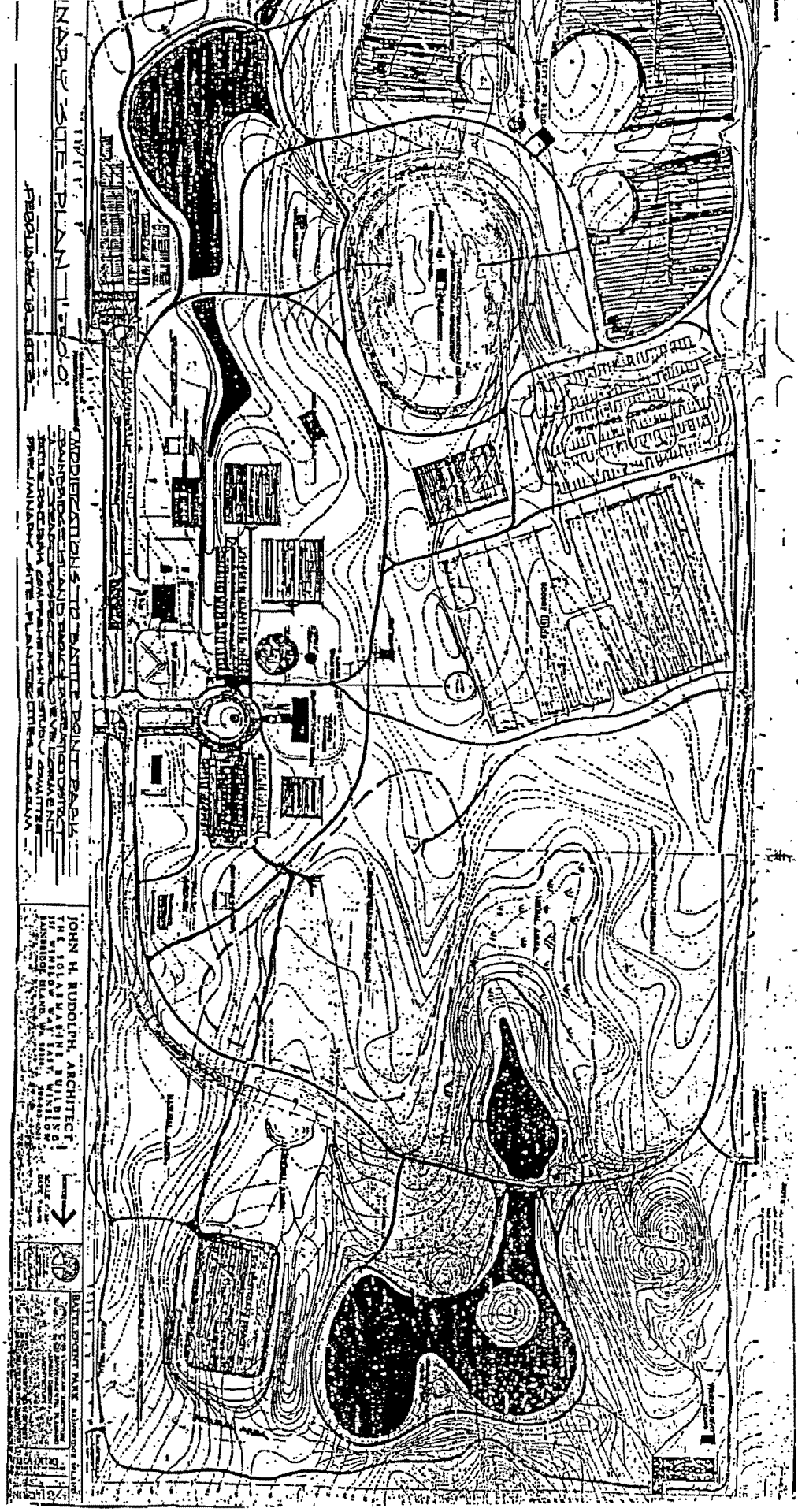
Both the transmitter and Helix buildings are underutilized. The building construction is reinforced concrete. The transmitter building is two stories, steam heated and offers large spaces (Size: 32' x 95'-2" plus 21'-9" x 24' two floors: Basement main room 31' x 76' with 5 columns down the center, Generator room 17' x 31', Main Floor room 31' x 94'). The Helix building size is 24' x 36' x 24'.

The possibilities for the transmitter building include use as an indoor recreation facility. Suggestions for indoor recreation range from a children's museum to a gymnastics center. The possibilities suggested for the Helix building include use as a stage, a historic interpretive center or memorial, or as an astronomy viewing site.

SECTION VII DEVELOPMENT PLANS

The Master Plan drawing illustrates several proposed uses that reflect the purpose and policies for Battle Point Park. A summary of the primary elements of the Master Plan follows:

- There will be a pedestrian meadow
- There will be a spray pool
- The Transmitter building will be used for indoor recreation
- Parking will be along the perimeter
- Parking will be expanded near the tennis courts and 184 parking spaces will be placed off Battle Point Drive
- Screening of perimeter parking will provide a buffer from neighbors and a park-like appearance
- Tree removal to provide parking will be avoided
- Handicapped parking will be designated
- Paths will be provided to route people to the athletic fields from parking near the caretakers house
- Drive-through motorized traffic will not be allowed
- an equestrian trail is planned along the perimeter, inside of existing trees, with trail cuts into areas for a dressage ring and equestrian meadow.
- There will be a dressage ring in the NE corner of the park.
- Additional picnic shelters will be added.
- A third restroom will be provided.
- An additional hard court area will be provided.



GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. FINISH GRADE TO BE DETERMINED BY SURVEYOR.
3. EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED.
4. SEE SEPARATE SHEETS FOR DETAILS AND SPECIFICATIONS.

ADDITIONAL NOTES TO THE GENERAL NOTES:
1. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES RECORDS AND FOR PROTECTING EXISTING UTILITIES.

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DATE: 10/15/68
SCALE: AS SHOWN
SHEET NO. 1 OF 2
PROJECT NO. 68-101