



DRAFT

Battle Point Park Master Plan Update

25 February 2010

SUMMARY

Intent of the Master Plan Update

Board Commissioners have had many groups and individuals have approached the Board with specific requests on what they would like to see happen in the park. An updated master plan will help guide the Board in responding to these requests so that the park's development is coordinated with the utilization of oversight and improvements to Battle Point Park.

Goals of the Master Plan Update

- Develop a vision and 12 year implementation plan
- Evaluate current uses and future needs for the park
- Optimize year around use and ecological health of the park
- Acknowledge Comp Plan and CIP meeting findings
- Solicit public input, balance operational needs, and accommodate Board direction

A master plan update provides an opportunity to assess current use, future needs, and other factors – including operations and natural systems - to guide the physical development and policies of the park. A master plan update ensures coherency, efficiency, and consistency of development, as well as creating a plan and narrative to both guide overall vision of the park - its function, beauty and sense of place – but also to weigh unanticipated future demands at the park. A master plan update works to optimize resources, management and maintenance; establish priorities, needs and interests; guide implementation of capital improvements; avoid unwanted outcomes; and reference and apply community input.

The need for an update is based upon the partial compromise of the intent of earlier master plans – including the development of a grand and formalized open spaces, protection and enhancement of natural systems, the need to provide facilities for park users, and ongoing requests for modifications to the park. In addition, early master plans call for respecting adjacent property owners and island residents as well as protecting the rural character and open sky of the park.

Battle Point Park is a well used and important recreation asset and destination for all Islanders and adjacent communities. Most of the larger built facilities, roads, and utilities date from the 1940's when the site was a military property. The majority of the recreation facilities were built at least 30 years ago when the site became a public park. Nature has also been at work in the last 40 years of nature reclaiming less used areas of the site.

The original 1973 master plan envisioned a formal regional park with swimming pool, equestrian facilities, many sports fields, and large meadows. A significant element, which was ahead of its time, was the shaping of the landforms to manage stormwater and create dramatic physical spaces. These features include the ponds, amphitheater, and numerous swales.

A 1993 update to the original plan acknowledged many of the developments proposals in the 1973 were 'not seen as appropriate for the park'. The document also noted that 'additional parameters such as traffic studies and wetland surveys may need to be considered prior to implementation of some elements of this plan.

The 1993 document also stated that development should (selected):

- Be consistent with the rural nature of the Battle Point Park neighborhood and of Bainbridge Island and reflect the values and interests of island residents.
- Provide balance between active and passive recreational facilities and opportunities.
- 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.

Proposed development of the park in the 1993 document that has not been realized includes – a third restroom, additional picnic shelters, a pedestrian meadow, and the elimination of the drive through road.

This 2010 master plan update acknowledges previous planning, creates a compelling vision for change that unifies the park, balances change with the intent of assuring a pastoral elegance of the park, and assures a long term success of active and diverse use, beauty, and strong natural systems.

Existing Conditions

Battle Point Park is a valued destination for much of Bainbridge Island offering high quality sports fields, naturalized areas, play areas, walking paths, and large expanses of open lawn.

Significant upgrades have occurred in the last ten years including KidsUp, a gymnastics facility in the Transmitter Building, turf soccer fields, and upgrades to the ballfields. Connections to the Grand Forest via the Forest to Sky Tail and links to Fairy Dell Trail make Battle Point an excellent and well used destination. The park is beautiful with a maturing stand of trees on its perimeter and ornamental trees within.

The original 1973 master plan envisioned a formal organization of uses and tree planting with long vistas. The existing conditions reflect much of the original plan. A key element that has been compromised is the vision to create an open and pastoral destination with the construction of many elements in the center of the park.



Battle Point is the most actively used park in the District. Beyond sports and passive recreation there are other important uses of the park. Annual and onetime events happen year around including the Blue Grass Festival, Wag Fest, Chilly Hilly, Turkey Day Run, high school cross country meets, scout camps, and District programs. In addition, the Battle Point Astronomical Association is active at the observatory and throughout the community.

Both Park's staff and public input support the idea that the park is 'built out' and at its 'carrying capacity' during peak times. Therefore, new or expanded programs / facilities should respect is idea and should be considered at off peak times.

There are several important deficiencies at the park. Drainage is an issue on portions of the trails and roads. Improved safety for users needs attention including separating trails and roadways. The restrooms are undersized and in need of significant improvements. Historic budgets for the park were small and there is significant deferred maintenance and upgrades to accommodate existing use. These include parking, visitor facilities i.e pavilions, turf maintenance, and improving natural areas.

Master Plan Update Process

1. September 2009 - Board direction to solicit for consultant assistance to develop a master plan update
2. November 2009 - Presentation to board of consultant selection – SvR – and intent and schedule
3. November and December 2009 - Parks hosts public meetings
4. February 2009 – Draft plan and narrative presented to Board
5. March 2010 – Final plan and narrative presented to Board

The process of creating the master plan update has confirmed that the park needs to be upgraded and enhanced. Public comment was clear to the need for change but any change must support and enhance the existing character, uses, and function.

MASTER PLAN UPDATE OUTCOMES

Master Plan Update Findings Summary

1. Create a unified and pastoral organization of built and natural elements that support the beauty of the park, its history, and program uses
2. Improve safety including separating pedestrians and vehicles, providing paths to all visitor elements, developing improved drop off areas
3. Enhance operational safety, efficiency including access, practices, and service areas
4. Increase sustainability of natural systems, operations, and practices
5. Improve efficiency of circulation including pedestrian, automobile, and service
6. Improve visitor elements – including parking, restrooms, path and site drainage, and furnishings (benches, drinking fountains, etc.)



7. Broaden park use with more events, programs, more naturalized areas, and a off-leash dog area
8. Optimize social setting with gathering, sitting, interpretation, and art

Public Process Findings Summary

The notes below represent the majority sentiment of recorded public comments. A complete record of public comments is available on the Parks' website.

1. Two public meetings, web survey, many public comments and meetings – over 300 participants and comments
2. Public process sought to solicit views of existing conditions, optimal character, future use, and design options for the park
3. Public comments -
 - a. Improve existing features – beauty of setting, active areas, natural features, connections to trails, and overall access
 - b. Do not increase traffic and peak demands on the park
 - c. Do not change existing division of natural north and active south
 - d. Enhance natural systems and planting of the north half of the park
 - e. Develop an open north / south axis – a ‘Great Lawn’ as an organizing element for the park and symbolically connecting the Forest to Sky and Fairy Dell trails and expressing the scale of the site
 - f. Parks character should be more rural than suburban or urban, more wild and pastoral with dramatic built elements including historical features
 - g. Trails, play areas, ponds, and existing fields are very important and should be enhanced.
 - h. Improvements need to be made to trail drainage, restrooms (quality/location/maintenance), visitor elements (benches/ social gathering areas), and natural areas (species diversity/habitat/sustainability)
 - i. Consider additional trails throughout the park
 - j. Improved the horse trail for year around use and infill ‘missing links
 - k. The service area should be removed or redesigned to improve safety, appearance, and access
 - l. A stage and expanded performance / event schedule including movies should be planned for the amphitheater
 - m. Open existing perimeter area of park – removing sections of fence and opening vegetation for visibility
 - n. More pavilions should be added
 - o. More tennis courts should be added
 - p. Eliminate corral
 - q. Add an off-leash dog area
 - r. Pea patch should be retained and could be relocated



Proposed Recommendations

Park staff reviewed public comment with operational efficiency and effectiveness. Staff recommendations are generally consistent with a majority of public comments

1. Retain, consolidate, and upgrade maintenance facilities – shop, material storage, and vehicles - centered on the current building to support operational needs at the park. If a new maintenance facility is built off site a maintenance facility will still be required at Battle Point for efficiency of operations
2. East entry – create single drive lane, create drop off and increase both north and south lots. This will increase safety, improve access to the sport fields, and satisfy an unmet demand for parking on the east side
3. Pea patch should be relocated for to create a larger garden area, provide better sun and efficient parking
4. Relocate roller hockey to another site to enhance the Great Lawn when another site and funding becomes available
5. Relocate KidsUp on site to enhance the Great Lawn – when significant maintenance outweighs retention in place
6. Do not expand tennis at Battle Point Park. Explore other off site options - downtown locations - for expansion as well as use of school facilities
7. Relocate entry to the observatory to the west side to increase visibility and better use existing parking. Remove existing parking
8. Other changes to the observatory are pending future discussions with between Parks and the BPAA
9. Develop an off-leash dog area in the NE area of the park along the primary path
10. Relocating the existing KidsUp restroom – to enhance the Great Lawn – adjacent to or connected to the Transmitter building.
11. Upgrading or replacing the existing ballfield restroom with a concession area
12. Constructing a new restroom adjacent to the soccer fields
13. Replace declining trees throughout park
14. Upgrade drainage and irrigation at ballfields
15. Retain corral
16. Remove existing path lights
17. Upgrade horse trail and infill missing links
18. Continue upgrades of drainage and utilities



PROPOSED IMPROVEMENTS for 2010 Battle Point Park Master Plan Update

1. Landscape and Planting

a. General

- i. Create a landscape of pastoral and park-like character maintaining open vistas linking corners of the park and other elements of the park. Use stately trees and create full and complex natural areas
 - ii. Select species appropriate for soils, exposure and climate.
 - iii. Strengthen native plantings adding detail planting to optimize habitat, interpretation, and beauty
 - iv. Use ornamentals in the built/developed portions of the park. Beauty and delight of the planting should be from their form and texture with very limited areas of color
 - v. Revise operations to increase native shrubs in north park to increase habitat.
 - vi. Expand ornamental tree collection for diversity and interpretation of potential tree species
 - vii. Continue work to remove invasive plant species
 - viii. Incorporate sustainable practices with operations and maintenance
- b. **Perimeter** – Add native trees and understory plants to strengthen habitat and screen unwanted views.
- c. **Primary trail** – Use a signature tree planting at intervals to mark the trail. **Forest to Sky / Fairy Dell Trailheads** – Planting at and around the trailheads should reflect the character of the trails – natural and wooded
- d. **Roadways and Parking** - Replace existing poplars with matched deciduous trees at 30' centers on the west entry and infill matched deciduous trees at 30' centers on the east entry. Screen parking from roadways with maximum 3' high shrubs
- e. **Great Lawn** – Create a year around 'picturesque' lawn with stately ornamental 'park' trees. Apply sustainable practice to improve lawn and remove or relocate inappropriate trees
- f. **North End** – Optimize a natural character, natural systems, and habitat through planting of native plants and maintenance practices that encourage native flora and fauna
- g. **Ballfields** – Replace existing poplars with long lived upright trees. Improve drainage and irrigation on all fields
- h. **Maintenance Shop** – Remove existing poplars with screen planting on perimeter of shop
- i. **Pea Patch** – Relocate existing soil to new pea patch site. Consider the develop an informal demonstration planting area surrounding pea patch to both screen the area



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and to provide interpretation of ethnobotanic qualities of native plants and unusual non native fruit bearing and edible plants

- j. **Miscellaneous** – Assure solar access is maintained on north mound. Review health and performance of all trees and rehabilitate / relocate / remove as necessary

2. Utilities

- a. Upgrade septic system at Transmitter Building and link to existing site septic systems. Regrade abandoned septic mounds at KidsUp and at the Amphitheater.
- b. Provide utilities to new pavilions, restrooms/concessions, pea patch, and off-leash area.
- c. There should no field lights and limited path / parking lighting
- d. Replace failing water, storm, sanitary and electrical service adding valves, catch basins, pull boxes etc. as needed

3. Vehicle access and parking

- a. **West entry off Battle Point Drive** – No change to entry, revise and connect lots adjacent to fields 1, 2, and 3 to improve circulation, road width 20' create a one way turnaround loop with drop off near the detention pond. Lots should accommodate horse trailers.
- b. **East entry off Arrow Point Drive** – Create a 24' wide single entry, revise drop off and circulation to south lot, expand south lot to two double loaded bays. Drop off to accommodate a minimum of 2 busses. Revise north lot with access off Arrow Point Drive and expand to be double loaded
- c. **Service Circulation** – add new service entrance to shop from Arrow Point Drive, reduce width or install reinforced turf or alternate paving for existing roadways between shop and west entry turnaround loop and shop to north lot.

4. Pedestrian paths

- a. **Primary Trail** – revise alignment west around tennis courts and Transmitter Building, add trail segment connecting primary loop to pond loop, revise, NW trail away from road and horse trail, create stronger connections to Forest to Sky and Fairy Dell Trails, improve drainage, consider hard surface pavement, and minimum 10' wide.
- b. **Secondary Trails** – create new trails from north lot at east entry to Arrow Point Drive, E/W trail from north side of Transmitter Building with a bridge across the swale, E/W trail connecting soccer fields to observatory and primary trail south of shop, connection to the Karen Williams trail, connection from corral to new pea patch, and upgrades to trail connecting soccer fields to south parking at east entry. Secondary trails to be gravel and a minimum of 8' wide.
- c. **Horse Trail** – alignment follows fence line with missing trail segments, eliminate drainage issues, trail wood chips and minimum 5' wide
- d. **Perimeter Openings** – formalize existing five pedestrian openings into the park, remove minimum 40' of existing fence, create a minimum 6' wide gravel path, use bollards or small entry signs to mark entries

5. Built Elements

- a. **Maintenance shop** – expand shop area and fence to include parking area to the south, move bulk storage inside fence, move eastern fence to the west to accommodate the horse trail and screen planting, remove poplars inside shop for safety and operations, replace roof.



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- b. **Restrooms / Concessions** – Upgrade or replace existing ballfield restrooms with a concession area. Construct a new restroom with a concession feature near the soccer field parking lot to service the soccer fields and amphitheater and other site events. Construct a new restroom within the Transmitter Building with ground level access. Remove the existing KidsUp restroom to support the openness of the ‘great lawn’.
- c. **Pavilions** – Relocate existing pavilion south of shop area to wooded area north of the east entry’s north parking. Construct a large pavilion near the end of the west entry loop and a small pavilion at the northwest corner of the park. Create covered areas/pavilions with the restrooms at the ballfields and soccer fields.
- d. **KidsUp** – Continue maintenance on existing facility. When maintenance costs outweigh relocation or when funds are provided, relocate to support the openness of the ‘great lawn’.
- e. **Roller Hockey** – Continue maintenance on existing facility. When funds are provided, relocate to an alternate site to support the openness of the ‘great lawn’.
- f. **Dog Area** – Construct an off-leash dog area in the existing lawn area north of the east entry’s north parking lot.
- g. **Observatory** – Relocate entry to west side of building to increase visibility and access to existing parking. Construct a entry plaza. Remove small parking area to the east.

6. Site Furnishings

- a. **Entry Signs** – Place large entry signs at the east and west entries. Place a medium entry sign at the north parking lot.
- b. **Wayfinding** - Provide general wayfinding signs at the kiosks.
- c. **Interpretation** – Consider relating site history at the east entry plaza.
- d. **Benches / Seating** – Provide fixed seating along the primary trail with paired benches. Provide fixed seating round large pond in pairs. Provide fixed seating at drop off areas to accommodate up to 20 people. Provide both fixed and movable seating at KidsUp and in the off-leash area. Provide movable seating in the pavilions.
- e. **Kiosks** – Relocate existing large kiosk by the east entry north lot to the east area drop off plaza. Provide a small kiosk at the north parking lot.
- f. **Bike Racks** – Provide bike racks at the east entry drop off plaza, pea patch, and ballfield pavilion,

Phasing

2010 – 2014

- Dog Area
- Septic Repair (connecting all to one system)
- Re-rock primary trail / reroute sections of primary trail including new trailheads for Forest to Sky and Fairy Dell Trails
- Shop expansion / upgrades / planting



- 1 large / 1 small pavilion with utilities (large at end of east entry loop / small –relocated existing adjacent to dog area)
- East side parking improvements @ KidsUp / North lot
- West entry and road improvements including loop and parking lot connections with planting
- 1 Restroom (at soccer)
- Misc planting / furnishings including upgrades to Great Lawn

2015 – 2018

- Pea patch relocation
- Ballfield play equipment
- Horse trail improvements
- Ballfield drainage / trees
- 1 Restroom (at east entry)
- East entry upgrades including drop off and secondary trail revisions
- E/W trails
- 2 small pavilions with utilities (at soccer field and north parking lot)
- Misc planting / furnishings

2019 – 2022

- 1 Restroom (at ballfields)
- 1 pavilion with utilities (at soccer fields)
- Misc planting / furnishings

Beyond 2022

- Transmitter Building expansion

