

Master Planning Process for Norwegian Point Park

Emails Received To Date Printed Below

1/24: Good meeting last night. Thanks to all involved in planning the meeting and the presentations. My wishes for the park are:

1. Primary emphasis on being a waterfront park.
2. Relocation of Finn Creek from the roadside ditch to a meandering stream through the park.
3. Elimination of the flooding problem.
4. Removal of all the buildings. If something has to stay I recommend it be the boat shed converted into something like a picnic shelter with multiple purposes. Also retention of the restaurant building for commercial purposes might be okay if proven to be financially feasible.
5. Parking area surface be grass for looks and also to accommodate other uses.
6. The Hansville Greenway Association would like the park to be the major trailhead for the Hansville Greenway. For this purpose space should be provided for a kiosk which could be in the form of a gazebo or perhaps it could be included in the boat shed if it is retained.
7. Use native plants in landscaping.
8. The plan should show future connection to the Hansville Greenway trail system. Some have suggested that this could be via a boardwalk through the wetlands to meet the existing trail through the Alder Wetlands.

I do like the idea of a village commons, i.e. a gathering place for the Hansville community. However, I doubt that it could be done in the park without diminishing the waterfront park aspect.

Looking forward to seeing several alternative plans at the next meeting. **Sid Knutson**

1/24: I have the following suggestions for the park:

1. One of the key elements of the park must be a kiosk representing the "Puget Sound Terminus" of the Hansville Greenway. This was a primary element in the description of the grant application for purchase of the property. The kiosk should be large enough to display the current Greenway map that is posted at the park and provide additional space for handouts and additional information about the Greenway and the Park. Siting of the kiosk should somehow tie the Puget Sound shoreline to a trail into the uplands, which emerges on the other side of the peninsula at Hood Canal. The trail route heads west from the Park, along Twin Spits road, and eventually up toward Buck Lake.
2. Finn Creek should be realigned to provide a more natural streambed and, if possible, should be designed to reduce flooding in the area. Realignment must NOT make the flooding situation worse for neighbors. While a natural outlet to the Sound has been discussed, I think that continued use of the existing (or improved) tide gate and outfall is the most practical solution. Dave Tucker, at Kitsap County Public Works Stormwater Management should be consulted on this aspect of the project. We have discussed with him a possible opportunity to increase the outflow from the wetland across Hansville Road by increasing the capacity of the tidegate and outflow pipe at Norwegian Point.
3. A fishing pier should be included.
4. An off-load area for hand launched boats should be provided near the beach, perhaps in conjunction with ADA parking.
5. Consideration should be given to provide "parallel", or angled, parking along the east side of Hansville Road. This could be accomplished in conjunction with the widening of the shoulders through this area. Instead of having the shoulder on that side for walking and biking, the trail could go through the park along this section of road. Parking along Hansville Road could be shared between Park patrons and potential commercial businesses on the west side. If properly designed, the parking could also serve as a "traffic calming" device into "town". The idea of using a trail through the park for the required "bike lane" was broached to Public Works road designer, Jeff Shea in late 2007. Since that road widening design is scheduled to start in 2008, they should be approached again soon.
6. Concerning the buildings, my suggestion is to remove the restaurant building and cabins. If it is feasible, the boathouse could be remodeled into a large combination covered picnic area, interpretive space, and meeting area. Perhaps the large doors could be expanded to allow it to be opened up into an "airy" pavilion when practical. Decking should be re-constructed to connect the boathouse to the fishing pier to provide viewing and picnicking areas. As much "old" lumber and artifacts as possible should be used to retain the historic feel. If restoring the existing building is not feasible I suggest that it be replicated with a new structure using modern design and construction, retaining the historic lines and size of the existing structure. The peaked cabins could be modified into picnic shelters or replicated in the design of new picnic shelters.

That's it for now. **Ken Shawcroft**

1/25: My wife and I attended the public meeting at the Hansville Community Center last night (Jan. 23). I have input I should like to have put on record. When we attended the dedication of the park last year, I was struck by the sense of history surrounding Forbes Landing (somewhat unusual for me). As a result, my primary concern is that the Forbes Landing buildings and dockage be preserved. I think it would be a terrible loss if the buildings are removed and entire site was made into just another public "lawn" area. The flat roof buildings are not a concern; in fact, they are rather an eye sore and should be removed (as planned). In preserving the buildings, I think the best usage would be as a working "museum". Used buildings seem to last longer and would provide more interest and greater benefits than a static display.

1. The three cabins could be restored and rented to guests/visitors as they once were.
2. The restaurant could be reopened as, yes, a restaurant. There has been community interest in a downtown restaurant.
3. The boat house could be used for small boat storage, temporary arts and crafts stalls, flea market, etc.
4. The pier should be rebuilt as a fishing pier. It probably would be a major draw.
5. The dock should be rebuilt, giving water access to the site.

It was noted in last night's meeting that if these facilities are not saved they will never be allowed again. I feel such a loss would be wrong!! There were objections to the potential visual impact (particularly parking) and the cost which will be considerable. The design team seemed optimistic that the parking provisions could be done in a relatively unobtrusive fashion. I am to understand that the costs to the Hansville community can be held to a minimum by seeking various grants much like the one that allowed the original purchase. Please put my wife and myself on any pertinent distribution lists. **Jack D. Tallman, Driftwood Key**

1/25: To whom it may concern: I attended the meeting at the Hansville Community Center for planning the Norwegian Point Park. I would like to submit the following for consideration:

1. Keep as close to rural and natural as possible leaving the historical buildings. Keep the developed area small with very little parking. This was what attracted us to Hansville when we came down the Hansville hill.....view!!!!
2. Use the Hansville Community Center for community events: art shows, car shows, social gatherings, etc. This will eliminate the need for additional parking. There is currently a farmer's market in the Hansville parking lot. It has been going for two years and has had only 2-3 participants. I think this is due to Kingston, Poulsbo, and Port Gamble already having them and there is no need for another one. Also, people have to drive so far. The other ones are on major thoroughfares and make it more feasible for the growers to make money.
3. Security needs to be addressed. The Hansville store has been broken into on several occasions. The north end has been a very safe area in the past so we do not have access to regular patrols. Landscaping should keep areas open and not offer hiding places. Don't want kids loitering.
4. Envision unobstructed views of the sound with quiet places to enjoy the beach (not developed with lots of picnic areas, gathering places) & have some solitude. Also, an interpretive board which shows visitors what they are looking at over the Sound (Whidbey Island, Straits of Juan DeFuca, San Juan, & Skunk Bay etc.)
5. Keep this park as a stopping off and take a look or sit in solitude place with kids running on the beach . . . not a destination. It's too small, and we have the community center with its rural trails(wonderful) and meeting space for small and large events, lighthouse(wonderful walks from there), and the old boat rental place which are not on the main drag going through town especially at a right /left hand turn.
6. Would like someone to talk to the Hansville Store owners (new) to see the impact of this project on them. They are the 3rd owners in the last 4(I believe) years. I would like to see them succeed with their "neighborhood" store.
7. Live out in Driftwood Key, a 600 site development. Over the last 5 years, almost 200 homes and remodels have been done here. Also under construction, are 88 home sites near the fire station on Prospect. There are two ways in and out of Driftwood Key, one of which is through downtown Hansville. Trying to drive around the church parking lot, turning into the Hansville Store and making an almost 90 degree turn in that area is difficult right now without adding more diversions. I believe that one alternative presented was to have access to the park from Pt. No Pt. road. This creates another issue of traffic having to break, stop, and wait to turn left or right after coming down the hill. Having the park entrance there, will add to the traffic congestion at that intersection where the road is narrow and only one lane each way.

Our family enjoys hiking, day trips, and camping all over Kitsap County. We are continually impressed with the county parks. I hope that these comments will be taken positively and convey my enthusiasm for the project of having a low impact use area where people can stop off and do a little fishing, grab a sandwich, watch the Seattle boat traffic, see a special undeveloped area out in the north end, and check out the fabulous view. Thank you for your consideration. **Diane Quayle**

1/25: After attending the meeting at Buck Lake this week, my husband and I are of a like mind of what we would like to see in the future of Norwegian Point Park. We both feel that keeping the current buildings at a cost of \$350,000 is not a good plan. None of those buildings are currently usable or safe and are good harbors for rodents. They are also fire hazards and block what could be a great view. Keeping the "footprints" for future open air sheds for barbecues, etc. does make good sense. A dock might make good sense in the future, and certainly would be of great use to the community. Restoring the creek to look like a creek and not a drainage ditch also is a good idea. Parking for the park is a must; no one will walk down from parking at Buck Lake, and people will park on the road as they currently do at Point No Point Park. **Jim and Chris McClellan**

1/26: The Adams family would like to see the park similar to Mary b. & Patrick I plan, except no buildings. Perhaps a replica of boat house roof & one wall. Rebuild deck and protect right to rebuild dock in the future. Meander Finn creek thru park. Design should accommodate the flooding that occurs now or be adequate to prevent it. **Martin Adams**

1/27: Please keep the park as natural as possible. It doesn't need "development", it just needs the peace and quiet and views that it already has. A water fountain would be a nice addition. The LAST thing this park needs is lights! We like to see the stars at night, and there's already too much light pollution out here. This is not a crime area and never will be, as long as you leave the sight lines open. We're not afraid of the dark. It would be nice to leave the historic buildings, but tear them down if they're dangerous; they're not worth spending lots of money to restore, and they interfere with the view. **Van Bergen, Hansville**

2/4: Being part of the early conceptual design team on Norwegian Point Park for purposes of obtaining a grant, with Mary Booth, I would like to follow up with master plan design considerations for the park. This particular grant was awarded based on passive use. The idea to purchase the land for a park, making it the terminus of the Greenway trail system, originally came from Sid Knutsen's vision for The Hansville Greenway.

- The buildings should be removed. Kitsap County is not in the business of renting out buildings.
- The landscape needs to remain passive
- Landscape elements needed:
 - Access to beach
 - Trails
 - Limited parking on south end
 - Drop off parking on NW end
 - Encourage diagonal parking along the future widening of the shoulders off Hansville Road
 - Additional parking at Buck Lake Park
 - Picnic benches, tables, maybe structures
 - Finn Creek stream restoration. Finn Creek studies need to continue into the uplands to the source of the stream.
 - Native shoreline plantings
 - Native vegetation buffers
 - Pier restoration for kayaks & fishing
- Consulting monies should be invested in flood and stream restoration & hydrological studies on the Norwegian Park property and adjoining wetlands.
- Please consider following up with the Corps of Engineers about the adjoining wetlands west of the post office & early wetland studies. This is where we need to invest in consultants.
- Who is paying for the 1.8 acre parcel? When will the sale be finalized?
- I would like to see the original grant money remain in tact; not reducing the grant amount by approx. \$350,000 for building costs. **Thank you, Patrick Leuner**

COMMENTS TO NORWEGIAN POINT PARK MASTER PLAN – 6 FEB 2008

1. I shall begin by describing my mental vision of the park: It would be as natural as possible. It would be a beautiful park on the shore where visitors of all ages could enjoy the natural habitat of our marine birds and animals. People would fish, beach comb, mediate, canoe, kayak, row, picnic, bird watch, learn, enjoy family outings, and go home with good memories.
2. I see the desired features of this park prioritized and phased in according to the availability of funding and resources.
3. The following are more specific comments:
 - a. Remove all buildings including the restaurant, the peaked cabins, the flat cabins, and the boathouse.

- b. Landscaping to be with native plants, removal of scotch broom, and retention of existing trees. The habitat should support the continued use by the hawks currently using the property to hunt and roost.
- c. Needs a year around sanican for visitors.
- d. The parking lot should be as small as possible and located in the SE corner of the park. The lot should be screened from view by appropriate trees and plants. This is also the appropriate location of a “kiosk like” introduction to the park features and restrictions on using the park. The parking lot should NOT be at the north end of the park. This would create an eyesore likely be confused with the Hansville store parking. The SE corner is the least visible to anyone coming down the hill into Hansville.
- e. Finn Creek should flow through the park in a more natural sinusoidal meander to the salt water.
- f. A fishing pier should be a main feature of NPP to be added at some future time as money and resources allow. It should be constructed on the site of the old pier and therefore the old pier pilings should be retained to allow a grandfather permit when needed.
- g. This park is not needed as community “gathering place”. That place already exists at the Hansville CC which has been doing a fantastic job for many years. The HCC and grounds are beautiful and the county and community have contributed a lot of money and efforts to make it that way.
- h. “Hansville” does not need to encourage or initiate commercial ventures in “downtown” Hansville.
- i. Just because some structures meet the definition of “historical” doesn’t make them desirable. The land and the beach are more historical than the buildings and can tell a much more interesting story.
- j. It is a waste of taxpayer money to do a Historical Structures Report. We got all that info for free from Larry Johnson and he only confirmed what we already suspected, i.e., it is expensive to retain/restore timeworn buildings.
- k. It is a waste of taxpayer money to do a Cultural Resources Report. That park is one big landfill and the diggings are not going to find any evidence of anything else and we already know there are no records which show any cultural evidence of anything ever being at that location.
- l. The number 1 priority for NPP should be the acquisition or the 1.8 acres. This is by far the most important near term goal for the park. The number 2 priority should be acquisition of the wetlands across the road for a future addition to NPP.

Mike & Chris Brinton

2/13: I am grateful that the County has provided a means for public input through the norpoint email. Is there a deadline for the public input requested at the first Norwegian Park Planning Meeting? If there is still time, I would like to post flyers regarding public input in a few locations around the Hansville community, such as the P.O., store, Hansville Repair, and Community Clubhouses in an attempt to reach as much of the community as possible. Is there a way to add information to the display board at the Park itself? Could you provide a simple and succinct list of elements for citizens to think about – a guideline of sorts (so they are not all over the place) for their input? Also, could you provide wording to define the park area – 3 acres – additional 1.8? From the www.hansville.org website, the following is missing information: If you were not able to provide input at the meeting you can email your suggestions for the park to Kitsap County Parks at norpoint@co.kitsap.wa.us. All of those emails will be provided to the _____. Please provide the missing information and I will contact the website to correct this gap. Thank you, **Daria Nelson**

2/25: I am a Hansville resident that attended the first Planning meeting for the design of Norwegian Point Park. I would like to strongly encourage the refurbishing of the Fishing Pier and to keep the three pointy roof cabins at the Norwegian Point Park. I think research should take place to document their historical value and options presented for the preservation of the buildings to recapture their historical appearance. If they were to each have one side removed they could be used for cultural information buildings, Greenway and or historical Art showing. This would provide the doubling of their value for the community and the footprint would not have to be cut out of the grant monies provided for Norwegian Point Park. I believe it is important preserve these precious pieces of Hansville history. This would be in keeping with the desired values stated in the final document of the Hansville Futures. The buildings would still qualify for passive use of the park. **Art and Becky Ellison**

2/19: We were impressed by the efforts of the Advisory Committee at the Jan 23 meeting. Mary Booth further explained to me the watercolor site design that was developed for grant monies. We agree that a fishing pier is critical, along with the beach, picnic area, and parking. Incorporating Finn Creek into the landscape design is important not only aesthetically, but for flood control. Restoration of on-site structures is less compelling. Concerns about parking lot blight, from homeowners above the site, seem exaggerated. As the majority of families in our area have no waterfront access, we feel this park is necessary. We look forward to supporting committee and community efforts to make this opportunity a reality. **Brad and Sylvia Luton**

2/27: I was unable to attend the Community meeting in January to provide thoughts on the Norwegian Point park planning. I hope these comments are not too late to be considered. I understand that there are several “themes” being suggested for the park development. A good deal of the discussion centers around the future of the buildings currently on the site. Here are some thoughts I would like to offer for consideration:

- The Hansville community is known throughout the Puget Sound from “fishing” at Point No Point. I continue to be amazed at the stories I hear of early fishing experiences and family events that have been favorably etched into the memories of residents and non residents through out the sound.
 - Those stories and memories are an important part of Hansville and Kitsap County and needed to be preserved.
 - The Park has an ability to support that heritage and build on the Hansville community culture in a positive way.
- The buildings and pier “footprints” can NEVER be replaced if the current structures are cleared. Their value either as locations for future building that preserve the cultural heritage of Hansville or for commercial endeavors which may have revenue potential for sustaining the park facilities needs to be considered.
 - Some of the buildings are probably eligible for the National register. Action to preserve that history needs to be part of the environmental assessment or study.
 - Action should be taken now to nominate those structures for the National Register.
 - Historical facilities attract volunteers that have the ability to increase supervision of these public facilities and reduce staff costs.
- The Norwegian facility should not be evaluated on its own merit. Planning should consider the interface with the Department of Fish and Wildlife property, the Point No Point light house property, Buck Lake and the Nature Conservatory. Pedestrian links between these facilities coupled with possible expanded parking at the top of the hill near the Point No Point park should be evaluated.
 - This type of connectivity actually has the potential for reducing vehicle traffic.
- The involvement of private sector interests like Pope Resources or other developers to augment Kitsap Parks planning resources has significant potential for even greater connectivity.
 - Recognizing that private sector interest in their respective balance sheets the County should officially enlist the involvement of some of these companies under memorandum of understanding.
 - A health Hansville Community and identity adds to quality of life and makes the areas “livable” which sells homes and encourages commercial interests.
- The Hansville Historical group has some extraordinary pictures of Hansville and Point No Point in the mid 40’s and 50’s.
 - Just looking at those pictures, with families enjoying the beach and peaked roofed cottages makes we wonder why anyone would want to turn the Norwegian point parcel into “just another park”.
 - The peaked roof cabins and ocean front take your breath away every time one enters Hansville from above the hill.

A very thorough evaluation of retaining the physical, historical and cultural heritage of the Norwegian point facility and the role that facility can play in the overall planning of the Hansville area public facilities and the sustainability of the Hansville area parks needs to be pursued. The ability to sustain the Norwegian point park facility with ever increasing demands on the Kitsap County Parks system and dwindling resources must be recognized. The planning process should evaluate how the park theme and alignment with historical preservation could leverage chances for Federal and other not for profit grants. Eliminating the only physical assets that have historical significance neuters the facilities and makes theme just “another” park competing for limited maintenance and capital resources. I appreciate the opportunity to provide input to your planning consideration for the Norwegian point Park facility. Respectfully . . . **Tom Jelcick**

2/28: I'm very concerned about growth and traffic issues for our little community. The majority of the residents would like to keep the area exactly the way it looks right now. The residents don't want growth, additional population, additional traffic on the roads. So when designing the park, how does that fit? Are you designing the park to attract people from other areas to visit Hansville? No thanks – that's not why I chose to live here. Keep this in mind when designing the park – we're already fighting amongst ourselves over the traffic issues and how to resolve them. If you design something that puts more traffic flowing through Hansville, it's going to be an issue.

Barb Fox

3/3: Please make the handicap paths and restroom considerations large enough to handle power chairs, in the master plan for Norwegian Point Park. See the following request from Hansville homeowner. In the Hansville Future's Project scan analysis it was determined that our community's trend is toward an increasing older population. The Hansville Greenway Alder Wetlands trail has been designed for "wheelchair accessible". Respectfully, **Becky Ellison**

3/5: I am an avid scuba diver who lives in the Hansville area. I would love to have more diving options over here in Kitsap. With that in mind, I think it would be great if there was a tire reef or other artificial reef structure added to the underwater part of the park. A reef structure would not only attract scuba divers to the park but also provide a home for fish so it would be good for fisherman and others who enjoy wild aquatic life. Thank you, **Amy Evans**

3/9: I see Norwegian Point from the majority of my windows; This is what I would like to see in the future:

1. The cabins retained and restored as ecological models (solar, green building, recycled materials, etc.) for the community. They could be rented for many purposes.
2. A pier I could fish off of.
3. Restoration of the boat house to be used as a museum for Hansville's fishing history. The space could be used for classes/ education for marine ecology.
4. A restaurant that our community could enjoy.
5. Minimal/ low level directed lighting

All of this could be done in a 1950's motif . . . a flash of the past . . . it would honor Hansville's history. **The Hansville's Anderson Family**

3/12: Please make the handicap paths and restroom considerations large enough to handle power wheel chairs in the master plan for Norwegian Point Park. See the following request from Hansville homeowner. In the Hansville Future's Project scan analysis it was determined that our community's trend is toward an increasing older population. Also the Hansville Greenway Alder Wetlands trail has been designed to be "wheelchair accessible." Respectfully, **Becky Ellison**

3/13: I am **Heather Gudmundson**, a 40 year resident of Hansville. Our family farm (circa 1915) is located on Buck Lake Road overlooking Norwegian Point Park. My children are 4th generation descendants of Hans Zachariasen for which Hansville was named. In the beginning, I witnessed an abundance of fish, fishing and derbies and the notoriety the sport gave to this area. The restaurant was a fun and delicious place to gather and mingle with neighbors and sport fishermen. I enjoyed working as a waitress there one summer during the hiatus, homemade wheat bread and blackberry pies were the favorites. In 1968 I stayed in one of the attractively maintained beachfront cabins with family members. Imagine a 1950's theme for this future vision:

- * **Retain the cabins** – rebuild/restore with top technology for the future (solar, green, sustainable etc.) a model for educational purposes. There were 3 resorts in Hansville offering cabins in the 90's, now there are none for visiting family and friends. Cabin rental income and a benefit to the area.
- * **Retain the boathouse** – to be used for marine ecology and restoration education. It could house a museum showing the abundance of salmon, the first people, then man's destruction of Finn Creek, decline in fish/fishing, toxicity, marine and beach litter etc. It could be a showcase for what is being done to enhance salmon habitat and maintain healthy beaches . . . a destination for school children and tourists alike.
- * **Restore Finn Creek** – recreate a natural setting as close as humanely possible for habitat affected by this severed artery which meanders through our pasture
- * **Retain a public pier**
- * **Restaurant** – this growing population sorely misses a 'gathering place' and has to leave their community to seek sustenance (14 miles minimum round trip)
- * **Mindful lighting** – minimal, solar, alternative energy, directed lighting in consideration of the neighbors and delicate surrounding habitat.

Development of this property has a major impact on the 5th generation of my Zachariasen family currently living here. *My wish for my grandchildren: May they enjoy family recreation and a gathering place with friends and neighbors, a restored stream alive with trout, an ocean alive with healthy abundant fish, healthy clean beaches and water, and education on how to maintain the balance of nature.* Let us put our minds together and see what life we can make for our children", Sitting Bull, Lakota Sioux

3/23: Do Not Make a Destination: town too small. Low Impact Use: retain historic buildings (Boat House and 3 cabins). Pier – Yes: Keep park simple and natural, similar to Point No Point Park. Picnic tables, benches – Yes: no playground, no horseshoes (these sorts of elements are available at Buck Lake Park). No parking for

downtown businesses in park. No commercial/cultural area in park. No concessions in park. Farmer's Market – OK. Please have some face out parking along the beach area (like some cars currently park and like Pt. No Pt. Park) for visitors to be able to park and sit in their vehicles to enjoy the view even in the poor weather (cold, windy, rainy) that we experience a lot. Return Finn Creek to natural course. Possibly have trails, picnic tables, benches out in field/wetland area. Small wooden bridges over creek (when creek restored). Do not fill wetlands. If environmentally sound, have parking closer to Pt. No Pt. Road. Maybe different pockets of areas for parking, so it is not just one big parking lot. Alternatives to asphalt. Low impact lighting. It is IMPORTANT to INTEGRATE planning for roads, storm water management, greenway and trails, community planning, village planning, and park planning (including nearby parks). These various entities need to be working together, as all these elements are interrelated and impact each other. Access to park from other trails in area. Trails connecting various parks. Restaurant not part of park. Cultural center not part of park. Thank you for this opportunity for citizens to provide input. **Daria Nelson**

4/28: I think it is commendable for the county to seek ideas from the locals and those concerned; we thank you. As a close neighbor of the Park (I live just a few houses away on the beach) I am concerned about the development of this area. Being as this email is late and the meeting is tomorrow I will be brief. I would like to see impute and study regarding wild life habitat in this area especially the native red wing black bird, pheasant and sandpiper. Of course we all understand that this area was once a rich feeding and breeding ground for all of these species. Development has slowly eroded this environment for the wild life; we all share responsibility for this loss. The tall grasses adjacent to the park are especially valuable nesting sites. In park development it would be so nice to see consideration given to the above, but also to keep this area as natural as possible. One of the wonderful things about Hansville is that it is not Bellevue. Now Bellevue is a great place, but I think you get my drift. Let's keep the rural, picturesque feeling that the area now provides. The addition of restrooms and that is about it. I run the beach almost every day and watch those who come to the park; it is families with little kids; older folks walking their dogs, having a picnic and just relaxing. The little kids gather shells and throw rocks in the water. Activities that have almost been lost in this computer age. How refreshing to see it happening here. There is not a frenzied pace but one of quietness and peace. I spoke with a couple of teenagers the other day who were playing Frisbee and asked them how they liked the park. Their response was very positive; "kinda retro" they said. To add, I hope the rush to do "something" does not over shadow taking time to create this wonderful resource in a way that is right for Hansville, the community and its visitors. **Jo Baker, Hansville**

5/3:

1. I believe the community perceives Norwegian Point (and particularly the space between what is now the Restaurant (North Building) and the Boathouse (south building)) as the center or focal point of Hansville. The design should respond to and enhance this aspect of the property.
2. The site offers spectacular and changing views which should be opened up for public benefit.
3. For the 13 years I have lived in greater Hansville, the buildings on the Norwegian Point grounds were derelict and excluded the public. The design of the Park should not continue a total or partial exclusion, whether out of zeal to respond to the buildings perceived historical or cultural benefits or for other reasons.
4. The park in the vicinity of what is now the Restaurant and Boathouse buildings should carry out the idea of an outdoor community meeting or gathering place in the nature of a small village commons or small plaza. We see it as more "urban" in appearance than the rest of the park. A reconstructed wharf or deck structure fits this concept very well and is a splendid idea. Between the deck and the curving road some type of "hardscape" seems appropriate. Perhaps a monument to the historical uses of the property can be incorporated as a unifying focal point.
5. For the past several years, despite "no trespassing" signs, I have seen individuals and families eating lunch, fishing and admiring the view from the peek-a-boo areas on the parcel open to the water or water views. The plan should respond to this public use by providing appropriate outdoor furniture for sitting and eating, particularly in the in the commons or plaza.
6. My current belief is the two existing buildings (restaurant and boathouse) tend to detract from the realization of public benefits. Among other reasons they collectively appear too large and bulky. Whatever may be their ultimate disposition, however, neither the buildings themselves nor replacements for them should be considered for private uses that would exclude or limit public access. Elderly housing, apartments, offices and retail, while they may be laudable uses of property, do not seem appropriate to this unique, extraordinary and rare parcel of public property.
7. The county should not be renovating and preserving one or more of the structures on the speculation that some business or public activity might occupy the structure. For example, preserving a restaurant space for some unidentified operator who may come along in the future should not be considered. Nor should buildings

be preserved and renovated with a view to future hotel or vacation uses. Exclusionary uses which offer a prospect of unmaintained, derelict buildings if businesses fail or are poorly managed should not be encouraged.

8. An open-air pavilion in the vicinity of the deck seems appropriate and adaptation of a part of one of the larger, current structures to this use might be a possibility.
9. Perhaps one of the cabin buildings might be renovated for use as a "Clam Shack" serving fish and chips, clams and other seafood during the season on a take-out basis. This would be a bow to the property's history and a public use that should not create a sanitation issue.
10. Another cabin might be adapted for a toilet facility using waterless technology.
11. Consider one or two parking slots (removed from the park's focal point) very near to the beach line where a driver could briefly pull over to admire a transitory view.

Louis Nawrot

5/7: There is such potential for this park because of its location, historical value and it provides a wonderful opportunity for the community to become more worldly. Amongst other uses, I would like to see a farmers market flourish there; I can envision a bandstand cum stage cum gazebo that would a place for cultural expression of various groups. It is also geographical touchstone to the waters of the area and with the adjunct of a dock all the attributes of water travel will be enhanced. I checked with the State Department of transport and there are funds available for building docking facilities. I will send the message I received from John Sibold in a separate email. Thanks for all you do to help with this wonderful community asset. *Message from John Sibold:* Clark, regarding grant eligibility, municipalities are eligible for grants to fund such projects as docks and floats designated for seaplane public use. The WSDOT website contains extensive information regarding our airport aid program under the aviation section. WSDOT Aviation accepts grants applications typically once a year in the month of March. There is a process for screening and awarding grants because typically there is more demand than resources. Keep us posted of your interest. John Sibold, WSDOT Aviation. **Clark Crawford**

5/13: My comments on the three alternatives presented at the April 29th meeting are as follows:

1. Of the alternatives presented I prefer Scheme "C", Building Alternative 3. However, I am not convinced that saving the boat shed and three cabins is a good idea. Before deciding on this I would like to know how they would be rehabilitated to accomplish the stated purposes. Actually no purpose was given for the boat shed. I was disappointed that an option showing all existing buildings removed was not presented.
2. I like the meandering relocation of Finn Creek but question the feasibility of doing so without a tide gate. It seems to me that a very detailed hydrologic/hydraulic analysis needs to be done to assure that flows can be accommodated without a tide gate.
3. Space should be provided for a kiosk representing the Puget Sound terminus of the Hansville Greenway. I believe the Hansville Greenway Association would be willing to finance the design and construction of the kiosk to assure that it has the desired features and is provided in a timely manner. See Ken Shawcroft's January 24th email for more information on siting and intended use of the kiosk.
4. Landscaping was not discussed. My thoughts are that landscaping should be simple, low maintenance and feature native vegetation. The parks impact on adjacent properties should be a consideration. **Sid Knutson**

5/14: Thanks for your effort on the park plan. Thanks also to the fine efforts of John Rose and his Olympic Property Group. My house overlooks the park and the view of Norwegian Point from nearly every room of my house surely represents a major investment to me. I have been involved in developing Hansville saltwater parks plans for several years and am very aware of two opposing points of view on retention of the buildings. I fervently hope this remains a difference between good friends. I support the retention of the peaked-roof buildings as landmarks and for a basis on which a Hansville village can be resurrected. There are wonderful natural beach walks available to the public at Point No Point and off Twin Spits Road. There is no other place than Norwegian Point nearby where the character of the old Puget Sound Mosquito Fleet community can be preserved. Retaining the buildings will not detract appreciably from the beach access beside them and anyway the combination of dock and adjacent beach area is the real true character of the old community waterfronts. Especially important in the retention plan are the dock space and pier that will 1) provide a hard line of demarcation between the public area of NPP from the homes and private businesses to the north, 2) provide for ingress and egress by boat, and 3) provide a fishing pier, promenade and meeting place for us locals, our kids and our grandchildren. The boathouse dock was the traditional focal point of each of the old mosquito fleet communities on Puget Sound; I know, I worked at one as I was growing up. I'd like my grandchildren to be able to see what I knew. This is an opportunity to hold on to Hansville's tradition, one of the few such opportunities left around the sound. Please see Heather Gudmundson's letter for a better statement than mine. I am curious whether the OPG vision of the NPP

village is being pursued? Their assessment of the condition of the existing restaurant building, especially its potential as a revenue-producer suggested an unexpected opportunity. One of the objections to building retention often broached is cost. The OPG vision suggests the possible development of a village concept that could be completely self-supporting. Going back to the 1993 plan and the 2003 PNP Resort concepts one finds a constant thread of community support for rejuvenation of small commercial enterprise in the downtown Hansville area. I don't remember anyone who doesn't rate a restaurant at the high end of the local wish list. OPG believes this is doable. OPG are the experts on this type of assessment and we should listen to them. How does the county propose to assess that option? I vote for re-routing the stream and provision of meadow space for Sunday Market. Thanks, **Tony Atkinson**

5/14: Have attended a few of the meeting concerning this park and would like to comment. Using your printed questionnaire as a format.

1. The visual design should present an open space with the creek re-deployed to serve as a holding area for the flood and drainage water as it exits into the sound. Open lawn and shoreline that would be easy to maintain with minimal cost and not be open to vandalism.
2. Nearly all users would drive to the park I would think. There are not that many users that are close enough that do not already have access to the beach that need park access. Parking along Hansville road as shown in the design would offer some exit and entry issues for safety. If possible some consideration for access from Point No Point road might offer a safer way off of Hansville road and may leave open a future option for a control device at that intersection some day.
3. The Buildings do not have enough historical value to offset any need to have them obstruct the best part of that Park which would be an open view. The cost to refurbish, maintain and upkeep in today's environment I believe is way beyond what public monies should support. Until a full fledge sewer system is installed in Hansville, I do not think it would be any where near cost effective to attempt to put large septic into that Park with public funds that would support use and upgrades to the existing buildings. Rental of the restaurant or boathouse would never return enough income to payback the investment and future capital needs. As with many public buildings the conditions and use of any rental would always have come community controversy.
4. The best part of Norwegian Point Park in the future will be to have an unobstructed view of the water with some minimal picnic facilities for day use. Make it just a park, keep the operation and maintenance cost low and preserve the view. **Bob Bennion, Hansville, WA**

5:15: Just wanted to let you know that my choice for Norwegian Point Park would remove all buildings, with the possible exception of the boat house. Refurbish the deck around the boathouse build a fishing pier. I don't see any use for the cabins and the apartment. They would be a target for vandals and costly to maintain. **Tom & Debra Bean**

5/15: Norwegian Point Park Master Plan Comments: Prefer Concept B because of stream routing through existing tide gate. Aesthetically would prefer open outlet, but I think the engineering to make that work would be complex and risky. Prefer Building Option #2, but retaining only the boathouse and one or two of the cabins. One should be used as a restroom and the other as a "visitor center". The shed on the waterside of the boathouse should be demolished. I like the idea of a few parking spaces overlooking the beach in #3, but the larger lot farther south should be retained. The "gathering space" is interesting, but can't tell what is really there – a small amphitheatre seating area? I'm not sure about the "boat storage" on the far left. I would think that the boathouse could be used for that. Some sort of "not-to-high" windbreak would probably be a good idea, but the parking spots overlooking the beach would be there. Could you make some use of the trapezoidal piece of the property at the NW corner? That is included in the park property. Where is the Hansville Greenway Kiosk? Seems to me it could be a central feature of the park. "Picnic Pods" – I think a couple closer to the beach would be desirable. Roadside parking – Consider parallel or angle parking along the east side of Hansville Road across from the post office. With road widening planned for 2010 it seems to me that the timing would be right. It appears from your plan that the road right-of-way extends into the park area. This parking would serve the park as well as businesses across the street. It would also serve the important purpose of "calming" traffic flow. Since it would be on the road right-of-way it would not actually be in the park, but could serve the park. I realize, though, that environmental considerations might make a contained parking area in the park a better option. Fishing pier is a must. I would only favor a float for visiting power boats to use if it were absolutely the only way to finance a pier. Buildings – I favor retaining only the boathouse and two cabins. I just don't think a restaurant would be viable. I would not favor using the cabins for overnight stays unless one could be used for a reliable and friendly caretaker. Living in a community with a caretaker I realize that it is very difficult to find caretakers who will do a good job and stay for a long time. Boathouse – My preference for the buildings is to retain the boathouse as a public building, perhaps partially leased out for a business such as recreation equipment rental, hand-launched boat storage, or

maybe a coffee shop. Some part should be used for interpretive displays and a local art gallery. If it is not feasible to renovate the structure, a new structure should be constructed replicating the lines of the old building. Uses would be similar, but with a newly built structure perhaps more flexibility could be incorporated such as using part as a sheltered picnic area with large roll-up doors so it could be opened on nice days. Cabins – One should be converted to a restroom building, retaining the outward appearance of the existing structure. Another could be used as a park office or area visitor center, or art gallery. I would not like to see either used for overnight stays. **Ken Shawcroft**

5/17: Norwegian Point is the perfect spot for a summer market and I would appreciate the county's blessing. Thank you, **Heather Gudmundson**

5/17: Hello, I am in support of having a Farmers Market in Hansville and feel that Norwegian Pt. would be excellent location. **Diana Hunter from Point No Point Road**

6/5: We appreciate the opportunity to provide the following comments on the Norwegian Point Park proposals, but are dismayed that comments we submitted following the first public meeting have not been included in the public record.

- 1) Acquisition of the 1.8 acres NE of the Hansville – Point No Point Rd Intersection should be the first priority. It is a more difficult and ultimately more expensive planning process when the basic footprint of the Park has not been established. It is our understanding that a mere \$10-\$12,000 is the only stumbling block in completing this transaction, which is an insignificant amount when evaluating the proposed building options. This 1.8 acre parcel is critical to establishing a viable Park with or without buildings.
- 2) Restoration of a meandering creek through the Park is the second priority. Since this Park is prone to flooding during the winter rainy season, a meandering and widened creek bed can absorb and accommodate increased water flow better than a straight ditch. And a meandering stream is more aesthetically pleasing (assuming native plantings are incorporated along its length) than a roadside ditch. We also recommend use of a sea gate vice direct drainage into the Sound, since the latter would probably result in the back up of seawater into the Park during high tide winter storms.
- 3) Elimination of all existing buildings is the third priority. Acquisition of the Park area with grant monies was initiated, promoted and facilitated by the Greenway Association for trail and Park uses. The vision was for a natural waterfront park (concept used to obtain the grant monies) to complement and tie into the existing natural Greenway trail system.
 - a) Special Interests. Only after the Greenway's considerable work and accomplishments were realized did other interest groups come out of the woodwork to get their piece of the pie (historic preservationists, restaurateurs, artists and crafters, farmers markets, museum promoters, boat and kayak rental businesses, etc.).
 - b) Loss of \$350,000. The County stands to lose \$350,000 in Greenway obtained grant monies (a significant sum) if other uses proposed by these special interests are adopted.
 - c) Commercial use inappropriate. It is not appropriate to establish commercial enterprises on County property, such as restaurants and boat/kayak rentals. It is up to private business to buy their own property and establish their own business without taxpayer subsidy. Nor should the County expend monies or be in the business of renting boats/kayaks, cabins, etc. or even running a snack bar, which would compete with the neighboring grocery store (1 of only 2 local downtown businesses).
 - d) Cost of Vandalism. Only 2 days after the private custodians vacated the Park, the buildings were vandalized. This will continue to be a significant expense if any of the Park buildings (restaurant, boat house, and cabins) remain. In fact, last fall the County nearly closed Buck Lake Park for the winter season (NOV-MAR) due to vandalism. The County does not have the money to maintain an onsite presence or to constantly repair the damage done by vandals.
 - e) Cost of Building Acquisition. In addition to the loss of \$350k mentioned above, the County would have to provide additional exchange monies to acquire the land on which the buildings are sited. Even with potential grant monies (which someone would have to pursue), the County will incur significantly greater outlays of money in pursuit of any building acquisition.
 - f) Cost of Building Upgrades. In addition to the loss of \$350k and extra costs to acquire the buildings, the County will also incur significant costs to make the buildings usable and code compliant.

- g) Cost of Building Maintenance. In addition to the loss of \$350k and extra cost to acquire and upgrade the buildings, the County will also incur normal maintenance costs.
 - h) Cost of Delays. Any delays in implementation cost the County more money. The cost to tear down the flat top cabins (on which there is unanimity) this year will cost more than if it were done last year. Hopefully, the County was forward looking enough to have an asbestos/HAZMAT assessment of all the buildings at once (and not just the flat top cabins), as this would have saved both time and money than assessing each building separately.
 - i) Loss of primo beach front to buildings. And finally, in addition to the significant additional costs to the County associated with keeping any buildings and inappropriate use of a County Park for commercial purposes, the buildings compromise/impede public access to about 50% of the waterfront!!! This is, first and foremost, a waterfront park.
- 4) Development of a natural waterfront park was the primary vision in obtaining grant monies. It was anticipated that this park would be low key with a winding creek, native vegetation, Greenway trail, picnic tables/shelters and unfettered access to the beach (which is not available to many people). We were shocked when this was not included as one of the 9 proposals, options or variants presented to the Hansville community. It appears that a decision to acquire buildings has become the first order of business, and that a simple waterfront Park is off the table. Specifically, we would like to see the following in this Park:
- a) Native vegetation. This should be planted as soon as possible, particularly a natural hedge along the full length bordering the private properties to the east.
 - b) No boardwalks or berms along the waterfront. Just leave this area in its natural state. The grass makes for easy access to picnic tables and the beach. Boardwalks tend to get slippery and need maintenance. A berm would be appropriate to separate the park from the store parking lot, and would be aesthetically pleasing with native vegetation on it.
 - c) Picnic shelters. In addition to the existing picnic tables, at least 3 picnic shelters should be added. These shelters could use the same footprint and maintain the same roof lines as the existing cabins.
 - d) Parking for 15 cars. Parking should be where initially proposed with entry and exit at the corner with the store (as this affords maximum visibility in all directions). There should be no ADA parking directly on the waterfront, as this again impedes public access and is not necessary with the flat terrain. Parking area should be naturally screened by native vegetation and should be a permeable surface to absorb rain and runoff.
 - e) No lighting. This waterfront park should be for day use only, which precludes the need for any public lighting. This saves the County both installation and maintenance costs. In addition to elimination of light pollution in the area, lack of lighting would deter usage of the Park for late night parties.
- 5) A fishing pier should be added to replace the remains of the current rail system/dock. Although this would be an additional cost, this use is entirely consistent with the concept of a waterfront park and there appears to be universal acceptance of this enhancement by the community. A float adjunct for temporary moorage would be nice, but due to winter storms a float would have to be removed during the winter season at County expense.

Again, we would appreciate consideration of our comments regarding park usage as these same issues have been echoed by many friends and acquaintances. The lack of a no building option in your presentation to the community was offensive to many, and does not reflect the true spirit of presenting all options to a community. This will only serve to dampen community activism in the future. Please provide 3 clear cut options (1 of which is no buildings) to the community as requested by one participant in your notes of the first community meeting. **Alix Kosin and Howie O'Brien**

6/19: I served on the Hansville Saltwater Parks Advisory Committee (HSPAC) from its inception. Over time, it became apparent to me that a majority of the Hansville people I have come in contact with and discussed the subject with would prefer that all existing buildings be removed and that a fishing pier would be a positive addition to the site. A small number would like the three cabins to remain for historic reasons or else for the warm feeling they experience whenever they drive over the top of Hansville Road and see the cabins silhouetted along the Sound. In 2007, in a straw vote of hands during a Hansville Neighbors' Luncheon at Buck Lake Park, the luncheon attendees expressed the desire to remove all the existing buildings at the Norwegian Point Park site; this by a majority of greater than 80%. No discussion, neither pro nor con, preceded the vote.

At this rather late moment in time I would like to offer my suggestions for the Norwegian Point Park.

1. Remove all the existing buildings from the site.
2. Rebuild/replace the existing remnants of the boat launch with a fishing pier.
3. Landscape the site using professional landscape architects, taking full advantage of the beautiful seascape that includes the Admiralty Strait, naval, commercial and recreational ship traffic, Whidbey Island bluff, Point No Point Lighthouse and Mount Baker. Such landscaping could be simple, yet elegant.
4. A few low-silhouette, roof-enclosed picnic tables should be included in the design.
5. Finally, the stream that runs along the western edge of the site and empties into the Sound can be configured to enhance the beauty of the park.

What we must all keep in mind is that the park exists for the enjoyment of the community. I look forward to the meeting at Hansville' Buck Lake Park this coming Tuesday evening. **Joseph A. Minahan**