

Kitsap County Parks and Recreation
Master Planning Process for **Norwegian Point Park**

Kitsap County Park Advisory Board Action on Norwegian Point Park Master Plan

On Tuesday, June 18th over 100 citizens attended the *Kitsap County Parks & Recreation Advisory Board (PRAB)* meeting to listen and respond to a public presentation by staff and The Berger Partnership on the design proposals for the Master Plan of Norwegian Point Park. The presentation opened with history of the acquisition and current information regarding status of the archaeological and historic preservation report, the Cultural Resources Assessment and the current grant applications.

The Berger Partnership displayed visual designs and presented an explanation of the passive elements of the park and future use of the deck and pier (see design concept). The community responded to the draft passive concept, questioned elements of concern, requested more in-depth explanations regarding the future of the structures and timeline and asked about the funding ideas for potential matching grants for development of the park.

The PRAB, with consensus of the group through public testimony, adopted the Master Plan with the passive elements including the deck and pier and further agreed to conduct a feasibility study to revisit the building issue. The Building Feasibility Report, once finalized, would become an addendum to the adopted Master Plan. As clarified by the PRAB, the intent of the report was to move the building issue into the completion of a thorough feasibility study using knowledge and facts from the Historical findings and Cultural Report to complete a comprehensive treatment approach.

In working with and through the community, future decisions regarding the structures may include demotion, preservation, restoration, rehabilitation, reconstruction or mitigation all in partnership with the National Park Service under federal regulations and the Department of Archaeology and Historic Preservation (DAHP) as required by the Governor's Executive Order.

The Park Advisory Board scheduled September as a time frame to revisit the building issue with completion of the Building Feasibility Report Addendum. The Master Plan is now forwarded with recommendation for approval to the Kitsap County Board of Commissioners for adoption.

General Questions and Answers:

• **How was Norwegian Point Park acquired?**

In 2005, Kitsap County acquired the property which was commonly referred to as the Hansville Waterfront, or Forbes Landing or Captains Landing. The matching grant was secured from the Recreation and Conservation Office (RCO) who administers the Aquatic Lands Enhancement Funds (ALEA) for the Department of Natural Resources (DNR). Two of the three parcels were purchased at the time for \$1,534,000. Kitsap County is working with the owner of the third parcel for completion of the final purchase.

• **What area was identified for an Archaeological and Historic Preservation Report?**

The acquisition grant indicated that most of the structures would be demolished. Those structures to remain are designated on the Master Plan design with a red dotted line. It basically includes an area around the restaurant, boat house and three gable cabins. This area was identified for further historic study. The area was also removed from the grant as structures do not qualify for funding under the Outdoor Recreation Act. The property remains in ownership by Kitsap County Parks but is not deed restricted by the state grant. The Johnson Partnership was hired by the County to complete the archeological and historic assessment of the five structures, the adjacent deck, the fishing pier and the three flat top apartments. The report and findings are near completion. The initial reports presented to the Department of Archaeology and Historic Preservation (DAHP) indicate that the boat house, three gable cabins, deck and pier would meet the designation for historic listing. Upon completion of the DAHP report and findings, a comprehensive treatment approach will be completed with future decision which may include demolition, preservation, restoration, rehabilitation, reconstruction or mitigation. The three flat top structures will be demolished. The restaurant structure potentially is not listed as historic and future decision on re-use, surplus or demolition will be included in the Building Feasibility Report presented to the Park Advisory Board.

- **What is the status of the Cultural Resource Assessment mandated under the Governor’s Executive Order 05-05 for all state-funding grant projects?**
Kitsap County’s consultant, Cultural Resources Consultants, Inc., completed the survey and report in early June 2008. Their findings include subsurface testing that identified an historic-period artifact and bone fragments in a small area in the northwestern portion of the park (within the red dotted line area on the design). The materials were recorded as a “historic debris scatter/concentration” and are register with the Smithsonian. The report has been submitted to the RCO to be forwarded to DAHP. It is recommended that any future ground-disturbing activities in this portion of the Park be evaluated by an archeologist for potential impacts to cultural artifacts in the soil of the site. Any future actions, such as demolition or alternations of the buildings and surrounding area, must ensure that impacts to the soils subsurface are avoided, minimized or mitigated. Kitsap County will be working in partnership with the state agency on future decisions regarding the area around the cultural find.
- **What is the next step in the adoption of the Norwegian Point Park Master Plan?**
The Kitsap County Park Advisory Board adopted the Master Plan and recommends passage by the Kitsap County Board of Commissioners. The BOCC will subsequently hold public meetings and a final public hearing to adopt the Master Plan for the park. The Park Board clarified that the passive elements of the Master Plan included the deck, dock and floating platform, demolition of the flat top structures and further agreed to conduct a feasibility study to revisit the building issue. The Building Feasibility Report would be presented in September and upon acceptance would be recommended for adoption as an addendum to the adopted Master Plan. The Park Board reiterated that at all levels of the process, public input is vital to completing a long range plan for Norwegian Point Park. The Master Plan enhances a community’s ability to make decisions together and then move a project forward. It provides the basis for design, flexibility and builds the framework for meeting community needs.
- **What are the current grants Kitsap County is applying for at Norwegian Point Park?**
The RCO accepts grants for legislative appropriation in the capital budget on the even numbered years. Grants are ranked and given as a preferred list to the Governor for placement in her proposed capital budget to the legislature. The list of capital needs is appropriated by the legislature under the Washington Wildlife and Recreation Program for Outdoor Recreation. To meet the current grant cycle, Norwegian Point Park has been submitted in the current grant program which is currently in the preliminary stages. Through resolution authorization for grant applications is approved by the Kitsap County Board of Commissioners prior to July 1st. There are two grant applications for Norwegian Point Park. The first in 2008 is a development grant under the Washington Wildlife and Recreation Program for Water Access (08-1349D) and will include funding for the passive elements of the park. This is a \$980,000 development grant with a 50% match request of \$490,000. The local match would be provided through Kitsap County’s Real Estate Excise Tax (REET) capital funds unless a second state grant is used as the match. The RCO allows the ability to match one state grant against another state grant. If the first grant is successful then application for the second grant in 2009 under the ALEA program would be pursued. If successful the 1st grant would be matched against the 2nd grant and by the end of 2009 the County would secure \$980,000 in development costs without use of local dollars. The second 2008 grant is a planning grant request from the Boater Facilities Program. Funding for this program is provided through the boater gasoline tax rebate. The planning grant would provide designs, engineering and permits for the future redevelopment of the deck, pier and a floating dock for visiting boaters. The float would be seasonal and boaters would have upland access to amenities. This site would compliment the boaters using the future Washington Fish and Wildlife boat launch at Point No Point.
- **What is the next step in the completion of the Building Feasibility Report?**
The Park Board concurred with the public comments regarding the suggestions on the process for completing the future decision on the structures—keep the process open, measure the community support, facilitate the process to have a holistic approach that is very inclusive and with a broader area of concern, present the facts that are defined in the Cultural Resources Report and from the Archaeological and Historic Preservation Report, do this process right and protect against community dissension, include lots of citizens, keep dialogue open (web / email / online surveys / saturation important), define the pro’s and con’s and mitigation impacts to each potential option, keep the process open to allow for a clear decision, set a timeline and report back to Park Board in September. From the public input, Kitsap County Parks will begin to facilitate the process upon completion of the A & H Report. The Department will prepare a plan and provide open dialogue with all citizens to clearly define the process and the progress as the draft report moves from the beginning to completion for presentation to the Park Advisory Board.