

# ENVISIONING A GATEWAY PARK FOR BAINBRIDGE ISLAND

## Pritchard Park Planning Report



Manish Chalana

*Urban Design and Planning*  
**University of Washington**

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Jim Elingboe and Aaron Luoma for their assistance in finalizing this report.

Meriwether Wilson for her help with the studio and writing portions of this report.

Questions on the report and its contents should be addressed to Manish Chalana (Chalana@u.washington.edu)

# Chapter 1

## Introduction



Figure 1.1 - Panormaic picture of Pritchard Park from the ferry.

## Introduction

In the recent decades redevelopment of brownfield sites has received attention by local governments across United States. Much of the redevelopments however targets private sector investments for land uses that generally take the site away from the public domain. More recently however greenfield development of brownfield sites has gained momentum with increasing public sector partnerships. This approach is seen as an effective way to increasing open space and quality of life for the residents (De Sousa, 2004). Seattle's much acclaimed, Olympic Sculpture Park is an example of this type of redevelopment.



The Pritchard Park site is ideal for a public park by virtue of its location as a gateway to Bainbridge Island affording expansive views of the city and mountains in different directions. In addition there is a great need for additional open space on the island, which has seen increasing populations in the last two decades, and where much of the existing shoreline remains in private hands. Also the site affords unique convergent opportunities; in addition to being an important piece of the Puget Sound shoreline, it remains an important site for the Japanese American community and the Suquamish people in the region who have historical associations with it. The site honors Joel Pritchard, a Washington State Senator and Lt. Governor from Bainbridge Island, who was also a noted supporter of environmental and civil rights on many fronts.

Several stakeholders played key roles in ensuring that the post-industrial developments of the site remain in public use. They include (arranged alphabetically) but are not limited to, the city of Bainbridge (BI) and residents; Bainbridge Island Land Trust (BILT); Bainbridge Island Historical Society; Bainbridge Island Metro Parks Board

(BIMPRB); Japanese American WW II Internment Memorial Committee; National Park Service (NPS); Suquamish Tribe; U.S. Environmental Protection Agency (EPA); and Washington State Department of Ecology (WA DOE). The corporation between the different stakeholders illustrate an arrangement of disparate agencies working toward a common goal. Despite challenges associated with stakeholders' perceptions and aspirations from the site, all agree to the use of the site as a greenfield.

The public however remain concerned about the extent and degree of contaminations and the specifics of the remediation, particularly on Bill's Point area of the site, which is an ongoing process. To address public concerns and to ensure that the visioning process remain inclusive and meaningful to multiple stakeholders, the Bainbridge Island Metro Parks Board created the Pritchard Park Steering Committee (PPSC) which would facilitate and oversee the visioning process. This steering committee worked closely with the University of Washington (UW) to facilitate extended public outreach. A range of ideas were explored and debated within the public realm, as the committee ensured that work continued to move forward while public input was solicited.

The main design goals for the visioning process was to generate ideas that would take into consideration the existing site conditions, while at the same time provide a place for; 1) remembrance, 2) restoration, 3) rejuvenation and 4) recreation . This 4-R vision would strive to be culturally inclusive and environmentally responsible as well as ensure that any intervention on the site takes into account the site's multiple histories, while providing a full range of experiences for different user groups. All efforts would be made to restore the ecological and cultural values of the site, and create a meaningful legacy for future generations.

## Site Conditions

### *Geography*

Bainbridge Island Park and Recreation Department (BIMPRD) acquired Pritchard Park, a 50-acre nearshore and upland area along Eagle Harbor, between February and April of 2006. The site of Pritchard Park is located on the south side of Eagle Harbor, the main water access point to Bainbridge Island. It encompasses a diversity of coastal ecosystems typical of a Puget Sound

shoreline, and rich cultural history. The site affords views to Olympic Mountains to the west, the Cascade Mountains to the east, Mt. Baker to the north, and most visibly, Mt. Rainier to the south. In addition it also affords views to the city of Seattle across the sound. Eagle Harbor Drive divides the park east-west in the southern upland area, with the park boundary extending to the south side of the road.



Figure 1.3 - Historical aerial photo of the Creosote factory.



Figure 1.2 - Aerial photo of Pritchard Park.

### *History*

This site, as with other shoreline areas around Puget Sound, remains a meaningful ancestral and sacred place for the Suquamish Native peoples on the island. The Suquamish value the current, post-industrial phase of the site, as a sign of healing of a damaged shoreline. In addition the site is significant for being the point of departure for the Japanese American Community of Bainbridge Island, the first community in the United States to be interned during the WWII. The community had been an integral part of the island's strawberry farming economy and their internment to camps in Manzanar (CA) and Minidoka (ID) mark a regrettable period in the history of this site, and the United States as well. Finally the industrial legacy has left marks on the site when a creosote industry (including a township) remained in

operation for much of the twentieth century. The creosote industry closed business in the later 1980s largely as a result of declining timber piling market due to pollution issues associated with



Figure 1.4 - Students look over their work during a school review at UW.

creosote coating. Much of the industrial fabric was erased in 1988 after a HABS/HAER report deemed it historically insignificant.

### *Ecology*

As is typical of many shorelines in proximity of post-industrial urban waterfront centers, the creosote operations resulted in seepage of the chemicals into the site and coastal sediments. A large portion of the site, commonly known as Bill's Point, is a superfund site, where the U.S. Environmental Protection Agency (EPA) is currently taking remedial clean-up action. However, as part of Puget Sound, the site remains significant for wetland and near-shore ecology providing habitat for various marine organisms especially endangered species of juvenile salmon that find refuge along the shorelines as they migrate from river to sea. In addition to marine life, the site especially the upland areas provide refuge to a variety of birds and animals.

### **Studio**

In Spring 2007, through a partnership with the University of Washington's Urban Design and Planning department and the BIMPRD,

graduate students from various disciplines collaborated in a quarter long (10 weeks) case-study based, interdisciplinary planning studio. The class utilized seminars, field and studio based pedagogy to develop alternative visions for Pritchard Park's future. This report summarizes the design visions generated through this class. In addition, it also documents the public participation process, which was spearheaded by BIMPRD and UW over the summer, after the conclusion of the class in June 07. Information generated from that outreach was used in refining the park visions which is also outlined here as well. The visioning process was structured in three phases, where the first two phases occurred within the framework of the class while the final phase: public outreach occurred in the public realm. The phases would be discussed in detail in the following chapters.

#### Phase 1: Inventory & Analysis

Student teams conducted an in-depth site and SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis and presented their findings as storyboards focusing on four distinct but overlapping geographical areas of the site: point, upland, shoreline and memorial area.

#### Phase 2: Visioning

Teams and individuals generating schematic visions of park design based on themes of ecological restoration and cultural continuity, while at the same time providing for recreational and educational opportunities, all within an equitable framework.

#### Phase 3: Public Outreach

A variety of public outreach models (public meetings, sites visits, exhibits, and web and newspaper questionnaires), were used to determine the public's (including stakeholders)

aspiration for the park. The information generated in this process was then used in finalizing an integrated vision with multiple scenarios.

## Report

This report is organized as follows:

Chapter 1 includes the purpose and structure of the report. It also presents Pritchard Park as a compelling and challenging site, which has the potential to become a destination open space for Bainbridge Island (and beyond) given the location of the Japanese American Memorial Site on its west side.

Chapter 2 (Phase 1) focuses on the first phase: inventory and analysis, which provided the base for the subsequent phases.

Chapter 3 (Phase 2) discusses the framework for design development including criteria used by students in generating their vision.

Chapter 4 (Phase 3) presents the public outreach process, and how that informed the production of

### Studio Participants

Manish Chalana (Urban Design and Planning - Instructor)  
Meriwether Wilson (Built Environment) - Teaching Assistant and co-instructor

Ion Arai (Urban Design and Planning)  
Kimberly Bahnsen (Architecture)  
Kadie Bell (Urban Design and Planning)  
Manish Chalana (Urban Design and Planning);  
Instructor  
Jim Ellingboe (Landscape Architecture)  
Miki Fujikawa (Forestry)  
Adriana Johnson (Urban Design and Planning – Real Estate)  
Shruthi Kantharaj (Landscape Architecture)  
Aaron Luoma (Landscape Architecture)  
Caroline Majors (Urban Design and Planning)  
Noriko Marshall (Landscape Architecture)  
John David Tovey (Urban Design and Planning)



Figure 1.5 - The studio, at the EPA superfund site.

# Chapter 2

## Phase I: Inventory & Analysis

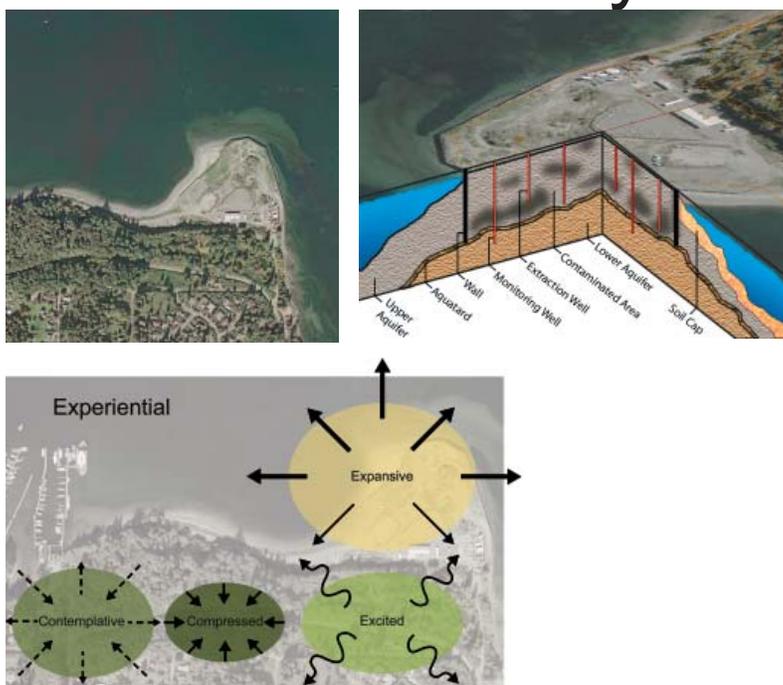


Figure 2.1, 2.2, & 2.3 - Images showing the inventory and analysis process.

## PHASE 1 - Inventory and Analysis

This section details the activities conducted during the first phase of the studio, and are listed below. The work for Phase I was conducted by four teams, each focusing on a distinct (but overlapping) area on the site: Point, Upland, Shoreline and Japanese American Memorial Site. The groups worked primarily on their areas while communicating with other teams. Such division of labor afforded a full range of site experiences for each of the teams and allowed for a richer analysis.



Figure 2.5 - Old pilings scattered along the beach.

### Site Visit/Fieldwork

The first meeting of the class coincided with the 65th Anniversary of the Japanese American internment, on March 30, 2007, which was marked by a ceremony on the memorial portion of the site, honoring those interned during World War II. Not only was this an auspicious beginning also provided an invaluable experience for the students who witnessed the ceremonies and observed the site with a large gathering, indicative of future uses. After the initial guided tour arranged by BIMPRD in coordination with EPA, teams made additional visits to conduct fieldwork focusing on their area of the site.

Selected excerpts of student's reflections from the first site visit are presented below. These raw impressions are insightful as they capture emotive responses of the students to the existing site conditions. In some instances, the areas of the site, or the themes first identified by students resonated strongly with what they chose to focus on in later phases of the work.

*The site is a front porch to the island, and should therefore reflect the strength and identity of the entire Bainbridge community....(C. Majors)*



Figure 2.4 - Small pond located on the Point.



Figure 2.5 - Panoramic picture of the park from the ferry.

*The Ravine area and the East Hillside present the opportunity for a transitional buffer between the ‘inwardness’ of the Japanese American site and the ‘outwardness’ of the point – both spaces*

*present the opportunity for remembrance and hope...(J. Ellingboe)*

*The site presented conflicting feelings – the vastness of the waste treatment site, to the long stretch of the flatlands, to the Japanese American Memorial. Behind these obvious features lie the unknown, the ravine and hillsides. Like a fence with holes, the vegetation only showed us glimpses of what lies behind the first rows of trees and bushes....  
I. Arai)*

*My first impression of the project site was how visible it is to any who visit the island by ferry, but how many who even notice the site are unaware of its history...Even if the histories are not notable, ecologically healthy, socially justifiable, they should be told...*

*I am thinking about subtle gestures inviting visitors to explore, ponder and wonder at the depths and secrets the island holds, without giving it all away as they arrive by ferry.  
(A. Luoma)*

*When I first saw the site as sense of defeat came over me. The site was so large and so industrial and unwelcoming throughout. There were large metal structures, a razor wire fence, rough, uneven terrain bordered by a metal barrier between the water and the park that was also rusty...After the site tour I gained a new perspective, am more optimistic... the land is more diverse than I initially thought, with the forest on one side and the other side bordering the Sound, the possibilities of what may lie between are nearly endless.  
(K. Bell)*



Figure 2.6 - EPA mechanical equipment for the clean up process.

## Background Materials

A variety of sources was used in this work; below is a list of a select few primary and secondary sources that provided essential background information.

**1) Archival materials** located in the Museum of History and Industry (MOHAI), UW Special Resource Collection and Bainbridge Island Historical Society. The images and recollections shed light on the industrial landscapes particularly the location of structures associated with the creosote industry.

**2) Jones and Jones Materials:** Related to this theme are the graphics created by Jones and Jones for the Japanese American Memorial site (including the schemes for the potential pier, wall and interpretive center) which were made available to the students for reference. These provided informative visual and technical detail and insight regarding that portion of the site.

**3) BI Planning and Policy Documents:** Among a vast array of regulatory and planning documents useful in this work, Exhibit E (see Appendix) of the 'Agreed Order' of the Department of Ecology provided the framework to define and refine the goals of the project. Other documents focused on gaining a deeper understanding of cultural and historical dimensions.

**4) Secondary Sources:** Several books, articles and web sites that focused on the site were consulted in this work. Historical narratives such as *Seattle, Past to Present an Interpretation of the History of the Foremost City in the Pacific Northwest*; *Picture Bainbridge: A Pictorial History of Bainbridge Island*, were especially helpful in understanding the site's history and development through time. *Native Seattle Histories from the Crossing-Over Place*, provides an overall context of the Native populations in the region before colonization and during urban development of the Seattle and its environs. A useful resource for ecological literacy of the site is: *Bainbridge Island*

*Nearshore Assessment Report*, which includes 15 chapters covering most habitat contexts relevant to this site. The GIS data was highly valuable in illustrating shoreline change, zoning strategies and land use information. Additionally, the EPA provided invaluable site data about the remediation work to date on the beach areas and the point.

## Thematic Mapping

One of the main goals of Phase I was to prepare base maps to analyze and identify natural and built features on the site including topography, wetlands, streams, vegetation, utilities, structures, boundaries, easements, buffers, historical and archaeological imprints, and their intersections. This involved pulling together information from disparate sources as well as generating new data from field surveys. For instance, the existing trail network in the uplands was digitized as well as list of bird species observed on the site was compiled.

## Stakeholder Perspectives and Site Narratives

In addition to mapping the physical features on the site, the teams envisaged the site through the eyes and minds of different stakeholders and user groups likely to have a long-term interest in the outcome of the project and remain involved during the visioning process. Each team conducted non-structured interviews with one stakeholder group to gauge their interest and concerns for the site. These included:

Local Users & Residents, who primarily use the site for walking, contemplation, nature enjoyment and dog walking

Suquamish Peoples, who have historically used the shorelines of Puget Sound including the site for small-scale fishing. Although this shoreline is not particularly revered by the Suquamish Peoples (compared to some others in the region), but shorelines in general have a degree of sacredness attached to them including the site of Pritchard Park.

Japanese American community, have historical associations with the site as a point of departure to the internment camps during WW II. The community has been instrumental in the creation of the “let it not happen again” memorial to honor the internees and promoting civil rights.

Managing Partners include those entities which have legal responsibility in the management, stewardship and clean-up of the site. These include the Bainbridge Island Metro Parks, the City of Bainbridge (City Councilors, City Hall staff), and the Washington State Department of Ecology working in partnerships with the EPA on Bill’s Point; the Superfund portion of the site. Along with the EPA there is federal interest also from the National Park Service (NPS) in designating the Japanese Memorial Area as a ‘satellite’ park of the Minidoka NP honoring those who were internment from the site.

### SWOT Analysis

With the base maps and the stakeholder assessment in hand, the teams conducted a SWOT analysis (strength – weakness – opportunity – threat) for their portion of the site. The general concept and framework for a SWOT analysis is presented below:

**Strengths:** attributes of the park’s context (social and physical) that are helpful to achieving the goals of a public park.

**Weaknesses:** attributes of the park that are counter-productive or even detrimental in creating a good public space

**Opportunities:** external conditions that are helpful to achieving the park’s goals, and

**Threats:** external conditions that limit or thwart achieving the park’s goals.

The results were compiled in presentation boards using a mix of representation tools; computer graphics, hand drawn sketches, text and images.

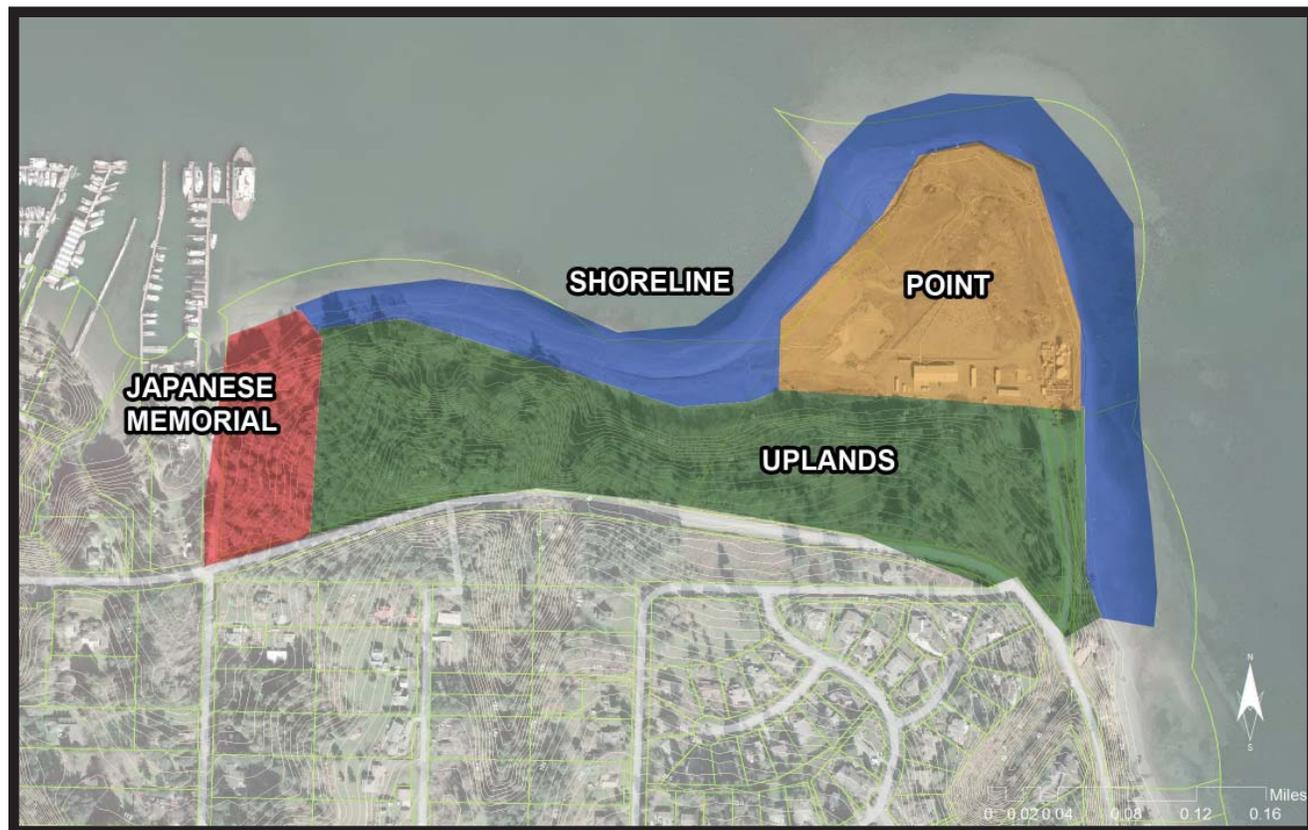
### Public Workshop and Feedback

The teams presented their results to the Pritchard Park Steering Committee and other members of the public on May 4, 2007, at the Council Chambers of Bainbridge City Hall. This venue provided all parties with a chance to share ideas in the open, and a springboard for the second phase. Much of the feedback obtained on forms provided at the onset of the presentation came from interested public (in particular park neighbors) and agencies (EPA, COBI, BIMPRD). The PPSC provided their feedback as well; comments from different sources were compiled and used in further refining this phase before starting work on Phase II.



Figure 2.7 - Caroline Majors works on editing some of the analysis boards during a review at UW.

# Study Areas:



- Japanese Memorial 
- Uplands 
- Shoreline 
- Point 

# Japanese American Memorial Site

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## Time line

### 1857

Chinese, Filipino and Japanese settlement begins on Bainbridge Island.

### December 7th, 1941

Pearl Harbor is bombed by Japan.

### February 18th, 1942

President Roosevelt signed Executive Order 9066 to give authority to the war department to authorities exclusion zones. Because of the military importance of Bainbridge Island and the relatively small number of Japanese American families residing there, it became the first location where Nikkei families were forcibly removed from their homes.

### March 24th, 1942

Soldiers posted notices and instructions for the forced evacuation of Japanese Americans from Bainbridge Island under Exclusion Order-1.

### March 30th, 1942

227 Bainbridge Island Nikkei were assembled at the Eagledale Ferry Dock and transported to Seattle and later to Manzanar, California.

### April 1945

At the end of WWII about half of the Bainbridge Island Japanese Americans resume their lives with extreme prejudice.

### 1952

The Bainbridge Island Nikkei recognized the importance of their place in history and the need to educate the general public. The Bainbridge Island Japanese American Community (BIJAC) was formed.

# Japanese American Memorial Site

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## History of the Memorial

### 1982-85

BIJAC is formed to 1) contribute to the knowledge of the Japanese American Culture and history and 2) facilitate cultural well-being of the Japanese American community. BIJAC began their oral history project and in 1985 developed a traveling exhibit Kodomo No Tame Ni - For the Sake of the Children

### 1992

US Congress established the Manzanar National Historic Site and the next year Minidoka was created.

### 2000

BIJAC in conjunction with others began to conceptually develop a memorial and Interpretive center where the former Eagledale Ferry Dock was. This dock was also placed on the National Register of Historic Places.

### March 30th, 2002

Governor Gary Locke unveiled a stone that was placed on Taylor Avenue dedicating the site to the interned Japanese Americans.

### 2003

The city and park district developed conceptual plans along with UW for the park and memorial.

### March 30th, 2004

The ground breaking ceremony was held for the memorial.

### October 2004

The Entry Gate constructed by Timber Framers Guild and the Memorial Committee is displayed near the Bainbridge Island Post Office.

### December 2004

The site for the Japanese American Memorial and Joel Pritchard Park was acquired.

### March 2007

Park Planning Process begins with UW in three Phases. Phase I and II are completed by June 2007.

### July 2007

Public outreach process begins, feedback is used in refining park visions.

# Japanese American Memorial Site

## Stakeholder Perspective

### **Bainbridge Island Japanese American Community (BIJAC)**

**Mission:** To cherish the heritage and to share the history, custom and values of the Issei.

**Goal:** To record the history and culture and to provide an educational outreach program to promote a better understanding and an appreciation of the diverseness of the United States.

The Memorial should address three important themes:

#### **1. Settlement and Exploration**

- the early history of Bainbridge Island from the first inhabitants (the Suquamish Nation), early explorers and settlements
- Asian immigrants' (Chinese, Filipino and Japanese) contributions on the Island's social, cultural, and economic fabric

#### **2. World War II and Civil Liberties**

- the historical military significance of Bainbridge Island
- the abandonment of the civil and Constitutional rights of the Nikkei
- the local support of the internees
- the Nikkei's return to the Island after the war
- the Memorial Site's importance relating to this history.

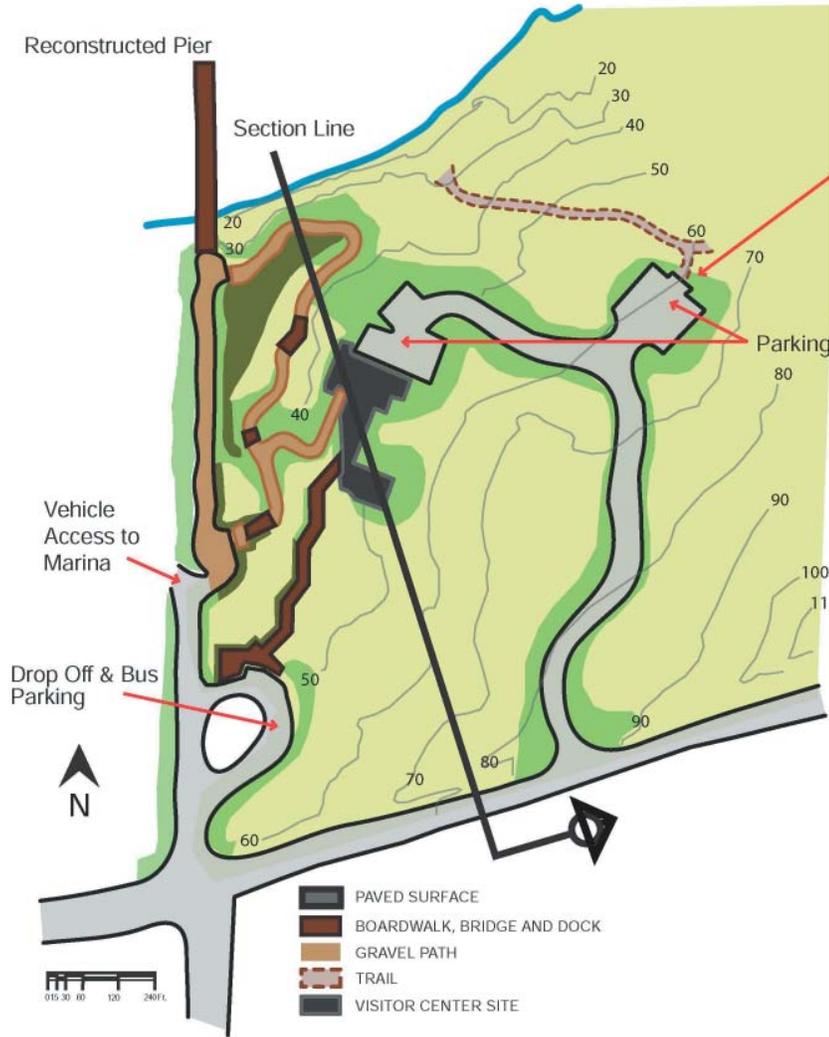
#### **3. Redress and Commemoration**

- document the efforts of the Memorial advocates and government agencies involvement in getting the project completed
- inform the public about the redress and presidential actions regarding the internment and incarceration
- the theme of "Nidoto Nai Yoni": Let it not happen again.

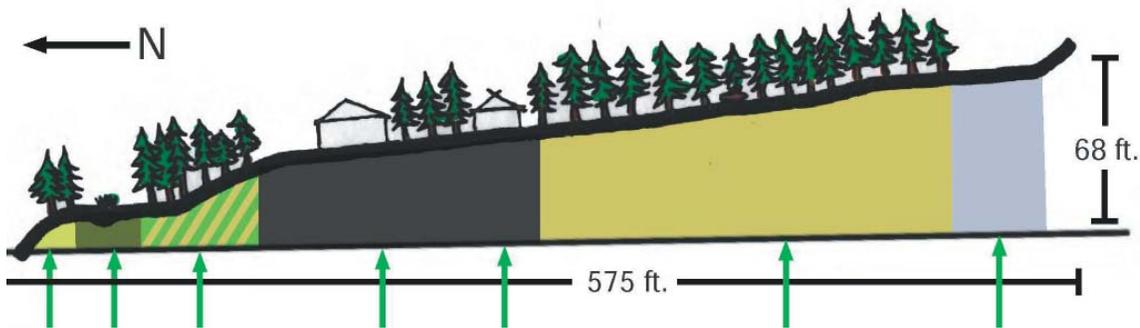


# Japanese American Memorial Site

## Slope, Section & Access Analysis



### Section





# Upland Area

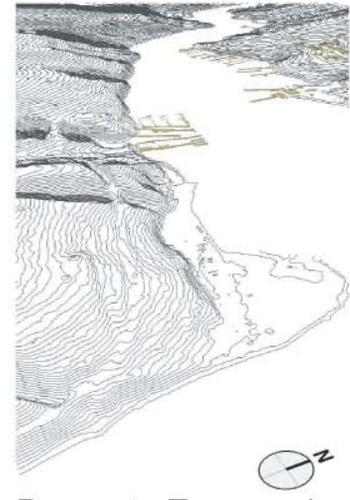
## Section, Perspective and Topography



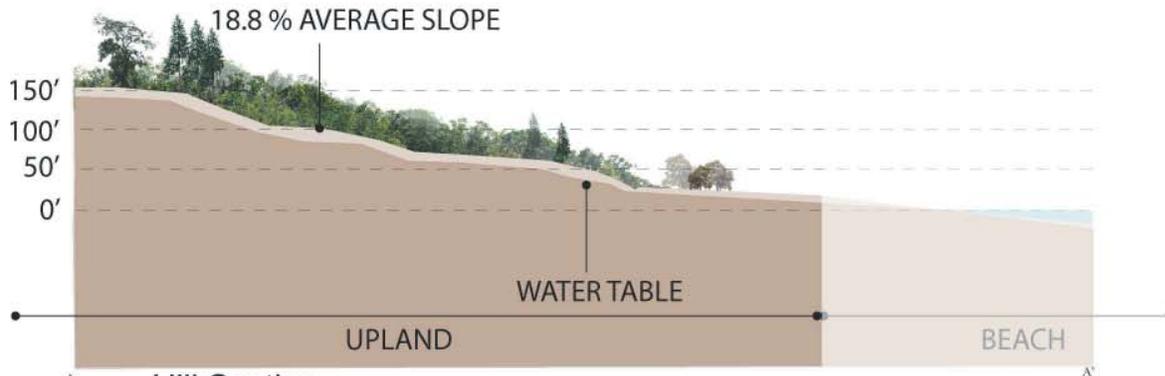
**Past** - Creosote Community during Creosote Operation



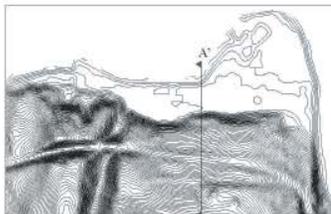
**Present** - Pritchard Park



**Present** - Topography



**Hill Section**



**Contour**



**Upland View from Kayak - April, 2007**



**Pritchard Park Analysis - Bainbridge Island, WA**  
Jim Ellingboe Miki Fujikawa Noriko Marshall

**University of Washington**  
College of Architecture and Planning  
URBDP 508 - Studio - Spring 2007

# Upland Area

## Existing Vegetation Observed

### Native



### Ornamental



### Invasive



# Upland Area

## Pritchard Park Birds Observed



Osprey



Cedar Waxwing



Black-capped Chickadee



Downy Woodpecker



Brown Creeper



Ring-necked Pheasant



Northern Flicker

Overstory Canopy

Understory Canopy

Shrub Layer

Ground Vegetation

Coastal



Yellow-rumped Warbler



Puget Sound White-crowned Sparrow

Species Observed	Observation	Overstory Canopy	Understory Canopy	Shrub Layer	Ground Vegetation	Coastal
3/30/07 & 4/10/07	Type					
Bald Eagle	visual	X				X
Turkey Vulture	audible	X				
Pine Siskin	audible	X	X			
Black-capped Chickadee	audible	X	X			
Chestnut-backed Chickadee	audible	X	X			
Golden-crowned Kinglet	audible	X	X			
Northwestern Crow	visual	X	X		X	
Steller's Jay	visual	X	X	X		
Western Wood-Peevee	audible	X	X	X		
Northern Flicker	audible	X	X	X		
Red-breasted Nuthatch	audible	X	X	X		
Anna's Hummingbird	visual	X	X	X		
Rufous Hummingbird	audible	X	X	X		
Bushtit	audible	X	X		X	
American Robin	visual	X	X	X		
Varied Thrush	audible	X	X	X		
House Finch	visual	X	X	X		
American Goldfinch	visual	X	X	X		
European Starling	audible	X	X	X	X	
Spotted Towhee	audible	X	X	X	X	
Song Sparrow	visual	X	X	X	X	
Puget Sound White-crowned Sparrow	visual			X	X	
Ring-necked Pheasant	audible			X	X	
Winter Wren	audible			X	X	
Bewick's Wren	audible			X	X	
Belted Kingfisher	visual			X	X	X
Canada Goose	visual				X	X
Common Goldeneye	visual					X
Killdeer	visual					X
Double-crested Cormorant	visual					X
Glaucous-winged Gull	visual					X
Ring-billed Gull	visual					X
Pigeon Guillemot	visual					X
Common Merganser	visual					X
American Widgeon	visual					X
Red-necked Grebe	visual					X
Great Blue Heron	visual					X
Pelagic Cormorant	visual					X
Western Grebe	visual					X
Surf Scoter	visual					X
Bufflehead	visual					X
Horned Grebe	visual					X

Species Observed - 42

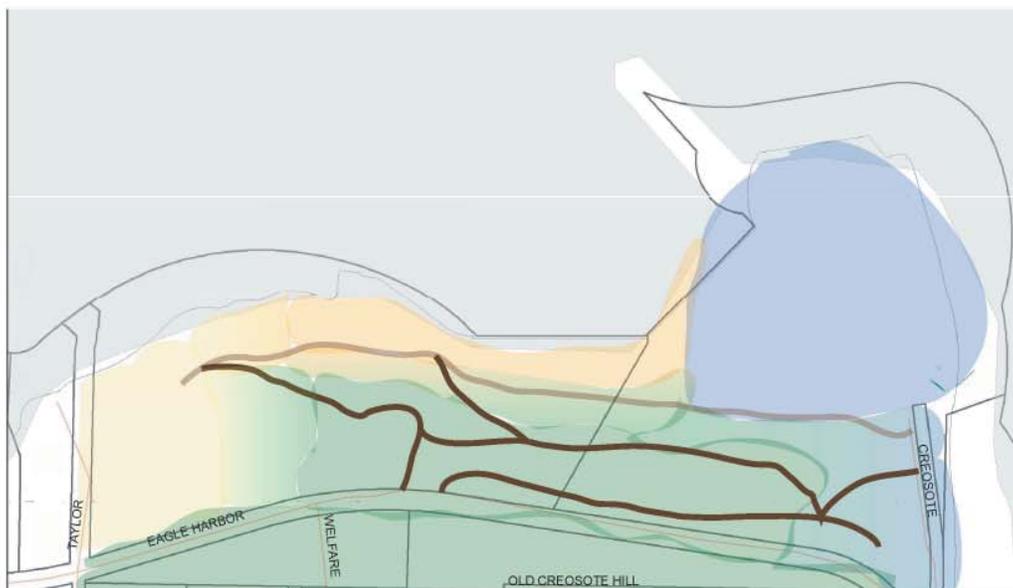
Additional Species Expected	Overstory Canopy	Understory Canopy	Shrub Layer	Ground Vegetation	Coastal
Osprey	X				X
Pacific-slope Flycatcher	X	X	X		
Hammond's Flycatcher	X	X			
Olive-sided Flycatcher	X	X			
Barn Swallow	X				X
Violet-green Swallow	X				X
Tree Swallow	X				X
Sharp-shinned Hawk		X	X		
Barred Owl (possible)		X	X		
Ruby-crowned Kinglet	X	X	X		
Pileated Woodpecker	X	X	X		
Hairy Woodpecker		X	X		
Downy Woodpecker		X	X		
Red-breasted Sapsucker		X	X		
Brown Creeper	X	X	X		
Western Tanager	X	X			
Cedar Waxwing	X	X	X		
Black-headed Grosbeak		X	X		
Orange-crowned Warbler		X	X		
Yellow-rumped Warbler		X	X		
Western Screech Owl		X	X		
Northern Saw-whet Owl (possible)		X	X		
Wilson's Warbler		X	X	X	
Hermit Thrush		X	X	X	
Dark-eyed Junco		X	X	X	
Golden-crowned Sparrow		X	X	X	
Mallard				X	X
American Coot (possible)				X	X
Barrow's Goldeneye				X	X
White-winged Scoter				X	X
Black Scoter				X	X
Mew Gull				X	X
Bonaparte's Gull				X	X
Common Loon				X	X
Yellow-billed Loon				X	X
Pacific Loon				X	X
Red-throated Loon				X	X
Ancient Murrelet (possible)				X	X
Rhinoceros Auklet				X	X
Marbled Murrelet				X	X
Common Murre				X	X
Black Brandt				X	X
Greater White-fronted Goose				X	X

Add'l Species Expected - 43

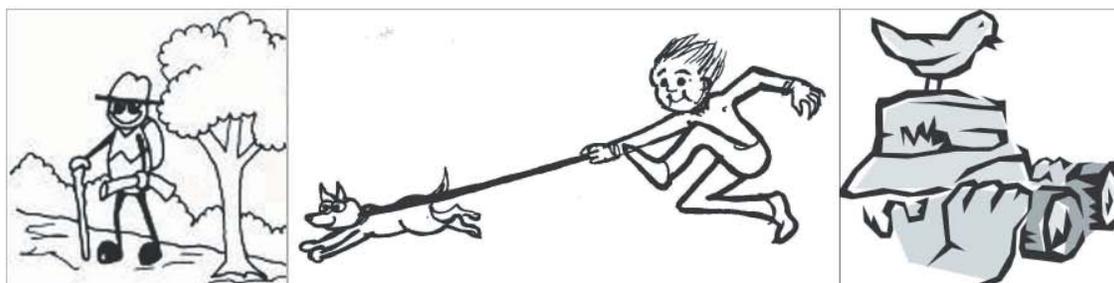
# Upland Area

## The Buffer/Integrator

The upland area buffers incompatible activities even as it integrates and unites the park as a whole.



### Current Visitors

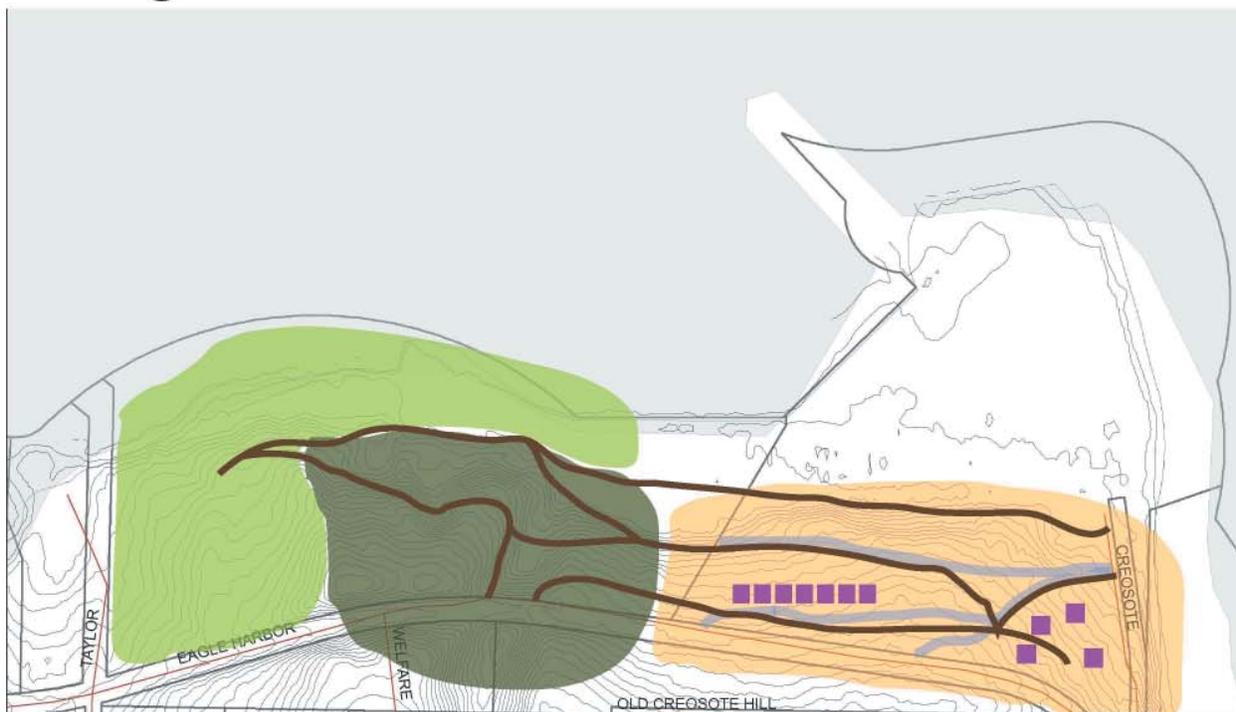


### Future Visitors

Contemplation	Interpretation	Remediation
Honor Internees	History	Active Recreation
Water Access	Restoration	Passive Recreation
Habitat Beach	Nature	Views
	Safety	
	Public Access	

# Upland Area

## Vegetation Communities Observed



- Existing Native & Mitigated Native
- Existing Native
- Existing Native & Naturalized Ornamental
- Trails
- Former Company Housing (approx.)
- Former Company Roads (approx.)

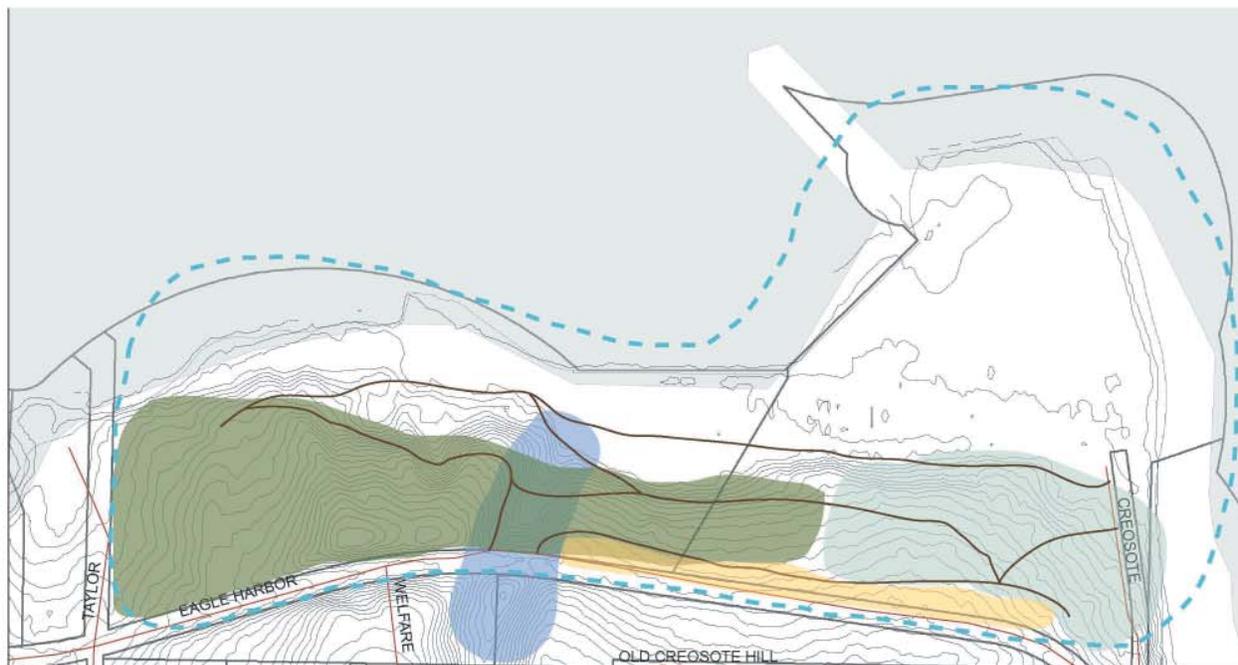


Upland Past



Upland Present

# Upland Area SWOT Analysis



Strengths	Weaknesses	Opportunities	Threats
- Engaging topography	- Fragmented accessibility	- Enhancement of spatial experience	- "Social trail" erosion
- Existing vegetation	- High % of noxious weeds	- Habitat restoration education - Park stewardship	- Aggressive weed growth - Erosion during restoration
- Existing trail system	- Trails poorly maintained - Relatively little signage	- Emphasis on key habitat areas - Potential ADA access loop trail	- "Social trail" erosion
- Ravine riparian habitat	- Currently filled in for road construction - Existing stream in culvert	- Daylighting stream - Extend trail system	- Stream restoration impact on EPA cap - Restoration cost impact to overall park
- Territorial vistas	- Overgrown with weedy shrub-layer	- Enhancement of "parkland" environment - Auxiliary parking	- Degradation of vistas thru development - Increased run-off from development
- Bird habitat diversity	- Degraded by invasive weeds	- Habitat restoration education - Public exposure to urban wildlife	
- High visibility from Eagle Harbor Drive	- Available parking	- potential for shoulder parking at trail access points	- Too many vehicles

# Pritchard Park - Shoreline

## Historical Analysis



1872  
Bainbridge Island is home to the Suquamish Tribe. White settlers began cutting timber. The beach area was an important fishing spot for the tribe. The Port Madison Indian Reservation was created in 1855. Suquamish children were deported to boarding schools for assimilation.



1920  
Creosote factory in full operation. Most of the timber on Bainbridge Island has all ready been completely removed. Several piers were created for easier shipment onto ships to haul away the logs after being treated. The company town of Creosote developed. Shoreline becomes more rigid, clearings take place.



1951  
The Agate Pass bridge allows easier transportation of timber from areas beyond the island. Treatment continues.



1966  
Timber harvest and treatment continues.



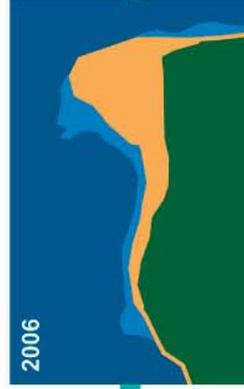
1981  
Environmental movement in the 1970's pressures Wyckoff Co. to change practices, treatment of timber continues.



1984  
Increased pressure because of pollutants and lack of timber, Wyckoff Co. goes bankrupt in 1987.



1990  
Creosote factory is all most completely shut down. Site declared a superfund area by the EPA in 1988.



2006  
Piers are removed by EPA and beach caps are placed. Iron bulkhead is set into point.

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# Pritchard Park - Shoreline



## Historical Analysis



Current Aerial



Historical Features



Historical Piers

Historical Bulkhead

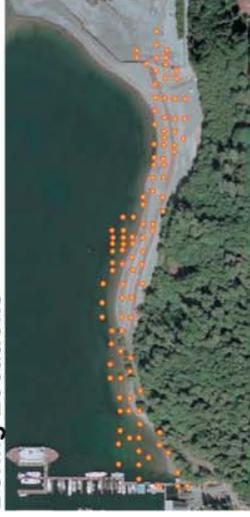
Former Log Peeler

Visibly Contaminated Areas



Petroleum products continue to slowly leak from exposed pier pilings

Boring Locations



Polluted Boring Locations



Polluted Areas



Beach Cap & Tidal Cap



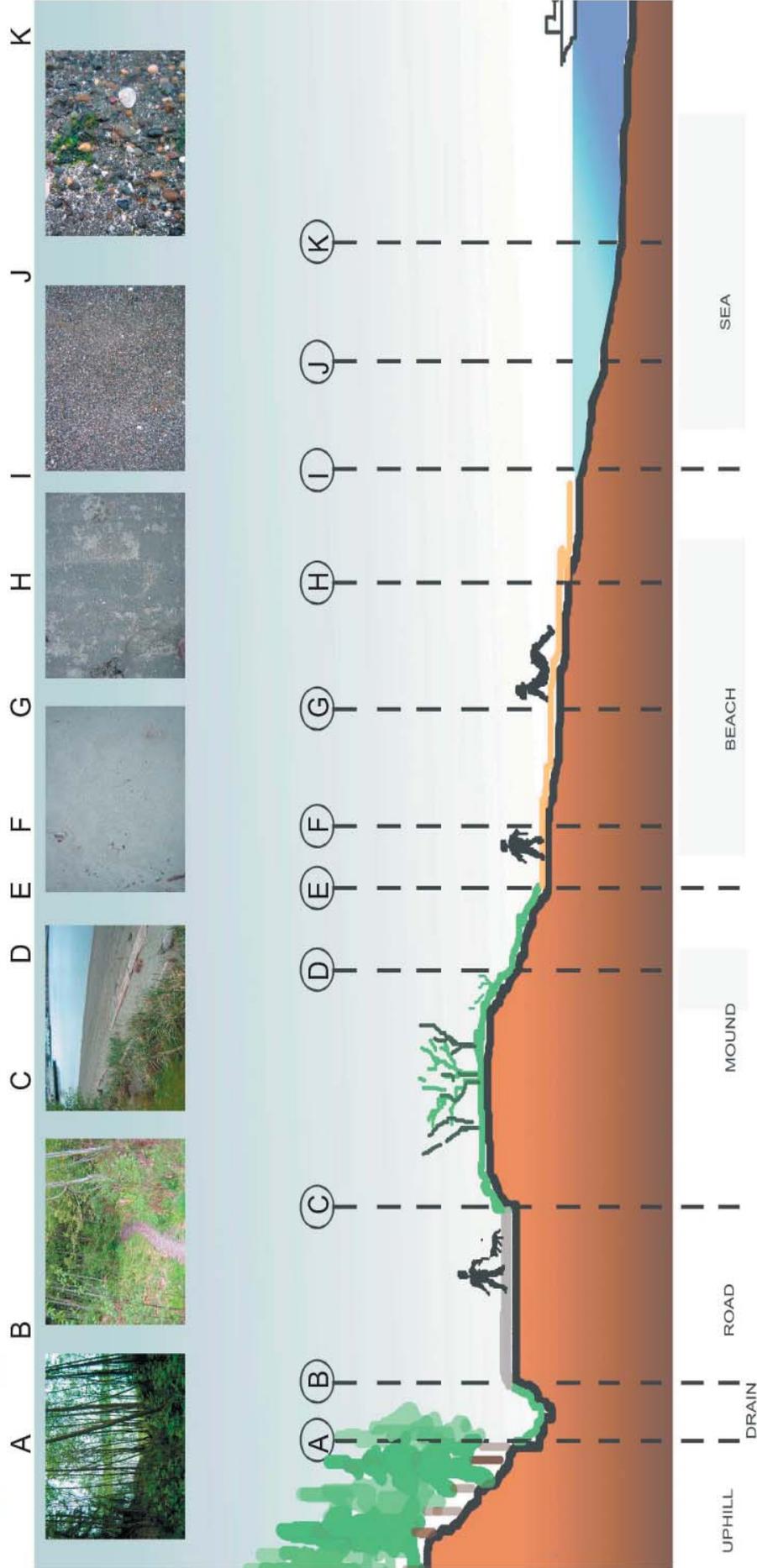
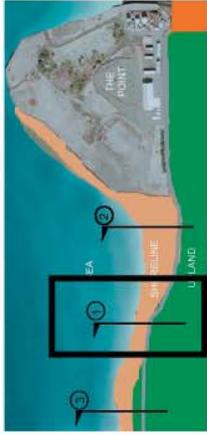
Two areas on either end of the west beach are currently roped off because of problems with leaking.

# Pritchard Park - Shoreline

## Habitat Analysis



Clams

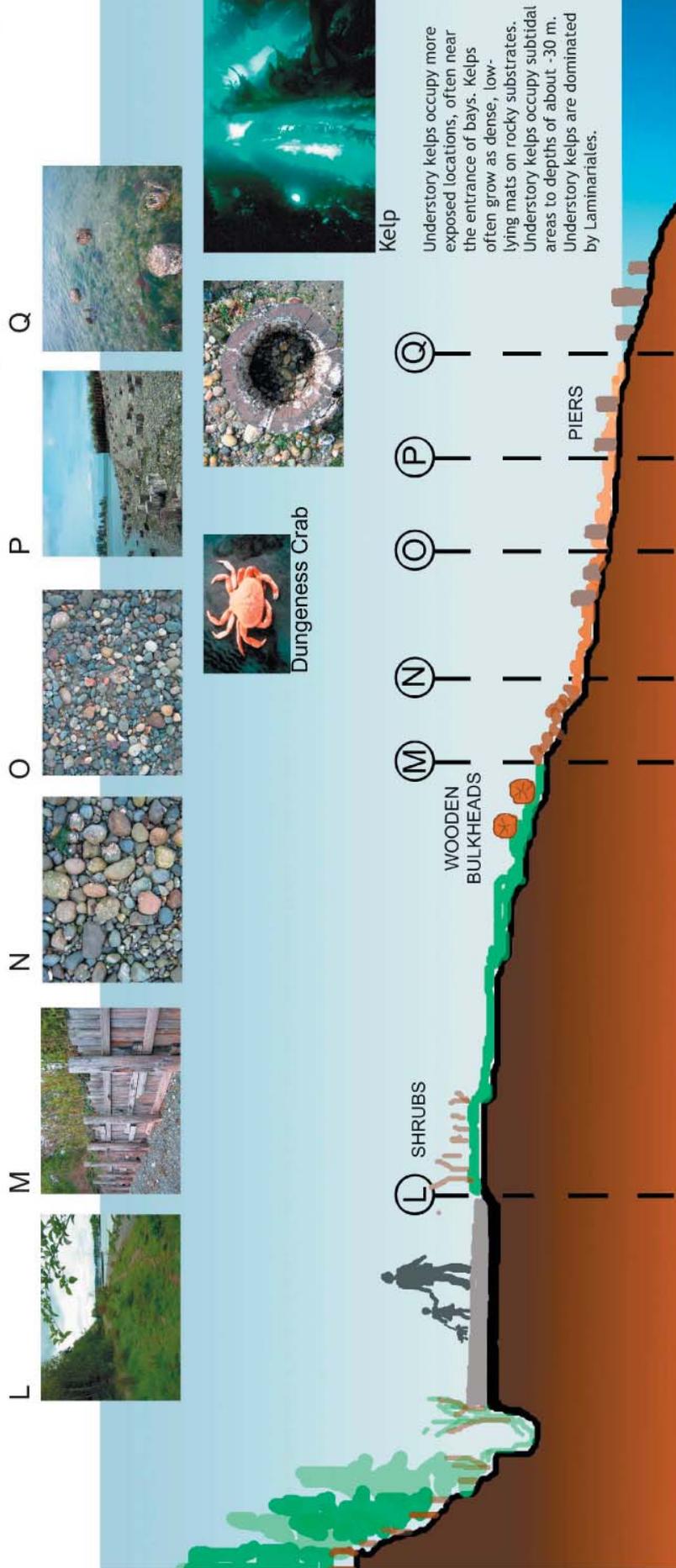


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# Pritchard Park - Shoreline

## Habitat Analysis

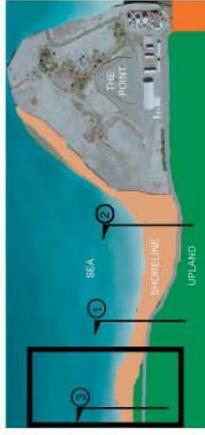


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# Pritchard Park - Shoreline

## Habitat Analysis



R



S



S



T



Sand Lance

U



Surf Smelt

U



Pacific Cod

V



Marina

V



Harbor Seal

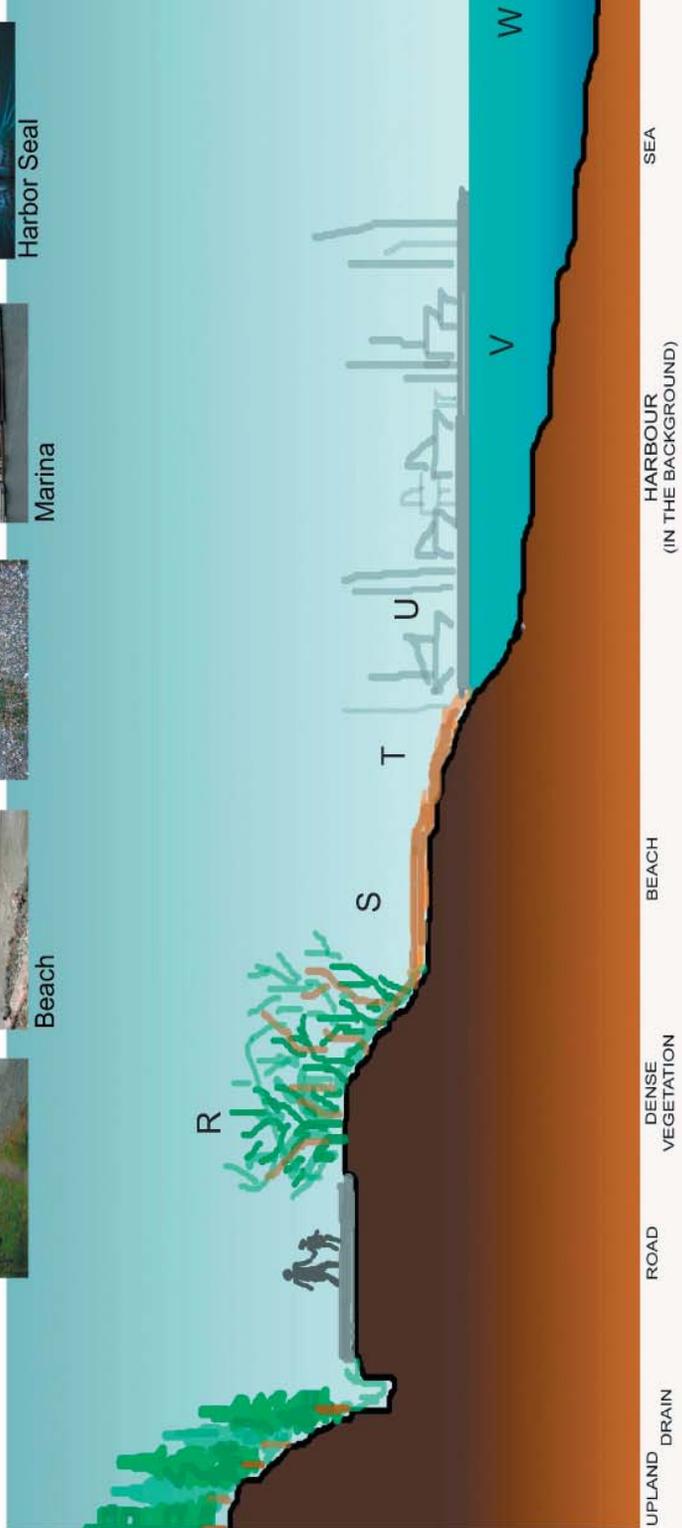
W



Eelgrass

W

Eelgrass (*Zostera marina*) beds are typically located inside protected bays and inlets with freshwater influence. Size of eelgrass beds can vary from large expanses in bays to narrow fringing bands along deep inlets. Relative to mean lower low water, eelgrass occupies areas of the lower intertidal and subtidal zones from +1 m to -6 m. Eelgrass usually grows in soft substrates of sand, silt, or mud.



UPLAND DRAIN

ROAD

DENSE VEGETATION

BEACH

HARBOUR (IN THE BACKGROUND)

SEA

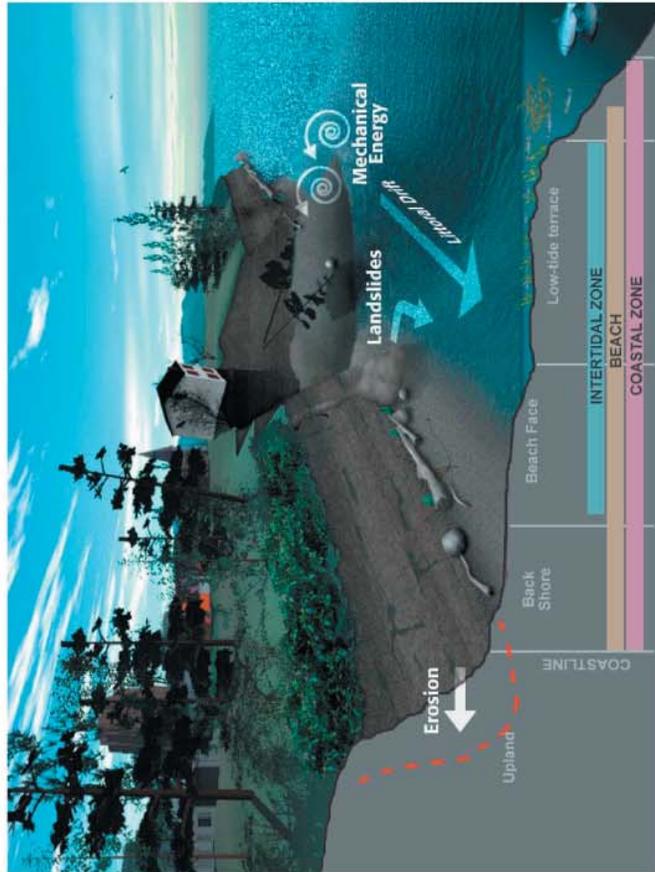
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# Pritchard Park - Shoreline



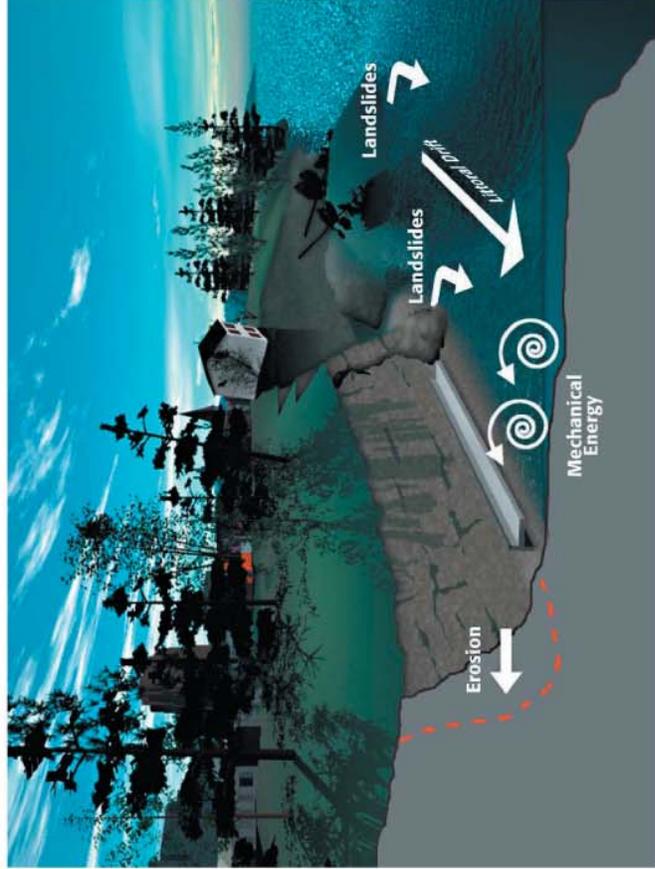
## Nearshore Analysis

Nearshore Diagram



PRISM: Puget Sound Regional Synthesis Model

Eroding Bluff



PRISM: Puget Sound Regional Synthesis Model



Cut pilings for historic pier near point.



Iron debris is scattered throughout tidal zone.



Larger beach area just west of fenced area, drift wood scattered.



East beach historical bulkhead buckles under pressure from hillside.

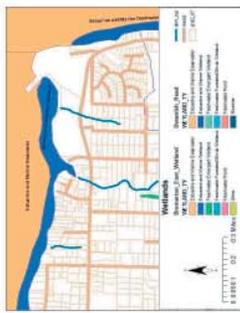
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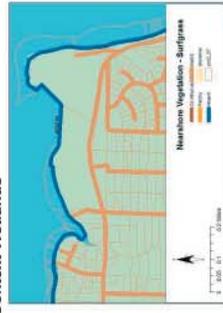
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# Pritchard Park - Shoreline

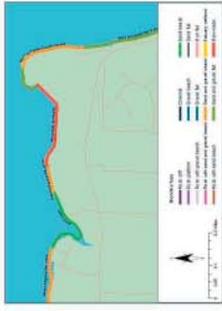
## Physical Features



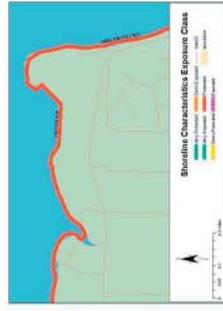
Context Wetlands



Surfgrass Vegetation



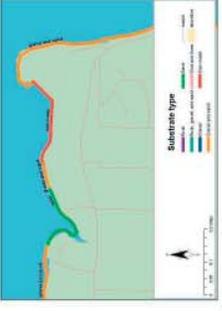
Shoreline Type



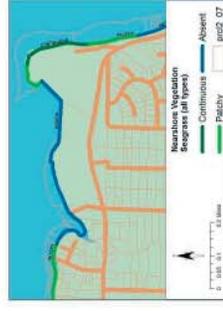
Exposure Class



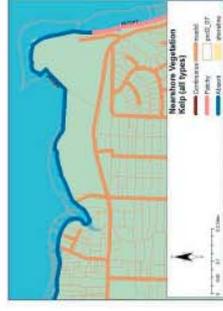
Shoreline Modification



Substrate Type



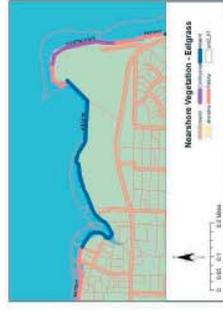
Seagrass Vegetation



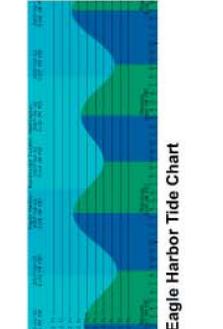
Keelp Vegetation



Dunegrass Vegetation



Eelgrass Vegetation



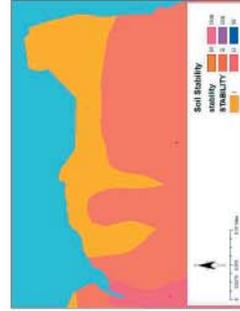
Eagle Harbor Tide Chart



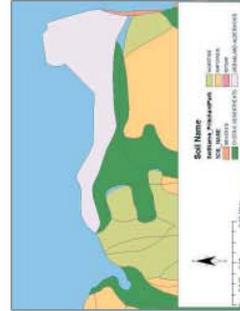
Geo-Hazards



Wetlands



Soil Stability



Soils

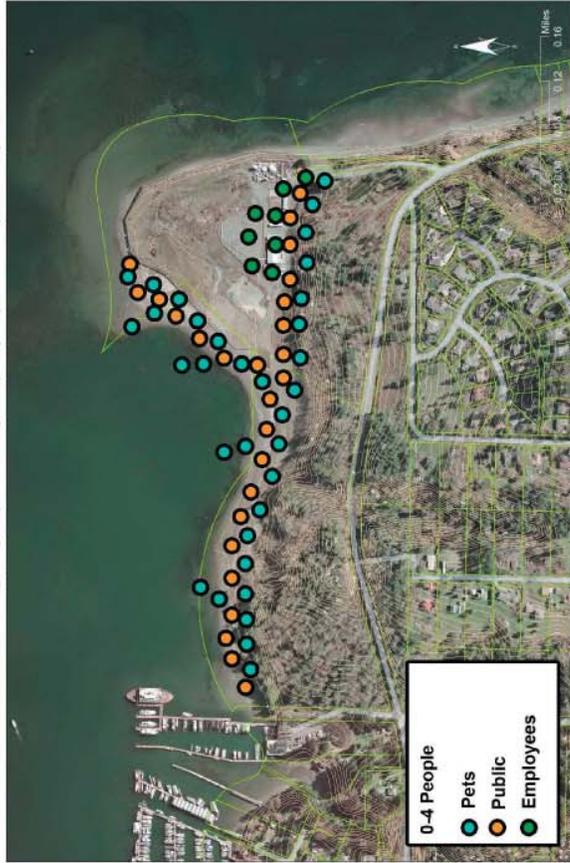
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# Pritchard Park - Shoreline



## User Observation



### Number & Location

#### QUESTIONNAIRE INFERENCE:

The observations and the results of the questionnaire survey site indicate that:

- Park users are in the age group between 35-65 years.
- Visitors were mainly females who lived on the island.
- All of the visitors were aware of the pollution.
- In good weather visitors spent time on the beach with friends or family.
- Many visitors took their dogs on walks along the beach.



### Travel Paths

#### DESIGN SUGGESTIONS GIVEN BY THE VISITORS:

- The visitors wanted very little modifications to be done to the beach.
- They would like to see the debris on the beach cleaned up.
- Rest rooms, garbage disposal and dog waste disposal could be provided.
- Access to the beach could be defined.
- Keep the design and development activity on the beach minimal.

# Pritchard Park - Shoreline

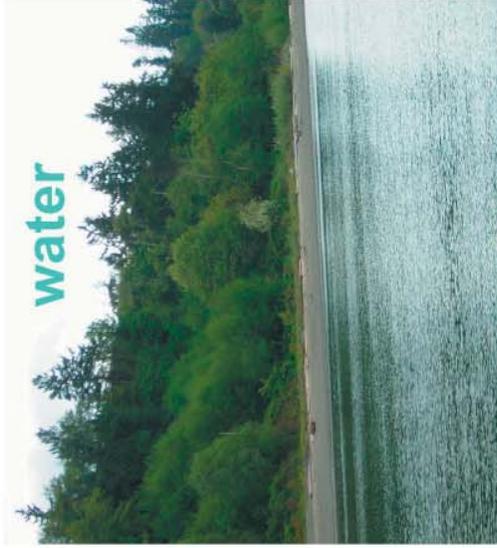


## Historical Analysis Suquamish Tribe

### people of the clear salt water

**Beaches are of critical cultural significance to the Tribe as many Tribal Members continue both commercial and ceremonial digging and subsistence digging for shellfish, a dietary staple.**

**Respect for the land and waters, the abundant natural resources and a deep understanding of the delicate supportive relationships of the natural systems.**



water



salmon



shellfish



cedar

# Pritchard Park - Shoreline



## Site Analysis



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# Pritchard Park - Shoreline



## SWOT Analysis

### Strengths & Weaknesses



#### Strengths

1. Prime location with great views
2. Visibility from ferry (visitors to island)
3. Interesting landforms
4. Proximity to Seattle and Winslow
5. Some mitigation work done all ready
6. Public beach access
7. Continuous stretch of beach
8. Some natural vegetation and habitat
9. Rich history (for better or worse)
10. Proximity to future NPS, National Monument
11. Community support and attachment to beach
12. **POTENTIAL**

#### Weaknesses

1. Pollution (psychological effects)
2. EPA clean up site restrictions for access
3. Limited access by pedestrians
4. Bulkhead
5. North facing (limited exposure to sun)
6. Funding sources
7. Disagreements between stakeholders
8. Restricted anchoring area because of cap
9. Difficult transitions from memorial and parking area
10. Poor mitigation efforts along berm and in tidal zone
11. Sensitive relationship with Native Americans
12. Loss of history

### Opportunities & Threats



#### Opportunities

1. Potential commercial shellfish harvesting
2. Enhance views from point
3. Restoration process ecologically, socially
4. Recreation area
5. Unique development opportunity
6. Make into a 'landmark'
7. Connect to other trails and open spaces on island
8. Improve tidal zone habitat
9. Docks for canoes and kayak activity (water tour)
10. Day light creek
11. Connect to 'Upland' trails
12. Reveal histories (old docks, Native Americans)

#### Threats

1. Stream eroding EPA cap on beach
2. Global warming
3. Lack of funding
4. Danger to human life, proximity to polluted site
5. Future inappropriate development
6. Waves from boats and ferries (erosion)
7. Imbalance in ecology from over-development
8. Tourists in undesired volumes
9. Infrastructure disrupting habitat, migration
10. Dredging, loss of habitat, sediment accumulation
11. Erosion caused by land slides, winds
12. Degradation of water quality due to erosion



# The Point

## Planning for the Future

### The Future Point

The future development opportunities on the point are defined by a long slope of increasing risk (asbestos from trash combustion) to the sea, exactly where the contamination is located, the number of health items will be reduced by the ongoing reworking and so forth. Due to these uncertainties, proposed development on the point will need to be flexible to changing circumstances over time, sensitive to concerns for public health, and will need to protect the city from the liability of existing contamination.



Proposed Possibilities

### City of Bainbridge Island



- Owns the property.
- Purchased the site to increase public shoreline and improve as a prominent gateway to the island.
- Must not interfere with the remediation efforts carried out by the EPA and Dept. of Ecology.
- Liable for any contamination leakage caused by park construction, development or use activities.

### Bainbridge Island Metro Park & Recreation District



- Responsible for park planning, management and maintenance.
- Would like to maximize public accessibility and opportunities for recreation.
- Must ensure that park plans will protect the city from any potential liability.

### U.S. Environmental Protection Agency



- Responsible for the initial remediation and cleanup of the Wycloff Site.
- Must assess the extent of contamination on the site, determine the future remediation, and construct the facilities necessary for the remediation efforts.
- Once the EPA has successfully installed the cap and established the needed mechanical equipment, they will turn over future efforts to the State of Washington Department of Ecology.

### State of Washington Department of Ecology



- Responsible for long term containment and remediation once the EPA has completed their activities.
- Will require access to the containment area for well monitoring and other contaminant extraction.
- The process of extraction and the possibility of localized surface contamination during this process will effectively bar any development for public access to the interior of the containment area for the foreseeable future.

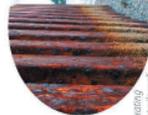
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# The Point

## Physical Site Description

### Construction



### Prominent Views



### Treatment Operation

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# The Point

## Physical Site Description



### Deconstruction



### Vegetation

All vegetation on the point is volunteer and has come up since 1995 when it was cleared for the initial clean up effort.

- Common vegetation:
- Birch tree
- Douglas fir
- Butterfly bush
- Scotchbroom
- Thistle
- Blackberry bush
- Moss



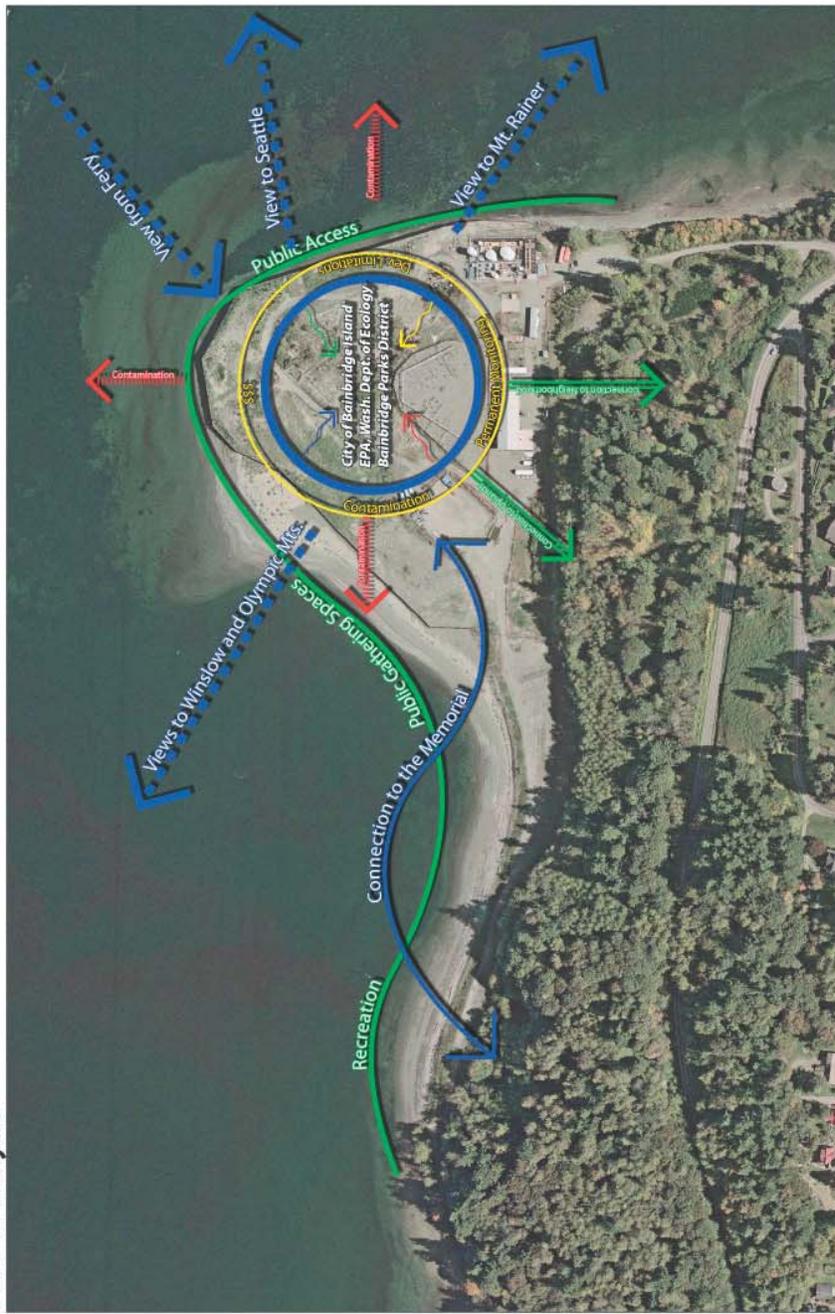
A large flock of Caracian Geese reside on the point. Ravens, crows, and seagulls also frequent the area.



# The Point

## SWOT Analysis

### SWOT Analysis



#### Strengths

- Views to Seattle
- Views to & from Winslow
- Views from the Ferry
- Association with the Japanese American Memorial
- Historic Significance
- Strong Momentum from Stakeholders
- Cleared and Flat Surface

#### Weaknesses

- Existing Contamination
- Permanent Monitoring
- Development Limitations
- Development Uncertainties
- Restrictions on Funding Allocations

#### Opportunities

- Gateway to the Island
- Framed Views of Seattle from Winslow
- Recreational Activity
- Public Access to Waterfront
- Public Gathering Space
- Economic Generator

#### Threats

- Contamination Leachage
- Containment Area may Never be Accessible
- Disagreement over Site Responsibilities
- Consensus Gridlock
- Depletion of Funds

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# Chapter 3

## Phase II: Future Visions of Pritchard Park



**Jim Elinghoe**

**Ion Arai**

**JD Tovey**

**Shruthi Mangalvarapet Kantharaj**



**Miki Fujikawa**

**Caroline Majors**

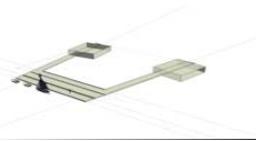


**Aaron Luoma**

**Kadie Bell**



**Noriko Marshall**



**Kimberly Bahnsen**



**Adriana Johnson**





Figure 3.1 - Moss covers portion of the Point at Pritchard Park.

## PHASE 2: PARK VISIONS

At the conclusion of Phase I, further discussions with the PPSC about the scope of Phase II 'alternative park visions', led to the creation of four teams of two students each, working on full site visions, complemented by three individuals detailing partial visions for the site. This approach would allow for a range of visions that would be shared with the greater Bainbridge community for feedback, and reduce risk associated with polarity of opinion over too narrow a range of options. Students identified and expanded on themes and goals they saw important for the park, as they combined respective ideas into integrated design concepts while at the same time expanding their horizons from one area of the site they focused on during Phase I to the entire site.

In addition to reviewing literature pertaining to park planning and community engagement

process (see select bibliography), teams explored one precedent study each on small-scale sites illustrating brown-to-green concepts applied elsewhere especially on urbanizing shorelines. The range of cases provided insights to programming for park use. The PPSC participated in studio reviews during this phase of the process. This ensured the refinement of team's visions, and at the same time keeping the visions grounded. This section presents the graphic results of the Phase II as teams and individual presentations. In addition it discusses the emerging design principles that were used by each team in developing their ideas. The principles were used within the framework of eco-stewardship and short (10ys) vs. long term goals (50yrs).

## EMERGENT DESIGN PRINCIPLES

The site of Pritchard Park is unique; its location in Eagle Harbor makes it a gateway to Bainbridge Island for those arriving by ferry. Not only is the geography of the site powerful, its history is equally if not more profound. The site represents a powerful confluence of geography, history and ecology making it an especially important site and a potential symbol or gateway of Bainbridge Island. Any intervention on the site would need to consider these intertwining (and sometimes conflicting) forces from the program planning to site design and development stages. The inherent tension on the site (sacred vs. recreation; ongoing clean-up vs. use, etc.) would need to be reinterpreted as positive force in the park planning process. Using the design principles, the goal is to create a space that is ecological and culturally resilient yet flexible to the changing needs and demographics of the region. At the same time it needs to be a pleasant space that is inclusive and welcoming to a diverse user.



Figure 3.2 - Photo simulation of restored beach at Pritchard Park.

### *Rejuvenation*

The park site contains painful ecological and historical tales within its folds. The loss of habitat, altered shoreline as well as contaminated soils and waters point to a particularly insensitive

ecological past associated with the site. In addition the western portion of the site holds painful memories for the Japanese Americans as their ancestors were evicted to internment camps from here. Today, however with the EPA's remediation process underway, and the creation of the "let it not happen again" memorial, the site is undergoing an ecological and cultural "healing" as it recovers from pollution and painful memories. Although small in area, its borrowed urban and natural scenery gives it a more spacious feel suitable for contemplation and reflection. The design of the new park ought to incorporate the spirit of rejuvenation allowing for "healing" to occur while at the same time



accommodating the new functions.



Figure 3.3 & 3.4 - Historical photos of the company town, Creosote.

### *Remembrance*

Pritchard Park site contains rich history and

social meaning; the new park design needs to interpret the historical layering in the landscape and its associative (multiple) meanings. Given the park's small size and overlapping histories in time and space, finding a way to weave together stories that are mutually respectful is a key design principle. Historical and ecological interpretation through landscape design (and limited interpretive signage) ought to play an important role in educating the visitor on the diversity of the landscape history.

### ***Recreation***

The new park would provide for the programming that different user groups (and stakeholders) see necessary, at the same time it would be an equitable and welcoming place for all. The passive and active use would be zoned using the buffer-connector concept. The landscape design would be rooted in the vernacular and reflect the spirit of the island. Issues of safety and access are to be considered in the planning and location of entry points and parking areas. Finally the views from the site that connect it to the larger region should be acknowledged in the design using vantage points.

### ***Restoration***

The site has seen a century of industrial use that has left the soil and the shoreline polluted and altered. One of the core goals of the park's establishment is the clean-up of polluted areas and ecological recovery of basic habitats. The new design would take into account the long-range, ongoing, ecological restoration processes on site and ecological dynamism as well. Where possible and needed, the ecological restoration processes could be included in the interpretive program for educational purposes as understanding natural processes leads to better stewardship.

# Remembrance

# Understanding

# Inclusiveness

# Naturalness

# Stewardship

Jim Elinghoe

Ion Arai

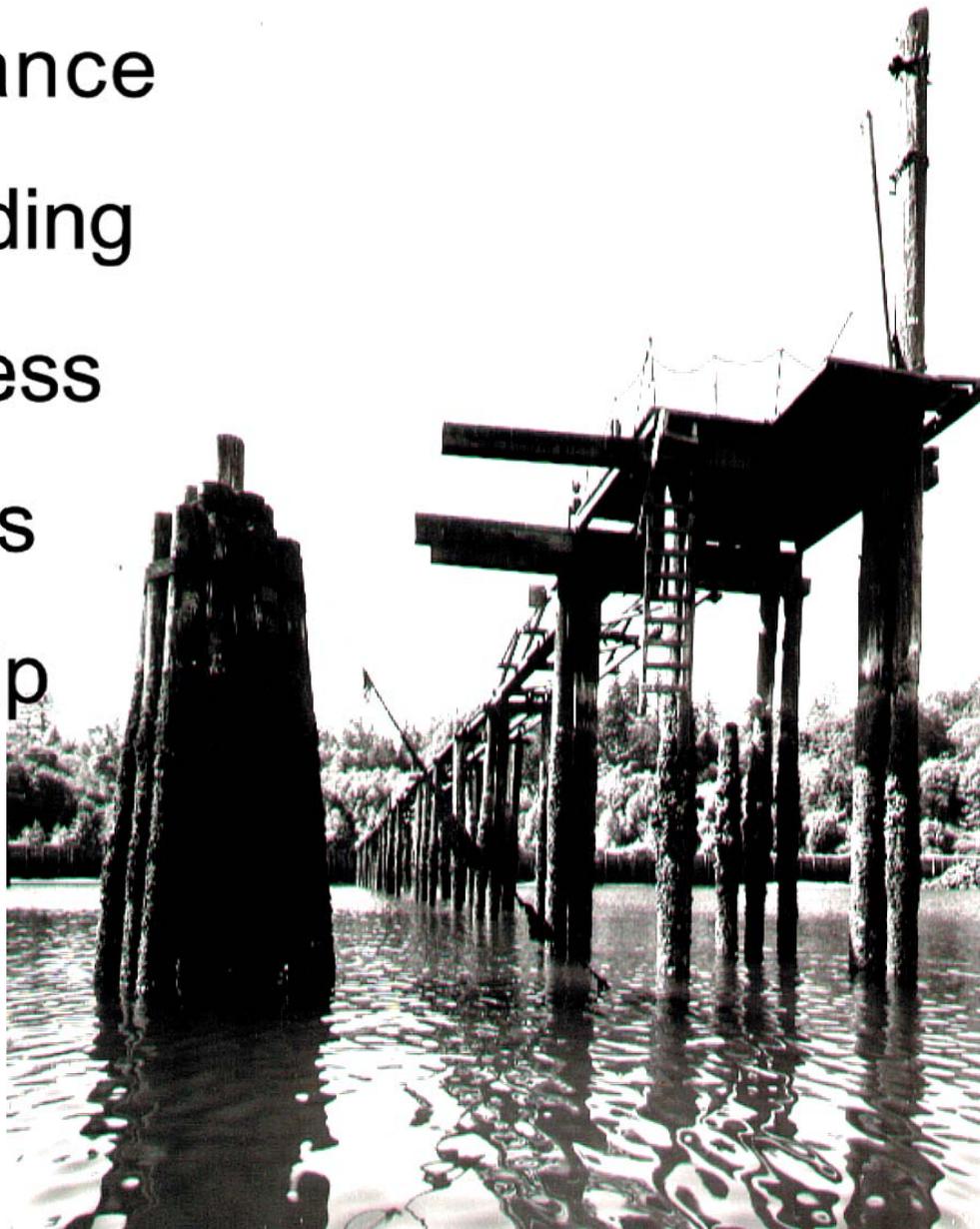


Figure 3.5 - Picture of old pier extending from beach.

### RUINS:

**Remembrance:** of the land and the peoples that have experienced it throughout time;

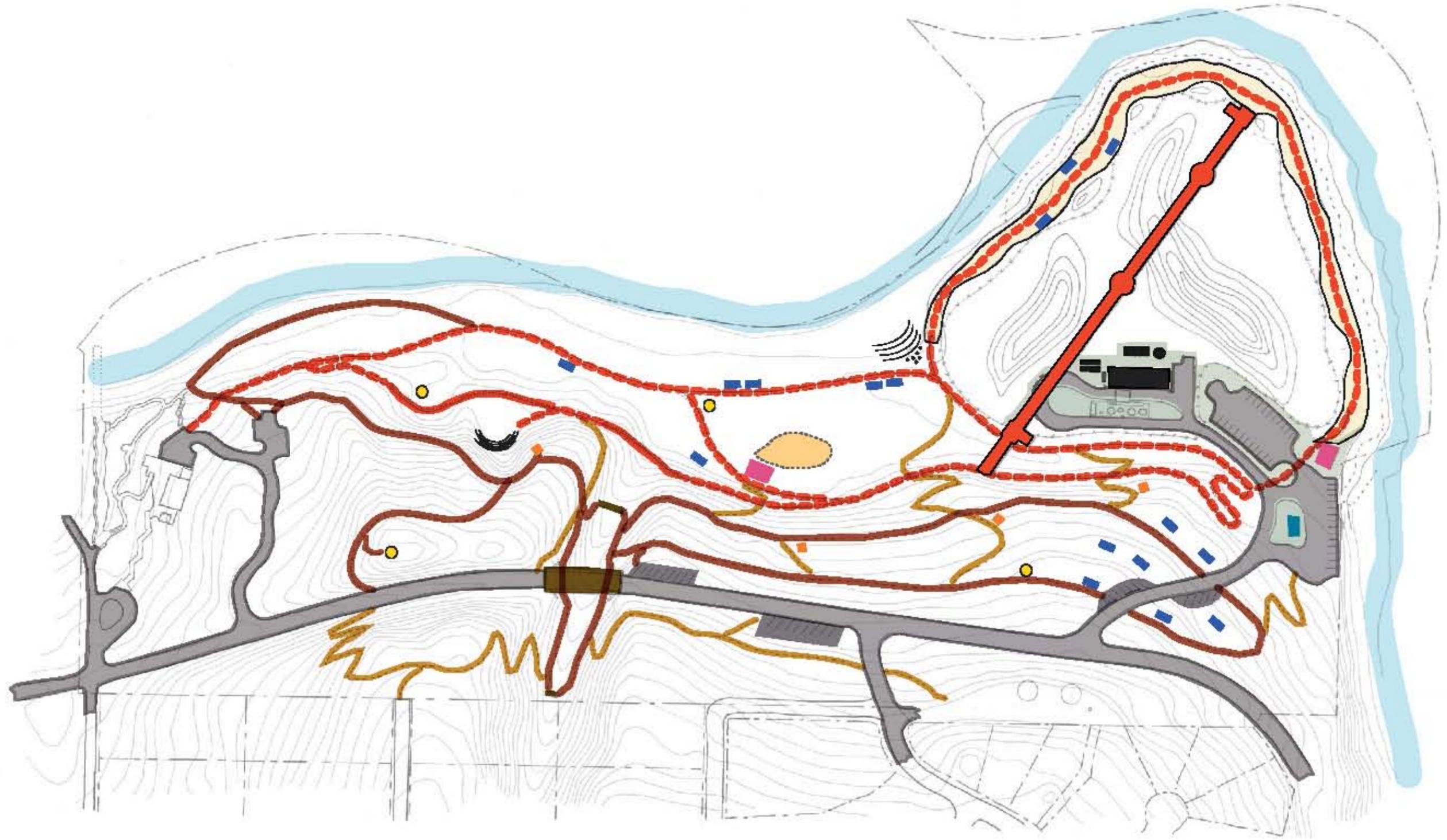
**Understanding:** the transformations of the land and the motivations for its transformation;

**Inclusiveness:** through welcoming design that addresses stakeholders' needs with an even hand;

**Naturalness:** through experience with nature, embracing the interaction of sea, land, and sky;

**Stewardship:** of the land as a "living" laboratory that will inform users of its past and present states while providing a sense of healing through restoration and care.





Jim Ellinghoe & Ion Arai : Site Plan



Jim Ellinghoe & Ion Arai: Vegetation Overlay

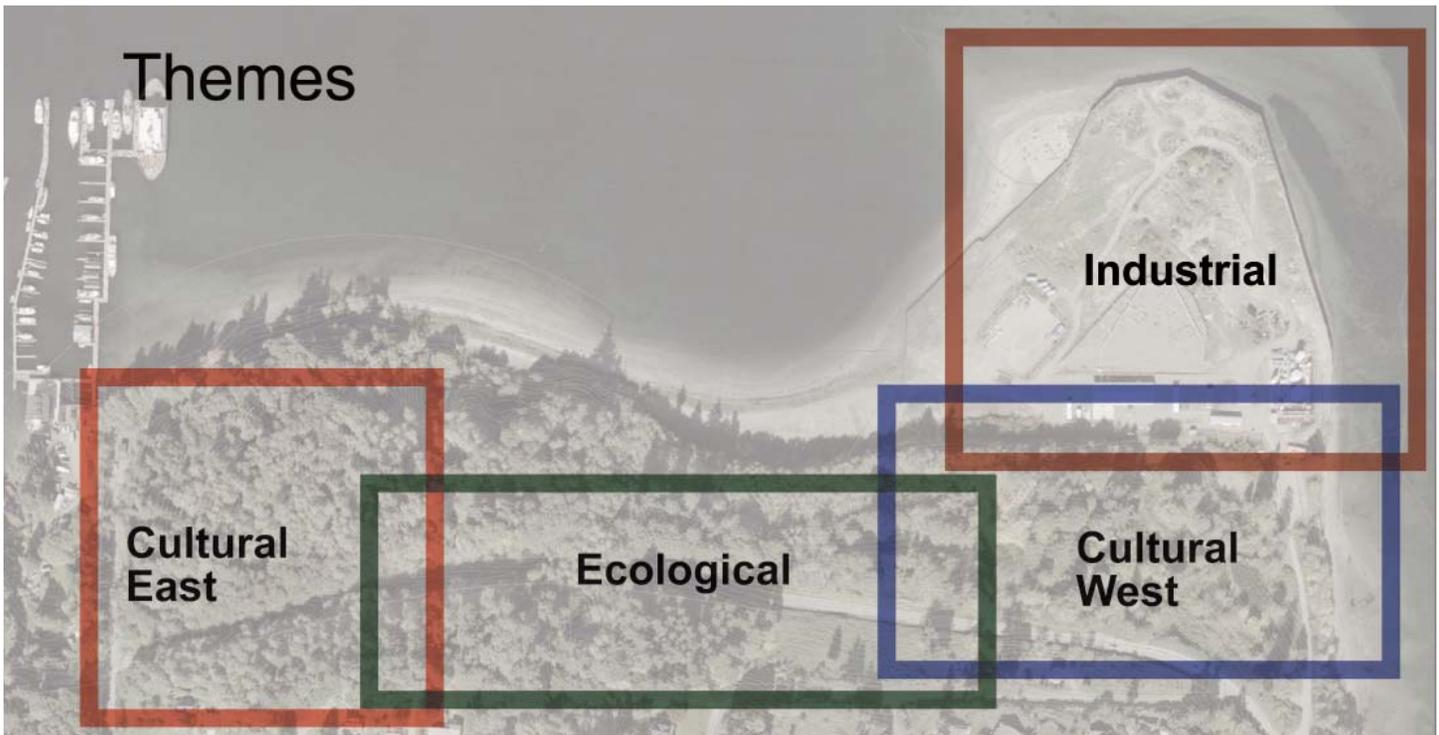


Figure 3.6 - Conceptual diagram of themes.

**Themes:**

Four themes informed by the past, present, and proposed uses of the land guide the design of the park. The western portion of the park – Cultural East – hosts the Japanese American Memorial (JAM) site. Design themes for this portion of the park are to reflect eastern cultural flavor. The middle portion of the park – Ecological – is the place that is the most naturally intact hence the design theme in the portion should be ecological in nature. The eastern portion of the park – Cultural West – was the location of the former town of Creosote, which housed the company worker for the creosote plant on the Point. Design theme for this portion is to reflect a western cultural flavor acknowledging this history on the land. Industrial themes are to be implemented through design on the Point to reflect the industrial past of the place.

**Experiential:**

The park has multiple environments – each with a different emotion or experiential feeling. Starting in the west – due to the contemplative nature of the Japanese American Memorial site – this section looks inward with hopes of peace and solitude. The moderately dense tree canopy

that lets in light but gives the feeling of enclosure reinforces this. Also a wall of trees giving a further feeling of enclosure limits the views looking out from this site.

The middle portion exhibits the densest tree canopy of the entire site as well as some of the steepest and most crenelated topography – letting in less light lends a compressed feeling due to the space. Further east, a more parkland character is present due to the past habitation of the portion of the park. The space is lighter in quality and possesses territorial vistas resulting in a more activated character. The Point is expansive, due to the lack of topography,

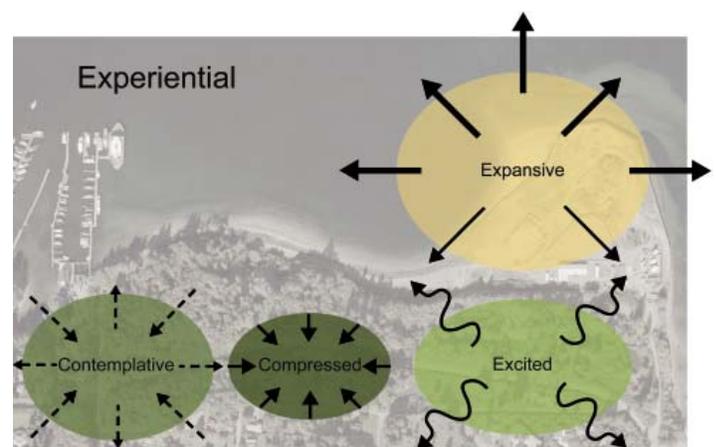


Figure 3.7 - Conceptual diagram of experiences.

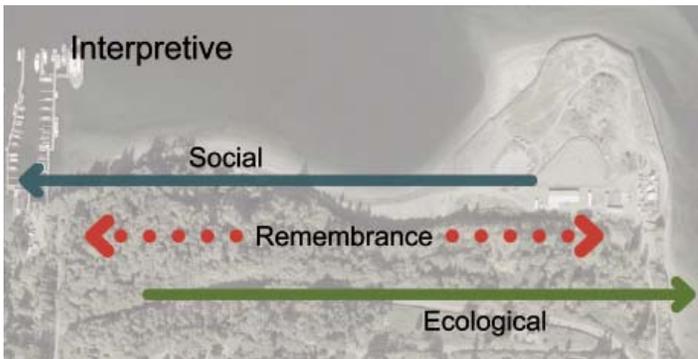


Figure 3.8 - Interpretive factors.

vegetation, and uninterrupted views (lack of visual boundaries).

**Interpretive:**

Throughout the park where interpretive elements reveal themselves moving from west to east the subject matter should have an ecological reference as one heads towards the superfund site. Conversely, heading from east to west the subject matter should have a social reference heading towards the JAM site. The land that this park is on has experienced a diverse and unique history. Historical interpretation should be site

specific and independent of direction of travel throughout the park. All interpretive elements of the park are expressed through subtle design elements rather than interpretive signs for dummies.

**Trail System:**

The planned trail system utilizes approximately 90% of the existing trail layout. Through, the implementation of additional trails and improvements to the existing system, we sought to create better access throughout the park. We connected the fragmented trail network to provide more comprehensive access to different areas of the park. A large ADA compliant loop is to be incorporated in order to provide access to those with special needs. In addition to improving the trail system, we propose more recreational amenities to take advantage of the park's natural topography and environment.

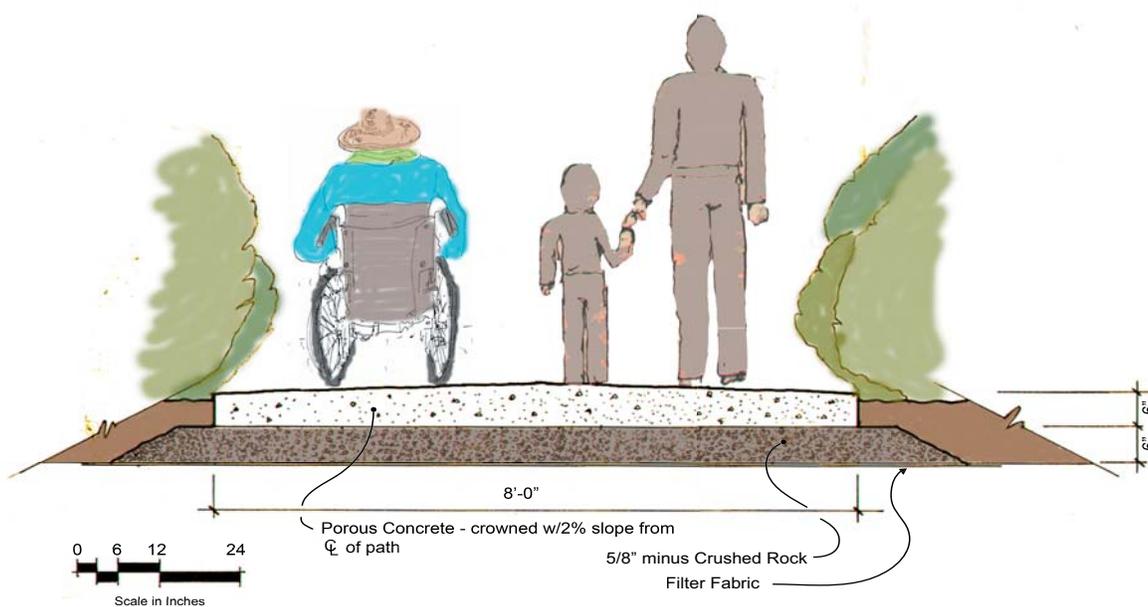


Figure 3.9 - Image of trail section and layout of trail network throughout park

## The Ravine:

Long term goals include restoration of the Ravine resulting in a bridge over a day-lighted Creosote Creek on Eagle Harbor Drive. Trail system is to be extended to southern portion of the park via the Ravine.

## Bill Point Road:

Extension of Bill Point Rd. to Eagle Harbor Dr. resulting in the decommissioning of NE Old Creosote Hill Road. This abandoned road can be developed as rough mowed pasture that can be used for parking overflow or construction staging. By decommissioning this road and extending Bill Point Rd we are eliminating a dangerous intersection (Old Creosote Hill Rd. and Eagle Harbor Dr.) and providing an open space amenity.

## Amenities:

Creating areas of recreation was important to our design to address the stakeholder's desires for a multifaceted active program. Here is a list of the key amenities that we wish to provide:

The Council Circles: informal social gathering spaces that are also intimate enough in scale to be utilized as resting places for individuals. Material selection and design detailing reflect the thematic concepts previously mentioned based on their location.

Picnic Areas: programmed additional gathering space that provide longer term recreational activities such as cooking and eating. Located in places where there is more light, access to parking or nearby heavily used recreational areas

Puget Sound Water Trail Campground: proposed camping area on west beach for overnight kayakers.

Kayak Storage Barn: building structure facilitating rental and storage of kayaks for local users.

Viewing Platforms: elevated structures that provide viewing opportunities at key locations throughout the park. These platforms would enhance internal and external experiences.

Public Facilities: consist of restrooms and outdoor shower facilities.

Parking: design provides approximately 70 parking spaces. Primarily located at the eastern end of the park as well as on Eagle Harbor Drive.

The unique features in our design, includes: Japanese Torii gates, an amphitheater, a barrel seating area, and the trestle.

The Torii gates are a traditional Japanese symbol marking the entrance to a sacred space. This is appropriate transitional elements due to the location along the trail leading from the shoreline to the JAM site. One gets a sense of entering an area that is unlike the rest of the park, and it mentally prepares them for that experience.

The amphitheater is situated in a dense forested region. It provides a large gathering place to hold events or meetings in an enclosed natural setting, which is further enhanced by the views of Winslow. It is a blending of the natural setting that looks out to a very urban environment.

The barrel seating area is located at a junction of three paths and in front of the primary beach recreation area. Like the Council Circles, it is meant to be a place of gathering and socializing.

The Trestle is the iconic structure of the park – it is the most visible and dramatic element.

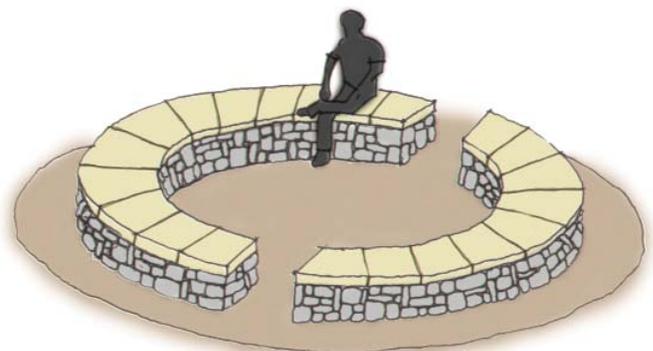


Figure 3.10 - Detail of seating area, or 'Council Circles.'

### Vegetation:

The park already possesses a valuable vegetative component that is in dire need of stewardship with respect to noxious weed control. Plant palettes throughout the park should reflect our experiential concepts in that they are subtle in color in the western and central portions becoming more colorful in the eastern portion. Plant palette on the Point and Shoreline should be primarily native in selection and robust in character in order to thrive in harsh conditions. The selection of American Dunegrass, which is blue in color as the primary plant for the interior of the Point is evocative of the fact that the area was once underwater. The American Dunegrass is extremely hardy and vigorous thus making it a logical candidate for quick recovery if disturbed by maintenance or future construction.

### The Amphitheater:

The amphitheater is built in an old sand pit that was used by a brick factory. It uses the “natural” topography as a canvas and its location looks outward towards Eagle Harbor and Winslow. It can be utilized as a large gathering place for celebrations or meetings or as a small venue for music or plays. Situated within a gully enclosed on three sides by trees one gets an expansive feeling that is focuses outward to the water and the town. The design ties together nature and history. Since it is sited on the location of an old brick factory – we suggested that the seating be constructed with bricks manufactured from this factory. Looking into the amphitheater the bricks reminding one of the past, but they are not visible from above giving a sense of naturalness.

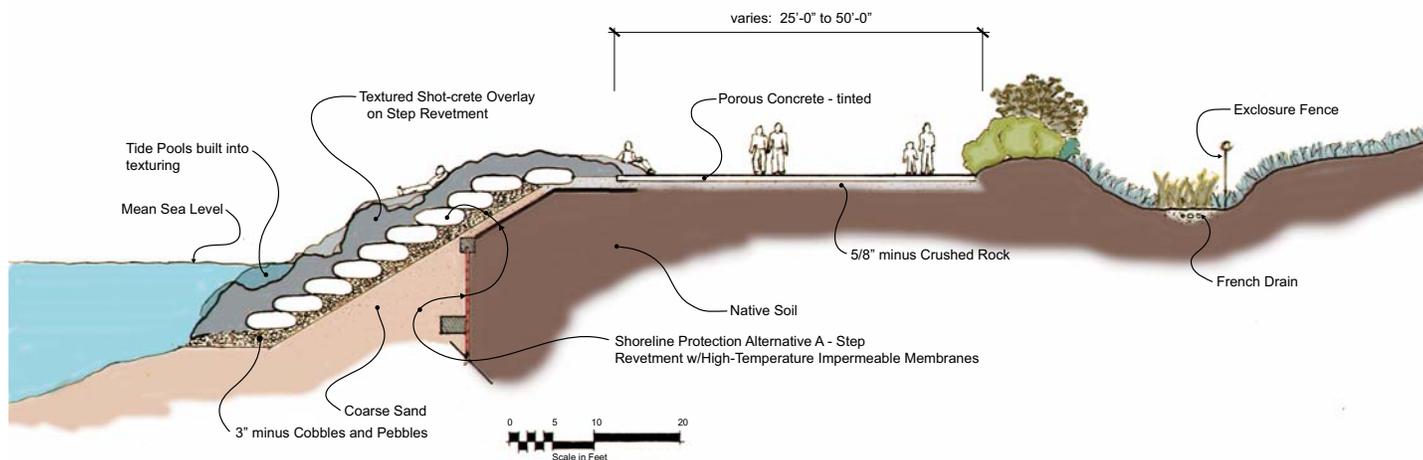


Figure 3.11 - Section of restored beach and pathway.

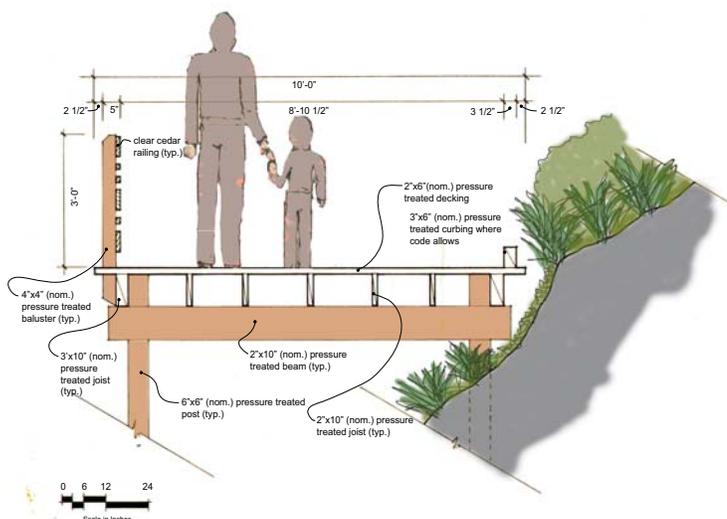


Figure 3.12 - Image of boardwalk section.

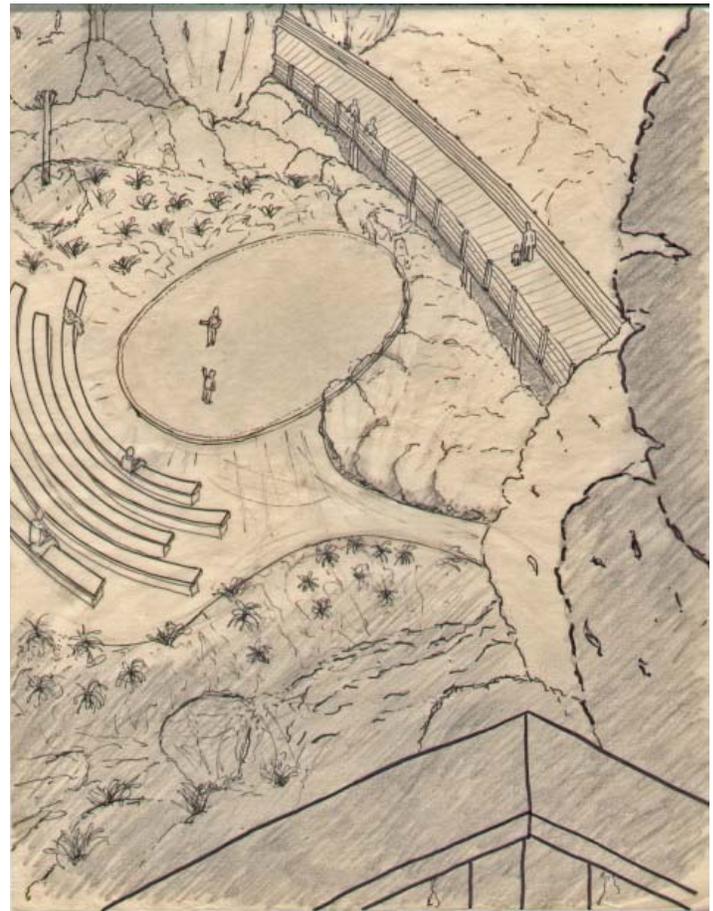
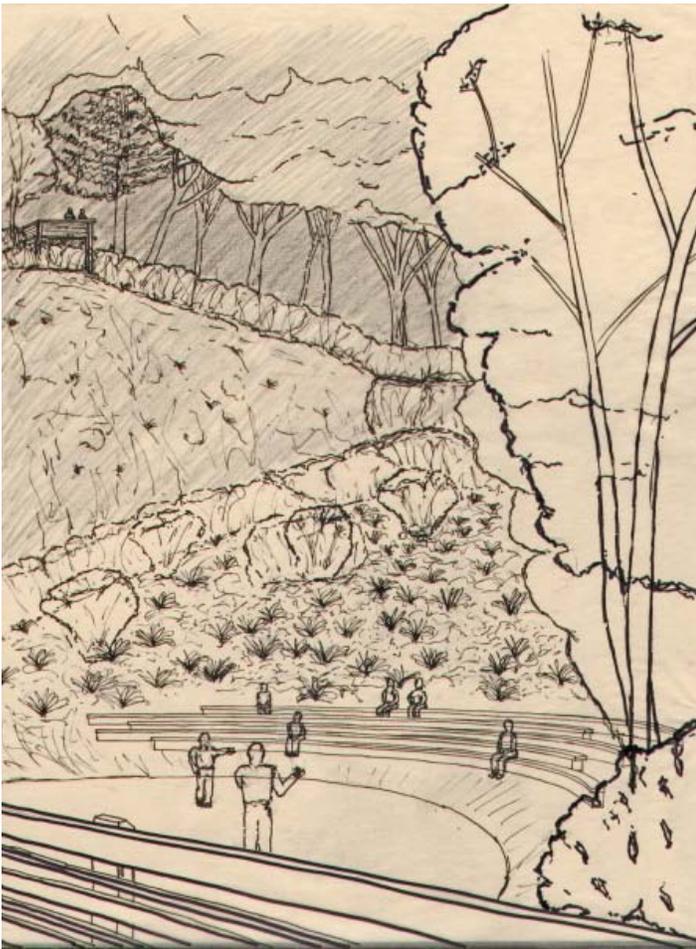


Figure 3.13 & 3.14 - Sketches of amphitheater.

The boardwalk is situated in front of the amphitheater acting as a backdrop, but it is positioned at a height that does not obstruct the views to the water and beyond. It also creates more viewing space looking into the amphitheater.

The viewing platform which is located above the amphitheater is positioned to create views into the amphitheater and outward to the water and beyond. This gives a different experience and feeling to viewing events at the amphitheater.

**The Beach/Shoreline:**

Although the beach and shoreline path provide an important east-west access to park, it is a pleasant relaxing experience. It offers options of an informal path (the beach) and formal path (ADA loop) with both giving an expansive feeling provided by the openness and the views over the water.

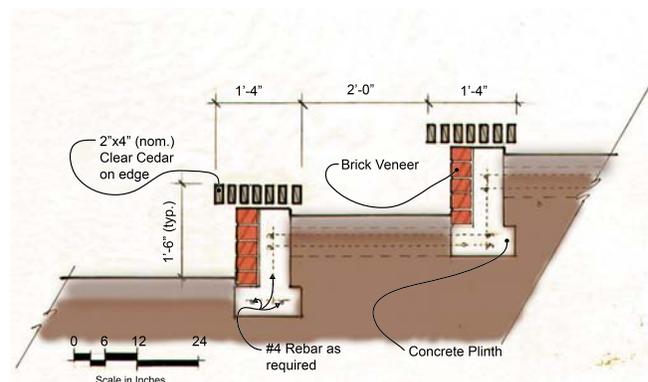


Figure 3.15 - Amphitheater seating section.

Along the way – you pass picnic shelters, council circles until you reach the junction where the beach path meets the point promenade. In this section are rows of large platforms for seating or sunbathing. It overlooks the primary water/ beach recreation area – it could be a place where parents can safely look out for their children while they play on the beach or in the water. Another feature of this area is the barrel seating. The seating is made of old metal barrels sunk into

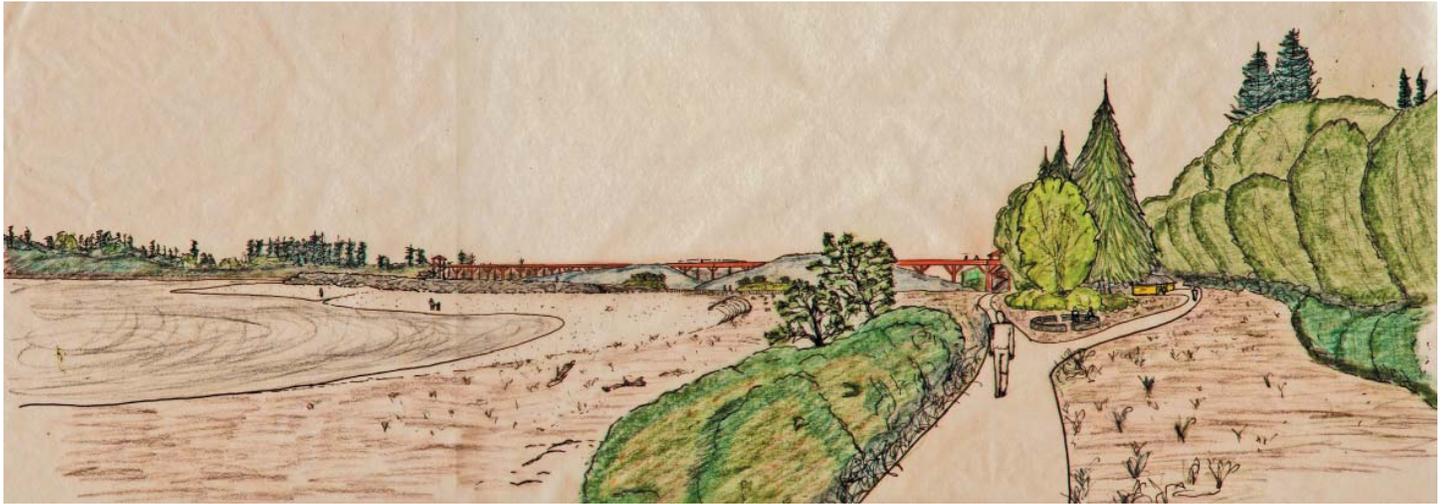


Figure 3.16 - Sketch looking east towards point.

the ground at different heights. This harkens back to the industrial days of the point following our conceptual theme. This has the potential of becoming a notable iconic gathering place.

**The Earthworks:**

We propose the construction of two large mounded earthworks whose primary purpose is to screen the EPA’s treatment facilities from view into the Point. The earthworks can be manipulated to facilitate the installation of future wells as needed.

**The Trestle:**

Continuing along around the point – the path widens varying from 25-50 feet. Interspersed with pockets of vegetation and picnic amenities, the Westside of the point overlooks Eagle Harbor. The Westside promenade of the point is meant to be more recreationally active due to its location to the beach and the sheltering from the wind coming off the Sound. As you make the turn around the point, the views to the Cascade Mountains, Mt. Baker, Seattle, the Sound and Mt. Rainier reveal themselves. Continuing along the eastern shore, the path brings you back to the primary parking area for the park

An elevated trestle provides access across the restricted areas of the point. The trestle can be accessed by the ADA trail coming from the

uplands, and by the two stair towers at each end. The trestle is configured on an axis that points in the general direction of Mt. Baker. On a clear day, territorial views to the east and west encompass Mt Rainier, the Cascades, Seattle, Eagle Harbor, Winslow, and the Olympic Mountains. Interior views of the Point are included as well. The design is a historic reminder of the past industrial uses of the site

The trestle will be constructed over a concrete slab that can serve as an access road for the wells and other maintenance issues.

As the restricted areas becomes more accessible, the trestle can connect to the earthworks providing access to the interior of the Point. This access can be incrementally



Figure 3.17 - Plan view of trestle location and point.

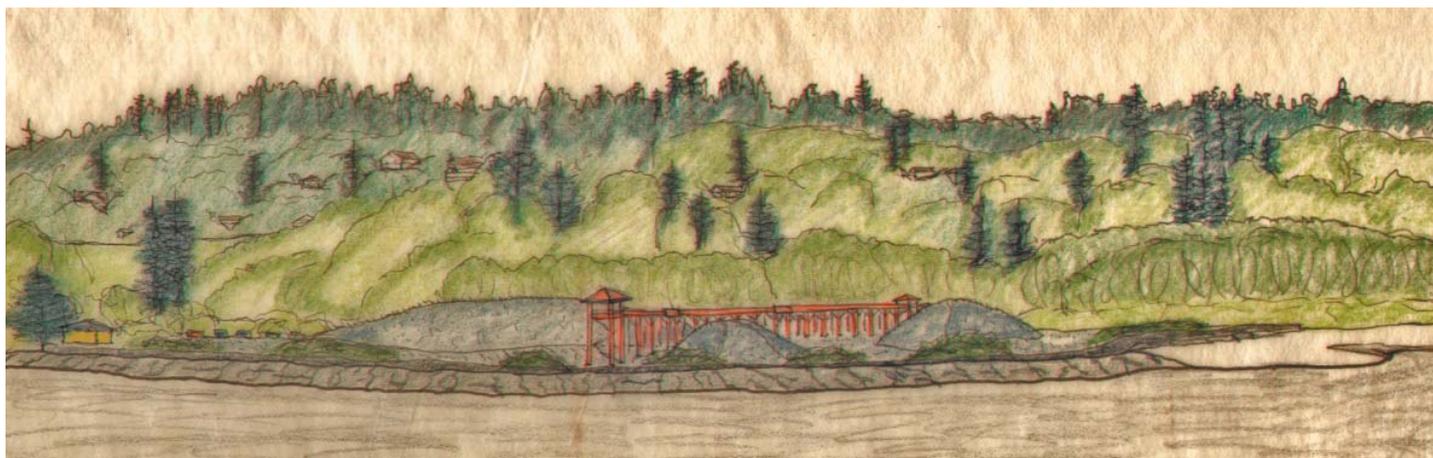


Figure 3.18 - Perspective sketch looking towards point from ferry approaching Eagle Harbor.

increased from being viewing platforms on the top of the earthworks to full access as the site becomes less polluted. The trestle is one of the first things one would see when coming by ferry to Bainbridge Island. It acts as an iconic element.

We propose augmenting the EPA’s Shoreline Protection Alternative A – Step Revetment with High Temperature Impermeable Membranes by applying a textured shot-crete overlay. This overlay would be naturalistic in appearance. The Promenade around the point would be made of porous concrete. Inboard of the Promenade,

we propose a drainage swale in which the EPA enclosure fence can be installed thus reducing its perceived elevation from the users on the Promenade.

**Implementation:**

This is an implementation plan spanning thirty years of the proposed improvements. We have identified five areas where improvement activities will occur. The implementation plan takes into account the economy of concurring activities as well as critical path activities for construction.

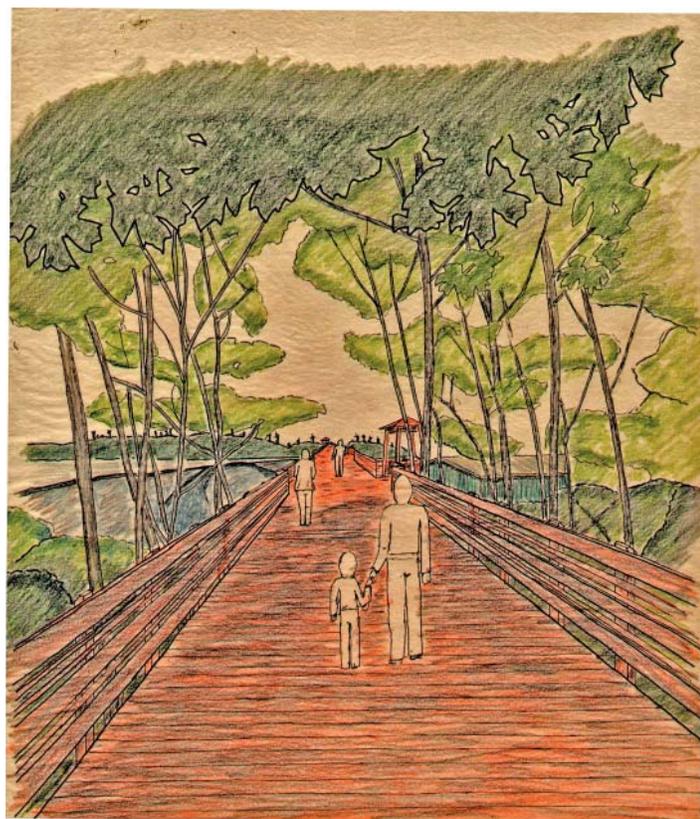
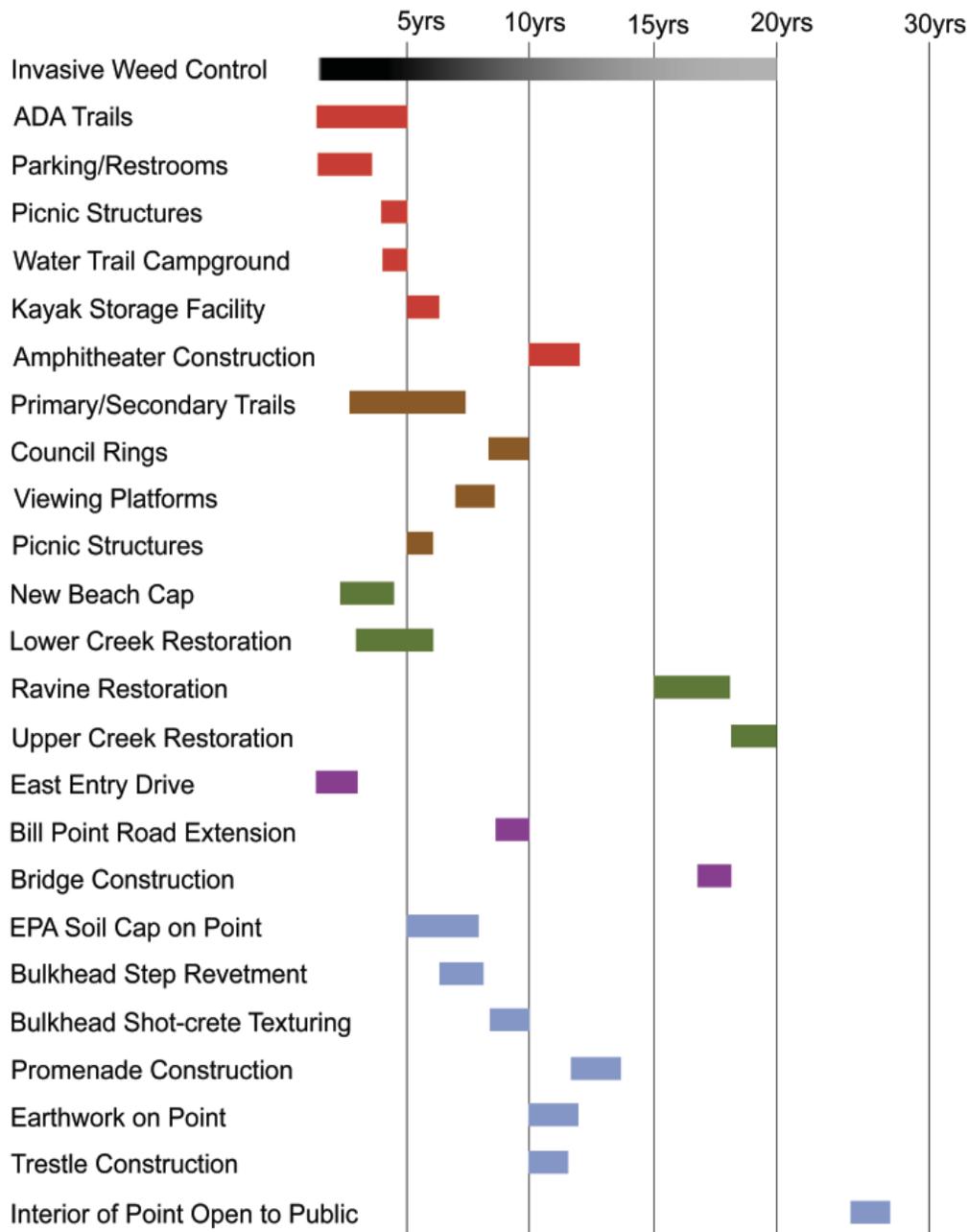


Figure 3.19 - Perspective looking across point from trestle.



Figure 3.20 & 3.21 - Phasing map and schedule.



# Wind and Water

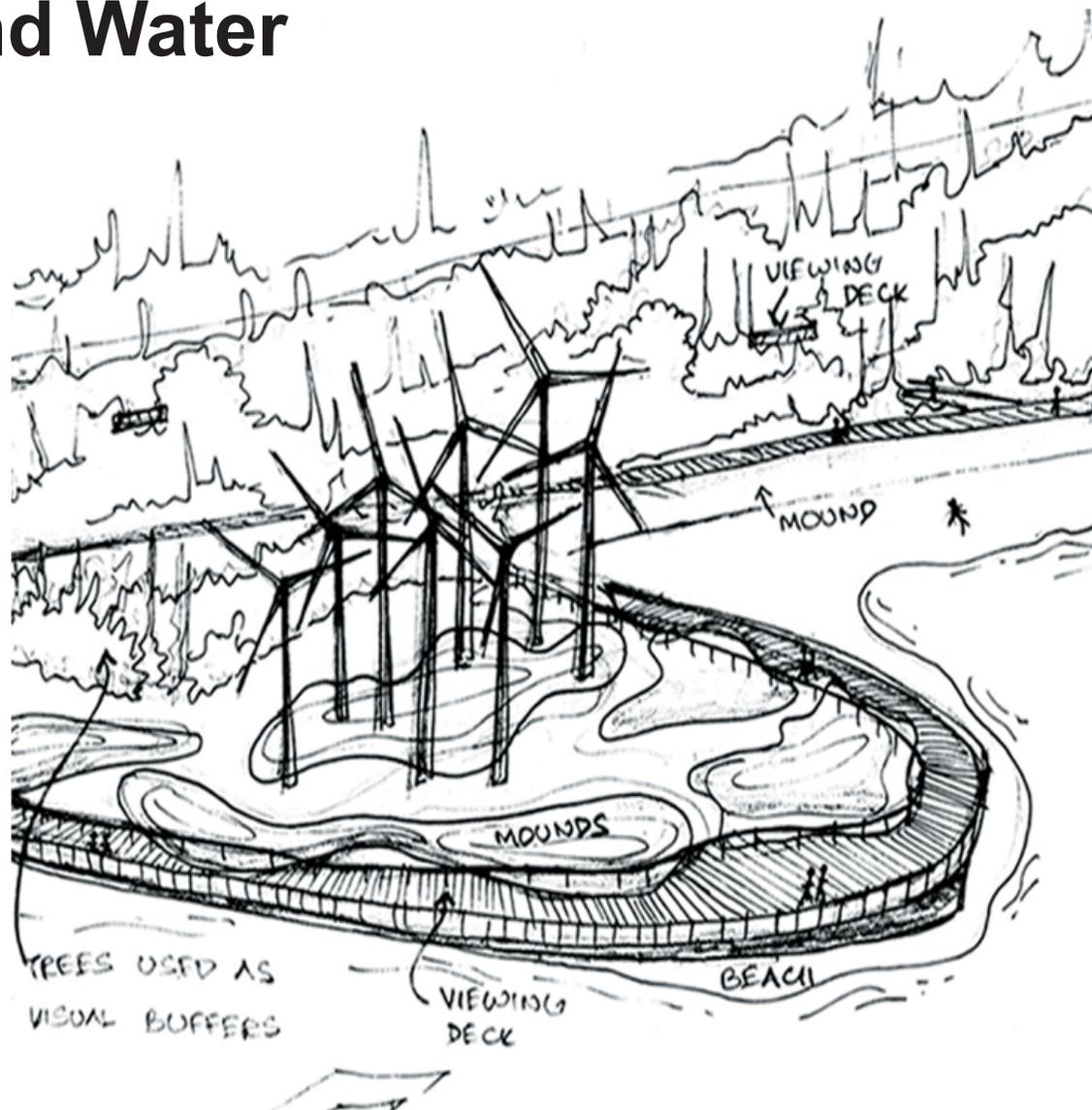


Figure 3.22 - Perspective sketch of point with windmills, boardwalk and restoration.

**JD Tovey**

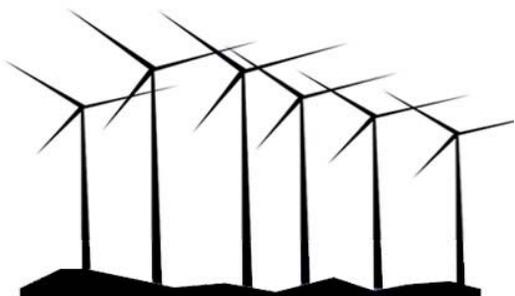
**Shruthi Mangalvarapet Kantharaj**

The main goals of this design are as follows:

Integrating modern components into the natural setting as a way of healing the damage caused by the industrial use of the site.

Bring balance between the benefits reaped from the natural resources and revival of the natural setting.

To demonstrate the transition from industrial to the natural world through the use of materials, form, scale and function.





JD Tovey & Shruthi Mangalvarapet Kantharaj: Site Plan

## Design Elements:

Entrances, parking, trails, bridge, overlook platforms, picnic areas, kayak rental and storage area, Native handicrafts and canoe making center, catchment area, mound along the beach & restricted area, chain link fence, boardwalk, habitat wall and windmills.

## Design Features:

A catchment area is proposed in the picnic areas as apart of creek day-lighting program with viewing decks around it.

The picnic area could be rented out as outdoor gathering spaces for both public and private gatherings, to generate income for the park.

The trees proposed over the mounds in the restricted area act as visual barriers. The types of trees proposed will be the same as those found in the upland area to give a visual flow and add the ecological restoration program.

The sidewalks are proposed on either side of the access road.

Dividers are proposed with restricted speed limits for the safety of the park users at the park entrances, also emphasizing the entry ways.

The overall contours of the site remain unaltered with minor changes made for the parking areas.

At the Point the board walk and the mounds act in a combination to create pockets to break the monotony of the walk and to direct the visitor at specific views

The two-storied kayak rental and storage center is designed like a Native American community center. It functionally serves the purpose of creating rental spaces to house kayaks and other accessories. It is an income generator for the park. This space is accessible only by water and not by motor roads. Semi-covered seating area is provided around the buildings which acts as a transition space between the built forms and the

nature around it. All the materials used on site are eco-friendly. The pavement material would be permeable. The semi-covered space would be made in recycled wood, which are cost-effective alternatives.

The Canoe Center is a two storied building that is shaped like log houses of Native Americans with the floor level sunken. The counters display the handicrafts with historical narrative boards above. The first floor can be used as storage space.

The decks act as punctuations on the trails acting as a visual relief. They are angled to frame a specific view with tree clearing so the visitor gets an unobstructed view. Grills are provided so that they can be used as spill over spaces .

The trails follow the existing contours lines. The trails are made to serve various purposes. The steeper slopes could be used for exercise. The gradual ones will act as reflective paths and others will serve as easy access from parking area to various spaces.

The bridge acts as a transitional connector between the uplands and the Japanese Memorial Site. The decks and trails have light fixtures for the convenience of users in the early and late hours of the day. Specific dog use hours would be proposed.



Figure 3.23 - Perspective of windmills and point.

We are proposing the installation of windmills on the Point as iconic elements and for the purpose of energy conservation. In the next 20 years wind farms would potentially save use of coal and natural gas. The windmills come in variable hub heights, rotor diameters, speed control, etc. and are adaptable to a variety of environments.

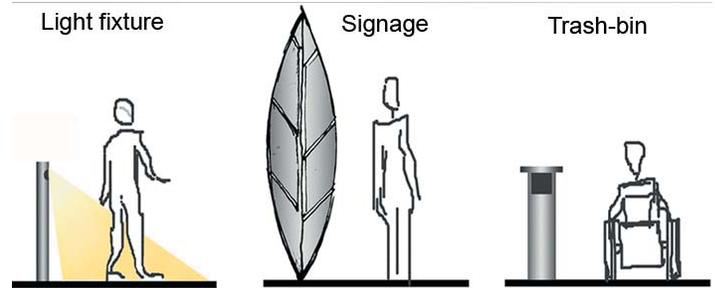
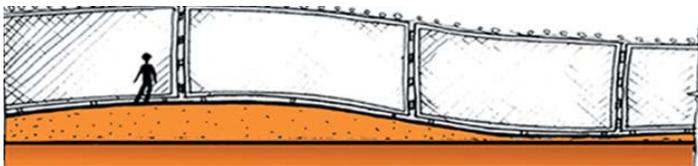


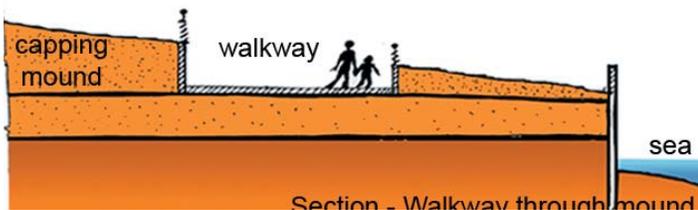
Figure 3.24 - Different pedestrian amenity ideas.



Chainlink Fence - Economical Option



Chainlink Fence - Designed Option



Section - Walkway through mound

Figure 3.25 - Fence and wall ideas for point boardwalk.

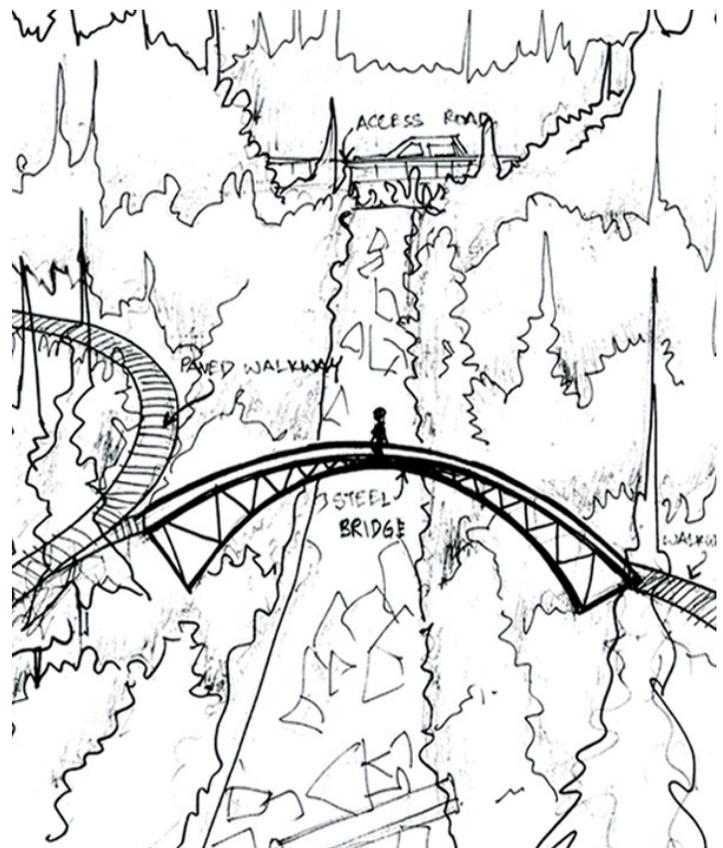


Figure 3.26 - Sketch showing bridge over restored ravine.

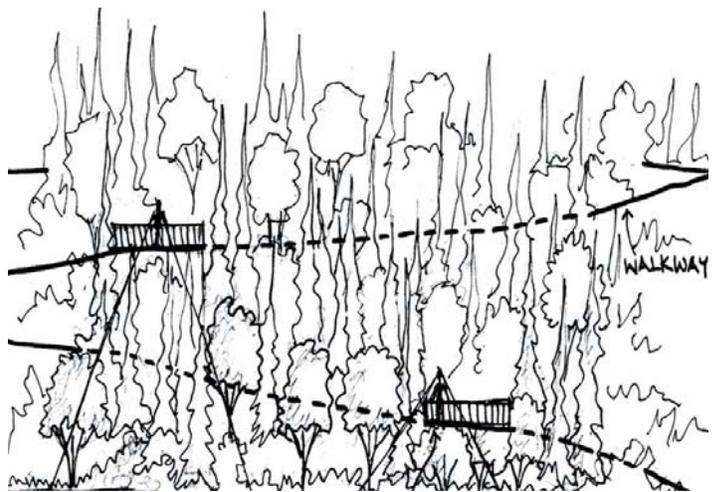
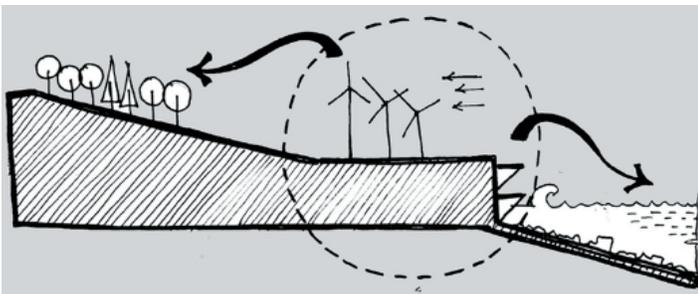
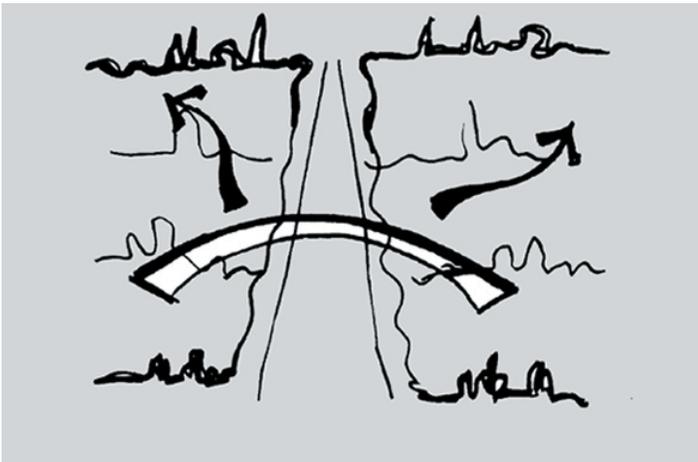
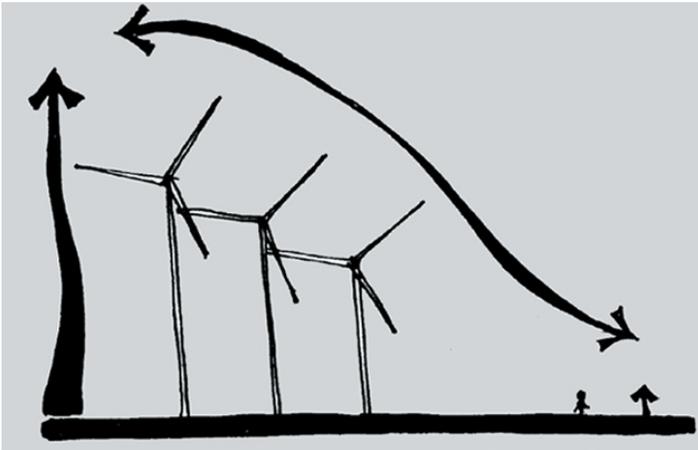
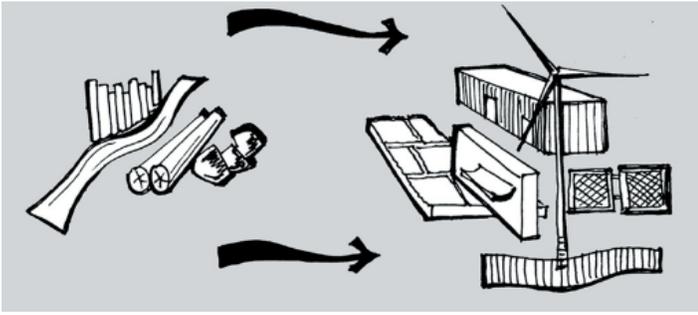


Figure 3.27 - Conceptual images of visions.

Figure 3.28 - Trail network concept through uplands.

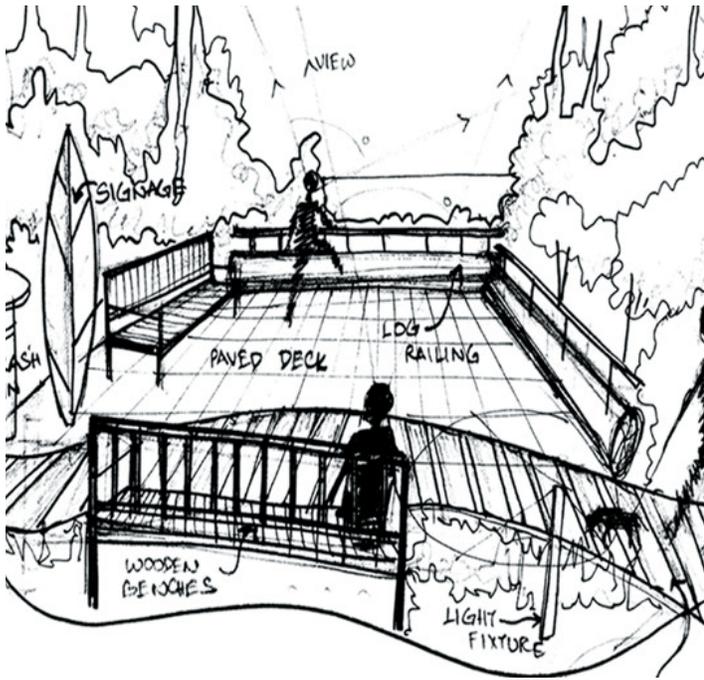


Figure 3.29 - Viewing deck and pedestrian amenities.



Figure 3.30 - Point section.

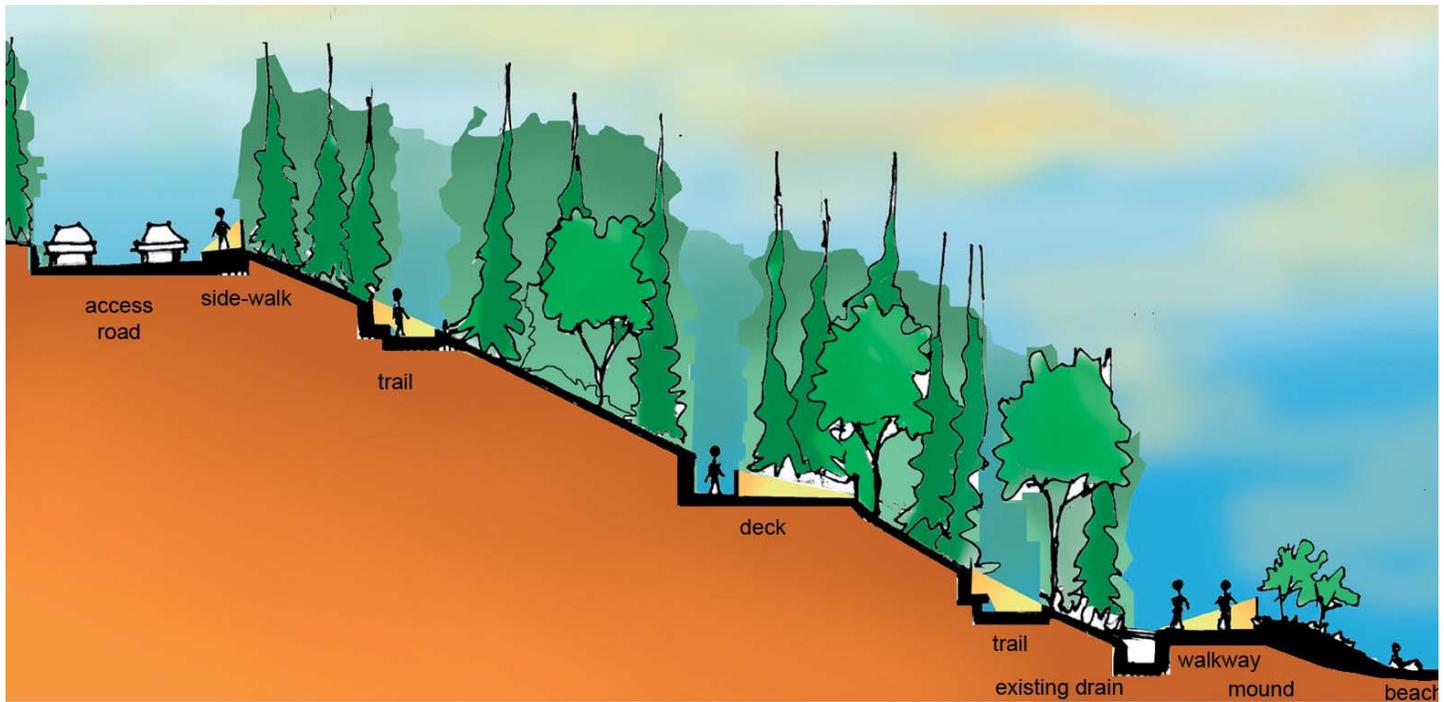


Figure 3.31 - Uplands section with road and trails.

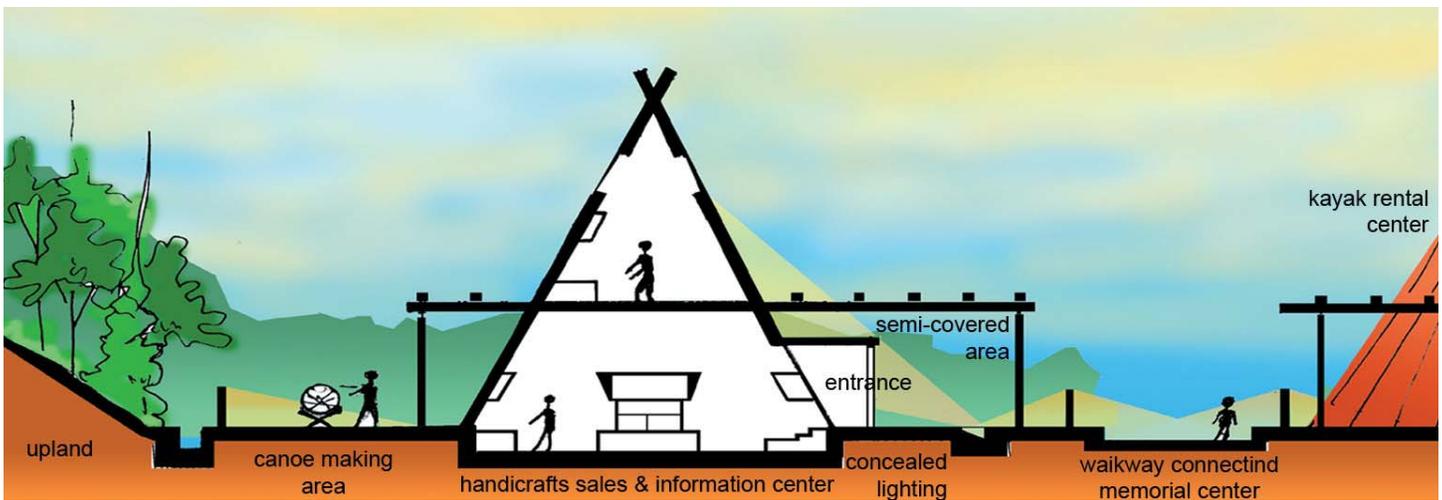
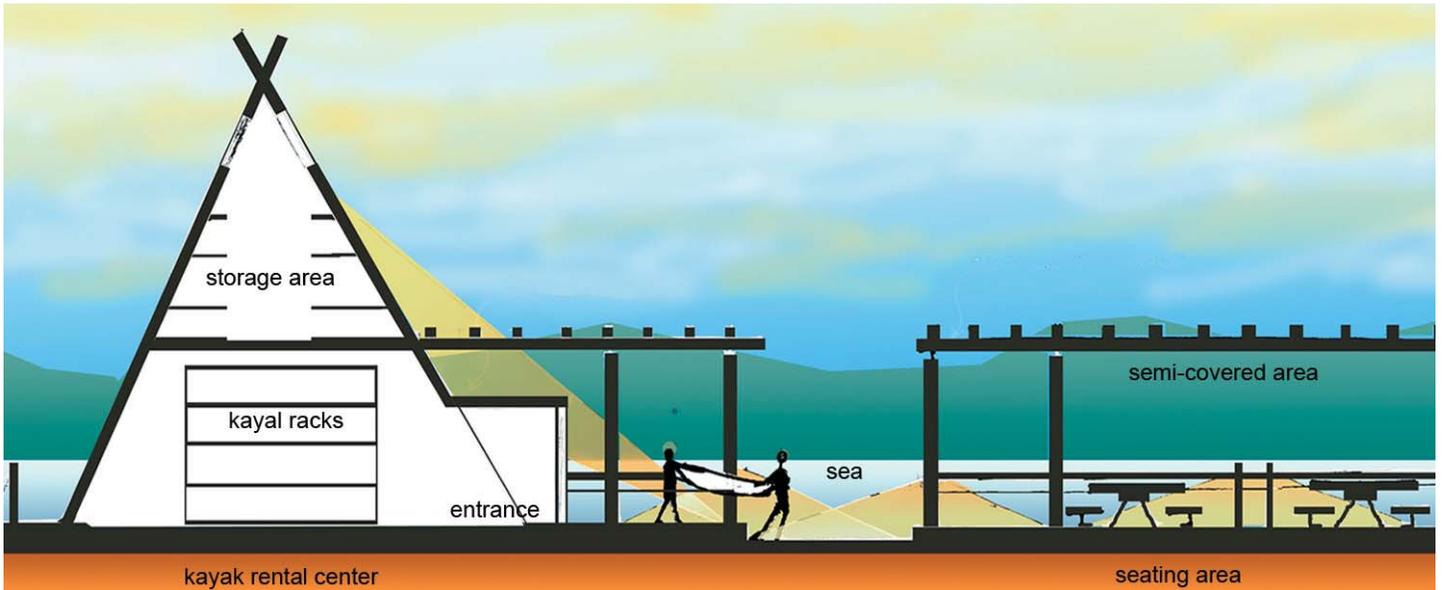


Figure 3.32 - Kayak rental center and seating area.

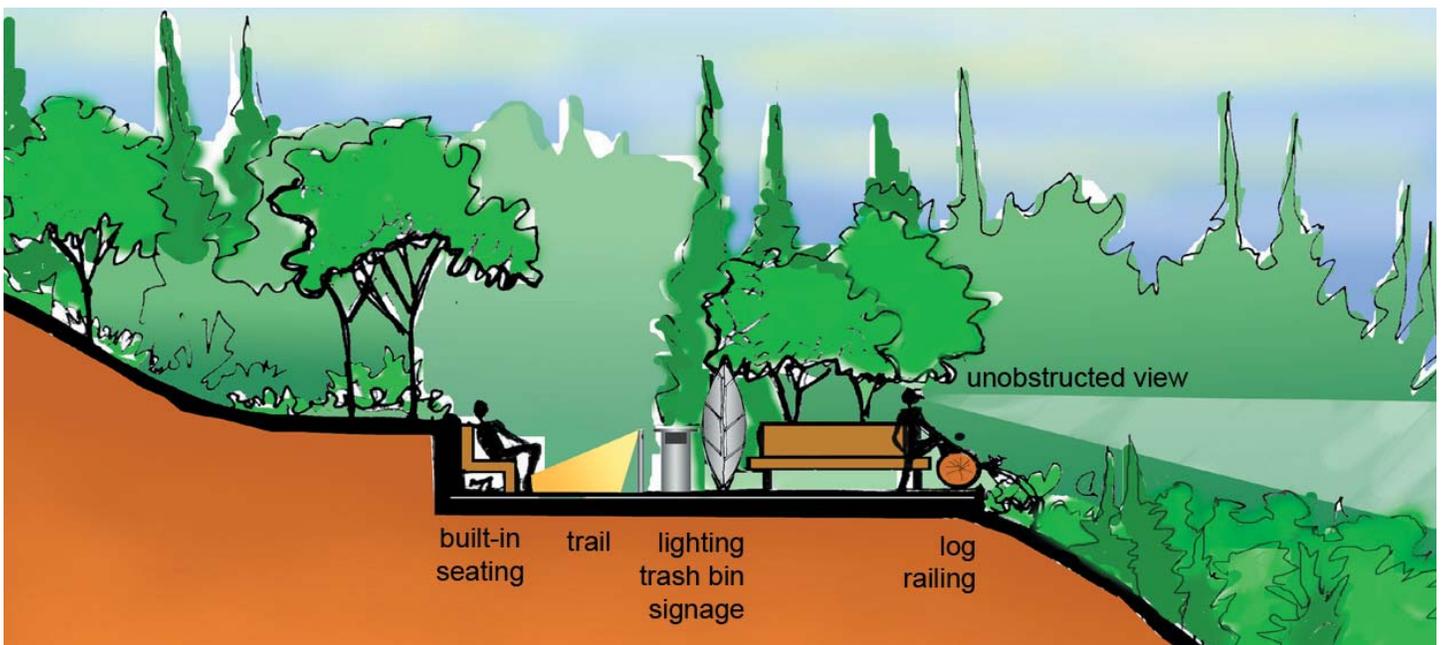


Figure 3.33 - Trail section with viewing deck.

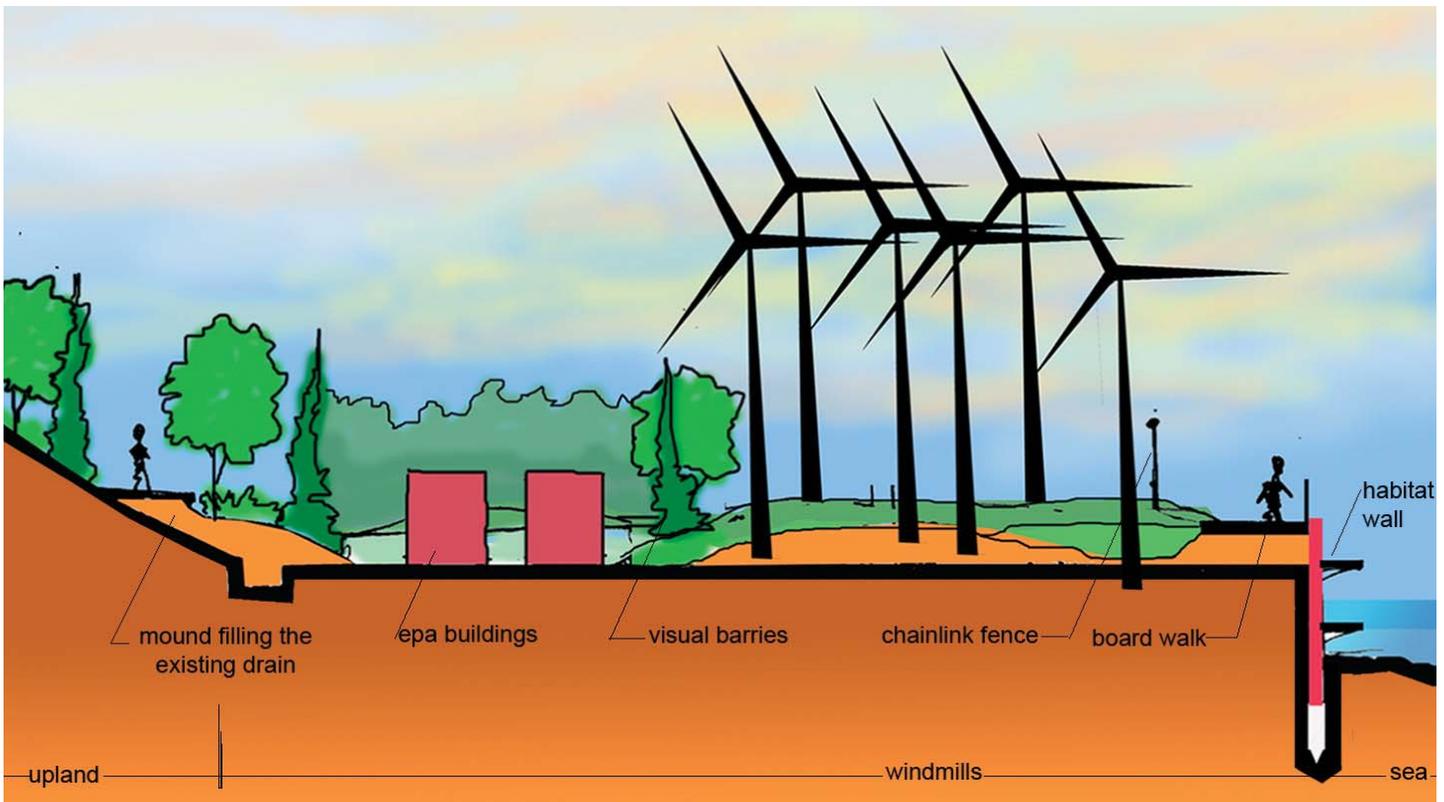
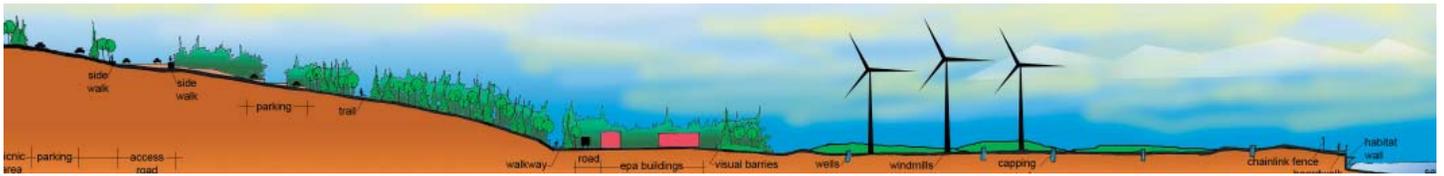


Figure 3.34 - Point sections with windmills.

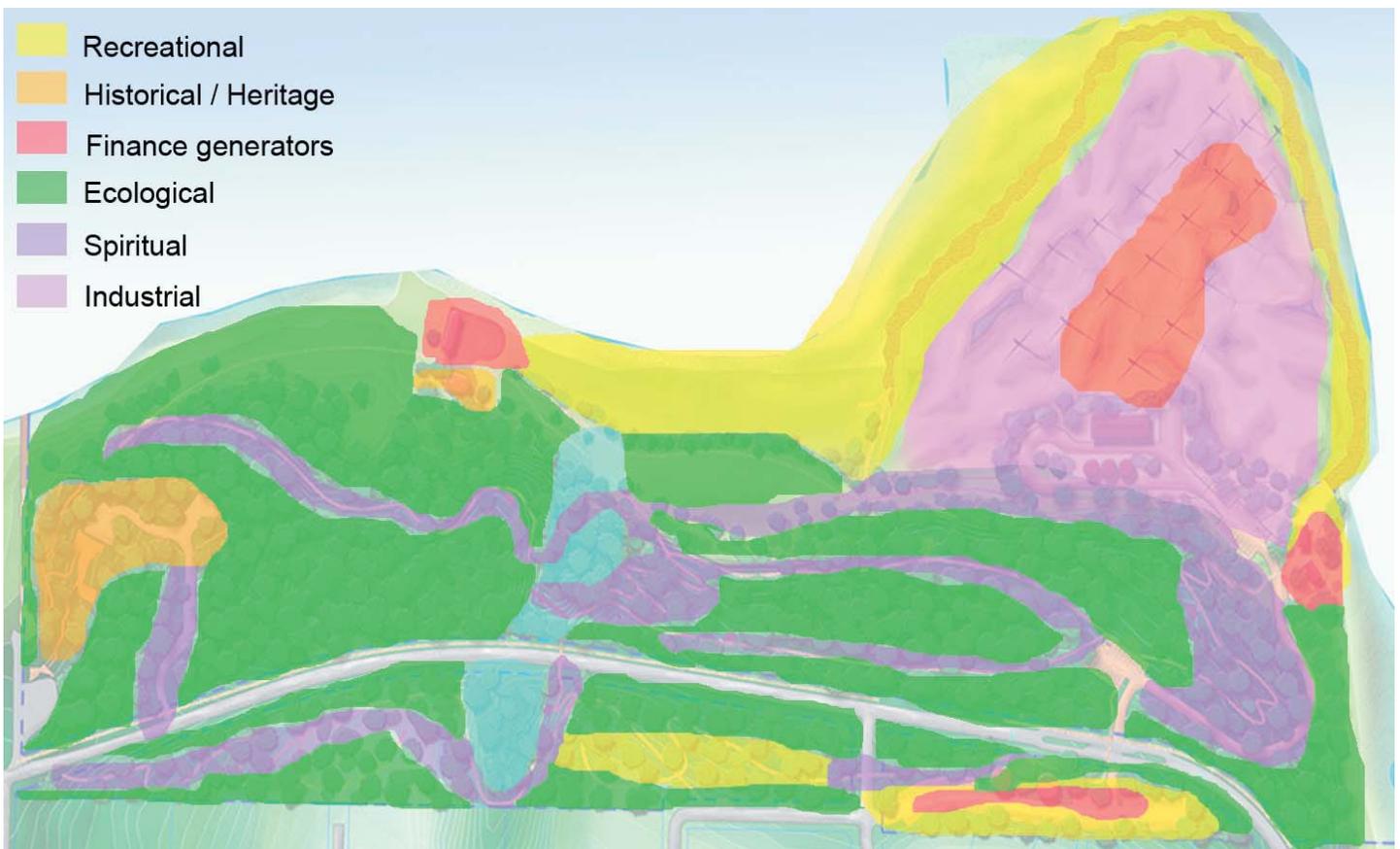
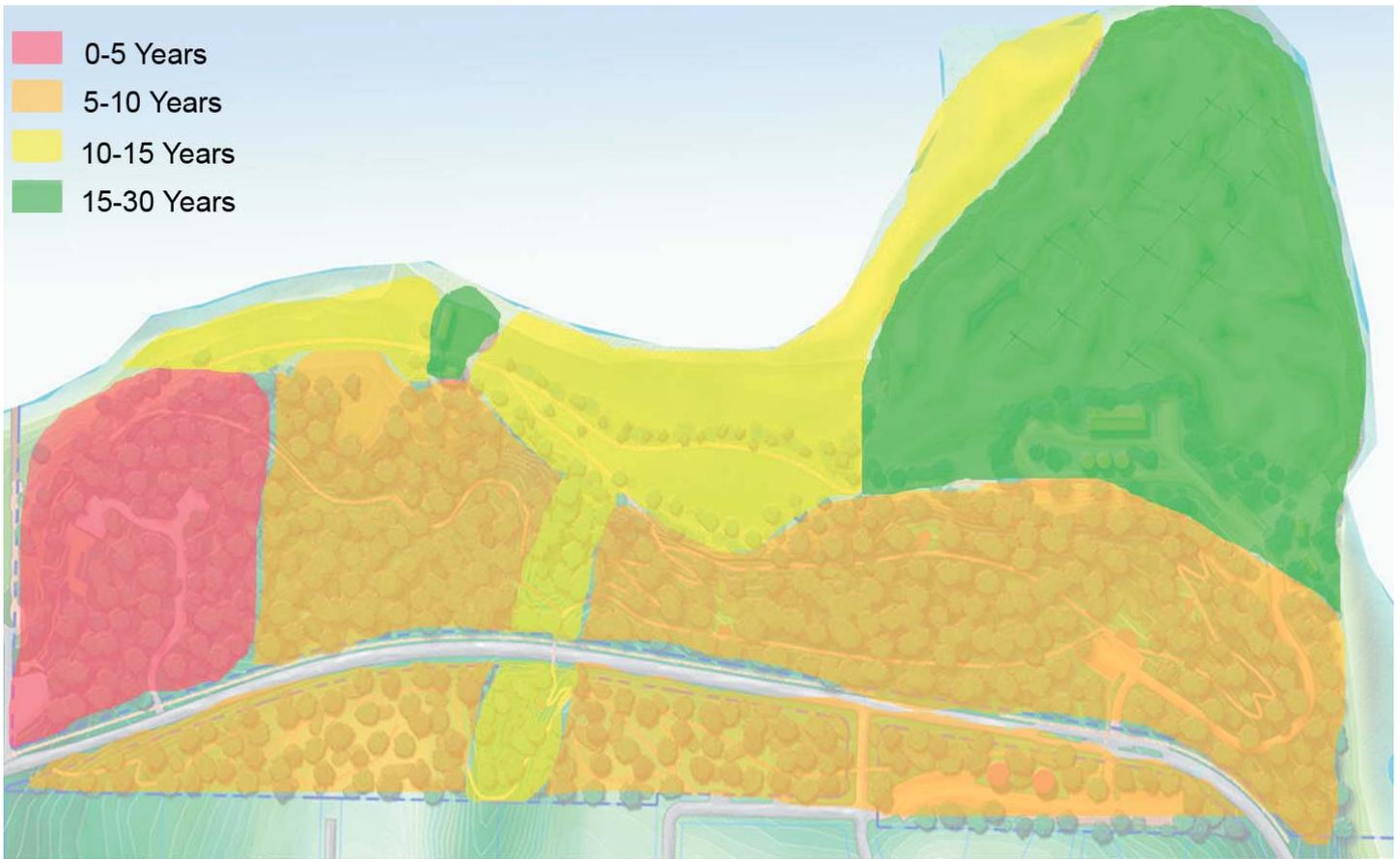


Figure 3.35 - Phasing and conceptual zoning maps.

# Gathering Spaces

Miki Fujikawa

Caroline Majors

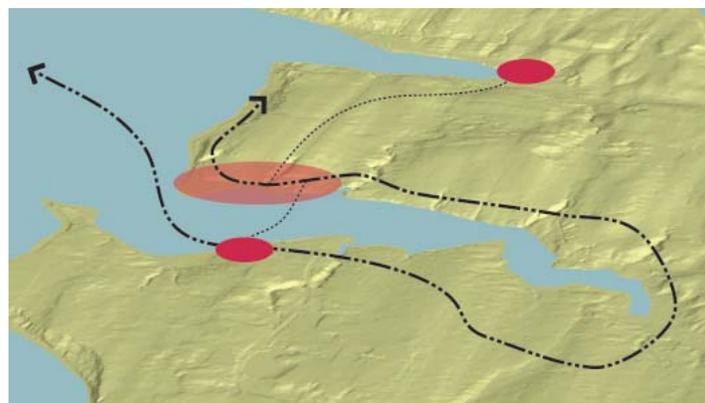


Figure 3.36 - Local and regional connections.

The diverse habitats and historical sites within Pritchard Park suggest that certain uses, including, restoration, memorialization, and recreation, are appropriate in the different portions of the park. The proposed design is an attempt to provide a framework for these uses. Under the proposed framework, these uses will be accessible, coherent, and flexible over time.

### Access/Availability:

Due to its prominent location, Pritchard Park has potential to serve as a community gathering space, embodying a collective identity for Bainbridge Island, while honoring individual cultural histories. The park should support and prominently display the values of this closely-knit island community that appreciates cultural and intergenerational diversity. However, it should also be available and accessible to a diverse range of uses, accommodating local and regional/national visitors, maximizing its use. Access and availability for all visitors will be enhanced by making the site more coherent and flexible.



Miki Fujikawa & Caroline Majors: Site Plan

## Coherency:

The park will fit into an interpretive framework which accentuates the existing and historical features of the site to make them more legible, available, and accessible to visitors. An explanation of the park's history will be an integral component of these experiences of healing and learning. Navigation and wayfinding will be emphasized in order to create clear connections/gateways/ thresholds/transitions between distinct spaces or uses within the park and between the park and its surrounding context.

## Flexibility:

The structures or paths should be minimal. Contrast should be drawn and thresholds created between constant features that memorialize the past, such as the Japanese American Memorial or the trees in the uplands, and elements in transition, such as the clean-up work, the tides, or seasonal changes in the landscape. The proposed design will enable change of use/ interpretation over time, allow for versatility, embody the progressive/forward thinking values of Bainbridge Island, and allow for adaptable/ temporary use for festivals and events.

## Design Elements:

**Boardwalk:** The boardwalk, made of the same materials as boardwalks at the Japanese American Memorial, will run along the outer edge of the point and connect to beach and upland trails, showcasing mountain, city and water views. Although the public will not be allowed into the center of the point, remediation activities will be visible from the boardwalk. The additional four feet of earth that will be brought in to cap the

point will not cover the boardwalk area, so that the walkway is at least four feet lower than the rest of the point. This height differential will serve as a less obtrusive but effective barrier to restrict access to the superfund clean up area while remediation work is underway. The northwestern section of the boardwalk will have a covered shelter and view deck that features views of both the Olympic Range and the interior of the point where remediation efforts are underway. The shelter looks across Eagle Harbor to the Ferry Terminal on axis with the historic work dock, an excellent place to discuss the site's history as a working waterfront. A second shelter/view deck

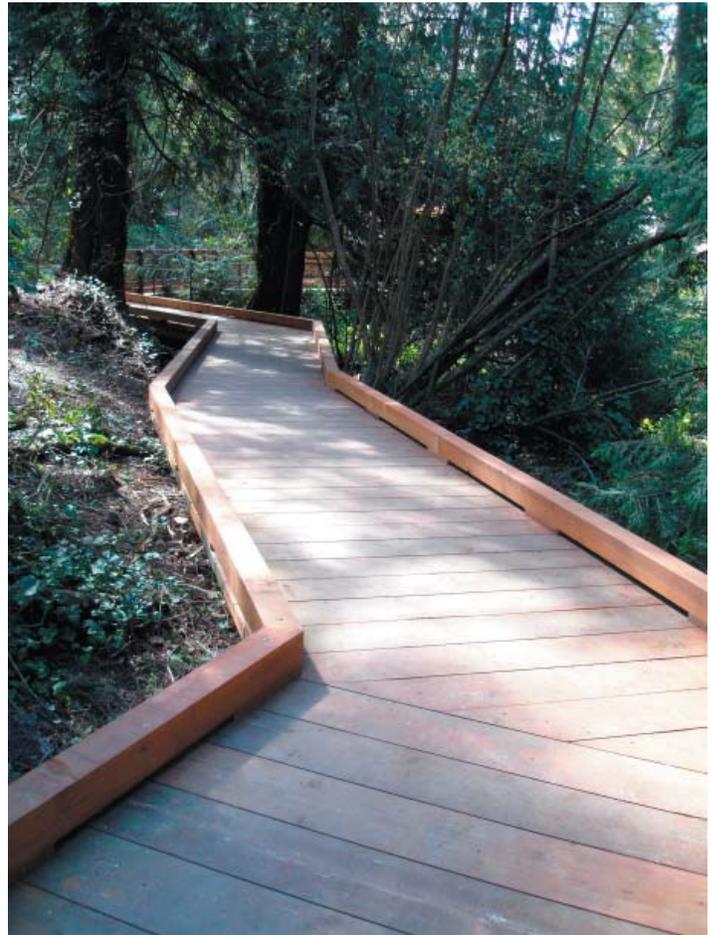


Figure 3.37 - Example of boardwalk through forest.



Figure 3.38 - Perspective showing restored beach with boardwalk



Figure 3.39 - Before and after illustrations of current trail.

will be sited in the area of the original post office/general store of Creosote, Washington. This location offers spectacular views of downtown Seattle across the Puget Sound, as well as views toward Mount Rainier. And, a restroom facility could be added to serve the eastern end of the park. In addition, we propose a mix of the wall and slope alternatives suggested by the EPA. So that planted terraced steps may extend from the boardwalk to the tidelands. This provides opportunities for added marine vegetation and softens the industrial feel of the existing sheetpile wall, without completely masking its function.

Shelters: The covered shelter on the view deck could be formed as a tensile structure of corrugated aluminum. The aluminum reflects building material used in the past in the construction of Creosote factory buildings. At the viewing point, a regularly updated interpretive display will inform visitors about the progress of

the remediation work. Also at this location will be an interpretive display explaining the need for wood treatment plants in the 20th century, and industrial practices that led to environmental contamination. The industrial wood treatment practices of today should also be noted here.

Well coverings: The development of Pritchard Park, especially the point, will greatly affect the impressions of visitors to the island, and provide some spectacular view opportunities across the Sound toward Seattle. The site serves as a “front porch” to the island. It should, therefore, strengthen and reflect the identity of the entire Bainbridge community. The superfund site will not be hidden behind barbed wire chain link fences. Well heads will be covered with vibrantly colored fabric to draw attention to the clean up taking place. The fabric coverings will be easily removable and would not interfere with the EPA/Dept. of Ecology’s remediation efforts. Visual access to the point remediation will encourage curiosity about the clean up. The continual remediation of the point illustrates the considerable effort it takes to make amends for past mistakes.



Figure 3.40 - Example of artwork that could be applied to point location.

Field/parking: A centrally located parking area will be placed along the south bend of the flatland area. The parking area will take advantage of an existing level, graveled area, and provide access to a kayak launch in the shielded waters of Eagle Harbor. A buffer of vegetation will screen the parking area from the beach. The remainder of the flatlands between the parking area and beach will be planted with grass to create a multi-use field. At the western edge of this field/parking

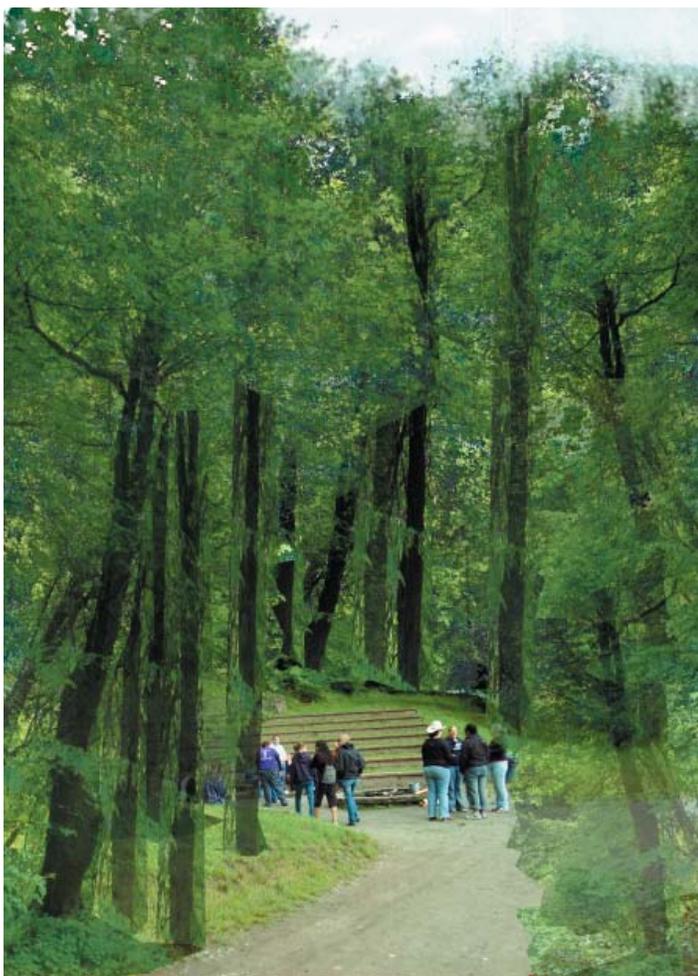


Figure 3.41 - Amphitheater illustration.

area a restroom could be provided for the central area of the park.

Kayak Launch: A kayak or other human powered watercraft launch will be located at



Figure 3.42 - Trail signs.

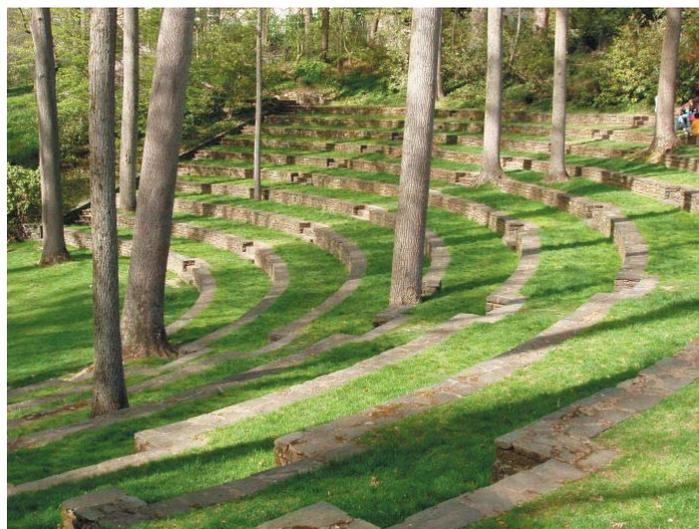


Figure 3.43 - Example of amphitheater integrated into a natural environment.

the intersection of the beach and the point (southwest corner). Associated parking will be located nearby in the centrally located parking area.

Dog Beach: As much of the current park use involves dog walking, the park will accommodate some dog-walking activity. Dogs on leashes will not be allowed in the park from 10am-4pm Saturday and Sunday, but will be encouraged at all other times there is daylight. However, dogs will never be allowed in the memorial area. An off leash area will be located on the west point beach. Fines will be heavy for inconsiderate dog owners. Trash cans and baggie dispensers will be provided at several locations throughout the park to help dog owners keep the park clean.

Amphitheater: The site of the former sandpit would be converted to an amphitheater encircled by trees and open to the air. This gathering space would be suitable for community events such as weddings, plays, concerts, or historical talks. Long, curved benches of stepped earth could provide seating for up to 100 people. A wooden boardwalk will connect the amphitheater to the central parking area. Wide steps will slope down from the amphitheater to the beach pathway, providing access and places to sit and watch the beach.

Camping: The home sites of the former Creosote community offer a unique opportunity to reinstate



Figure 3.44 - Before and after illustrations of entry into Japanese American Memorial.

overnight use of the site. A campground could be located in the eastern uplands with campsites situated on the location of the original company housing units. The former road could be used again to serve the campground. The camp could incorporate some of the historic lightposts from the Creosote development. Remnants of these posts are found along the old roadbeds in the uplands. And, restroom facilities would be provided to serve these overnight sites.

Trails: A leveled, widened, ADA accessible loop trail system will be created using the existing upland trails as a base. The trail system will contain interpretive signs and displays emphasizing the history of the site and encouraging reflection as well as mindfulness of the beautiful surroundings. An extension of the trail system into the ravine will be linked to the existing trail system by a crosswalk crossing Eagle Harbor Drive. The trail from Blakely Harbor will join the Pritchard trail system in the ravine.

Key Transition Points: The entrance to memorial from the eastern end of the park will be clearly marked, informing visitors that they are entering a place of contemplation, and a more inward experience. This will encourage them to maintain an atmosphere of quiet contemplation surrounding the memorial site.

Prominent signage on Eagle Harbor Drive will inform visitors that they are entering and exiting Pritchard Park. This signage may include posts on either side of the street that may be used for smaller thematic/event banners or larger banners that extend across Eagle Harbor Drive.

Interpretive program: In addition to interpretive signs a guided walking audio tour of the site will be available for download on the park web page. The audio tour will include explanations of the park's history, remediation and features. The historical interpretation of the site will be highlighted by recordings of long time island residents describing the area in their own words. Park visitors will need to download the audio tour onto a portable digital audio player. Throughout the park, numbered posts will indicate where to listen to each segment of the tour. An advantage of this type of information delivery is its low relative cost, and flexibility. Pamphlets will be available that describe briefly the information covered at each audio interpretation stop.

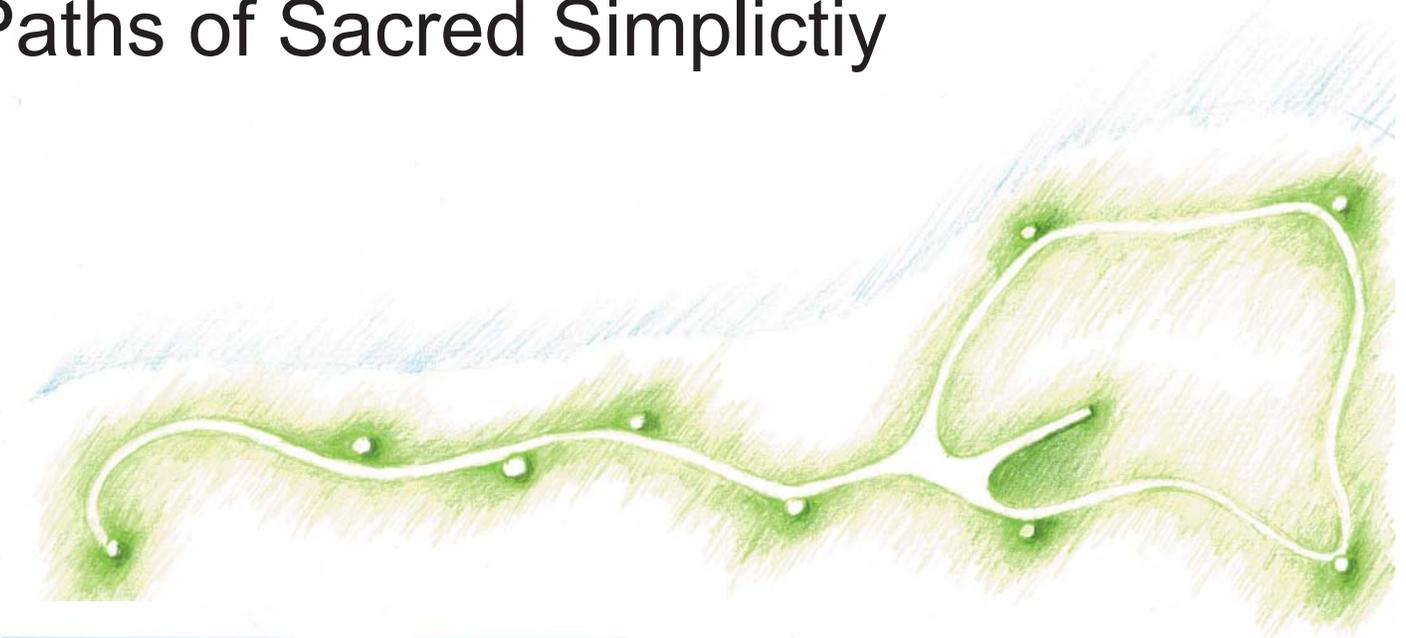
Personnel: The proposed park design requires regular routine maintenance, including trash removal, and restroom clean up and stocking. In addition, the park would benefit from a paid volunteer coordinator with responsibilities including: invasive vegetation removal, native vegetation planting, interpretive program development, and guided tours for school children.

Phasing & Implementation: All of the design elements could be in place within the next ten years. This park design is meant to be flexible, so that the park preserves its ability to change over time if different elements are required in the future. Over the next 50 years, the main element that may be possible to change is the boardwalk/access to the point. As the point is reclaimed over time, the treatment facility, wells, and surrounding fence should be removed. Native vegetation could be added, and steps and/or ramps could be added along the boardwalk to allow visitors to frolic upon the raised interior of the point, enjoying the views with less restraint.



Figure 3.45 & 3.46 - Point illustrations with artwork and restoration.

# Paths of Sacred Simplicity



WHAT IS THIS CHILD THINKING? WHAT EXPERIENCES WILL HE TAKE WITH HIM? WHAT WILL HE REMEMBER ABOUT THIS PARK, THIS BEACH, TWENTY YEARS FROM NOW? DOES HE KNOW ABOUT THE POLLUTION? DOES HE CARE? DOES HE WANT TO GO OVER THERE, BEYOND THOSE GATES, PAST THE FENCE, THROUGH THE IRON WALL? DOES HE KNOW OF THE FIRST PEOPLES ON THIS BEACH? DID HE HAVE FUN TODAY? A STICK IN HAND, DRIFTWOOD, WILL HE TAKE MORE, BE GIVEN MORE FROM THIS PLACE?

Figure 3.47 & 3.48 - Concept, image, text that became the inspiration for the design.

Aaron Luoma

Kadie Bell

## I. Concept/Inspiration

The simplicity and elegance of a pearl necklace is found in its uniformity, balanced beauty, and memorable strand of transformed grains of sand. Simplicity is the line between plainness and distraction. Pritchard Park should be a linear, sacred, peaceful necklace, draping the shoreline of Eagle Harbor and the entrance into Bainbridge Island. The park should be simple in character, not over burdening for visitors who wish to merely take a stroll along the beach. Pritchard Park ought to be memorable in its ability to reveal the layers of history by physical design features that are meaningful, and respectful toward past and future generations. Stories should be told in a peaceful, grandfatherly tone, not dictated by a monotone recording. We risk not communicating the truth of this site if we try to tell everything all at once in a bold fashion. It should be slowly released, rediscovered, by a long walk through the site, or by a series of visits over time. Lights, decorating the park create new perspectives



Aaron Luoma & Kadie Bell: Site Plan

and aesthetics, allowing greater use of the park during evening hours. Renewable energy sources, expressing the organic origins of simple pearls, and the environmental ethics of the citizens and Tribes of Bainbridge Island. The tranquility of the scenery, the restoration and proximity to ecological wonder, can transcend all bitterness, fear and hatred. Visitors to Pritchard Park should be able to come to this park to experience what it means to forgive through restorative processes, but to never forget.

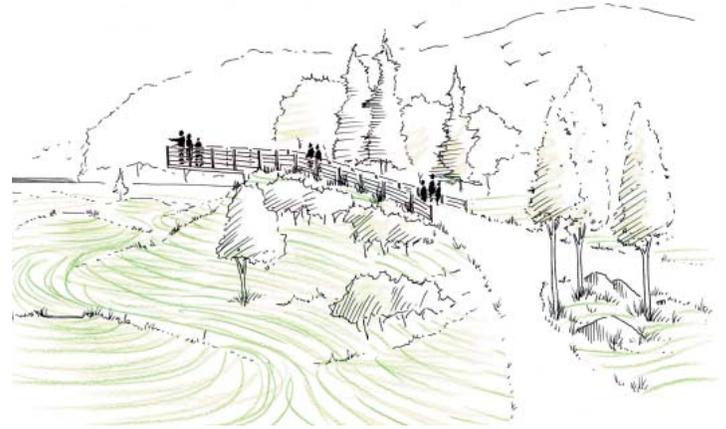


Figure 3.49 - Sketch for viewing platform at point.

## II. General Design

### Elevated Viewing Platform

This earthen platform rises up from the ground near the main entrance to the park. The platform will allow visitors to be able to have a wide, awe-inspiring, view of the Puget Sound, and the point below. The view out across the horizon will contrast with the manholes and individual wells associated with the clean-up process. If the area does need to be closed off to the general public, the platform still allows public viewing access into the point area.

### Pearls

The pearls are an integral part of the design, and beautifully illustrate the concept of using a necklace as inspiration. They are small circular nooks, with at least two benches and trash receptacle. The interior of the area would be paved with a special pavement, distinct from the pathway. Small stairs would be placed as an exit onto the beach from the pearl. The areas would essentially act as resting places along the path for special views and interpretative elements. The main interpretative piece would be medicinal plants placed around each pearl. Each pearl would contain distinctive plants that are related to Japanese Americans, the Suquamish Tribe, and the historical Creosote factory. The plants for the Creosote factory would be representative of plants used for phytoremediative purposes. A sample list of these plants is included with the presentation boards. The benches would have

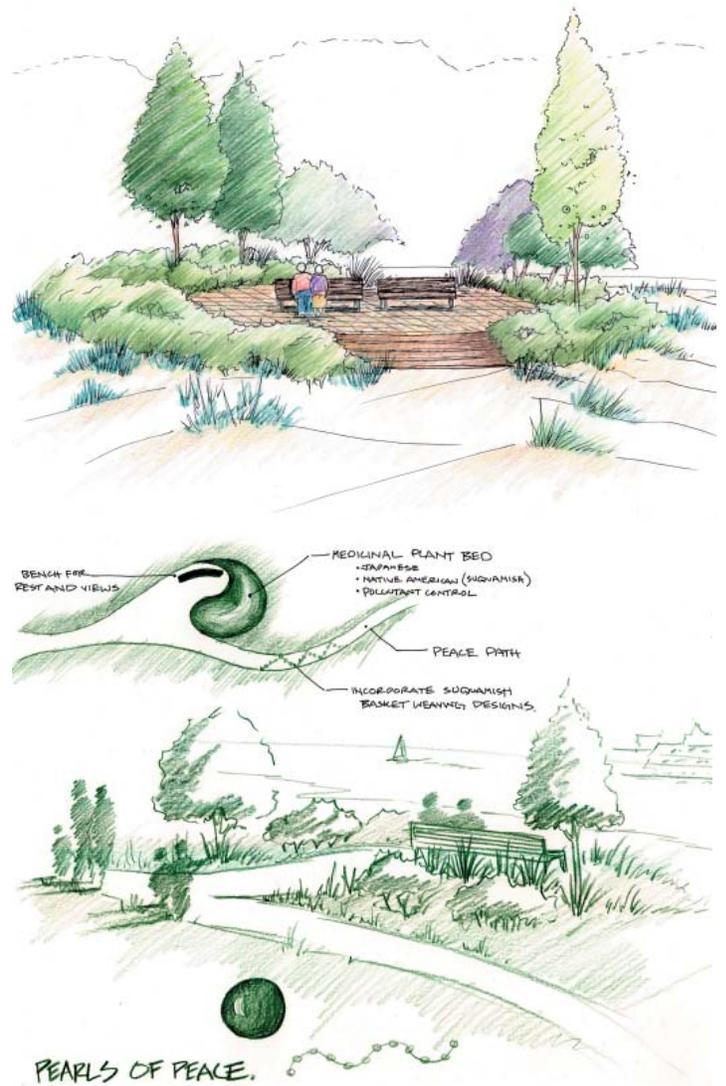


Figure 3.50 & 3.51 - Images, sketches, and renderings showing the pearls.

woodcut type artwork that would represent these cultures. Interpretive signage would not be used, and brochures would be available at the entrance if desired.

### Wells & Mounds

The wells would be vaulted with cement encasements, much like city vaults. These large cement frames would be placed over the top of each existing well, allowing access by a typical manhole and ladder. The manhole covering could use locking mechanism for security purposes, and include decorative art, similar to some Seattle coverings. Small LED lights would be placed on top of these covers for safety and artistic purposes. These lights would emit a small amount of light, similar to a few glowing ambers of a dying fire. Fill would be placed around the wells that would enact as the cap on top of the polluted soil of the point. Subsequently, mounding takes place in the form of gentle rolling hills as each well is covered by a vault and mounded.

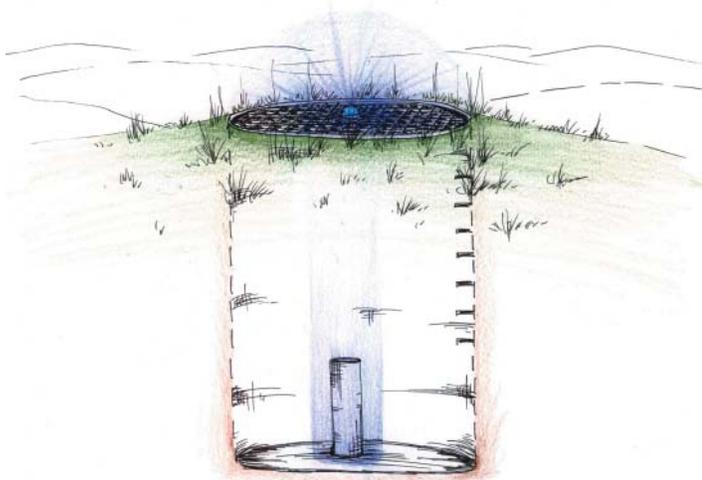


Figure 3.52 - Sketch showing underground vault containing well and LED light.

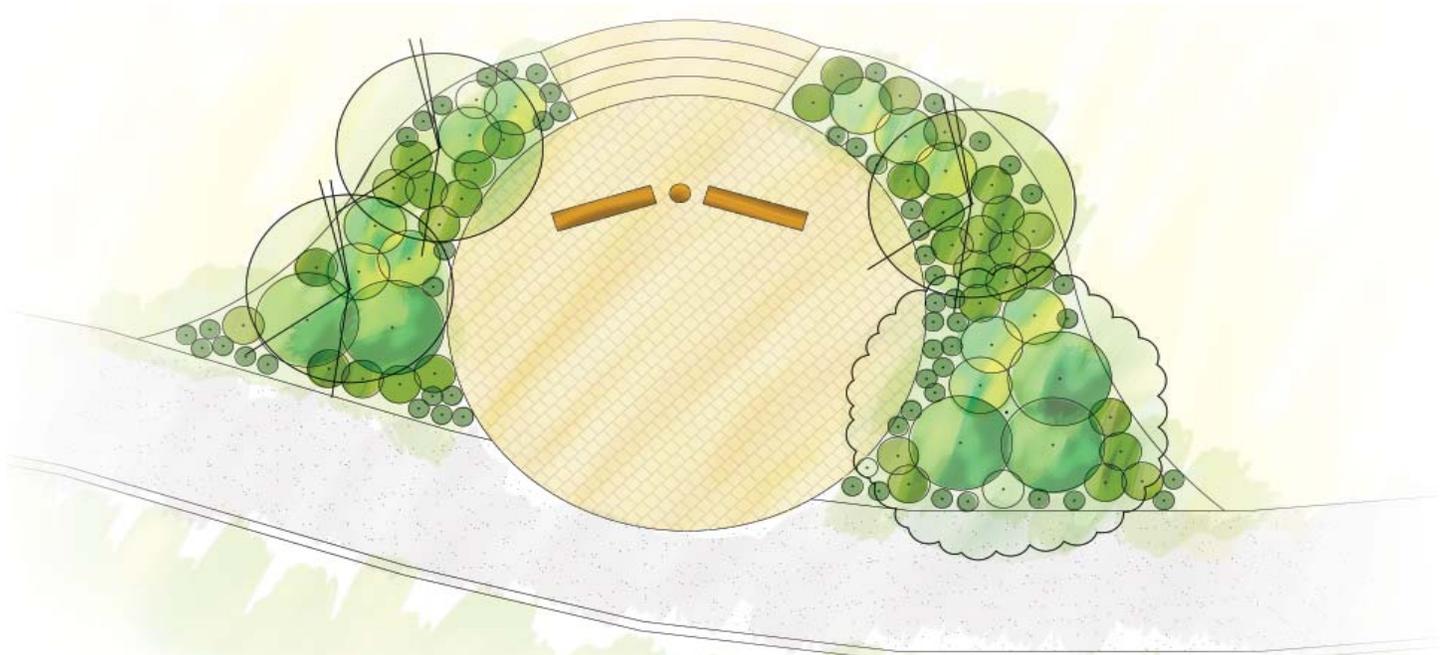
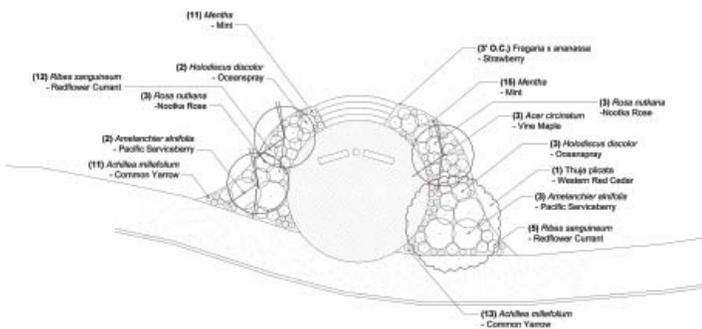


Figure 3.53 & 3.54 - Images, sketches, and renderings showing the pearls.

## Path

The path would connect the memorial and the park and specifically the point. Along the path the pearls would be placed. The path represents the necklace in concept. Embedded in the path there are several examples of decorative tile like art pieces that could be placed along one side of the path. Such examples include, strawberries, water themes, and Suquamish basket weaving patterns, seashells, or wood grains. A larger theme could be a representative map that could be scaled appropriately that would depict the journeys made by various tribes, including the Suquamish on their canoe voyages. The path would be paved with asphalt to allow ADA access.

## Journal Jetty

This element is titled Journal Jetty, because it acts as a historical graphic representation of the area, much like an old journal. The jetty would be constructed out of ecologically friendly cement like material. On top of each level a series of artistic, cast iron images would be placed that represent different time periods. The time periods shown in the graphics are; pre-human, Suquamish Tribe, Creosote plant, EPA clean-up, and the future condition of the park. The levels would be placed so that at different times of the day, the tide determines how much history is revealed. This creates an excitement

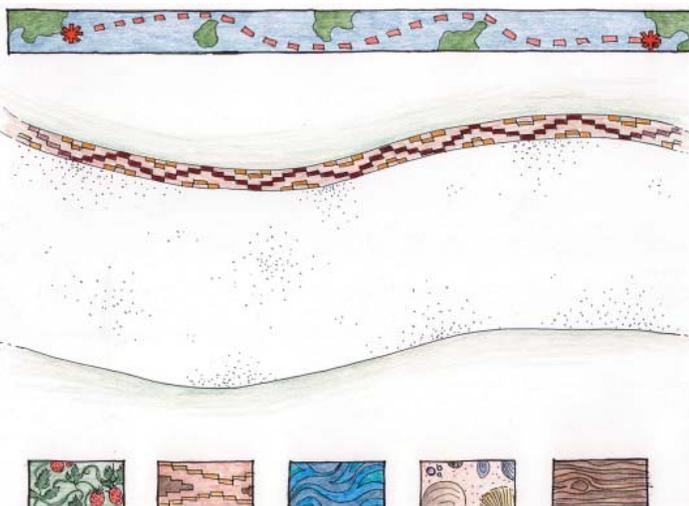


Figure 3.55 - Different interpretive elements that could be incorporated into the path.

of discovery, and the possibility of encouraging visitors to return, in case they were not able to see all of it. Large boulders would be placed on either end of the jetty to encourage habitat, and sediment trap. The jetty is also located near the historical area of the large pier for the Creosote factory, and the historical sand spit.

## Picnic Area

This area is designated for picnics, parties, BBQs and as a general-use gathering space. There will be five covered gazebos with stationary tables, benches and BBQ pits. Dispersed throughout the remainder of the designated picnic area will be

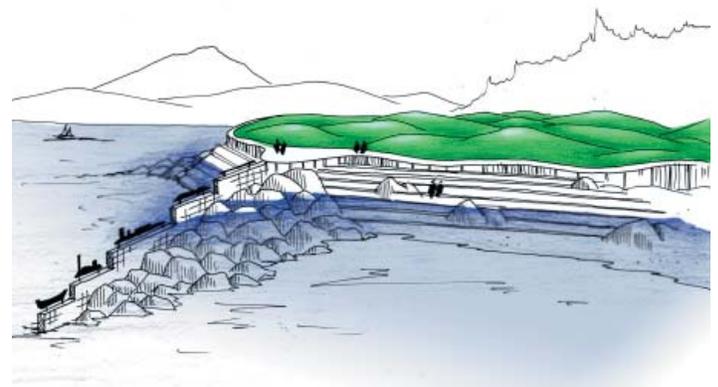


Figure 3.56 - Journal Jetty perspective.

seven un-covered picnic tables. This area will be bordered by walking paths for access and will be adjacent to the beach and children's play area. There will also be restroom access in the vicinity and a potable water faucet in the center of the picnic area and trash receptacles.

## Children's Play Area

The children's play area will be designed for youth 5-15 and will use materials that are sustainable. Sustainability will be based on two different factors: local supplies and renewable resources. This area will also include unconventional playground toys that double as public art and will contain some educational elements. The location provides easy access to the restrooms, the picnic area, the beach and the vehicle drop-off.

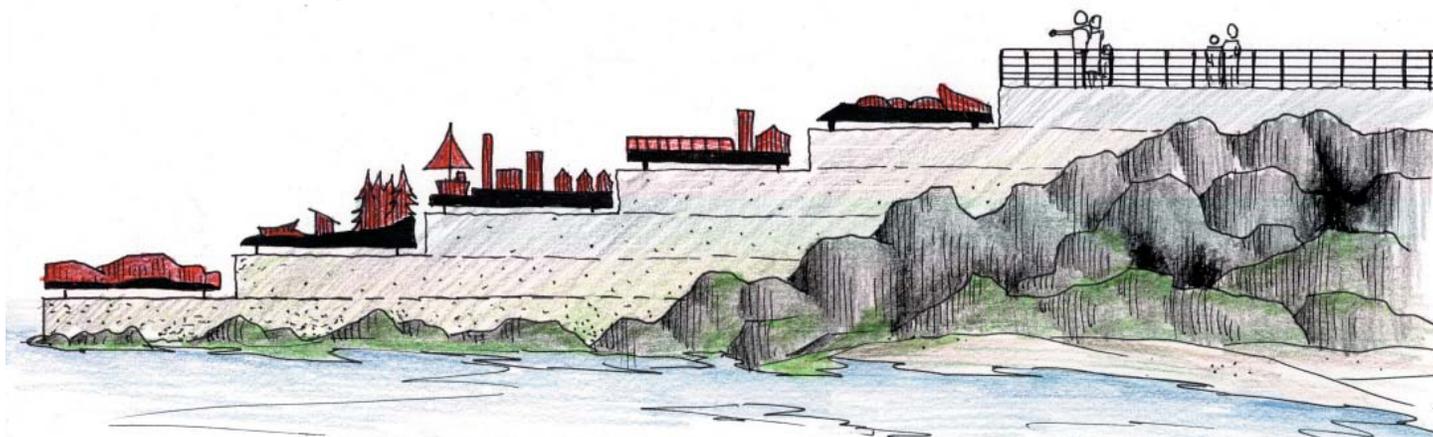


Figure 3.57 - Journal Jetty section showing various historically influenced art pieces.

### Sustainable Lighting & Safety

In conjunction with the theme of environmental reciprocity it is important that any fixtures that use electricity be zero impact. The inclusion of solar powered lighting fixtures is not only beneficial environmentally, but provides safety to park visitors. Principal paths will be lit at night using overhead lights and small LED lights alongside the path. There will be more abundant lights in high traffic areas such as the parking lot and restrooms. Two different lighting fixtures are proposed, one on the point path and another on the remainder of the site. The point path lights will be more iconic and more visible from the ferry as well as illuminate more due to the vast scale. In addition to providing light, these posts will also hold way-finding signs to ensure they are well lit. These indicate trail names and distances to main points (the Memorial Site, the parking lot, etc.).



Figure 3.58 - Example of a covered shelter that could be used in a larger recreation area.



Figure 3.59 - Children's park illustration.



Figure 3.60 - Site plan at night, showing different ways lighting could be incorporated into the park for safety, interpretive and artistic purposes.

### Off-Leash Dog Beach

The popularity of dogs currently at Pritchard Park inspired us to make a special, designated dog beach that is undesirable for humans but would be open all the time for dogs. This area has ADA access from the parking lot, a rinse-off area, benches for owners and dog waste clean up facilities (which would be along main paths through the remainder of the park as well).

Implementation: The Point

#### Phase I: Preparation

**Restore Beach** - This effort involves debris clean up and a cap beach with clean, coarse sand.

**Cap Point** - A 6-foot cap would be placed on the site following a surface excavation to create a barrier to the contamination and allow for future active use of the point.



Figure 3.61 - Examples of different types of lighting, including solar powered.



Figure 3.62, 3.63 & 3.64 - Examples of different images of dog park amenities.

Construct Parking Lot - A parking lot with a vehicle drop-off will be constructed near the point with easy access to the picnic area, restrooms, children's play area, dog park and kayak launch. This will provide 3 number of ADA designated spots and 23 regular parking spots. Additional overflow parking will be provided off of Eagle Ridge Avenue in the park and ride lot.

Place Rocks for Jetty - To prepare for the Journal Jetty in Phase II, the rocks will be stacked in place.

Phase II: Access Around the Point

Construct Journal Jetty - Following the rock placement, the Journal Jetty will be constructed.

Construct Terrace - The addition of the terrace will provide access around the point while the access is restricted to personnel on the point.

Year  
1-10

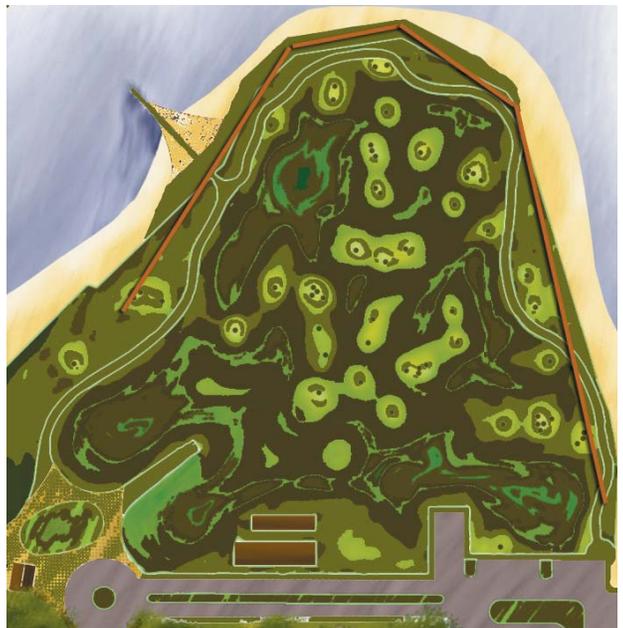


Construct Manholes - Manholes will be constructed to allow access to the wells for testing following the mounding.

Begin Mounding Wells - Along with the construction of the manholes, mounding will begin to prepare for Phase III, active use of the site.

Construct Elevated Viewing Platform - In order to allow park visitors to observe the process of the manholes and mounding as well as enjoy scenic views, the raised path will be constructed.

Year  
10-20



Phase III: Full Access

Trim Retaining Wall - In the final stage, to allow full access, the retaining wall will be trimmed below the cap—this is the final impediment to accessing the point. It will remain in place indefinitely to contain the contamination.

Construct Paths - The path will be continued through the point and connect with pre-existing paths.

Complete Mounding and Plant Grass - The final step is to complete the mounding and plant grass for recreational use of the point.

Year  
20-30



Figure 3.65 - Images showing the potential phasing of the site plan.

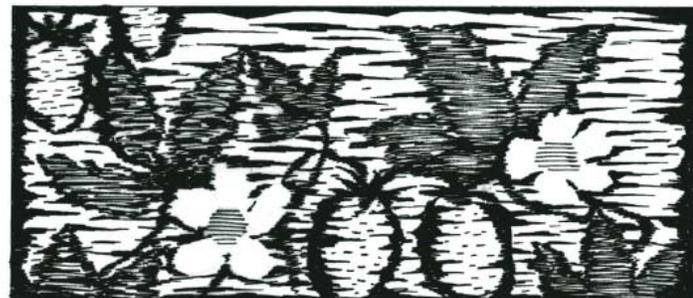
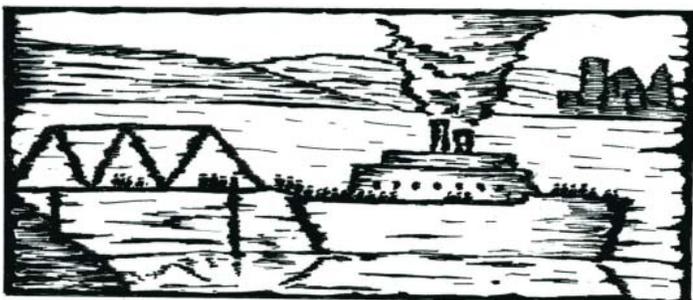
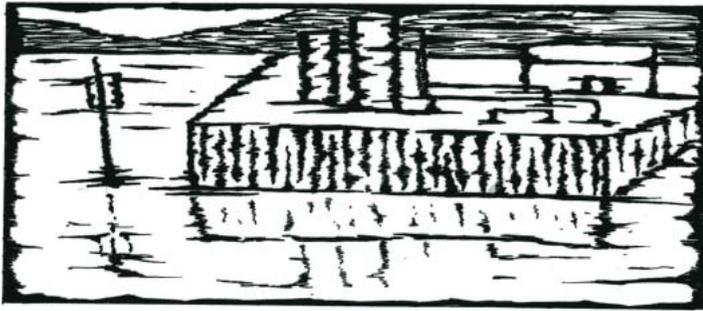


Figure 3.66 - Before and after of beach restoration, including fence removal, sand fill, and dune grass plantings.

Figure 3.67 - A series of woodcut renderings that depict historical narratives of the park could be included as part of bench backs or other amenities.

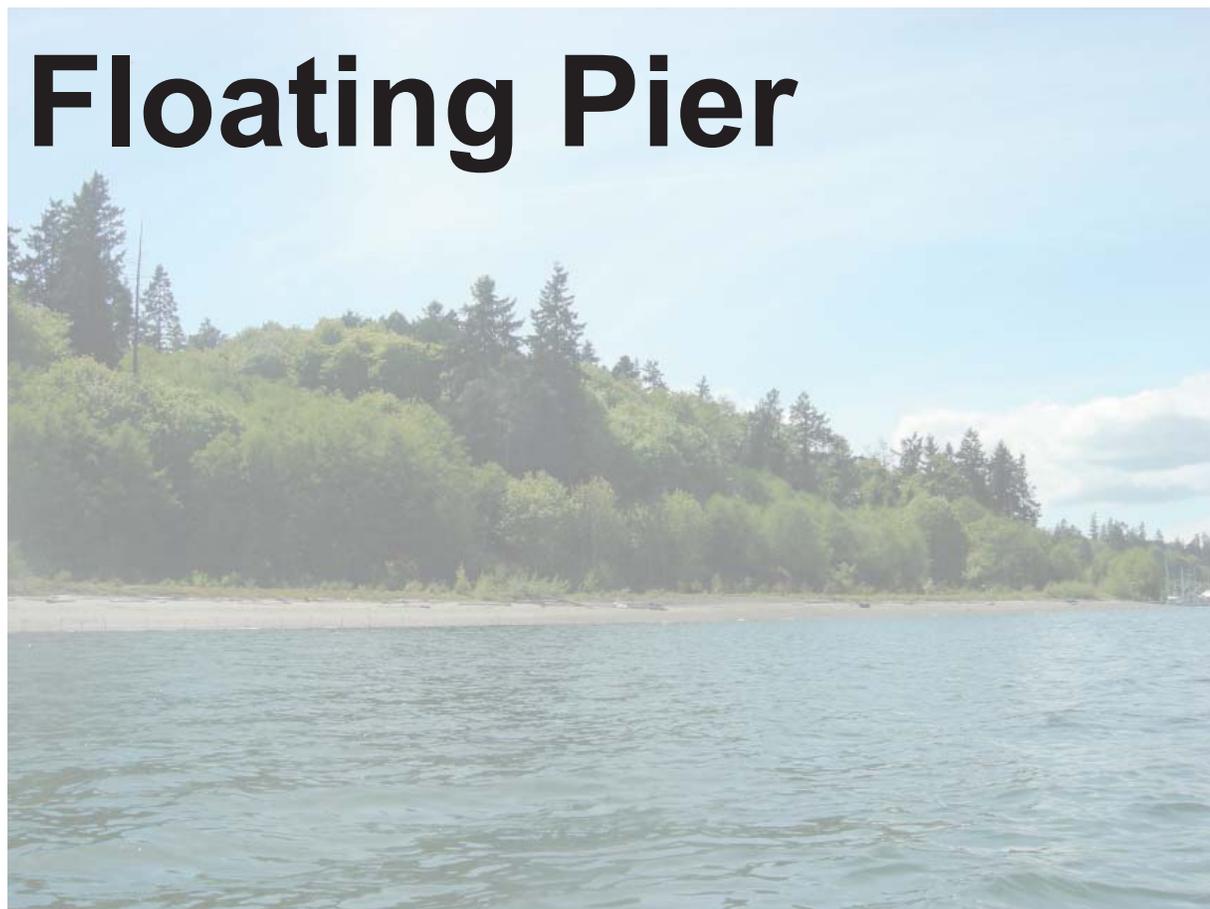


Figure 3.68 - Picture of beach and uplands near the location of the proposed floating pier.

## Noriko Marshell

This unique site is an interesting package. It has tremendous potential to be a great park due to the following attributes:

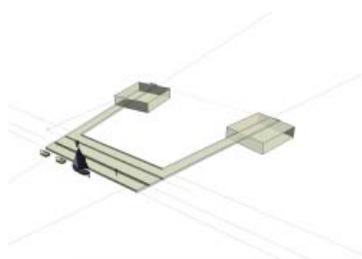
High visibility from Puget Sound and the city of Winslow.

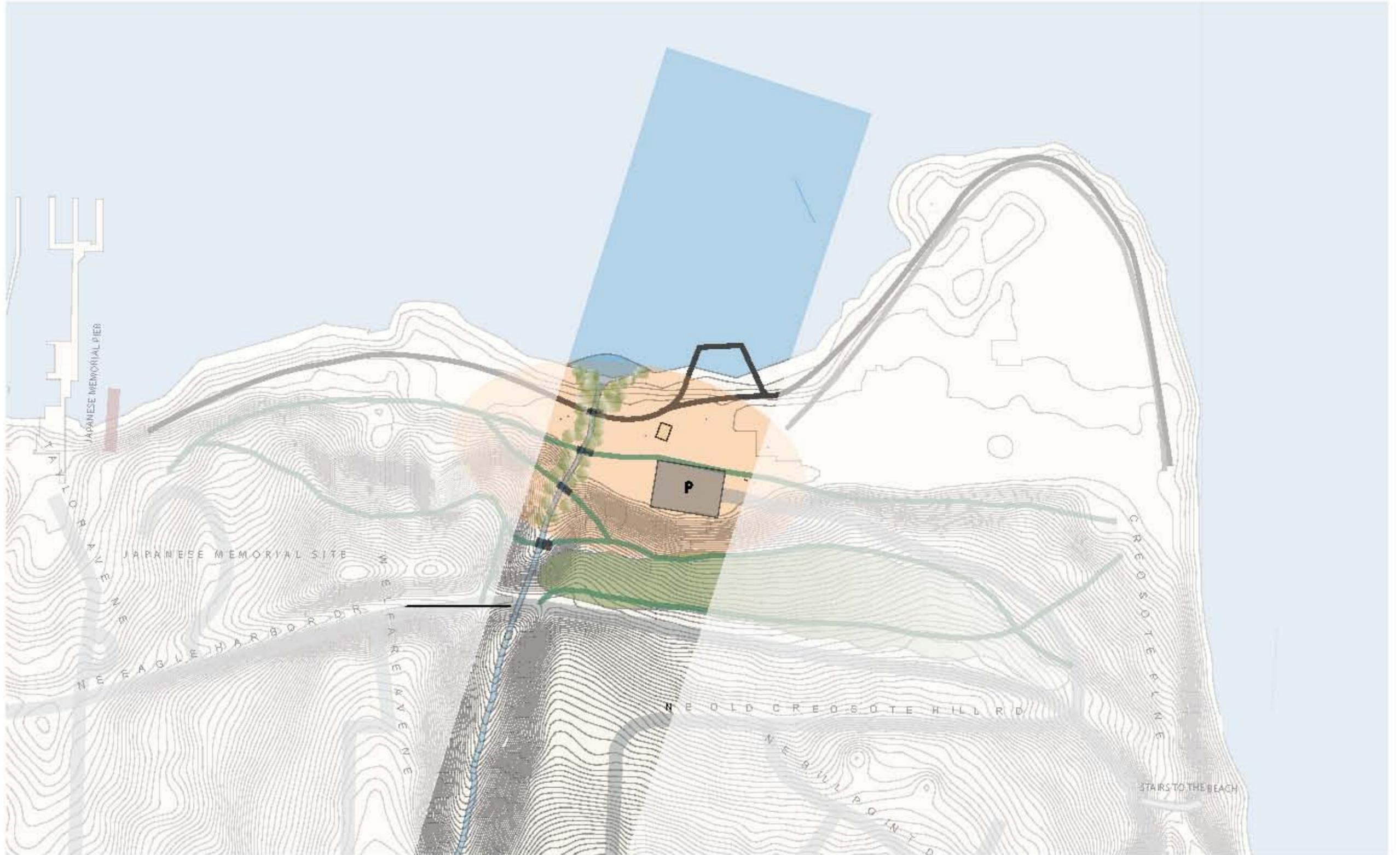
Easy access from the primary city in the area; Seattle

Fantastic views of Puget Sound, Seattle, Cascade Mountains and Olympic Mountains from the park itself.

Culturally rich as being a site where Japanese were sent to the internment camps during the WWII.

Historical significance as a fishing area for the Native American tribes in the area.





Noriko Marshall: Site Plan

However, it is challenged by the following attributes:

Designated Superfund site because of massive pollution from creosote operation for eight decades

The shore area is capped by sand to cover the contaminants prohibiting any disturbance on the sea bed making new construction difficult.

Historically significant Creosote Creek is buried deep under ground to enable automobile road, Eagle Harbor Drive.

**Liberating Creosote Creek**

Day lighting the creek would revive wildlife that was once associated with it. The creek will eventually recreate its estuary. A gathering area at the mouth of the creek, would not only be an attractive destination, but also provide wonderful educational opportunities for visitors of all generations.

**Floating/cantilevered pier**

The site has a precious beach and could provide an ideal destination for kayakers and other self-propelled boats. However, it does not have piers to perch. I designed a pier that has three components: a sturdy cantilevered structure that is supported by two sides; a floating section that is supported by a sturdy concrete pontoon that is similar to the floating bridge on Lake Washington; the mid section which is flexible to accommodate the tidal sea-level change.

**Why this solution is Feasible and Worthwhile**

Every buried creek deserves to be day lighted. It is not only ethical, but also it is crucial for the long term survival of human beings. Bainbridge Island is facing an increase in population, so this is an important time for stormwater management before other developments occur. Stormwater should filter through earth before entering the sea. The natural system helps slowdown the



Figure 3.69 - Pritchard Park has the great potential to be a hub for kakers in the Puget Sound region.

movement of water as well as cleanses the water before entering the sea.

By creating an eco-revelatory recreation site, the park will be an ideal place to teach the importance of day lighting creeks. The residents of the island area are highly conscientious and they fully understand the importance of the stream restoration. Sitting on a rock, looking at herons flying in, smelling the large pink flowers of Nootka rose, visitors would feel happy being well connected with earth and nature.

Regarding the flowing/cantilevered pier; the engineering should be further explored, but the concept is theoretically sound. The design has added benefits as well. Small children can swim in the confined area defined by the pier sturcture. The structure would also confine the disturbances to the sand cap by visitors. A glass viewer should

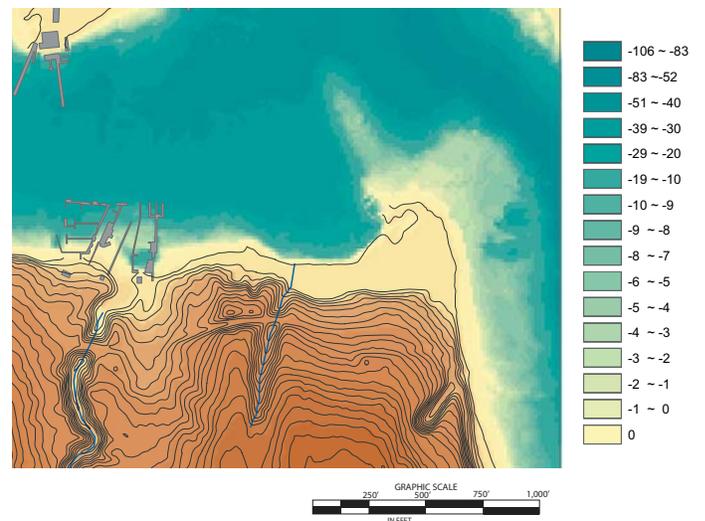


Figure 3.70 - GIS map showing topography of site.

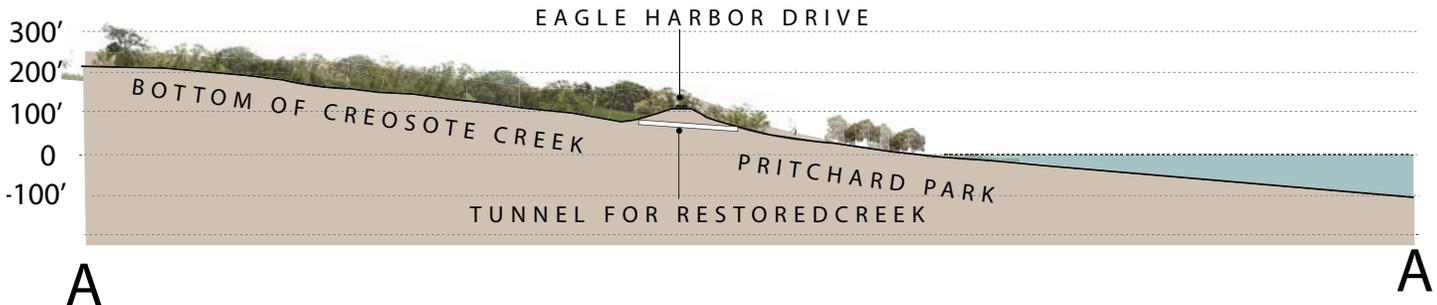


Figure 3.71 - Section of beach environment.

be provided on the floating section of the pier where people can see the recovering eelgrass. The pier can host an important multi-tribal canoeing event as well, which would have a positive impact on the Bainbridge Island community.

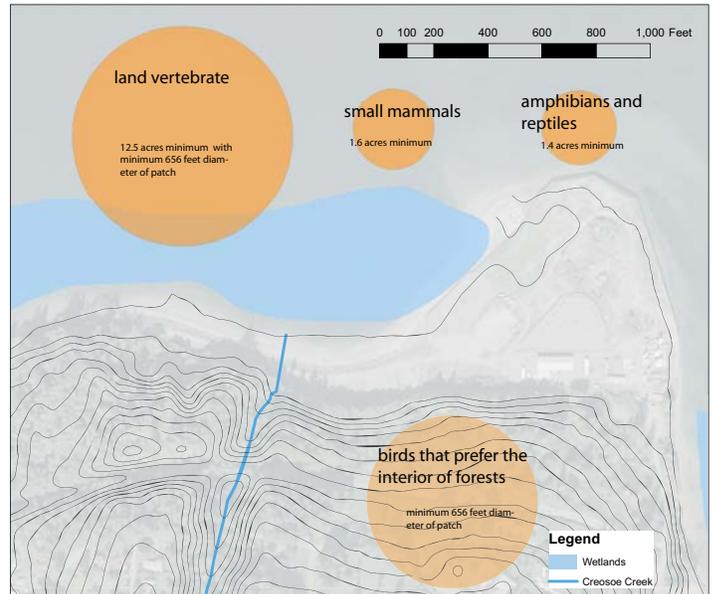


Figure 3.72 - Conceptual map of region.

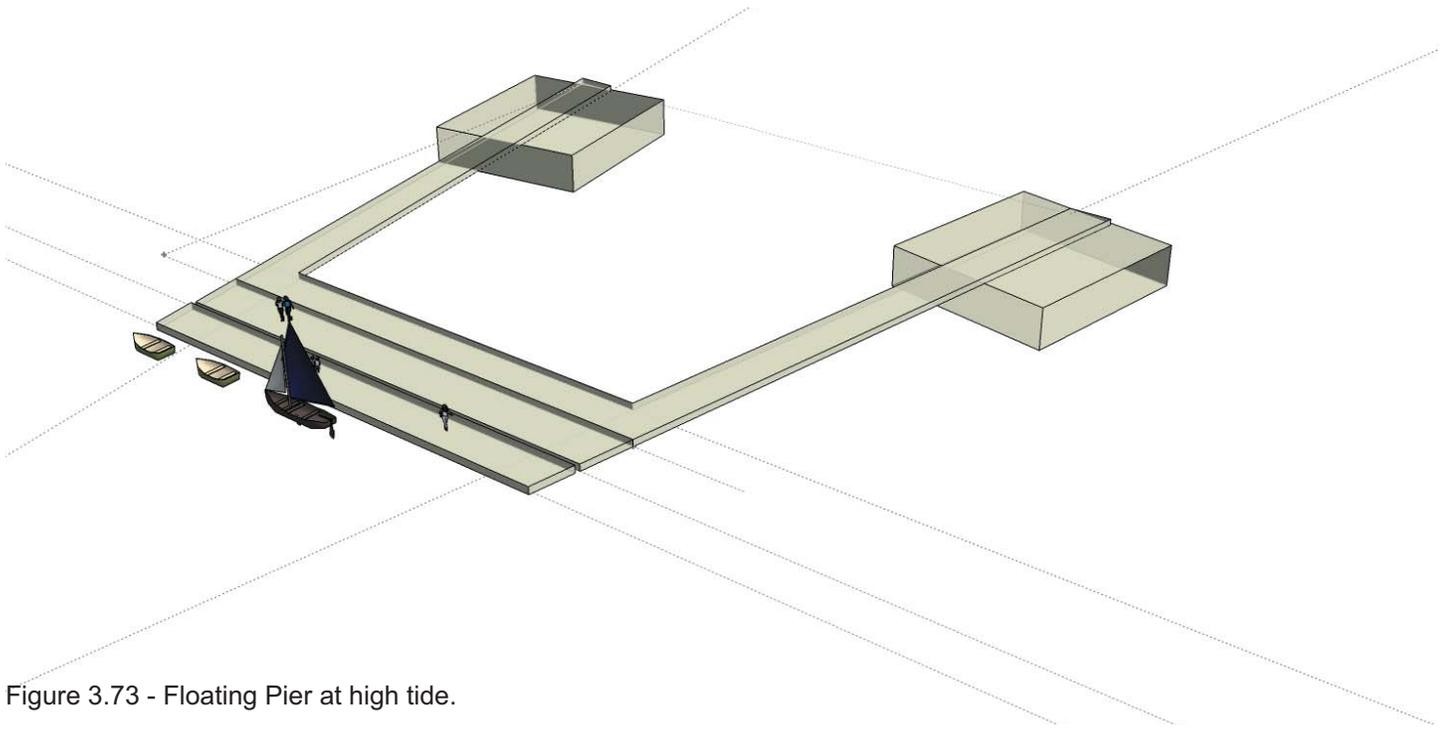


Figure 3.73 - Floating Pier at high tide.

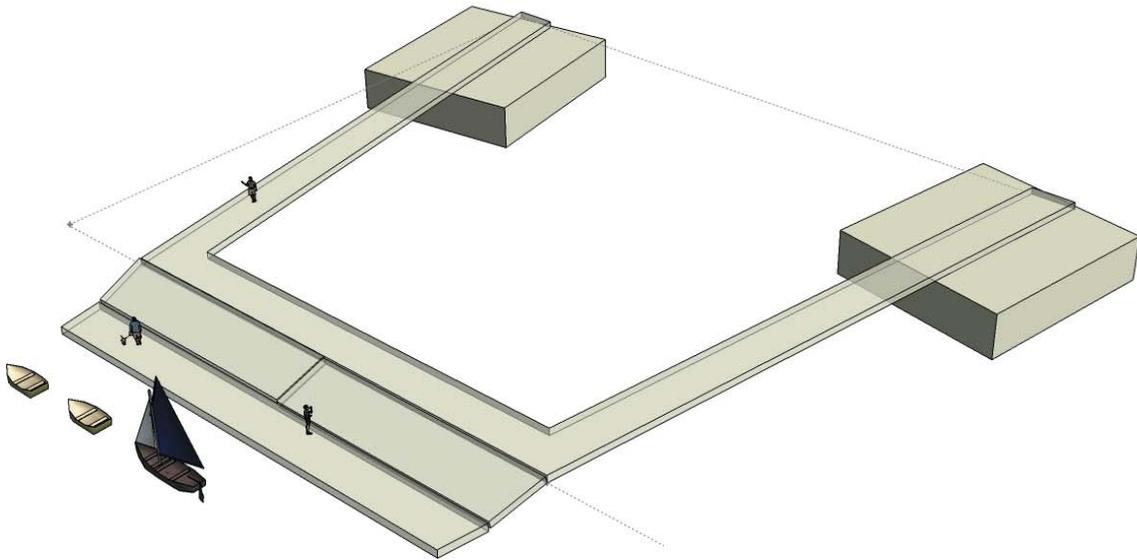
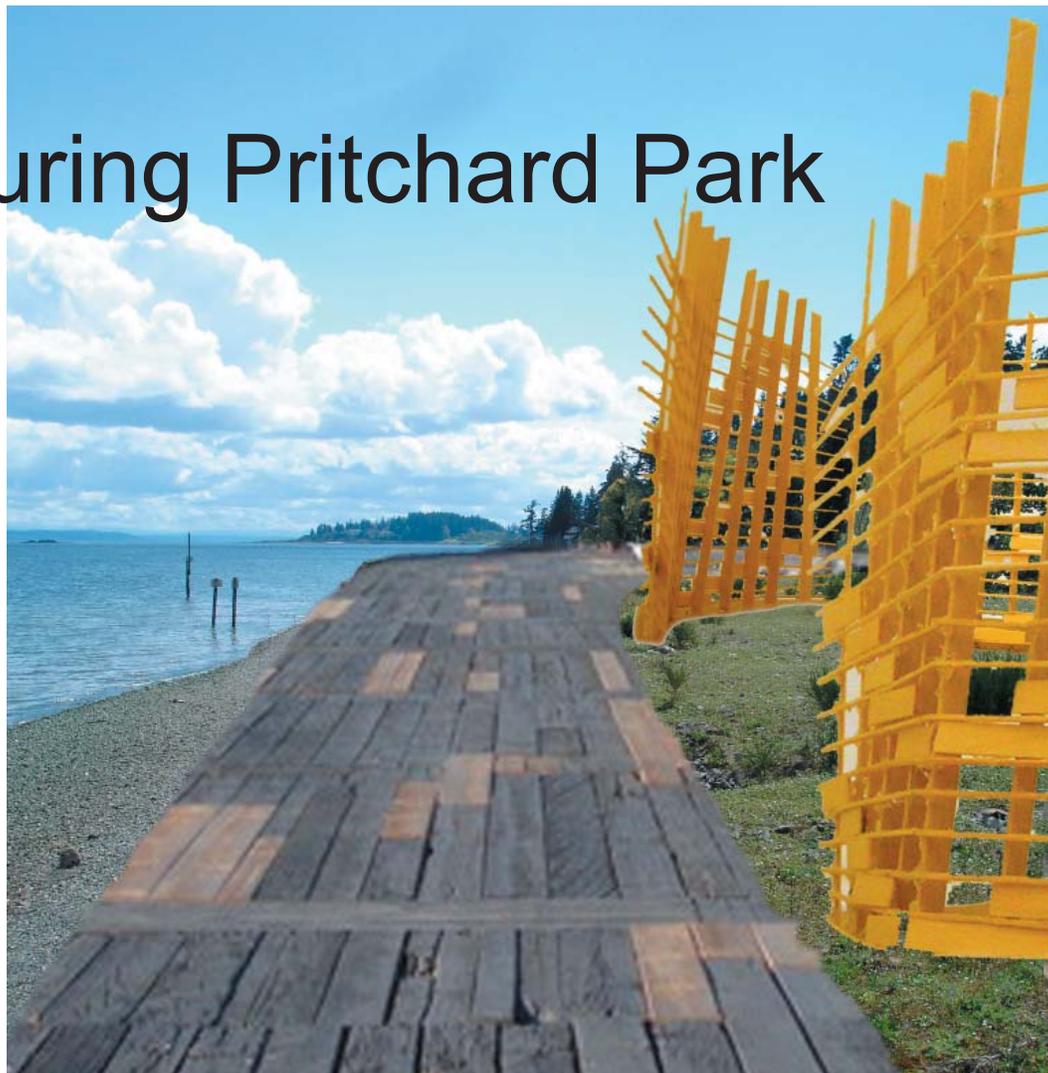


Figure 3.74 - Floating Pier at low tide.

# re:Structuring Pritchard Park



**Kimberly Bahnsen**

Figure 3.75 - Illustration showing boardwalk and Native American artwork.

The site at Pritchard Park, also known as Bill's Point in Eagle Harbor, has had an influential presence on Bainbridge Island. As a gateway to the island from the ferryboat, Pritchard Park adds to the integrity of the Island by being habitable for the social and natural communities. Due to the site's unhealthy environmental status, special care must be taken to re-invent the site. My proposal uses sustainable building techniques and green materials to compensate for the unhealthy past of the creosote's effects. By using environmentally friendly construction, the use of newer and fabricated materials can be minimized, creating an environmentally sensitive site for Bainbridge Island.





Kim Bahnsen: Site Plan



Figure 3.76 - Historical photo showing the old creosote factory housing.

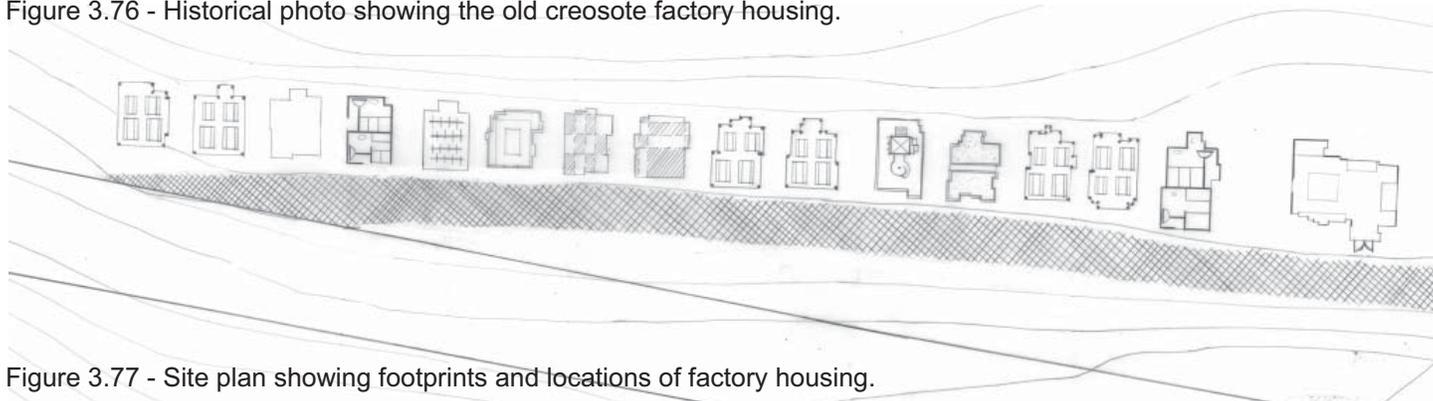


Figure 3.77 - Site plan showing footprints and locations of factory housing.



Figure 3.78 - Illustration showing restored road and artistic frames of the old houses.

Although much of the site is undeveloped, I chose to focus mainly on the effects of the creosote history and the lives of those involved with the Pacific Creosoting Company and the Wyckoff Company. Having spent considerable amounts of time analyzing the strengths and weaknesses of the Point. I am convinced that the contamination should be contained from spreading into the environment. Also, because the site will continue to be monitored until further

notice, any design solution has to take into account the ongoing activity.

As a possible design solution, I have chosen to expose, rather than hide, the fact that treatment for the contamination exists and will be ongoing. Due to the several histories at the point, it was essential to find an alternative that could incorporate some, if not all, of those histories. Using the traditional Suquamish weave patterns, shields of wood would be placed at sets of well-heads. Not only would it give presence



Figure 3.79 - Suquamish artwork inspired from traditional basket weaving patterns.

of the locations of treatment, it acknowledges the Suquamish people upon entrance from the ferryboat. Once the Point is publicly accessible, boardwalks around and through the shields could allow the public to experience and take advantage of the beautiful views of the mountain from the site.

As reinforcement to the histories on the Point, I am interested in those that unknowingly caused the pollution, but whose lives significantly contributed to the history of this area. The Pacific Creosoting Company provided housing in the Uplands area of Pritchard Park. That housing, even in its relocation on the hillside, was the stronghold, and the hearth, of the workers. Sadly, the houses were sold off and eventually demolished, yet their memory still remains alive. As homage to their lives, I propose that each footprint of the 17 company houses be used as a different function, to give presence to the space and what it would have been like to walk down the road of these homes. By analyzing the architectural elements of the houses, the skeletal outlines of the houses could be reinterpreted without making an exact replica of the same.

For my design ideas, I looked to other architects for inspiration that would be applicable to this site. Renzo Piano's Cultural Center for the Kanak People was very helpful in demonstrating a patterns, and creating an iconic presence

without being overbearing. His design was about representation, and not commercialization, but also about building a sustainable structure for the climate conditions in that area. For the company houses, I referred to Robert Venturi's design of Benjamin Franklin's house in Philadelphia. His ability to ghost the outline of the house is extremely influential and experiential to understanding the space without a complete reproduction. It is these ideas that I attempt to emulate, and apply at Pritchard Park.

In terms of the sustainable and "green" elements in my design, I have researched environmentally friendly materials that can be used at Pritchard Park. How foundations are handled on the Point will be a key element when looking at the design. The Diamond Pier low-impact foundation would be an effective solution. Its precast concrete pier and steel pin system has a very low chance of penetrating the soil cap, which is essential for keeping the contamination inside the cap. Another set of materials includes materials made from recycled elements. The Greenscreen trellis system, Biocomposite Paneling, and Recycled Paper Bricks are some of the potential elements that could be used in the Pritchard Park Design.



Figure 3.80 - Examples of sustainable materials to use throughout the construction of Pritchard Park.



Figure 3.81 - Illustration showing boardwalk and basket art pieces.



Figure 3.82 - Illustration showing point with the basket artwork as seen from the ferry in Eagle Harbor.

Because careful consideration and time must be spent on how to approach development of Pritchard Park, it is understandable that phasing will be needed. First and foremost, treatment of the contamination will need to be resolved before developing a phasing plan. Once that is covered, then the rest of the elements would fall into place. Pritchard Park has great potential to rebuild itself using any of the designs I have proposed, as well as others that have emerged from the class. The key is to allot the site the time it needs to recover from contamination for it to become a significant landmark of Bainbridge Island.

# Sustainable Cycles



Figure 3.83 - Site Plan.

## Adriana Johnson

My project explains why Pritchard Park Design should incorporate green buildings and which environmental and financial benefits could be expected in doing so. It also portrays how these ideas could be applied to the earth, fire, water and air and shows images of ideal situations based on the site plan for the west cultural area of Pritchard Park, which I am proposing in my design.



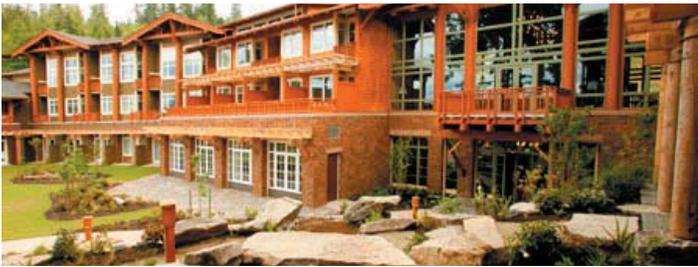


Figure 3.84 - An example of a green building.

**Why Add Green Buildings?  
Recommendations for Pritchard Park**

Green design seek to minimize the impact that construction has upon the environment while simultaneously producing healthier living and working spaces. The site should contemplate the natural conditions by taking full advantage of the site features. The design should integrate the surrounding trees to reduces the need for artificial heat. The design of Pritchard Park should consider rock, bed and soil conditions to avoid deep excavations. The east shoreline should be reinforced to prevent landslides.



Regarding energy efficiency, these buildings should offer energy conservation by minimizing the external environmental impact of their occupants, while simultaneously minimize the need of artificial heating and cooling system. The HVAC system should keep the air free of outdoor pollution and maintain maximum level of fresh air and minimum levels of mildew and mold with intelligent system control that regulates the heating and cooling system.

The lighting should consider the NW natural light system, which is very unique. It has intense light

of overcast sky; hazy maritime clouds cover the sky throughout the autumn, as well as in winter and spring months in contrast with the clear summer sky. The lighting design should take into account natural light to reduce energy through decreasing use of artificial lighting, enhancing ventilation by natural methods, and engaging occupants with the natural rhythms of the day and the season. Compact fluorescent light are highly recommended because they can last 8 times longer than incandescent light. The Insulation is also key factor for saving energy. Cavity walls with heat-absorbent insulation material have proven to be extremely affective in green buildings.



**Building Materials**

The selection of natural building materials is very important at the time of requesting LEED certification.

These buildings must include non-toxic materials, which are produced from renewable or reusable resources. Local materials should be favored because less energy is used to transport the items to the construction site. For timber, the use of wood frame walls and sub-floors as well as wooden floors are encouraged. The Paint should be toxic-free made from plant materials rather than oil based. The windows should be designed in glass with operable shelves and solar screens with low emission coating (low E) that reduce leakage. The windows should be preferably oriented to the south and southeast. Fewer windows should be installed in the north and northwest faces. Because of the abundance of stone in the area, it should be included in many ways. Stone itself is an energy efficient

material because it is not highly energy intensive to extract and use.



## Water conservation

Green buildings minimize the use of potable water through the installation of water efficient plumbing fixtures and appliances such as low flush toilets, well insulated hot water piping, low flow shower heads and faucets and dishwashers that have water miser features. For this project, recycling grey water into the landscaping should be encouraged. Ornamental water catchment devices should be used in the landscape design.

The landscaping should include native plants and perennial groundcovers. The recycling strategy for this project should take into consideration not only the uses of recycled materials but also reducing waste from construction process.

The application of the listed recommendations will benefit the project as follows:

**Direct Economic Benefits:** The proposed buildings will pay for themselves in the first eight to ten years of operations. Initial costs would be higher but can be recouped through operating savings and reduced purchase of energy from utilities. Roughly 25%-40% reduction translates into \$0.50-\$1.25 per square foot a year.

**Indirect social and psychological benefits:** “Feel good” and good health factors are associated with sustainable buildings because they improve health and comfort of the users.

**Environmental benefits:** These buildings limit

the production of carbon dioxide and protect the ozone layer by minimizing the release of CFC’s by the HVAC systems. If constructed, they will not disturb the biodiversity of the surroundings.

**Effect on net operating income:** The adherence to green design reduces the operating cost of the structure, thus increasing the net operating income by reducing energy costs, maintenance, repairs and reserves for replacement, water, legal and insurance costs and janitorial expenses.

## The Design of the Uplands

The design of the Upland area considers a dense tree canopy on the west, which gives a constrained feeling due to the lack of light and open space. The eastern Uplands are the more open sections where vegetation and tree canopy are less developed. This area is recommended for the buildings because the feeling of openness and light can be incorporated in the design.

The form of the buildings will offer protection against the elements – wind, rain, heat and cold—contemplating beauty, usability and function.

“Beautiful designs contribute to the built environment in a sustainable way. The challenge will be to integrate function and aesthetic value into an enduring architecture that cooperates with nature and works in concert with ecological principles”. (Miller, 2005).

Looking at nature’s elements help understand how buildings can function as organic systems, working in harmony with the biological cycles and processes of nature. The proposed buildings on the plan are interrelated. They are responsive to the environmental conditions because they will affect the environment, just as the environment affects the buildings. It is important to understand how nature’s elements work. The understanding of the natural principles of heating, cooling, lighting and envelope performance could produce an integrated design.

“Tribal cultures responded to conditions of climate and topography in direct and elegant ways. Generally sited along the shores of saltwater sounds just above intertidal beaches. Native structures were pure, boxlike forms of cedar timber that functioned in the secular realm as shelter and in the spiritual realm as ceremonial centers. The powerful structures were manifestations of the cosmos.” (Miller, 2005)

### Earth Strategies

Approached from the arterial the buildings are visible. They are connected through an axis of covered walkway that goes from the museum/restaurant - located south at the cultural west area- and the building canoe school/multiple use room -located north. The parking area is located close to road but secluded by plantings. (see Site Plan). The parking lot is based on an arborist’s plan and comprises a series of clustered spaces. Douglas fir, western red cedar, hemlock and vine maple could be considered for the plantings in the upland area surrounding the buildings.

### Fire Strategies

The sun filters through a cover of clouds and the sky dome of the building. The bright overcast sky is ideal for daylighting buildings that reduce energy demands of electrical lighting. During winter months, the low altitude of the sun ensures a dramatic solar gain to the interior spaces. The moderate temperature minimizes heat loss to the exterior and reduces demands on thermal mass for solar collection. The moderate climate also lessens the potential for overheating. Cloudy conditions favor the natural daylighting of interior spaces without glare, consequently reducing electrical lighting loads.

Passive heating and natural and mechanically assisted distribution of captured heat should be taken into consideration. Daylight could enter the buildings from the north and south, which are optimum orientations. Skylights could be used in the middle of interior spaces.

### Water Strategies

Water is plentiful in Bainbridge Island during the fall, winter and spring but scarce throughout the summer. The weather on the Island is well known for cool, drizzly, with overcast days when the surrounding mountains reveal themselves at infrequent and unpredictable intervals. The design on the site should promote stormwater management by retaining water on site for extended periods of time. The use of biofiltration and bioswales is encouraged in addition to the use of filtered run off systems in planted zones. The rain water from the roof should also be tapped for use on the site.

### Air Strategies

The form of the buildings takes advantage of the local climate and was designed for natural ventilation. Cross ventilation through operable windows eliminates the need for air conditioning. The windows offer occupants control of the immediate environment and permit fresh air to flow through the buildings. Solar control overhangs reduce demand for cooling as well.



Figure 3.85 - A kayak school would create potential tourism for the region.

## **Access & Parking Recommendations**

The main access was moved to the west due to traffic conflict comments from the PPSC's recommendations. A big art piece was included as a focal point of the entrance.

### **Connection to the trail system The Building Canoe School and Museum**

The restaurant is connected to the trail system. The canoe school (west side) is connected with the launching kayak area. The museum and restaurant amenities were connected to the esplanade and the promenade at the Point. The improvement of the broken trail network will provide easier access to different areas of park. This network will bring better access to more amenities for recreation such as viewing platforms that enhance the park's natural topography and environment. Wooden walkways will improve connections between trails as well.

# Chapter 4

## Phase III: Public Process



Figure 4.1 - Jim Ellingboe and Miki Fujikawa present their visions on Bainbridge Island.

Upon the completion of the UW conceptual design presentations for Pritchard Park, PPSC began synthesizing the student's ideas with their own ideas including input from the community into a schematic park plan to present to the public. Three public meetings were held to engage the local community in design decisions for the park. The first meeting was on June 25, 2007 followed by a testimony on July 30, 2007.

People attending the second meeting were randomly divided into seven groups, each group facilitated by a committee member. The groups were each given a site map of the park on which they could record their own design ideas with the committee member's aide in answering any questions about the physical aspects of the property that came up. The committee members did not participate in the actual design exercise in order to not influence the community members' decisions. At the end of the exercise a spokesperson was selected by each group to present an itemized list of ideas/concerns to the meeting as a whole.



Figure 4.2 - Aaron Luoma presents on Bainbridge Island.

The final public meeting was held as an open forum in which community members were given five minutes to present their desires for the park. The majority of the comments were reiterations of the ideas/concerns that were discussed in the prior meeting.

The end result of this process was a decision by the steering committee to combine two of the UW team conceptual designs. The first concept by Luoma and Bell focused primarily on the perimeter shoreline of the park. The second concept by Arai and Ellingboe focused on the forested areas up slope from the shoreline. These two concepts were synthesized to produce

a schematic plan. The schematic plan was then further enriched by incorporating additional elements from other UW team members, the steering committee, and community members. Two scenarios (A&B) were proposed for the Superfund site on the point.

Luoma and Bell's "Pearls of Peace" design concept was incorporated into the shoreline circulation and (by request of the steering committee) expanded to include a fourth theme reflecting the history of the company town of Creosote. A total of eight "pearls" (four pairs) were included in the proposal with the "Creosote Pearls" extending the pearl concept up slope into



Figure 4.3 - JD Tove and Shruthi Kantharaj present their vision to PPSC and citizens of Bainbridge Island.

the park property south of Eagle Harbor Drive. Primary circulation throughout the park followed the design of Arai and Ellingboe's trail system including the restoration of the ravine and day lighting of Creosote Creek. Additional amenities proposed by Arai and Ellingboe included viewing platforms, council circles (gathering places) and picnic shelters. At the request of the steering committee a proposal for removing the existing bulkhead on the east beach and developing a natural beach cove inlet was also included. Connections to the Japanese-American Memorial from the park were de-emphasized to a secondary/tertiary status to alleviate concerns by the memorial site stakeholders that the memorial might be perceived a one of the primary gateways to Pritchard Park.

Scenarios A&B were primarily focused on the design of the point, but also depicted programmatic elements in the flatlands and upland areas. The design for the point in Scenario A utilized the earthworks originally proposed by Arai and Ellingboe sans the viewing trestle. In lieu of the trestle, the largest earthwork was re-configured to provide a NE facing alcove in which an “Iconic Element” can be installed. It was the desire of the steering committee and many community members that the design of the point facilitate an iconic installation of some sort to be determined at a future date. This alternative incorporated the EPA’s “Shoreline Protection Scenario A” for the bulkhead around the point over which a textured shot-crete overlay (Arai/Ellingboe) would be installed to give the shoreline a more naturalistic appearance including the creation of tide pool areas. Vehicular circulation as suggested by the steering committee was configured to provide a shared drive and turnaround between EPA and the public. Alternative A also included a campground for the Cascadia Marine Trail and nearby kayak storage (Arai/Ellingboe) facility both located in the flatlands area adjacent to the West Beach.

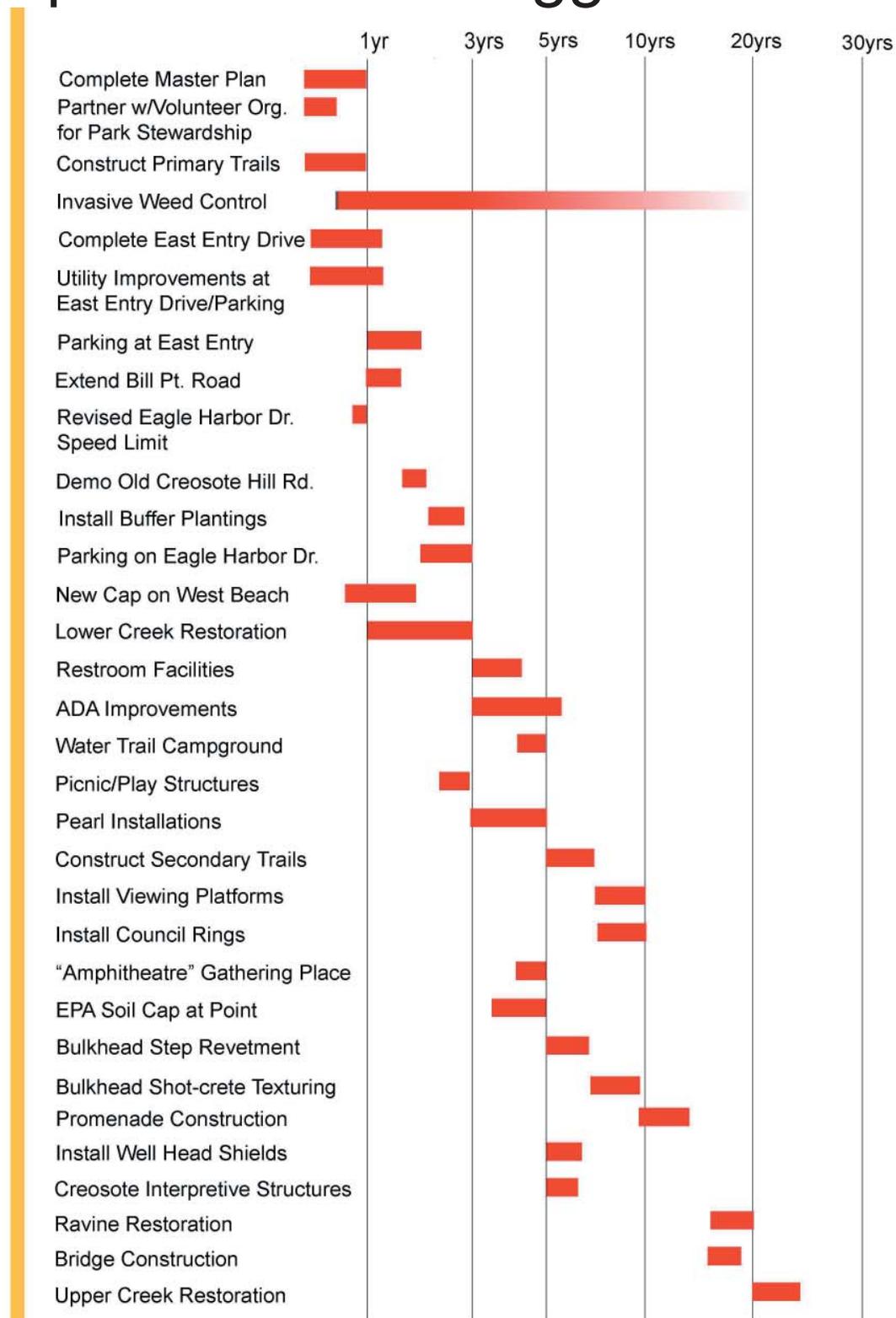


The design for the point in Scenario B utilized Bahnsen’s design for a terrain punctuated by small mounds on which abstract “shields” derived from Suquamish tribal basket patterns are installed to act as screening devices for many well-heads present for the remediation process. This scenario incorporates an earthen wall on the bulkhead around the point. Vehicular circulation as suggested by the steering committee includes a shared drive by EPA and the public along the EPA treatment facility and a public turnaround located in the flatlands area. A larger “gathering area” (Arai/Ellingboe) was also located on the site of a historic sand mine which provided materials for a brick factory that was once operating on the site. The topography created by the mine lends itself to a natural amphitheater form. This site would be large enough to accommodate gathering of up to 100 people.



Figure 4.4, 4.5, & 4.6 - UW students taking tours, presenting, and working hard at school.

# Implementation Suggestions



Schematic Plan

## Pritchard Park

UW College of Architecture & Urban Planning  
UrbDP 508

Fall 2007

Figure 4.7 - Implementation suggestions.

<b>Preliminary Budget for Pritchard Park Schematic Design</b>
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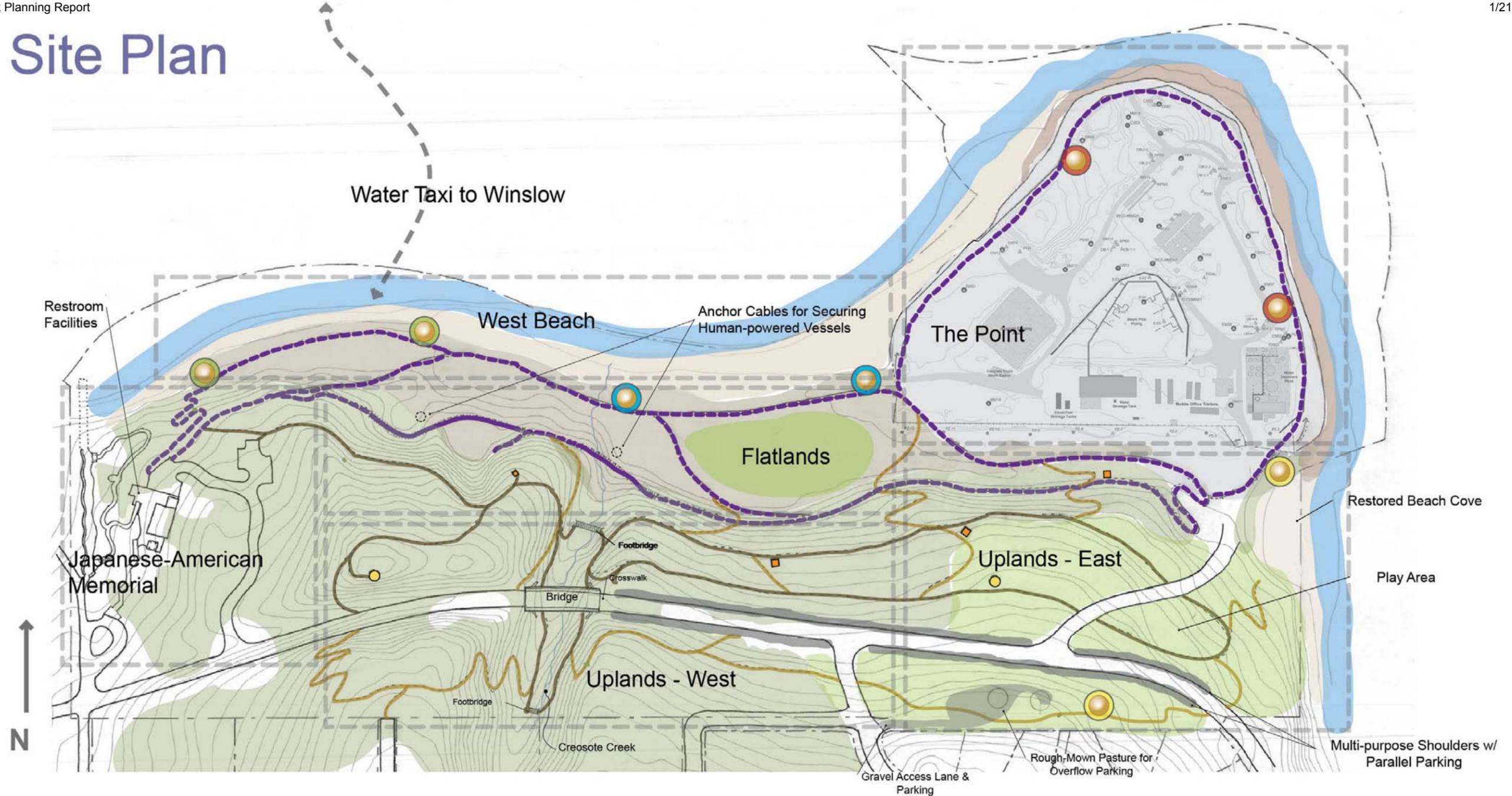
(Does Not Include Restricted Area on Bill Point)

Item	Quantity	Unit	Unit Cost	Extended
Site Prep/Clearing	0	SF	0.28	0.00
Site Grading	0	CY	10.00	0.00
Asphalt Paving (Roads/ADA Trails)	77,800	SF	2.80	217,840.00
Gravel Trails	51,490	SF	1.70	87,533.00
Site Fences/Rails	3,000	LF	22.50	67,500.00
Bridges	2	EA	20,000.00	40,000.00
Wood Boardwalk	6,000	SF	45.00	270,000.00
Site Utilities		LS		250,000.00
Restroom	2	EA	40,000.00	80,000.00
Kayak Storage	1	EA	10,000.00	10,000.00
Planting	330,000	SF	2.25	742,500.00
Temporary Irrigation	330,000	SF	0.55	181,500.00
Site Furniture		LS		100,000.00
<b>Total Budget</b>				<b>2,046,873.00</b>

Figure 4.8 - Preliminary budget for Pritchard Park.

Operations & Maintenance Assumptions for a water front and passive park: Design proposal assumes an annual average O&M component of 24-32 man-hrs/wk. Please note that this assumption does not include major renovation projects required to mitigate invasive plant species currently present on park property, nor does include any management of capital improvement projects with respect to park infrastructure.

# Site Plan

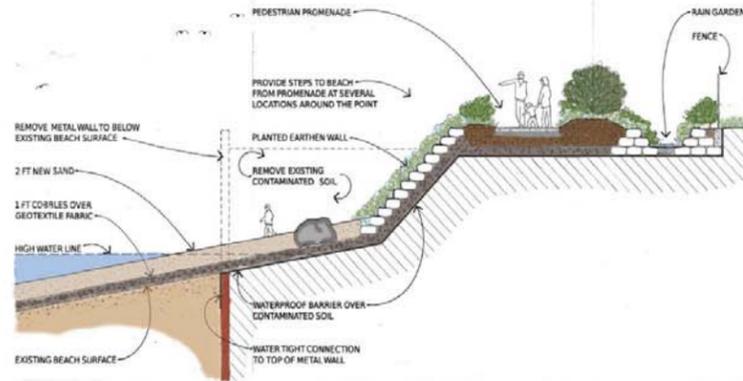


- Porous Pavement
- Boardwalk
- Secondary Gravel
- Secondary Gravel
- Viewing Platforms
- Council Rings
- Pearls (color indicates theme)

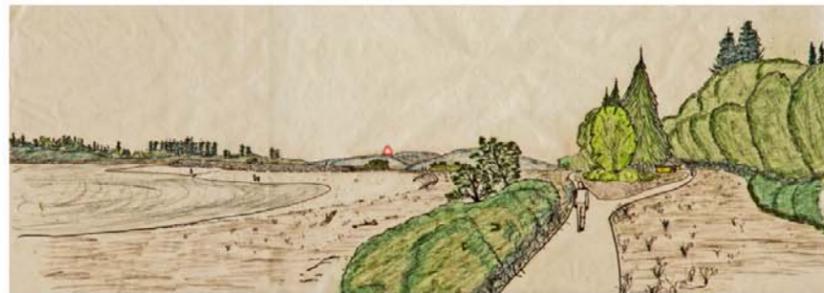


Pearl Concept

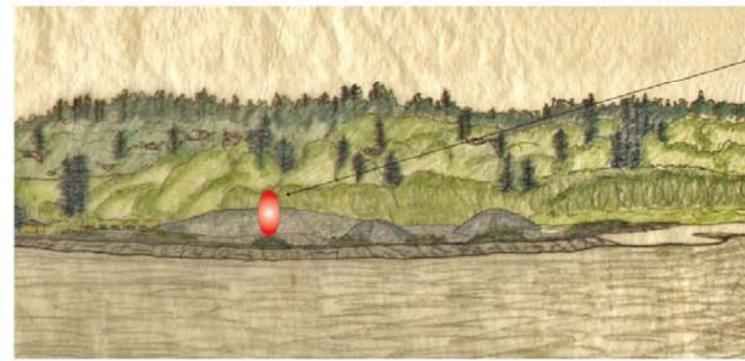
# Alternative - A



Section thru Bulkhead at Point

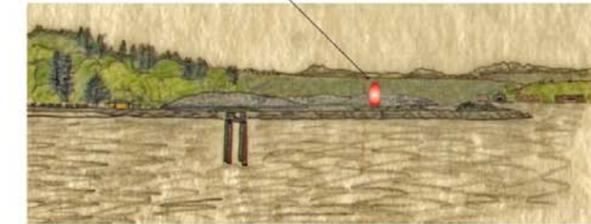


From West Beach to the Point

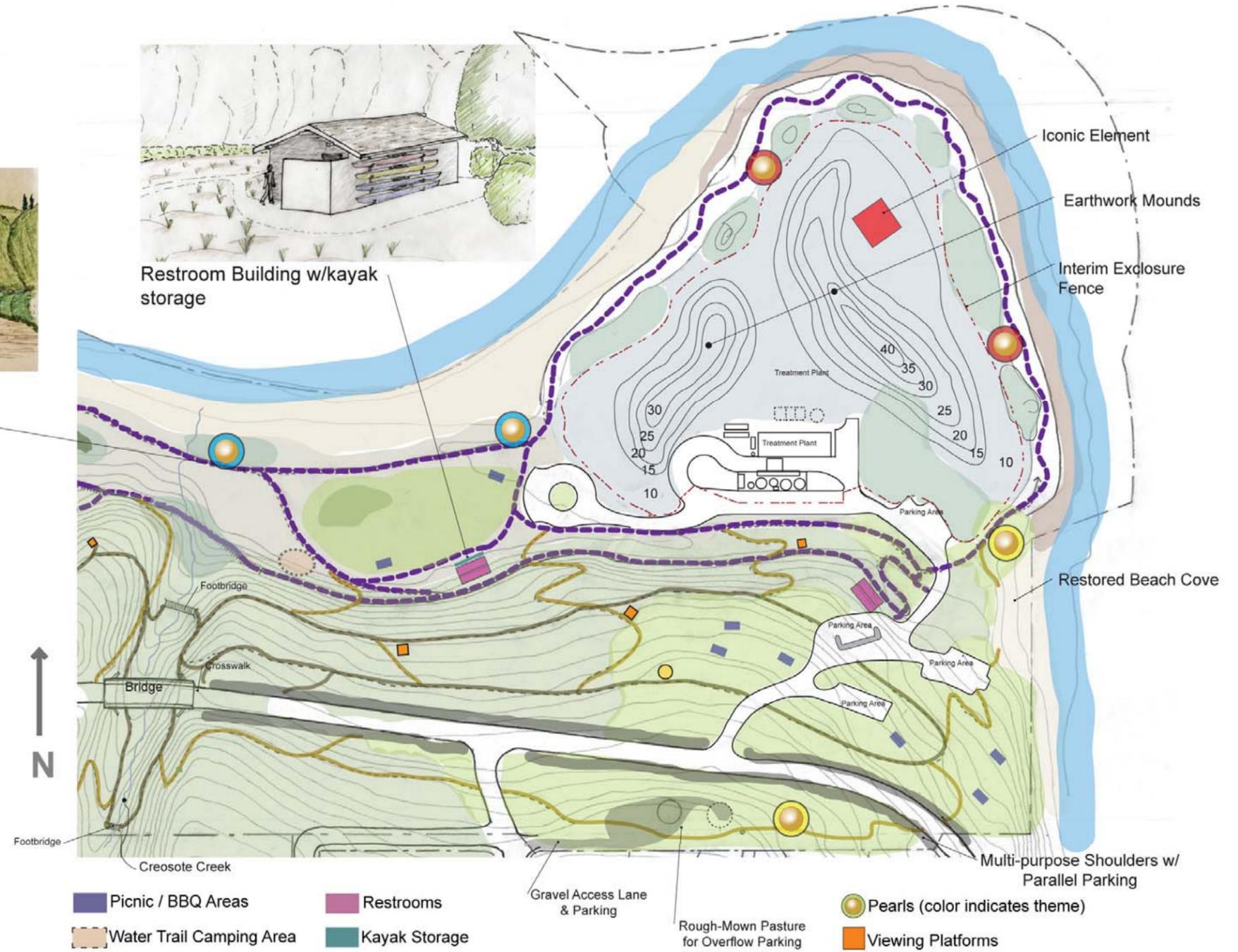


From Ferry to Seattle

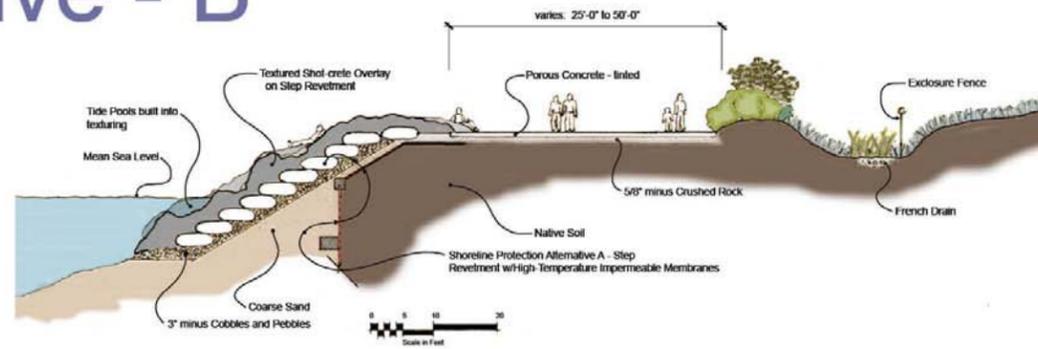
Iconic Element



From Ferry to Winslow



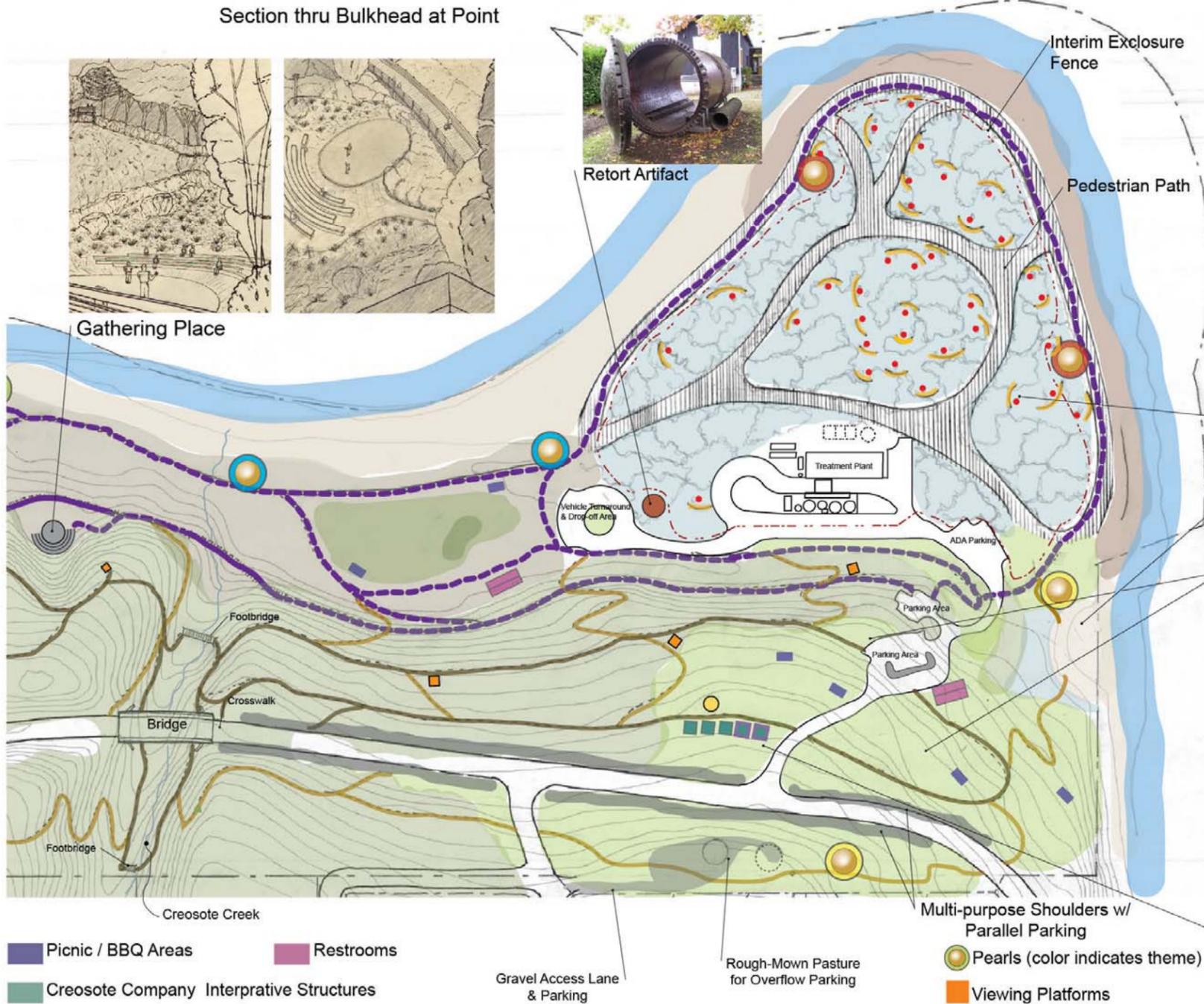
# Alternative - B



Section thru Bulkhead at Point



Artistic Well Head Shield Concept



From Ferry to Seattle

Well Head w/ Shield Structure (Typical)

Restored Beach Cove

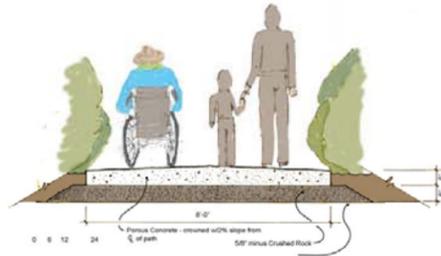
Swing Set Areas



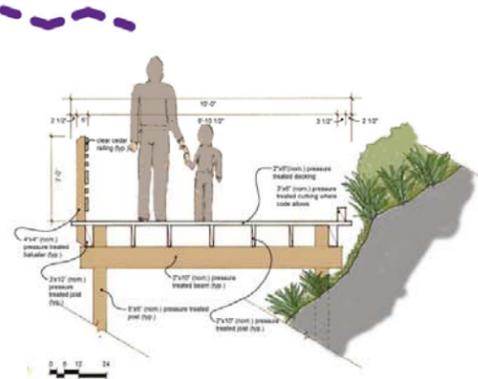
Creosote Company Interpretive Structures

# Path Features

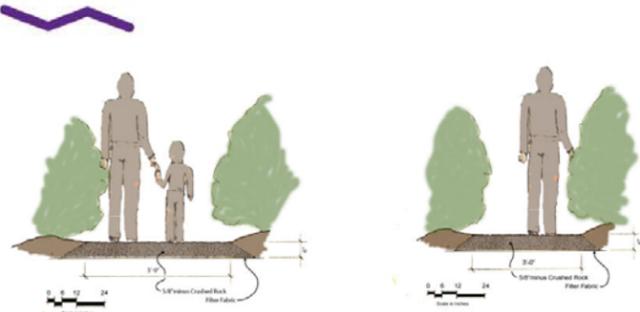
## Path Types



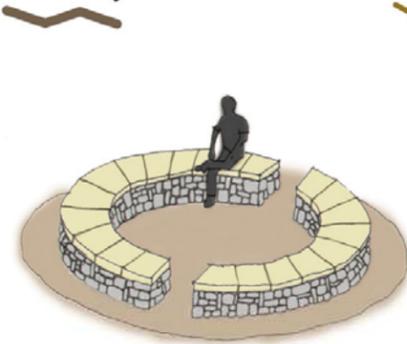
## Porous Pavement



## Boardwalk



## Primary Gravel



## Council Ring

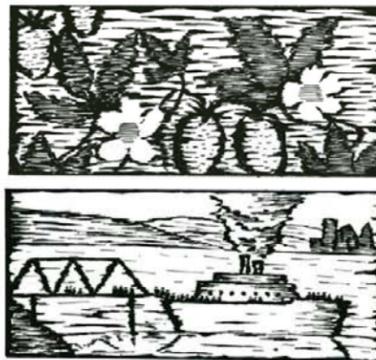


## Pearl Themes

### Plant Palette - Historical

- Akebia quinata decasine
- Glycyrrhizae radix (Chinese Licorice Root)
- Zingiberis rhizoma (ginger)
- Ginkgo biloba Maidenhair Tree
- Paeonia radix (Chinese peony root)
- Panax ginseng Ginseng
- Cinnamon
- Rheum palmatum Turkey Rhubarb
- Ephedra
- Marshall Strawberries
- Pumpkins
- Christmas Trees
- Eleutherococcus senticosus Siberian Ginseng
- Melaleuca alternifolia Tea Tree
- Pueraria montana lobata Kudzu Vine
- Salvia officinalis Sage
- Gynostemma pentaphyllum Sweet Tea Vine

Japanese American

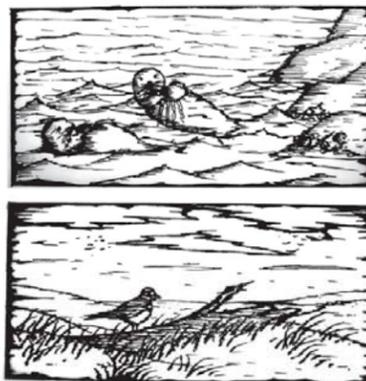


Bench Motifs

### Plant Palette - Phytoremediative

- Festuca arundinacea - Tall Fescue: Pyrene, PAHs
- Festuca rubra - Red Fescue: Hydrocarbons
- Lupinus albus - White Lupin: Arsenic
- Melilotus officinalis - Yellow Sweet Clover: Hydrocarbons
- Achillea millefolium - Yarrow: Cadmium
- Allium schoenoprasum - Chives: Cadmium
- Digitalis purpurea - Common Foxglove: Cadmium
- Helianthus annuus - Sunflower: Metals, PAHs
- Pteris vittata - Brake Fern: Arsenic
- Solidago hispida - Hairy Golden Rod: Metals
- Acer rubrum - Red Maple: Leachate
- Betula pendula - European White Birch: PAHs, PCBs
- Gleditsia tricanthos - Honey Locust: Lead
- Ilex sp. - Holly: Cadmium
- Liquidambar styraciflua - American Sweet Gum: Perchlorate
- Populus sp. - Poplars: Chlorinated solvents, PAHs, atrazine, DDT
- Populus tremuloides - Aspen: Pb
- Salix sp. - Willows: Perchlorate
- Viola sp. - Violets: Metals

Ecological Restoration



Bench Motifs

# Pearl Details

### Plant Palette - Ethnobotanical

- Abies grandis - Grand Fir: Drug (Cold Remedy), Fuel
- Acer circinatum - Vine Maple: Used to make fishing traps
- Achillea millefolium - Common Yarrow: Drug (Antidiarrheal)
- Amelanchier alnifolia - Pacific Serviceberry: Fruit eaten fresh
- Eriophyllum lanatum - Woolly Eriophyllum: Drug (Love Medicine)
- Fragaria x ananassa - Strawberry: Fruit eaten fresh
- Geum macrophyllum - Largeleaf Avens: Drug (Contraceptive)
- Holodiscus discolor - Oceanspray: Drug (Misc. Disease Remedy)
- Lonicera ciliosa - Orange Honeysuckle: Drug (Contraceptive, Dermatological Aid)
- Marah oreganus - Coastal Manroot: Drug (Dermatological Aid, Tuberculosis Remedy)
- Mentha - Mint: Drug (Cold remedy)
- Ribes sanguineum - Redflower Currant: Berries eaten
- Rosa nutkana - Nootka Rose: Drug (Analgesic, Gynecological Aid)
- Symphoricarpos albus - Common Snowberry: Drug Dermatological
- Taxus brevifolia - Pacific Yew: Drug (Diaphoretic, Panacea) wood used for hunting and fishing
- Thuja plicata - Western Red Cedar: Drug (Abortifacient), clothing
- Tsuga heterophylla - Western Hemlock: Drug (Tuberculosis Remedy, Venereal Aid), Dye, wood for fuel

Squamish Tribe



Bench Motifs

### Plant Palette - Historical

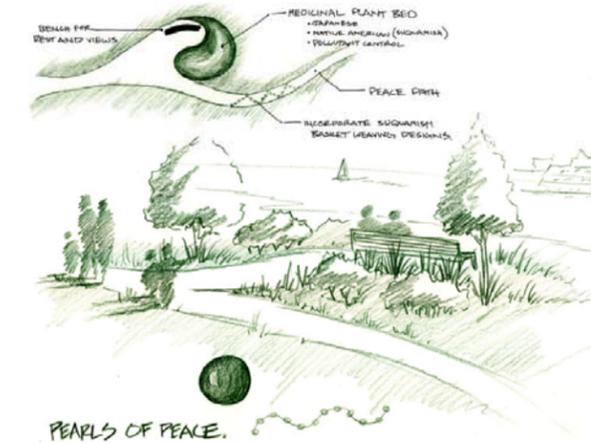
- Chaenomeles speciosa - Flowering Quince
- Rosa rugosa 'Frau Dagmar Hastrup' - Rugosa Rose
- Lupinus albus - White Lupin: Arsenic
- Kolkwitzia amabilis - Beauty Bush
- Deutzia cultivars
- Hydrangea macrophylla - Mophead cultivars
- Malus sp.
- Helianthus 'Lemon Queen' - Perennial Sunflower
- Italian Prune Plum
- Juniperus chinensis 'Torulosa' - Hollywood Juniper
- Acer rubrum 'Armstrong' - Columnar Red Maple
- Stachys byzantina cv's - Lamb's Ears
- Gleditsia tricanthos 'Sunburst' - Golden Honey Locust
- Juniperus horizontalis 'Wiltonii' - Blue Spreading Juniper
- Liquidambar styraciflua - American Sweet Gum
- Echinacea purpurea - Purple Coneflower
- Rudbeckia fulgida 'Goldsturm' - Black-eyed Susan
- Viburnum p. tomentosum 'Maresii' - Doublefile Viburnum
- Geranium macrorrhizum cv's - Big-root Perennial Geranium

Creosote Company Town

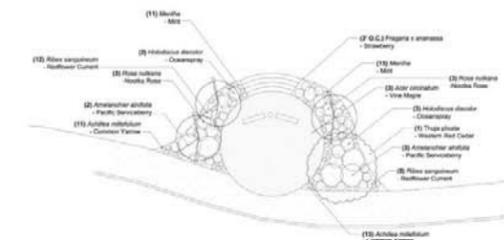


Bench Motifs

## Pearl Concept



## Pearl Planting



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## ***Appendix***

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Exhibit E of the Agreed Order No. 06TCPHQ-3867 of the State of Washington  
Department of Ecology

## **Exhibit E**

### **Park Vision and Design Framework**

**Exhibit E****Exhibit E – Pritchard Park/ Japanese American Memorial  
Bainbridge Island, Washington****Park Vision and Design Framework*****Park Vision***

This is a 50-acre waterfront park where kayakers, bicyclists, and families will stand in the midst of a natural setting, surrounded on three sides by nearly a mile of beach. The waters at their feet, once fouled by oil and creosote, will provide a home for native shorebirds and Puget Sound fish, including juvenile salmon. The harbor before them will bustle with daily boating activity, and the forest behind them will provide wildlife habitat and may one day be a fine representation of the magnificent forests that once lined the shores of Puget Sound.

Throughout the park's meandering trails, visitors will be able to partake in a varied menu of recreational opportunities and also learn of the natural and human history that infuses the site. In gathering spaces and interpretive areas, visitors will learn of Native American activities that once occurred here, and about the economic and environmental impacts of the industry that once dominated the property. Visitors will gain an appreciation of our nation's great commitment to cleaning and restoring the earth and learning from our past mistakes.

On the westernmost portion of the property, another reminder of our past and our commitment to the future will stand amid the forest. At the former Eagledale ferry dock, along Taylor Avenue, hundreds of Japanese Americans departed Bainbridge Island for internment camps on March 30, 1942. They were the first of over 100,000 people of Japanese descent to be evacuated from their homes under presidential order during World War II, and their experience and that of the community will be acknowledged and honored through a nationally significant memorial that gently urges us to "let it not happen again."

There are many beautiful parks that provide opportunities for recreation, or preservation of natural habitat, or memorials that help us remember and learn from the past. Not many parks are all these things at once, which is the vision of Pritchard Park and the Japanese American Memorial, *Nidoto Nai Yoni* (Let it not Happen Again).

As envisioned, the park experience will focus on the site: the views, the wildlife, the forest and waterfront environment, the history, and the recreational opportunities. The park will offer active and passive waterfront recreation and will showcase design strategies that promote a sustainable environment. The park will re-establish ecological patterns within the landscape, setting the stage for public awareness of natural systems, while also incorporating information and education of the site history and environmental remediation.

**Exhibit E*****Design Concept Framework******Overall Framework***

Realizing the Park vision will require certain components based on the Park vision; local and regional needs; funding opportunities; and cultural, environmental and economic opportunities.

Two major thematic areas make up the Park concept:

- The eastern end of the site will focus on the remediation and ecology of the land, with the theme, “Restoration of Nature”
- The western end will focus on the “recognition of human dignity” with a memorial to the Japanese Americans of Bainbridge Island who were interned by our government during World War II, with the theme “Let it not happen again”, or “*Nidoto Nai Yoni*”

The park design will highlight the federally funded Superfund restoration results, and draw on the recreational opportunities and rich ecology and history of the site to create a series of connected landscapes that tell the story of the land, culture and history. The park design will maximize the site’s commanding views of the surrounding land and waterscape, while integrating infrastructure features, and cultural and ecological interpretation as the site is further remediated. Site planning and construction methods will be utilized that respond to the opportunities and amenities of the site and will be consistent with any special constraints related to the remediation of this former industrial property as outlined in the elements of the Pritchard Park Remediation and Redevelopment Plan (PPRR Plan, as specified in the Ecology Agreed Order), including: a. Cover and Capping Sub Plan; b. Excavation Management Sub Plan; c. Worker Health and Safety Sub Plan; d. Park Management, Park Upkeep and Compliance Monitoring Sub Plan; e. Best Management Practices Sub Plan; and f. Institutional Controls Sub Plan.

Following are the primary components of the park design framework:

- A. Site Interpretation
  1. Memorial
  2. Restoration/ remediation and ecological/ cultural
- B. Remediation
- C. Recreation
- D. Connections
- E. Infrastructure
- F. Site Planning and Construction Methods

***A. Site Interpretation***

The Park and Memorial will be designed with a focus on interpretation of the historical, cultural, ecological, and remediation aspects of the property. The two major themes of the Park will also have two main focuses. The Memorial, located at the west end of the site, will emphasize cultural and historic events that took place there, with a focus on educating and understanding past governmental actions and the cultural implications of these actions. The east end of the Park will focus on the innovative industrial technology of the past, the contamination of the land and water, and the governmental actions taken to restore the contaminated property and bring it back to safe, active use for people and

**Exhibit E**

wildlife. Both thematic areas will provide facilities for cultural and historical interpretation. The Bainbridge Island Historical Society and Suquamish Tribe should be involved in the development of the site's historical and cultural interpretation.

1. Memorial

The Bainbridge Island Nikkei World War II Exclusion Memorial, *Nidoto Nai Yoni*, defines the western portion of the site. The vision of the Memorial is to honor the 227 Bainbridge Island internees through an evocative and contemplative design which informs visitors of historic injustices and the fragility of assumed rights. The Memorial design is being developed by the Bainbridge Island Japanese American Community (BIJAC), while development of the Memorial is being coordinated jointly with BIJAC, the City and the Park District.

The Memorial will be established as the first public re-use of the site through the development of a memorial walk with site interpretation, wetland and wetland interpretation, contemplative gardens, visitor center, interpretive pier, and support parking. Parking for beach access to Pritchard Park is also being provided. The Phase I design for the Memorial portion of the Park has been processed through the City permitting procedures. Future Memorial design and development will be coordinated and linked with the eastern portions of the Park.

2. Restoration, Ecology and Culture

The Park design will highlight the remediation efforts of the former Wyckoff Company, Environmental Protection Agency (EPA) and Washington State Department of Ecology (Ecology). Park design and interpretation will tell the story of how this former industrial site became contaminated, how the community worked to address the environmental contamination, and how the property is being restored. The design will also mark the past cultural use of the area, and showcase the cultural aspects in conjunction with the ecological features of the site.

The design will emphasize the ecological aspects of the Park by:

- Establishing educational and interpretive programs to observe, explain and interpret the remediation of the site
- Providing interpretive facilities that can be utilized now and after the final clean up remedy is completed
- Preserving fish and wildlife habitat, native woodlands, and significant ornamental plant specimens, while also allowing for park use
- Protecting the habitat beach and the intertidal/woodland transition zone while providing waterfront access and maintaining habitat protection buffers along the shoreline
- Highlighting and enhancing significant cultural areas and providing for ecological site development, such as a learning center, an arboretum, or native vegetation demonstration garden
- Controlling invasive plants, protecting native species, and providing new planting and landscaping that enhances restored areas, reestablishing a small piece of the native forest that once inhabited these shores

**Exhibit E**

- Capitalizing on opportunities for the development of unique places to experience the site, such as the forest knoll, the topographic high point in this area of the site
- Emphasizing and enhancing the commanding site views that exist on the property
- Portraying the cultural use of the site, including use by indigenous people, industrial technologies of the past, and site connections to regional and national events
- Involving the Historical Society and Suquamish Tribe in highlighting the cultural aspects of the site

**B. Remediation**

Because some of the Park property (the Point) will continue to undergo remediation, it is necessary that the Park design respond to any constraints necessitated from the remediation. The park will be designed to ensure the construction and use are not in conflict with the EPA Remedy. This will be coordinated with the final remediation plans to ensure the integrity of the EPA Remedy is maintained, and the work will be closely coordinated with the EPA and Ecology through site planning and construction design, consistent with the Pritchard Park Remediation and Redevelopment Plan (PPRR Plan) and the work Schedule referenced in the Ecology Agreed Order. The PPRR Plan ensures protection of human health and the environment during development of the park and ensures that the park design is not in conflict with the EPA Remedy and includes the following elements that need to be addressed in any park development activity of the final phase property purchase:

- Cover and Capping Sub Plan
- Excavation Management Sub Plan
- Worker Health and Safety Sub Plan
- Park Management, Park Upkeep and Compliance Monitoring Sub Plan
- Best Management Practices Sub Plan
- Institutional Controls Sub Plan

Site access for the on-going remediation will be needed. Restricting public access to certain areas of the site is necessary in accordance with the City's agreement with EPA. This agreement, the Prospective Purchaser Agreement, and any institutional controls that EPA requires as part of the final remedy must be considered in the design, including:

- Land use restrictions and other limitations that EPA requires
- Restriction on anchoring in Eagle Harbor, in the vicinity of the protective harbor cap
- Adherence to the protection measures for the habitat beach that is located along much of the shore west of the Point
- A requirement that activities and development must not adversely impact any of the remedy installations
- Sharing the Park development plans with EPA
- A requirement that no new wells will be allowed
- Coordination of design and site use to minimize conflicts with the requirements of on-going remediation operation and maintenance

**Exhibit E**C. Recreation

The Park is planned for a variety of regional recreational uses. However, the main recreational focus of the Park (and a grant funding requirement), is to serve a regional need for active waterfront recreation. Considering its location at the southern entrance to Eagle Harbor, and the fact that the site has nearly a mile of waterfront, it is important that public access for active water recreation be provided. Enjoying the dramatic views and forested shoreline environment are also fundamental components to the recreational aspects of the Park.

Key components that will enhance the recreational opportunities of the property include:

- Public beach access
- Regional recreational opportunities and park facilities for waterfront recreational programs such as car-top boat launch and related facilities
- Water access and water recreation components primarily for non-motorized boat access
- Opportunity for a future public dock or pier
- Community gathering spaces that includes picnic areas and fire circles
- Children's play areas

D. Connections

Because the Park will showcase the multiple aspects of the property, the design must be integrated and connect the various unique landscapes that embody the site. The park should connect to Winslow and Eagle Harbor, which are the cultural, community and commercial core of Bainbridge Island. The Park must also be connected to the local community and adjacent neighborhoods. Park connections include:

- Connecting the Park to Waterfront Park and the Washington State Ferry Terminal.
- Promoting an inner harbor ferry system as a private venture capitalizing on existing infrastructure
- Including the Park in the Washington Water Trails System within the Puget Sound
- Extending the waterfront trail to the Park (pedestrian access)
- Connecting the Park to the Harbor's past by promoting and celebrating the cultural history associated with this site and other related sites within the harbor.
- Involving the Historical Society and Suquamish Tribe in site interpretation and connections to other cultural sites.
- Providing safe bicycling and walking access to the Park
- Providing for vehicle access and bus access to the Park
- Building upon the implemented habitat beach and work with adjacent private property owners to establish almost a mile of accessible shoreline and intertidal habitat
- Connecting to the adjacent neighborhoods and a community trail system as part of the Non-Motorized Transportation Plan
- Establishing Eagle Harbor Drive as a parkway through the Park

E. Infrastructure

The Park design will require the extension of existing services or the development of new services.

**Exhibit E**

Necessary services will include providing:

- Water, sewage, storm drainage and electricity for site facilities
- On-site septic systems until such time as the area is served with public sewer
- An electrical power metering system for the Park, separate from the existing on-site power provided for remediation activities
- Security lighting (extensive site lighting is not anticipated)

Access, vehicular circulation and pedestrian circulation are important infrastructure components to consider in the design. Vehicular infrastructure design considerations include:

- Providing vehicle access to the Park via two public roads -- Eagle Harbor Drive and Creosote Place. Primary access to the Park will be off of Eagle Harbor Drive, west of Creosote Place, and primary access to the Memorial and beach access (car-top boat launch) is from Eagle Harbor Drive, east of Taylor Avenue.
- Creating a safe park entrance experience that announces the Park and balances the concerns and needs of the adjoining neighborhood
- Providing parking, access and facilities adjacent to the Point
- Creating a safe, functional and unique site circulation scheme utilizing abandoned roadways

Pedestrian circulation will be integrated into all areas of the Park through a series of trails for exploration, interpretation, recreation and viewing opportunities. This could include constructing a footbridge across the ravine.

#### F. Site Planning and Construction Methods

Structures, roadways, parking areas, and landscaping will be located in conjunction with the final remedy plan to insure that Park development will maintain the protective level provided by the EPA Remedy. Site grading will be consistent with the final remedy of the site, EPA restrictions or institutional controls, and any design requirements of the Ecology Agreed Order.

Grading, excavation, and construction will be conducted in accordance with the Ecology Agreed Order though the approved Cover and Capping Sub Plan, Excavation Management Sub Plan, Worker Health and Safety Sub Plan, Best Management Practices Sub Plan, and the Institutional Controls Sub Plan.

Construction methods will be consistent with the final remedy of the site. Structures will be built using standard wood, timber, or peeled log construction on simple concrete spread footings. The footing depth and design will ultimately depend on the constraints pose by the EPA Remedy and on the stability of the soil fill. Roof and paving coverage areas and other impervious surfaces will be built to maintain the EPA Remedy. Roofs may also be constructed using "green roof" construction which can enhance the stormwater management methods used on the site.

### **Park Concept Areas**

The park development zones outlined below are identified on the attached map. The park is divided into five upland zones and four different beach zones. Each of these defined

**Exhibit E**

areas offer different opportunities and require design consideration based on site constraints. In addition, the property was purchased in three phases as outlined on the attached map. Development of properties in all three phases must comply with the terms and conditions of the EPA Prospective Purchaser Agreement and any EPA Institutional Controls, while development of property acquired in the final phase is also subject to requirements in the Ecology Agreed Order.

**Upland Areas:****Japanese American Memorial and West Hillside, Ravine, East Hillside, Flatlands, and the Point***A. Japanese American Memorial and West Hillside- First phase property purchase*

*Existing Features:* This area includes the Taylor Avenue Road End, which is the historic site of the old Eagledale Ferry Dock.

*Design Approach and Considerations:* The evocative and contemplative Memorial will honor the 227 Bainbridge Island internees and focus on their stories, reflecting on the historic constitutional injustices and reinstatement of rights, with the theme of “let it not happen again” (*Nidoto Nai Yoni*). Site design and interpretation will tell these stories in the context of Island life and the times of war, connecting local, national and world issues to the events at this site, and telling how these events remain relevant in current times.

*Anticipated Design Elements:*

- Memorial walk, sculpture and two entry/exit gates - interpretation of the events that lead to the forced evacuation of the Bainbridge Island Japanese Americans, the life left behind and personal experiences
- Pier and additional interpretation to represent leaving the Island
- Wetland boardwalk with wetland interpretation
- Contemplative Japanese-style garden
- Interpretive center, meeting space, restrooms, and information kiosk

*B. Ravine - Forested Uplands – First phase property purchase*

*Existing Features:* This area incorporates a steep ravine with an intermittent stream and the forested hillside fronting Eagle Harbor Drive. This area offers great views through an existing mature greenbelt.

*Design Approach and Considerations:* The primary focus for this area is to 1) retain the existing forest habitat, 2) develop trails that reveal the natural environmental amenities of the area, and 3) connect to other areas of the Park. This area also acts as a buffer between the contemplative Memorial to the west, and the more active park to the east.

*Anticipated Design Elements:*

- Maintain the greenbelt view of the site from the Ferry
- Trails that take advantage of the natural forested environment and offer viewpoints at rest areas along the way
- Footbridge across ravine
- Native plant and forested ravine interpretation

**Exhibit E**

- Indoor/outdoor gathering areas

C. East Hillside- Second and final phase property purchase

*Existing Features:* This area is the historic site of the company town known as Creosote, which included worker homes and company buildings and was the first electrified area on the Island. Although all the buildings have been removed, some of the gardens and ornamental plants remain. This area slopes to the north and east and offers views across of Eagle Harbor, Wing Point and the Puget Sound to the north and across the Puget Sound to Seattle and Mt. Rainier to the east and southeast.

*Design Approach and Considerations:* This area of the Park will focus on the site history and restoration story, and will provide for an interface of activities, such as interpretive and recreational facilities, parking, picnic and gathering spaces, environmental clean up interpretation, and play areas. The Park design will take advantage of the views and topography, utilizing them to provide park amenities that blend in with the landscape. As the historical location of the company town development, this area is suitable for the more intensely developed Park functions, such as visitor areas, parking and restroom facilities. Site interpretation will include both recreational and educational features that will be interwoven into the park design. Design of parking lots and other facilities will be integrated into the landscape and screened with trees and native vegetation. The main entrance to the park will be in this area, near Creosote Place.

*Anticipated Design Elements:*

- Main vehicular entrance
- Cultural, historical and ecological interpretative center
- Native American interpretation
- Trails
- Parking
- Play areas for kids
- Indoor/outdoor gathering area
- Restrooms
- Signage

D. Flatlands- First and final phase property purchase

*Existing Features:* This portion of the site is located at the base of the East Hillside, but is not intended to include the area fenced off for further remediation. Most of the area is not vegetated. As the name indicates, this area is level and connects to the Point, the Ravine and the East Hillside.

*Design Approach and Considerations:* This zone acts as a connector between the other park areas. The level nature of the area lends itself well to recreational park features and functions that require a level surface, such as beach access for all ages and those with disabilities, play areas, sports courts, or parking lots. It is the most suitable area for many of the anticipated park development features, and is the best location for viewing the on-going remediation activities of the Point.

*Anticipated Design Elements:*

- Gathering areas, picnic shelters, fire circles

**Exhibit E**

- Play areas, sports courts
- Trails
- Restrooms
- Interpretative buildings/structures/visitor center and observation area
- Parking lots, roadway, utilities

*E. The Point – Final phase property purchase*

*Existing Features:* The Point offers the most expansive views for the park user, with an almost 360-degree viewpoint. It is also the chief focus area of the Superfund clean up and contains several buildings and a parking area associated with the on-going clean up operations. The final remedy for the Superfund site will shape the design of this portion of the site. A steel sheetpile wall, protruding above ground level at various heights currently surrounds the shoreline boundaries of the site and will likely remain after the final remedy is selected.

*Design Approach and Considerations:*

*General Design Approach:* Site design will emphasize the phenomenal view aspects of the Point and reflect the historical and environmental impacts by acknowledging the Superfund legacy and human endeavor involved in restoring the site. The park design will provide a balance of elements in a context that incorporates natural habitat functions with manmade restoration, providing for human interaction with the landscape.

Enhancement of the final remedy features will be incorporated with the design for this area. Other design considerations related to the final remedy and operation and maintenance will be required in the future. Because much is unknown about how this area of the property will function until the final remedy is selected and in place, the design considerations have been divided into “general” and more “specific” based on different site issues for the Point.

*General Design Considerations:*

- The Environmental Protection Agency and Department of Ecology must be provided with access to complete the site remedy clean up and any required operation and maintenance of the final remedy
- The steel sheetpile wall surrounding much of the Point will remain in place as a necessary component of the remedy
- Public access must be restricted to the East Beach

*Specific Design Approaches and Design Considerations for the Point:*

- Topography

*Approach:* Provide ground surface undulation to incorporate interest and function into the landscape.

*Considerations:* The surface of this area needs articulation to add interest to the landscape. Topography changes could include berming or other surface grading alteration, such as ha-ha’s. These surface treatments can serve multiple functions such as stormwater drainage control, focusing visitor attention to key viewpoints, providing additional screening of remedy features or separating activity areas. As part of the berming or grading, added features could include fabric markers or a layer of quarry spalls that will provide a protective feature to the remedy.

**Exhibit E**

- Trails

*Approach:* Pathways and trails are important links, providing a park experience that enhances connectivity to viewpoints, interpretative sites, and other park amenities.

*Considerations:* Trails may be constructed using a variety of surface materials, including gravel, asphalt, structural grass containment and wooden boardwalks, and can provide vehicle access for monitoring, or other necessary remedy-related activity.

- Interpretation

*Approach:* Provide interpretive sites and special nodes of interest that inform, educate and enhance the visitor's experience through the park.

*Considerations:* These interpretive sites will focus on the clean up remedy, history, and environment of the site. Interpretive sites can range from simple placards to larger interactive features.

- Picnic Areas

*Approach:* Strategically place picnic shelters to allow enjoyment of views, while not blocking important views for other park users.

*Considerations:* Location will be in close proximity to parking areas to facilitate public use. Secondary or smaller picnic areas may be placed at more remote locations.

- Resting Amenities

*Approach:* Place benches and gathering spaces to provide public enjoyment and resting points.

*Considerations:* Distribute these across the site or group in conjunction with interpretive areas, amenities, or along pathways.

*Anticipated Design Elements:*

- Public access opportunities
- Site Interpretation - cultural, historical and environmental restoration
- Maintain 360° views
- Berms and ground undulation and landscaping that enhance site views
- Cultural gathering areas
- View points
- Promenade suitable for multi-age (walking, jogging) with access to shoreline

**Beach Areas: Water Access Beach, Habitat Beach, West Beach, and East Beach**

Each of the four beach areas provide water views and most provide direct water access. All four of these beach areas are located along the south shore of Eagle Harbor and border on a no-anchor zone established by the United States Coast Guard (USCG) at the request of the Environmental Protection Agency. The no-anchor zone is a protection measure for the in-water sediment cap that EPA placed on the floor of Eagle Harbor. Any development proposed within the water outside of the location of the sediment cap, but within the no-anchor zone, must first receive a special waiver from the USCG.

**Exhibit E***A. Water Access Beach- First phase property purchase*

*Existing Features:* Most of this beach is in a natural state with mature vegetation lining the low bank shoreline. Some of the beach includes a documented surf smelt spawning area.

*Design Approach and Considerations:* This beach is the primary water access for the western portion of the site and is intended to provide public access for human powered boats.

*Anticipated Design Elements:*

- Memorial pier, just west of the beach
- Future public dock location, outside sediment cap located in harbor
- Car-top boat launch area for public

*B. Habitat Beach- First phase property purchase*

*Existing Features:* This beach is the newly created and/or restored habitat beach intended by the Environmental Protection Agency as mitigation for the nearshore impact of the sheetpile wall. It includes a constructed sandy beach and a vegetated buffer that was installed along the upland edge of the habitat beach. The beach and vegetated buffer provide essential habitat for fish and shoreline wildlife for feeding, breeding, rearing and cover from predators.

*Design Approach and Considerations:* The primary intent for this area is to maintain the habitat beach for wildlife, while allowing appropriate passive, human use along the beach. Protection of the habitat beach and vegetated buffer is paramount. The vegetation buffer must be maintained, while also providing for trails and pathways to the beach through the buffer. Enhancement of the vegetation buffer is anticipated. Picnicking, viewing and resting areas will only be allowed above the vegetative buffer area.

*Anticipated Design Elements:*

- Trails
- Vegetation enhancement, possibly including a shoreline native vegetation demonstration area
- Picnic areas
- Benches

*C. West Beach – Final phase property purchase*

*Existing Features:* This sandy beach includes part of the sedimentation cap that extends from the harbor floor to the upland sheetpile wall.

*Design Approach and Considerations:* The beach area is intended for passive shore access.

*Anticipated Design Elements:*

None

*D. East Beach- Final phase property purchase*

*Existing Features:* This beach extends around the Point to the south and is sandy along the inner harbor area, but consists primarily of cobbled material along the east side of the

**Exhibit E**

Point. The eastern portion of this beach is still experiencing seeps of contamination offshore and EPA is restricting public access to this entire beach area.

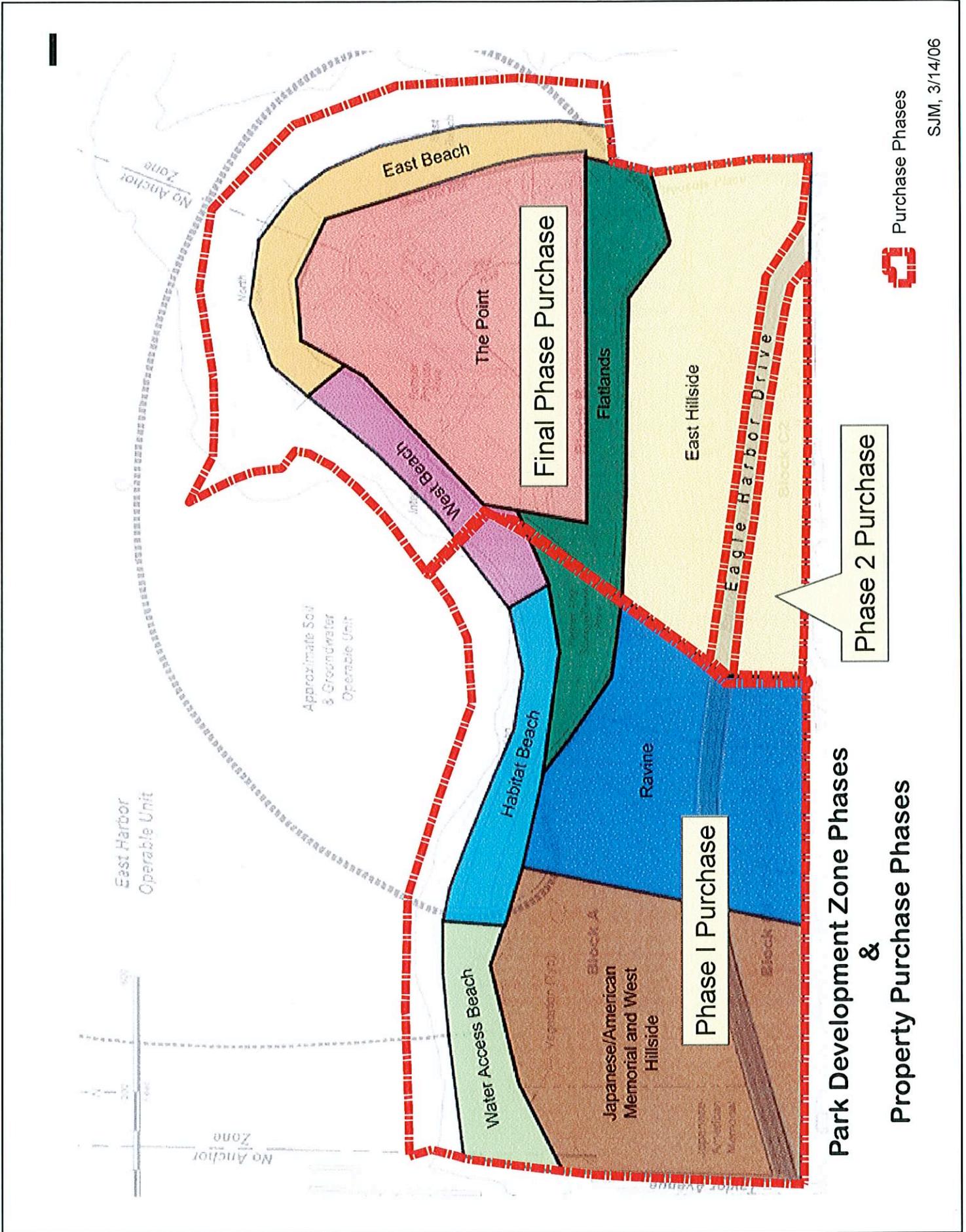
*Design Approach and Considerations:* The park design needs to incorporate elements that restrict public access to this beach. Signs and markers will be important, but also some type of environmental interpretation that will explain the natural forces along the eastern shore and why contamination remains in this area.

*Anticipated Design Elements:*

- Signage
- Interpretative markers
- Barriers that incorporate art and site interpretation

Attachments:

- A. Map- Park Development Zones
- B. Park Development Zone Designation Table
- C. Park Preliminary Site Project Profile
- D. Pritchard Park Design Timeline and Milestones



**Park Development Zone Phases  
&  
Property Purchase Phases**

 Purchase Phases

**Park Development Zones/ Activities Matrix**  
 Proposed Pritchard Park Project  
**Exhibit A-2**

**Park Development Zone Designations**

	East Hillside	Ravine	J/A Memorial & West Hillside	Flatlands	The Point	East Beach	West Beach	Habitat Beach	Water Access Beach
	Sloped site, outside clean-up area some historic significance	Critical area minimal development	J/A memorial, developed per plan West hillside-sloped, minimal development	Flat adjacent to clean-up area	Development potential pending final remedy decision	No public access	Public access, sandy beach	Public access, emphasize habitat preservation	Small craft access, in conjunction with J/A memorial
Fire Circles	X		X	X	DOR				
Buildings- Vented	X		X	X	DOR				
Buildings-Enclosed Heated	X		X	X					
Buildings - Open Structure	X		X	X	X				
Parking Lots and Roads	X		X	X	X				
Trails/Bridge/ Boardwalks	X	X	X	X	X		X	X	X
Playgrounds	X		X	X	Limited/DOR				
Sports Court	X		X	X	DOR				
Playfield/Impervious	X		X	X	DOR				
Playfield Pervious	X		X	X	DOR				
Dock									X
Picnic/BBQ Areas	X	X	X	X	X				
Septic System	X		X	X					
Landscaping and Berming	X	X	X	X	X				
Storm Drainage (Upland Area)	X	X	X	X					
Utilities- (i.e. water, power, pumps)	X	X	X	X	DOR				

X - Possible Use  
 DOR - Dependant on Remedy

## Park Vision – Attachment C

### Pritchard Park Preliminary Site Project Profile

Subject to Selected Remedy, Funding, Permitting and Approvals, 10-19-05

Site Prep/Clearing	120,000 – 217,800 SF
Site Grading	10,000 – 40,000 CY
Asphalt Paving	10,000 – 16,000 SF
Gravel Trails	36,000 – 50,000 SF
Site Fences / Barriers	6,000 – 12,000 LF
Bridge	0 – 1 Steel Cross Beam
Boardwalk	3,000 – 6,000 SF
Site Utilities	
G – style oil separator catch basins	
Water hook up and water meter into existing system	
Septic or vault system	
Electric on site service	

#### Park Furniture

Benches	8 – 16
Drinking	
Fountain	2 – 4
Picnic Pads	
Concrete	4 – 8
Tables	4 – 8
Trash	
Receptacles	8 – 16

Subject to further public process and design, as noted, additional pervious and impervious surfaces may occur on site. See Park Development Zones/ Activities Matrix.

#### Memorial Construction at Pritchard Park and Phase I:

##### World War II Nikkei Internment and Exclusion Memorial Project Site Calculations:

##### Historic Resources Protection:

Bank stabilization	80-100 lf - shoreline
Pipe outfall realignment	

##### Site Disturbance:

Clearing/Grading	101,644 sf
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##### Walls:

Rockery Walls	850-900 lf – height varies
Concrete Retaining	

##### Garden paths / Trails:

Existing trails to remain	1320 sf - natural path
Proposed Paths	1640 sf - new garden paths
Memorial Walk	4000 sf

Boardwalk:	
Landing/wetland	587 sf - wetland boardwalk
Bridges	1913 sf - boardwalk bridges
Site Access:	
Access Drives	18,000 sf -- drop off/entry drives
Parking	8100 sf -- upper/lower lots
Drop off	4700 sf -- turn around/drop off
Wetland:	
Wetland	20,659 sf - existing
Wetland Buffer	45,640 sf - existing
Mitigation Wetland	2567 sf - proposed
Mitigation Buffer	16,208 sf - proposed
Buffer Replacement	6340 sf - proposed
Utilities:	
Storm Drainage	350 lf -- storm pipe
Electrical	240 lf -- electrical conduit
Irrigation	880 lf -- irrigation mainline
Sleeving	80 lf -- 4" pvc sleeving
Structures:	
Well House Existing	220 sf -- to be removed
New Well House Proposed	150 sf
Kiosk	20 sf -- open structure
Japanese Gates (2)	160 sf -- total, open structures
Restroom -- fut phse	370 sf
Meeting Room -- fut phse	520 sf
Interpretive Cntr. -- fut phse	2620 sf

## **Pritchard Park Design Time Line and Milestones**

Phase 1 – Inventory and Site Assessment, Development of a Park Design Program

Phase 2 – Schematic Design and Implementation Program

### **Public Involvement**

University of Washington, Landscape Architecture Design Symposium, 2001

Dirt Workshop, 2002

Wyckoff Acquisition Task Force, 2002

Products derived from the abovementioned include:

- Park Development Zones / Activities Matrix, 2005
- Park Development Zone Design, 2005

### **Proposed Public Involvement, 2006-2008**

This project phase shall involve public involvement with participation from stakeholders, such as, City, Park District, NPS, EPA, Ecology, Japanese – American WW II Internment Memorial Committee, Bainbridge Island Land Trust, Bainbridge Island Historical Society, Washington Water Trails or aquatic facilities representative, Suquamish Tribe, Trails Committee, neighbors, resource person, and Island residents.

### **Design Development Process to include:**

- Conduct an RFP and hire consultant
- Convene an advisory committee and provide background material for membership certification pertaining to grant, federal and state constraints
- Review Park design concept framework, environmental conditions and considerations, topographic information, Memorial concept and development plans, motorized plans and non-motorized plans, archeological and historical data, photos, and plans, shoreline aspects, wildlife and habitat data and maps, property restrictions and covenants, and other baseline data as appropriate.
- Facilitate 2-3 public workshops,
- Provide graphics and written information as required for public outreach efforts
- Present 2 updates and Bainbridge Is. Metropolitan Park Board and City Council meetings.
- Present 2 updates and City Council.

### **Permitting and Environmental Review, 2008 subject to Selected Remedy:**

- Identify permitting/regulatory requirements and deadlines
- Complete SEPA checklist for the schematic design.

### **Phase 1 Tasks & Products:**

- Define project parameters, gather necessary materials, identify additional information, review community involvement strategies and finalize project timetable.
- Meet with advisory committee and conduct site visit- committee and consultant

- Conduct and assemble a base map identifying natural and man-made features, such as topography, wetlands, streams, vegetation, utilities, structures, boundaries, easements, archeological, buffers.
- Conduct an inventory and assessment of the site's trees utilizing an arborist,
- Prepare graphic summarizing site opportunities and constraints using existing, baseline, surveys, GIS and other available resources.
- Prepare report that summarizes identified issues and opportunities,
- Prepare an inventory and analysis, consult with the Suquamish Tribe and EPA, and submit report to Department of Ecology.
- Facilitate and conduct workshop that ascertains public sentiment towards needs, desires, opportunities and constraints.
- Based upon the results of site analysis, technical input and public workshops, develop preliminary park Design Program detailing proposed and additional site improvements as appropriate by the Pritchard Park Remediation and Redevelopment Plans, detailing proposed preserve uses, design character and design criteria.

#### **Phase II Tasks:**

- Establish criteria for schematic alternatives.
- Prepare two schematic design alternatives based upon approved Design Program, prepare an operational / maintenance cost model (management plan).
- Prepare narrative that summarizes existing conditions, design alternatives, working with the Japanese – American WWII Internment Memorial and NPS (National Park Service); Identify cost implications, regulatory criteria, and other issues that require further analysis; and Consult with the Tribe, EPA and Ecology on the design alternatives.
- Follow up with Park's Design Committee
- Conduct a community workshop to solicit input on schematic design alternatives.
- Meet with appropriate City, County, State and Federal permitting officials to review initial schematic design direction
- Meet with Park's Design Committee to review comments form workshop and to solicit direction on draft schematic design.
- Brief Park Board and Council
- Create draft schematic design based upon preferred elements from alternative designs and update cost estimates and operational models.
- Create draft implementations strategy for development of the park that identifies priorities from improvements, responsibilities for improvements and timeline for implementing improvements.
- Identify scope and schedule of permitting process.
- Attend meetings with Parks staff to review draft schematic designs and phasing program.
- Conduct community workshop to solicit input on the draft schematic design and phasing program.
- Meet City permitting authorities to review draft schematic design and phasing program.

- Redefine cost draft schematic design and phasing program incorporating gathered input.
- Revise cost estimates.
- Meet with the Parks Design Committee to review workshop comments.
- Make minor revisions to schematic design following workshop comment integration.
- Prepare SEPA Checklist as needed.

**Tentative Timeline depending on Remedy & Funding:**

Winter 2006-2007	Consultant selection
Jan. – March 2007	Project start, inventory and site analysis
February 2007	RFQ Submittal Deadline and Committee Selection
March 2007	Short list for RFQ candidates and interviews
March 2007	Park Design Committee certification
April-May 2007	Initial public meeting (Review Park Vision)
April-May 2007	Develop schematic design alternatives
May-June 2007	Second public meeting (Schematic Alternatives)
June 2007	Complete public process for Phase I-Schematic Alternatives
June 2007	Park Board/City Council- Project update (Schematic Alternatives)
July -Sept 2007	Phase 2 -Develop Preferred Alternative: complete public process for Phase 2
September 2007	Third public meeting (Preferred Alternative)
October 2007	Park Board/City Council - Approval of Preferred Alternative and implementation Strategies, cost estimates, and identification of regulatory permitting requirements
October 2007	March 2008 – Environmental and legal review of Park Master Plan
April 2008	Park Board/City Council - Approval of final Park Master Plan