

Adapting Woodstock Farm at Inspiration Point

Summary of general points of agreement from the Adapting Woodstock charrette.
7/25/08

"The one word that summarizes this place is tranquility..." - Grant Deger

General Principles

Improvements on and near this site should enhance and preserve the existing qualities that make this place special as a tranquil and inspirational location.

The following principles should be applied to plans and proposals for adapting the site for public use. Considered and implemented separately, several of them are naturally contradictory. Considered together and refined and implemented in relation to one another they will eventually result in a better, unified public site.

1. Existing Landscape & Topography

The site's isolation, views and terrain are assets. Isolation and terrain are also significant constraints in some adaptation scenarios.

2. Existing Habitat, Flora & Fauna

The combination of ecological diversity (both terrestrial and aquatic) and urban accessibility makes this site unique in Northwest Washington. Garry oak meadows, for instance, are an uncommon regional landscape feature whose remnants can be restored and interpreted at the site.

3. Managed Automobile Access & Alternative Vehicular

Transportation to enhance & preserve the Experience of Place

A successful site operator will likely employ and improve a shuttle system, transit system linkages and off-site vehicle parking, particularly with respect to addressing item 7. below.

On-site parking will likely be carefully managed to reduce impacts to the landscape and favor higher occupancy and prearranged vehicle use.

General Principles, cont.

4. Connections to Public Trails, North & South; Integration of site with the Interurban Trail

Strengthen safe and convenient foot and bicycle trail movements at road crossings and also with and through nearby parklands and trails. Define and gradually proceed with development or mitigation of missing links in the Interurban Trail system, possibly bringing the Interurban along Chuckanut Drive and the Woodstock frontage to avoid the barrier created by the "California Street Hill".

5. Preservation of Prehistoric Cultural Features & Expression of Coast Salish Cultural Legacy

Protect and appropriately present archeological features. Monitor site modifications to retain the historic record. Collaborate with cultural stakeholders on presentation and learning activities involving Coast Salish history.

6. Preservation & Enhancement of Historic Cultural Features & History

Preservation of relationships between ALL existing buildings is desirable to preserve the sense of place. Carefully adapt buildings for contemporary uses as funding permits. New structures should complement the historic landscape and its motifs and themes.

7. Property Adapted as a Community Asset for All

Access for all age groups and a spectrum of users should be encouraged, taking into account their transportation needs and the impacts of different types of transportation.

8. Property Uses and Adaptations Should Reflect Principles of Low Environmental Impact Management and Design

Infrastructure improvements should meet or exceed minimum LEED certification guidelines.

9. Demonstrate a Triple Bottom Line of Sustainability

Development/adaptation of site must balance financial, social and environmental protection objectives. The economic need to generate income for building preservation will affect which social services and commercial uses are considered and which environmental values are protected and strengthened in which areas.

10. Support Land & Resource Stewardship

Manage active and passive human and wildlife areas as sustainable resources. Monitor and prevent overuse and damage to vegetation and aesthetic character. Demonstrate best and emerging sustainability practices.

Inspiration Point

Summary of general points of agreement from the Adapting Woodstock charrette.

7/25/08

Site Design Principles & Possibilities

1. Existing Landscape and Topography.

The isolation, view corridors and geography are assets.

- a. Manage the site to create and maintain selected views from gathering areas and buildings in a manner consistent with the site's historic landscape. The site's southerly view of the Olympic Mountains and nearby islands and headlands is of special note.
- b. Day-light existing, buried Woodstock Creek as much as possible west of the SR 11 fill.
- c. The entrance to the property and its 1910s driveway are important visual assets whose elements and character should be preserved as much as possible.

2. Existing Habitat, Flora and Fauna.

For a publicly accessible, urban area site, the ecological diversity of the site is very rich and of statewide significance.

- a. Protect and diversify critical areas (wetlands, shoreline, unstable soils, etc.) with adequate buffers.
- b. Enhance and preserve existing functions and values of significant microhabitats and microclimates whenever possible, including during mitigation associated site development actions.
- c. Consistent with an overall site plan, return some dry parts of the site to historic meadow mosaic conditions, with more Pacific Madrone, Garry oak and wildflowers with a managed Douglas-fir component.

3. Managed Automobile Access and Alternative Vehicular Transportation to enhance the experience of place.

A successful site operator will likely employ and improve a shuttle system, transit system linkages and off-site vehicle parking, particularly with respect to addressing item 7. below. On-site parking will likely be carefully managed to reduce impacts to the landscape and favor higher occupancy and prearranged vehicle use.

- a. Modification of driveway for safer movements to and from Chuckanut Drive and through site. Provide full aid car accessibility.
- b. Minimize need for full-size fire truck access with enhanced on-site fire safety measures like

Site Design Principles & Possibilities, cont.

- sprinkler systems, construction type, emergency exit planning.
- c. Allow for easy shuttle vehicle turn-around on site and shuttle drop-offs, pick-ups along Chuckanut. A possible drop-off near the top of driveway was noted, complementing the one planned at Inspiration Point.
 - d. Minimize low-occupancy/on-demand car parking on the site and on-site parking services for transient visitors. Favor service, event, ADA and higher occupancy vehicle users, vans, small busses etc., particularly below Cook's House.
 - e. Any new or existing parking should utilize L.I.D. (Low Impact Development) strategies.
 - f. A successful site operator will have to be a transportation services manager and provider and possibly a partner with other providers.
 - g. Provide for connectivity of shuttle and trail access to and from public transportation.
 - h. Parking areas and driveway elements must comply with official design standards and rulings and should be based on decisions and solutions to preserve character of historic driveway and entrance features.
 - i. Improve efficiency of existing off-site Chuckanut Mt. Trailhead parking lot for maximum stalls and L.I.D. performance. Can provide some "slow highway" parking and walk-in access for transient visitors here.
 - j. Explore use of Kopperdahl driveway and restriction of turning movements to reduce width of adapted upper driveway and preserve historic character. The potential turn-around role of a proposed round-about at Lake Samish Road and Chuckanut Drive, and at the North Chuckanut Mt. Trailhead driveway were noted.

(NOTE: The City presented a conceptual plan (Item 2A.1) showing a small, more restricted parking area for service, ADA and event-related vehicles at the Gates-Lee House; a narrower, restricted access driveway below the Cook's House; a greeting and office center at the Cook's House with a passenger drop off/pick up/congregating area; and a wider driveway and a larger, managed parking area and turn-around above the Cook's House. Discussion of approaches to the upper driveway continued, with the City and its consultants now examining alternatives involving turning movements and a one-way entrance via the Kopperdahl driveway. An alternative conceptual plan will be designated Item 2A.2 and web published.)

4. Connections with Public Trails, North and South. Integration of site with the Interurban Trail.

Strengthen safe and convenient foot and bicycle trail movements at road crossings and also with and through nearby parklands and trails. Define and gradually proceed with development or mitigation of missing links in the Interurban Trail system. Address the gap in Interurban Trail continuity and character between Lake Samish Road and the level trail grade south of California Street.

- a. Develop safe pedestrian & bicyclist connections to Interurban Trail with flashing light crosswalks at Spokane St. and the future California St. crossing.
- b. Build trail connection to Teddy Bear Cove Park to south.
- c. Provide for water trail access for kayaks to site from Bay.

Site Design Principles & Possibilities, cont.

- d. Create new trails and viewpoints to make trail access “the attraction” and a key part of the Woodstock experience, using ecologically based design principles and bold designs and structural solutions.
- e. Examine overcoming the “Interurban Gap” between Lake Samish Road, including provision of a new trail braid over the Clark property connecting the Interurban to a multi-use side path linking the Woodstock driveway and California Street.

(Notes: A preliminary study of a portion of the route for the multi-use trail was conducted by City Parks and will be published in part as Item 0.4.1, a topographic map of the terrain along the west side of Chuckanut Drive between Woodstock and California Street. The idea would be to effectively relocate the main braid of the Interurban west (putting Woodstock directly on the trail) to reduce grades and forest impacts involving the “Gap” and to provide a wider, hard-surfaced path between the Farm and the trailhead parking lot. This concept was voiced at the charrette by Gwyn Howat and others. Acquisition of private property and use of a new and lighted crosswalk in lieu of Spokane Street crossing would be required. This more level, wider trail would be located immediately adjacent to the SR 11 half-bridge, unlike the parallel, lower elevation, narrower foot trail anticipated between the Farm and trailhead. More analysis of the Clark property is required for an overall topographic benefits assessment. A conceptual trail plan showing major trails serving the site, trail routes for skirting potential rental/event areas, minor trails and potential gathering and viewing areas developed by staff for the Saturday charrette session, based on Friday’s discussions and past records. This plan will be web published as Item 2B.1)

5. Preservation of Prehistoric Cultural Features & expression of Coast Salish Legacy.

Protect and appropriately present archeological features. Monitor site modifications to retain the historic record. Collaborate with cultural stakeholders on presentation and learning activities involving Coast Salish history.

- a. The delineated shell middens are protected by state law and are related to other sites around Chuckanut Bay.
- b. Midden sites offer ongoing research and learning opportunities.
- c. Midden mitigation and protection options possible, well short of avoidance. Excavation in these areas is generally precluded.
- d. Midden area uses should be quiet and contemplative but may accommodate gatherings, boat storage etc.

6. Preservation and enhancement of Historic Cultural Features and History.

Preservation of relationships between ALL existing structures is desirable to preserve the sense of place. Carefully adapt buildings for contemporary uses as funding permits. New structures should complement the historic landscape and its motifs and themes.

- a. New improvements or modifications need to respect the integrity and compatibility of the historic materials and the styles of the 1910s and 1920s architecture and landscaping.

Site Design Principles & Possibilities, cont.

- b. Adaptation for public use should maintain character of a “Gentlemen’s Farm” as much as practical, often through historically informed garden elements, selected farm animals, etc.
- c. The site’s multiple historic themes can be powerful and interesting for many of the site’s users and should be appropriately and artfully expressed in programmatic and physical elements.

7. Property adapted as a Community Asset for all.

Access for all age groups and a spectrum of users should be encouraged, taking into account their transportation needs and transportation impacts.

- a. Meet ADA trail, building and vehicle access standards as much as possible.
- b. Improve buildings for flexibility in program, for educational, artistic and cultural events and small to medium size executive retreats.
- c. No transient guest housing on site; but housing for event related personnel may be appropriate.
- d. Specific existing building uses discussed:
 - Cook’s House: The greeting and initial information place: drop off, welcome, orientation, security, caretaker residence.
 - Gates-Lee House: Enhance historic architecture for multiple uses on all floors. Strengthen relationships to outdoor areas: new ADA accessible bluff viewpoint to south and flatter yard areas to west. Avoiding ADA elevator/ramp adaptations for second floor through programming is desirable.
 - Barn: Expand full floor access & mezzanine for ca. 75-person multi-use venues. (Maintain the look.)
 - Garage: Small group uses and support functions for Barn and activities on adjacent paved and lawn areas.
 - Cow Man’s Cottage: Caretaker residence and security post.
 - Chicken House Studio: Possible food service and restrooms to serve adjacent expanded/leveled outdoor gathering areas.
 - Boat House: (Minimally discussed at charrette. Ideas on Parks website.)
- e. Possible new structures discussed (maintain clear vistas with minimal visual impact):
 - Open-air shelters.
 - Outdoor amphitheatre built into hillside at grass tennis court site with temporary roof option. (200 capacity +/-)
 - Benches and picnic tables.
 - Bicycle parking shed.
 - Relocated sheepfold; possible additional animal and storage sheds.
 - Remodel existing buildings for support service uses (i.e kitchen/catering areas, storage, bathrooms, retail/concessions, etc.) to meet building codes.
- f. Design/adapt landscape for “rentable” flat land areas for outdoor group functions; provide convenient public trail bypasses around these to segregate private and public activities.
- g. All proposed events need to fit in with tranquility of site.

Site Design Principles & Possibilities, cont.

8. Property uses and adaptations should reflect principles of Low Environmental Impact Management and Design.

Infrastructure improvements should meet or exceed maximum LEED principles.

- a. Existing buildings and utilities should be improved for efficient use of energy, water, storm, and sanitary waste water (there is no sewer service to site) through new technologies.

9. Demonstrate a Triple Bottom Line of Sustainability.

Development/adaptation of site must balance financial, social and environmental protection needs and concerns.

- a. Short and long term maintenance of land and facilities needs to be balanced with revenue and costs.
- b. Encourage public/private partnerships and sponsorships for financing, in addition to public funding.
- c. Site should be readily accessible to public to reinforce and expand the entire public park system and address community-level uses and needs.
- e. Environmental protection is extremely important here for preserving and enhancing critical site assets of wildness, species diversity, tranquility etc.
- f. All three above criteria must be fitted together in a unified site plan and management effort.

(Note: The economic need to generate income for building preservation and improvement will affect which social services and commercial uses are considered and which environmental values are protected and strengthened in which areas.)

10. Support Land and Resource Stewardship.

Manage active and passive human and wildlife areas as sustainable resources. Monitor and prevent overuse and damage to vegetation and aesthetic character. Demonstrate best and emerging practices in environmental sustainability.

- a. Woodstock could be a destination and demonstration site for sustainability strategies and technologies and could serve environmental learning center functions for the community and visitors.
- b. Site programming could support public and private efforts to protect marine and terrestrial resources and ecosystems in the area, particularly on and around Chuckanut Mt. and Chuckanut Bay.