

Minutes  
Day 1 Fri. July 25  
8:30 a.m.-1:00 p.m.

## **“ADAPTING WOODSTOCK” CHARRETTE**

**July 25 & 26, 2008**

Tim Wahl- Intro’s

Earl Cilley- Intro to Woodstock Farm Conservancy

Dave Christensen/Steve Price-Charrette Studio

Tim Wahl-PPT History of WF

Dave Christensen- FACTS ON SITE:

**Tim Wahl:** Zoning-no constraints, put regulations aside for future

**Jonathan Schilk:** Chuckanut w/in city limits, marginally ok for residential use, driveway entry at an acute angle, access needs to be improved, *review of site access plan*, driveway realignment, limitations on topography, effects of fill on adjacent areas, WSDOT not likely to bring speed down from 35 mph.

**John Rawlins:** right in right out possibility?

**Gwyn Howat:** provision for cars/ped xing in/out of drive?

**Jonathan Schilk:** possibility exists, (*review of bike access plans*).

Parking availability across street (Clark’s property?) Would have to be bought.

**Jonathan Schilk:** ped. xing at N. chuckanut, cross little bridge that crosses CA cr. Enter site behind barn.

**John Rawlins:** 2 protected xings, active signage

**Tim Wahl:** city could do that

**Don Hunger:** possibility of tunneling so peds don’t have to cross st.

**Tim Stewart:** paradigm shift away from autos, more people doesn't necessarily have to mean more cars. For example, N. Chuckanut trailhead primary parking, shuttle service to site.

**Richard Scholtz:** Connect shuttle to public transportation

**Tim Wahl:** trailhead funds for 2012, tie in interurban better, at this pt. no continuity between interurban and site.

**John Rawlins:** Developments add traffic to area, if either of those projects goes in, should be consideration of access to site.

**Dave Christensen:** Review of PPT. pictures, different sites, focus on uniqueness of site, how to utilize? Add animals? Keep them? Add cabins/cottages? Green houses

**Katie Franks:** Historic landscape, NR standards since 66', 7 aspects of integrity, working together to make the place special. Concrete driveway evocative of a time, elms of the alle, be informed before removing things, honorary, non-regulatory, buildings can be torn down after listing, some grants require NR, local level sig. only, beyond Save Americas Treasures, new buildings must reference architecture of existing historic structures

**Gwyn Howat:** How to address issues of safety concern while maintaining NR listing? ADA issues

**Katie Franks:** exceptions to ADA, life and safety tantamount

**Gwyn Howat:** fire trucks cannot enter site now

**Tim Stewart:** value of safety, ecology, come together, best plan accepts all of those values and seeks compromise. Room for ADA exceptions, international building code could exclude astringent standards from historic restorations. Integrity is recognized as being more important. Fire: sprinkler systems for all structure, discuss with chief about life/safety options, there are options.

**Gwyn Howat:** Medic truck able to access site?

**Jonathan Schilk & Marvin Harris:** Yes, mitigation possible.

**Paul Leuthold:** public/private partnerships can be very successful, influx of more funding

**Dave Christensen:** sewage/trash, not on city sewer, food: how do you service?  
Educational opportunities?

**Sara Campbell:** research/educational opportunities, middens are registered, protected by state law. At least 2,500 yrs old. Related to couple of other midden use sites around Chuckanut Bay. Definite research potential. Ongoing archaeological research, goal to minimize destructive analysis, avoidance is preferred, other mitigation alternatives possible

**Dave Christensen:** artists?

**Tim Wahl:** cultural approach to TCP's—traditional cultural properties, assistance from Cultural Department to manage significant areas, reattachment of traditional place names such as (Chuck~nee~tch!) Bay, creek often recognized under same name.

**Dave Christensen:** parking, paving, circles under grass that support fire trucks, solar/wind/ energy efficiency

*Music by Frederick West*

**Tim Wahl:** new structures need to be 100 ft. from high water mark, Woodstock Cr., daylighting of creek, white noise is nice sound ambience, aides water quality, forested wetland, category 1 buffer 75 ft., red areas are seeps

**Tim Stewart:** enhancing function and value, critical area ordinance, establishes a line around wetland, if further enhance function and value, perimeter can be lowered,

**Dave Christensen:** unstable slope area, 3 ft. culvert covered by 30 ft. fill, be cognizant of north side of tennis court also fill, not as steep.

**Tim Wahl:** soil instability issues, slab failure by barn caused by emergent water issues.

**Dave Christensen:** weather issues? microclimate?

**Tim Wahl:** Site/house protected from north easterlies, upper bluff faced by sandstone, north easterlies go up and over.

**Dave Christensen:** noise? trains? highway noise? Harley's on the weekend making highway noise?

**Sara Campbell:** when onsite doing anthropological research wasn't bothered by train noise, see trains as part of the history of the place, highway noise intermittent, overall feeling is peace and quiet.

**Tim Wahl:** bird and plant species list makes WF richest site in town; rain shadow species, west pt. Highest diversity of old landscape features

**Megan McGinty:** Microhabitats exist here that aren't elsewhere, Gerry Oaks found usually on Westside dry areas, found typically around Ft. Lewis and Tacoma, sheltered cove, yet lots of moisture, wants to have environmental learning classes: as many as 70, starting with 12.

**Tim Wahl:** shoaling of bay, biologically rich, tidal elevation change, muddy, railway causeway, public land, no franchise, no permits, long series of lawsuits could change, exposed midden face needs to be protected before use, causeway has calmed eddy.

**Ben Schilder:** To do excavations under track is difficult.

**Dave Christensen:** trails?

**Tim Wahl:** 2 trails f/ north, foot trail, skirt around estuary, not good for bikes, CA st. trail, not good for bikes either, borders second growth, hole in interurban trail, maybe purchase Clarks prop. Take fill have a highway pass, come thru Clark prop. to gate of prop., expensive/big. Think, Taylor Dock. Jones property, tying in w/ Teddy Bear Cove trail, "heroic bridge type sections," trail loops are great!

**Jonathan Schilk:** trail connection between Gates-Lee and Teddy Bear route, need side path along Chuckanut, Clark Prop. north of Spokane St.,

**Tom Barrett:** possibility of water trail?

**Tim Wahl:** bikes needs wider trail, high environmental/construction cost. Chuckanut dr. widening,

**John Rawlins:** bikes should stay on rd.

**Drew Betz:** place to keep bikes off site?

**Gwyn Howat:** bike alternatives are better than cars

**Sara Campbell:** Think of people from out of town, need to serve them as well. Shuttle to Fairhaven, Arroyo, N. Chuckanut Mt. trailhead, to serve people who

aren't bikers, walkers. Serve Fairhaven District as well. Parks link thematically, think of as a system.

**Dave Christensen:** should WTA have access?

If can get a medic unit in WTA shouldn't be a problem

**Dave Christensen:** temporary pull out turn around access, concrete driveway gated off so you can only drop off in front of driveway,

**Flip Breskin:** Keep driveway same, drop off service at entrance

**Tim Stewart:** ask WTA to serve area, or van service based here, supplement with additional vans on contract basis. Could be source other than WTA.

**Drew Betz:** reference to Bloedel Conservatory (reservation basis only), reservations for WF? Plan in advance to visit, people from out of town should be mindful of planning specific time to visit, way to generate revenue

**Patricia Decker:** people who like to see gardens are used to making reservations

**Dave Christensen:** end pt. down road closer to Larabee State Park; make Woodstock a stop along the way instead of just a destination.

**Tim Wahl:** sanitary ends 21<sup>st</sup> and Chuckanut, lots of public water

**Mark Buhner:** lead projects off the grid projects, composting toilet facilities, look modern, water collection systems to recycle gray water, rainwater harvesting for drinking, San Juan county for water permits, waterless urinals

**Dave Roberts:** composting toilets can work

**Earl Cilley:** possibility of using rose garden at Fairhaven park site for shuttle?

**Paul Leuthhold:** brings up value judgments on what piece of property is more valuable than the other, creates tough decisions.

**Dave Christensen:** what is best long term use for accessing site? 30 potential stalls on site.

**Patricia Decker:** ways to design site without fire apparatus access, no commercial examples

**Stan Snapp:** residential sprinklers, lots of ways to get water without delivering it.

**Ben Scholtz:** on bike overwhelmingly more than in car. How many activities can do before need bigger access? Interim period, poor access could be a virtue

**Stan Snapp:** medics provide portable service, doesn't change based on # of people. On site apparatus not needed at all.

**John Rawlins:** what is satisfactory? Decide what can do **now**.

**Paul Leuthold:** as land managers, maintenance, capital maintenance, elec, lighting, roofs, mowing, user contracts/caretakers, makes it a "less than relaxing" recreating experience. No revenue stream, need great idea for funding, long term maintenance cost for maintaining the grounds

**Patricia Decker:** maintenance of assets truly value now, storage of autos on site not major priority

**CRITICAL ASSETS:** LANDSCAPE, HABITAT, WATER FEATURES, PROXIMITY TO EXISTING TRAILS, LACK OF PARKING A VIRTUE! ISOLATION, PUBLIC PROPERTY, COMMUNITY RESOURCE, COMBINATION OF NATURAL AND CULTURAL ASSETS, PART OF GREENWAY TRAIL SYSTEM

**Dave Scherrer:** buildings are so unique, feels history of Gates family, Euro/NA presence.

**Frederick West:** Cinque Terre, Italy, 5 hill towns can only access by train, footpath connecting towns, no cars!

**Dave Roberts:** widen driveway a few ft. use electric cars

**Mark Buhner:** utilizing area to enjoy from one spot to another, not a destination, Bellingham needs facilities to use in different ways, quaint places to do special events, based on food business. Special events, consolidated groups

**Saul Weisberg:** look at audience first

**Gwyn Howat:** public use on public land, don't fear isolation, our community supportive of public lands, used on daily basis, if becomes too exclusive, only catering to people outside of community, lose attachment to place, when place is need it goes back to community to support it/raise money.

**Don Hunger:** Land has defined human interaction with site. Where do we want people to look 100-1000 yrs. from now?

**Chris Phillips:** Events center for things that want distance (corporate retreats)

**Tim Wahl:** City has option to remove all of buildings--not that we want to

**Marvin Harris:** building code drives restoration costs, think ultimate use, immediate needs: replace roof, drainage issues, 20,000 roof.

**Tom Barrett:** kayak use

**Drew Betz:** archaeology needs to be protected from kayak use

**Don Hunger:** What's relative to city portfolio?

**Shirley:** education base for music, arts

**Chris Phillips:** day retreat center, have a vision of connecting parks

**Dave Christensen:** limit cars to minimum, preserve as much as possible.  
DETERMINE WHAT IS GOING TO BE HERE?

End result will be a RFP to designate use.

**John Watts:** USE: INSPIRATION

**Georgie Bailey:** Entrance is very important, New England elms, would hate to see entrance destroyed

**Marc Eilberg:** HOSTEL

**Richard Scholtz:** residencies for community resources

**Don Hunger:** no overnight use!

**Paul Leuthold:** B&B

**Flip Breskin:** resident use

**Jonathan Schilk:** passive use, for a few hrs. and then leave

**Ben Scholtz:** Community bike repair in barn

**Gwyn Howat:** interpretive information center (passive)

**John Watts:** Fort Worth, educational and recreational camps, week long, for ti-chi, wrestling, etc. food prep. 30-40

**John Rawlins:** environmental learning center (ELC)

**Megan McGinty:** hands on learning campus for students

**Drew Betz:** master's program, reducing carbon footprint, stewardship of LAND,

**Patricia Decker:** onsite caretaker

**Gwyn Howat:** working sustainable garden to sell food at farmer's market

**Richard Scholtz:** special events or size of space changes if just moving people along on trails, balance both

**Patricia Decker:** events that capture quietude of site, mgt. plan to designate certain parts of site off limits to day use.

**Preston Burris:** corporate retreat for small groups

**Chris Phillips:** retreat center

**Sara Campbell:** various activities that are already in line with Parks program, educational venue, or special events,

Site is public; should always be open to public, public can be notified while events are, events and public use can occur simultaneously

**Gwyn Howat:** weddings, high maintenance with liability, private individuals w/ limited liability; visitors have low accountability while at weddings, drinking,

**Tim Stewart:** SEWAGE IS A MAJOR CONSTRAINT

**Tim Stewart:** closed parking, conference/retreat center

**Dave Scherrer:** upcoming art show (Sept.) w/ couple hundred people, shuttle busses, port potties, about 200 invited for first night.

**Marc Eilberg:** intimate things good, property not designed to do big groups, 50 MAX in buildings

**Don Hunger:** center for cultural/resource stewardship, place to convene non-profit organizations, demonstration site! Community sustainability practices, don't have to stay overnight!

**Tim Wahl:** Talked to Joe Yaver on phone, said little bit of retail, books, etc.

**Tom Barrett:** should be able to access more places on site by foot

**Adrienne Lederer:** dance/theatre ctr.

**Drew Betz:** outdoor shelter for youth-adults

**John Watts:** budget, time, site itself, events on trial basis to start! Grow over time.

**Dave Christensen:** baby steps to the same direction

**Paul Leuthold:** structures, USE??

**Sara Campbell:** structures more important as a group, taking some away damages overall.

**Dave Christensen:** PRIORITY OF BUILDINGS? Buildings are part of history

**Tim Wahl:** phase use, structures can be upgraded gradually

**Dave Christensen:** residential component, 10-12 could live onsite currently

**Saul Weisberg:** no residential use. NCI 70 beds 3-5 days, already close to other accommodations in Fairhaven, support those businesses, add. Staffing and cost

**Dave Scherrer:** stayed in town at night, went to site during day

**Frederick West:** STEWARDSHIP CINCHER! Midden speaks about not forgetting history, add or sub. any number of buildings if it accomplishes bigger mission. Create greater STEWARDSHIP.

**Chris Phillips:** farm history, agricultural site on urban fringe,

**Georgie Bailey:** gentleman's farm to begin with

**Ben Scholtz:** could be easier to shuttle in amenities than people, benefit to overnight stays

**Gwyn Howat:** using this place as gateway for San Juans, water access,

**Drew Betz:** most of us here are baby boomers, think about stewardship programs for kids, what would they think?

**Lisa Botcher-Law:** some level of closed access is ok.

**Renea Roberts:** event planner: doesn't want to see weddings here, multi-use, arts, music, education, corporate retreats good way to generate income

**Paul Leuthold:** only successful leased enterprise right now is the golf course. Aquatic center loses money, cemetery loses 200,000 yr.

**Jonathan Schilk:** concessioners, galleries, coffee shops, sell things to generate revenue

**Preston Burris:** incentive for business owner would be more TRAFFIC; events need to fit in with **tranquility**

**Saul Weisberg:** gift shop, retail shop, numbers won't support

**Dave Christensen:** fee to supplement

**Paul Leuthold:** public/private partnership, don't want to discount public sector, but private to offset

**Chris Phillips:** lifetime worth of burgers for 10,000! Massage business

**Shirley:** Movie industry?

**Don Hunger:** non-profits like to make a profit, create a business center, Center for Mt. Studies, runs variety of programs out of. Lessee. Incubator for NP's.

**Sara Campbell:** style of wedding should be considered before excluding all weddings. Bicycle weddings!

**Dave Christensen:** OVERRIDING GOALS: ENHANCE ALL OF THE OLOGIES! NO MORE THAN CAPACITY FOR CURRENT BUILDINGS 50-60 PEOPLE, CAPACITY TO SERVE FOR SPECIAL EVENTS, LEARNING VENUES FOR SHORT/LONG TERM, ALL AGES, MINIMIZE CARS THRU. GENERAL PUBLIC USE, RESIDENCY/RETREATS, PART OF GREENWAY TRAILS SYSTEM

**Ben Scholtz:** landmark on a trail loop, best use for people *and* city.

**Gwyn Howat:** daily use can be revenue strength

**Dave Christensen:** Did we get a RFP for site plan operator??

**Tim Wahl:** not a public hearing, stay in touch with ideas

**David Scherrer:** revenue generating component?

**Tim Wahl:** baby steps to revenue, opening up trail to N. Chuckanut will put site on the map.

**Dave Christensen:** revenue can come from grants or other institutions using site, concessions may not be enough.

**CHARRETTE CONCLUDED**