PORT ORCHARD CITY PARKS PLAN

CHAPTER 4. EXISTING RECREATIONAL AREAS AND FACILITIES

4.1 Summary of Parks & Recreation Facilities

The City of Port Orchard has traditionally been a small jurisdiction that has attempted to meet the parks and recreation needs of a family oriented community. In the past, parks have been created that provide recreational opportunities to families and youth activities such as baseball, football, tennis, and playground pursuits. More recently, as the needs of the community become more diverse, other activities are also an important part of resident’s expectations, such as disc golf and soccer. Some of the recreation facilities are specific to the boating and marine-dependent community such as the city boat launch and the city dock.

The City is also looking towards adding additional types of facilities such as a skateboard park, geocache sites, volleyball, off-leash dog areas, bicycle paths, community meeting rooms, walking, hiking and environmental education paths, and diverse active and passive recreation programs.
4.2. **Inventory of City Owned Parks & Recreation Facilities**

The following is a list of existing city-owned parks and properties, primarily developed with traditional recreational pursuits. A more thorough analysis of the facilities can be found in the inventory in Appendix D.

**VAN ZEE PARK**

**Area: 8.4 Acres**  
**Location: 300 Tremont Street**

Van Zee Park is an accomplishment of the 1976 Comprehensive Parks Plan. Since 1979, this park has been consistently improving and expanding through diligent application of a multi-year plan. With prudent expenditures of the now-defunct federal revenue sharing funds and considerable volunteer effort and JTPA labor, the City completed the park in 1983. As a result, Van Zee Park has been transformed from a vacant field to a recreational facility containing picnic areas, trails, shelters, two baseball diamonds, a playground, a sports field, a disc golf course public restroom and a lighted double tennis court. The top of the existing concrete water reservoir has been fenced to allow a safe place for children to ride bicycles and play basketball. The park is oriented towards the family and unorganized sports. During the last planning period, the playground equipment was replaced. All facilities in Van Zee Park are free to the public.
Central Park is located in the residential area of Port Orchard and contains three picnic tables, a playground, sports field, seasonal restroom, covered picnic area and a two hoop modified basketball court. As with other City parks, there is a complete underground sprinkler system to minimize maintenance expenses. Renovation of the basketball court will be required in the near future. This park is primarily for families and young children. During the last planning period, a new restroom was constructed, and the playground was improved. All facilities in Central Park are free to the public.
GIVENS FIELD

Area: 8.3 Acres  
Location: 1025 Tacoma Avenue

Givens Field is primarily an athletic facility for organized teams. Two baseball diamonds are on this site and are leased to South Kitsap Western Little League and the Babe Ruth League. The public, which is not affiliated with the various organized teams, does not use these athletic resources without specific approval from the lessee.

Givens Field also has facilities dedicated for general public use. These facilities include a lighted double tennis court, lighted horseshoe courts, restrooms, picnic area, and playground. On site is the Active Club which is a municipal building consisting of three different-sized meeting rooms, bathrooms, kitchen, storage areas, and daylight basement. Any activity or organization may schedule the use of a meeting room and the facility through the Port Orchard Public Works Department. Except for the baseball diamonds which are maintained by the baseball leagues, the facilities of Givens Park are free to the public.
LUNDBERG PARK

Area: 4.81 Acres
Location: 2676 Harold Avenue

Lundberg Park was previously a five-acre RV campground for self-contained recreational vehicles. The site is heavily treed and is relatively flat. The property was developed in such a manner to minimize its impact on the forest and the surrounding area. The park had been closed to the public since 2001.
MCCORMICK VILLAGE PARK

Area: approximately 30 acres
Location: north of SW Old Clifton Road, east of Campus Parkway

McCormick Village Park is an undeveloped tract of land that became part of city when the McCormick Woods area was annexed into the city in 2009. The initial property site was approximately twenty acres and then through negotiation with the city, an additional 13 acres was added to the park. The site is considered valuable natural habitat with forested areas, streams and wetlands. The property has a Master Plan that was developed with the aid of landscape architects Jones and Jones and public involvement. The unique aspects of the property will be protected and/or enhanced. Once the park is developed, there will be over a mile of walking trails, playgrounds, amphitheater, exercise trail, picnic areas, places for art displays and a meadow for relaxation and outdoor, non organized games.

In addition a wildlife viewing tower will be erected for views of the forest canopy and wildlife habitat.
PAUL POWERS, JR. PARK

Area: 2.5 acres
Location: 2035 Sidney Avenue

The playfield adjacent to former Fire Station #2 provides an area for the various soccer teams and T-ball teams to practice. The field is not regulation size for soccer, and there are no facilities for public use at this site. In the northeast corner of the field, there is a playground which was renovated in 1993. The play area consists of a big toy-type piece of equipment, swings, teeter-totters, and a basketball court.
PORT ORCHARD BOAT RAMP

Area: 0.56 Acres
Location: 535 Bay Street

Port Orchard has one municipal boat ramp to allow public access to Sinclair Inlet. In the year 2000, the Port of Bremerton expanded the parking and constructed a public restroom. There are now 21 parking stalls for trucks with trailers and a boat assemble area to prepare for launching. The ramp consists of 155 feet of concrete floats and two concrete ramps. The hinges for the concrete floats were last replaced in 1997. There is no charge for use of this ramp. This facility is extremely popular for both commercial and the public for marine activities. The boat launch is currently under a lease with the Port of Bremerton. As part of the agreement, they will be repairing and upgrading the facility.
DeKALB STREET PEDESTRIAN PIER

Area: 4.13 Acres
Location: 475 Bay Street

To enhance public access to the water, the City has constructed the DeKalb Pedestrian Pier. The facility has limited parking and extends in the DeKalb Waterway. The first 169 feet of the structure is a timber pier with two picnic tables. In 1988 this structure had 161 feet of wood floats and a pedestrian ramp. Since 1988 this structure has been extended with an additional 367 feet of wood floats totaling 528 feet. The facility is in poor condition and has been closed due to unsafe conditions within the last two years. The structure is used for sightseeing accessing community events and festivals and fishing. During the last planning period, the wood floats were replaced with new floats that are more “fish friendly.” There is no charge for the use of this structure.
SEATTLE AVENUE PROPERTY

Area: 0.34 Acres
Location: corner of Division Street and Seattle Avenue

Two tax parcels were donated to the City by Mrs. Gerry Bruckart. They are undeveloped and extend into the wooded ravine of Blackjack Creek. There are no plans for the development of the lots at this time. However, the concept for the property is to construct a deck from street level into the wooded area. Due to the steep terrain, this deck would allow access to the wooded area of Blackjack Creek ravine without encroaching upon the water. It would be a shady park area that would be extremely popular in the summer months.

The property was deeded with the restriction that only a structure could be constructed on it for the purpose of public observation of the Blackjack ravine and its surrounding environs to enhance the appreciation of the environment. The structure would be dedicated to the Sprague-Howe family.

BLACKJACK CREEK LEASE AREA

Area: 0.3 Acres
Location: Mouth of Blackjack Creek

The City has previously leased the shorelands of Blackjack Creek at the mouth of the creek. As the need for public access increases, the City is reconsidering this policy. This land provides a strip of property 45 feet by 300 feet along the west edge of Blackjack Creek where it enters Sinclair Inlet. The future use of this land could include an educational area for the protection of the salmon and a small waterfront park.
**ETTA TURNER PARK**

**Area:** 0.3 Acres  
**Location:** Mouth of Blackjack Creek

Etta Turner Park lies on a narrow strip of land on the east bank of Blackjack Creek. The strip measures approximately 45 feet by 300 feet. The site is landscaped and has park benches and a gazebo. The park affords bountiful views of Sinclair Inlet and the Bremerton Naval shipyards beyond.

**WATERFRONT WALKWAY PARK**

**Area:** 0.5 miles (2.0 miles planned)  
**Location:** south side of Sinclair Inlet

This park area is not a park in the usual sense. The walkway runs along the shore of Sinclair Inlet and affords residents a view of the Puget Sound, and access to marinas, ferries and benches to relax and rest while considering the waterfront scenery.
BETHEL SOUTH PROPERTY

Area: 5.19 acres
Location: west side of Bethel Road, across from Fred Meyer

This unnamed undeveloped park was bequeathed to the city in 2003 for the express purpose that the property be used as a park/community facility. The site contains evergreen trees and areas of meadows. The parcel houses a city water storage facility at the most westerly portion of the site and, except for city uses, is undeveloped.
NEIGHBORHOOD POCKET PARKS

As new subdivisions and residential developments are approved, the City often requires a pocket park to be included in the development. These small parks are typically the size of a residential lot and may contain a big toy, swing, or other piece of playground equipment. Most parks are owned and maintained by the homeowners association, while others are city parks. City parks are in Windfall Place, Sedgwick Townhomes, The Ridge, and Eagle Crest subdivisions. In addition, several private parks were incorporated into the City when the McCormick Woods area was annexed.
4.2.1 City of Port Orchard Existing Parks Summary

1. Van Zee Park
   Location: 300 Tremont Street
   - 8.4 Acres
   - Picnic Tables
   - Trails
   - 2 Baseball Diamonds
   - 2 Tennis Courts with lights
   - Playground
   - Sports Field
   - Restrooms
   - Disc Golf Course
   - Basketball Court

2. Central Park
   Location: 915 Dwight Street
   - 1.4 Acres
   - Playground
   - Sports Field
   - Restroom (Open summer months)
   - Basketball Court
   - Picnic Tables (covered)

3. Givens Field
   Location: 1025 Tacoma Avenue
   - 8.3 Acres
   - 2 Tennis Courts with lights
   - Restrooms
   - Picnic Area
   - Playground
   - 2 Baseball Diamonds (Leased to Leagues)

Slide at Given’s Field
The Active Club at Givens Field site:
The Active Club is the City's community building for organizations such as TOPS, the Kitsap Woodcarvers, and Alcoholic Anonymous.

- Three Meeting Rooms
- Bathrooms
- Kitchen
- Storage
- Daylight Basement

4. Lundberg Park (Closed)
Location: 2676 Harold Avenue

- 5.0 Acres
- 12 self contained RV Sites
- Path to creek

5. McCormick Village Park (Under Development)
Location: vicinity of SW Old Clifton Road and Campus Parkway

- 30 acres (approximate)
- Streams, wetlands, and forests
- Hiking
- Children's play
- Art
- Master Plan in place for future development
5. **Paul Powers, Jr. Park**  
Location: 2035 Sidney Avenue  
- 2.5 Acres  
- Playground  
- Grass Field  
- Basketball Court  

6. **Boat Ramp**  
Location: 535 Bay Street  
- 155 Feet of floats  
- 2 Ramps  
- Public restroom  

7. **DeKalb Pier**  
Location: 475 Bay Street  
- 169 Feet of pier  
- 359 Feet of floats  

8. **Seattle Avenue Property**  
Location: corner of Division Street and Seattle Avenue  
- Undeveloped  
- Conceptual viewing deck  

9. **Westbay Lease Area**  
Location: Mouth of Blackjack Creek  
- Currently leased to Shopping Center  
- Potential educational area and waterfront park  

10. **Etta Turner Park**  
Location: Mouth of Blackjack Creek  
- Gazebo  
- Benches  
- View of Sinclair Inlet  
- Walkway  

11. **Waterfront Walkway Park**  
Location: South Side Sinclair Inlet  
- Benches  
- Grass  
- View of Sinclair Inlet
12. **Bethel South Property**
   Location: west side of Bethel across from Fred Meyer
   - Trees
   - Meadows
   - Undeveloped
4.2.1 Private Play Areas Recreational Inventory Summary

1. **Orchard Pt. Apartments**
   - pool
   - spa
   - recreation room
   - two tanning rooms
   - exercise room
   - T.V. room
   - Big toy & bench

2. **Cedar Heights Apartments**
   - a playground with a jungle gym which includes a slide, hang bar, and a bench

3. **Heritage Apartments**
   - basketball hoop
   - A jungle gym which includes a slide, sliding pole, and bars

4. **Orchard on the Green Apartments**
   - indoor pool
   - saunas
   - Jacuzzi
   - billiards room
   - exercise room
   - tennis court
   - two playgrounds which contain a jungle gym with a slide and swings

5. **Fourplex at 1436 Dwight St.**
   - playground containing a jungle gym with a slide and two swings

6. **Arbor Terrace Apartments**
   - pool
   - two big toys with slides

7. **Sedgwick Townhomes**
   - Children’s play set, walking trail
8. McCormick Woods

Mary McCormick Park:  
- one tennis court  
- two picnic tables  
- one badminton court  
- one paddle ball court  
- one horseshoe pit  
- large sports field  
- trail system

Deer Park:  
- two picnic tables  
- one play structure  
- one tennis court  
- one half-court basketball  
- one ball field

9. McCormick Woods North (The Ridge)

- two multi-use pocket parks  
- play area with play structure  
- one half-court basketball  
- three picnic tables

4.3. Opportunities for New Parks & Facilities

Port Orchard residents enjoy the outdoors and utilize the city parks and facilities. As the City expands and increases in density, additional parks will be needed. This Parks Plan should be the guideline for how and where new parks are obtained and developed.

STRATEGIES

Acquisition of park and open space lands by the City will continue, but in a more limited and targeted fashion, including:

- Acquire parks and open space in a balanced and meaningful way throughout the City as land becomes available.
- Continued acquisition of waterfront access sites, including sites with beach areas, points of access to publicly owned tidelands, and potential for development of underwater park sites.
- Inventory and, where feasible, provide access to the shoreline at existing undeveloped public road rights-of-way which lead to the water. Development may occur where adequate buffers to neighboring properties, parking, restrooms and trash amenities can be provided.
- Acquire trail corridors which connect park and open spaces to schools, population centers, public facilities, places of employment, etc.
- Acquire open space lands which are consistent with priorities in existing adopted documents.
- Work cooperatively with citizen groups to provide park and open space lands in underserved areas of the City.
Work cooperatively with private land owners to acquire community park sites.

Create a fund to purchase new park sites.

Other unanticipated opportunities which are consistent with the role of the City.

### 4.4 City Park Goals and Policies

The City of Port Orchard has maintained a consistent set of goals and objectives in its endeavor to provide recreational opportunities to the community. In order for the park system to complement the City's Comprehensive Land Use Plan, the current goals and objectives of the Parks and Open Space Element are adopted.

The overall goals of the Comprehensive Parks Plan are as follows:

**GOAL 4.4.1 Develop and maintain adequate and convenient parks, recreation, and open space areas and facilities for all age groups to serve both the existing and future population of Port Orchard and surrounding areas.**

**OBJECTIVES:**

1. Increase public access to the marine shoreline by using municipal authority to encourage better public access to the shoreline.

2. Preserve open space considered cultural and scenic in value by:
   a. enhancing and expanding park facilities.
   b. discouraging obstructions of scenic views.

3. Increase the size and number of parks and open spaces by:
   a. establishing partnerships with other agencies to jointly utilize public facilities.
   b. promoting through public and private investments, the acquisition of open space facilities and assuring proper maintenance thereof.
   c. providing for public input when developing plans for public parks.
   d. providing for a mixture of active and passive open spaces within residential and commercial areas with consideration of nearby public facilities.
   e. providing input on development plans for public parks within Port Orchard's Urban Growth Boundary.

The newly stated comprehensive goals and objectives, which are restated for reference, are consistent with those of the previous Comprehensive Parks Plan:
1. The development and maintenance of open space and recreational facilities, where possible, in the established areas of the City.

2. The preservation of sufficient open space to serve the existing and future population of the City, including the pass through as well as the permanent population.

3. The development of the passive recreational potential of Blackjack Creek watershed the shoreline, and adjacent areas in balance with residential, commercial and other uses.

4. Shaping and seeking the right balance for urban development through the use of open space, thereby strengthening the beauty, identity, and aesthetic qualities of the City and surrounding areas.

5. Development of shoreline parks, including walking and biking trails, which would link the shopping center to the shoreline. Proposed walking and biking trails would also be designed to serve residential areas.

As South Kitsap County and Port Orchard continue to grow, the importance of the limited recreational resources continues to increase. Greater population pressures demand well-defined goals and priorities. In order to achieve these comprehensive goals and objectives, the concise and realistic objectives must be specified:

GOAL 4.4.2. To provide open space or natural landscaping throughout the City limits.

OBJECTIVES:

1. Zoning ordinances shall identify and preserve open space areas.

2. Landscaping, such as trees and shrubbery, should be included in the commercial areas of the City.

3. Vacant municipal land not required for municipal services should be maintained to provide a pleasing natural condition.

4. Future parks sites should be identified within the city limits and, if possible, purchased for future open space areas.

GOAL 4.4.3: Neighborhood parks and recreational facilities should be conveniently located throughout the City.

OBJECTIVES:

1. The Active Club should continue to be maintained and improved.

2. A performing arts center should be encouraged.
3. All facilities should accommodate the handicapped and the elderly.
4. The City should maximize the use of state and federal grants for future improvements whenever possible.
5. The City should coordinate with other governmental entities and civic organizations to provide new facilities to the public.
6. The City should encourage commercial enterprises to establish facilities which are harmonious with the community vision and goals.
7. Create new parks in recently annexed areas or update existing parks within newly annexed portions of the City.

GOAL 4.4.4: Athletic endeavors and organized sports should be encouraged throughout the community.

OBJECTIVES:
1. Athletic fields should be supplemented with picnic and playground facilities to encourage family participation.
2. Any vacant public land large enough for an athletic field should be used for this purpose.
3. Private sports programs should be encouraged and developed with private/public partnerships.
4. Coordination with sports councils and committees would be beneficial.
5. Plan for a skate park in the South Kitsap area.

GOAL 4.4.5: The waterfront should be preserved and protected to enhance public use.

OBJECTIVES:
1. Boat docks and marinas should be encouraged; however, these activities are not to be construed as the sole resource of the waterfront.
2. Public access to the water should be provided for new municipal and commercial development.
3. Viewing decks and similar pedestrian-oriented structures should be constructed in the urban waterfront area.
4. A waterfront bicycle and walking path should be constructed.
5. Beach access should be identified and developed. This should be integrated with waterfront trail system.
GOAL 4.4.6: Ensure maximum access to the marine shoreline.

OBJECTIVES:

1. Public access should be considered as a condition of a Shoreline Development Permit (SDP).
2. Joint public access on adjacent property should be encouraged.

GOAL 4.4.7: Provide for a mixture of active and passive open space within residential and commercial developments and preserve open space considered cultural and scenic in value.

OBJECTIVES:

1. Buffers and open space should be a required design element in new developments.
2. Steep slopes and sensitive areas should be protected with critical area restrictions.

GOAL 4.4.8: Promote the acquisition and maintenance of open space through public and private investment.

OBJECTIVES:

1. City-wide open space acquisition should be encouraged.
2. Maintenance of city-owned open space should take precedence over acquisition of new city parks unless the proposed park serves a specific need.

GOAL 4.4.9: Enhance and expand existing park facilities.

OBJECTIVE:

1. Improvements in parks should be done annually.

GOAL 4.4.10: To preserve and enhance environmentally sensitive open space.

OBJECTIVES:

1. Identify environmentally sensitive open space.
2. Protect environmentally sensitive open space by limiting public intrusion.
3. Preserve sensitive areas by implementing legal instruments to dedicate them for this purpose.
GOAL 4.4.11: To place and construct community entry monuments on arterial city entrances.

OBJECTIVES:

1. Maintain and landscape existing Gateway areas.
2. Prepare Gateway designs and seek public/private funding.
3. Construct and preserve historical monuments at key points within the City.