

# Vincent to Gazzam

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Trail Connection Proposal

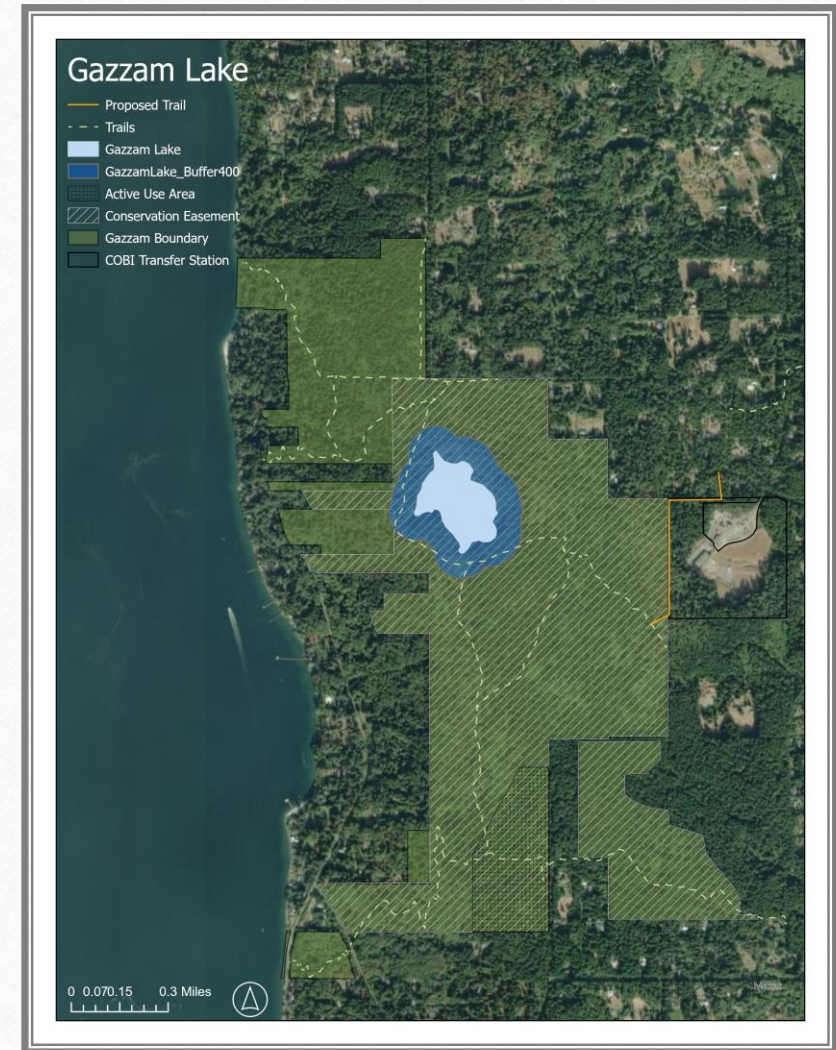
# Agenda

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- Project proposal
- Conservation Easement review
- Gazzam Master Plan review
- IAC Grant review (now known as RCO)
- Additional Conservation efforts
- Conclusions/recommendations
- Future potential actions



# Vincent to Gazzam Project Proposal





# Conservation Easement

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- Relevant sections
  - Section 1 – Background and Intention
  - Section 2 – Purpose and Intent
  - Section 4 – Prohibited Activities and Uses
  - Section 5 – Reserved Rights Outside the Active Recreation Area
  - Section 5.2 – Trails and Viewpoints

# 1995 Conservation Easement Section 1

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- B. The property has scenic area, forestland, watershed, wetlands, and wildlife habitat values (collectively, “Conservation Values”), and educational and recreational value, of great importance to Grantor, Grantee and the people of Bainbridge Island, Kitsap County and the State of Washington.
- D. Grantor intends that the Conservation Values be preserved and maintained while permitting recreational and educational uses of the Property as a public park that will not significantly impair or interfere with the Conservation Values by accordance with the terms of this Easement.



# 1995 Conservation Easement Section 2

2. **Purposes and Intent.** The purposes of this Easement are (i) to assure that the Property will remain forever as scenic area, forestland, watershed, wetlands, and wildlife habitat, except as otherwise provided herein, (ii) to preserve the pristine nature of the Gazzam Lake Wetland Zone (defined below), (iii) to foster development of a biologically diverse old-growth forest on the uplands surrounding the Gazzam Lake Wetland Zone, (iv) to provide for active recreational use of the area within the area identified on Exhibit B as the active recreation area and legally described on Exhibit C (the "Active Recreation Area"), and (v) except for the uses and activities specifically permitted herein for recreation and education, to prevent any use of the Property that will substantially impair or interfere with the Conservation Values or the foregoing purposes. Grantor intends that this Easement will restrict the use of the Property to such activities as are consistent with the foregoing purposes of this Easement.

# 1995 Conservation Easement Section 4

the Trust and the Easement.

FILE # 7312010217  
REEL 0886 FR 1752

4. **Prohibited Activities and Uses.** Any activity on or use of the Property inconsistent with the purposes of this Easement is prohibited. Without limiting the generality of the foregoing, except to the extent such activities or uses are expressly reserved by Grantor in Sections 5 and 6, the following activities on and uses of the Property outside of the Active Recreation Area are inconsistent with the purposes of this Easement and are expressly prohibited:



# 1995 Conservation Easement Section 5

**5. Reserved Rights Outside the Active Recreation Area.** Grantor reserves the right to use the Property outside the Active Recreation Area for a public resource conservancy park, in a manner that is consistent with the purpose and intent of this Easement. Notwithstanding the activities and uses expressly prohibited in Section 4, the following uses and activities are consistent with the purpose and intent of this Easement and the right to carry out such activities and uses on the Property outside the Active Recreation Area (after planning and design through a public process and with the advice of a qualified professional wildlife biologist with a view to minimizing adverse impacts on the habitat areas) is expressly reserved by Grantor:



# 1995 Conservation Easement Section 5

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- Section 5.2: TRAILS AND VIEWPOINTS
  - 5.2.1 – 5.2.7 summary
    - Unpaved
    - Maximum width
    - Minimize vegetation removal
    - Enhancement of wildlife and forestland conservation values over other conservation values – Large undisturbed areas preferred over smaller undisturbed areas
    - Minimize Viewpoint clearing
    - Electric vehicles may only be used by physically disabled persons
    - Appropriate signage allowed



# 1996 Master Plan

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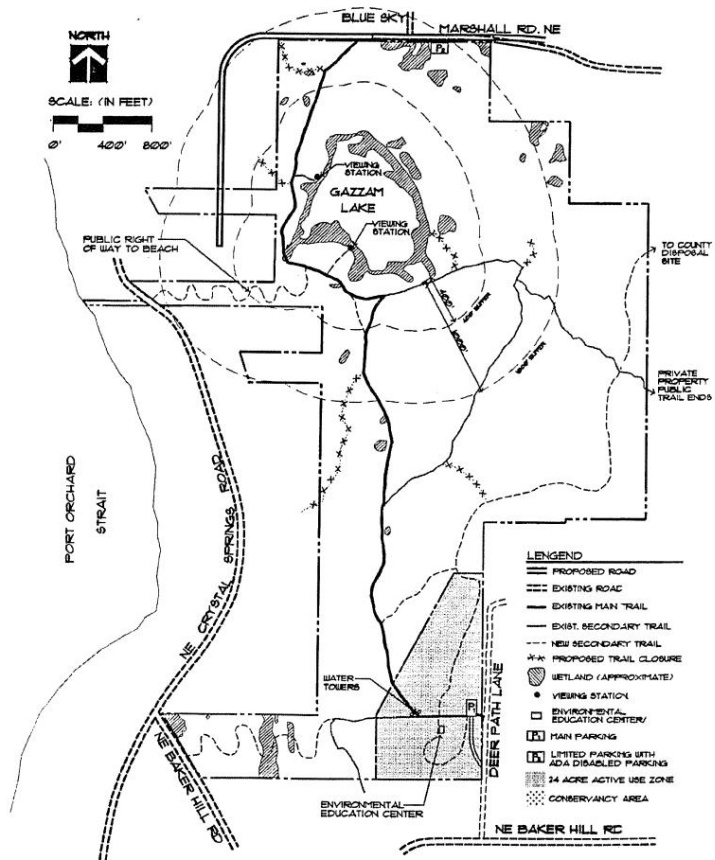
- Public Process
- Key findings
- Existing Trails Map
- Proposed Trails Master Plan
- Trails language from Master Plan
- Relevant committee discussions
- Wildlife Review



# 1996 Master Plan for Gazzam Lake

## Public Process

- Advisory Committee
  - Dec 1995 thru July 1996
  - 22 members
  - 17 meetings
- Meeting with Neighbors
- Park Board presentation July 1996
- SEPA filed in 1997/1998





# 1996 Gazzam Lake Master Plan Goals and Objectives

*treasure, not a private secret. This philosophy of balance and preservation is carried forth in designing the Mission Statement for Gazzam Lake Park given below:*

*To preserve, protect, and maintain a public park for the multiple uses of: fostering an appreciation and creating an understanding for the natural environment; providing natural resource protection for wildlife habitat; and providing for public recreation and enjoyment of the site.*

The Goals and Objectives derived from the Mission Statement are as follows:

- provide for human use and enjoyment of the park while protecting wildlife habitat and natural resources
- encourage stewardship of the natural environment through education and personal involvement
- provide opportunities for citizens and school groups to volunteer for restoration of damaged habitat.
- Continue and increase wildlife habitat protection and enhancement efforts
- provide recreational opportunities within designated areas



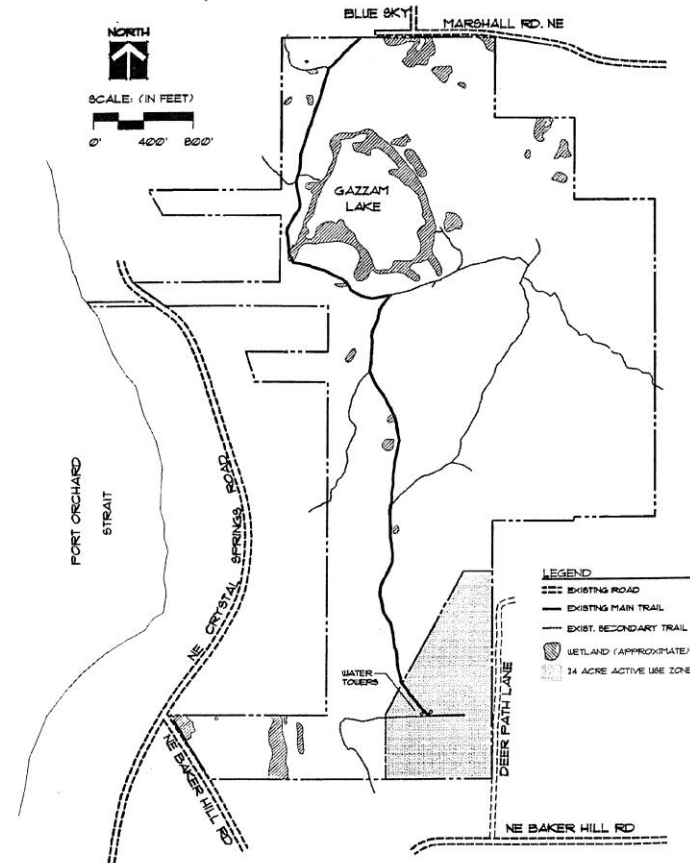
# 1996 Gazzam Lake Master Plan Goals and Objectives

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- provide buffers between uses and create these buffers to encourage a mental transition from active use areas to a more passive state of mind in the preservation areas
- provide a multiple use trail system in appropriate zones
- provide appropriate access to the site, including limited access to areas deemed particularly sensitive to human intrusion



# Existing Trails

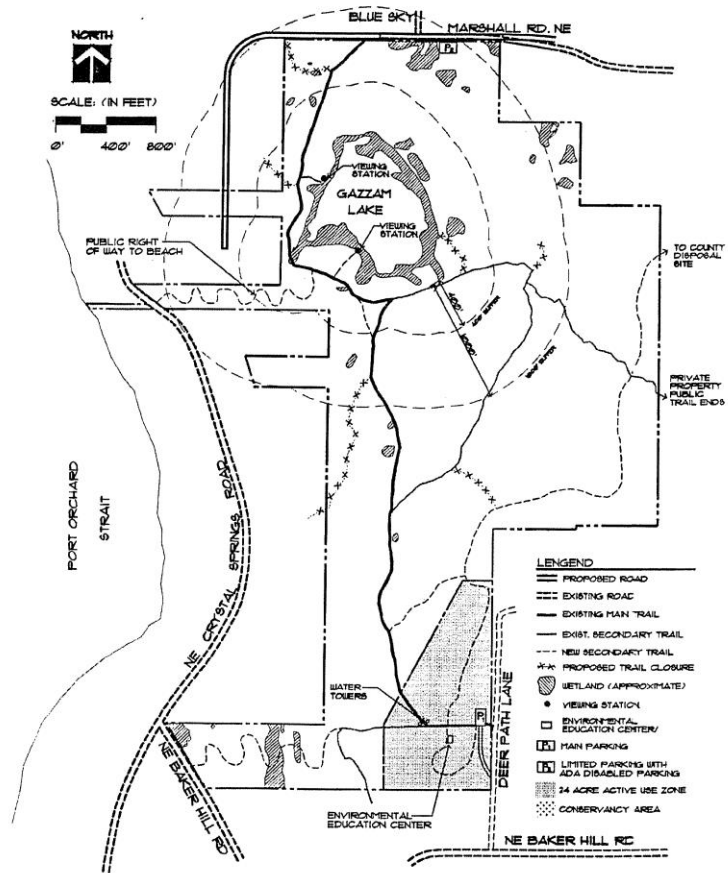


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**FIGURE 2**  
**GAZZAM LAKE**  
EXISTING TRAILS  
November 1996



# Trails Master Plan





# Trails Section of 1996 Master Plan (page 39)

## GAZZAM LAKE MASTER PLAN DRAFT

trails. Some trails have been recommended by the Citizen's Advisory Committee and biologist consultants to be closed due to their proximity to the lake and habitat concerns here, consistent with deed and grant awards for this section of the park. Other trails are planned to compensate for these closures.

These will provide multi-use access in addition to the main north - south trail. In addition to trail views of Gazzam Lake, certain trails will provide open and filtered views of Rich Passage and Olympics. Opportunities to extend to the saltwater shoreline can be coordinated with the City's road ends committee as opportunity arises.

# Committee minutes March 14, 1996

John Allen introduces the concept of density and trail use. He proposes that in areas excepting the finger, there would be secondary 1 foot wide trails similar to Mandus Olsen, to accommodate bikers and hikers. Del Miller clarifies that this could mean more miles while reducing human impact to sensitive areas. He furthers that beyond the finger area around the lake there is 80 acres that falls within the upland area. Mark Hoffman states that he favors a north south trail on the eastern property edge joining the landfill area. General discussion continues regarding to the above stated and secondary trail design.

Chris Grue, Mark Hoffman /MSC/ That the lake trail loop proposed by the consultant be eliminated in favor of expansion of upland trails in order to reduce system traffic.



# Committee minutes July 11, 1996

Larry Burris /MC/: Multi-use designation of trail 8 extending to the landfill.

Voting:

7 favor

4 oppose

1 abstention

# From Committee Summary Sheet

**July 11, 1996**

Members discuss survey and vote on active use elements and placement. Session concludes and is reconvened with Park Board Commissioners. Annita Baze Hansen reports that the Land Trust did not favor reopening the terms of the Land Trust's conservation easement unless so recommended by the citizen's committee. Voting: option A prevails over option B (option B entails renegotiating the active use boundary with the Land Trust); asks for a more accurate trail's map; to open trail #8; supports seasonal trails' closure to support habitat breeding; supports a second view point area of the Lake; the establishment of a Stewardship group that monitors human and wildlife use through out Gazzam Park and makes recommendations to the Park Board on trail use; and to continue the multi-use designation of trail 8 extending to the landfill property.



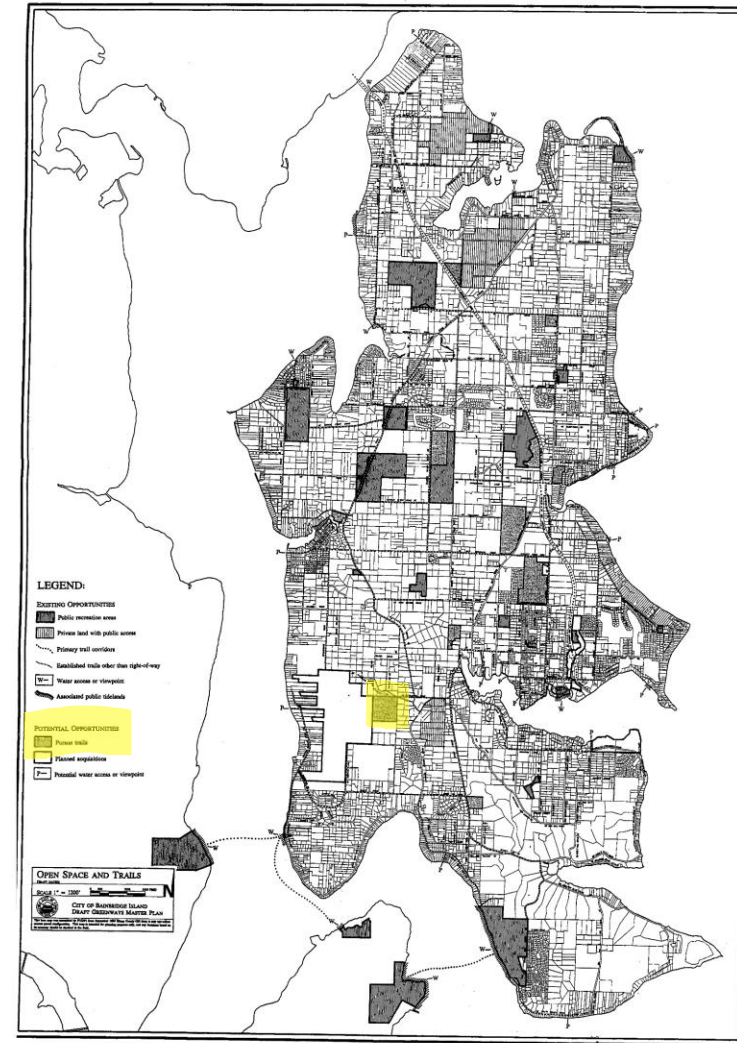
# Gazzam Lake Park Phase 1 Wildlife Review

**Conclusions.** The BIPRD should be commended for the public process involved in the master planning efforts. The use of a consultant team, inclusion of a citizen committee, and numerous public meetings have resulted in a balanced plan. The goals for the project provide for both active and passive recreation with wildlife habitat preservation. The funding and easements for the project outline these same goals. The Draft Master Plan meets these goals by locating active recreational areas in the most disturbed part of the Park, and preserving the most sensitive areas. For optimal wildlife and habitat protection, the entire park should be left in its existing condition, and recreational use should be ceased. However, this is not a feasible or realistic goal, and it is not clear whether such an action would create a marked increase in wildlife use. With this in mind, the current proposal provides an appropriate balance. The active recreation zone is slated for one of the most disturbed portions of the site. It is also located near an existing road and its associated disturbance.

The proposed plans for the Resource Conservation Zone and the Active Recreational Use Zone do not appear to conflict with the prime wildlife habitat and wildlife use of the site. Minimal disturbance is proposed for the Resource Conservation Zone, and implementation of some trail closures may improve the habitat values of this portion of the site.

# IAC Grants

- Landfill area shown on map
  - Potential opportunities
    - Pursue Trails





# Additional conservation efforts

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- Additional properties since 1995 (site grew from 318 to 478 acres)
  - Westwood Shore property
  - Peters Property
  - Addition of Blossum Property
  - Save Gazzam Campaign
- Trail closures
- Restoration efforts with BILT and BIP&T Foundation
- Careful routing of Veterane to Gazzam Trail addition
- Proposed Route of Vincent Rd to Gazzam trail connection mostly off Gazzam Preserve property

# Conclusions

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- Opal Ridge Trail identified as “existing” on 1996 maps
- Vincent to Gazzam trail included in Master Plan (Trail 8 connecting to the Landfill)
- Wildlife study included review of Vincent to Gazzam trail
- Advisory Committee supported connection to the Landfill Area
- Only approximately 200 feet of new trail is on Park Property.
- No evidence trail would increase adverse impacts to wildlife
- Trail proposal is allowed within CE and grant restrictions.



# Vincent to Gazzam





# Future Potential Actions

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- Master plan update and formal approval
- Multi agency educational campaigns
  - Off leash educational campaign
  - Responsible Recreation plan
- E bike discussion
- Ongoing Restoration activities (i.e. strategic trail closures, meadow mowing, invasive removal)



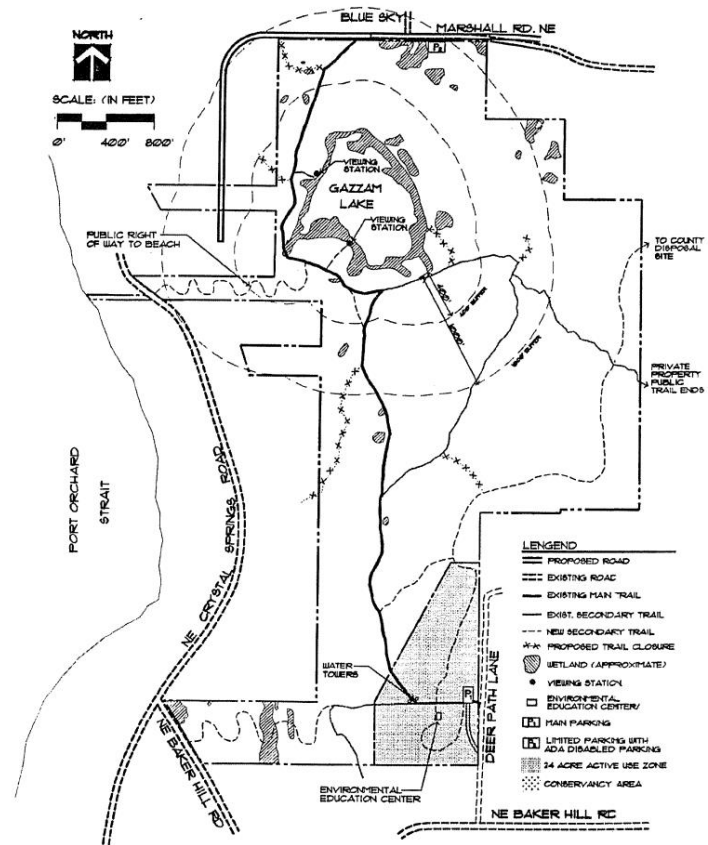
# Trail Project Approval

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- Seeking approval to move forward with permitting of the Vincent to Gazzam trail section, including an updated wildlife review.

# QUESTIONS

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**FIGURE 4**  
**GAZZAM LAKE**  
**TRAILS MASTER PLAN**  
November 1996