



# Blake Island Master Plan

## Phase 2: Alternatives

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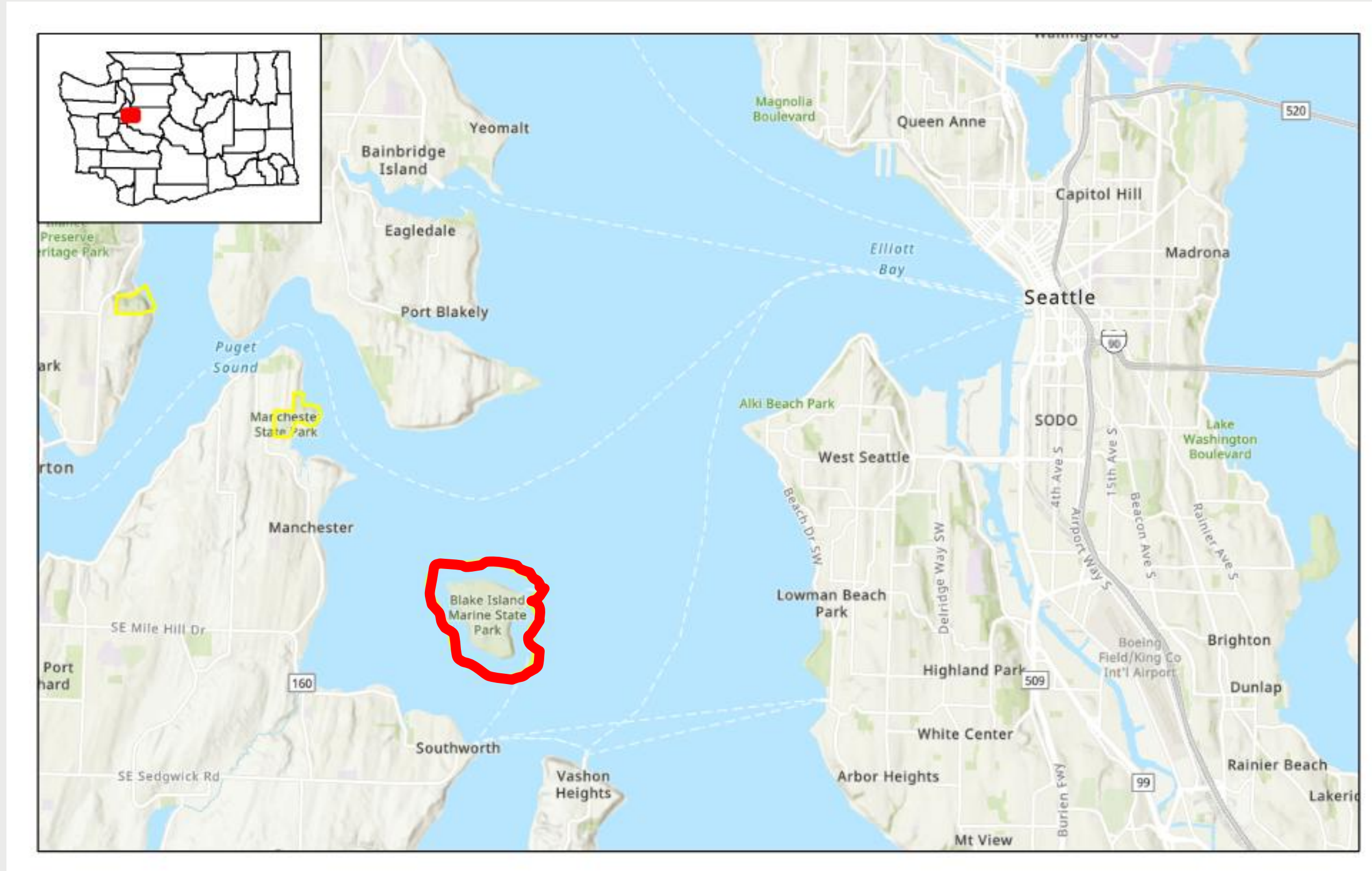
# Agenda

- Overview of Master Planning Process
- Phase 1: Hopes and Concerns Takeaways
- Alternatives Review and Mapping
- Alternative Comparisons
- What We Want to Hear from You
- Next Steps





# Blake Island Marine State Park







# Master Plan Process



# Master Plan

Long-range plan for park

- Consider holistic vision for park
- Focus on facilities
- Create specific site plans
- Understand how to proceed with capital development



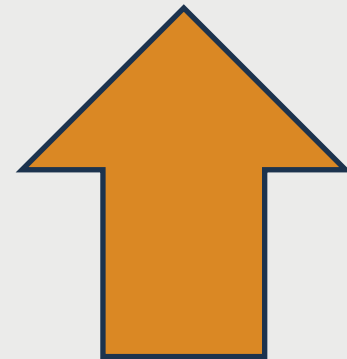
# Master Plan Phasing

Phase 1:  
Hopes and  
Concerns

Phase 2:  
Alternatives

Phase 3:  
Staff Recommended  
Alternative

Phase 4:  
Final  
Recommendation for  
Commission  
Adoption





# Phase 1: Hopes and Concerns Overview





# Key Issues to Resolve

- Tillicum Village Buildings
- Marina Improvements
- Transportation to the Island
- Operational Improvements (Staff housing, Park Office)
- Utility and Infrastructure Improvements
- Visitor Experience Improvements (paths of travel, Comfort Station, storytelling and education)



# Blake Island Marina Project

- Marina in poor condition
- Dredging needed to retain possible public access option
- Noncompliant ADA access to island
- OFM Predesign approved - \$30m cost estimate
- Budget request included marina project for 2023-25 and 2025-27 biennia



# Total Cost Comparisons

Development Option	Development Option Costs		Total Costs (Development Option + Improvements to Basic Services/Ops Facilities)	
	Low Range	High Range	Low Range	High Range
Option 1 – Do Nothing	\$0.00	\$0.00	\$0.00	\$0.00
Option 2 – Remove Tillicum Village Buildings	\$1.16m	\$3.1m	\$41.5m	\$65.5m
Option 3 – Rehabilitate Tillicum Village Buildings	\$12.2m	\$30.7m	\$52.5m	\$93.0m
Option 4 – Construct Commercial Restaurant <sup>1</sup>	\$3.2m	\$7.0m	\$43.5m	\$69.4m
Option 5 – Construct Multi-Use Building <sup>1</sup>	\$2.7m	\$7.0m	\$43.0m	\$69.4m
Option 6 – Construct Cabins <sup>1</sup>	\$1.7m	\$4.8m	\$42.0m	\$67.2m

Note: <sup>1</sup> includes cost of building removal



# Phase 1 Public Outreach

- Ballard Public Meeting (25-30 attendees)
- YouTube Video of Presentation (300 views)
- Public Comments (52 received through web form)
- Survey



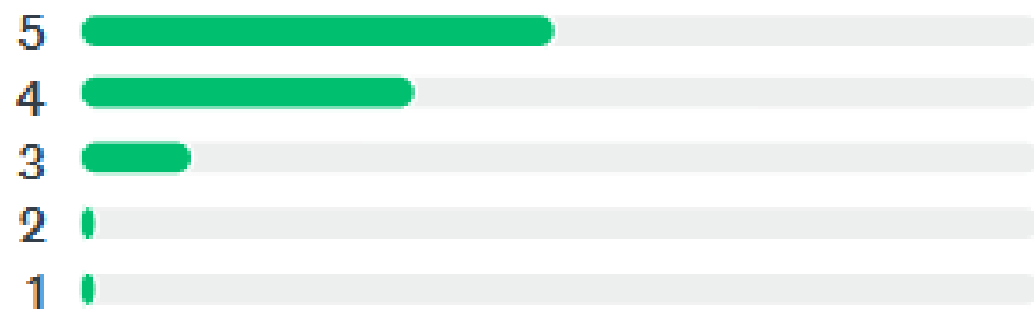
# Survey Results

- 373 Respondents
- Open from August – October 2025
- 22 Questions
- About 65% of respondents were boaters, 35% were not

# Current attitudes about Blake Island

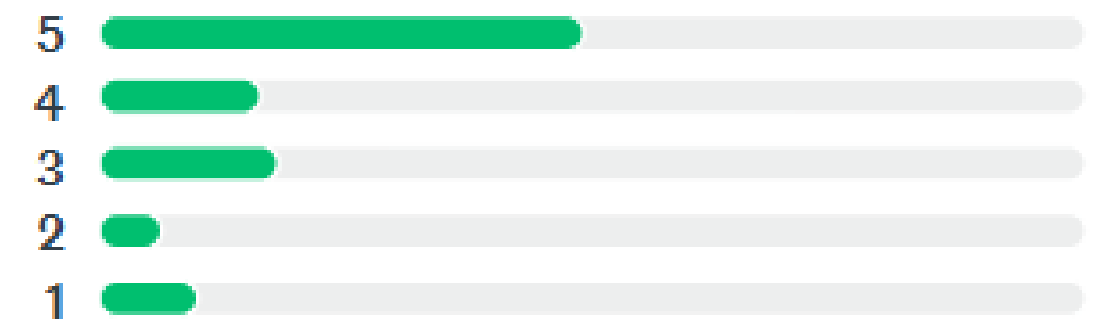
How happy are you with the recreational experience at Blake Island?

★ **4.3**/5  
Average Rating

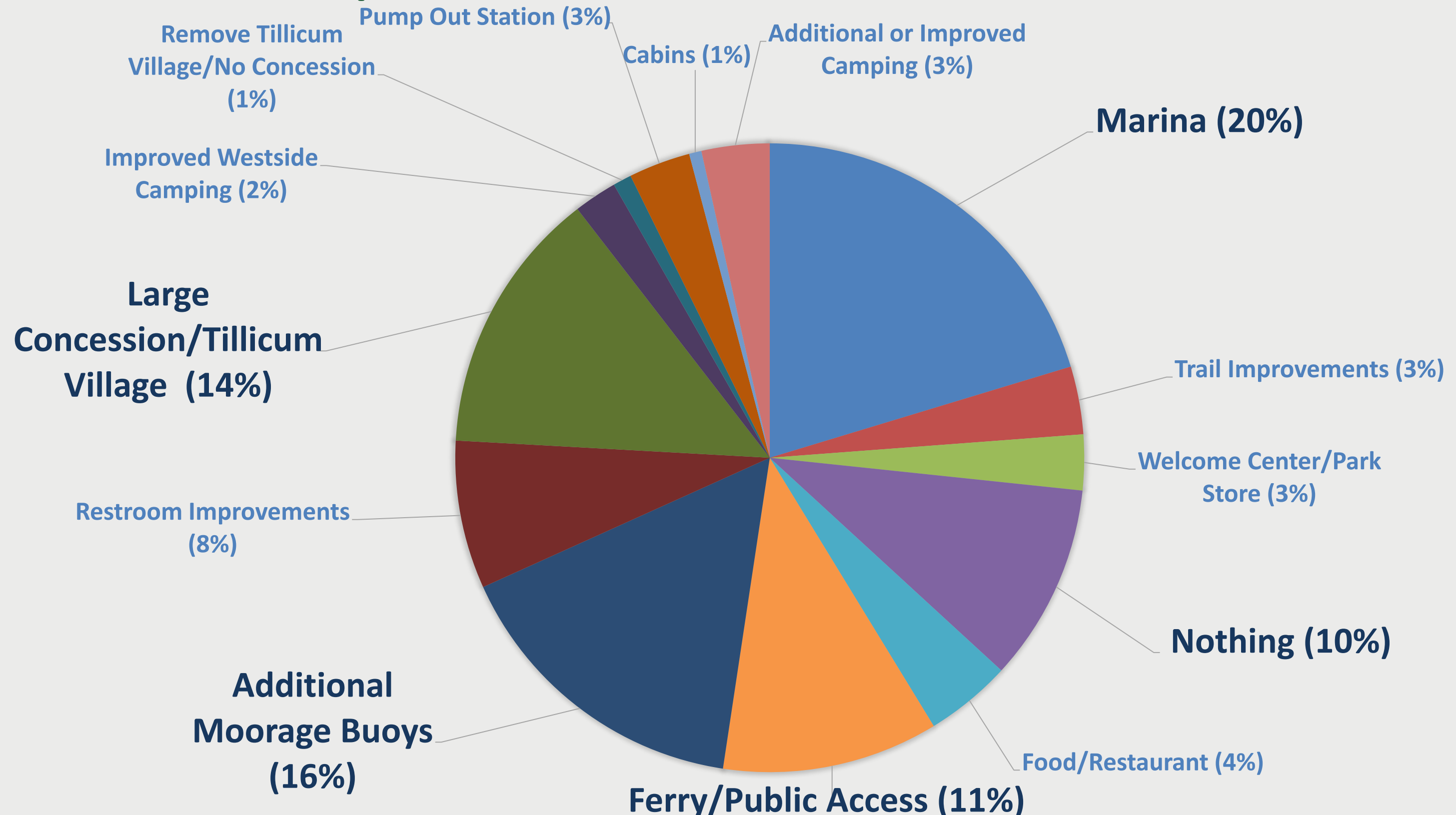


How important is Blake Island to you for your recreational purposes?

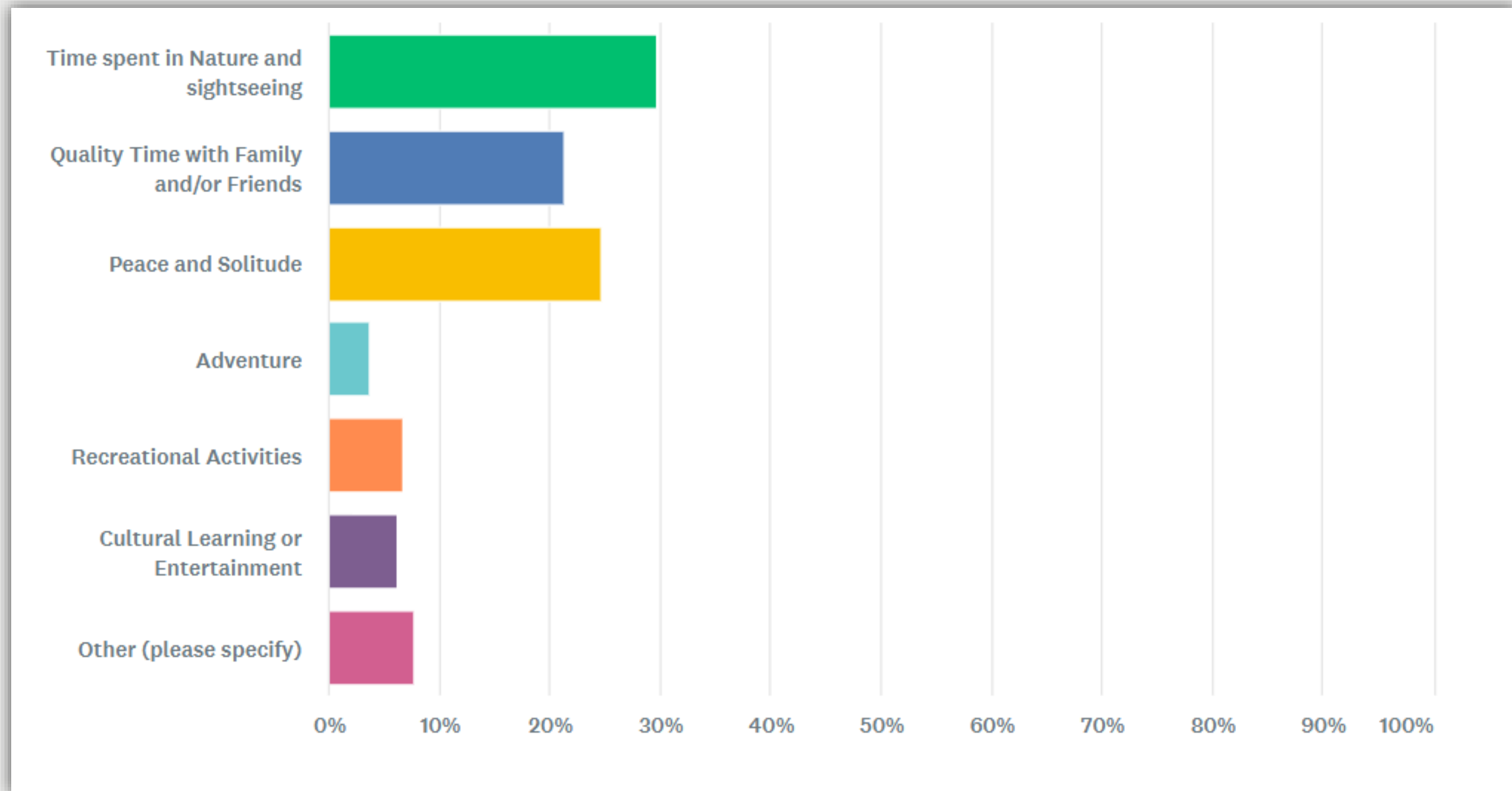
★ **3.9**/5  
Average Rating



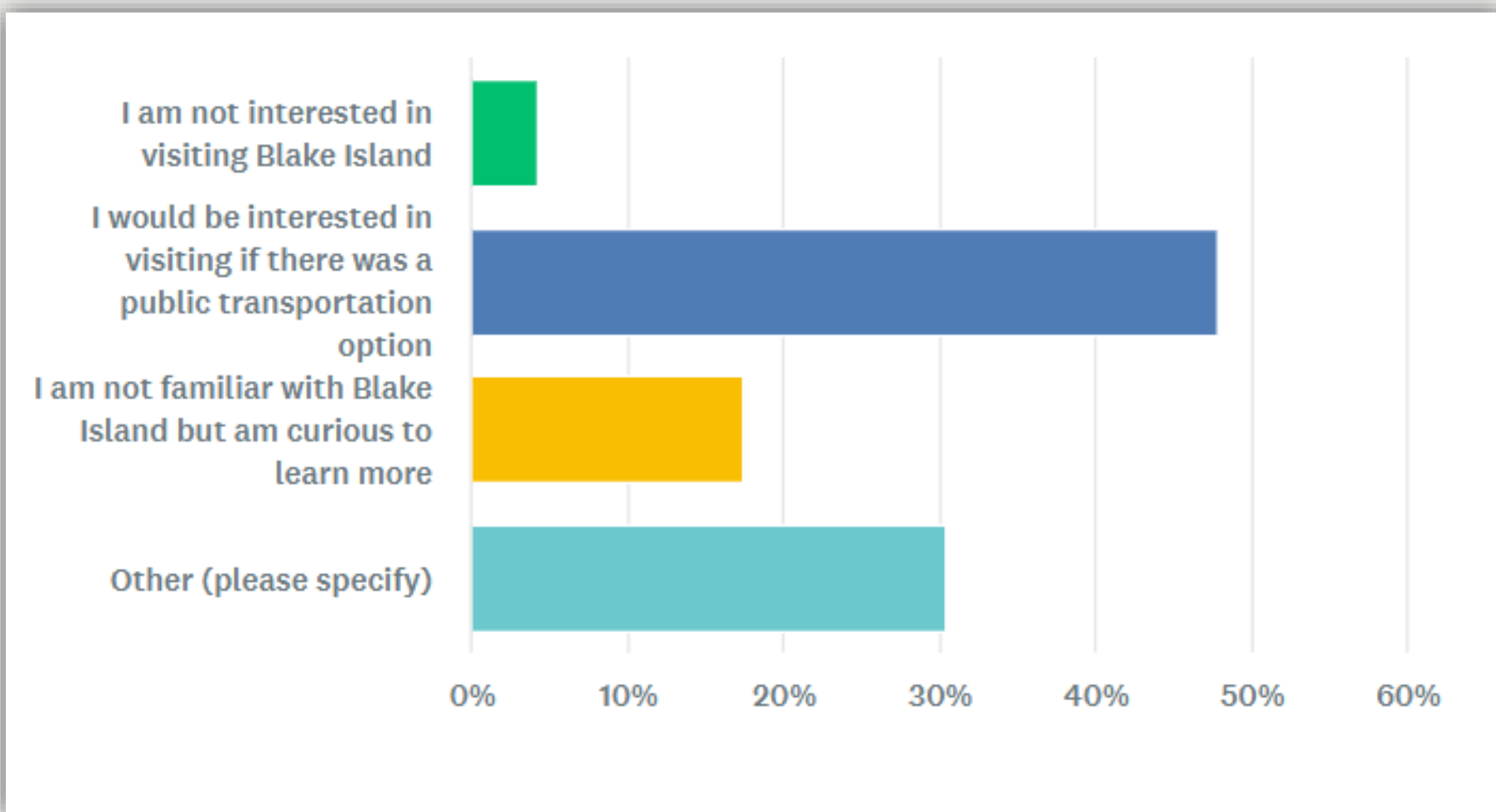
# What amenities or facilities would improve your experience of Blake Island?



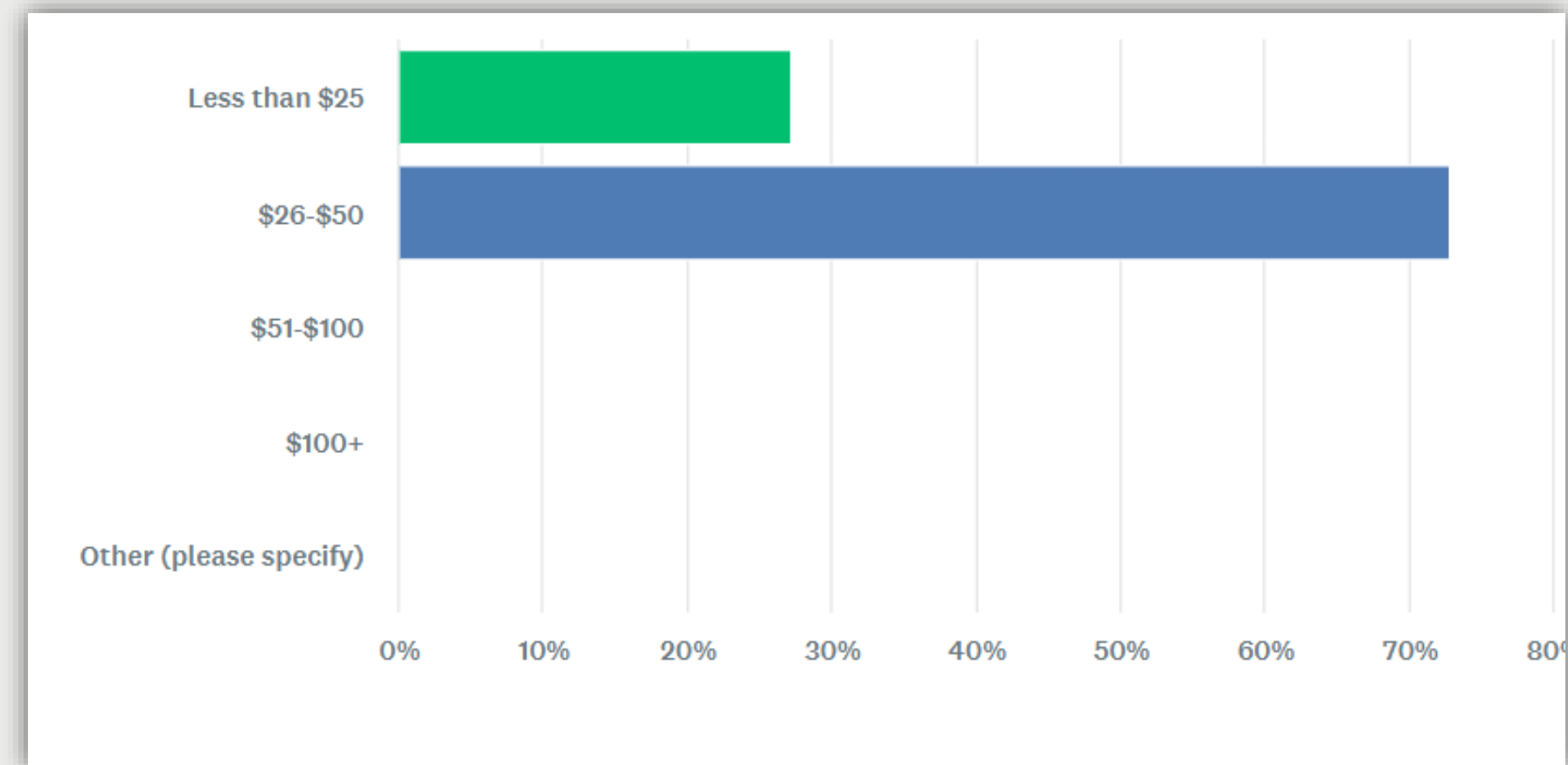
# What is the most important factor in motivating you to visit Blake Island State Park?



## If you have not visited Blake Island, why not?



## How much would you be willing to pay for round-trip transportation to visit Blake Island?



# Consistent Themes

- Natural Environment should be preserved
- Unique location close to urban area
- Views, peaceful setting are draw of the island

# Divergent Themes

- Desire for continuation of Tillicum Village programming vs. no need for programming
- Preference for boater-focused use vs. non-boaters wanting public transportation option
- Desire for improved facilities vs preference for rustic experience





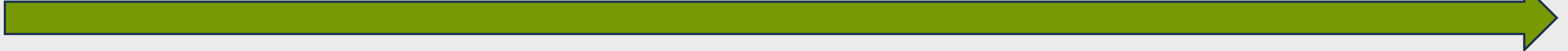
# Phase 2: Alternatives



# Proposed Alternatives

Least Parks investment

Most Parks investment



1.

## Back to Nature

- Assume no funding for Marina
- Reduction in facilities/visitation

2.

## Rustic Retreat

- Marina improvement, no concession
- Focuses on access

3.

## Concession

- Identifies concession area
- Infrastructure needed to support concession

4.

## Recreation

- Explores State Parks facility expansion

# Alternative 1: Back to Nature

- Intentional reduction of facilities
- Retreat approach to climate change
- Marina no longer invested in
- More natural experience
- Predict lower visitation

# Alternative 1: Back to Nature



Alternative 1: Back to Nature

# Pros

- Less costly
- “Retreat” approach to Climate Change
- Anticipates increasingly difficult permitting for in-water work and marine facilities maintenance
- Avoids future maintenance costs
- Benefits wildlife and natural environment

# Cons

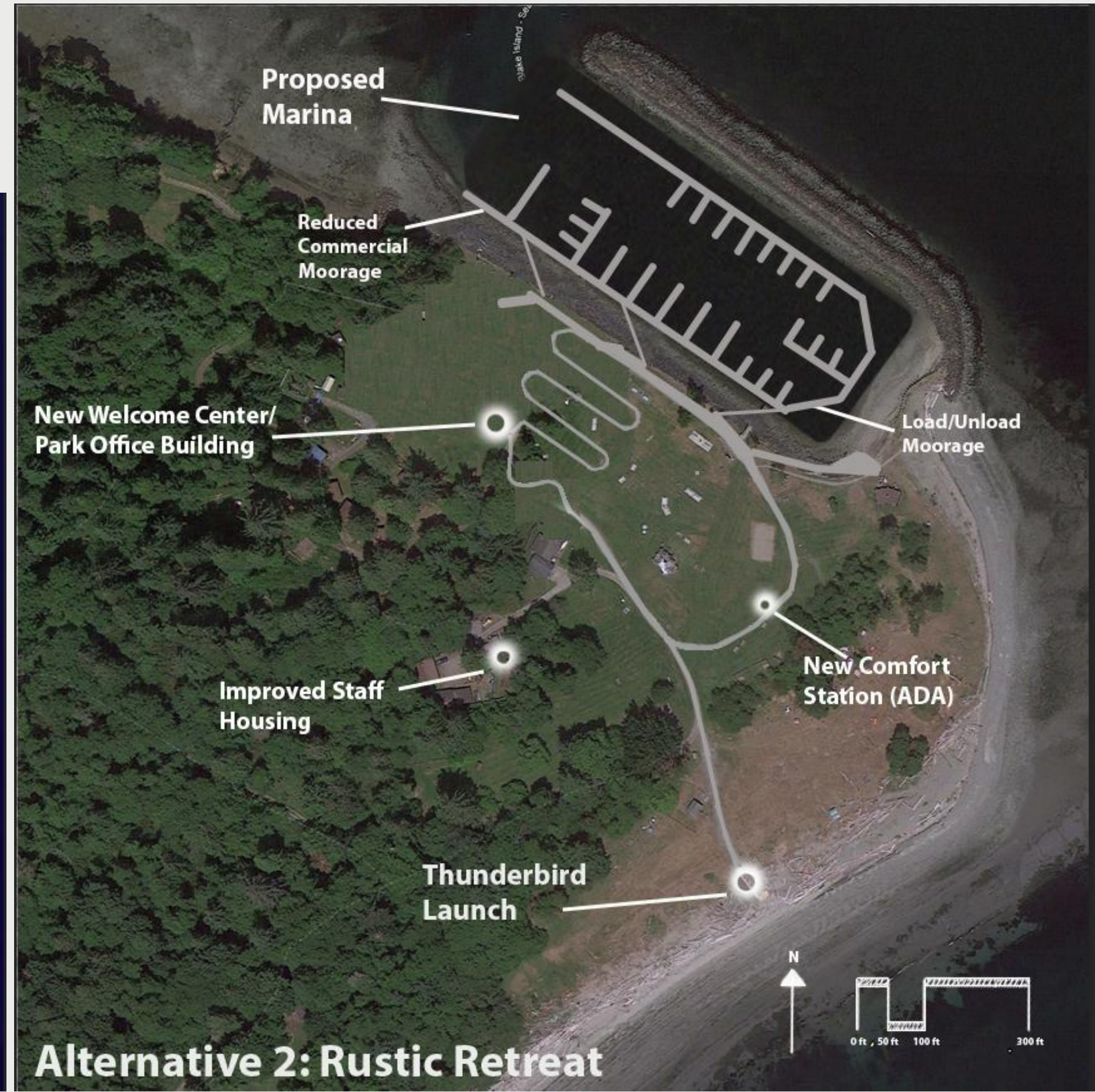
- Reduces visitation and makes public access more difficult
- Additional buoys will be difficult to permit
- Lack of facilities may cause more anchor use or grounding boats in ways that negatively impact marine environment
- Removes option of marina going forward
- Shore restoration may change tidal processes that affect day use area and facilities



# Alternative 2: Rustic Retreat

- Natural state
- Contrast with urban surroundings
- Rustic experience
- Improved access

# Alternative 2: Rustic Retreat



Alternative 2: Rustic Retreat

# Pros

- Creates better access for boaters through dredging and additional moorage
- Allows public commercial transport to be possible
- Provides rustic experience that many prefer

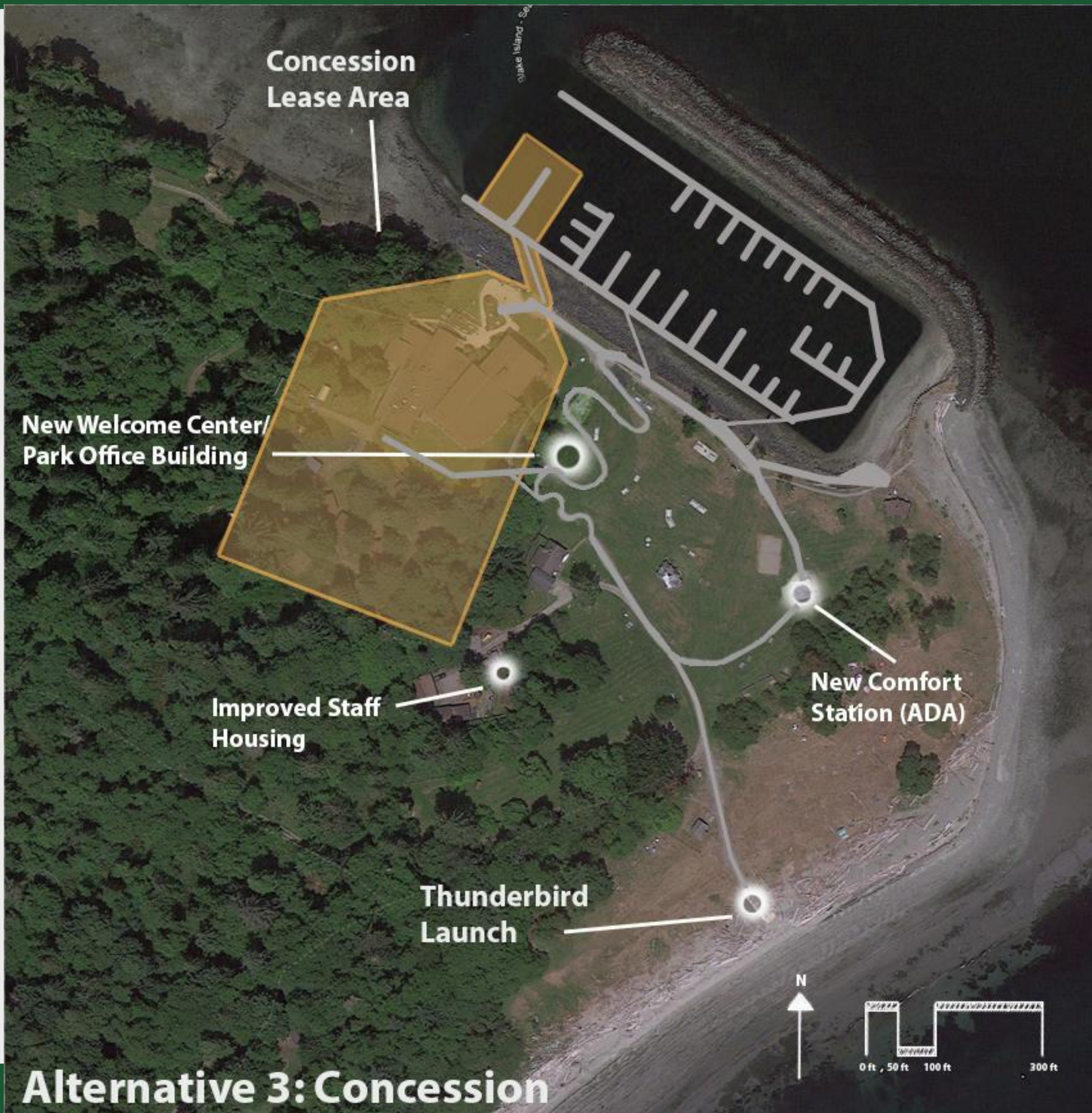
# Cons

- Cost of marina is expensive and will be difficult to permit and fund
- Limited activities for visitors
- If limited audience for commercial transportation, may not be sustainable as concession



# Alternative 3: Concession

- Continuation of Tillicum Village scale concession
- Long-term lease
- Educational or entertainment programming
- High visitation



### Alternative 3: Concession

# Pros

- Creates public access
- Includes public commercial transport
- Provides a reason for public to visit that draws new park users and tourists
- Offsets some costs to Parks through cost-sharing

# Cons

- Cost of marina is expensive and will be difficult to permit and fund
- Concessionaire needs to be found that meets Parks requirements, is financially viable
- Uncertain timelines may make coordination with a concessionaire difficult
- Heavy visitation may have negative impacts on wildlife
- Experience will be less rustic, more crowded



# Alternative 4: Recreation

- Expansion of recreational facilities
- Additional overnight accommodations
- Lodge building and cabins
- Opportunities for large groups and events



# Pros

- Creates public access
- Includes public commercial transport
- Provides a draw for more diverse visitors and those new to parks
- Increases park revenue and meets camping needs of growing population
- Allows for special events, retreats, and educational programming

# Cons

- Cost of marina is expensive and will be difficult to permit and fund
- Cost of new facilities and utilities is expensive
- Additional staffing would be needed
- Adding facilities would not decrease greenhouse gas emissions
- Heavy visitation may have negative impacts on wildlife
- Experience will be less rustic, more crowded





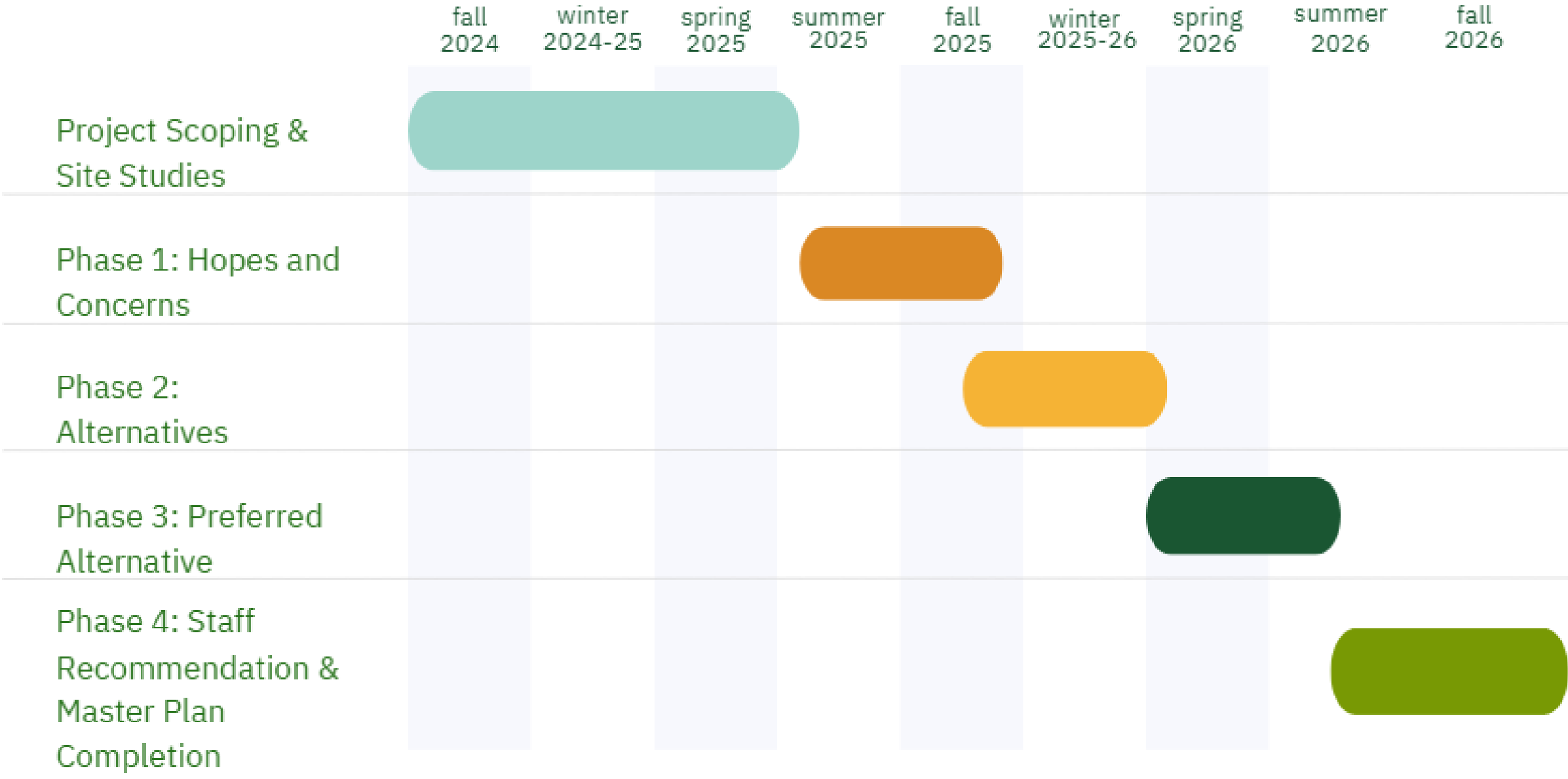
# Tell Us What You Think



# What We Want to Hear From You

- What elements of each Alternative do you like or dislike?
- What Alternative do you think makes the most sense?
- What Alternatives do you dislike and why?
- What would your ideal Alternative look like?
- Are there any other considerations we should include in our recommended Alternative?

# BLAKE ISLAND MASTER PLAN TIMELINE



# Next Steps

- Report to Commission on Alternatives and public feedback
- Utilize Feedback from Stakeholders, Public to create staff-recommended Alternative
- Public Meeting for Phase 3: Staff Recommended Alternative



# Thank you!

[Blake Island Marine State Park Master Planning | Washington State Parks](#)

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