PUBLIC MEETINGS FOR PLANNING THE SAKAI PROPERTY WERE LED BY FACILITATOR BOB LINZ AND HELD:

- January 23, 2016
- April 23, 2016
- July 16, 2016

PRESENTATIONS TO THE BOARD

- August 27, 2015
- January 21, 2016
- February 4, 2016
- July 21, 2016
- August 18, 2016
- June 1, 2017

RECOMMENDED USES BASED ON ABOVE MEETINGS AS WELL AS RESEARCH FROM EIGHT STUDY GROUPS AND AN ISLAND-WIDE SURVEY, IN NO PARTICULAR ORDER:

- Trails
- Picnic Shelters
- Multi-use Outdoor Complex, with lighting
- Community Recreation Center
- Multi-Use Indoor Complex
- Fifty Meter Pool
- Mountain Bike Park/Trails
- Tennis Court(s)
- Playground
- Passive Use(s)

END OF STO TRAIL PHASE I
## BI PARKS, TRAILS, AND FACILITIES

<table>
<thead>
<tr>
<th>TRAILS</th>
<th>PICNIC SHELTERS</th>
<th>MULTI-USE OUTDOOR COMPLEX</th>
<th>MULTI-USE INDOOR COMPLEX</th>
<th>COMMUNITY HALLS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Battle Point Park</td>
<td>Battle Point Park</td>
<td>Battle Point Park (soccer fields (2), softball fields (3), basketball courts (2), rink)</td>
<td>High School (gym)</td>
<td>Camp Yeomalt Cabin (25 ppl)</td>
</tr>
<tr>
<td>Forest to Sky Trail</td>
<td>Blakely Harbor Park</td>
<td>Eaglesdale Park (sand volleyball court (1))</td>
<td>Woodward Middle (gym)</td>
<td>Island Center Hall (150 ppl)</td>
</tr>
<tr>
<td>Camp Yeomalt</td>
<td>Eaglesdale Park</td>
<td>Hidden Cove Ballfields (baseball fields (2), soccer practice field (1))</td>
<td>Blakely Elem. (gym)</td>
<td>Pru’s House (40)</td>
</tr>
<tr>
<td>Close Property</td>
<td>Fay Bainbridge Park</td>
<td>Rotary Park (baseball fields (2))</td>
<td>Ordway Elem. (gym)</td>
<td>Seabold Hall (80 ppl)</td>
</tr>
<tr>
<td>Fairy Dell Park</td>
<td>Strawberry Hill Park</td>
<td>Sands Avenue Ballfield (baseball fields (2), soccer field (1))</td>
<td>Wilkes Elementary (gym)</td>
<td>Strawberry Hill Center (50 ppl)</td>
</tr>
<tr>
<td>Fay Bainbridge Park</td>
<td>West Pt. Madison Nature Preserve</td>
<td>Strawberry Hill Park (baseball fields (3), volleyball court (1), basketball court (1), skate bowl)</td>
<td></td>
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</tr>
<tr>
<td>Fort Ward Park</td>
<td></td>
<td><strong>High School (soccer fields (2), football field (1))</strong></td>
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</tr>
<tr>
<td>Gazzam Lake Park</td>
<td></td>
<td><strong>High School (soccer fields (2), football field (1))</strong></td>
<td></td>
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</tr>
<tr>
<td>Grand Forest</td>
<td></td>
<td><strong>High School (soccer fields (2), football field (1))</strong></td>
<td></td>
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</tr>
<tr>
<td>Manzanita Park</td>
<td></td>
<td><strong>High School (soccer fields (2), football field (1))</strong></td>
<td></td>
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</tr>
<tr>
<td>Meigs Park</td>
<td></td>
<td><strong>High School (soccer fields (2), football field (1))</strong></td>
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</tr>
<tr>
<td>Pritchard Park</td>
<td></td>
<td><strong>High School (soccer fields (2), football field (1))</strong></td>
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</tr>
<tr>
<td>Ted Olson Nature Preserve</td>
<td></td>
<td><strong>High School (soccer fields (2), football field (1))</strong></td>
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<td></td>
</tr>
<tr>
<td>West Pt. Madison Nature Preserve</td>
<td></td>
<td><strong>High School (soccer fields (2), football field (1))</strong></td>
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<td></td>
</tr>
</tbody>
</table>

### 50 METER POOL
- **Aquatic Center (25 yd)**
- **Battle Point Park**
- **Grand Forest Trails**
- **Hilltop Trail**
- **Fay Bainbridge Park**
- **Fort Ward Park**
- **Gideon Park**
- **Madison Avenue Tot Lot**
- **Owen’s Playground @ Rotary Park**

### MTN BIKE TRAILS
- **Battle Point Park**
- **Eaglesdale Park**
- **Fay Bainbridge Park**
- **Fort Ward Park**
- **Gideon Park**

### PLAYGROUND
- **Aaron Tot Lot**
- **Battle Point Park**
- **Eaglesdale Park**
- **Fay Bainbridge Park**
- **Fort Ward Park**
- **Gideon Park**

### PASSIVE USE(S)
- **Battle Point Park (2)**
- **Eaglesdale Park (1)**
- **Strawberry Hill Park (1)**
- **High School (6)**

### TENNIS COURT(S)
- **Battle Point Park (2)**
- **Eaglesdale Park (1)**
- **Strawberry Hill Park (1)**
- **High School (6)**
- **Bainbridge Ath. Club**

*Additional tennis courts may be possible at this site*
BAINBRIDGE ISLAND PARKS AND ACREAGE

PARKS - LARGEST TO SMALLEST
- Gazzam Lake Park, 318 acres
- The Grand Forest of Bainbridge, 240 acres
- Fort Ward Park, 137 acres
- Manzanita Park, 120 acres
- Battle Point Park, 90 acres
- Meigs Park, 67 acres
- Close Property, 64 acres
- Peters Property, 49 acres
- Pritchard Park, 49 acres
- Blakely Harbor Park, 40 acres
- Nute's Pond Park, 31 acres

- Sakai Park, 23 acres
- Strawberry Hill Park, 18 acres
- Fay Bainbridge Park, 17 acres
- Ted Olson Nature Preserve, 15 acres
- West Port Madison Nature Preserve, 13 acres
- Hawley Cove Park, 12 acres
- Williams-Olson Park, 12.8 acres
- Rotary Park, 10 acres
- Sands Avenue Ballfield, 10 acres
- Veteranan Property, 8 acres
- Hidden Cove Ballfields, 7.7 acres
- Eagledale Park, 7 acres
- Hidden Cove Park, 6.1 acres
- Camp Yeomalt, 3 acres
- Island Center Park, 3 acres
- Seabold Park, 3 acres
- Gideon Park, 2.5 acres
- Island Center Park, 2.5 acres

PARKS - LESS THAN 1 ACRE
- Aaron Tot Lot
- BI Aquatics Center
- Fairy Dell Park
- Forest to Sky Trail
- Madison Avenue Tot Lot
- Point White Pier
- Red Pine Park
- Rockaway Beach
- T’chookwap
- Waypoint Park

Map Source: BI Recreation Connection, Summer 2017
POTENTIAL SITE TRAILS - TOTAL LENGTH 0.8 MILES (4300LF)

MADISON AVENUE N
HIGHWAY 305
CITY PARCEL
FERRY 1.4 MI
WINSLOW 1.0 MI

SAKAI FAMILY PARCEL

SAKAI PARK EXERCISE TRAIL (1400')

POND ACCESS TRAIL (500')

POTENTIAL CROSS ISLAND TRAIL & POTENTIAL STO ALIGNMENT (2400')

POTENTIAL SITE TRAILS
July 2017
Site Total: 22.83 Acres
Open Space: 20.73 Acres
Developable Extents: 6.1 Acres
Impermeable Development: 2.1

90.8% Open Space
9.2% Impermeable Development
OPTION 1A

IMPERMEABLE AREA
TARGET 93,000 SF
BUILDINGS: 52,080 SF
PARKING: 33,210 SF
ROAD: 24,138 SF
TOTAL: 109,428 SF
OVERAGE: 16,428 SF

NOTE
1. 410 parking spaces required
2. Parking shown (205 + 30) does not meet minimum req’d
3. Removing 100 parking spaces results in no overage

POOL STUDY GROUP
NEEDS CHECKLIST:
☑️ An 8-lane 50 meter x 25 yard pool with perimeter apron.
☑️ Ability to hold more meets/games, higher level of competition, host multiple events simultaneously
☑️ Provide 20+ lanes for lap swimming
☑️ ADA certified therapy pool for warm up and cool down space for meets
☑️ Meeting & Multipurpose rooms
☑️ Seating for spectators
☑️ Weight room
☑️ Office space
☑️ Tourism booster

89% OPEN SPACE
11% IMPERMEABLE DEVELOPMENT
OPTION 1B

IMPERMEABLE AREA

TARGET 93,000 SF

BUILDINGS: 31,320 SF
PARKING: 37,422 SF
ROAD: 24,138 SF
TOTAL: 92,880 SF
OVERAGE: -120 SF

NOTE
1. 295 parking spaces required
2. Parking shown (231 + 30) does not meet minimum req’d

POOL STUDY GROUP
NEEDS CHECKLIST:
- An 8-lane 50 meter x 25 yard pool with perimeter apron.
- Ability to hold more meets/games, higher level of competition, host multiple events simultaneously
- Provide 20+ lanes for lap swimming
- ADA certified therapy pool for warm up and cool down space for meets
- Meeting & Multipurpose rooms
- Seating for spectators
- Weight room
- Office space
- Tourism booster

91.5% OPEN SPACE
8.5% IMPERMEABLE DEVELOPMENT

OPTION 1B 50 METER POOL - PORT ORCHARD MODEL
July 2017
OPTION 1C

IMPERMEABLE AREA
TARGET 93,000 SF
BUILDINGS: 26,248 SF
PARKING: 33,210 SF
ROAD: 24,138 SF
TOTAL: 83,596 SF
OVERAGE: -9,404 SF

NOTE
1. 205 parking spaces required
2. Parking shown (205 + 30) meets minimum req'd

POOL STUDY GROUP NEEDS CHECKLIST:
- An 8-lane 50 meter x 25 yard pool with perimeter apron.
- Ability to hold more meets/games, higher level of competition, host multiple events simultaneously
- Provide 20+ lanes for lap swimming
- ADA certified therapy pool for warm up and cool down space for meets
- Meeting & Multipurpose rooms
- Seating for spectators
- Weight room
- Office space
- Tourism booster

91.6% OPEN SPACE
8.4% IMPERMEABLE DEVELOPMENT

OPTION 1C 25 METER POOL
July 2017
50 METER POOL STUDY - RECOMMENDED AMENITIES

Footprint includes:
- 50M x 25 yard pool
- 8 swimming lanes
- ADA therapy/warmup pool
- 1M springboard diving
- Visitor & movable seating
- Check-in area
- Family restroom(s)
- Locker rooms (M/F)
- Party/meeting room
- Lifeguard room
- Lifeguard locker room
- Lifeguard restroom
- Mechanical room
- Storage/electrical room
- Chemical room
- Weight Room

POOL STUDY - LOCATE ON SCHOOL LEASE PROPERTY
July 2017
50 METER POOL STUDY - PORT ORCHARD MODEL

Footprint based on Port Orchard facility, includes:
- 50M x 18 yard pool
- 6 swimming lanes
- Movable seating
- Check-in area
- Family restroom(s)
- Locker rooms (M/F)
- Party/meeting room
- Lifeguard room
- Lifeguard locker room
- Lifeguard restroom
- Mechanical room
- Storage/electrical room
- Chemical room

Additional uses potentially accommodated for in expanded area:
- Official’s monitoring room
- Visitor seating
- Weight room
25 METER POOL STUDY

Footprint includes:

- 25M x 25 yard pool
- 8 swimming lanes
- 1M springboard diving
- Movable seating
- Check-in area
- Family restroom(s)
- Locker rooms (M/F)
- Party/meeting room
- Lifeguard room
- Lifeguard locker room
- Lifeguard restroom
- Mechanical room
- Storage/electrical room
- Chemical room
OPTION 2

IMPERMEABLE AREA
TARGET 93,000 SF
BUILDINGS: 53,300 SF
PARKING: 11,340 SF
ROAD: 16,320 SF
TENNIS: 14,400
OTHER: 1,000 SF
TOTAL: 96,360 SF
OVERAGE: 3,360 SF

COMMUNITY CENTER CAMPUS
MULTI-BUILDING CENTER
Multipurpose Room 3400sf
Teen Center/Daycare/Computer Lab 4250sf
Parks Dist. Offices 4250sf
Studio/Senior Space 3000sf

NOTE: Trails not shown

SITE TOTAL: 22.83 ACRES
OPEN SPACE: 20.73 ACRES
DEVELOPABLE EXTENTS: 6.1 ACRES
IMPERMEABLE DEVELOPMENT: 2.1

90.5% OPEN SPACE
9.5% IMPERMEABLE DEVELOPMENT

OPTION 2 - MAXIMUM RECOMMENDED SITE USES
FACILITY OPPORTUNITIES AT OTHER BIMPRD PARKS

STRAWBERRY HILL PARK
Add second tennis/pickleball court

BATTLE POINT PARK
Two additional tennis/pickleball courts
OPTION 3

IMPERMEABLE AREA
TARGET 93,000 SF
BUILDINGS: 53,300 SF
PARKING: 11,340 SF
ROAD: 16,320 SF
OTHER: 1,000 SF
TOTAL: 81,960 SF
OVERAGE: -11,040 SF

COMMUNITY CENTER CAMPUS
MULTI-BUILDING CENTER
Multipurpose Room 3400sf
Teen Center/Daycare/
Computer Lab 4250sf
Parks Dist. Offices 4250sf
Studio/Senior Space 3000sf

NOTE: Trails not shown

SITE TOTAL: 22.83 ACRES
OPEN SPACE: 20.73 ACRES
DEVELOPABLE EXTENTS: 6.1 ACRES
IMPERMEABLE DEVELOPMENT: 2.1

91.8% OPEN SPACE
8.2% IMPERMEABLE DEVELOPMENT

OPTION 3 - COMMUNITY CAMPUS & RECREATION July 2017
COMMUNITY CENTER CAMPUS - CHARACTER EXAMPLES

July 2017
**STORMWATER SCHEMATIC**

**STORMWATER APPROACH**
(PER 2014 DEPARTMENT OF ECOLOGY STORMWATER MANUAL)

1. Fully disperse maximum allowable hardspace to slope down to wetland
2. Disperse other hardscape across lawn/site vegetation as much as possible
3. Provide water quality treatment and detention for areas that are not fully dispersed
4. Do not exceed allowable increase in discharge to wetland

**NOTE**: Trails not shown

**SITE TOTAL**: 22.83 ACRES
**OPEN SPACE**: 20.73 ACRES
**DEVELOPABLE EXTENTS**: 6.1 ACRES
**IMPERMEABLE DEVELOPMENT**: 2.1

**91.8% OPEN SPACE**
**8.2% IMPERMEABLE DEVELOPMENT**
ROUGH ORDER-OF-MAGNITUDE STORMWATER COSTS

COST UP TO TARGET 93,000SF IMPERMEABLE HARD SURFACE

WATER QUALITY (ROAD/PARKING): ~ $3/SF
DETENTION (ALL HARD SURFACE): ~ $8/SF
CONVEYANCE (ENTIRE SITE): ~ $0.3/SF

$600K - $750K

ADDITIONAL COST ABOVE TARGET
93,000SF IMPERMEABLE HARD SURFACE

WATER QUALITY (ROAD/PARKING): ~ $3/SF
DETENTION (ALL HARD SURFACE): ~ $8/SF

$90K - $100K PER EACH ADDITIONAL
10,000 SF

AND

$250K - $500K FOR DIVERSION AROUND
WETLAND

APPROXIMATE COST
WETLAND DIVERSION
(ASSUMED SIMILAR TO PIPE RUN FROM
SAKAI PROPERTY APPRAISAL)

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<tr>
<th>Item</th>
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<th>$/If</th>
<th>Extension</th>
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<td>Wetland Mitigation</td>
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<td>Soft Costs</td>
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<td>Entrepreneurial Incentive</td>
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<td>$60,288</td>
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<tr>
<td><strong>Total Estimate</strong></td>
<td><strong>$1,945/unit</strong></td>
<td><strong>$301,438</strong></td>
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</table>
OPTION 3

IMPERMEABLE AREA
TARGET 93,000 SF
BUILDINGS: 53,300 SF
PARKING: 11,340 SF
ROAD: 16,320 SF
OTHER: 1,000 SF
TOTAL: 81,960 SF
OVERAGE: -11,040 SF

COMMUNITY CENTER CAMPUS
MULTI-BUILDING CENTER
Multipurpose Room 3400sf
Teen Center/Daycare/Computer Lab 4250sf
Parks Dist. Offices 4250sf
Studio/Senior Space 3000sf

NOTE: Trails not shown

SITE TOTAL: 22.83 ACRES
OPEN SPACE: 20.73 ACRES
DEVELOPABLE EXTENTS: 6.1 ACRES
IMPERMEABLE DEVELOPMENT: 2.1

91.8% OPEN SPACE
8.2% IMPERMEABLE DEVELOPMENT
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS
Sakai Park Concept Plan
Bainbridge Island, WA

NEXT STEPS
July 2017