

Proposition No. 1

Parks and Open Space Bonds

Official Ballot Title

The Board of Park Commissioners of the Bainbridge Island Metropolitan Park & Recreation District, Kitsap County, Washington (the “District”), has adopted Resolution 2014-26 concerning financing for acquisition and improvement of park land. This proposition would authorize the District to finance the purchase of approximately 23 acres of land (the Sakai family property) and to develop it as a new Winslow area park, including capital costs of planning and developing improvements and securing safe public access. It would authorize issuance of no more than \$5,900,000 of general obligation bonds maturing within 20 years and to levy excess property taxes annually to repay these bonds, all as provided in Resolution 2014-26. Should this proposition be approved?

- Yes
- No

Argument For the Measure

Last chance for a major new park in Winslow—it’s now or never

We have a once-in-a-lifetime opportunity to acquire 22.87 acres of land for a major new park centrally located in Winslow (across from the High School, from Madison Avenue to Highway 305).

This unique land offers abundant opportunities for both active and passive park uses, as well as acres of open space and trails. The property even includes a 2.2 acre lake.

This is the last large parcel of undeveloped land in Winslow

Our largest existing parks are all located outside of Winslow. With 50% of the population growth slated for Winslow, this central hub of the island is drastically short of parks. It’s our choice— preserve this land forever for the public or allow it to be sold into private ownership.

No Net Increase in Taxes

The Sakai family is offering this 23-acre gem at an independently-appraised price. Your yes vote authorizes \$5.9 million in bonds to purchase this unique land. Best of all— this is affordable. Since the prior voted bonds for Gazzam Lake and the Grand Forest recently expired, and with interest rates still historically low, this bond measure is structured to result in *no net tax increase in Park District bond levies*. For the median household on Bainbridge, the cost will be less than \$36 dollars per year.

Let’s create a beautiful park for Bainbridge—in the heart of our island.

Vote yes for our Park.

SAKAI PARK SITE

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

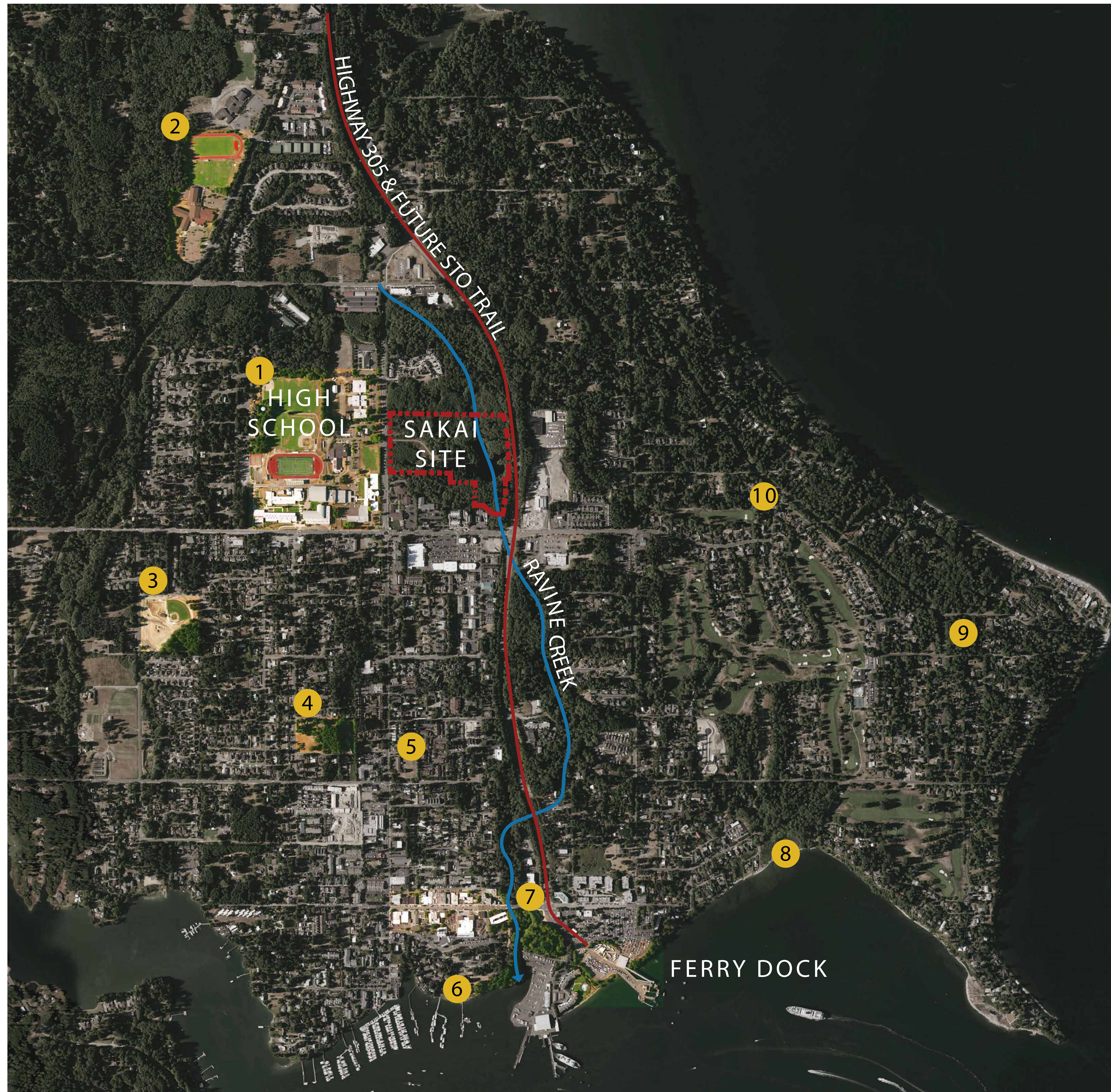
RECOMMENDED USES BASED ON ABOVE MEETINGS AS WELL AS RESEARCH FROM EIGHT STUDY GROUPS AND AN ISLAND-WIDE SURVEY, IN NO PARTICULAR ORDER:

- 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



BAINBRIDGE ISLAND WINSLOW CONTEXT



NEARBY RECREATION

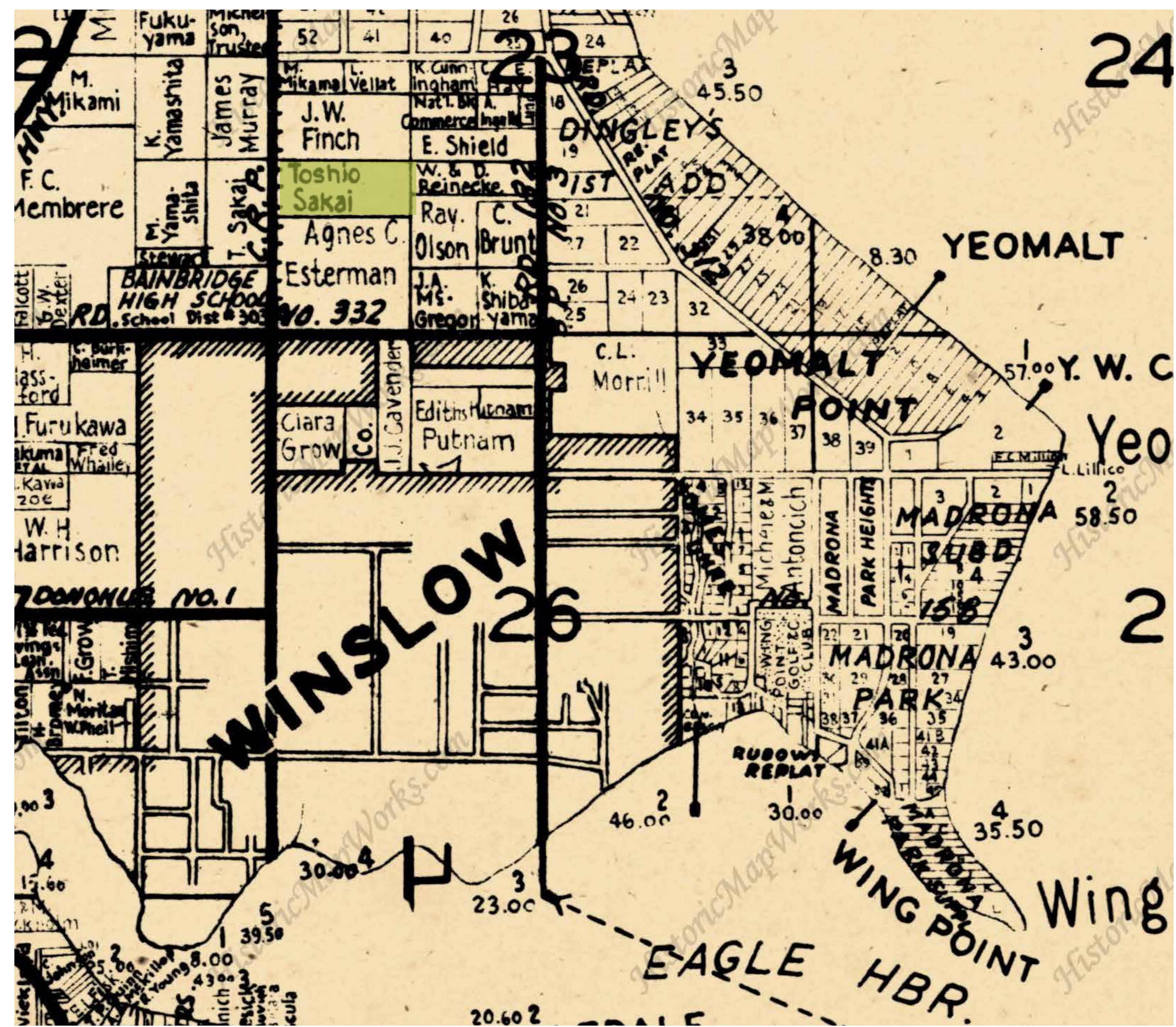
1. HIGH SCHOOL SITE
Pool
Outdoor playfield & track
Tennis courts (6)
Baseball diamond
2. WOODWARD MIDDLE SCHOOL
Outdoor playfield & track
3. ROTARY PARK
Baseball diamond (2)
Play area
4. GIDEON PARK
Play area & passive rec
5. MADISON AVENUE TOT LOT
Play area & picnic table
6. WATERFRONT PARK
Play area & passive rec
7. WAYPOINT & WAYPOINT WOODS
Wayfinding
Nature Trails
8. HAWLEY COVE
Nature trails
9. CAMP YEOMALT
Multi-purpose building
Passive recreation
10. AARON AVENUE TOT LOT
Play area & picnic table

PROXIMITIES

- DOWNTOWN WINSLOW
1.0 miles
- FERRY TERMINAL
1.4 miles



BAINBRIDGE PARCEL MAP - 1940



SAKAI PROPERTY - 1972



SAKAI PROPERTY - 2017



EXCAVATING PEAT AT SAKAI POND - 1978-1984



1 EXISTING DRIVEWAY



2 VIEW TO SOUTHWEST



3 SLOPE TO POND



4 SLOPE TO BUNKER



5 ORCHARD



6 VIEW FROM BUNKER



7 BUNKER SIDE VIEW



8 POND



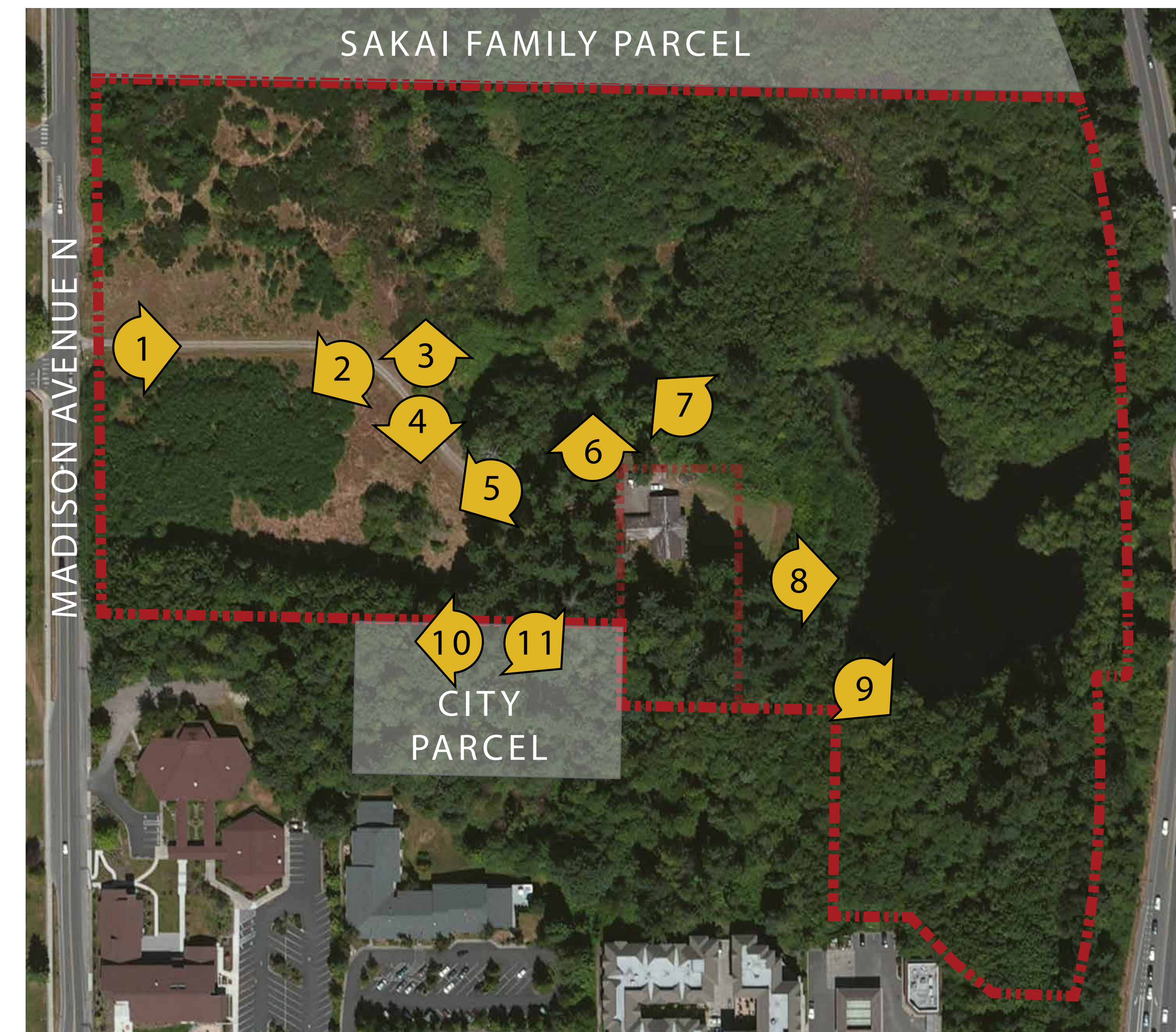
9 WETLAND

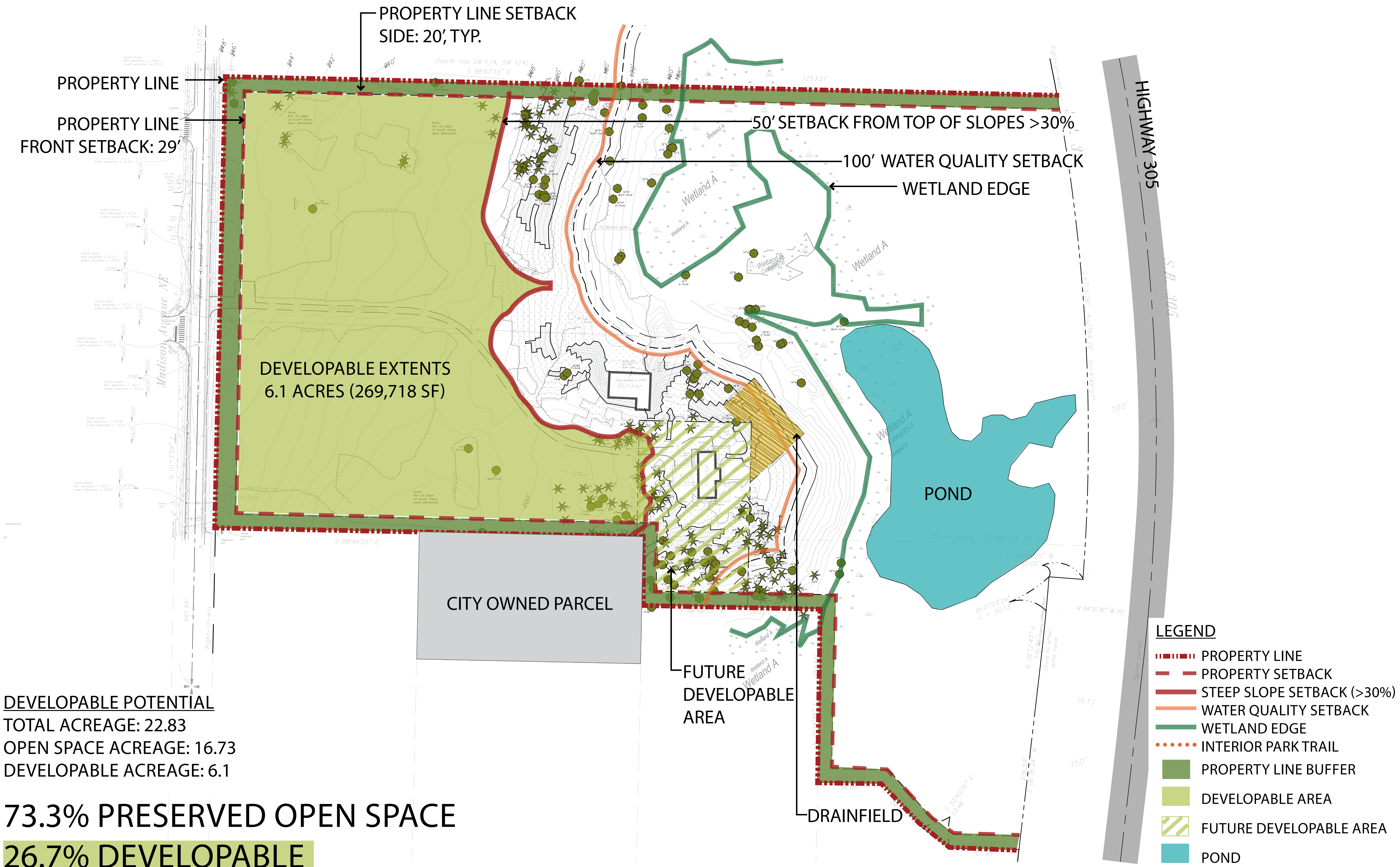


10 CITY PARCEL



11 DRAIN ON CITY PARCEL





DEVELOPABLE EXTENTS
6.1 ACRES (269,718 SF)

CITY OWNED PARCEL

FUTURE
DEVELOPABLE
AREA

DRAINFIELD

POND

LEGEND

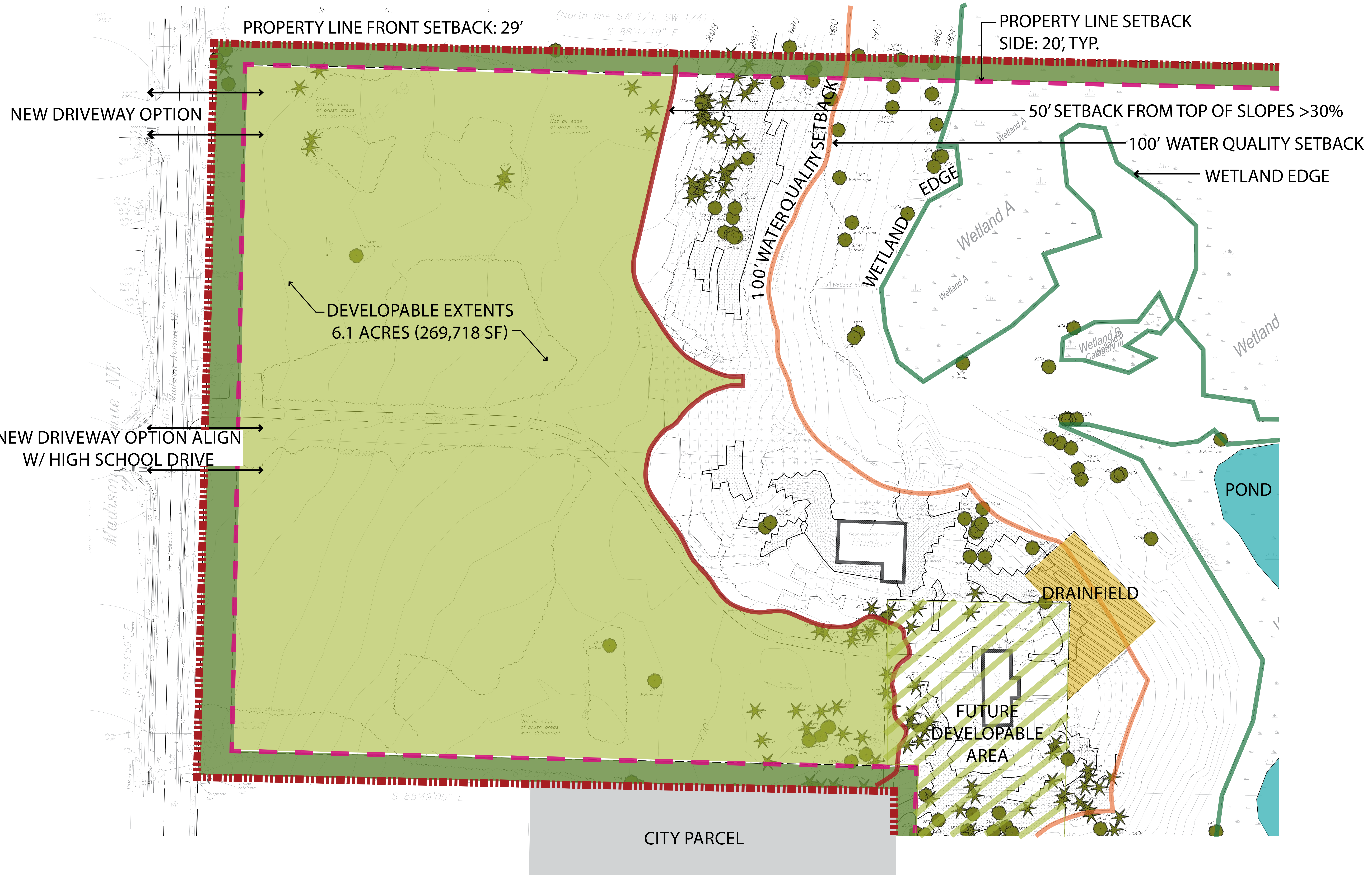
- PROPERTY LINE
- PROPERTY SETBACK
- STEEP SLOPE SETBACK (>30%)
- WATER QUALITY SETBACK
- WETLAND EDGE
- INTERIOR PARK TRAIL
- PROPERTY LINE BUFFER
- DEVELOPABLE AREA
- FUTURE DEVELOPABLE AREA
- POND

DEVELOPABLE POTENTIAL
TOTAL ACREAGE: 22.83
OPEN SPACE ACREAGE: 16.73
DEVELOPABLE ACREAGE: 6.1

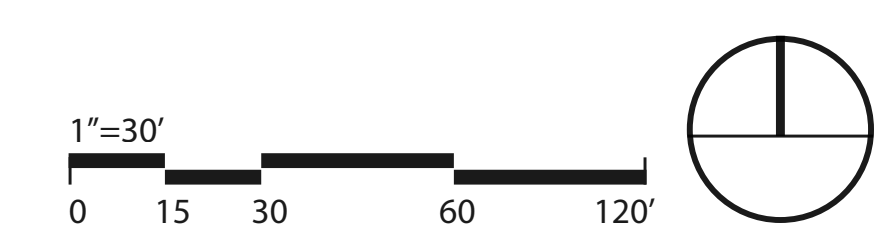
73.3% PRESERVED OPEN SPACE
26.7% DEVELOPABLE



STO TRAIL - POTENTIAL ALIGNMENT
June 2017

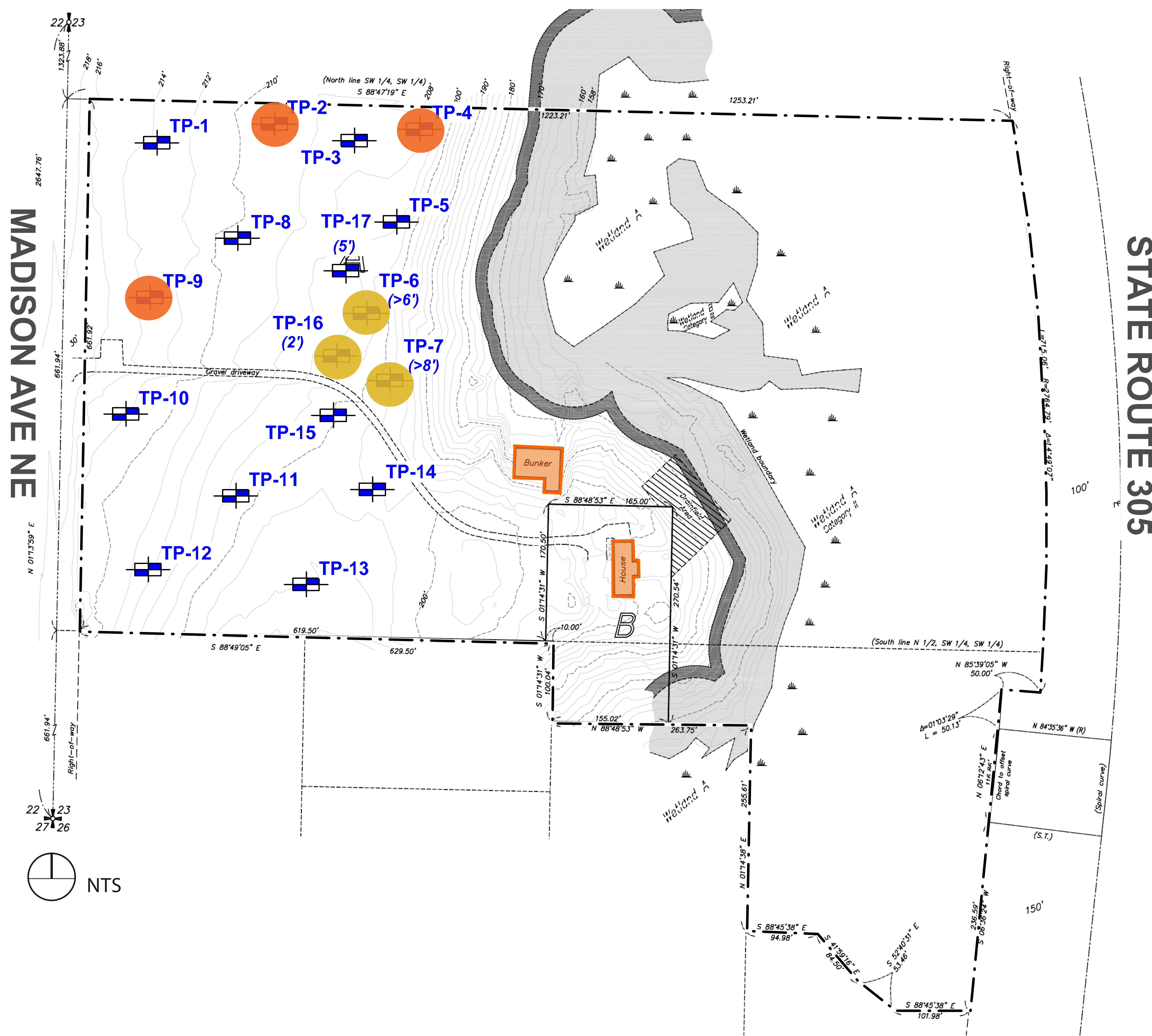


ENLARGED SITE CONSTRAINTS PLAN
June 2017



SITE EXPLORATION PLAN

SOILS REPORT BY PANGEO FEBRUARY 2017



Till underlying the site is characteristic of having **low permeability**

Perched groundwater table

Infiltration rates are **very low** (0.001 to 0.002 inches/hour)

Encountered areas with fill ranging from 2 to 8 feet

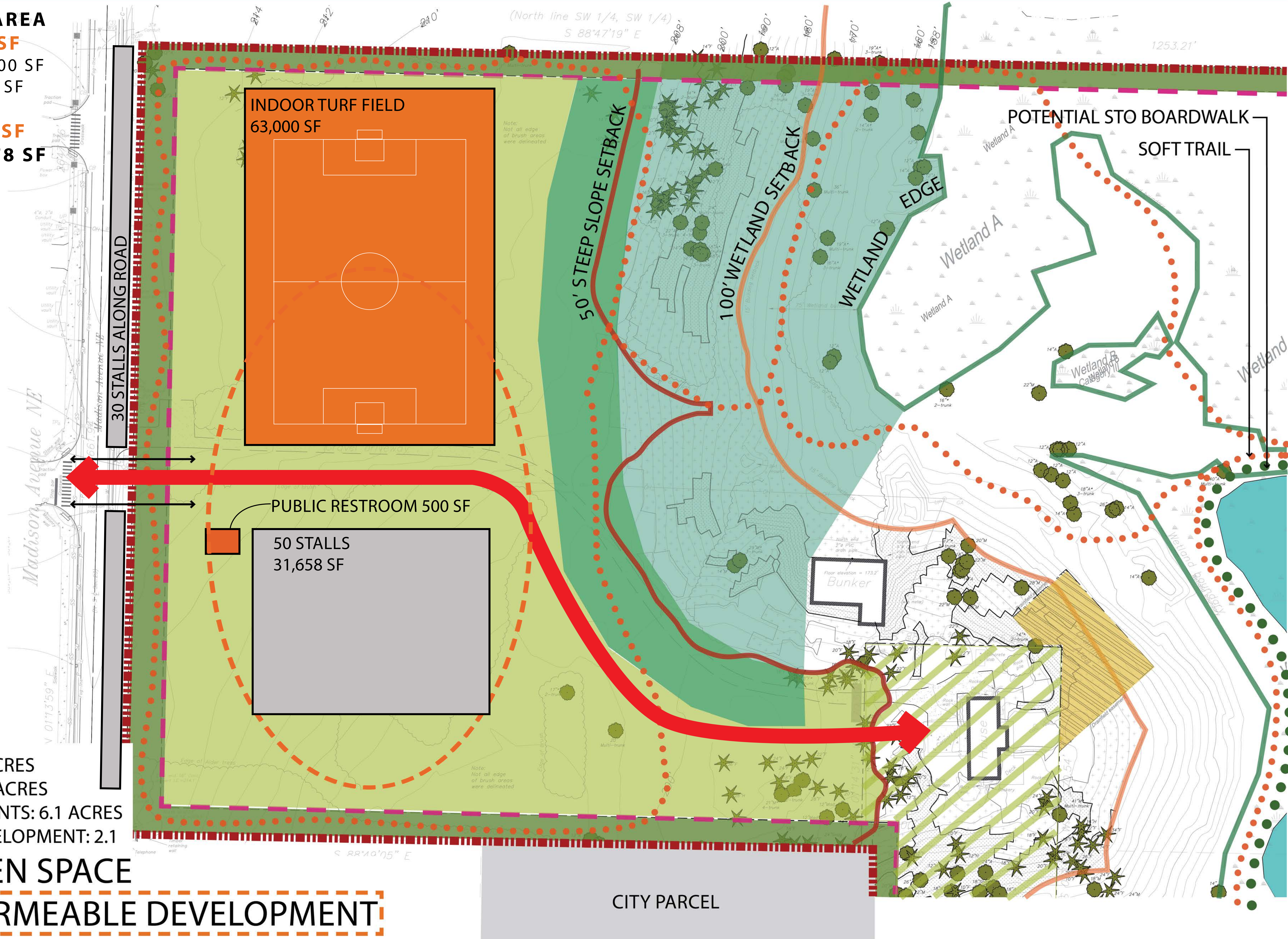
Encountered strawberry field clay tile drain system

No evidence of historical slope instability

Spring at toe of slope is "emergent" perched groundwater

Seismic design and building foundation parameters for future engineering needs were provided

IMPERMEABLE AREA
TARGET 93,000 SF
 BUILDINGS: 63,500 SF
 PARKING: 31,658 SF
 ROAD: 16,920 SF
TOTAL: 112,078 SF
OVERAGE: 19,078 SF



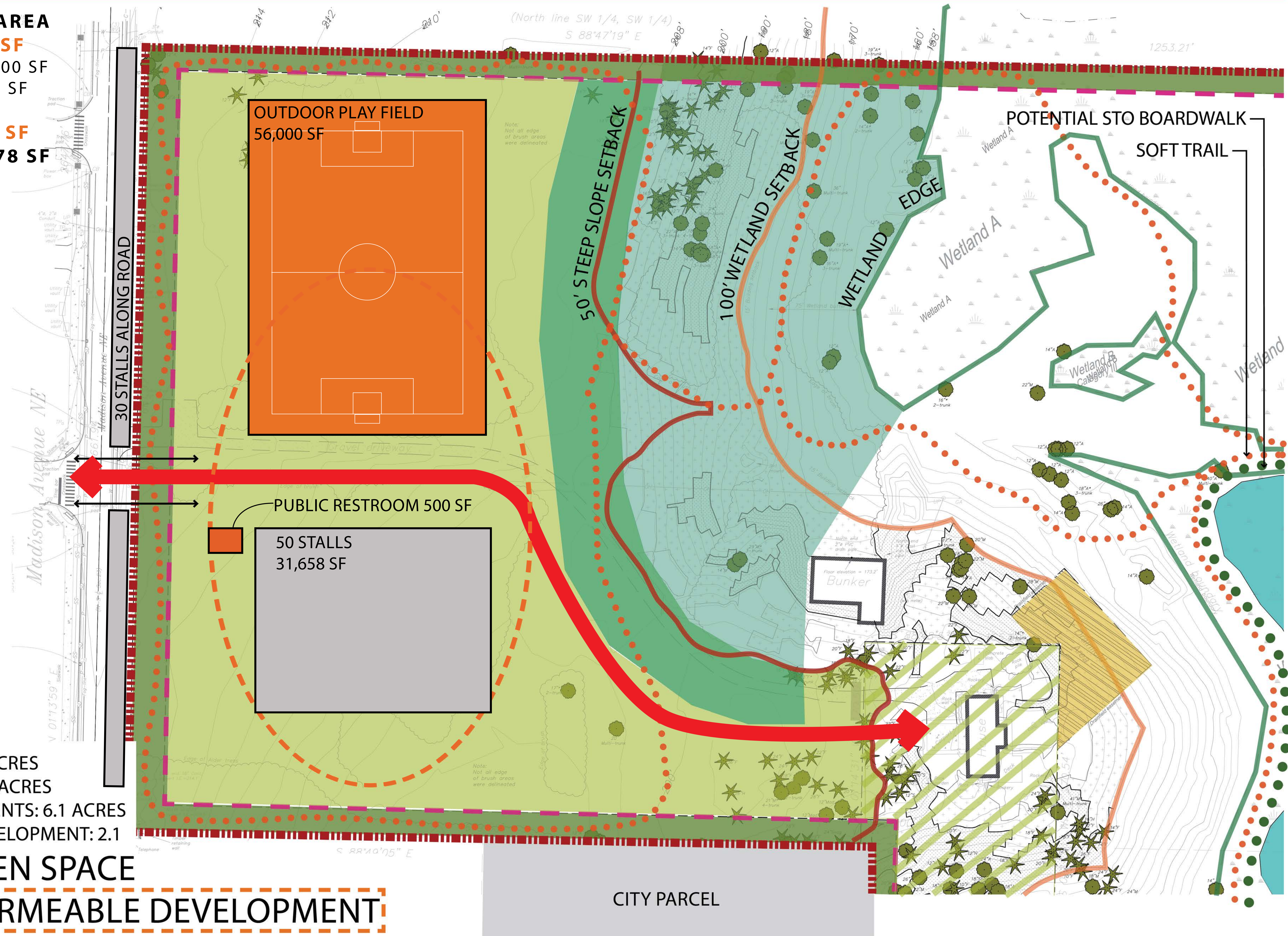
SITE TOTAL: 22.83 ACRES
 OPEN SPACE: 20.73 ACRES
 DEVELOPABLE EXTENTS: 6.1 ACRES
 IMPERMEABLE DEVELOPMENT: 2.1

90.8% OPEN SPACE
9.2% IMPERMEABLE DEVELOPMENT

IMPERMEABLE AREA
TARGET 93,000 SF
 BUILDINGS: 56,500 SF
 PARKING: 31,658 SF
 ROAD: 16,920 SF
TOTAL: 105,078 SF
OVERAGE: 12,078 SF

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 OPEN SPACE: 20.73 ACRES
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IMPERMEABLE AREA

TARGET 93,000 SF

BUILDINGS: 90,500 SF

PARKING: 121,500 SF

ROAD: 16,920 SF

TOTAL: 228,920 SF

OVERAGE: 135,920 SF

50 METER POOL (8 LANES)
90,000 SF FACILITY REQUIRED
WEYERHAEUSER AQUATIC CENTER AS EXAMPLE
900,000 GALLONS REQUIRED FOR 50 METER POOL

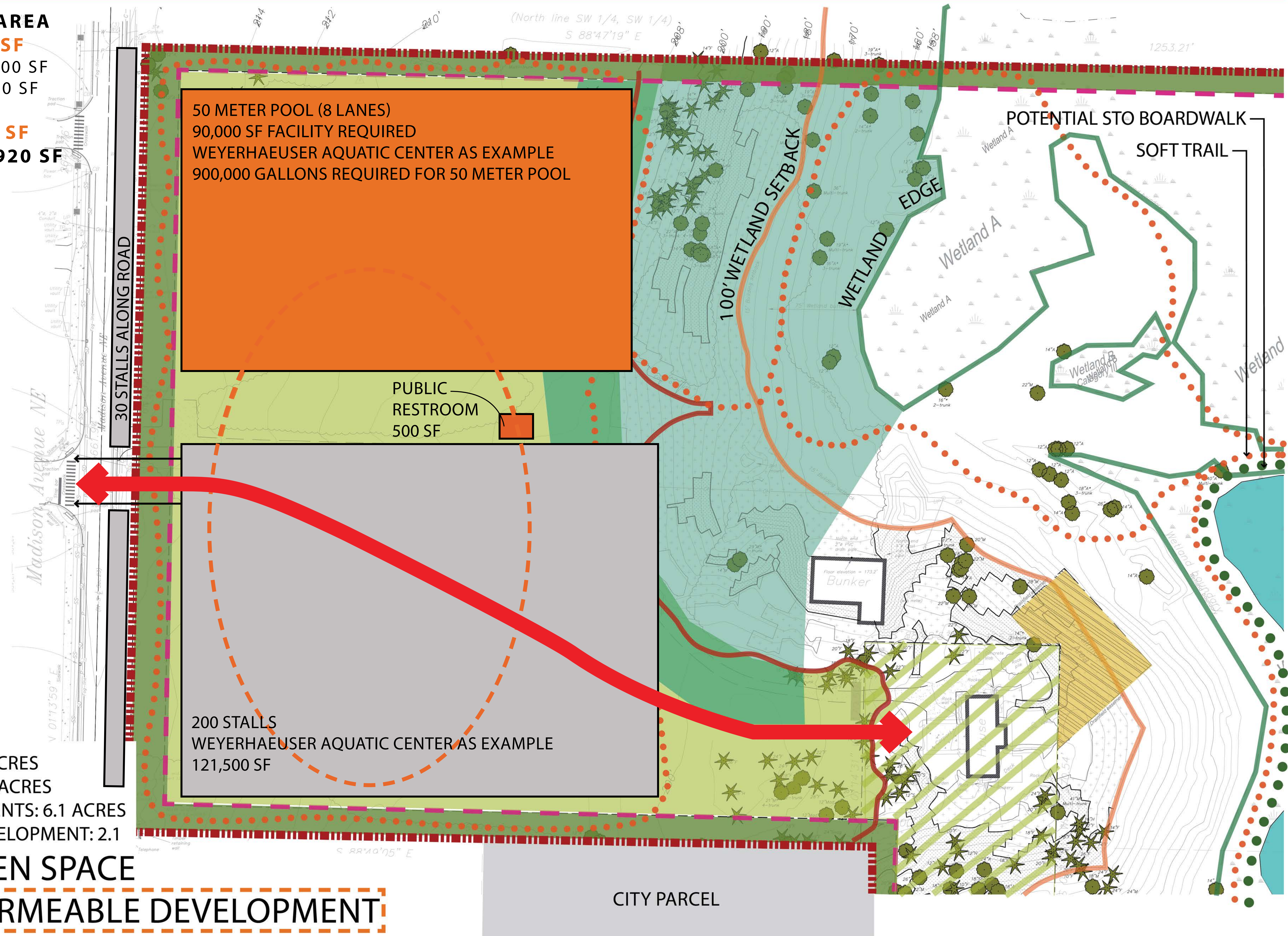
PUBLIC
RESTROOM
500 SF

200 STALLS
WEYERHAEUSER AQUATIC CENTER AS EXAMPLE
121,500 SF

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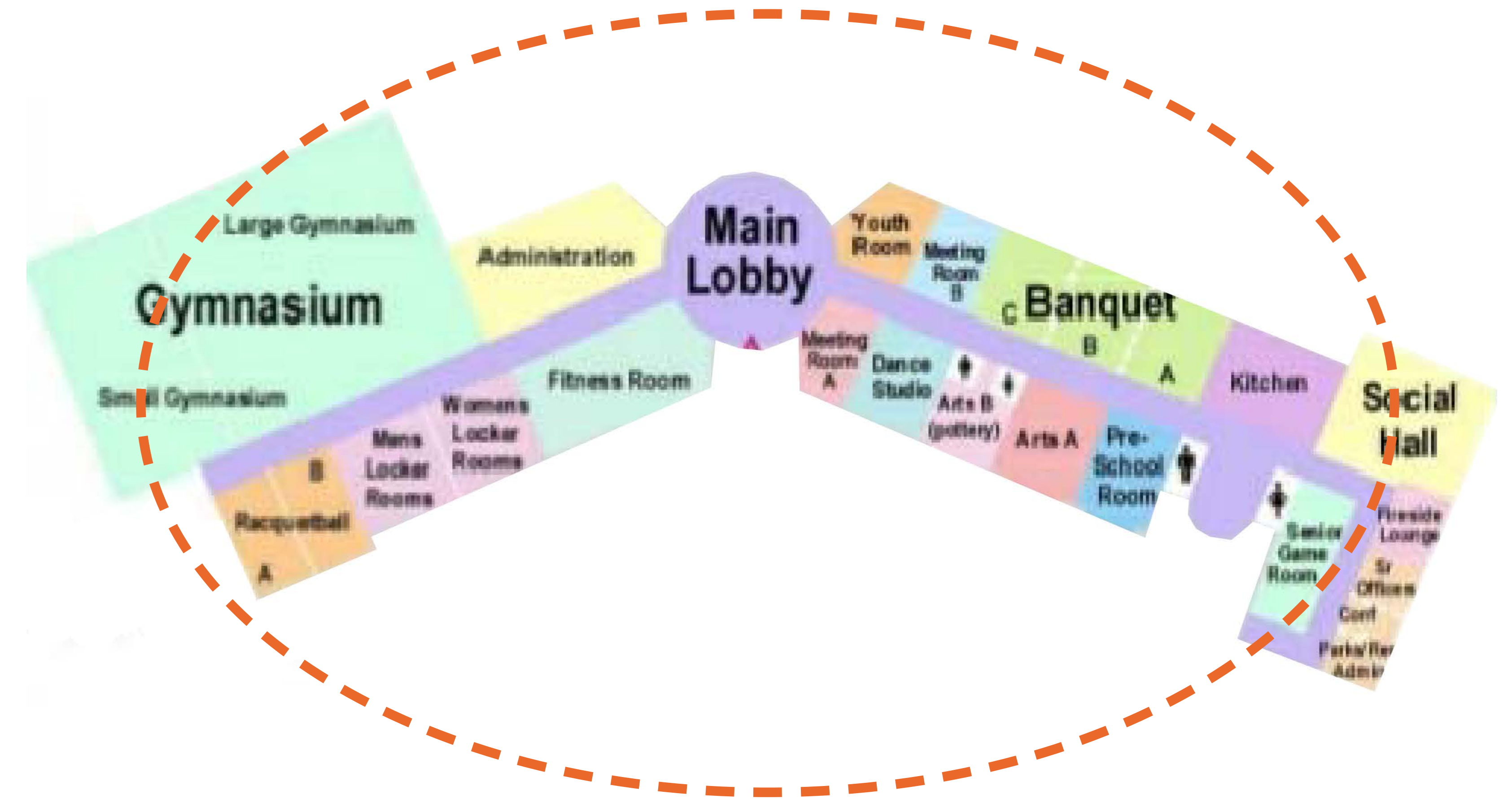
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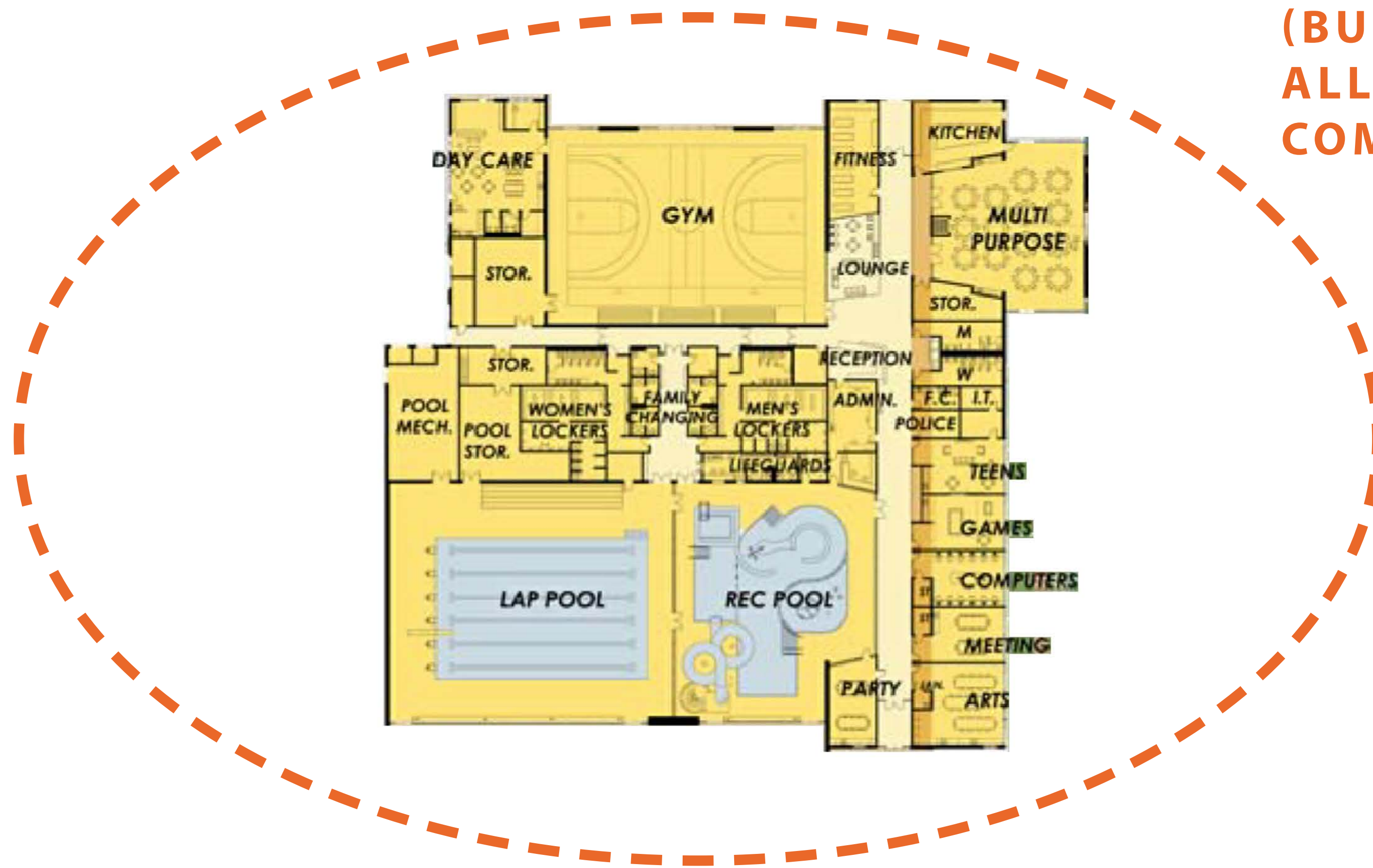


FEDERAL WAY COMMUNITY CENTER 72,000 SF
300 PARKING SPACES 182,250 SF (ESTIMATED SF)
ESTIMATED TOTAL 254,250 SF
NOTE: DOES NOT INCLUDE ROAD SF

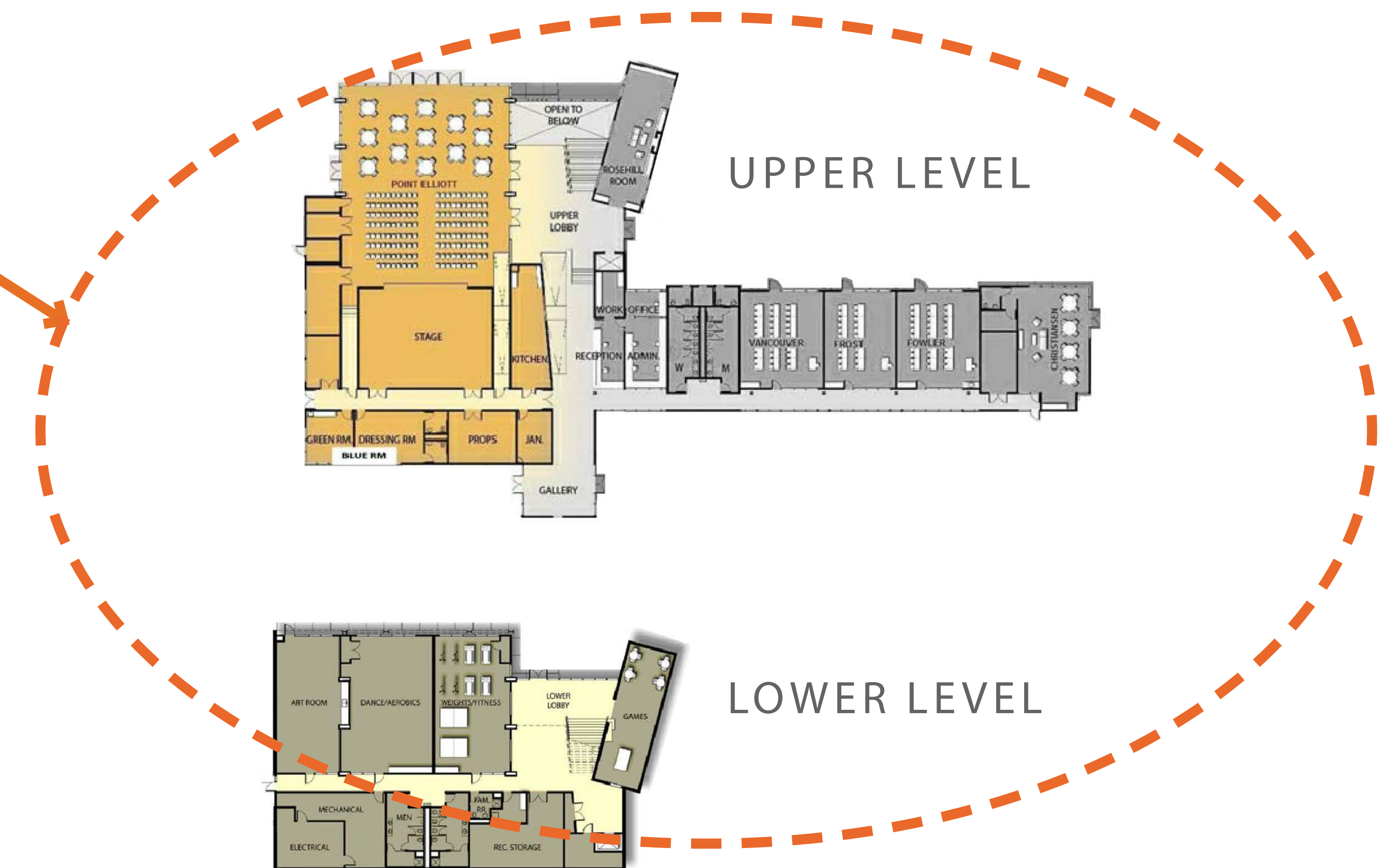


TUKWILA COMMUNITY CENTER 48,000 SF
300 PARKING SPACES 182,250 SF (ESTIMATED SF)
ESTIMATED TOTAL 230,250 SF
NOTE: DOES NOT INCLUDE ROAD SF

**DENOTES 93,000 SF
MAXIMUM IMPERMEABLE AREA
(BUILDING, PARKING, ROAD)
ALLOWED ON SAKAI SITE FOR
COMPARISON**



RAINIER BEACH COMMUNITY CENTER 46,500 SF
76 PARKING SPACES 46,170 SF (ESTIMATED SF)
ESTIMATED TOTAL 92,670 SF
NOTE: DOES NOT INCLUDE ROAD SF



ROSEHILL (MUKILTEO) COMMUNITY CENTER 29,000 SF
100 PARKING SPACES 60,750 SF (ESTIMATED SF)
ESTIMATED TOTAL 89,750 SF
NOTE: DOES NOT INCLUDE ROAD SF

IMPERMEABLE AREA

TARGET 93,000 SF

BUILDINGS: 65,366 SF
PARKING: 11,340 SF
ROAD: 16,920 SF

TOTAL: 93,626 SF

OVERAGE: 626 SF

COMMUNITY CENTER

DOWNSTAIRS: 10,650 sf
reception, admin offices,
senior room, teen room,
daycare, game room,
computer lab, dance
studio
UPSTAIRS: 10,650 SF
parks district office,
large multipurpose
meeting room, lounge

OUTDOOR EDUCATION

2,600 SF

FUTURE GATHERING OR OFFICE

2,100 SF

INDOOR REC FIELD

29,040 SF
seating, upstairs track

GYMNASIUM

9,576 SF
seating

NOTES:

All buildings include restrooms, storage,
mechanical and electrical spaces.
Outdoor education and future gathering
or office are existing buildings and do not
count toward impermeable area area

SITE TOTAL: 22.83 ACRES

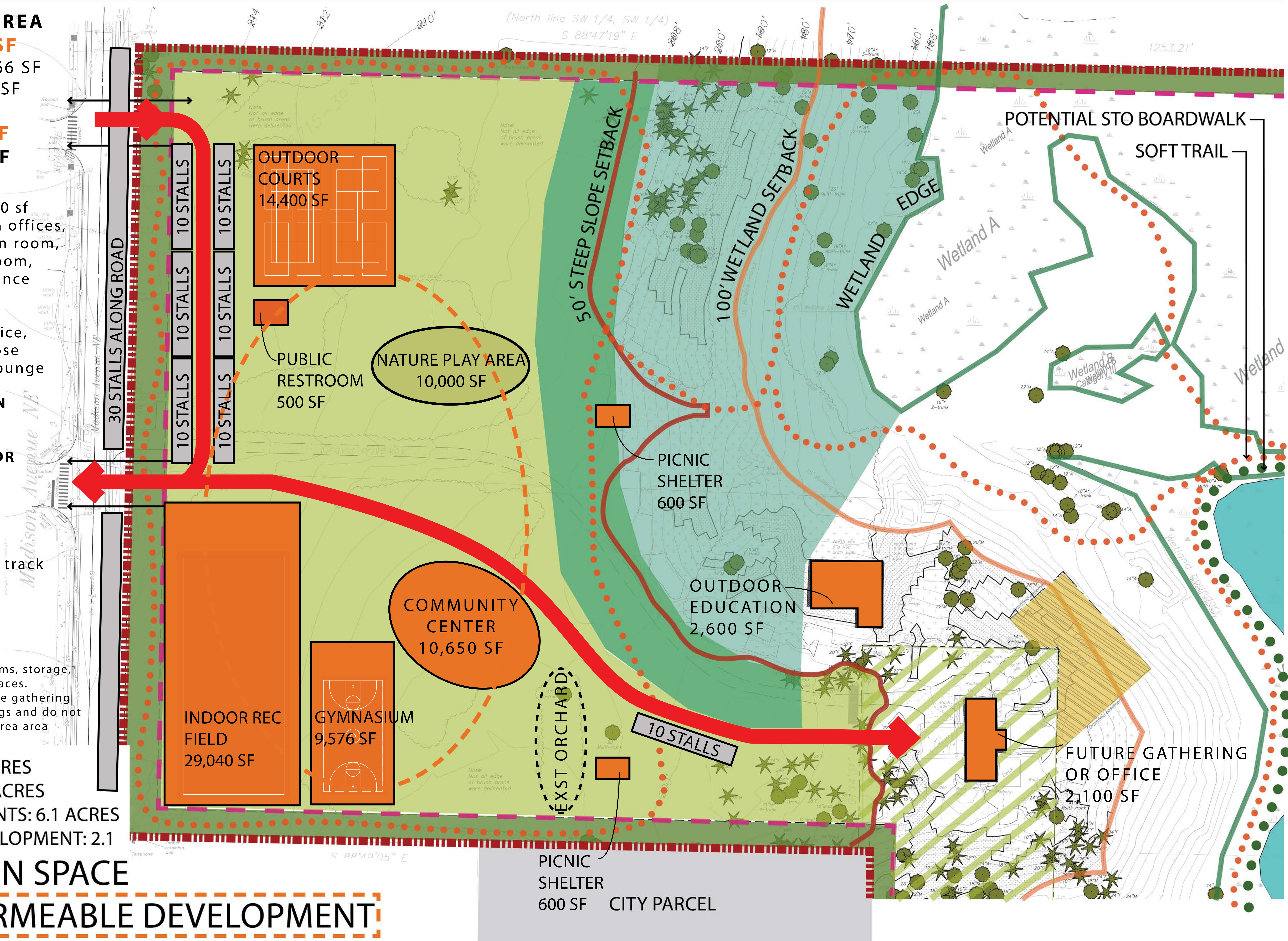
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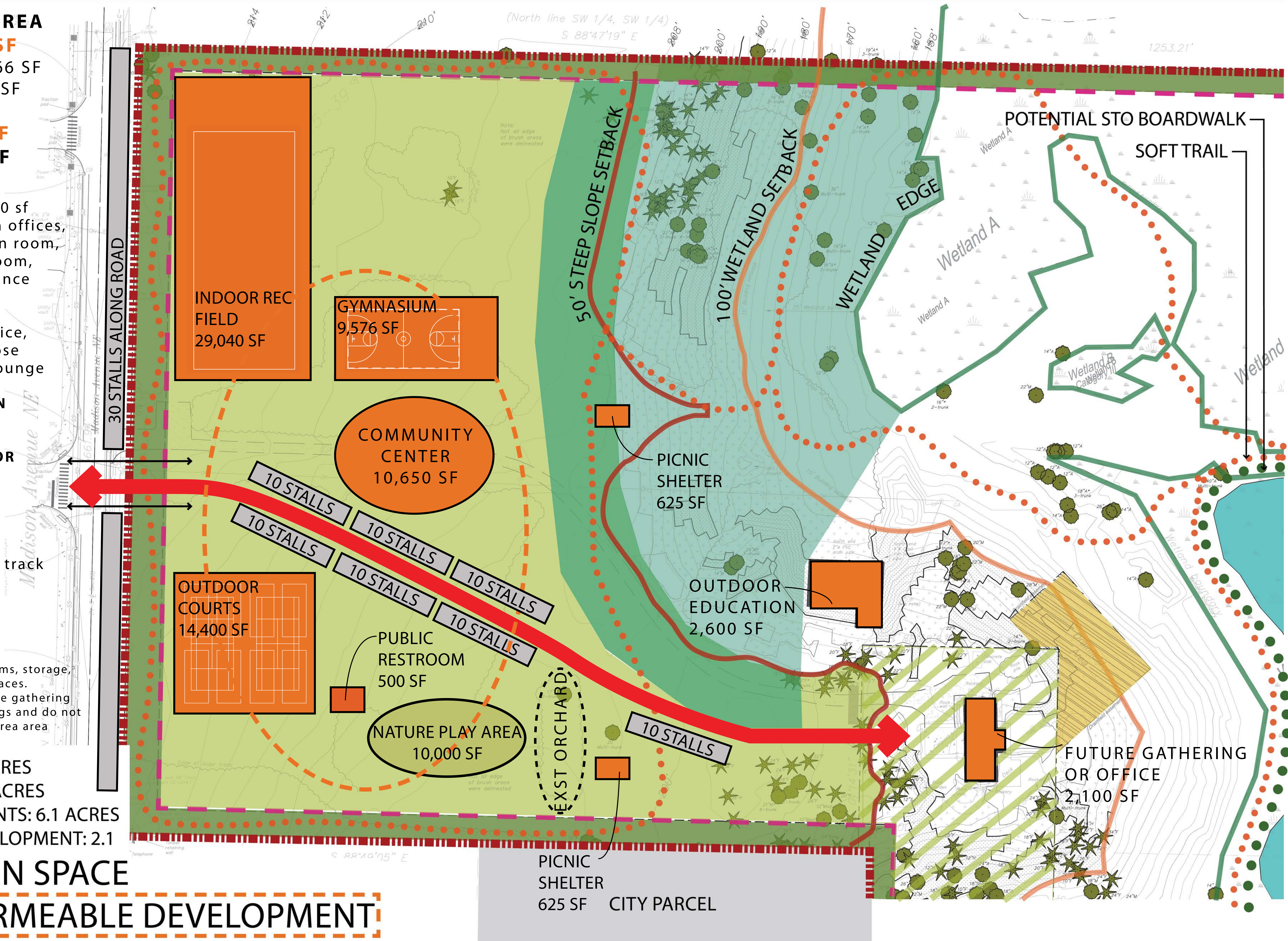
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WHAT'S NEXT?

Listen to Board and Public Comments from tonight's presentation

Develop three options addressing those comments with preliminary cost estimates

Present site options at the July 6th Board Meeting – select a preferred option

Develop the Preferred Option with cost estimate

Present Preferred Option at the August 17th Board Meeting

