



## 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:

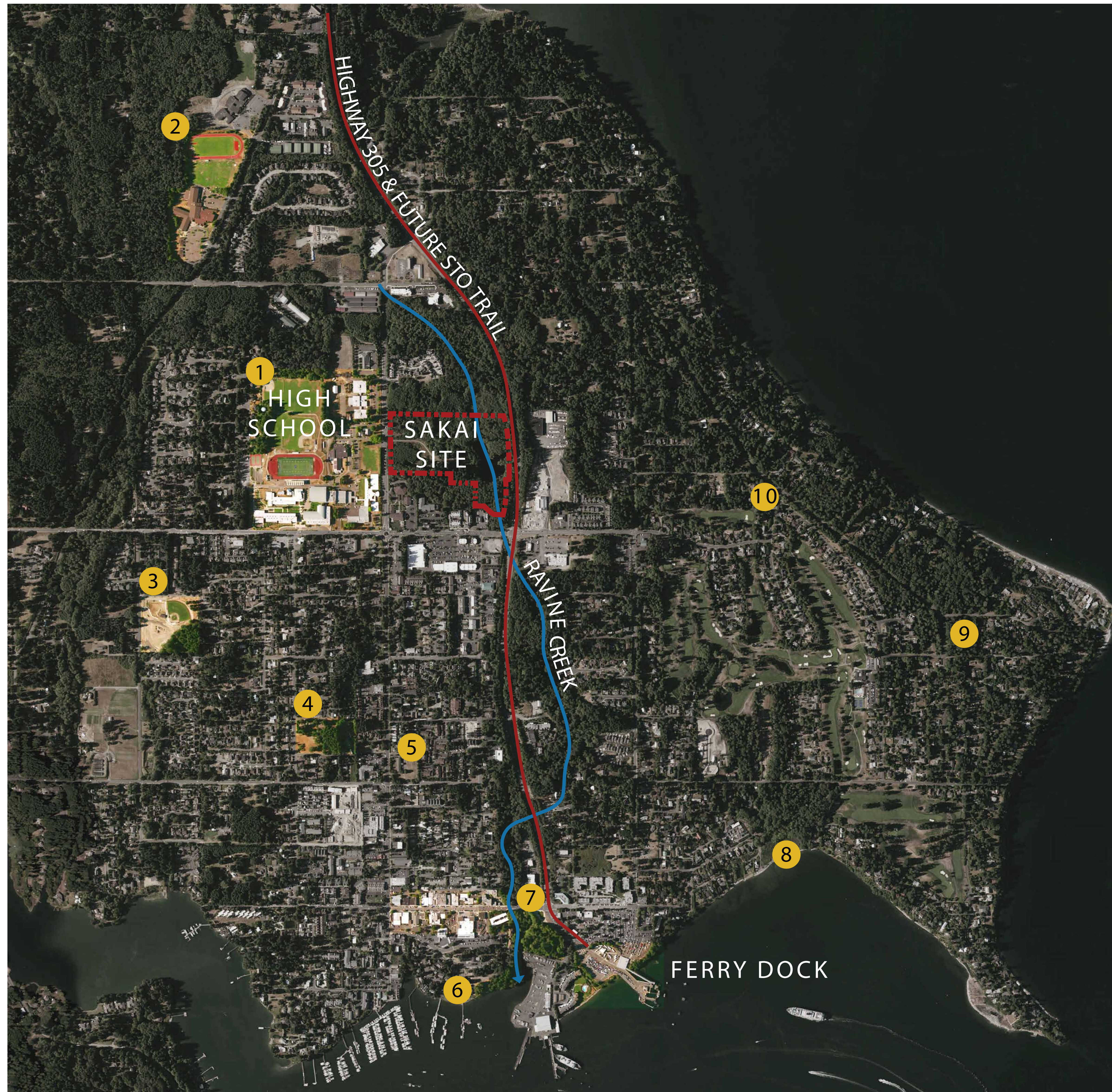
Trails  
Picnic Shelters  
Multi-use Outdoor Complex, with lighting  
Community Recreation Center  
Multi-Use Indoor Complex  
Fifty Meter Pool  
Mountain Bike Park/Trails  
Tennis Court(s)  
Playground  
Passive Use(s)

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

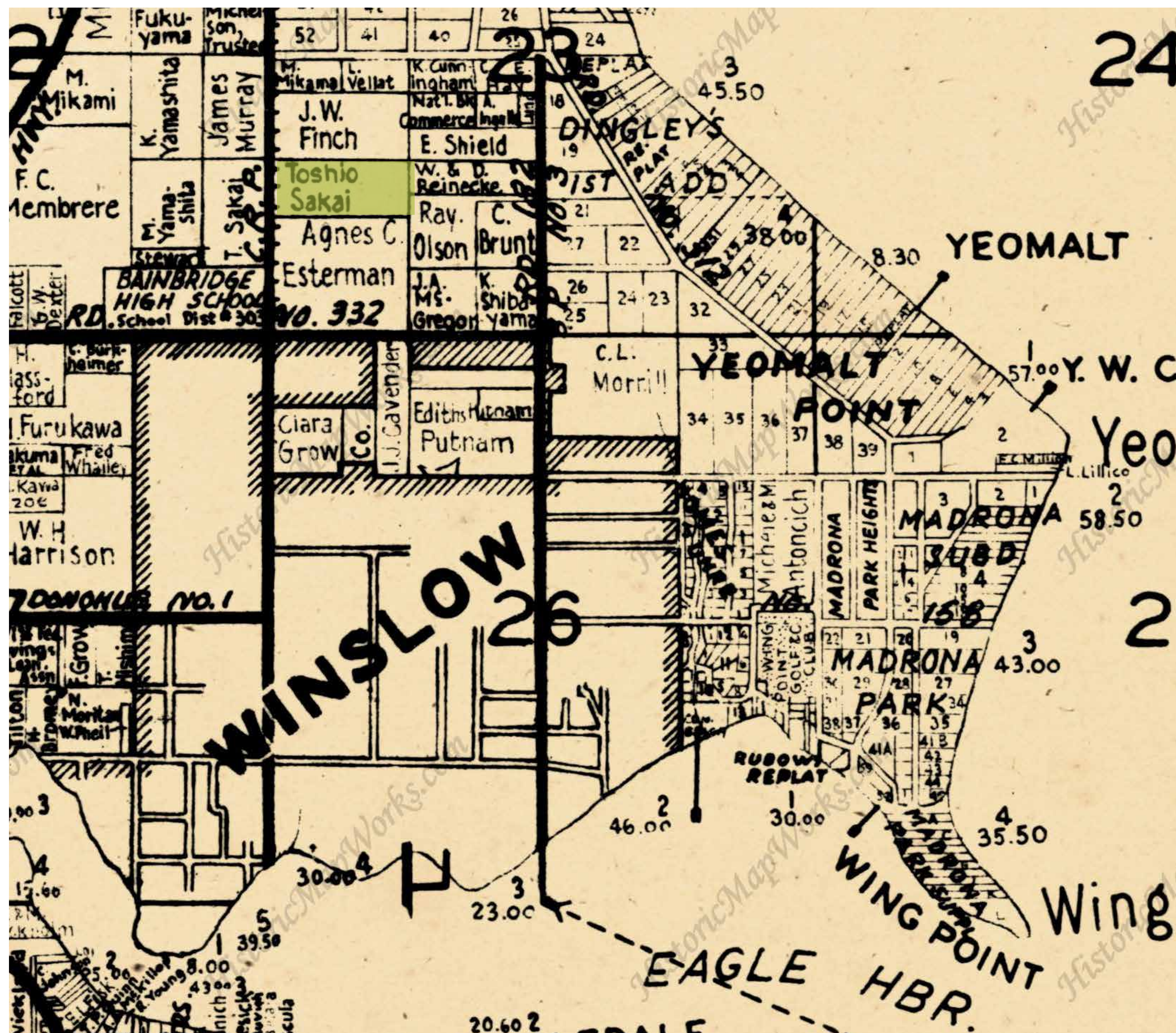
## PROXIMITIES

- DOWNTOWN WINSLOW  
1.0 miles
- FERRY TERMINAL  
1.4 miles





BAINBRIDGE PARCEL MAP - 1940



EXCAVATING PEAT AT SAKAI POND - 1978-1984



SAKAI PROPERTY - 1972



SAKAI PROPERTY - 2017







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



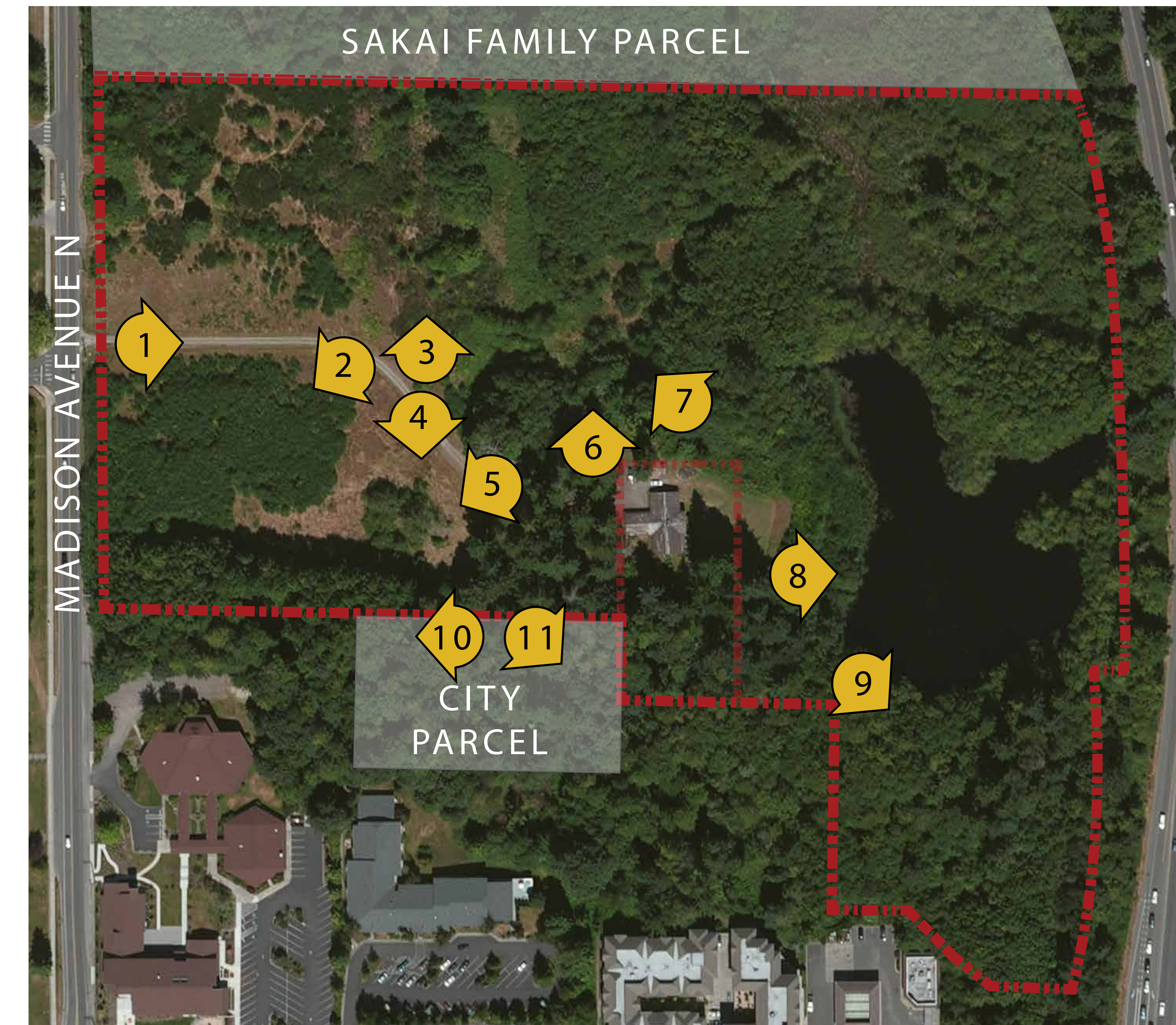
9 WETLAND



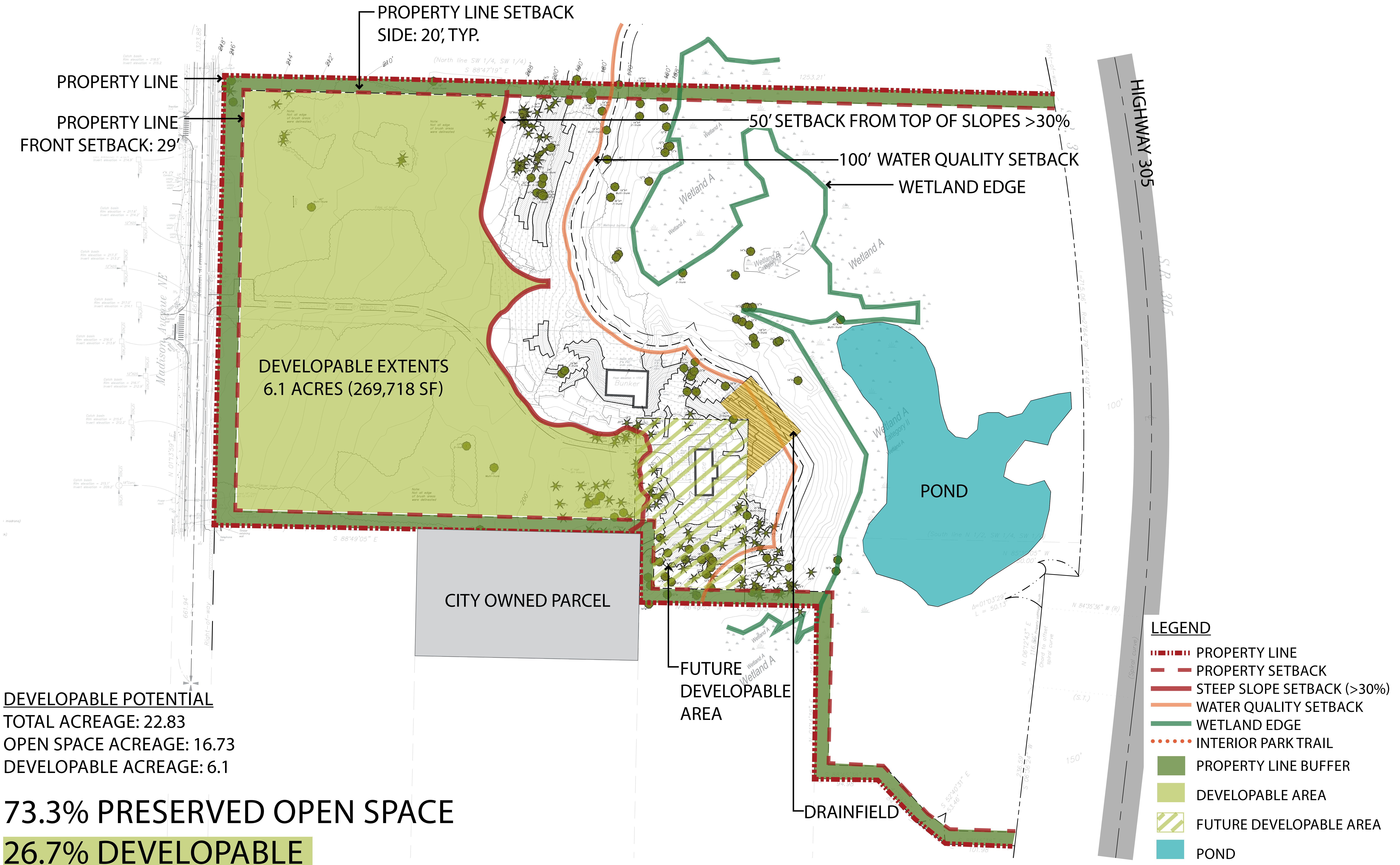
10 CITY PARCEL



11 DRAIN ON CITY PARCEL







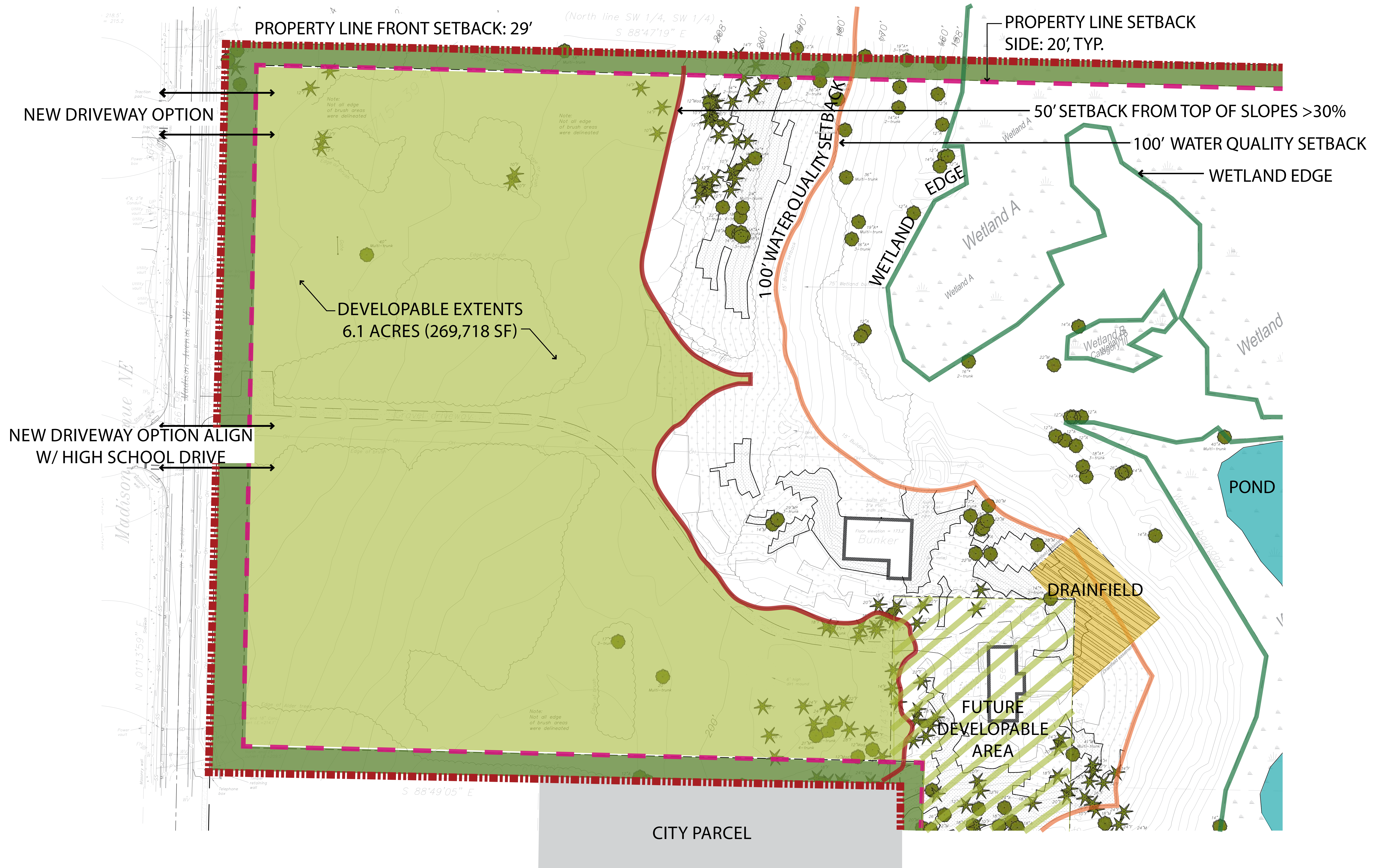
DEVELOPABLE POTENTIAL  
TOTAL ACREAGE: 22.83  
OPEN SPACE ACREAGE: 16.73  
DEVELOPABLE ACREAGE: 6.1

73.3% PRESERVED OPEN SPACE  
26.7% DEVELOPABLE





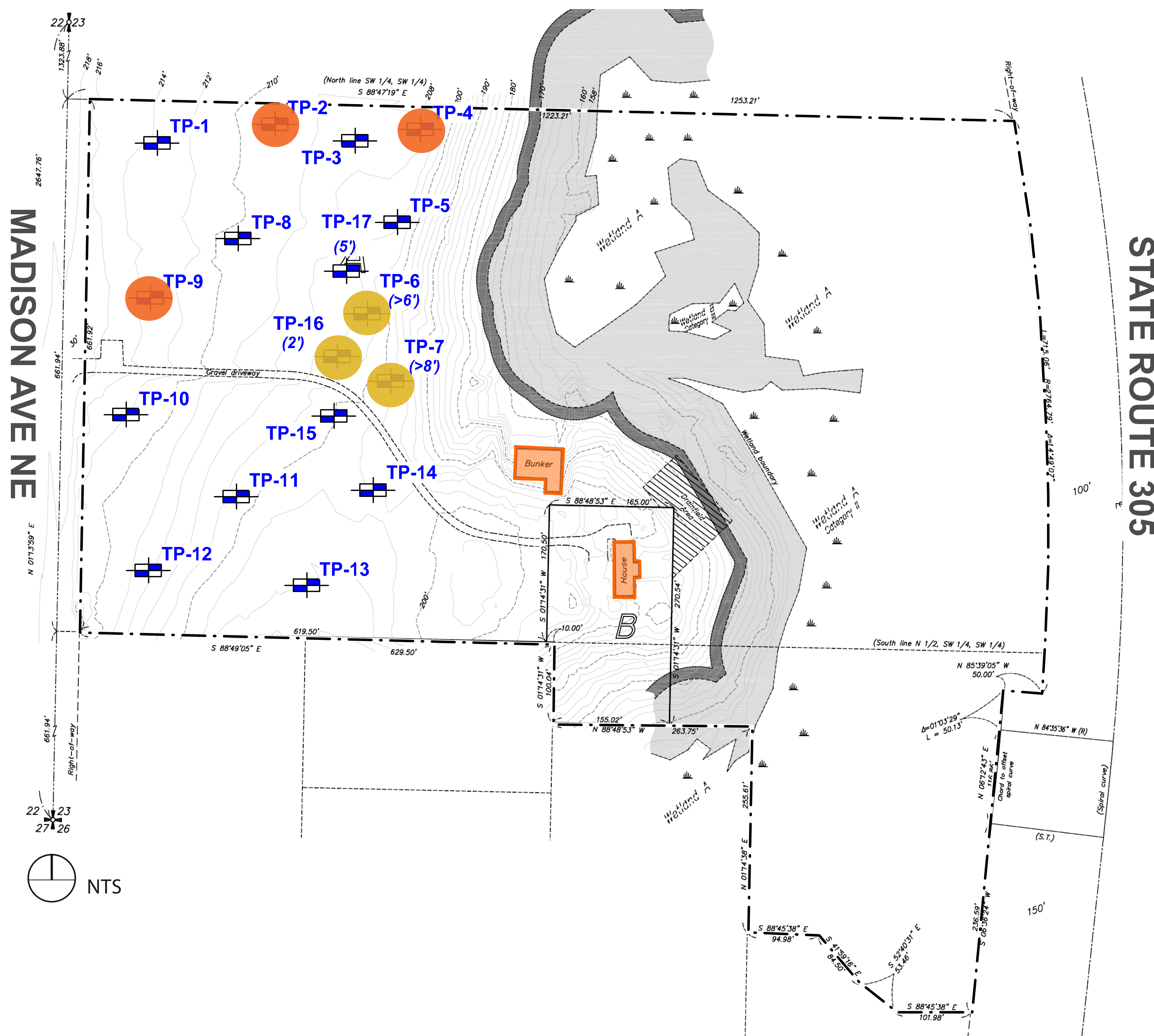








## SITE EXPLORATION PLAN



## 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

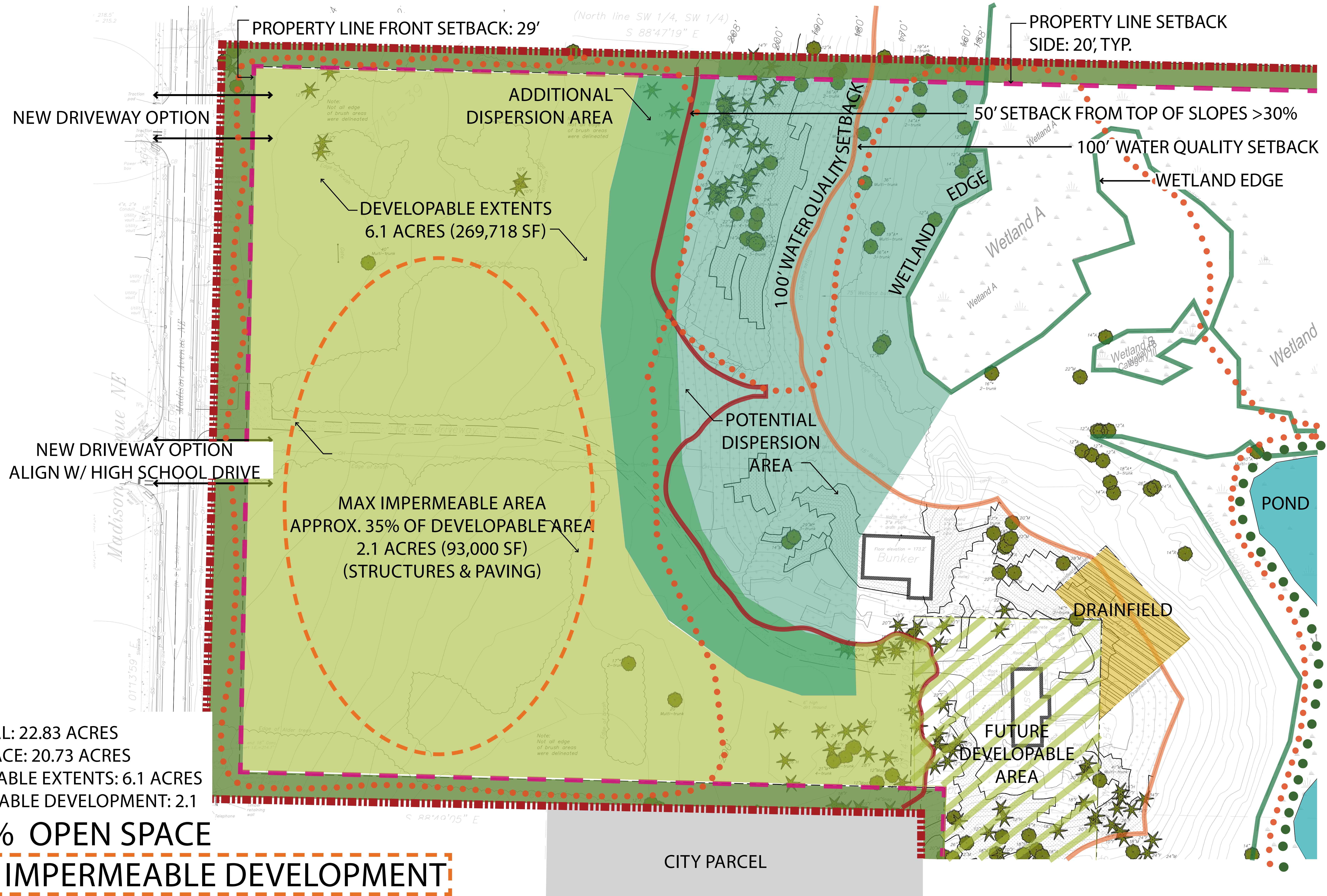
Encountered strawberry field clay tile drain system

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





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

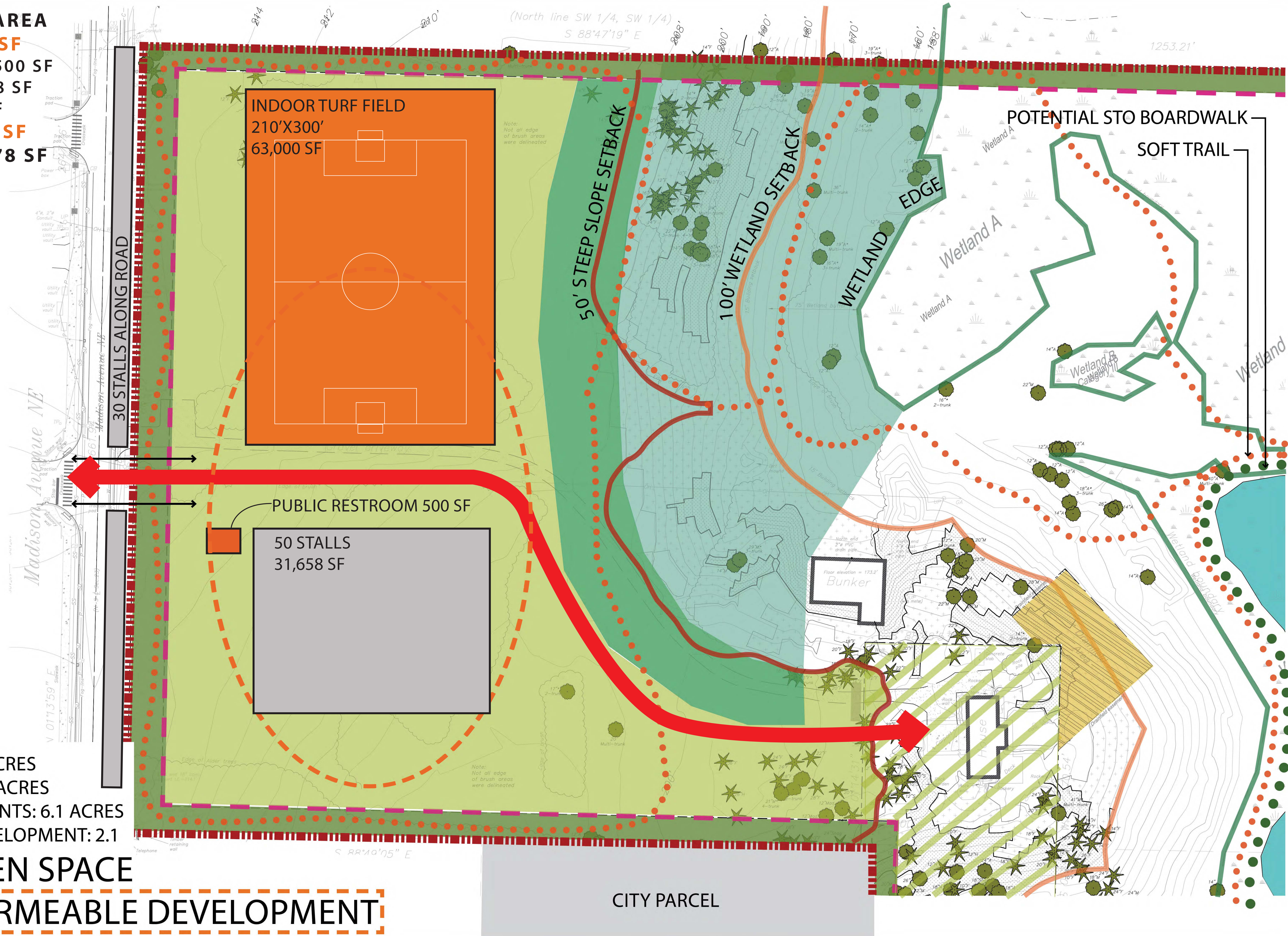
90.8% OPEN SPACE

## 9.2% IMPERMEABLE DEVELOPMENT





**OVERAGE: 19,078 SF**



## 9.2% IMPERMEABLE DEVELOPMENT





## IMPERMEABLE AREA

**TARGET 93,000 SF**

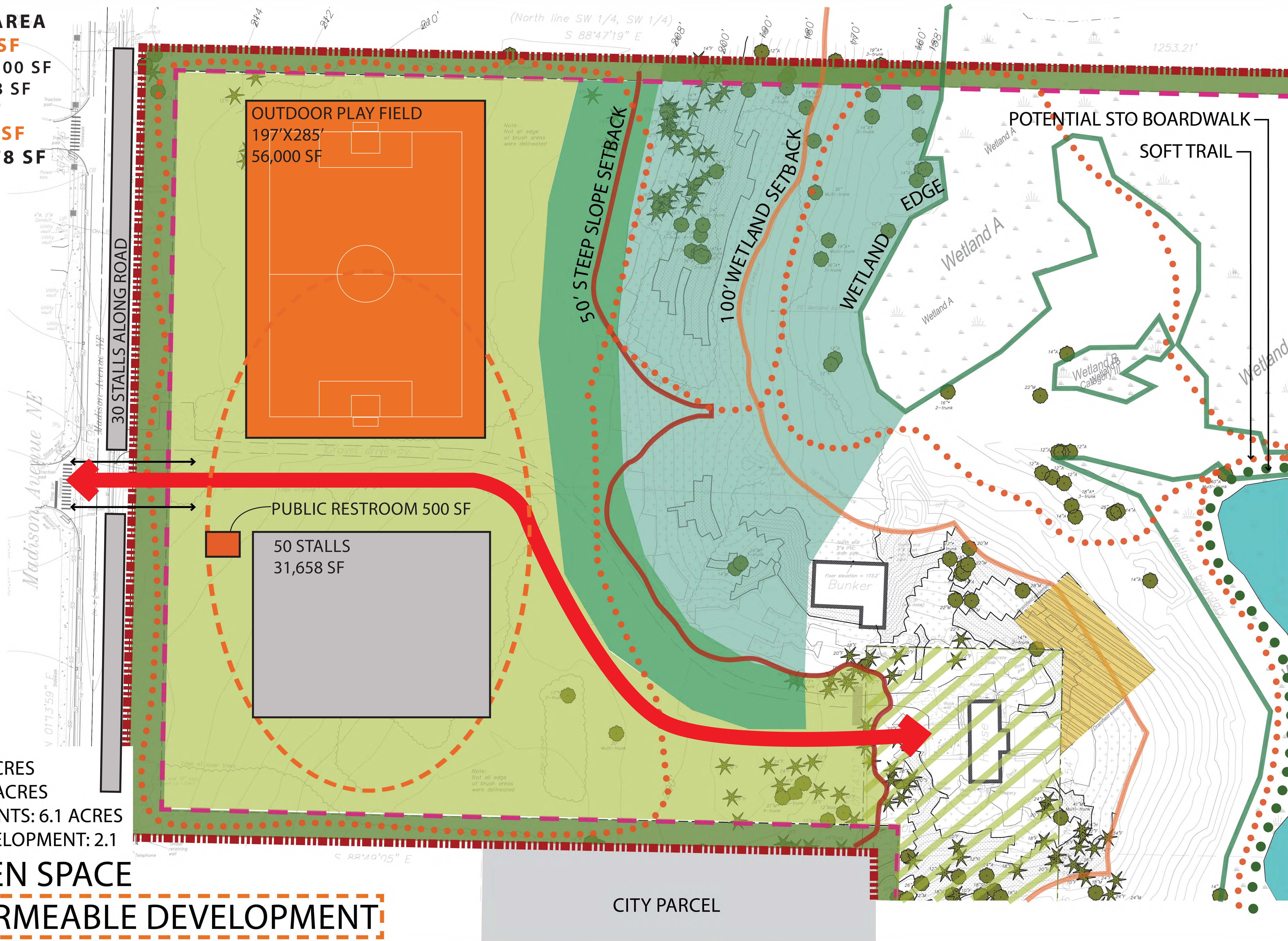
**BUILDINGS: 56,500 SF**

**PARKING: 31,658 SF**

**ROAD: 16,920 SF**

**TOTAL: 105,078 SF**

**OVERAGE: 12,078 SF**



**SITE TOTAL: 22.83 ACRES**

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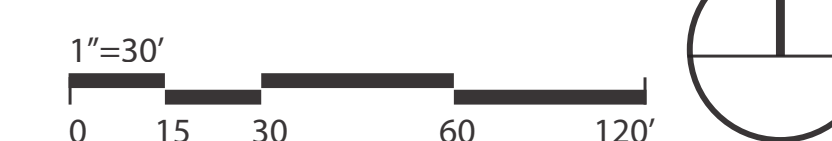
## IMPERMEABLE DEVELOPMENT: 2.1

90.8% OPEN SPACE

## 9.2% IMPERMEABLE DEVELOPMENT

## STUDY 2 OUTDOOR FIELD

June 01, 2017







## 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)  
240'X375'  
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

CITY PARCEL

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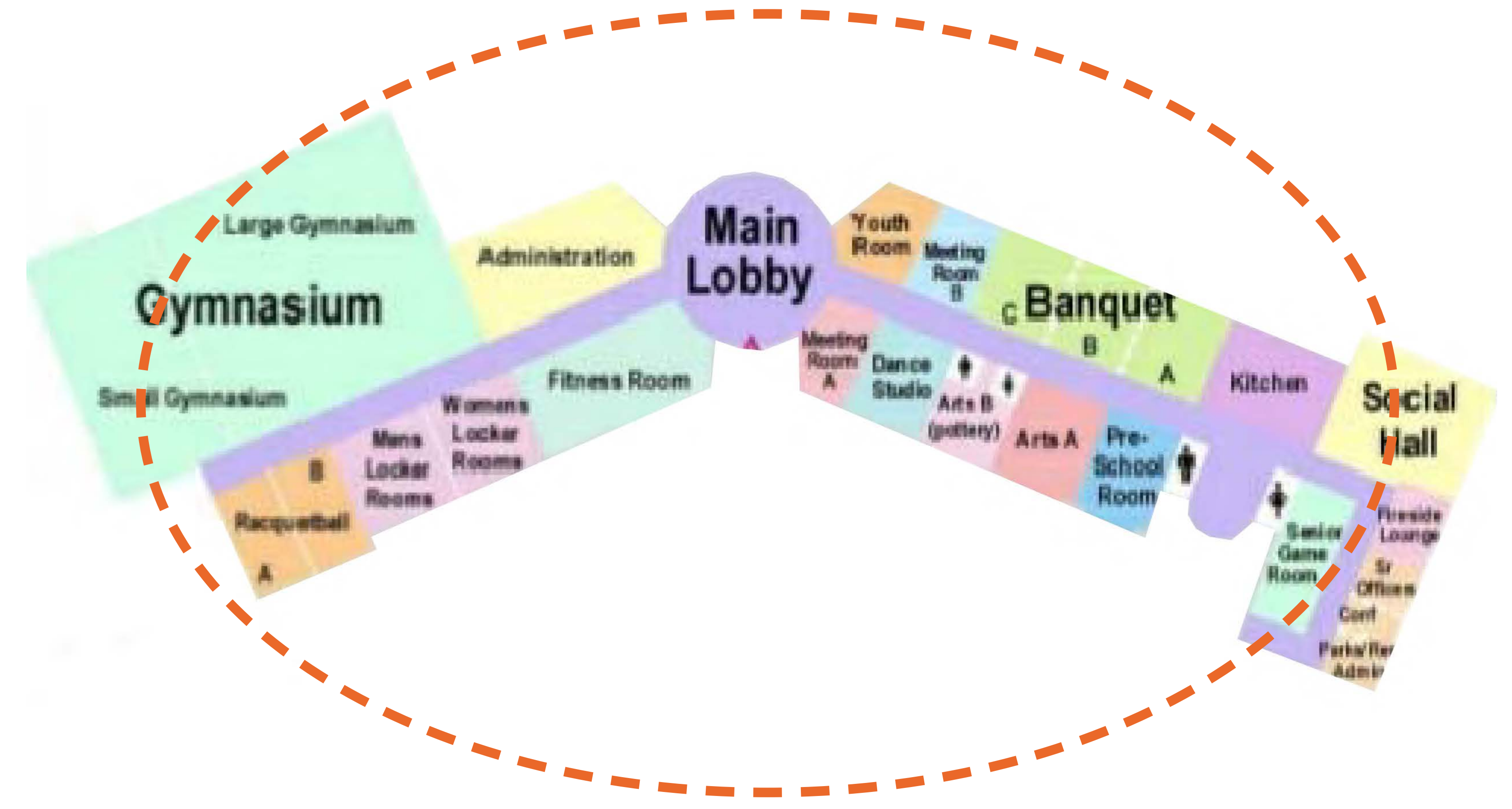
**90.8% OPEN SPACE**

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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

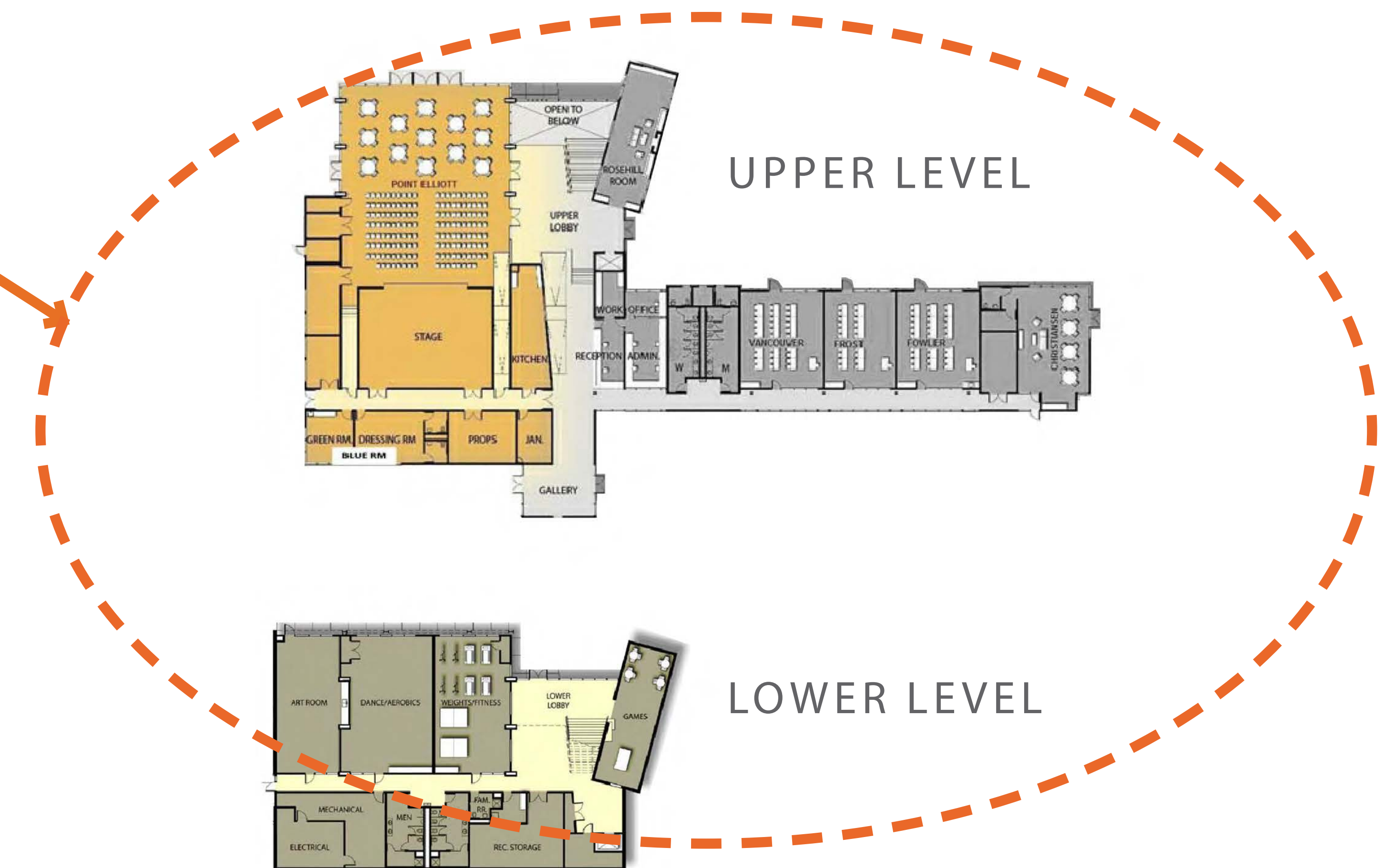


TUKWILA COMMUNITY CENTER 48,000 SF  
300 PARKING SPACES 182,250 SF (ESTIMATED SF)  
**ESTIMATED TOTAL 230,250 SF**  
NOTE: DOES NOT INCLUDE ROAD SF

**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

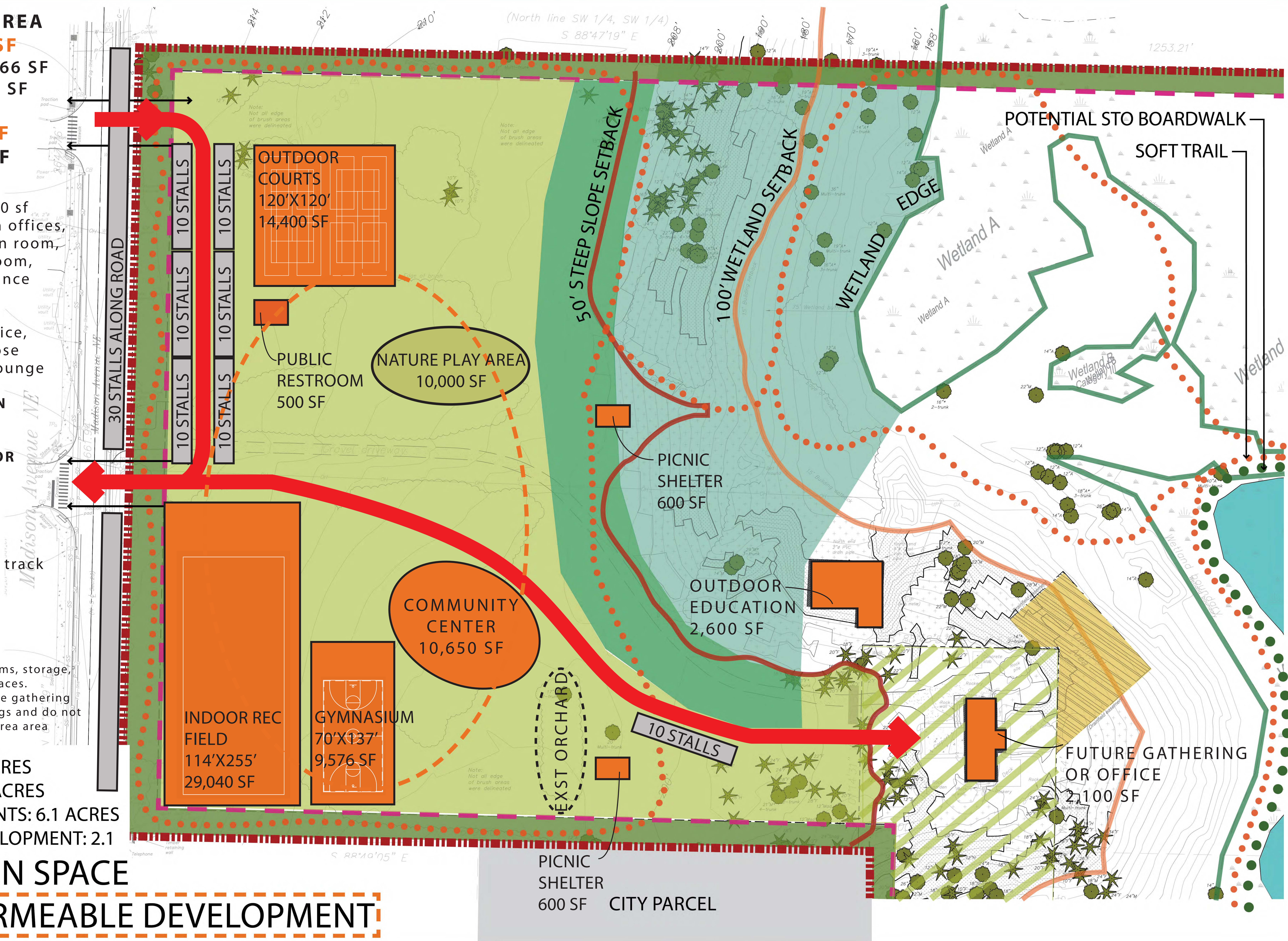
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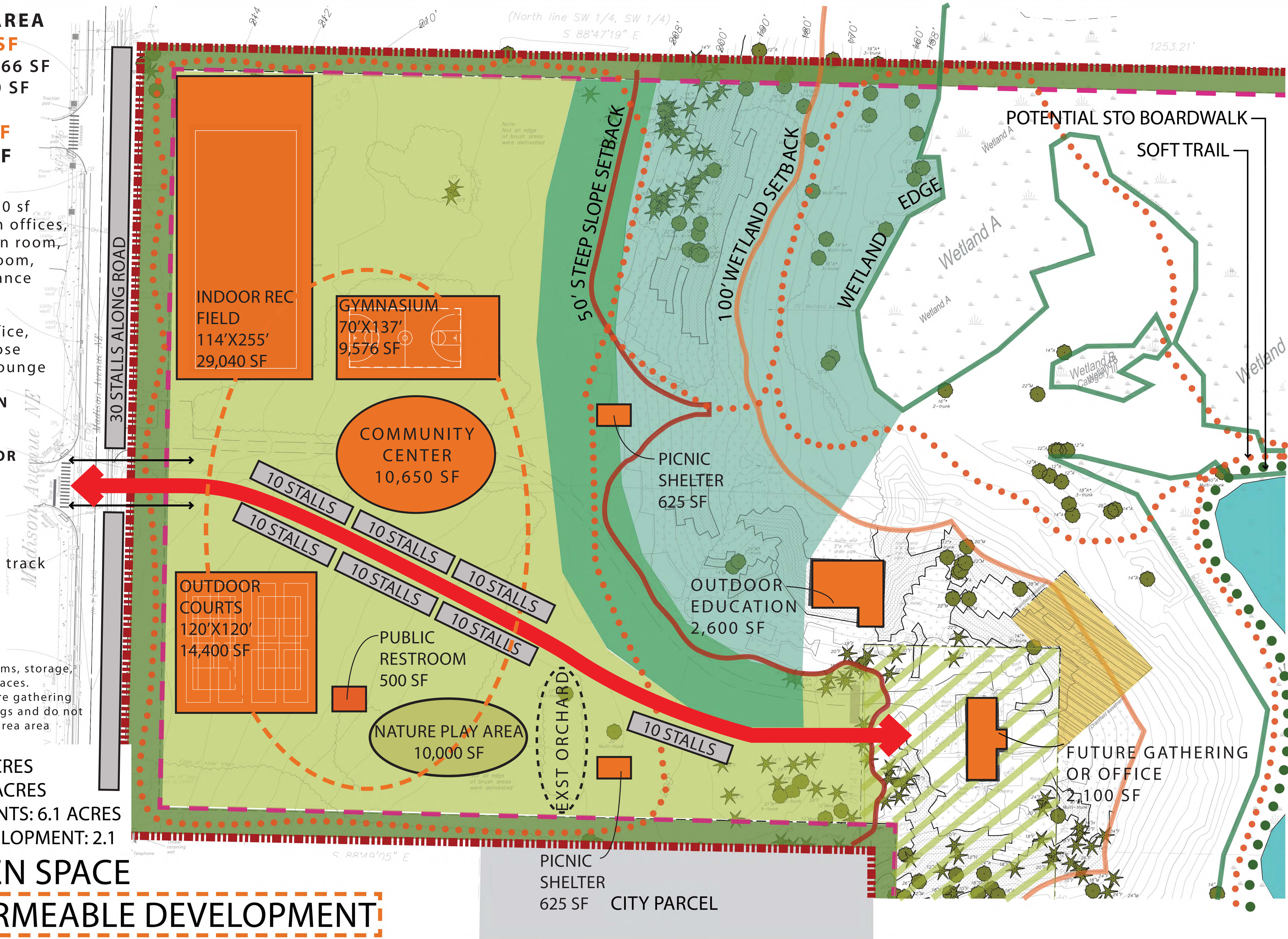
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## WHAT'S NEXT?

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

