**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.
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)
**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 WINSWOL
  - 1.0 miles
- FERRY TERMINAL
  - 1.4 miles

**SITE CONTEXT**

June 2017
EXISTING CONDITIONS - PHOTO INVENTORY

June 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

SAKAI FAMILY PARCEL
CITY PARCEL

MADISON AVENUE N

SAKAI PARK CONCEPT PLAN
Bainbridge Island, WA
SITE CONSTRAINTS PLAN
June 2017

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

DEVELOPABLE EXTENTS
6.1 ACRES (269,718 SF)

PROPERTY LINE SETBACK
SIDE: 20', TYP.

WETLAND EDGE
CURRENT PLANNED
STO ALIGNMENT

50' SETBACK FROM TOP OF SLOPES >30%

100' WATER QUALITY SETBACK

PROPERTY LINE
FRONT SETBACK: 29'

FUTURE DEVELOPABLE
AREA

CITY OWNED PARCEL

POND

DRAINFIELD

CURRENT PLANNED
STO ALIGNMENT

HIGHWAY 305
RIGHT OF WAY

POTENTIAL STO
ALIGNMENT

DEVELOPABLE EXTENTS
6.1 ACRES (269,718 SF)
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 (269,718 SF)  
**Max Impervious Area:** Approx. 35% of Developable Area  
- 2.1 Acres (93,000 SF) (Structures & Paving)  

**Key Constraints:**  
- **Property Line Front Setback:** 29'  
- **Property Line Setback Side:** 20', Typ.  
- **100’ Water Quality Setback**  
- **50’ Setback from Top of Slopes >30%**  
- **Wetland Edge**  
- **Potential Dispersion Area**  
- **Additional Dispersion Area**  

**New Driveway Option:** Align with High School Drive  

**Future Developable Area:** 6.1 Acres (269,718 SF)  

**Open Space:** 90.8%  
**Impervious Development:** 9.2%
STUDY 1 INDOOR TURF FIELD

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

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**: 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

**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

**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**

**STUDY 3 50 METER POOL**

June 01, 2017
**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

**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

**DENOTES 93,000 SF MAXIMUM IMPERMEABLE AREA (BUILDING, PARKING, ROAD) ALLOWED ON SAKAI SITE FOR COMPARISON**
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.
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
OPEN SPACE: 20.73 ACRES
DEVELOPABLE EXTENTS: 6.1 ACRES
IMPERMEABLE DEVELOPMENT: 2.1

90.8% OPEN SPACE
9.2% IMPERMEABLE DEVELOPMENT
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