

# Uses Table

	Property Uses	Need Met?	Multi Use		Project Priority/ Complexity	Estimated Cost	Value						Comments
			A	B			#1	#2	#3	#4	#5	#6	
Building Structures	Community Gym	-	-	no					X	X			
	For Gymnastics only	no	no	no	3	675,000	X		X	X	Y		Battle Point Transmitter Bldg.
	For Multi Sports *	no	yes	no	3		X		X	X	ALL	X	See sports section
	Ice Rink	no	no	no	3	2-7 M	X		X	X	ALL		
	Roller Rink	no	no	no	3	4M+	X		X	X	ALL		
	50 Meter Pool (indoor)	no	no	no	3	5M	X		X	X	T,A		Pool right across the street?
	Affordable Housing	?	no	no	3	500,000 p/unit			X	X			In Suzuki Property Proposal
	Picnic Area Covered	10	yes	no	2			X	X		ALL		
	BBQ	6	-	no	3				X				
	Pizza Oven	?	-	no	3	\$120,000			X				
	Multi -Purpose Meeting Space	?	no	no	3	54M			X	X	A	X	Rotary Mtg Room
	Community Center	1	yes	no	3	1M+	X		X	X	ALL	X	In Suzuki Property Proposal
	Beer Garden	no	no	no	3				X	X	A		Right location for this?
	Pool Hall	no	no	no	3	50,000			X	X	A		Right location for this?
	Bowling Alley	no	no	no	3	81,900-333,900			X	X	ALL		Right location for this?
	Indoor Auditorium	no	no	no	3	3.5M+			X	X	ALL	X	
	Museum honoring Sakai Family	no	no	no	3	2M+		X	X	X	ALL	X	Can honor them throughout park?
	Large Covered Park	no	yes	no	3		X		X		Y		Small covered park?
	Teen Center	1	no	no	3	200,000+	X		X	X	T	X	
	Park District Office	?	no	no	3	1M+	X		X	X		X	Other areas reserved for this?
	Indoor Café/Play Area	no	yes	no	3		X		X	X	Y		
Disaster Preparedness Building	?	no	no	3				X	X				
Aquifer Technology compound	?	no	no	3				X					
Learning Center for Environmental Education	?	no	no	3	53M			X	X	ALL	X		
Outdoor Amphitheater	?	no	no	1				X	X	ALL	X		
Plaza	?	yes	no	3				X	X	ALL			
Outdoor covered events structure	?	yes	no	2				X	X	ALL	X		

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Nature	Equestrian Trails	9	no	yes	1		X	X	X		ALL		Traffic/Horses
	Equestrian Trough	?	-	-	1		-	-	X				"
	Adventure Pit for Horses	?	-	-	2		-	-	X				"
	Fishing	6	no	yes	1		X	X	X		ALL		
	Swimming in Pond	10	no	yes	1			X	X		ALL		Effect on environment?
	Restored uplands	?	no	no	1			X	X				
	Boardwalk around wetlands	?	no	yes	2		X	X	X		ALL		
	Open Space	yes	no	no	1			X	X		ALL		
	Non-motorized Camping	2	no	yes	1			X	X	X	ALL		
	Community....	?	-	-				X	X				
	Orchard/ Food Forest	no	no	yes	1			X	X	X	ALL		In Suzuki Property Proposal.
	Garden/Pea Patch	no	no	yes	1		X		X	X	ALL		Battle point pea patch - wait list Suzuki Property Proposal - Farm
	Community Chicken Coop	no	no	yes	2				X	X	ALL		
	Walking Trails	24	no	yes	1		X	X	X		ALL		
	Fitness stations along trails	?	no	yes	1		-	-	X	-			
	Sub-regional trails, trail to sound and Olympic Trail	?	no	yes	1		-	-	X	-			Is this even possible from this location?
	Trails off limit to dogs	?	no	yes			-	-	X	-			
	Picnic Area uncovered	16	no	yes	2			X	X		ALL		
	Biking trails	yes	no	yes	2		X		X		ALL		
	Mountain biking trails	-	no	yes	2				X		ALL		
BMX or Pump Track	-	no	yes	2				X		ALL			
Paved and unpaved trails	-	-	-	2				X		ALL			
Don't Develop	-	-	-	1			X	X					

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			A	B			#1	#2	#3	#4	#5	#6	
Sports	Pickle Ball	no	yes		3				X		ALL		
	Skateboard Park	1	yes		3		X		X		Y,T		
	Bocce Ball or Petanque Courts	no	yes		1	5-10,000			X		ALL		
	Outdoor Pool	1	no		3		X		X	X	ALL		
	Wading Pool	?					X		X				
	Volleyball	3	yes		1		X		X		ALL		
	T-ball Field/baseball	11	yes		2		X		X		Y,T		
	Tennis Court	7	yes		3		X		X		ALL		
	Turf Field	?	yes		2		X		X		Y,T		
	Outdoor Basketball Court	9	yes	yes	2		X		X		Y,T		
Disc Golf Course	no	no	yes	2		X		X		ALL			

	Property Uses	Need Met?	Multi Use		Project Priority/ Complexity	Estimated Cost	Values						Comments
			A	B			#1	#2	#3	#4	#5	#6	
Other	Play Structure	15	no	yes	2		X		X		Y		
	Unstructured Play (Adventure Playground)	no	no	yes	1		X		X		Y	Work Group 9 Researching	
	Rope Course	no	yes	yes	2		X		X		ALL		
	Steam Train	no	yes	yes	3				X		Y		
	Zip Line	no	no	no	2				X		ALL	Already tried and failed Why?	
	Universal Pet Warming Station	?	yes	yes	3				X				
	Gazebo	1	no	yes	2			X	X			Battlepoint Park	
	Rope Swing	?	no	yes	1		X		X				
	Mini Golf	no	no		3				X	X	ALL		
<b>2nd Considerations</b>													
	Covered bus stop				1				X				
	Bridge over Madison Ave				3				X				
	Camps									X		Transmitter Building Battlepoint Islandwood	

**About this table:**

This information was gathered from the information provided from the first meeting, and the various work groups, particularly groups 1, 7 and 10. This table will hopefully give an overview of the optional uses for the Sakai Property and help to narrow down our top 10 uses.

**Some issues ended up as sub-categories, as they were more dependent on the former happening**

- Picnic Area                   BBQ, Pizza Oven
- Equestrian Trails           Equestrian Trough, Adventure pit for horses
- Walking Trails              Fitness stations along trails, Sub-regional trails, trail connection to sound and olymic trail
- Biking Trails                Mountain biking trails, BMX or Pump Track, Paved and unpaved trails
- Community                 Orchard/Food Forest, Garden/Pea Patch, Community Chicken Coop
- Community Gym             Two viable options, a Gymnastics facility or a Multi Sport Facility

**Explanation of the columns on the table:**

**Need met?**                    Came from the Parks and Recreations sheet of Park Amenities. If this particular use is located elsewhere on the island there will be a yes in this block. If there is a number in the block it is stating how many of this particular use we already have.

**Multi Use A**                 is this a multi use item in itself (ie a multi sports facility)

**Multi Use B**                 is this something that can be integrated into a design that includes other uses on our list, say for example walking trails and a play structure.

**Project Priority/Complexity:** Based on the information from Group 1

**Category 1:** Less complicated projects. Possible with existing resources, staff, and/or Volunteers.

**Category 2:** More complicated projects. Require some additional funds, expertise, and/or regulations.

**Category 3:** Most complicated projects. Require significant funding, approvals and/or construction contracts.

**Estimated Costs:**           Based on costs from Group 10 Financial Feasibility

**Values:**                        Based on the Park Values from work group 7

**Value #1 Year round active Lifestyle**

**Value #2 Connection to, appreciation of, & preservation of site, nature and history with opportunity for future beauty from sacred to fun**

**Value #3 Centralized Community Connectivity: Proximity and Walkability**

This value was marked as yes throughout the entire table as it seems that the property itself meets this criteria

**Value #4 Responsible Economic & Tourism Development**

**Value #5 Safe unstructured Multi-generational Inclusives**

Y-Youth, T-Teen, A-Adult, All- Everyone

**Value #6 Shared Creativity and Learning**

**2nd Considerations:**

These uses are not particularly uses for the property itself, but depending upon what is decided, we may want to consider

## Things to consider when deciding on our top 10 uses:

### Location:

The location of this property is centralized within the community. It is also close to the Highschools, Elementary Schools and Library. Because of this location it would be a great opportunity to provide a park that would complement the schools and library. To provide a relaxing place to read a book, eat your lunch or do a bit of exercise during lunch.

Since this location is close to the schools and the library, some uses seem a bit inappropriate for this property. Uses that would encourage people to drink or attract a lot of tourists around the school.

### Group vs. Individual Use:

Though team sports are a great way to get exercise, they need teams and for those individuals not on a "team" will totally miss out on enjoying the park. Even those on the team will only use the park when they have a game, making the majority of the park empty, due to the large area designated to the baseball, football, soccer etc. field.

### Other Uses:

Zip Line: Already tried and failed, Why?

Equestrian Trails: We have 9 already. Lots of traffic around this area, would that be a good place for horses?

Swimming in the pond: How will that effect the water quality (with sunscreen on).

### Examples:

Walking trails, picnic benches, fitness stations along trails, bike trails, boardwalk around wetlands, artwork throughout commemorating the Sakai family

Beer garden, pool hall, bowling alley, roller rink

Baseball/T-ball Field, Basketball, Turf field

Sakai Museum: Seems the Sakai Family wants their land to go to the community, to be used for that purpose. Honoring them would best be done throughout the park, like the Sakai school does.

Pool: Is this the best location for a pool with one right across the street?

# Blueberry Park Concept

I recently visited Blueberry Park in Bremerton and was extremely impressed with the layout and design of their park. It is similar in size (7 acres) to the Sakai Property and has wetlands also. They used low impact development techniques.

## Features:

- Porous concrete sidewalk and specially designed porous gravel path.
- Porous asphalt parking
- Entrance has an Arbor and Demonstration Garden (planted by Master Gardners and the Kids Gardening
- Pea Patch (75 plots)
- Walking Trails and signs around wetlands
- Small Play Structure
- Open Space
- Covered Picnic area with BBQ's and green roof (low growing, drought tolerant plants on it)
- Restrooms
- Garden Shed
- Rain gardens along street front (Shallow depressions in the round with organically amended soils and plants that act like small wetlands collecting, absorbing and filtering stormwater runoff.
- Left some of the original Blueberry bushes in the park (used to be a Blueberry Farm)

## A Vision for Sakai Property

This same concept could be applied to the Sakai property. We would meet most of our core values, and incorporate a large proportion of our uses, something in every category, while still maintaining the beauty and tranquility of the property.

- Utilize low impact development techniques
- Rain Garden to manage stormwater runoff
- Porous asphalt parking
- Porous gravel walking paths
- Demonstration gardens run by Master Gardners, learning talks, classes, to teach young and old. Food grown
- Green covered Picnic Area with Pizza Oven and BBQ's
- Artwork honoring Sakai Family, local artists, maybe contests to see whose work will be on display, school kids
- Small covered play area or unstructured play area with green roof
- Fishing in pond
- Boardwalk with signs around wetlands, benches to sit
- Other walking trails with fitness stations along trails
- Open space
- Biking trails

**Could also incorporate a few of the following**

- Pea Patch, since battlepoint parks pea patch has a waiting list.
- Pickleball Court \*
- BMX or Pump Track
- Bocce ball or Petanque Courts
- Gazebo
- Rope Course/Swing
- Universal Pet Warming Station

**\* Did you know?**

Representative [Joel Pritchard](#). (wikipedia.org) Yet Bainbridge Island does not have a park with a designated Pickleball Court. Is this true?

**Side Note:** I voted to have a Disc Golf Course on this property, however, after review of the size, landscape, and location, I feel this property would benefit best to include some of the other uses on the list. We should base our decision on what is the "best fit" for this property and what the community as a whole would enjoy in this



### Youth Sports

Youth Sports	No. of Participants	Teams	Months Active	Can they use a multi-purpose field?	Facilities Currently Available	Inadequacies	Needs/Wants
Soccer	1169			yes	Battle Point Park Turf and Grass Fields Bainbridge HS Turf Hidden Cove Park Woodward School Fields Sands Field	No lit synthetic turf fields, cannot host matches beyond daylight hours, Natural turf fields not usable Nov-Mar	Indoor soccer field (200' X85') and two lit Synthetic turf fields. Hold tournament matches. Growing sport, may need more adequate fields in the future
Gymnastics	5000			?	Battle Point Transmitter Building (3,000 SF) Bainbridge HS Gymnastics Room (4,000 SF)	Too Small, AVG WA size 13,000-14,000 SQ FT, Have to move equip and rent Gym to host meets. Shared facilities causes later practices on school nights, limited parking, one bathroom, no offices	Larger building to host meets, 10,000-12,000 sf indoor space with ability to host gymnastics meets.
Rugby	40			yes	Battle Point Park Turf and Grass Fields Bainbridge HS Turf	limited mid-week availability due to shared field use	Soccer size field with rugby lines, soccer goal, a building with showers/change rooms
Lacrosse	275			yes			2-4 additional well-lit outdoor turf fields separated by net dividers. Indoor multi-use turf fields. Practice wall-ball. Weight lifting and work out training facilities.
Boys	150		Year Round	yes	Battle Point Park Turf Fields Battle Point Park Roller Hockey Rink Strawberry Park Woodward Bainbridge HS lower gym	Limited field availability due to shared fields, need of a wall ball to practice on.	
Girls	125			yes	Battle Point Park Turf Fields Bainbridge HS Turf	No Lights on Fields at Battle Point	
Aquatics	?			N/A	Aquatic Center	How many swim teams vs recreational swimming, water polo? Can the new Lynnwood center pool be used?	50 meter pool with stadium seating
Basketball	100	8		no	Sakai Paski Gym	Limited time available at Sakai during winter	Multi-purpose indoor facility

Youth Sports	No. of Participants	Teams	Months Active	Can they use a multi-purpose field?	Facilities Currently Available	Inadequacies	Needs/Wants
Volleyball	36			?	Bainbridge HS Gym	Not enough Court time in the off season	Sport Court enough room for 3 courts.
Sailing	24			No	Waterfront Park	Float in poor condition	Room for video review large enough to hold 30 kids and open gym for floor exercise
Football	180			yes	Strawberry Hill Park	Space, lighting, Ball field #3 poor drainage	Open space of either natural grass or artificial turf with lights. Growing sport, may need more adequate fields in the future
Tackle	85	4		?			
Flag	95	10		?			
Baseball	500+			?	Battle Point Hidden Cove Sands Strawberry Park Rotary School Fields	No year round options, no lighted options	Need indoor space to meet the winter month needs of this sport. , 6 batting cages.
Tennis	250+			No	Bainbridge High School Courts Battle Point Park Courts Commodore Gym School Gyms - Blakely, Ordway, Wilkes, Sakai, Island School Wing Point Tennis Courts	Not enough courts in one location for programming purposes.	6 tennis courts in one place
Hockey	135						Facility on Bainbridge would be nice so players and families would not have to travel to Bremerton.
Ice Hockey	35	6		Ice skating?	Bremerton Facility	Only available facility is in Bremerton, poorly maintained	
Roller Hockey	100	12		?	Battle Point	Outdoor only, can't play on when it rains	