

SCHEMATIC DESIGN
BAINBRIDGE ISLAND SAKAI PARK
JUNE 2019



SITE DESIGN

SITE AND EXTERIOR LIGHTING

SITE LIGHTING WILL BE LIMITED IN SCOPE IN ORDER TO MINIMIZE OFF-SITE GLARE, PROVIDE A SAFE AND SECURE WALKING ENVIRONMENTS, AND MAINTAIN THE NATURAL QUALITIES OF SAKAI PARK FOR WILDLIFE. DISCREET LIGHTING WILL BE LOCATED FROM THE ENTRY DRIVE AND CROSSWALKS AT MADISON AVENUE, ALONG THE PARKING AREAS AND ADJACENT WALKWAYS TO THE FIRE TRUCK TURNAROUND AT THE SOUTH. BOLLARD LIGHTING WILL CONNECT THE PARKING AREA PATHWAYS TO THE INDIVIDUAL WALKWAYS LEADING TO EACH OF THE PROPOSED BUILDINGS, AND BUILDING LIGHTING WILL CUE VISITORS TO THE ENTRY POINTS TO EACH STRUCTURE. FOR ENERGY CONSERVATION, ALL OUTDOOR LIGHTING WILL CONSIST OF LED UNITS AND POSITIONED TO PROVIDE UNIFORM COVERAGE ALONG THE PARKING LOT AND WALKWAYS. POWER WILL BE SUPPLIED TO THE SPORTS COURT AREA FOR FUTURE LIGHTING. LIGHTING OF NATURAL AREAS AND TRAILS IS NOT PROPOSED.

SITE LANDSCAPE

THE GOAL OF THE PARK'S LANDSCAPE IS TO BE WATER-EFFICIENT, HABITAT-FRIENDLY, PROVIDE FILTRATION FOR STORMWATER DISPERSAL AREAS, AND SUPPORT OPPORTUNITIES FOR OUTDOOR LEARNING AND PASSIVE RECREATION. STORMWATER TREATMENT AT THE DISPERSAL AREAS REQUIRES THE USE OF NATIVE PLANTS, THUS THESE AREAS WILL BE COVERED WITH UPLAND PLANTS SUITABLE FOR SEASONAL SUBSURFACE FLOWS.

SAKAI PARK AND WINSLOW CREEK ARE PART OF A WATERSHED SYSTEM AND HABITAT CORRIDOR THAT CONNECTS THE PARK TO EAGLE HARBOR. THIS WATER AND WILDLIFE CORRIDOR PROVIDE YEAR-ROUND HABITAT OPPORTUNITIES FOR A NUMBER OF BIRDS, MAMMALS, AND INSECTS. THE SITE HAS BEEN LOGGED, FARMED, AND EXCAVATED OVER THE PAST 100 YEARS. NEW PLANTINGS WILL HELP TO DIVERSIFY THE NATIVE PLANT PALETTE AND WIDEN THE CONNECTIONS FOR WILDLIFE TO THIS PARK. BETWEEN THE OFFICES AND THE OUTDOOR EDUCATION CENTER, THE PLANTING PLAN PROPOSES THE USE OF NATIVE VINE MAPLES AND CEDARS, BUT LAID OUT IN AN AGRICULTURAL MANNER TO REFLECT THE PROPERTY'S HERITAGE AS A CHRISTMAS TREE FARM IN THE 1970'S.

THE MADISON AVENUE STREETScape IS PLANNED AS A COMBINATION OF INTERWOVEN ROWS OF WESTERN RED CEDAR AND COLUMNAR FLOWERING PLUMS. THE CEDAR'S EVENTUAL HEIGHT WILL HELP TO SCREEN THE VIEWS OF THE FIELD HOUSE FROM MADISON AS WELL AS FROM THE ACTIVITY LAWN TO THE NORTH. THE FLOWERING PLUMS WILL PROVIDE SEASONAL COLOR AND BEE HABITAT.

THERE ARE THREE AREAS OF NON-NATIVE PLANTING: THE CHERRY GROVE, THE STRAWBERRY PATCH, AND THE FRUIT TREE ORCHARD. THESE PLANTINGS REFLECT THE AGRICULTURAL HERITAGE OF BAINBRIDGE ISLAND AS WELL AS THE SAKAI FAMILY. THESE PLANTINGS ALSO PROVIDE A CULTURAL CONNECTION TO THE JAPANESE IMMIGRANTS WHO WERE A VITAL PART OF THE BAINBRIDGE COMMUNITY. THE CHERRY GROVE WILL PROVIDE A PLACE IN THE FUTURE FOR BLOSSOM FESTIVAL ACTIVITIES.

IRRIGATION AND SITE WATER

WATER CONSERVATION IS PARAMOUNT, THUS IRRIGATION WILL BE LIMITED IN TWO WAYS. FIRST, A TEMPORARY ABOVEGROUND IRRIGATION SYSTEM WILL BE INSTALLED FOR TWO YEARS TO AID IN THE ESTABLISHMENT OF NATIVE PLANTS OVER MUCH OF THE DEVELOPED PORTIONS OF THE SITE. AREAS OF NON-NATIVE PLANTINGS (ORNAMENTAL CHERRIES, STRAWBERRY ROWS, ETC.) ARE ADJACENT TO THE PARKING AREAS, THUS THESE PLANTS WILL FEEL SOME HEAT ISLAND EFFECT. THESE AREAS WILL RECEIVE PERMANENT IRRIGATION. HOSE BIBBS WILL BE PROVIDED NEAR THE ENTRY TO EACH BUILDING FOR HOSE-DOWN OF PAVED WALKWAYS AS WELL AS SPOT WATERING OF ANY ORNAMENTAL CONTAINER PLANTERS THAT MAY BE INSTALLED IN THE FUTURE.



THE TRAIL SYSTEM

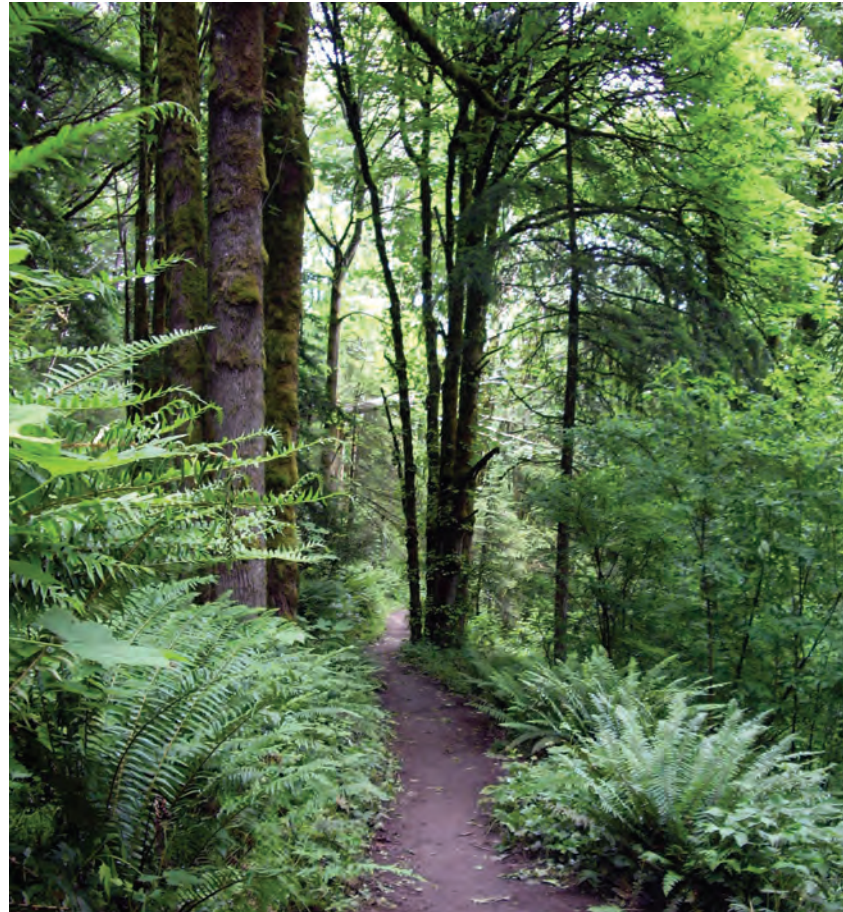
THERE ARE FOUR TYPES OF WALKING SURFACES WITHIN SAKAI PARK: WOOD CHIP, CONCRETE, GRAVEL, AND WOOD DECK. THERE IS APPROXIMATELY 3,125 LINEAR FEET (0.6 MILES) OF WOOD CHIP TRAIL THAT TRAVERSES THE NATURAL AREAS OF THE SITE FROM THE SOUTH EAST CORNER OF THE PROPERTY AT THE INTERSECTION OF THE HIGHWAY AND HIGH SCHOOL ROAD TO THE NORTHWEST CORNER TO CONNECT TO MADISON AVENUE. THERE ARE ALSO SIDE TRAILS THAT LEAD TO TWO PROPOSED BIRD VIEWING AREA ADJACENT TO SAKAI POND AND WETLAND.

CONCRETE SIDEWALKS ARE LIMITED TO MADISON AVENUE, ADJACENT TO THE PARKING AREAS, AND TO EACH OF THE BUILDINGS. THIS IS DONE FOR EASE OF MAINTENANCE AS WELL AS ACCESSIBILITY. GRAVEL TRAILS CRISSCROSS THE PARK AS PART OF AN EFFORT TO MINIMIZE IMPERVIOUS SURFACE AS WELL AS PROVIDE A STABLE SURFACE FOR ACCESSIBILITY. FOR WALKERS AND JOGGERS, FIVE CIRCUITS OF THE CIRCULAR PATH ALONG THE LAWN AREA WILL MAKE UP A MILE. THERE IS AN ADDITIONAL 1000 LINEAR FEET OF GRAVEL PATHS SOUTH AND EAST OF THE FIELD HOUSE AS WELL AS PATHS FROM THE PARKING AREA THROUGH THE CHERRY GROVE TO THE CIRCULAR PATHS.

LASTLY, GIVEN THE SLOPES OF THE SITE, SOME OF THE BUILDINGS ARE CANTILEVERED OVER THE SLOPES. IN ORDER TO MINIMIZE THE USE OF RETAINING WALLS TO SUPPORT PAVING, THE PLAN CALLS FOR THE USE OF WOOD DECKS AND BRIDGES THAT WOULD REST LIGHTLY ON THE SLOPE WITH MINIMAL IMPACT TO THE PLANTS BELOW. THERE IS A 100 FOOT LONG BOARDWALK THAT LEADS VISITORS TO THE OUTDOOR EDUCATION CENTER. THIS FURTHER ENHANCES THE FEELING OF BEING IN THE CANOPY OF THE SAKAI FOREST AS WELL AS REINFORCE THE WILD NATURE OF THE PARK.

PHASING

DETERMINING AN ORDER OF CONSTRUCTION FOR THE PARK IS BASED ON LOGISTICAL AND DESIRED USE, MINIMAL RECREATIONAL DISRUPTION, AND CONSTRUCTION METHODS. THE GOAL IS TO BUILD THE PARK’S ELEMENTS WITHOUT HAVING TO RE-DO NEWLY BUILT WORK OR CLOSE THE FIRST PHASE IMPROVEMENTS DURING CONSTRUCTION OF LATER PHASES.



PHASE 1: THE BIG CHUNK - FIELD HOUSE AND ACTIVITY LAWN

THIS IS THE LARGEST PORTION OF THE PROPOSED PLAN AND LOGISTICALLY, IT MAKES THE MOST SENSE TO GO FIRST. SOIL FROM THE EXCAVATION FOR THE FIELD HOUSE AND THE ACCOMPANYING STORM WATER DETENTION VAULTS WILL BE USED TO BUILD THE MOUNDS OF THE ACTIVITY LAWN. PARKING, UTILITIES, AND STORMWATER DISPERSAL AREAS CAN BE INSTALLED WITH UTILITY CONNECTIONS FOR FUTURE PHASES. IT IS LIKELY THAT THE STREET IMPROVEMENTS ALONG MADISON AVENUE WILL BE REQUIRED AS PART OF THIS PHASE. PLANTINGS FOR THE ACTIVITY LAWN AREA, TRAILS, AND DISPERSAL AREAS WILL BE INSTALLED. PICNIC SHELTERS AND THE OUTDOOR SPORTS COURT WOULD BE THE LAST ITEMS INSTALLED AS PART OF THIS PHASE. NONE OF THESE IMPROVEMENTS WOULD BE DISTURBED OR CLOSED BY CONSTRUCTION OF LATER PHASES.

ONE IMPORTANT CONSIDERATION IS ACCOMMODATION OF THE SAKAI HOUSE DURING CONSTRUCTION. UTILITIES AND ACCESS NEED TO BE MAINTAINED THROUGHOUT THE THREE PHASES. COMMUNICATION AND COORDINATION WITH MR. SAKAI IS IMPERATIVE TO ENSURE A SMOOTH PROCESS AS THE PARK IS CONSTRUCTED.

PHASE 2: THE SMALLER CHUNK – FLEXIBLE COMMUNITY BUILDINGS

THIS PHASE CONSISTS OF FOUR BUILDINGS: THE MULTI-PURPOSE BUILDING, THE ANALOG BUILDING, THE DIGITAL BUILDING AND THE BIMPRD OFFICES. FROM A COMMUNITY USE STANDPOINT AND CONSTRUCTION ACCESS, IT MAKES SENSE TO START WITH THE TWO LARGER STRUCTURES – THE MULTI-PURPOSE AND THE BIMPRD. THIS ALLOWS THE SPACE IN BETWEEN TO BE USED FOR CONSTRUCTION STAGING AS WELL AS A BASE FOR CRANE WORK. HAVING THIS STAGING AREA MEANS THE ACCESS TO THE PARKING LOT AND SAKAI HOUSE REMAINS OPEN. ONCE CONSTRUCTION IS COMPLETE ON THOSE TWO BUILDINGS, THE ANALOG AND DIGITAL BUILDINGS CAN GO UP, WITH THE FINAL BIT OF CONSTRUCTION BEING THE INSTALLATION OF THE LANDSCAPE.

PHASE 3: THE LAST BIT - OUTDOOR EDUCATION CENTER AND THE SAKAI HOUSE

THIS PHASE IS CONTINGENT ON THE ACQUISITION OF THE SAKAI HOUSE WHEN ITS LIFE TENANCY IS COMPLETE. THE OUTDOOR EDUCATION CENTER WILL REQUIRE A 20’ FIRE TRUCK ACCESS ROAD PER THE FIRE CODE. AND GIVEN THAT THE NEW ROAD WILL BE MORE THAN 150 FEET LONG A NEW FIRE TRUCK TURNAROUND IS REQUIRED. OTHER IMPROVEMENTS AS PART OF THIS PHASE WOULD INCLUDE A NEW PARKING AREA FOR CENTER STAFF, A SEWER LIFT STATION, EXTENSION OF OTHER UTILITIES TO BOTH THE CENTER AND SAKAI HOUSE, AND A SERVICE DRIVE TO THE BOTTOM OF THE CENTER. THE FUTURE USE(S) OF THE SAKAI HOUSE WOULD BE CONSIDERED AT THIS TIME BASED ON THE BIMPRD’S NEEDS.

OTHER TOPICS

SUSTAINABILITY

LIVING WALLS AND GREEN ROOFS – LIVING WALLS AND GREENS ROOFS ARE PROVIDED AS ALL OF THE BUILDINGS AS A MEANS OF SOFTENING THE ARCHITECTURE AS WELL AS CONTRIBUTE TO THE STORMWATER STRATEGY.

HABITAT ENHANCERS – WHERE POSSIBLE, HABITAT ENHANCEMENT IN AREAS WITH LIMITED PUBLIC ACCESS WILL BUT INSTALLED TO ATTRACT BOTH NATIVE AND MIGRATORY BIRD LIFE.

LIGHTING – THE GOAL IS TO MEET THE STANDARDS TO MINIMIZE GLARE WHILE MEETING SAFETY NEEDS AS PROPOSED BY DARKS SKIES INITIATIVE.

FIELD HOUSE ARTIFICIAL TURF

THERE IS A DESIRE FOR EVENT EXPANDABILITY AND FLEXIBILITY TO BE ABLE TO SHIFT THE SURFACING OF THE INDOOR SPORTS FIELD FROM ARTIFICIAL TURF TO A HARD FLOOR. TWO BASIC OPTIONS WERE EXPLORED: ARTIFICIAL TURF OVER PERMANENT FLOORING AND TEMPORARY FLOORING OVER ARTIFICIAL TURF. THE BENEFITS AND DETRIMENTS OF EACH WERE IDENTIFIED, WITH KEY ISSUES FOCUSED ON SETUP AND TAKEDOWN TIME, THE NUMBER OF STAFF NEEDED, STORAGE SPACE FOR THE SYSTEMS, AND EASE OF REPLACEMENT. ARTIFICIAL TURF HAS A MINIMUM FIVE YEAR LIFE SPAN AND IS OFTEN REPLACED AFTER SEVEN YEARS. ALL THE TURF OPTIONS BELOW DO NOT CONTAIN CRUMB RUBBER FILLER BUT RELY ON AN ARTIFICIAL THATCH COMPONENT THAT KEEPS THE BLADE SURFACES VERTICAL. ALL THE OPTIONS WOULD REQUIRE A WALK-BEHIND OR RIDING “BLADE FLUFFER” TO MAINTAIN THE INTEGRITY OF THE PLAY SURFACE.

TEMPORARY FLOORING OVER ARTIFICIAL TURF: ARTIFICIAL TURF WOULD BE GLUED TO A ROUGH BROOM TEXTURE CONCRETE FLOOR. TEMPORARY FLOORING PANELS ROUGHLY 30” SQUARE WITH TAB CONNECTORS WOULD COVER THE NEARLY 24,000 SQUARE FEET. STORED IN THE BASEMENT, THE FLOORING PANELS WOULD BE STACKED ON PALLETS, 64 PALLETS IN TOTAL, EACH PALLET WEIGHING ABOUT 900 POUNDS. THIS SYSTEM WOULD REQUIRE THE USE OF THE ELEVATOR SIZED FOR THE PALLETS. IT WOULD TAKE BETWEEN 6-8 STAFF ABOUT A DAY TO BRING UP AND INSTALL. WHEN IT’S TIME TO REPLACE THE

ARTIFICIAL TURF, THE TIME AND EXPENSE INVOLVED IN DE-GLUING THE TURF FROM THE FLOOR WOULD REQUIRE ROUGHLY A MONTH-LONG CLOSURE OF THE SPORTS FIELDS. FROM SUSTAINABILITY STANDPOINT, THE GLUED TURF CANNOT BE RECYCLED BY THE MANUFACTURER. THE TEMPORARY FLOOR TILES CAN BE RECYCLED.

ARTIFICIAL TURF OVER PERMANENT FLOORING: TWO REMOVABLE TURF SYSTEMS ARE AVAILABLE, TILE AND ROLL. THE TILE PANEL SYSTEM, MUCH LIKE THE TEMPORARY FLOORING SYSTEM, IS STACKABLE ONTO ABOUT 100 PALLETS, AND WOULD NEED A PALLET JACK AND ELEVATOR. IT WOULD TAKE BETWEEN 6-8 STAFF ABOUT A DAY TO BRING UP AND INSTALL. ONE DRAWBACK TO THIS SYSTEM IS THAT THE MANUFACTURERS ARE NOT ABLE TO INTEGRALLY APPLY THE FIELD LINES TO THE TURF PANELS. FROM A REPLACEMENT STANDPOINT, NEW TILES CAN REPLACE THE OLD TILE IN THE TIME IT TAKE TO UNLOAD A TRUCK. FROM SUSTAINABILITY STANDPOINT, THE TILE TURF CAN BE RECYCLED BY THE MANUFACTURER. THE RECOMMENDED OPTION IS THE ROLL SYSTEM. TURF ROLLS, 15 FEET IN WIDTH AND 40 INCHES IN DIAMETER CAN BE STORED UNDERNEATH THE WALKING TRACK, NOT IN THE BASEMENT, SO THE BASEMENT CAN BE SMALLER. THE FLOOR COULD BE WOOD OR CONCRETE. THE ENDS OF THE ROLLS WOULD BE VELCROED TO THE FLOOR WHILE THE SIDE SEAMS ARE VELCROED TO THE ADJOINING ROLL. THIS SYSTEM WOULD TAKE 4 STAFF TO SET UP IN ABOUT 4-6 HOURS. THE SYSTEM CAN BE MECHANIZED TO ROLL AND UNROLL FOR GREATER EFFICIENCY. THE ROLL SYSTEM DOES COME WITH INTEGRALLY APPLIED FIELD LINES. FROM A REPLACEMENT STANDPOINT, NEW ROLLS CAN REPLACE THE OLD ROLLS IN THE TIME IT TAKE TO UNLOAD A TRUCK. FROM SUSTAINABILITY STANDPOINT, THE ROLLED TURF CAN BE RECYCLED BY THE MANUFACTURER.

NOTE THAT ANY OF THE OPTIONS REQUIRE TURF REPLACEMENT IN FIVE TO SEVEN YEARS. THE REPLACEMENT COST OF THE ARTIFICIAL TURF NEEDS TO BE FACTORED INTO THE PARK’S ANNUAL MAINTENANCE CYCLE.

DONOR RECOGNITION

BIMPRD HAS A POLICY IN PLACE FOR DONOR RECOGNITION. DONOR RECOGNITION IN THE PARK WILL FOLLOW THE ARCHITECTURAL CHARACTER OF THE BUILDINGS AND THE NATURAL CHARACTER OF THE LANDSCAPE.

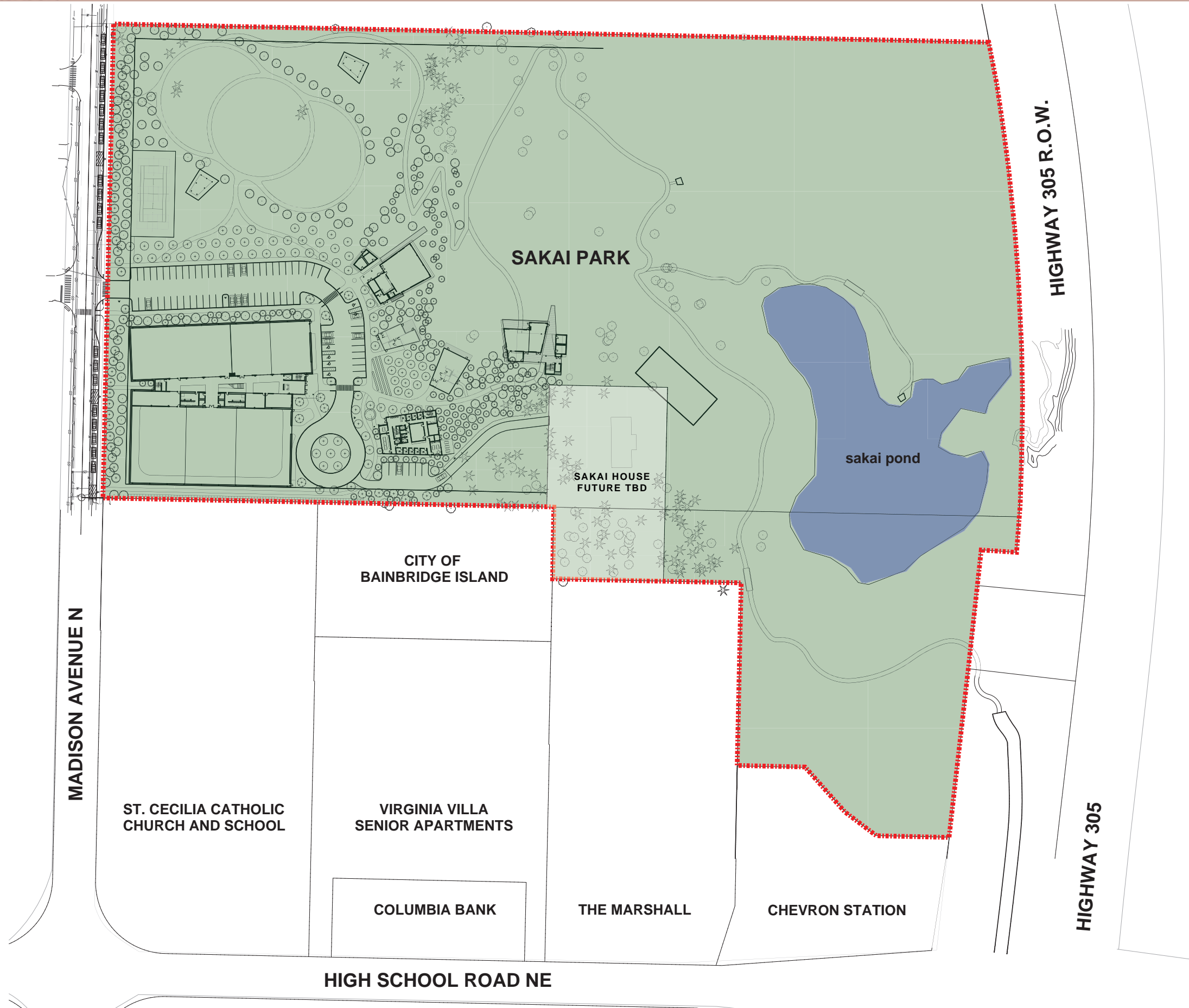
ART IN THE LANDSCAPE AND IN/ON THE BUILDINGS

ONE FEATURED SCULPTURAL ELEMENT IS PROPOSED FOR THE PLAZA IN FRONT OF THE MULTI-PURPOSE BUILDING THAT WOULD BE VISIBLE ALONG THE LENGTH OF DRIVE FROM MADISON AVENUE. THERE WOULD BE OPPORTUNITIES FOR OTHER ART ELEMENTS WITHIN THE BUILT PORTION OF THE PARK. IN ORDER TO FOSTER THE VISUAL IMMERSION INTO NATURE ALONG THE TRAILS AND THE WETLAND, NO ART SHOULD BE PLACED IN THESE AREAS. COORDINATION WITH THE BAINBRIDGE ISLAND MUSEUM OF ART WOULD BE HELPFUL IN FOSTERING CONNECTIONS WITH AND CURATING TEMPORARY SHOWS OF ARTISTS’ WORK AT THE PARK.

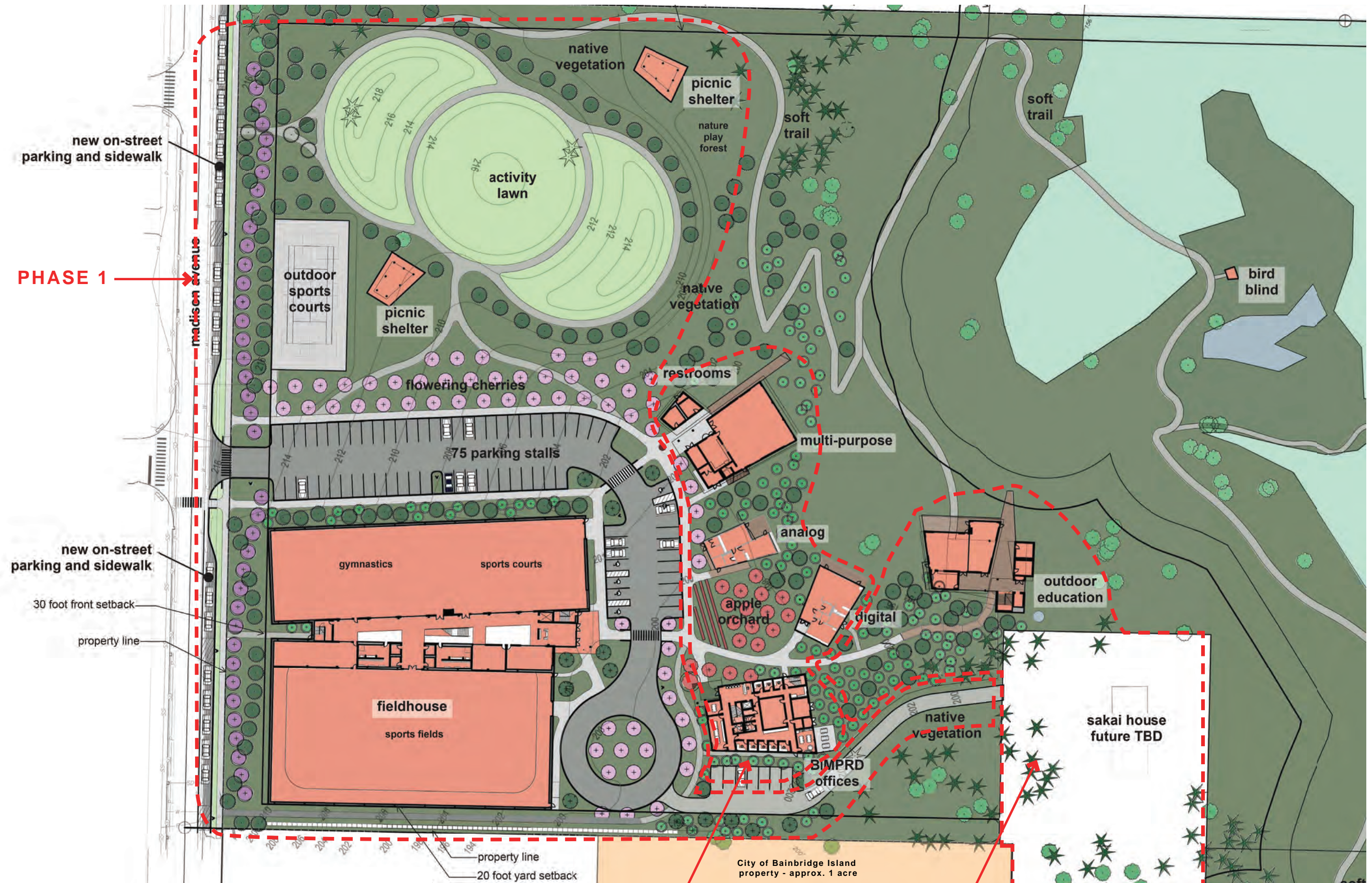
INTERPRETATION – WAYFINDING – HISTORY

THE SAKAI FAMILY’S HISTORY WITH THE PROPERTY IS A SMALLER ELEMENT OF THE CONTRIBUTION OF JAPANESE PEOPLE TO BAINBRIDGE ISLAND. COORDINATION WITH THE BAINBRIDGE ISLAND HISTORICAL MUSEUM IN DEVELOPING A THEMATIC APPROACH TO INTERPRETATION WOULD BE HELPFUL. WAYFINDING SHOULD BE FAIRLY STRAIGHTFORWARD WITH SIMPLE SIGNAGE PROVIDING DIRECTION TO BUILDINGS AND TRAILS.











ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

May 21, 2019 - 11:08am

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY AST	DESIGNED BY BSM	<div style="border: 2px solid black; padding: 5px; text-align: center;"> CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555 </div>
CHECKED BY AJS	APPROVED BY DES	
DATE 05/21/2019		
JOB No. :1900137		
		SCALE: AS SHOWN

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

SCALE:
AS SHOWN

BAINBRIDGE ISLAND PARKS DEPARTMENT
BAINBRIDGE ISLAND, SEATTLE, WA

SAKAI PARK FEASIBILITY STUDY
STORM DRAINAGE AND UTILITY PLAN

SHEET

C1.0

STORM DRAINAGE AND UTILITY NARRATIVE

WATER DISTRIBUTION

WATER WILL BE LOOPED ON THE SITE AND CONNECT TO THE WATER MAIN THAT IS IN MADISON AVENUE. THE SITE IS IN THE HIGH PRESSURE ZONE OF THE CITY OF BAINBRIDGE ISLAND’S WATER SYSTEM WITH THE HIGH SCHOOL RESERVOIRS JUST TO THE WEST OF THE SITE. THE ONSITE LOOP WILL SERVE BOTH DOMESTIC AND FIRE SERVICE WATER NEEDS. THE WATER MAIN IS ANTICIPATED TO BE 8-INCH.

FIRE PROTECTION IS ANTICIPATED TO INCLUDE DEDICATED SPRINKLER SYSTEMS FOR EACH BUILDING. COMBINED DOMESTIC WATER AND FIRE SERVICES WILL SERVE EACH BUILDING, WITH THE EXCEPTION OF SEPARATED DOMESTIC WATER AND FIRE SERVICES FOR THE FIELD HOUSE. FIRE HYDRANTS WILL BE SPACED TO MEET THE FIRE PROTECTION REQUIREMENTS IN SECTION 13.10.060 OF THE CITY’S FIRE CODE, AS WELL AS OTHER REQUIREMENTS FOR BUILDING COVERAGE. WATER SERVICES FOR EACH BUILDING WILL BE INDIVIDUALLY METERED.

THE WATER LOOP WILL LIKELY NEED TO BE INSTALLED EARLY DURING CONSTRUCTION TO MEET THE FIRE SERVICE NEEDS OF THE PROJECT. INSTALLATION OF THE PORTION OF THE WATER LOOP SOUTH OF THE FIELD HOUSE WILL NEED TO BE COORDINATED WITH EXCAVATION AND CONSTRUCTION OF THE BUILDING. IT WILL ALSO NEED TO BE COORDINATED WITH THE RETAINING WALL ALONG THE SOUTH PROPERTY LINE AND FILL BETWEEN THE WALL AND FIELD HOUSE. POSSIBLE CONSTRUCTION ALTERNATIVES FOR THIS SEGMENT OF THE WATER LOOP ARE DESCRIBED AS FOLLOWS. THESE ALTERNATIVES WILL BE EVALUATED FURTHER AND CONFIRMED WITH THE CITY DURING FUTURE DESIGN PHASES.

1. CONSTRUCT THE NORTH AND EAST PORTIONS OF THE WATER LOOP EARLY DURING CONSTRUCTION, AND DEAD-END THE LINE AT THE SOUTHEAST CORNER OF THE FIELD HOUSE. PROVIDE A BLOW-OFF VALVE AT THE END OF THE LINE, AND PERIODICALLY FLUSH THE LINE DURING CONSTRUCTION. CONSTRUCT THE REMAINDER OF THE WATER LOOP WHEN THE SITE IS BACKFILLED BETWEEN THE FIELD HOUSE AND RETAINING WALL.
2. OBTAIN EASEMENTS TO LOCATE THE SOUTH PART OF THE WATER LOOP ON THE ADJACENT SITES TO THE SOUTH.

3. INSTALL THE RETAINING WALL EARLY IN THE PROJECT, AND FIX THE SOUTH PORTION OF THE WATER LOOP TO THE WALL AT AN ELEVATION ALLOWING FOR 3 FEET OF COVER FROM FINAL GRADE. EXPOSED PORTIONS OF THE WATER LOOP WOULD LIKELY REQUIRE INSULATION AND PROTECTION FROM DAMAGE DURING CONSTRUCTION.
4. INSTALL THE ENTIRE WATER LOOP AFTER ROUGH SITE GRADING, PRIOR TO EXCAVATION FOR THE FIELD HOUSE, AND BEFORE CONSTRUCTION OF THE RETAINING WALL. THIS WOULD RESULT IN THE WATER LOOP BEING DEEP BETWEEN THE FIELD HOUSE AND SOUTH PROPERTY LINE. THIS MAY NOT BE DESIRABLE FOR LONG-TERM MAINTENANCE OF THE WATER LOOP.

SANITARY SEWER

THE SANITARY SEWER WILL NEED TO BE PUMPED TO DISCHARGE TO THE CITY OF BAINBRIDGE ISLAND SANITARY SEWER MAIN IN MADISON AVENUE. THE SYSTEM IN MADISON AVENUE IS A 4-INCH FORCE MAIN MADE OF HIGH DENSITY POLYETHYLENE PIPE, AND TRANSITIONS TO AN 8-INCH GRAVITY LINE MADE OF CONCRETE SOUTH OF THE PROJECT SITE IN MADISON AVENUE. BASED ON DISCUSSIONS WITH THE CITY, THE SEWER SYSTEM IN MADISON AVENUE HAS CAPACITY TO SERVE THIS PROJECT AND IS AVAILABLE FOR CONNECTION.

GRAVITY SANITARY SEWER LINES WILL DRAIN FROM THE BUILDINGS TO A CENTRAL LIFT STATION THAT PUMPS TO THE SANITARY SYSTEM IN MADISON AVENUE. A SMALL PUMP WILL BE REQUIRED TO PUMP SEWER FLOW FROM THE OUTDOOR EDUCATION CENTER TO THE CENTRAL LIFT STATION DUE TO THE BUILDING’S LOW ELEVATION.

A GRAVITY SEWER CONNECTION TO THE SANITARY SYSTEM IN HIGH SCHOOL ROAD WAS CONSIDERED DURING A PREVIOUS STUDY. THIS ALTERNATIVE WAS NOT PREFERRED DUE TO THE COST ASSOCIATED WITH MAKING THE CONNECTION. THE GRAVITY SEWER CONNECTION WOULD REQUIRE CROSSING PROPERTY NOT OWNED BY THE PARKS DEPARTMENT, MITIGATION FOR ROUTING THE SEWER PIPE THROUGH THE WETLAND, AND WOULD RESULT IN A SIGNIFICANTLY LONGER RUN OF SEWER PIPE TO MAKE THE CONNECTION.

STORM WATER MANAGEMENT

STORMWATER MANAGEMENT WILL FOLLOW GUIDELINES FROM THE DEPARTMENT OF ECOLOGY’S 2014 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (SWMMWW), AS ADOPTED BY THE CITY OF BAINBRIDGE ISLAND.

STORMWATER FROM THE EXISTING PROPERTY DRAINS TO A WETLAND ON THE EAST SIDE OF THE SITE. THE WETLAND DRAINS TO A STREAM, WHICH CONVEYS STORMWATER TO THE PUGET SOUND. MOST OF THE STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT WILL CONTINUE TO DRAIN TO THE WETLAND. PER REQUIREMENTS OF THE SWMMWW, THERE ARE LIMITATIONS TO INCREASES IN THE VOLUME OF STORMWATER RUNOFF DRAINING TO THE WETLAND FROM THE PROPOSED DEVELOPMENT. THE INCREASE IN STORMWATER RUNOFF IS ASSOCIATED WITH AN INCREASE IN IMPERVIOUS SURFACES ON THE SITE. TO MEET THE VOLUMETRIC STORMWATER REQUIREMENT FOR THE WETLAND, A PORTION OF THE RUNOFF FROM THE PROPOSED IMPERVIOUS SURFACES ON THE SITE WILL BE BYPASSED AROUND THE WETLAND. THIS IS DESCRIBED IN MORE DETAIL FURTHER BELOW IN THIS SECTION.

LOW IMPACT DEVELOPMENT (LID) INFILTRATION FACILITIES WERE CONSIDERED DURING THE CONCEPT PLAN STUDY AS A METHOD TO MEET THE STORMWATER REQUIREMENTS, AND AS A MEANS TO INCREASE THE AMOUNT OF ALLOWABLE IMPERVIOUS SURFACE DRAINING TO THE WETLAND. THE POTENTIAL FOR INFILTRATION OF STORMWATER WAS EXPLORED, BUT WAS FOUND TO BE INFEASIBLE DUE TO HIGH GROUNDWATER CONDITIONS PRESENT ON THE SITE. THIS CONDITION WAS REVIEWED AND INFEASIBILITY CONFIRMED WITH THE CITY AS PART OF THIS STUDY.

DURING THE PREVIOUS CONCEPT PLAN STUDY, TWO ADDITIONAL ALTERNATIVES WERE CONSIDERED AS A METHOD TO INCREASE THE AMOUNT OF ALLOWABLE IMPERVIOUS SURFACE DRAINING TO THE WETLAND. THE TWO ALTERNATIVES INCLUDED RAINWATER HARVESTING AND RE-USE, AND SEEKING A VARIANCE FROM THE CITY TO RELEASE MORE STORMWATER TO THE WETLAND. BOTH ALTERNATIVES WERE FOUND TO BE INFEASIBLE, AS DESCRIBED IN THE CONCEPT PLAN REPORT.

THE WETLAND IS NOT ALLOWED TO PROVIDE FLOW CONTROL OR WATER QUALITY TREATMENT FOR STORMWATER SINCE IT IS A CATEGORY II WETLAND. THEREFORE, FLOW CONTROL AND WATER QUALITY TREATMENT WILL BE PROVIDED PRIOR TO DISCHARGE TO THE WETLAND.

A PORTION OF THE PROPOSED IMPERVIOUS SURFACES AND SURROUNDING LANDSCAPE WILL RECEIVE FLOW CONTROL AND WATER QUALITY TREATMENT THROUGH FULL DISPERSION ON THE EASTERN SLOPE DOWN TO THE WETLAND. SURFACES THAT WILL BE MANAGED WITH FULL DISPERSION INCLUDE THE ROADWAY, PARKING, ACTIVITY LAWN, BIMPRD OFFICES, MULTI-PURPOSE ROOM, ANALOG AND DIGITAL CENTERS, AND THE OUTDOOR EDUCATION CENTER. FULL DISPERSION WILL BE ACCOMPLISHED WITH THE USE OF LEVEL SPREADERS PLACED ON THE SLOPE TO EVENLY DISTRIBUTE FLOWS TO THE DISPERSION FLOW PATH. NATIVE VEGETATION WILL BE IMPROVED WITHIN THE DISPERSION FLOW PATHS AS NEEDED TO MEET THE REQUIREMENTS OF THE SWMMWW. NATIVE VEGETATION WILL ALSO BE INCLUDED IN LANDSCAPE AREAS AROUND THE SITE TO MAXIMIZE THE AMOUNT OF RUNOFF THAT CAN BE MANAGED WITH FULL DISPERSION. DISPERSION FLOW PATHS WILL BE COORDINATED WITH THE PROPOSED SOFT TRAILS THAT TRAVERSE THE SLOPE DOWN TO THE WETLAND.

THE REMAINING PROPOSED IMPERVIOUS SURFACES THAT CANNOT BE MANAGED WITH FULL DISPERSION WILL BE MANAGED WITH SEPARATE STORMWATER FACILITIES. RUNOFF FROM THE OUTDOOR SPORTS COURTS AND THE NORTHERN PART OF THE FIELD HOUSE WILL BE ROUTED TO AN UNDERGROUND DETENTION VAULT FOR FLOW CONTROL BEFORE DISCHARGING DIRECTLY TO THE WETLANDS. RUNOFF FROM THE REMAINING SOUTHERN PART OF THE FIELD HOUSE WILL BE ROUTED TO A SEPARATE UNDERGROUND DETENTION VAULT FOR FLOW CONTROL, SINCE RUNOFF FROM THIS SURFACE EXCEEDS THE MAXIMUM ALLOWED VOLUMETRIC DISCHARGE TO WETLAND. DISCHARGE FROM THE DETENTION VAULT FOR THE SOUTHERN PART OF THE FIELD HOUSE WILL BE CONVEYED TO A SEPARATE STORM DRAIN SYSTEM THAT WILL BYPASS THE WETLAND TO A DOWNSTREAM CONNECTION POINT. THE TWO DETENTION VAULTS WILL REQUIRE APPROXIMATELY 43,600 CUBIC FEET OF TOTAL DETENTION VOLUME IN ORDER TO MEET THE DISCHARGE THRESHOLDS FOR THE WETLAND AND STREAM. RUNOFF FROM THE OUTDOOR SPORTS COURTS AND THE FIELD HOUSE DOES

NOT WATER QUALITY TREATMENT BECAUSE THE SURFACES ARE NOT CONSIDERED POLLUTION GENERATING.

THE STORM DRAIN SYSTEM FOR THE BYPASS SYSTEM WILL CONSIST OF STORM DRAIN PIPE EXTENDING TO A DISCHARGE POINT SOUTH OF THE WETLAND. THE STORM DRAIN SYSTEM WILL NEED TO BE ROUTED THROUGH THE CITY-OWNED PARCEL SOUTH OF THE PROJECT SITE, AS WELL AS ADJACENT PARCELS TO THE SOUTHEAST OF THE SITE. EASEMENTS AND AGREEMENTS WILL BE NEEDED TO ROUTE THE STORM DRAIN PIPE THROUGH THE ADJACENT PROPERTIES. BASED ON AVAILABLE TOPOGRAPHIC INFORMATION AVAILABLE, IT IS LIKELY THAT THE SYSTEM CAN GRAVITY DRAIN AND WILL NOT REQUIRE PUMPING.

BASED ON FIELD OBSERVATIONS AND AVAILABLE GIS INFORMATION, THERE APPEARS TO BE A CITY-OWNED CONVEYANCE CHANNEL THAT DRAINS RUNOFF FROM MADISON AVENUE NORTH THROUGH THE CITY-OWNED PARCEL SOUTH OF THE SITE. THE EXACT ROUTE AND DISCHARGE POINT OF THE CHANNEL IS UNCONFIRMED. THE CHANNEL APPEARS TO DRAIN TO THE SOUTH END OF THE WETLAND, WHERE IT JOINS WATERS DISCHARGING FROM SAKAI POND THAT ULTIMATELY DRAINS TO THE STORM SYSTEM IN HIGH SCHOOL ROAD NE. TOPOGRAPHIC SURVEY OF THE CHANNEL WAS NOT AVAILABLE AT THE TIME OF THIS STUDY, AND THE CITY WAS NOT ABLE TO PROVIDE RECORDS OR OTHER INFORMATION ABOUT THE CHANNEL. THE POSSIBILITY OF DISCHARGING BYPASSED RUNOFF TO THE CONVEYANCE CHANNEL WAS DISCUSSED WITH THE CITY AND CONFIRMED TO BE FEASIBLE AT A CONCEPTUAL LEVEL. FEASIBILITY OF DISCHARGING TO THE CHANNEL WILL NEED TO BE COORDINATED FURTHER WITH THE CITY DURING DESIGN. TO CONFIRM THIS ALTERNATIVE FOR BYPASSING RUNOFF, THE CITY WILL REQUIRE ADDITIONAL SURVEY TO CONFIRM THE ROUTE OF THE CHANNEL AND A QUANTITATIVE ANALYSIS TO CONFIRM THAT THE CHANNEL HAS CAPACITY TO CONVEY ADDITIONAL FLOWS.

ACQUISITION OF THE CITY-OWNED PARCEL WAS EXPLORED DURING THE CONCEPT PLAN STUDY AS AN OPTION TO INCREASE THE ALLOWABLE IMPERVIOUS SURFACE DRAINING TO THE WETLAND. ACQUISITION OF THE PARCEL MAY ALSO ALLOW FOR PLACEMENT OF ADDITIONAL DISPERSION TRENCHES BETWEEN THE PROPERTY LINE AND CITY-OWNED CONVEYANCE CHANNEL TO FULLY DISPERSE A PORTION OF THE RUNOFF FROM THE FIELD HOUSE, AND REDUCE THE REQUIRED DETENTION VOLUME. TO

CONFIRM THE FEASIBILITY OF ADDITIONAL DISPERSION TRENCHES IN THE CITY-OWNED PARCEL, ADDITIONAL SURVEY WILL BE NEEDED TO CONFIRM THE TOPOGRAPHY OF THE PARCEL AND THE LOCATION OF THE CONVEYANCE CHANNEL WITHIN THE PARCEL. IN THE EVENT THAT THE PARCEL IS ACQUIRED FOR THIS DEVELOPMENT, IT IS LIKELY THAT THE CITY WILL REQUIRE AN EASEMENT FOR MAINTAINING THE CONVEYANCE CHANNEL.

PHASING

STORMWATER, UTILITY, AND SITE IMPROVEMENTS WILL BE PHASED ACCORDING TO THE RECOMMENDED PHASING PLAN, AS DESCRIBED BELOW.

THE MAJORITY OF THE STORM DRAINAGE SYSTEM WILL BE INSTALLED DURING PHASE ONE TO COINCIDE WITH THE FIELD HOUSE, ROADWAY, PARKING, TRAILS AND PATHWAYS, ACTIVITY FIELD, AND ASSOCIATED SITE IMPROVEMENTS. THESE IMPROVEMENTS WILL INCLUDE DRAINAGE STRUCTURES AND STORM DRAIN PIPE, DETENTION VAULTS, AND THE SEPARATE BYPASS STORM DRAIN SYSTEM. DISPERSION TRENCHES AND RELATED IMPROVEMENTS TO NATIVE VEGETATION WILL ALSO BE INSTALLED DURING PHASE ONE TO MANAGE RUNOFF FROM SURFACES CONSTRUCTED DURING THIS PHASE. INSTALLATION OF ADDITIONAL DISPERSION TRENCHES AND RELATED IMPROVEMENTS TO NATIVE VEGETATION WILL BE PHASED ALONG WITH FUTURE DEVELOPMENT OF THE BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS.

UTILITY SYSTEMS, INCLUDING THE WATER LOOP AND SANITARY SEWER SYSTEM WITH THE CENTRAL LIFT STATION, WILL BE INSTALLED DURING PHASE ONE. SERVICES WILL BE STUBBED TO PLANNED LOCATIONS OF BUILDINGS THAT WILL BE CONSTRUCTED DURING FUTURE PHASES. THE SECOND SANITARY SEWER PUMP FOR THE OUTDOOR EDUCATION CENTER CAN BE CONSTRUCTED IN TANDEM WITH THE FUTURE DEVELOPMENT OF THAT BUILDING.

THE MAJORITY OF SITE WORK INCLUDING GRADING, PAVING, AND LANDSCAPING WILL BE COMPLETED DURING PHASE ONE. THE SITE WILL BE ROUGH GRADED AND STABILIZED WITH LANDSCAPE IMPROVEMENTS TO ACCOMMODATE DEVELOPMENT OF FUTURE PHASES. LOCAL SITE IMPROVEMENTS AROUND FUTURE BUILDINGS, SUCH AS PAVED CONNECTIONS TO BUILDING ENTRANCES, WILL BE INSTALLED AS PART OF FUTURE PHASES.

ARCHITECTURAL DESIGN

1. SIMPLE FORMS WITH SLOPED METAL ROOFS
AND LIVING ROOFS AT ENTRIES
2. LARGE WINDOWS FOR NATURAL LIGHT
3. LONG LASTING MATERIALS
METAL ROOFS
METAL SIDING
MARINE PLYWOOD BOARD AND BATTEN SIDING
AT COVERED ENTRIES
METAL WINDOWS
4. WARM WOOD AT ENTRY WALLS
5. EXPOSED WOOD BEAMS AT EXTERIOR COVERED
SPACES AND LIVING ROOFS
6. WOOD DECKS AND METAL RAILINGS
7. INTERIOR SPACES:
WOOD CEILINGS
EXPOSED OPEN-WEB METAL TRUSSES
CONCRETE OR WOOD FLOORS



SUSTAINABLE DESIGN

SITE

1. HABITAT RESTORATION

- LOW IMPACT PIN PILE FOUNDATIONS
- 90% EXISTING MATURE TREE PRESERVATION
- NATURAL PLATE PALETTE/INVASIVE REMOVAL
- ON-SITE STORMWATER MANAGEMENT
- WETLAND EDUCATION CLASSROOMS

2. IRRIGATION

- NATIVE PLANT PALETTE -
TEMPORARY IRRIGATION FOR ESTABLISHMENT ONLY

3. WETLAND PROTECTION

- LOW-IMPACT DEVELOPMENT (LID) FOUNDATIONS AND BUILDING FOOTPRINT REDUCE CONSTRUCTION IMPACTS ON THE SAKAI WETLANDS

4. STORMWATER

- PERMEABLE SURFACES ALLOW STORMWATER TO INFILTRATE BACK INTO THE SITE, SLOWING WATER ON ITS PATH BACK TO THE SAKAI WETLANDS
- LIVING ROOFS REDUCES RATE AND QUANTITY OF RUN OFF

BEAUTY AND INSPIRATION

1. CONNECTION TO NATURE

- LARGE VIEW WINDOWS AND ELEVATED BOARDWALK MAXIMIZE THE FEELING OF "BEING IN NATURE."
- CREATES OPPORTUNITIES TO SEE AND LEARN ABOVE NATURE UP-CLOSE AND HANDS-ON

BUILDING SYSTEMS

1. ENERGY INSULATION STRATEGY

- STRUCTURAL INSULATED PANEL ROOF AND FLOOR ASSEMBLIES ARE USED TO MINIMIZE CONSTRUCTION IMPACT AND REDUCE INFILTRATION AND THERMAL BRIDGING

2. WATER

- LOW FLOW FIXTURES THROUGHOUT
- DUAL FLUSH TOILETS THROUGHOUT

3. SIMPLE SYSTEMS

- HEALTHY LIFE WITH NATURAL LIGHT USE
- SOLAR SHADING -
IN BLIND AND ROLL SHADE FORM REDUCE HEAT GAIN WHILE DIFFUSING DAYLIGHT AND REDUCING CONTRAST BETWEEN WINDOW WALLS AND INTERIOR SPACES
- DRAW LOW VENT HIGH -
PASSIVE VENTILATION LOUVERS AND OPERABLE LITES AT HIGH BAY WINDOWS
- NIGHT FLUSH PASSIVE COOLING
- RADIANT FLOOR SYSTEM
- BORROW DAYLIGHT FROM THE SUN WHILE CONTROLLING THERMAL GAIN



MATERIALS

1. DURABILITY

- HIGH QUALITY MATERIALS SUCH AS WOOD DECKING, METAL SIDING, AND ROOFING MAXIMIZE DURABILITY

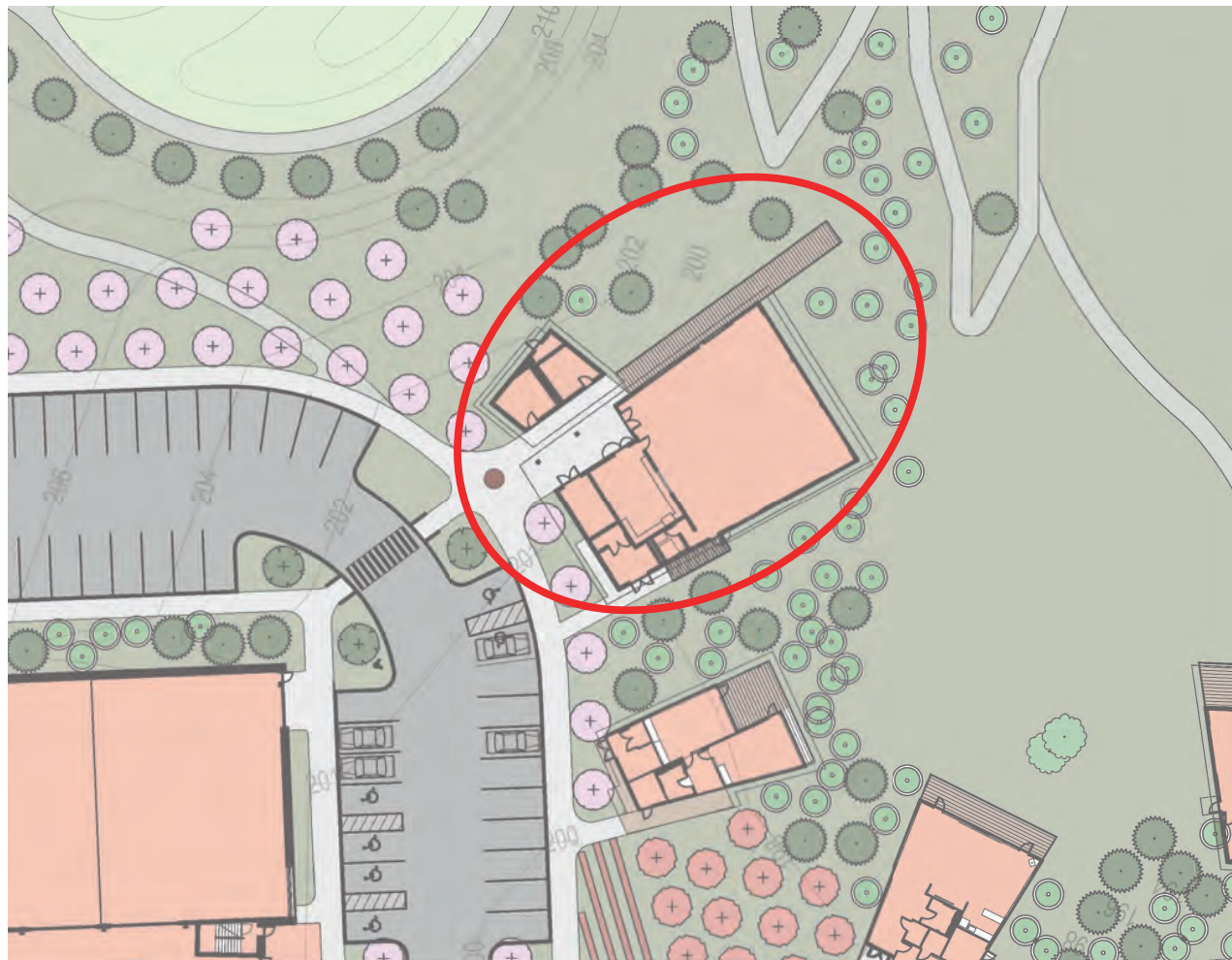
2. CERTIFIED / ENGINEERED WOOD

- CERTIFIED WOOD PRODUCTS ARE PROPOSED THROUGHOUT THE DESIGN FOR STRUCTURAL MEMBERS, PANEL PRODUCTS, AND TRIM MATERIALS

3. RECYCLING AND RAPIDLY RENEWABLE MATERIALS

- MATERIALS WITH HIGH RECYCLED CONTENT ARE PROPOSED
- TOILET PARTITIONS AND INTERIOR FURNITURE WILL BE SELECTED FOR HIGH RECYCLED CONTENT
- STEEL SUBSTRUCTURE, STEEL SIDING, ROOFING HAS A HIGH RECYCLED CONTENT

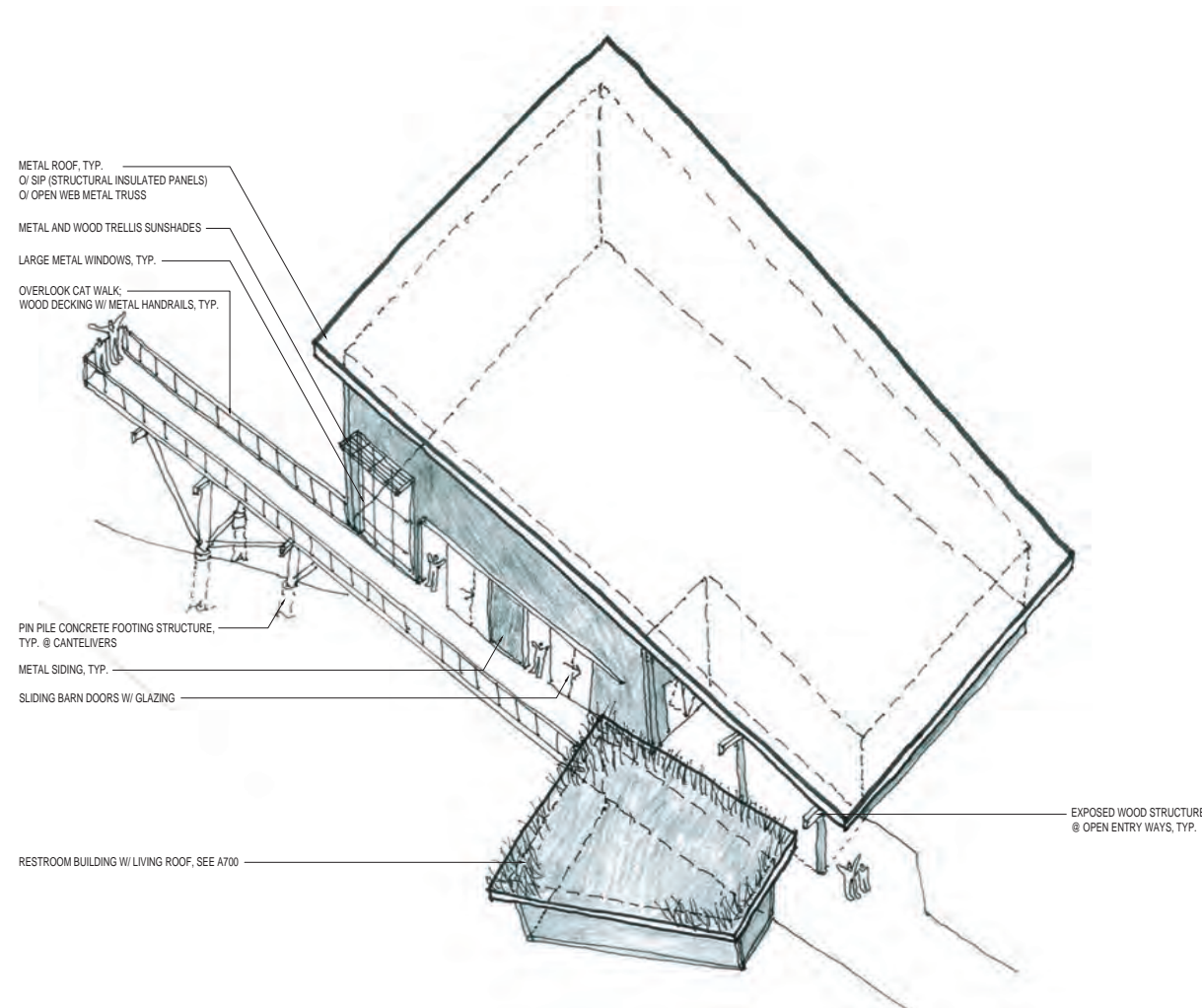
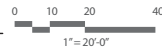




1

SITE PLAN

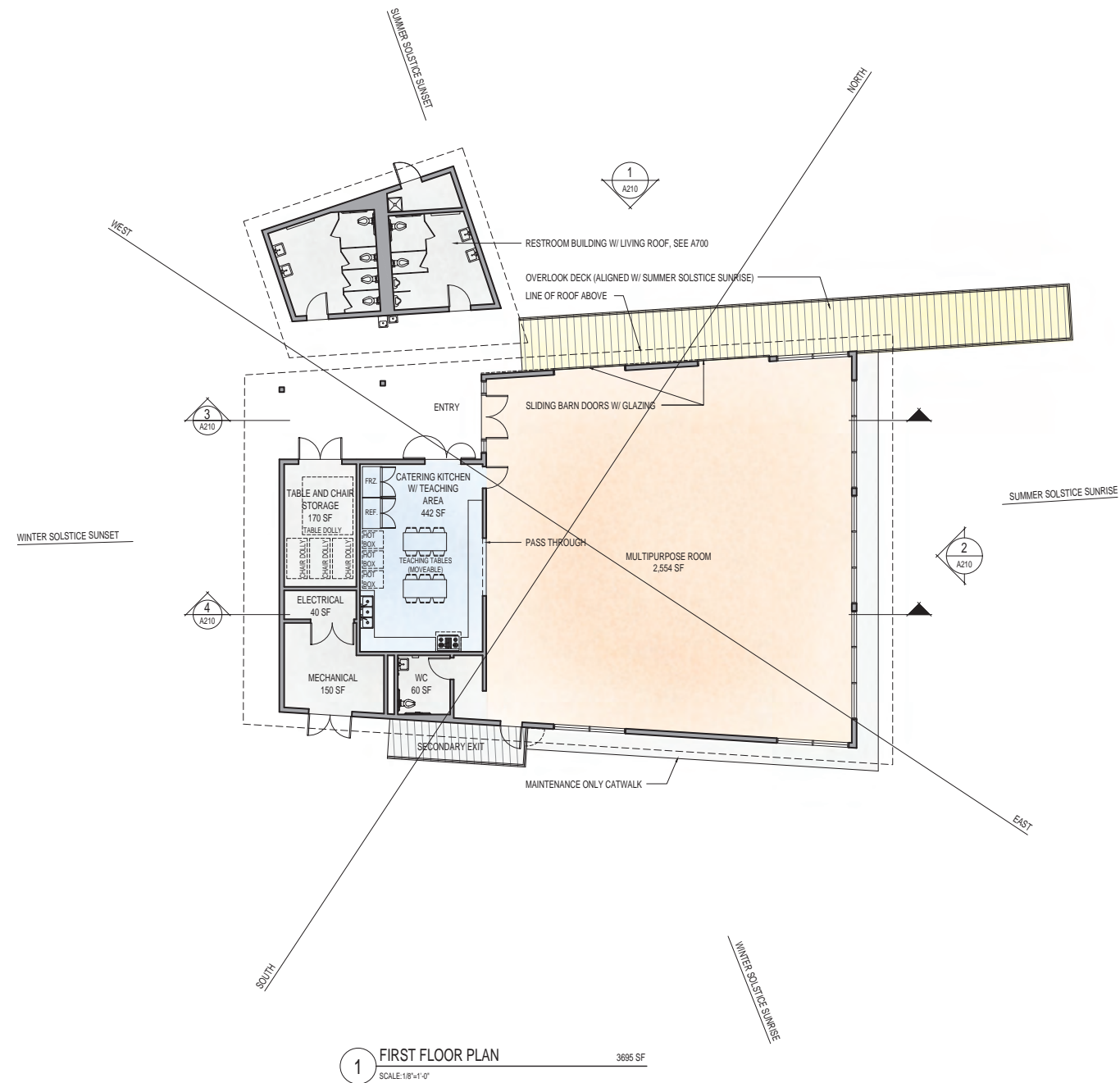
SCALE: 1"=20'

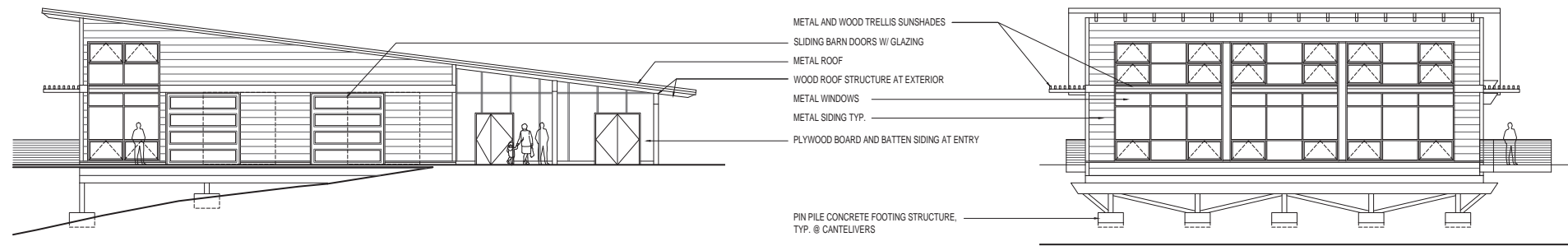


2

BUILDING AXONOMETRIC

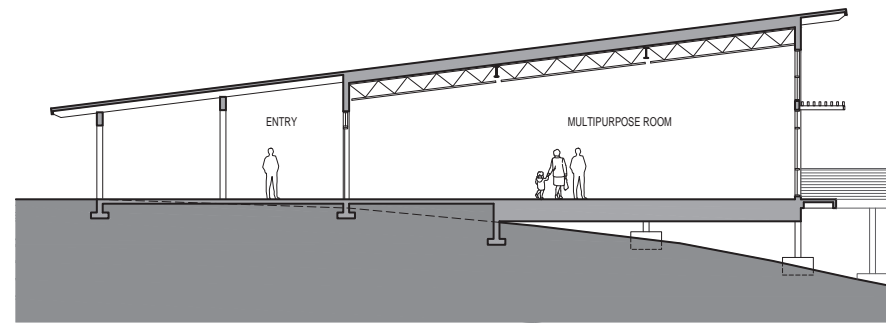
SCALE: NTS



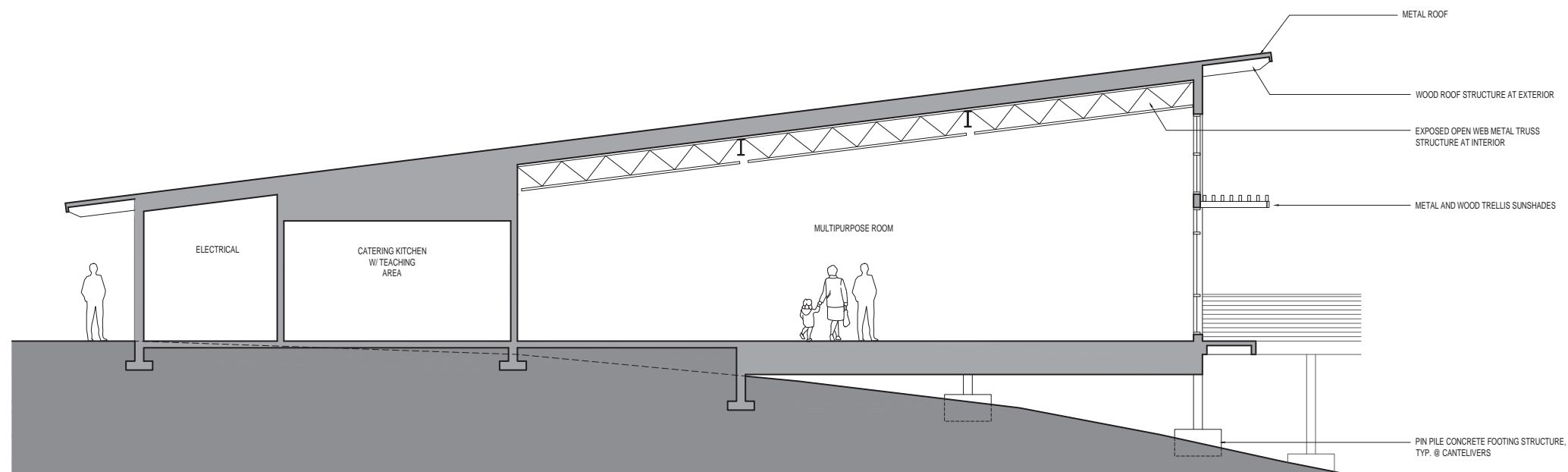


1 NORTHWEST ELEVATION
SCALE: 1/8"=1'-0"

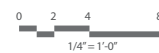
2 NORTHEAST ELEVATION
SCALE: 1/8"=1'-0"

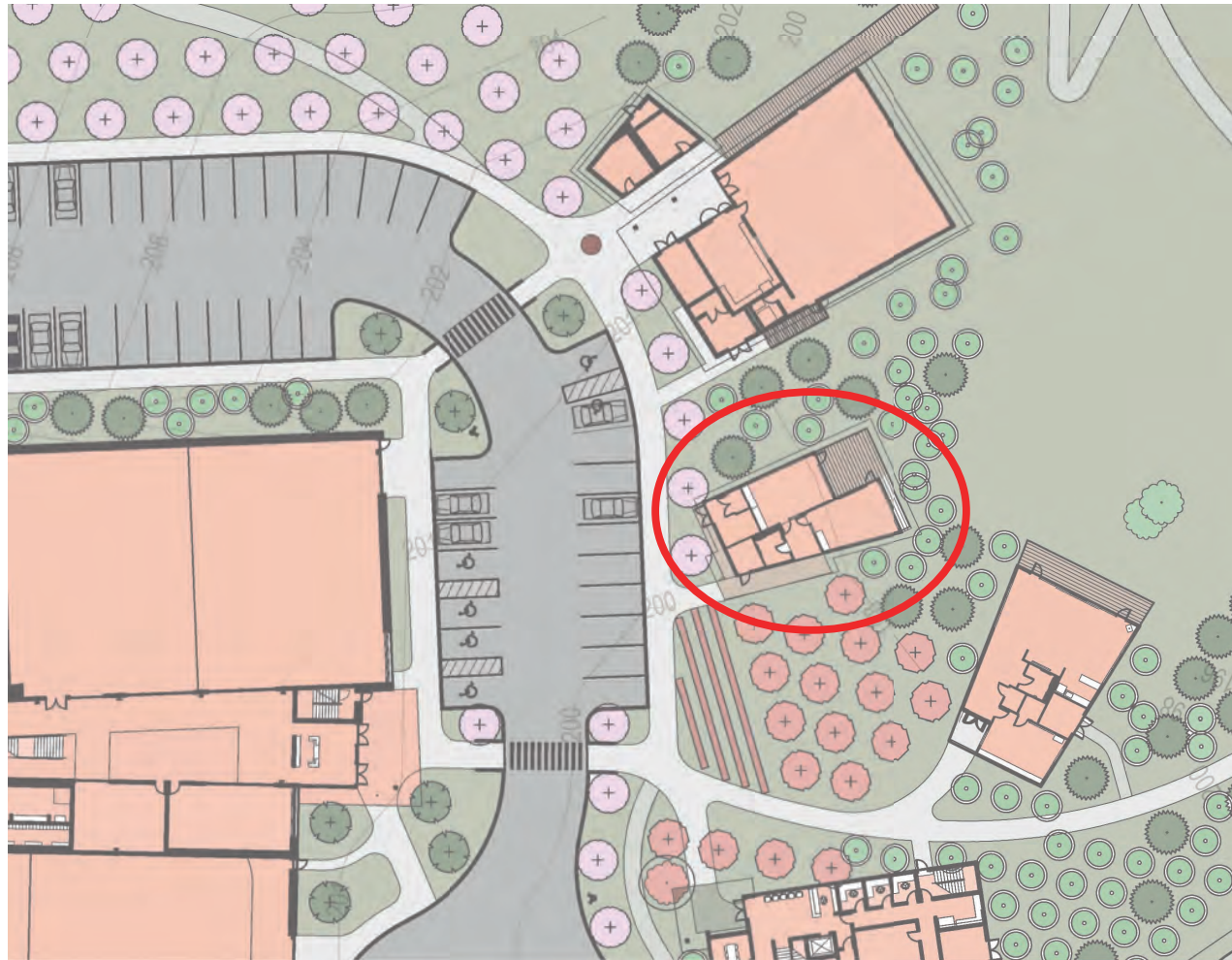


3 BUILDING SECTION
SCALE: 1/8"=1'-0"



4 BUILDING SECTION
SCALE: 1/4"=1'-0"





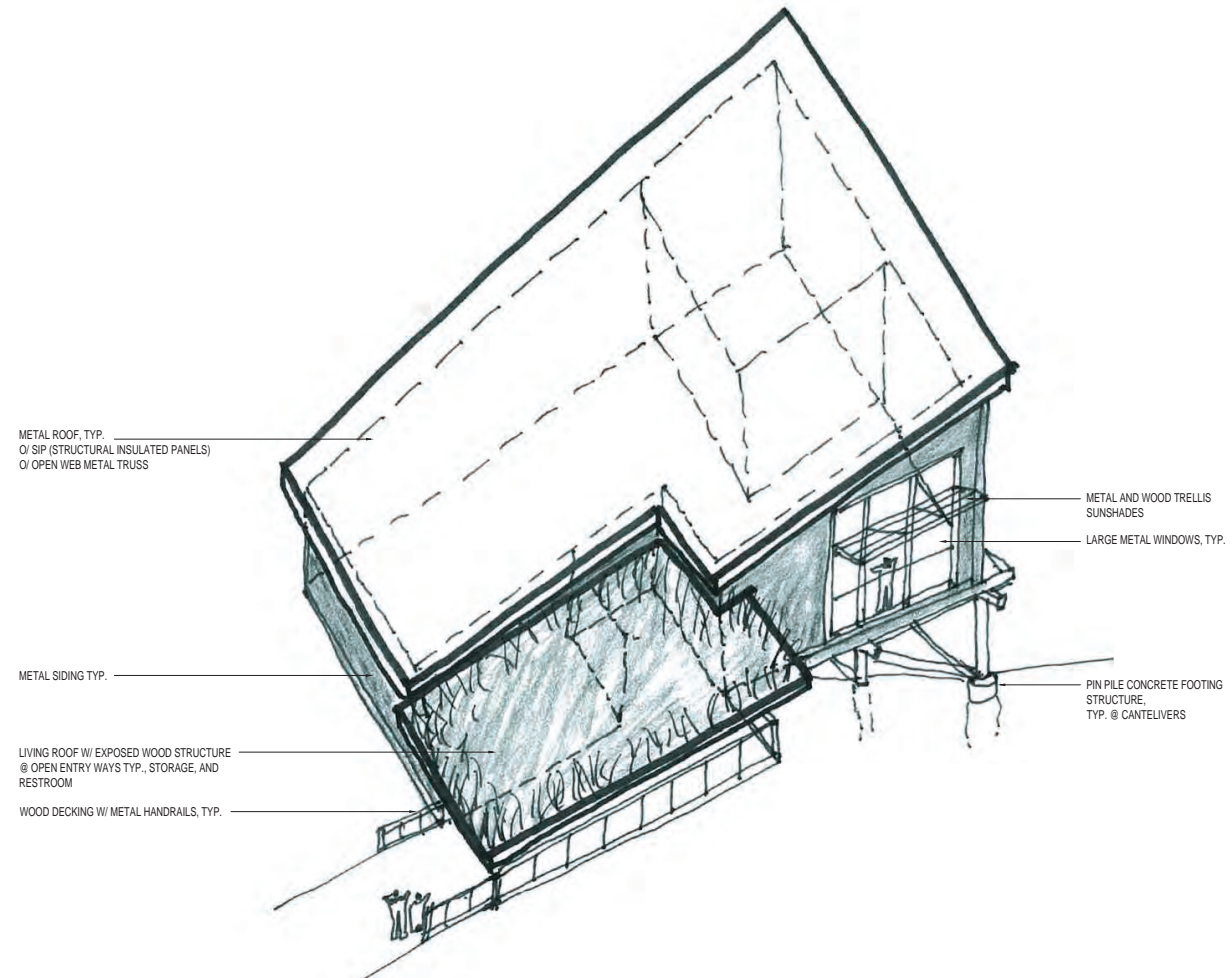
1

SITE PLAN

SCALE: 1"=20'

0 10 20 40

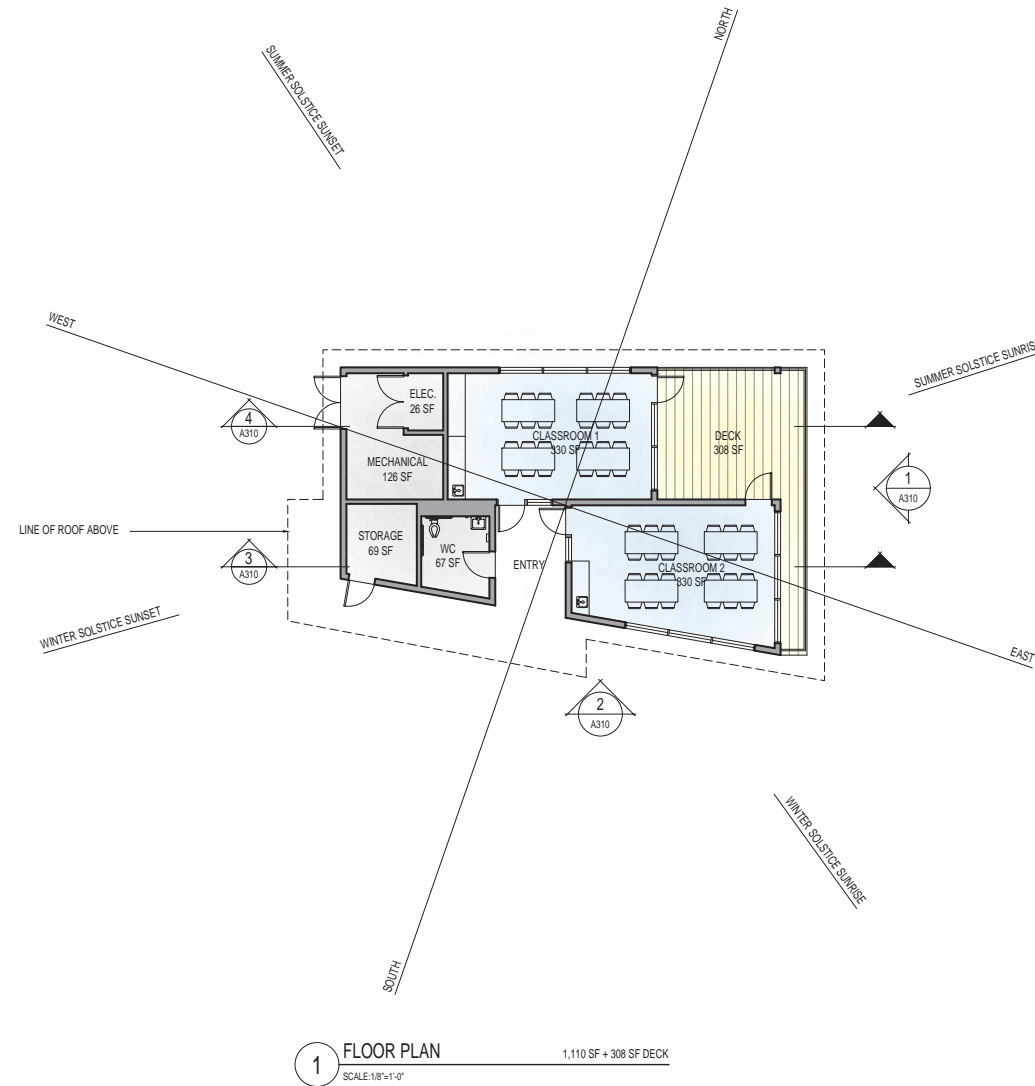
1"=20'-0"

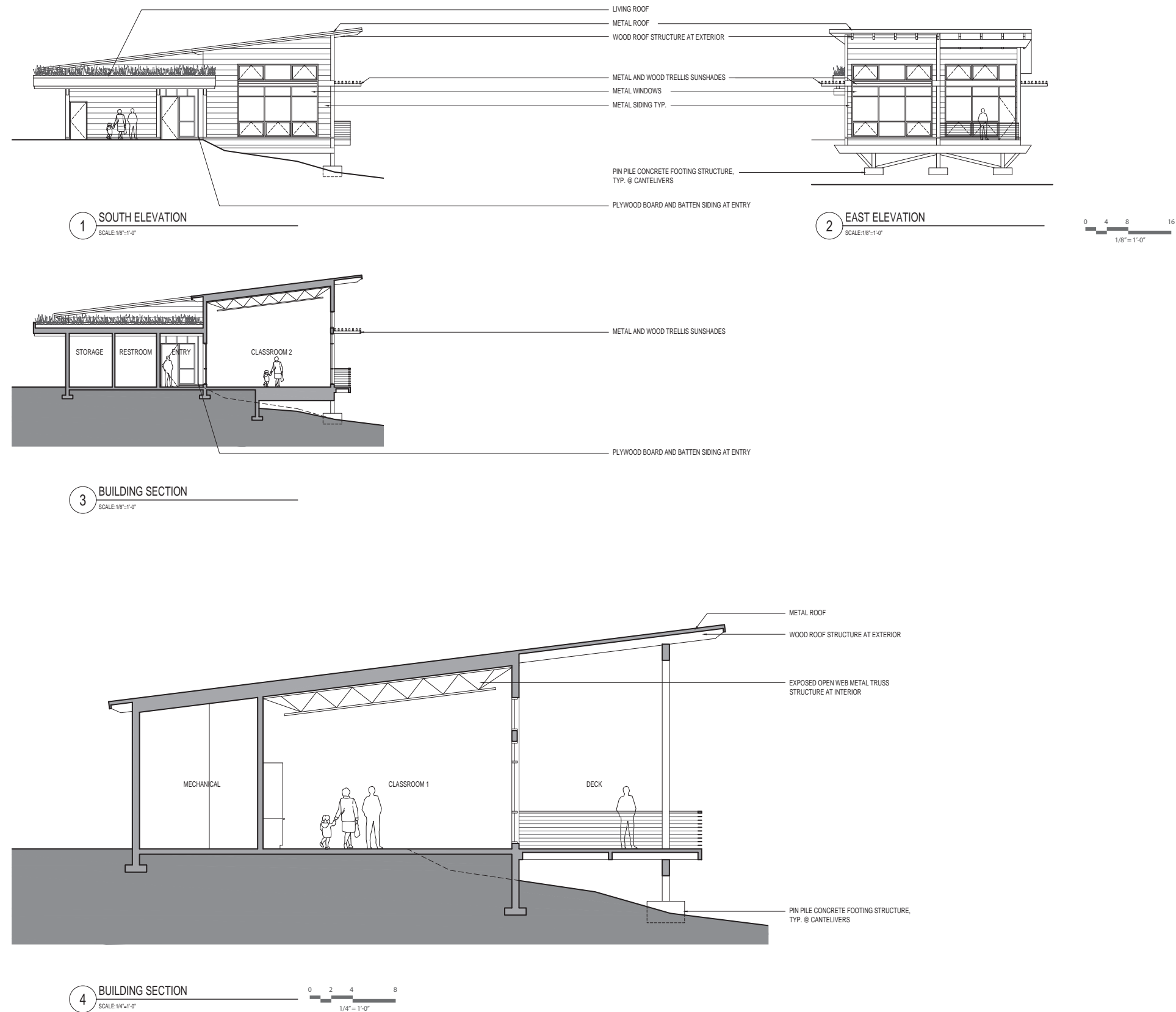


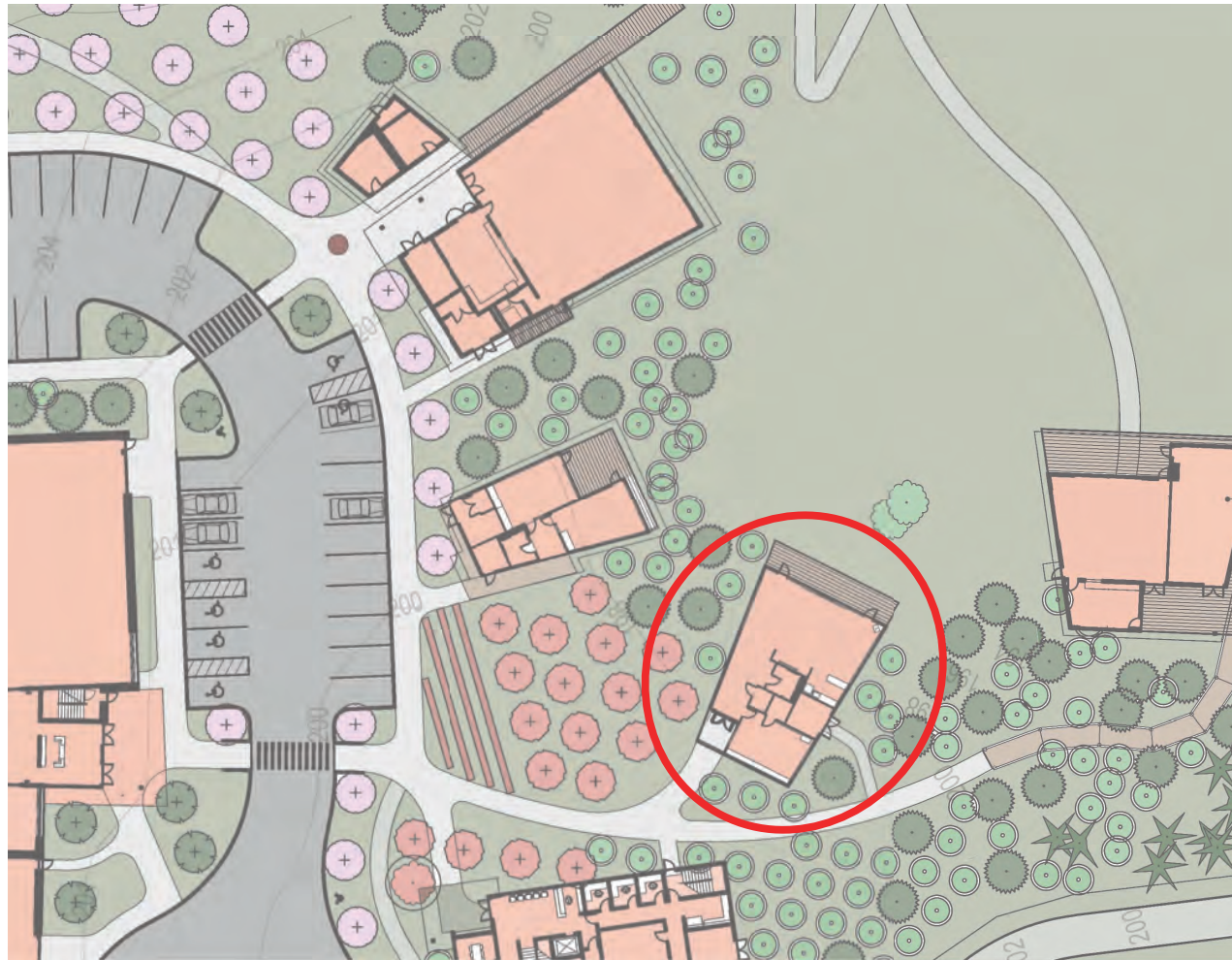
2

BUILDING AXONOMETRIC

SCALE: NTS







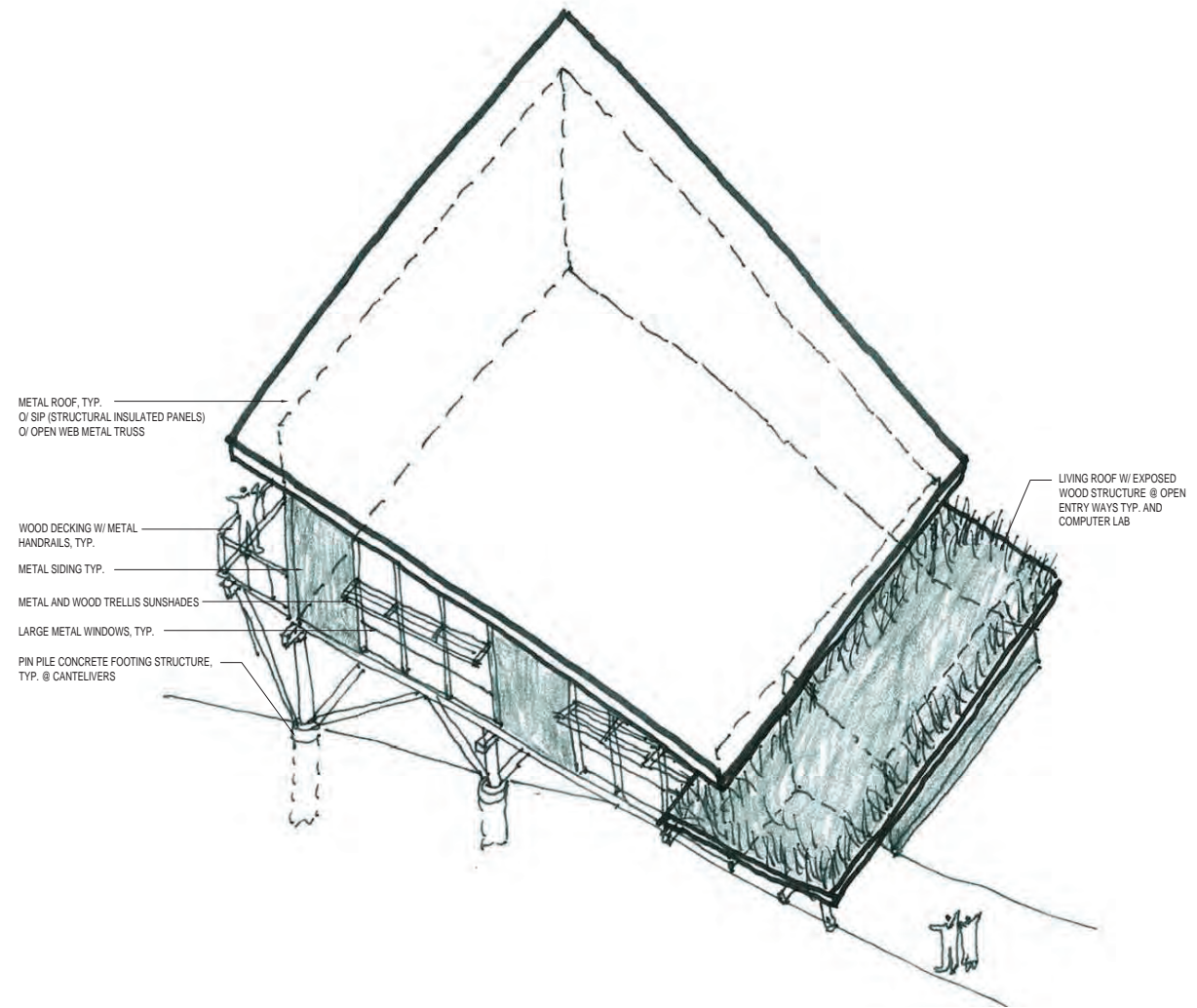
1

SITE PLAN

SCALE: 1"=20'

0 10 20 40

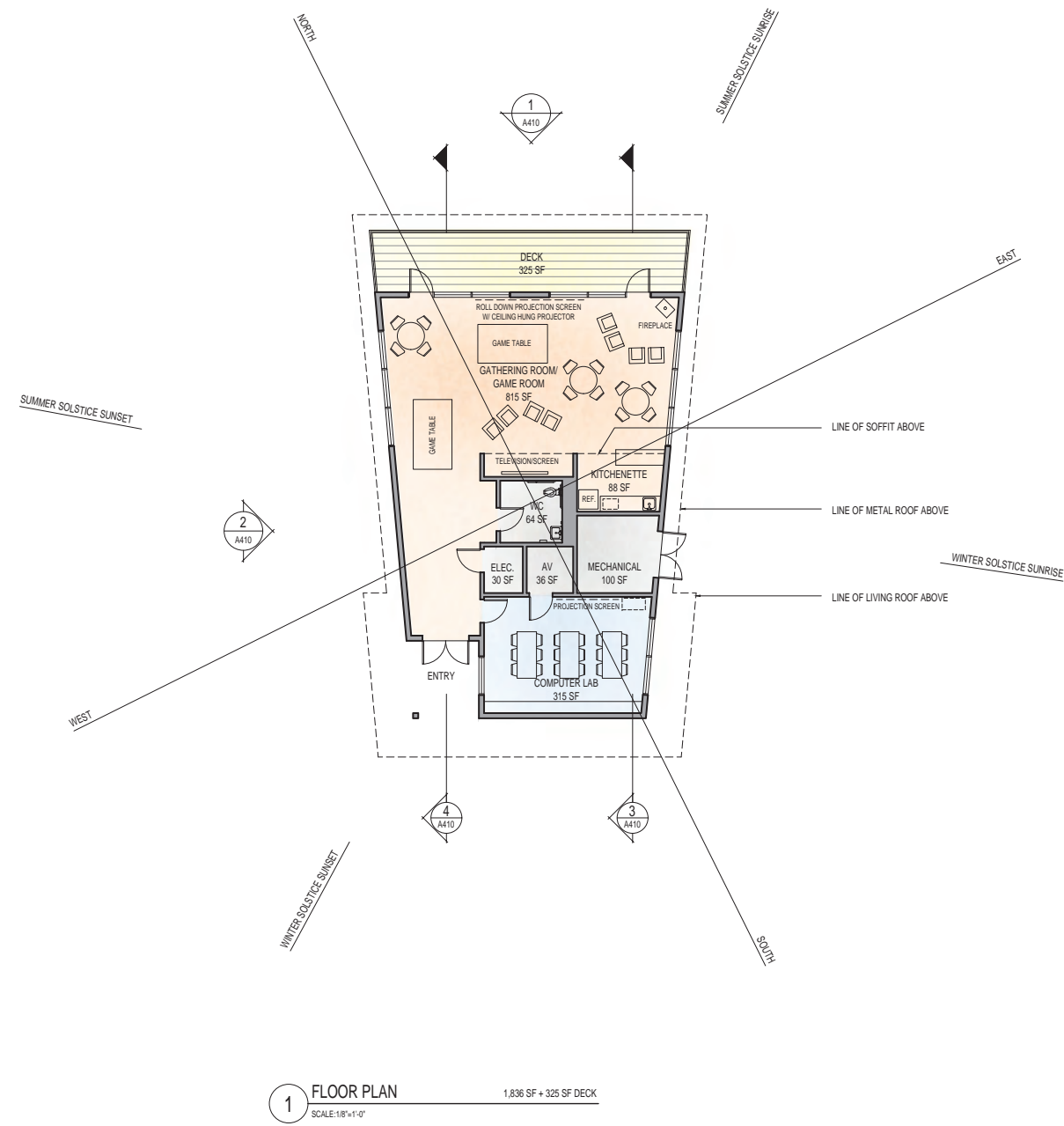
1"=20'-0"

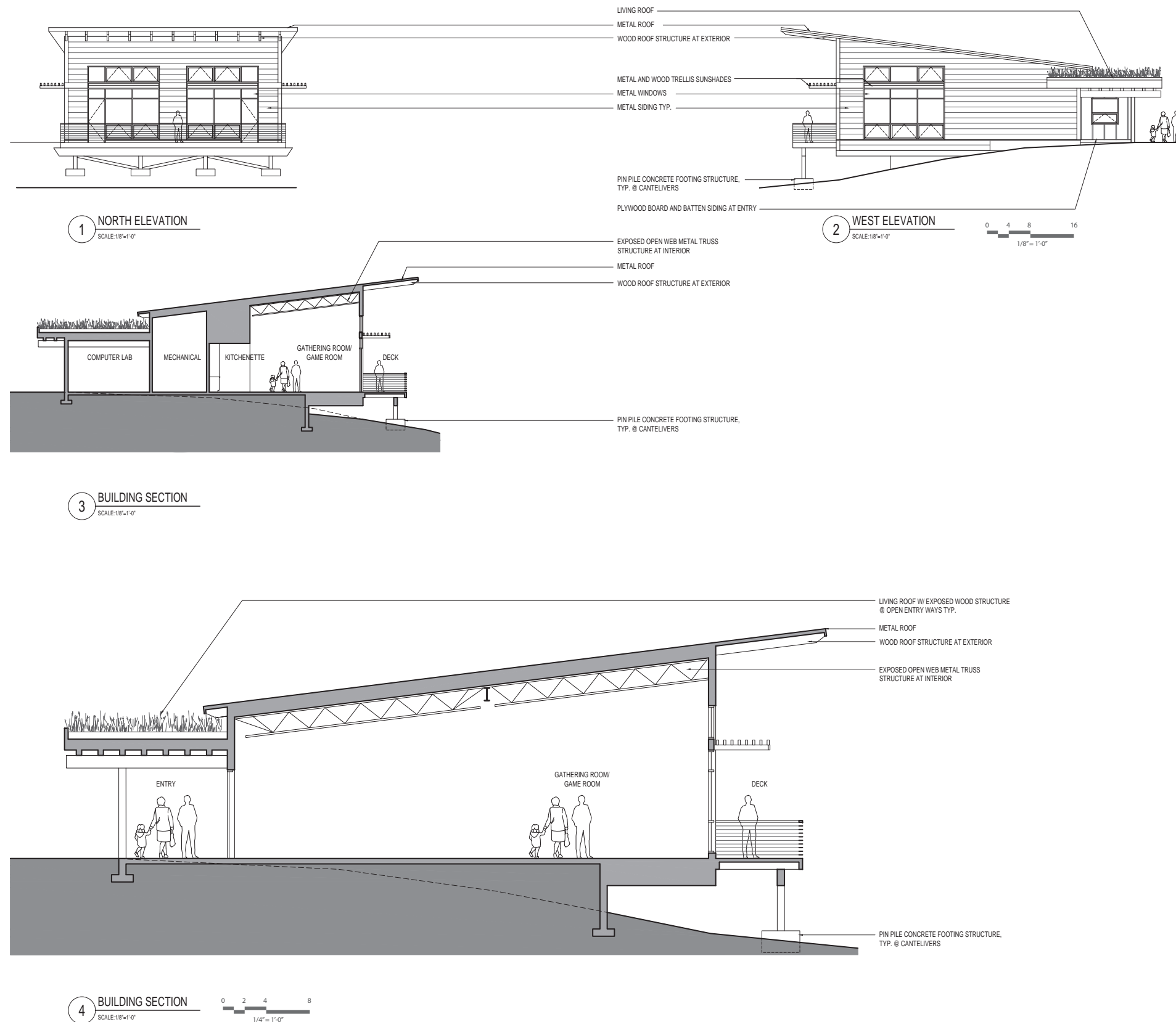


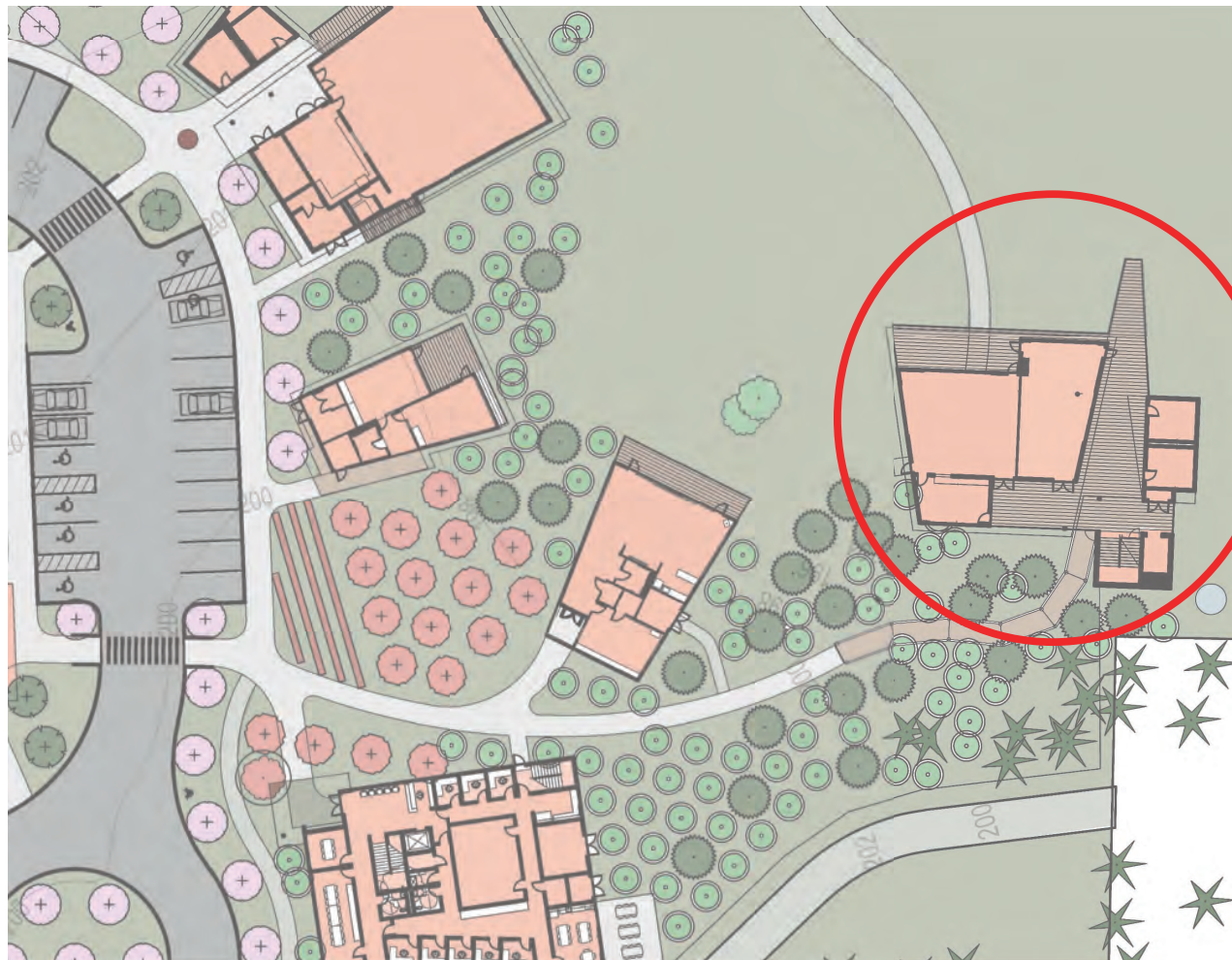
2

BUILDING AXONOMETRIC

SCALE: NTS







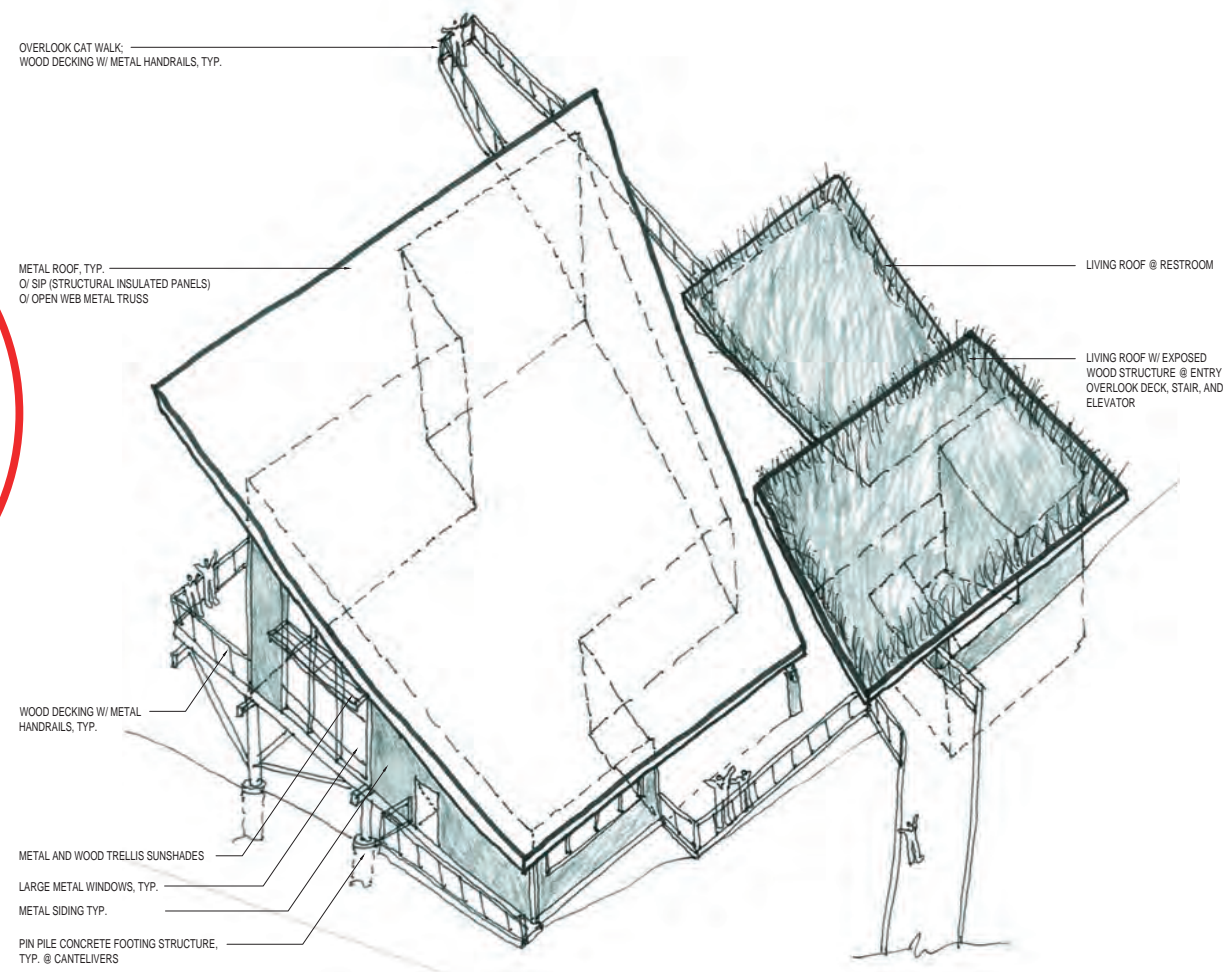
1

SITE PLAN

SCALE: 1"=20'

0 10 20 40

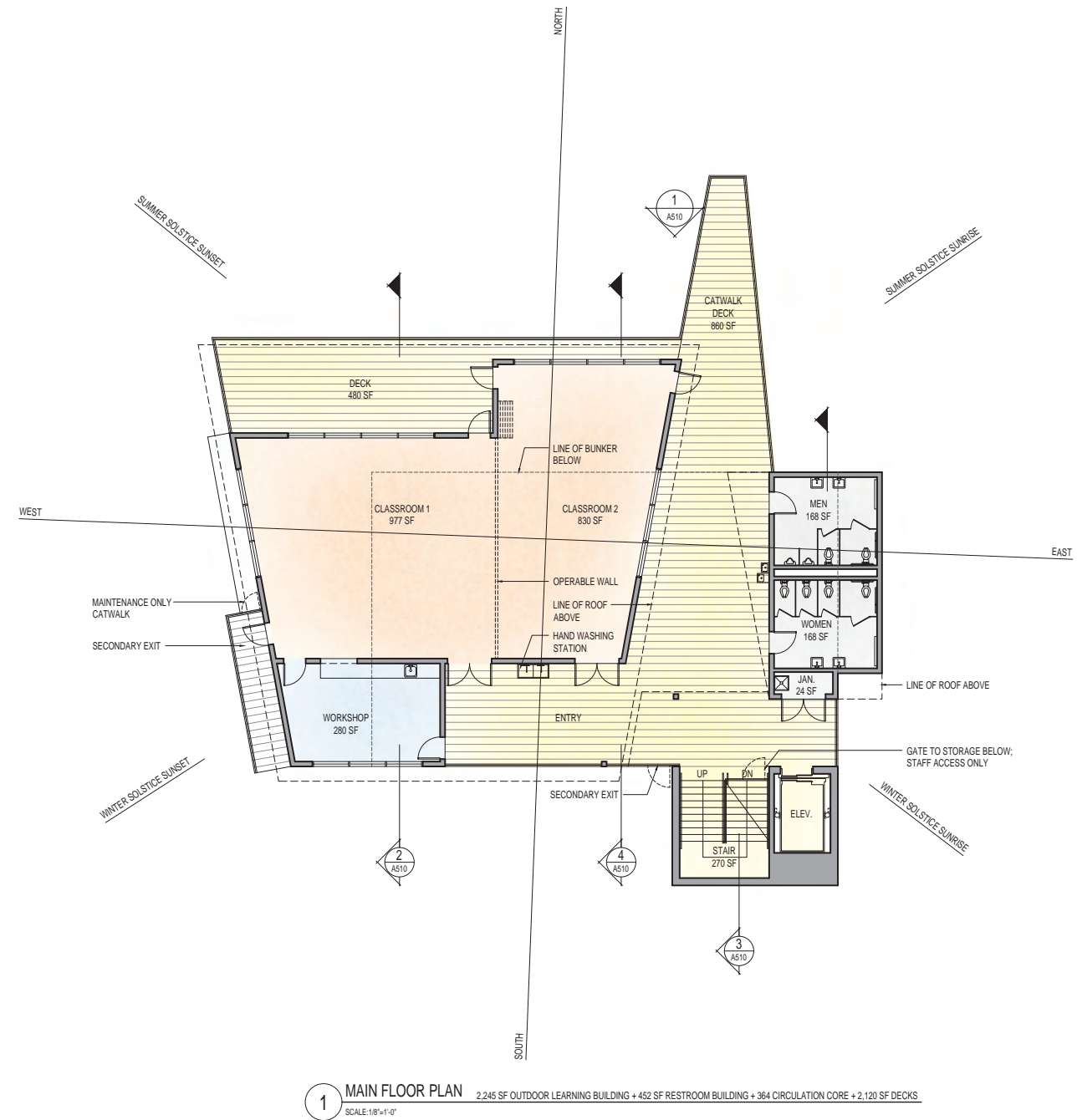
1"=20'-0"

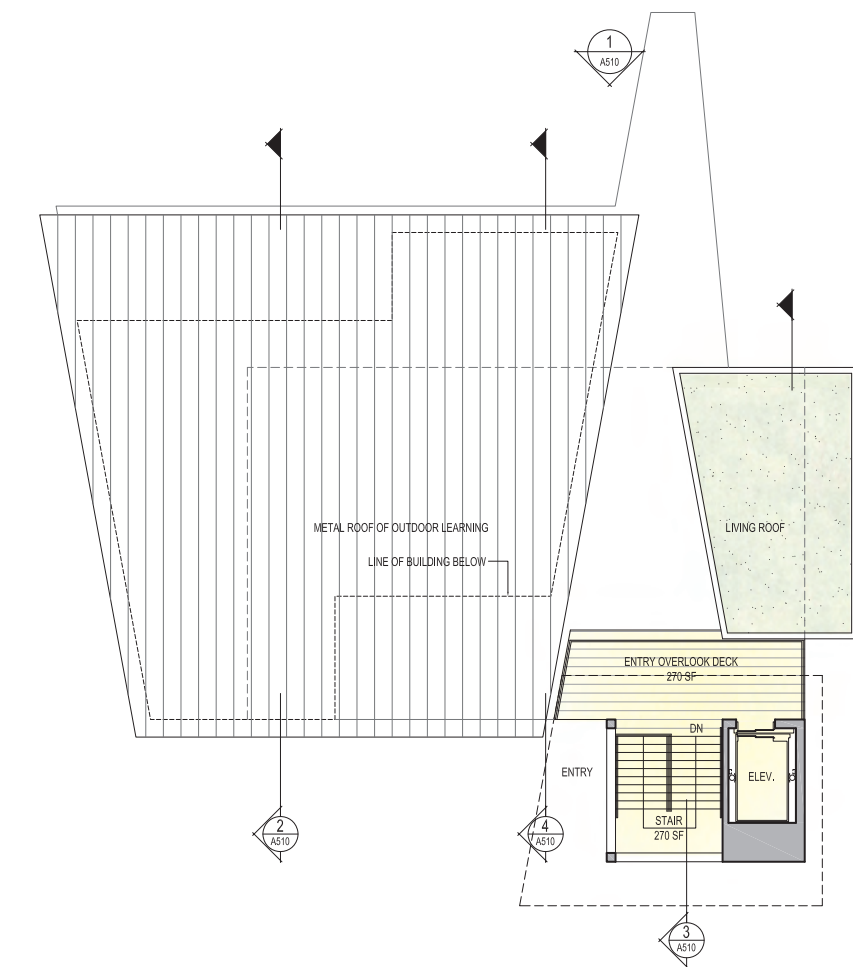


2

BUILDING AXONOMETRIC

SCALE: NTS



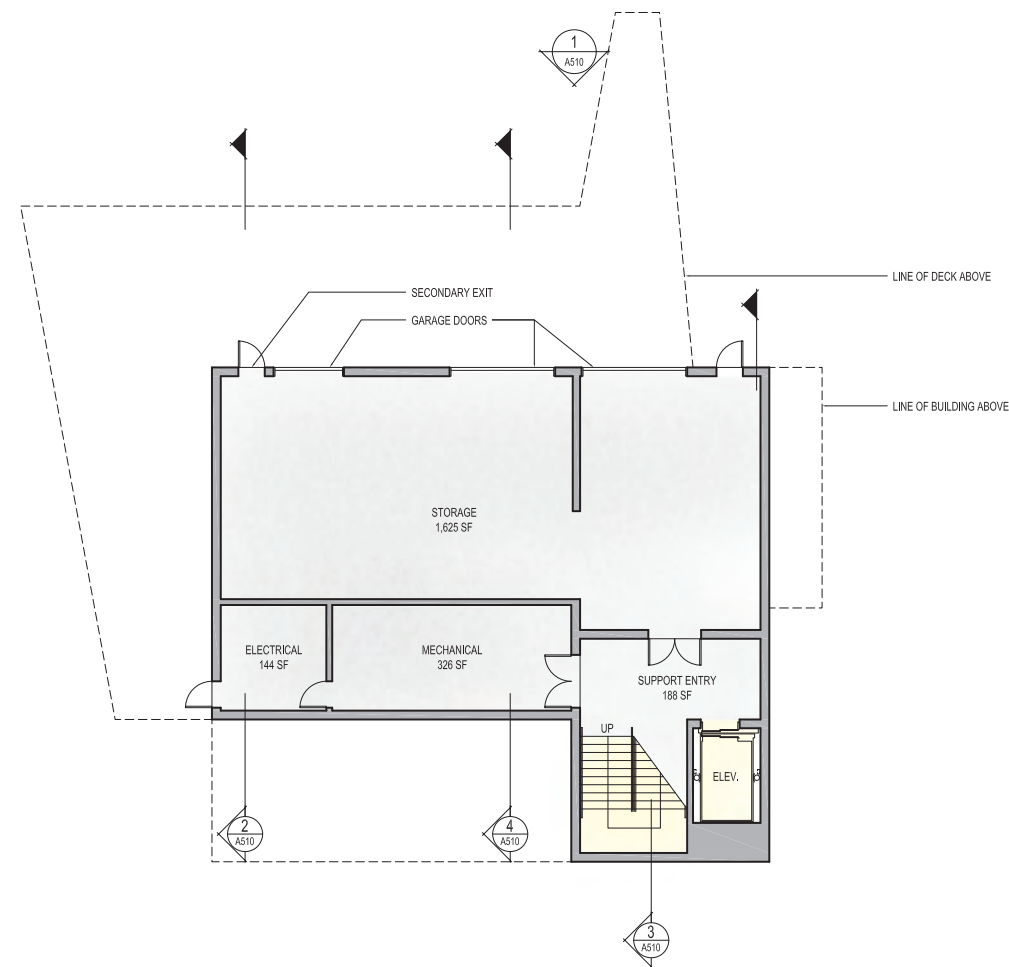


1

UPPER FLOOR PLAN

364 SF CIRCULATION CORE + 270 SF DECK

SCALE: 1/8"=1'-0"

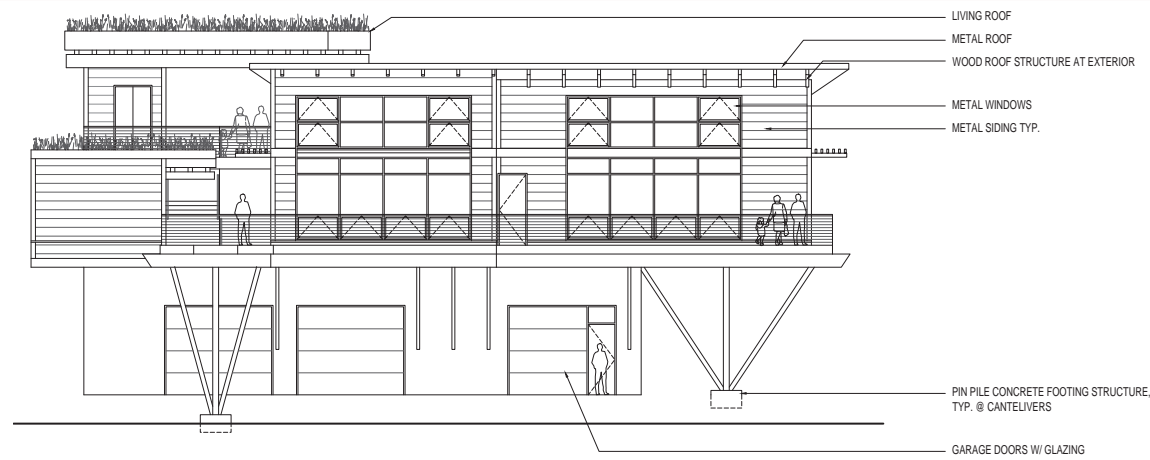


2

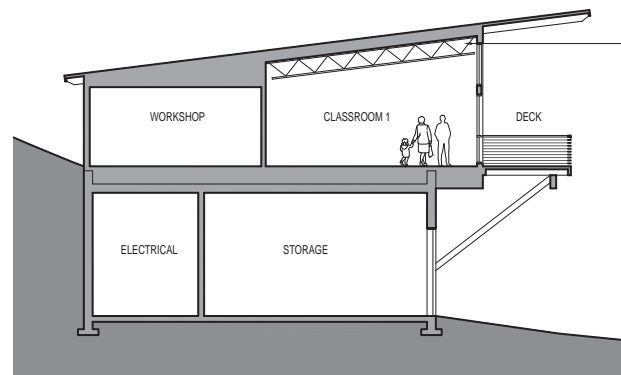
BASEMENT FLOOR PLAN

2,897 SF

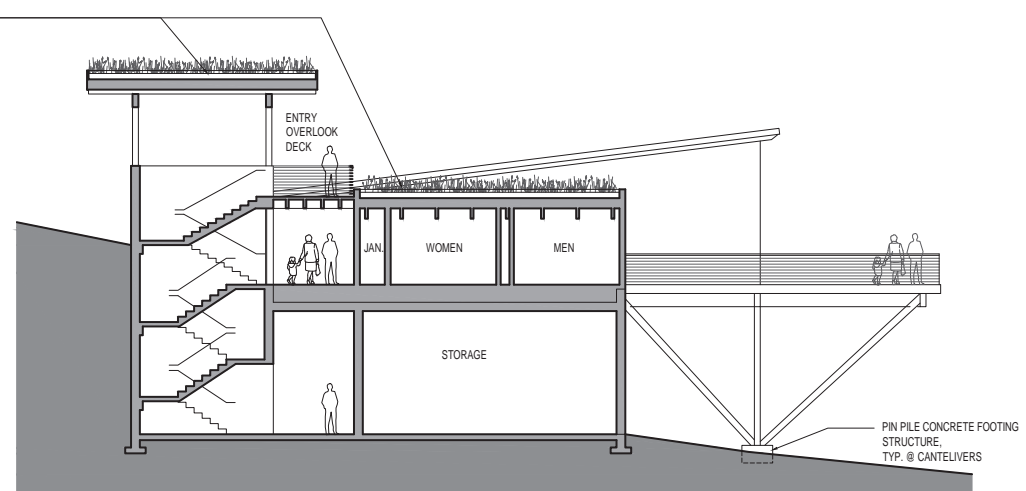
SCALE: 1/8"=1'-0"



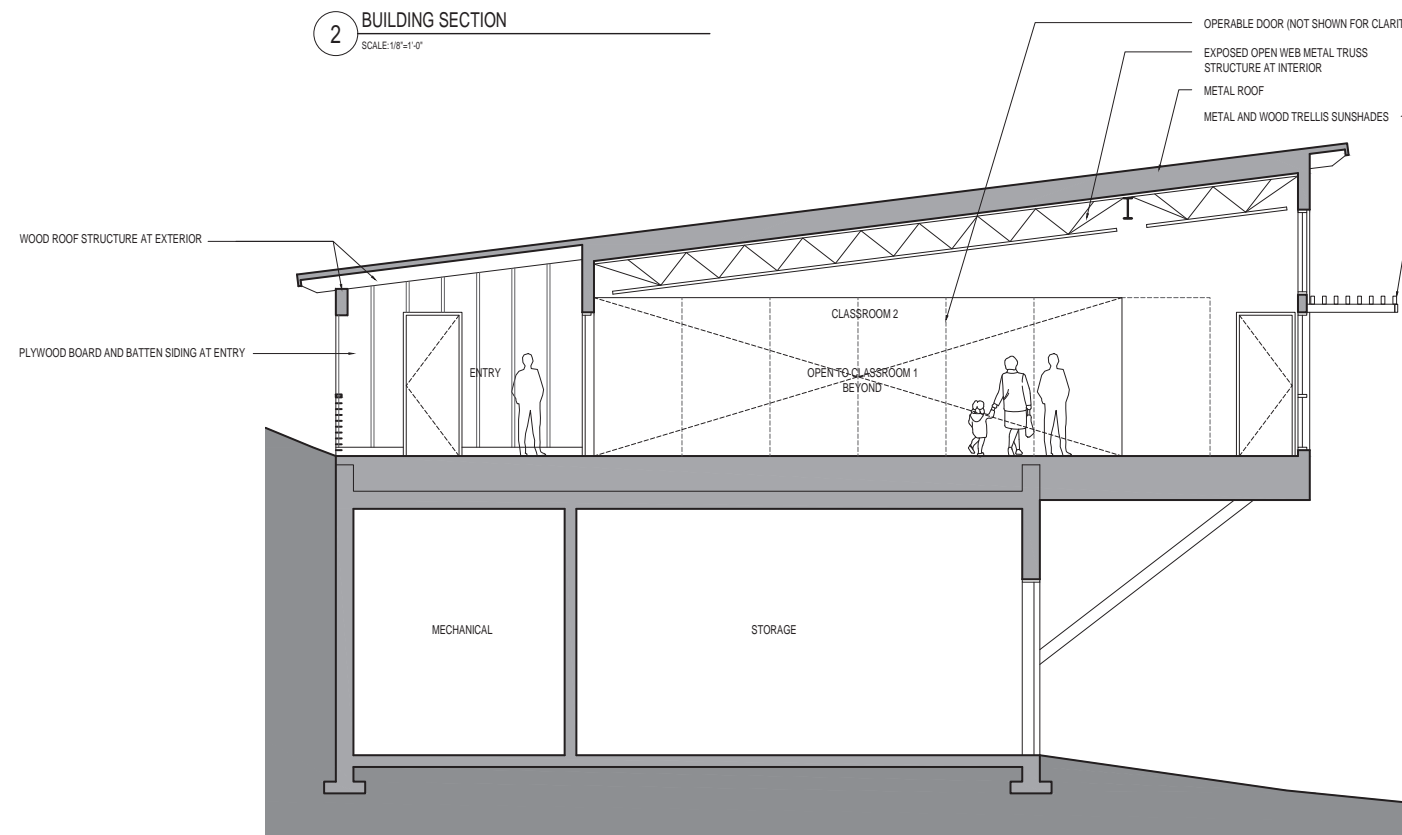
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"



4 BUILDING SECTION
SCALE: 1/8" = 1'-0"



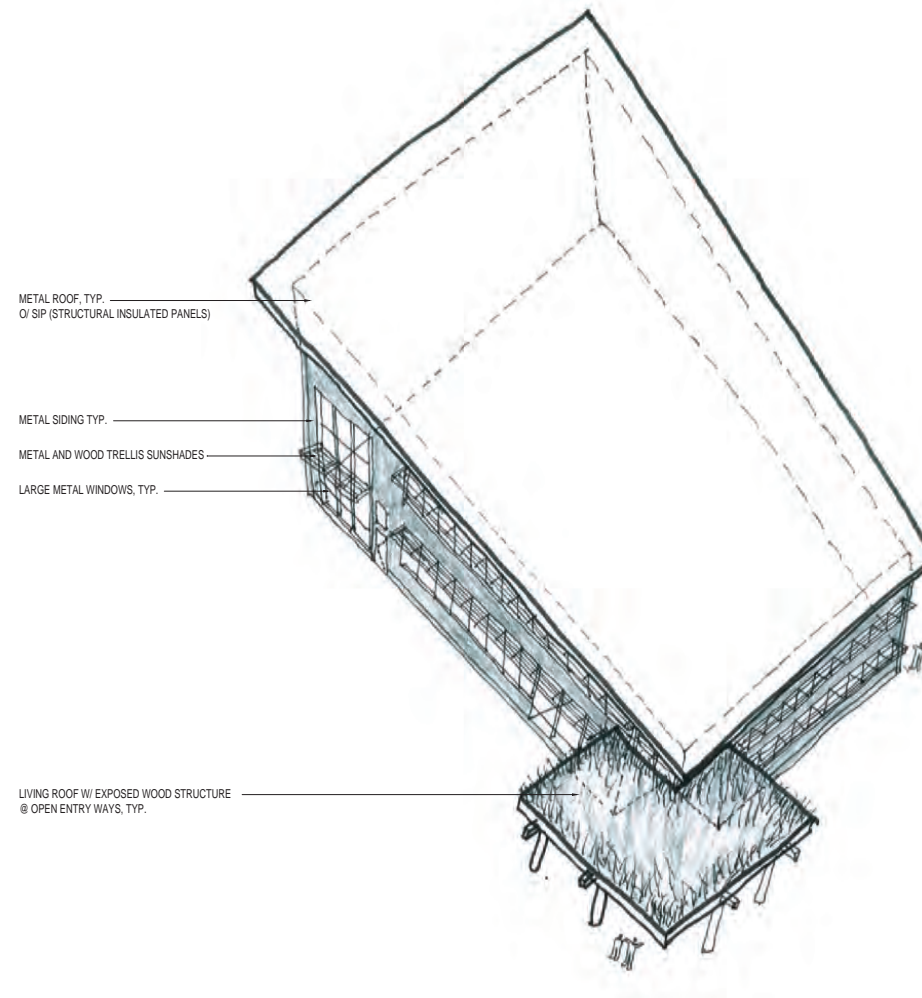
1

SITE PLAN

SCALE: 1"=20'

0 10 20 40

1"=20'-0"

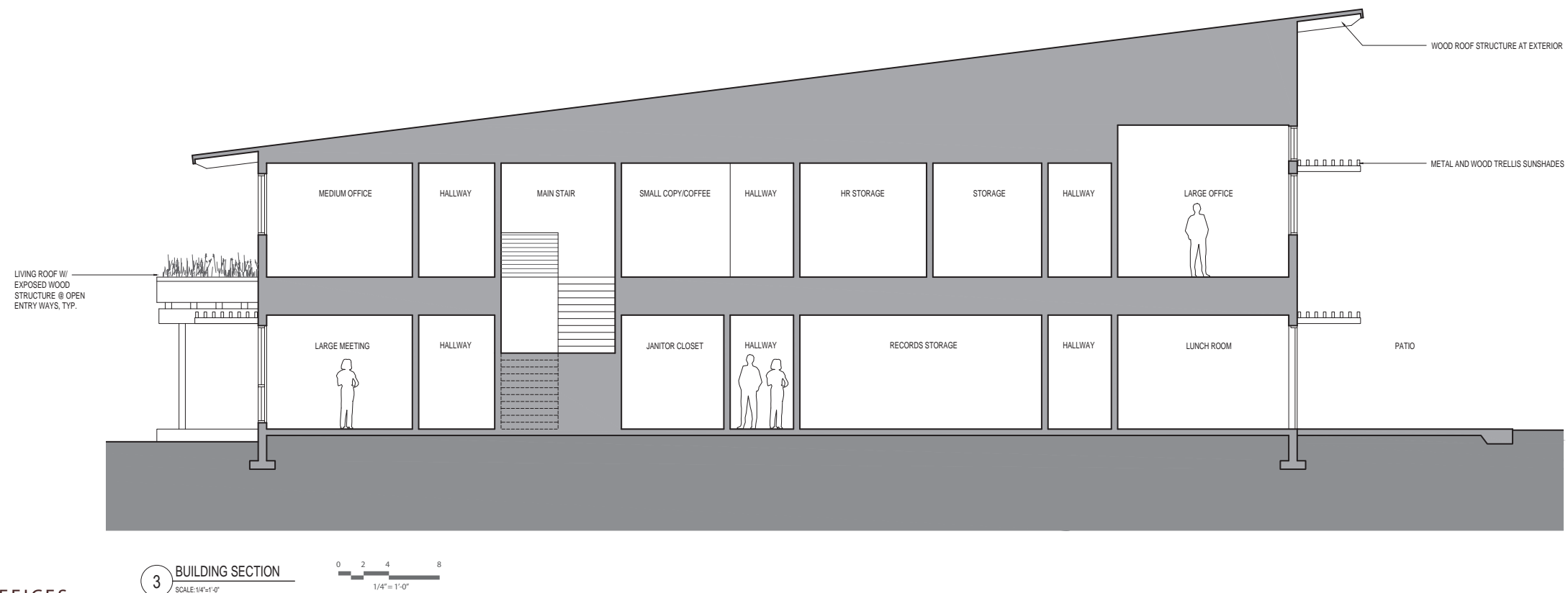
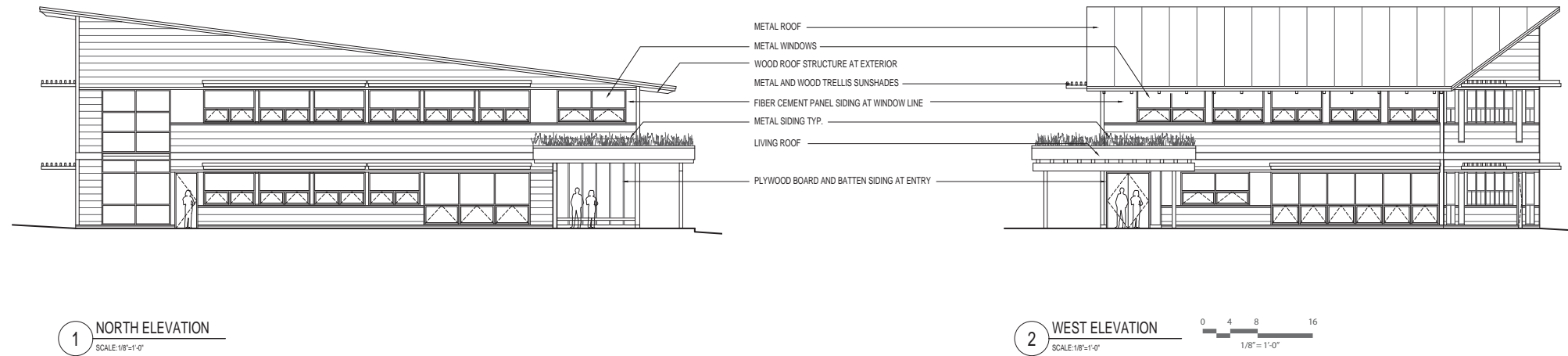


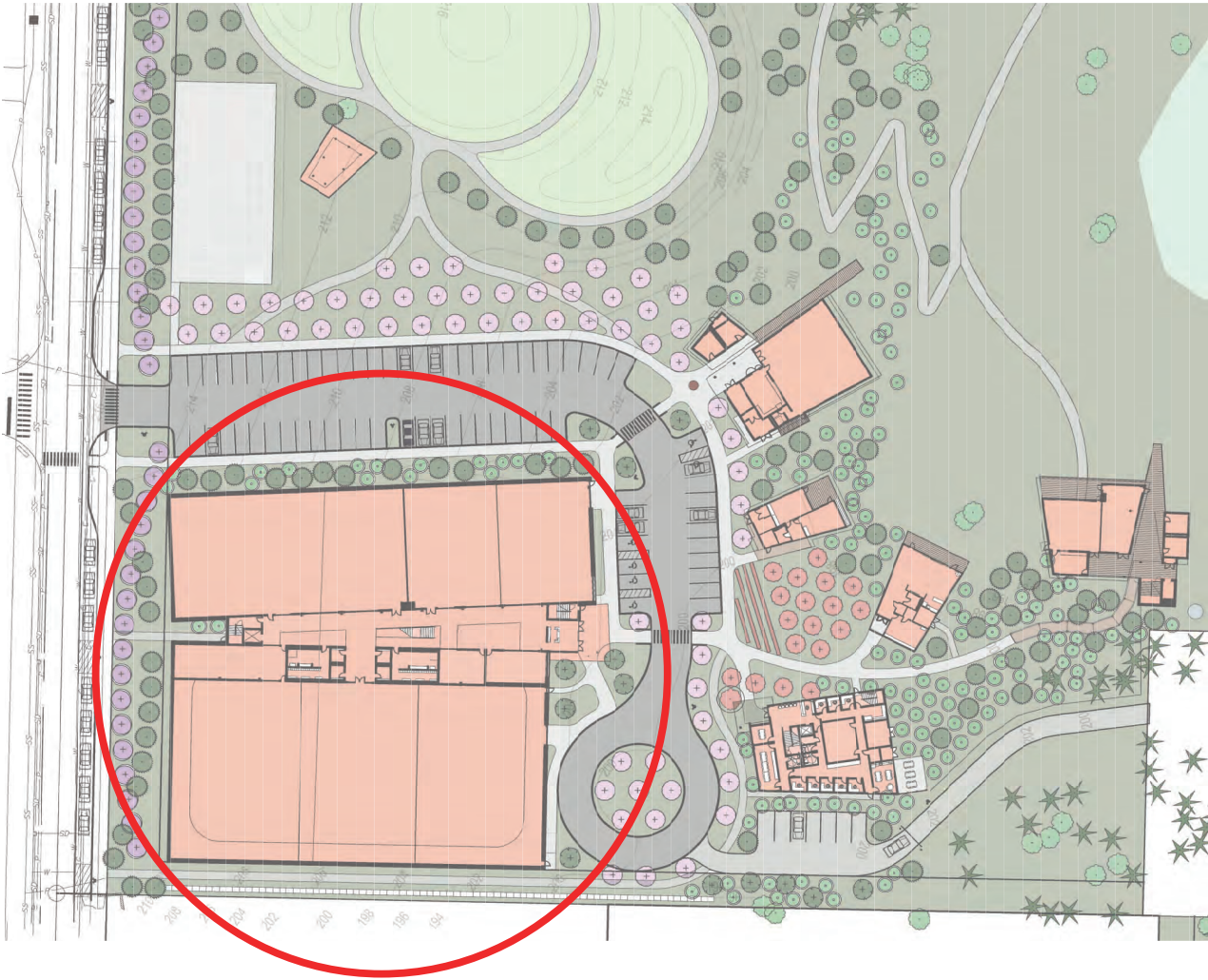
2

BUILDING AXONOMETRIC

SCALE: NTS

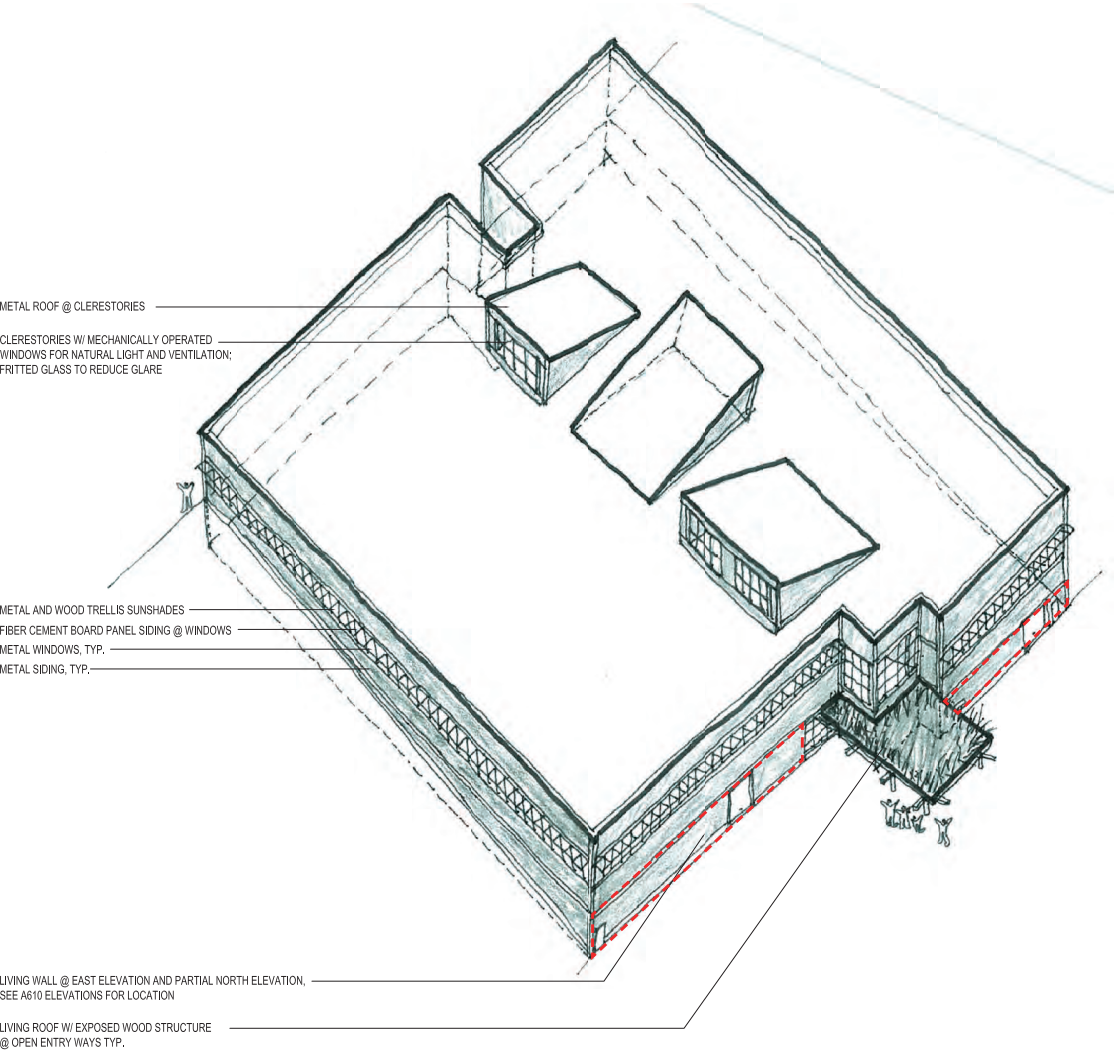






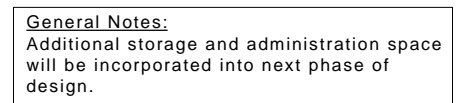
1

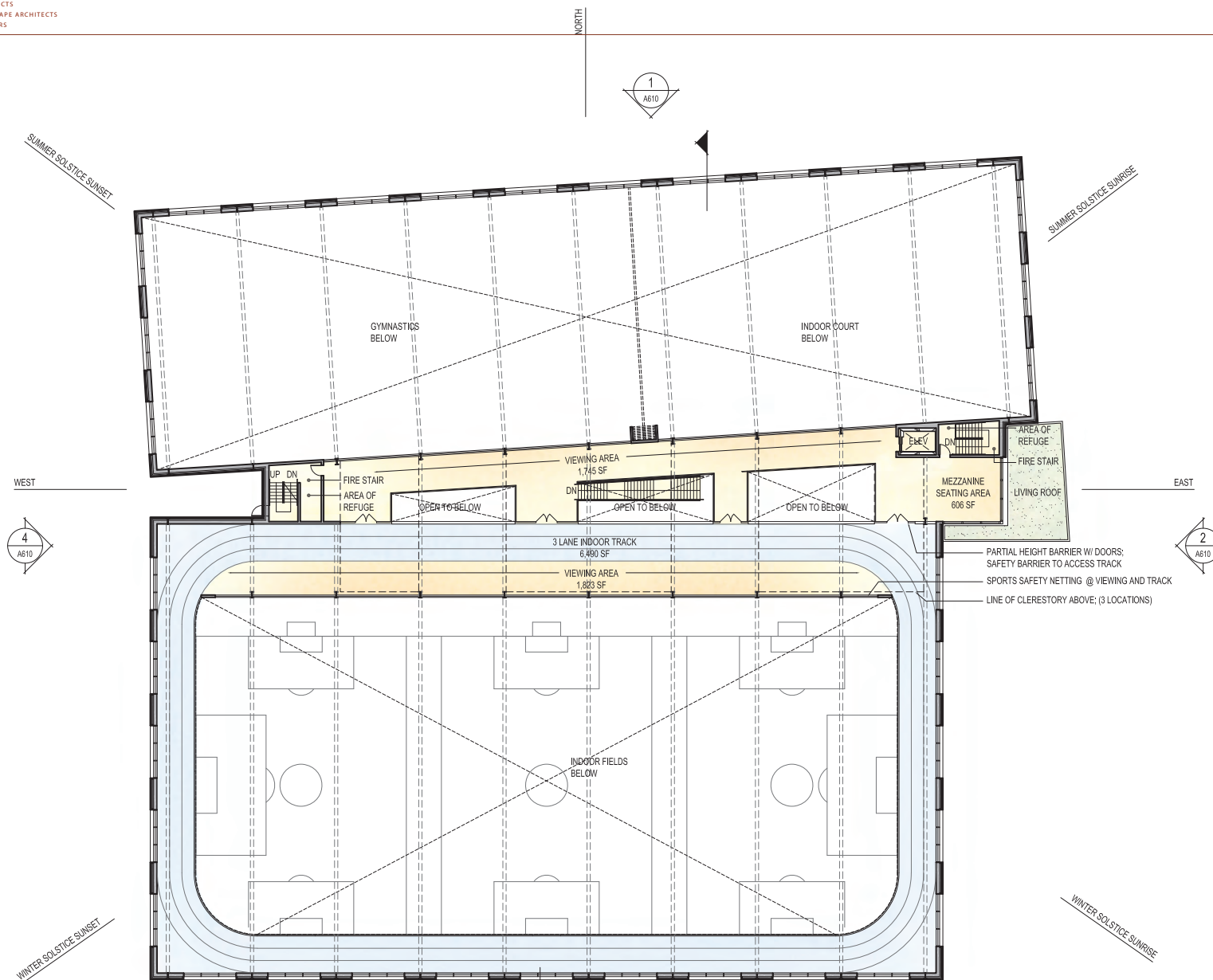
SITE PLAN
SCALE: 1/4" = 1'-0"



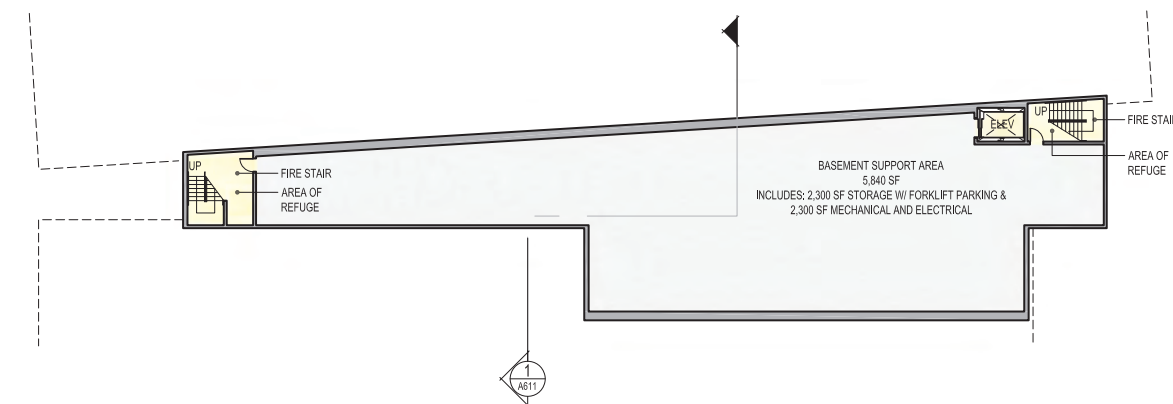
2

BUILDING AXONOMETRIC
SCALE: NTS





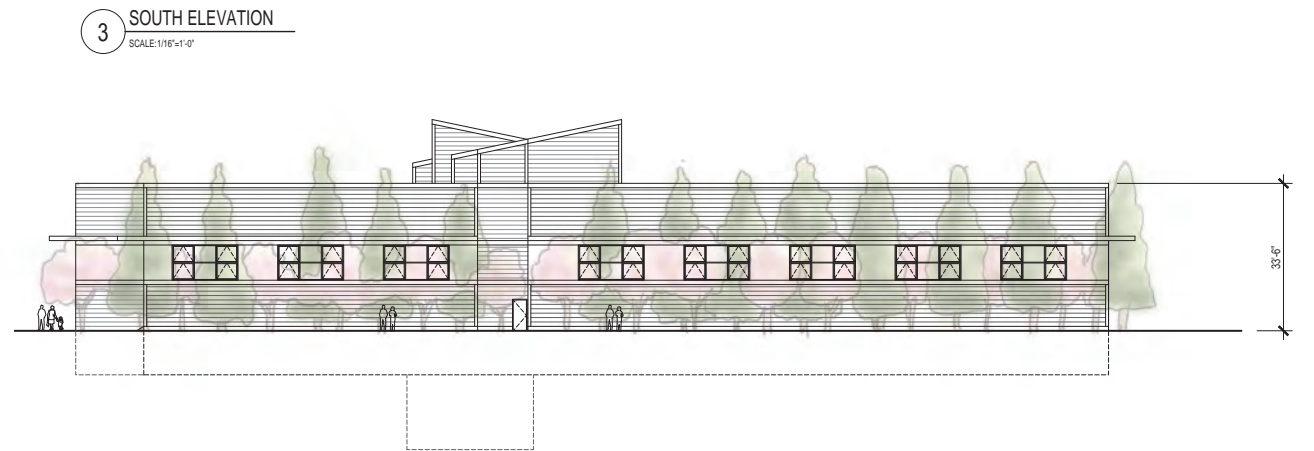
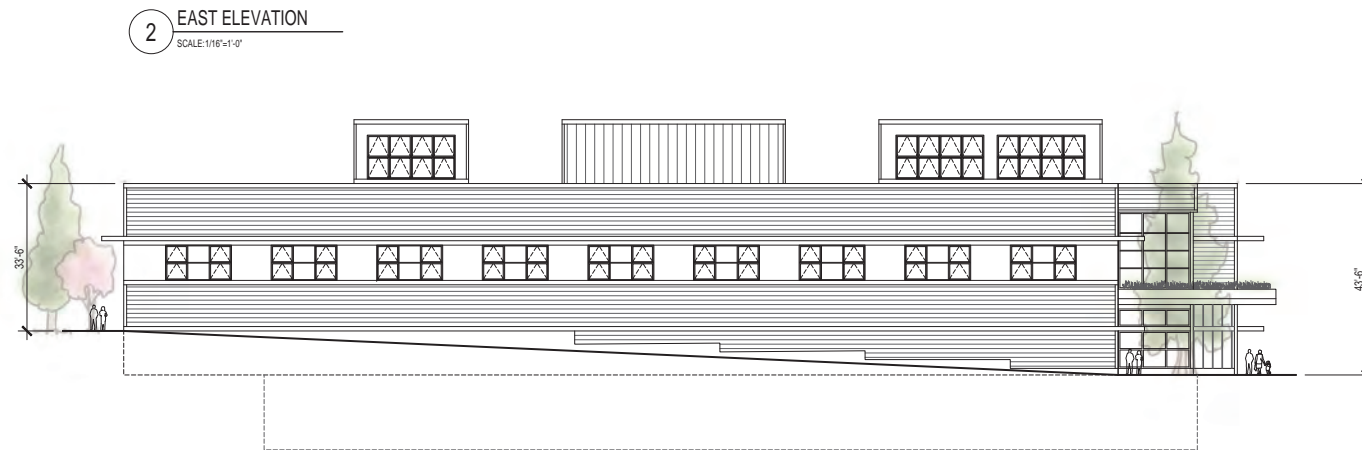
1 SECOND FLOOR PLAN 12,765 SF
SCALE: 1/16" = 1'-0"

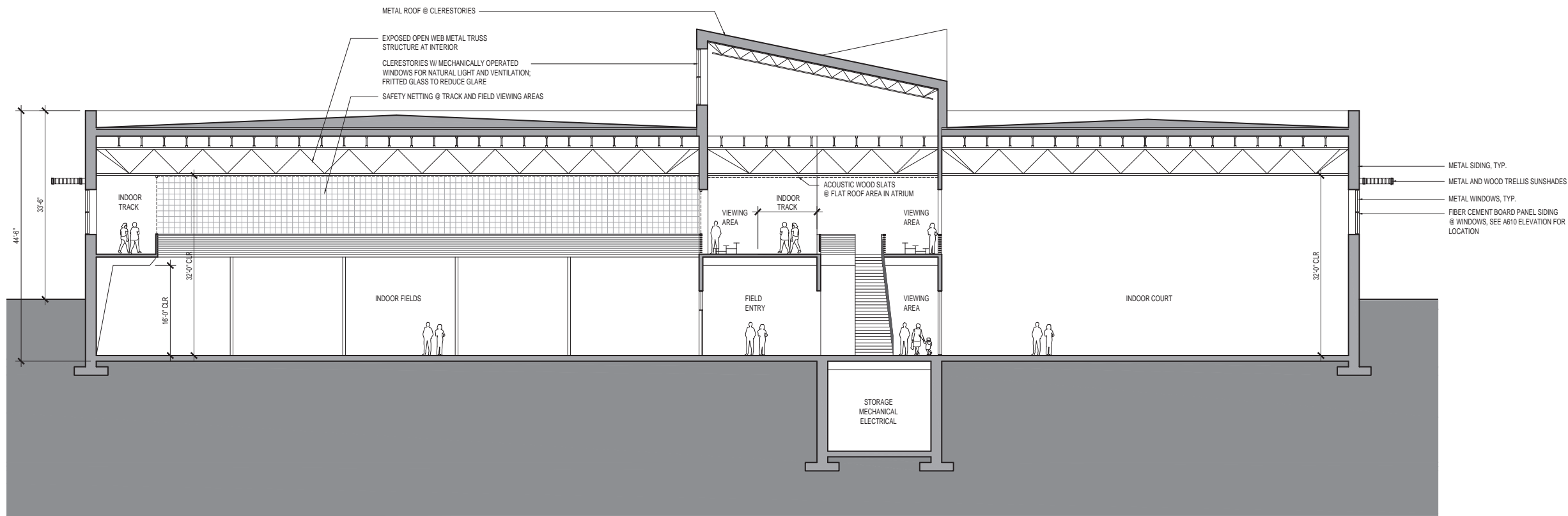


2 BASEMENT PLAN 5,840 SF
SCALE: 1/16" = 1'-0"



General Notes:
Additional storage and administration space will be incorporated into next phase of design.

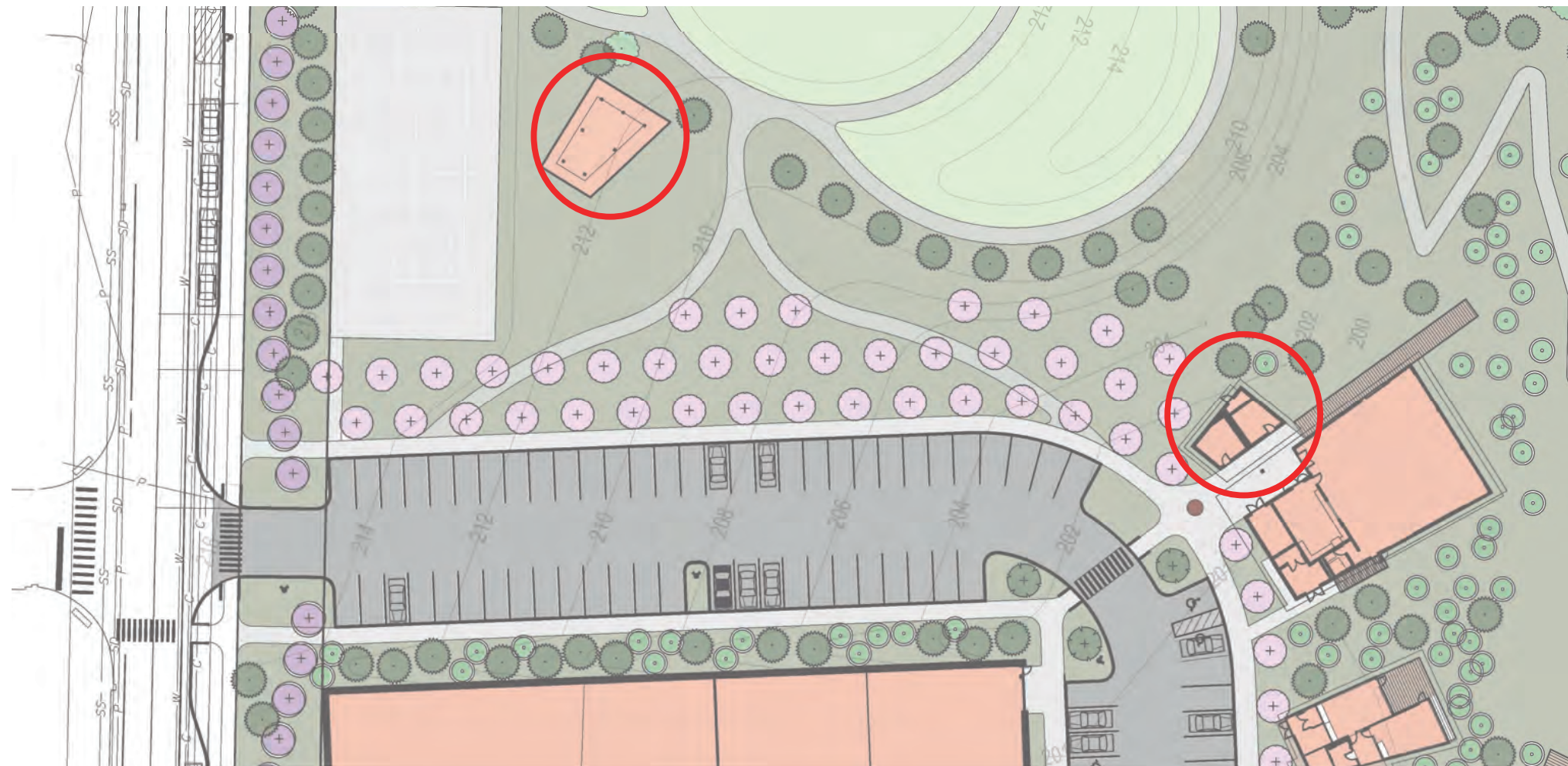




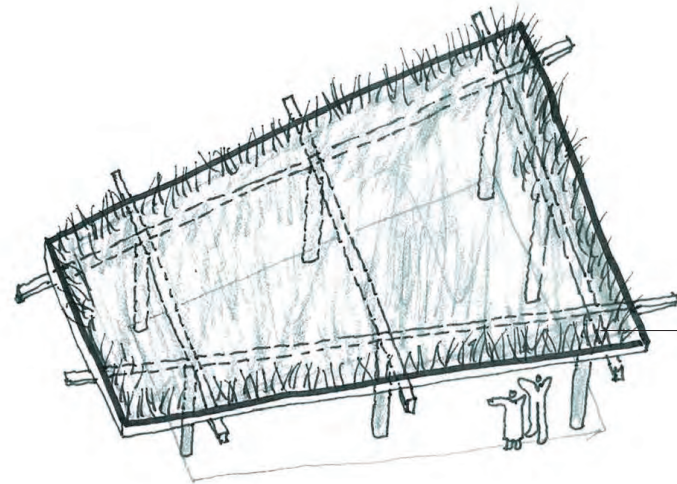
1

BUILDING SECTION

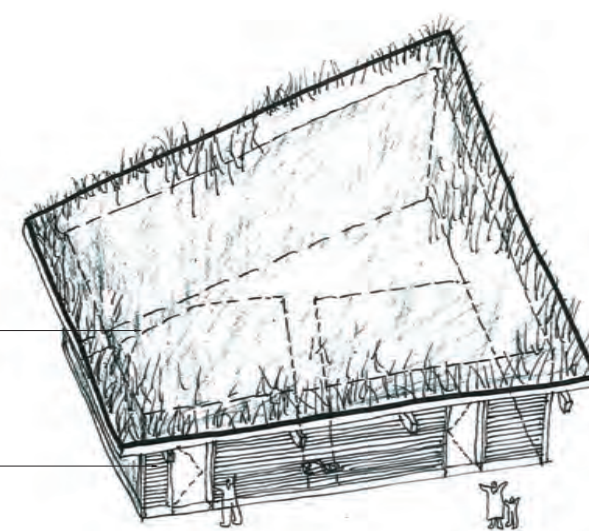
SCALE: 1/8" = 1'-0"



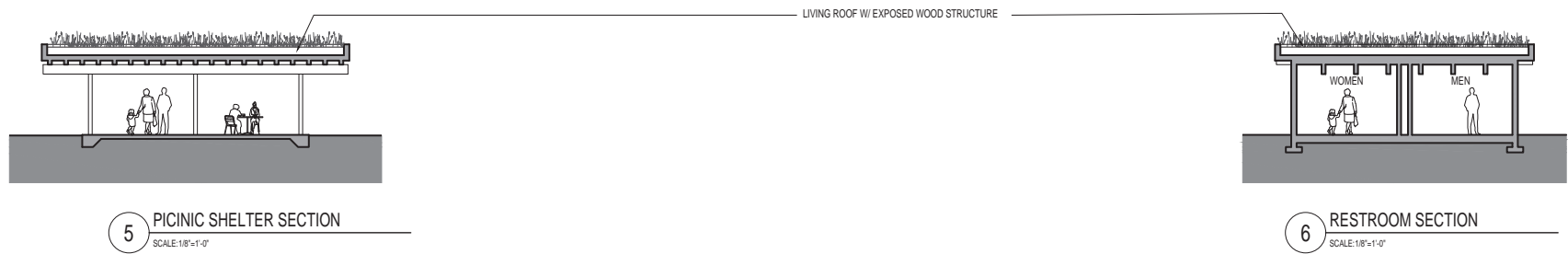
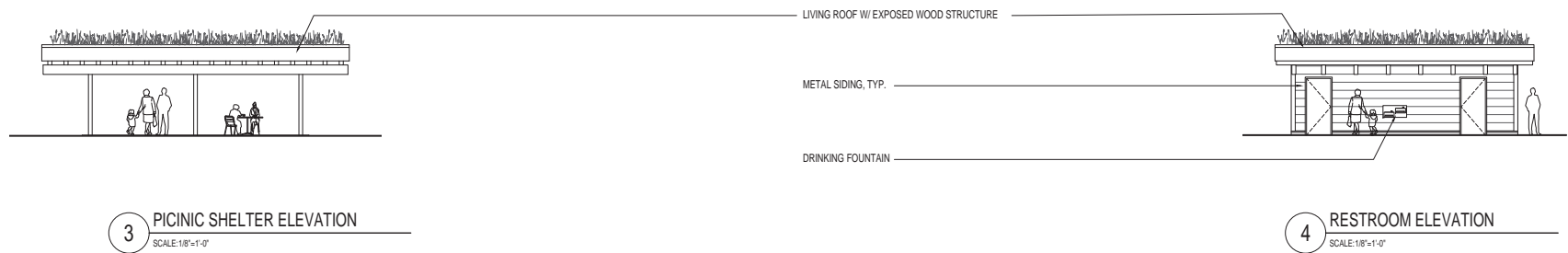
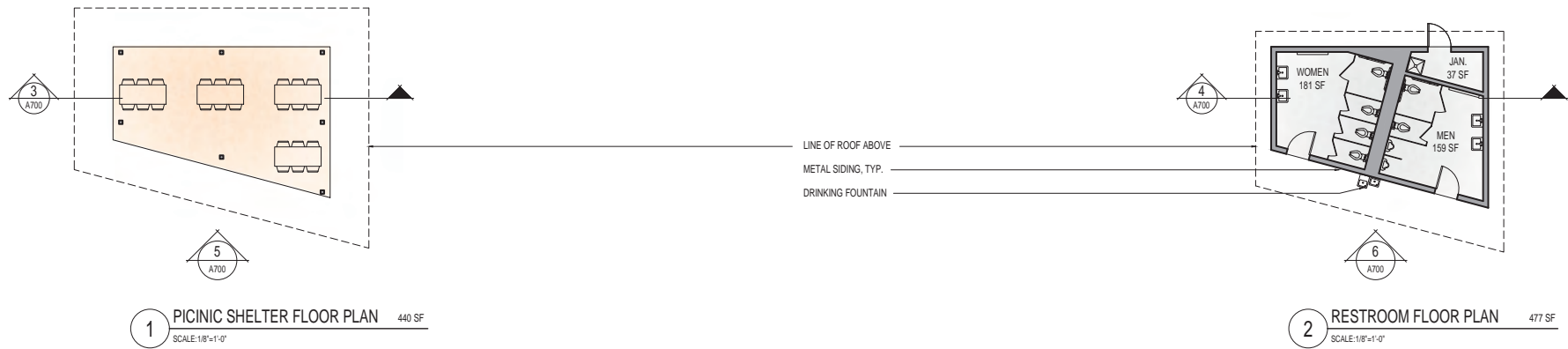
1 SITE PLAN
SCALE: 1"=20'



2 PICNIC SHELTER AXONOMETRIC
SCALE: 1"=20'



3 RESTROOM AXONOMETRIC
SCALE: 1"=20'



FUNDING NARRATIVE

FINDINGS

SAKAI PARK WILL ALLOW THE MAJORITY OF BIMPRD’S EXTENSIVE QUALITY PROGRAMMING TO OCCUR IN THEIR OWN FACILITIES FOR THE FIRST TIME. THIS WILL ALLOW THEM TO SCHEDULE ACTIVITIES AT THE BEST TIME FOR ALL, TO ENSURE THAT PROGRAMMING TAKES PLACE IN THE MOST APPROPRIATE VENUE AND TO INCREASE THE NUMBERS OF PARTICIPANTS. THE ADDITION OF A 23 ACRE PARK IN THE CORE OF BAINBRIDGE ISLAND WITH A LARGE RANGE OF USES WILL CHANGE THE NATURE OF THE TOWN ITSELF. ALTHOUGH THERE ARE SO MANY BENEFITS THAT SAKAI PARK BRINGS TO BAINBRIDGE ISLAND, THE PARKS DISTRICT AND THE THOUSANDS THEY SERVE ARE THE FIRST AND BIGGEST BENEFICIARIES. IT SHOULD BE EMPHASIZED THAT THIS ALONE IS A TREMENDOUS OUTCOME!

CENTRALIZATION OF BIMPRD OFFICES TO THE LOCATION IN WINSLOW AND CLOSE TO THE MAJOR DISTRICT PROGRAM LOCATIONS OF SAKAI PARK AND THE AQUATICS CENTER AS WELL AS MAJOR PARTNERS LIKE THE BAINBRIDGE ISLAND SCHOOL DISTRICT WILL HAVE MAJOR BENEFITS FOR THE EFFICIENT AND EFFECTIVE FUNCTIONING OF THE PARKS DISTRICT AS A WHOLE. THIS CAN BE CONVEYED TO POTENTIAL FUNDERS AS A STRATEGIC ORGANIZATIONAL DEVELOPMENT ADVANTAGE IN ADDITION TO THE INCREASE IN SERVICES AND BENEFITS TO THE PUBLIC AT LARGE.

THE FIELD HOUSE WILL REPRESENT THE ONLY INDOOR PUBLIC SPORTS FACILITY AVAILABLE DURING THE DAY. BECAUSE OF THE LARGE NUMBER OF RETIRED ADULTS IN THE COMMUNITY, THE LARGE NUMBER OF RAINY DAYS IN THIS CLIMATE, AND THE VERY SHORT DAYS IN WINTER MONTHS, THIS REPRESENTS A PRIORITY COMMUNITY NEED FOR BAINBRIDGE ISLAND AND SURROUNDING COMMUNITIES. IN ADDITION, THE ABILITY OF THE FIELDHOUSE TO SERVE NOT JUST THE LOCAL COMMUNITY, BUT THE ENTIRE REGION IS A HUGE ADVANTAGE AND OPENS UP POTENTIAL FUNDING TO THE OVERALL REGION.

THE TEEN CENTER BRINGS A VERY IMPORTANT PUBLIC BENEFIT TO THIS PROJECT. IF IT WAS GIVEN A DEDICATED FACILITY, THE RANGE OF CURRENT ACTIVITIES WOULD BE BROADENED AND DEEPENED AS WELL AS AN INCREASE IN OPERATING HOURS. THE TEEN CENTER PIECE OF THE PROJECT ADDS HUMAN SERVICES TO THE MANY OTHER ACTIVITIES AND BENEFITS OF SAKAI PARK AND BROADENS THE APPEAL OF THE PROJECT TO FUNDERS. THIS

CAN BE MAXIMIZED BY ENSURING THAT PARTNERSHIPS WITH OTHER YOUTH SERVICE ORGANIZATIONS ARE STRENGTHEN SO THAT SERVICES CAN BE COORDINATED AT THE TEEN CENTER.

BIMPRD’S ACTIVE ADULTS PROGRAM WILL BE ABLE TO CONSOLIDATE AND EXPAND WITH THE FACILITIES AT SAKAI PARK ESPECIALLY WITH QIGONG, NATURE-BASED PROGRAMS, AND INTERGENERATIONAL PROGRAMS. SAKAI PARK WILL BE THE MOST ACCESSIBLE PARK FOR SENIORS BECAUSE OF ITS CENTRAL LOCATION, EASY TERRAIN, HIGH USAGE, AND VISIBILITY. SAKAI PARK WILL ALSO OFFER AN OPPORTUNITY TO REVISIT PROGRAMS THAT HAVE FALLEN BY THE WAYSIDE. SENIORS WILL BE A KEY USER GROUP AT SAKAI PARK AND THERE ARE SIGNIFICANT FUNDING STREAMS THAT COULD BE UTILIZED TO SUPPORT THAT USE.

SPORTS AND RECREATION GROUPS

THE GENERAL LEVEL OF SOPHISTICATION OF RECREATION GROUPS IS VERY HIGH AND BAINBRIDGE ISLAND IS LUCKY TO HAVE SO MANY DEDICATED VOLUNTEERS ACROSS THE BOARD IN THE FIELD OF RECREATION. CUMULATIVELY, THESE GROUPS WILL BE ABLE TO PROVIDE BROAD COMMUNITY SUPPORT, THE ABILITY TO SPREAD WORD ABOUT THE PROJECT, DATA ABOUT SEGMENTS OF PARK USERS, ATTENDANCE AT COMMUNITY MEETINGS, WRITTEN AND SPOKEN STATEMENTS OF SUPPORT, AND FUNDRAISING OF THEIR OWN FUNDS AND SEEKING FUNDS FROM THIRD PARTIES. THIS IS A HUGE ASSET FOR THE SAKAI PARK PROJECT AND ALSO A TESTAMENT TO HOW WELL BIMPRD HAS WORKED WITH THESE GROUPS TO DATE.

THE GYMNASTICS COMMUNITY ON BAINBRIDGE IS VERY STRONG AND EAGERLY ANTICIPATING THE SPACE IN THE FIELDHOUSE. THEY DO REGULAR FUNDRAISING IN THE 5 FIGURE RANGE AND WOULD BE SUPPORTIVE IN ANY WAY POSSIBLE TO THE PROJECT. ADDITIONALLY, THEY ARE WELL ORGANIZED AND CAN HELP TO DESCRIBE THE REGIONAL BENEFIT OF THE FIELDHOUSE, WHICH WILL ATTRACT GYMNASTICS PARTICIPANTS FROM AT LEAST A 5-STATE AREA, AND IS SORELY NEEDED AS A GROUP FACILITY FOR THE ENTIRE KITSAP AND OLYMPIC PENINSULA REGION.

BAINBRIDGE ISLAND FOOTBALL CLUB HAS OVER 1000 UNIQUE CHILDREN IN ITS YEAR-ROUND PROGRAMS AND COULD BE A SUBSTANTIAL USER GROUP FOR THE FIELDHOUSE. THE LEVEL

OF USAGE HINGES AROUND THE ABILITY TO INCORPORATE TURF PERMANENTLY OR INTERMITTENTLY IN AT LEAST A PORTION OF THE FIELDHOUSE. IF TURF WAS AVAILABLE, THE BIGGEST NEED IS PRACTICE SPACE WITH LIGHTING IN THE WINTER AND INDOOR TOURNAMENTS. EITHER WAY, THE GROUP WOULD MOST LIKELY BE INTERESTED IN THE FIELDHOUSE FOR WINTER CLINICS AND LIMITED USE FOR FUTSAL (A HARD COURT INDOOR SOCCER VARIANT). BIFC IS ALSO INTERESTED IN SPACE FOR SCREENING GAME FILM BREAKDOWNS. BIFC IS CAPABLE OF BRINGING A SUBSTANTIAL FUNDRAISING CONTRIBUTION IN THE 6 FIGURE RANGE. IF THEY WERE TO BE MAJOR CONTRIBUTORS, THEY WOULD WANT A CLEAR WRITTEN AGREEMENT DEFINING THE PRIORITY FOR FACILITY USAGE FOR THEIR GROUP. AS A SIDE NOTE, THERE ARE STATE FUNDS AVAILABLE FOR OUTDOOR LIGHTING. THEY WOULD LIKE TO HEAR MORE ABOUT THE PROJECT.

THE BAINBRIDGE ISLAND PICKLEBALL GROUP IS INTERESTED IN USING THE FIELDHOUSE DURING THE RAINY MONTHS AT REGULARLY SCHEDULED TIMES WHEN A LARGE GROUP CAN PLAY WITH AT LEAST 4 COURTS IN THE MORNINGS AND 1-2 EVENINGS PER WEEK. THEIR COMMUNITY HAS SHOWN WILLINGNESS (AND EVEN EXPECTATION) TO PAY TO PLAY WITH A MECHANISM SUCH AS A PUNCH CARD FOR DROP IN PLAY AROUND SPECIFIC TIMES. WITH THEIR PLANS TO BUILD ADDITIONAL OUTDOOR COURTS AT BATTLE POINT PARK, THEY ARE NOT INTERESTED IN THE OUTDOOR COURT AT SAKAI. THE GROUP HAS SHOWN A REMARKABLE ABILITY TO RAISE FUNDS FOR FACILITIES RECENTLY. THAT CAPACITY IS MOST LIKELY SATURATED FOR NOW, BUT IF FUNDRAISING FOR THE FIELDHOUSE CAME AROUND IN 1-2 YEARS, THE GROUP WOULD MOST LIKELY BE ABLE TO DO SIGNIFICANT FUNDRAISING FOR THE PROJECT. ADDITIONALLY, THEY GATHER DETAILED DATA ON THEIR GROUP’S DEMOGRAPHY AND SERVICE USAGE THAT THEY ARE WILLING TO SHARE AND WILL BE INVALUABLE FOR FUNDRAISING EFFORTS. THEY WOULD LIKE TO HEAR MORE ABOUT THE PROJECT.

BAINBRIDGE COMMUNITY TENNIS ASSOCIATION HAS ABOUT 150 MEMBERS BUT ALSO ADVOCATES FOR TENNIS IN THE LARGER COMMUNITY. THEIR NEED IS FOR AT LEAST 6 COURTS AT A TIME FOR GROUP PLAY AND ARE CONTENT AT THE HIGH SCHOOL COURTS. THEY ARE NOT INTERESTED IN USING THE FIELDHOUSE FOR THEMSELVES, BUT ARE VERY SUPPORTIVE OF THE PROJECT FOR THE TENNIS PROGRAM WITHIN BIMPRD. BCTA

FEELS VERY STRONGLY THAT THE OUTDOOR COURT AT SAKAI PARK BE DEDICATED TO TENNIS SINCE IT WOULD BE THE ONLY COURT AVAILABLE IN THE WINSLOW AREA DURING THE DAY. ADDITIONALLY, THE HIGH SCHOOL C TEAM HAS NO PRACTICE SPACE AND COULD UTILIZE THAT COURT. THEY ARE VERY SUPPORTIVE OF THE PROJECT AND ARE WILLING TO DEDICATE THEIR OWN SAVINGS TO PAY FOR THE COURT. THEY COULD ALSO LEVERAGE SIGNIFICANT FUNDS THROUGH THE USTA, ESPECIALLY IN THE SHORT TERM. THEY WOULD LIKE TO HEAR MORE ABOUT THE PROJECT.

BAINBRIDGE JUNIOR FOOTBALL WOULD UTILIZE THE FIELDHOUSE MINIMALLY, AS A SEASONAL SUPPLEMENT TO REGULAR PLAY AT STRAWBERRY HILL PARK, PERHAPS WITH CAMPS OR CLINICS IN THE WINTER, BUT THE GROUP IS SUPPORTIVE OF THE PROJECT AND WOULD LIKE TO HEAR MORE.

BAINBRIDGE ROLLER HOCKEY IS CONTENT WITH THEIR FACILITY AT BATTLE POINT PARK (ALTHOUGH THEY WISH FOR OVERHEAD COVERINGS), BUT THEY WOULD UTILIZE THE FIELDHOUSE WITH “LEARN TO SKATE” CLINICS OR OTHER SMALLER OFF-SEASON ACTIVITIES. USUALLY, IN-LINE SKATING IS DONE ON CONCRETE, SO RESEARCH WOULD NEED TO BE DONE TO ENSURE THAT ANY SKATING ACTIVITY DOES NOT DAMAGE THE FLOORING. THE ORGANIZATION IS SUPPORTIVE OF THE PROJECT AND WOULD LIKE TO HEAR MORE.

BAINBRIDGE ROOTS BASKETBALL IS INTERESTED IN HEARING MORE ABOUT THE PROJECT.

BAINBRIDGE LACROSSE IS INTERESTED IN HEARING MORE ABOUT THE PROJECT.

IT SHOULD BE NOTED THAT THERE IS INTENSE USE OF BOTH INDOOR AND OUTDOOR SPORTS AND RECREATION FACILITIES ON BAINBRIDGE ISLAND. ALTHOUGH THESE AND OTHER GROUPS HAVE COMPETING NEED FOR SPACE, THE BIMPRD HAS DONE A REMARKABLE JOB OF ALLOCATING SPACE EQUITABLY AND ENSURING THAT ANIMOSITY HAS NOT DEVELOPED BETWEEN COMPETING USER GROUPS. INDEED THERE ARE EXTREMELY FEW FRUSTRATIONS OR COMPLAINTS ON THIS ISSUE. THE ANNUAL FACE-TO-FACE MEETING HAS HELPED IN THIS EFFORT AND BIMPRD’S SUCCESSFUL EXPERIENCE IN THIS AREA PROVIDES EVIDENCE THAT THEY WILL CONTINUE TO DO SO IN THE FUTURE.

NONPROFITS AND SERVICE PROVIDERS

THE NONPROFITS AND SERVICE PROVIDERS OF BAINBRIDGE ISLAND OFFER OUTSTANDING SERVICES TO THE COMMUNITY AND THERE ARE MANY WAYS THAT BIMPRD CAN PARTNER TO EXTEND THEIR RESOURCES TO THE UTMOST AND CREATE THE MOST POSITIVE IMPACT AND WIDESPREAD BENEFIT POSSIBLE. THE COMMUNITY OF ORGANIZATIONS IS VERY SUPPORTIVE OF THE PROJECT AND IS WIDELY VERY INTERESTED IN THE CONVERSATION THE SAKAI PARK PLANNING PROCESS WILL SPARK AND THE OPPORTUNITY TO CREATE INNOVATIVE AND LASTING COORDINATION THROUGHOUT THE COMMUNITY.

THE BAINBRIDGE PARKS FOUNDATION IS A FANTASTIC RESOURCE FOR THE COMMUNITY AND BIMPRD. THE ORGANIZATION WILL BE THE 501C.3 HOME OF THE CAMPAIGN AND IS READY TO WORK WITH BIMPRD IN THE PLANNING AND EXECUTION OF IT. THEY HAVE DEEP KNOWLEDGE OF THE COMMUNITY AND THE PASSION THAT RESIDENTS BRING TO PARKS.

ST. CECELIA CATHOLIC CHURCH AND SCHOOL IS A SUPPORTIVE PARTNER IN THE PROJECT. THEY ARE INTERESTED IN ACCESSING THE FIELD HOUSE FOR PHYSICAL EDUCATION FOR THEIR 100 STUDENTS AND AS A FACILITY FOR THEIR VOLLEYBALL AND BASKETBALL TEAMS CAN PRACTICE AND HOST GAMES. THEY ARE INTERESTED IN THE POND AND OUTDOOR EDUCATION FACILITY FOR SCIENCE CLASSES. LASTLY, THEY ARE INTERESTED IN USING THE FIELDHOUSE FOR PERFORMANCES. NOTABLY, THEY ARE WILLING TO TALK ABOUT SHARING THEIR PARKING WITH SAKAI PARK. ADDITIONALLY, THE PARISH HAS SOME DEDICATED ADVOCATES OF THE PARK AND THEY ARE WILLING TO ASSIST IN OTHER AREAS AS WELL.

THE BAINBRIDGE PUBLIC LIBRARY AND KITSAP REGIONAL LIBRARY ARE SUPPORTIVE OF SAKAI PARK AND VERY INTERESTED IN LEARNING MORE ABOUT HOW THEY CAN WORK TOGETHER WITH BIMPRD ON THE PROJECT. THEY HAVE SOME OVERLAPPING AND COMPLEMENTARY SERVICES AND FACILITIES AND ARE EAGER TO EXPLORE PARTNERSHIP, COLLABORATION AND COORDINATION.

THE BAINBRIDGE ISLAND SENIOR COMMUNITY CENTER IS GENERALLY SUPPORTIVE OF THE PROJECT AND IS COMMITTED AS A SOURCE OF INFORMATION AND CONVERSATION. THERE IS AN OPPORTUNITY TO BEGIN TO ESTABLISH COORDINATION AROUND SENIOR SERVICES AND AGING IN THE COMMUNITY BETWEEN

BISCC AND BIMPRD.

THE BOYS & GIRLS CLUB ON BAINBRIDGE IS PART OF THE BOYS & GIRLS CLUB OF KING COUNTY. THEY OPERATE A DROP IN AFTER SCHOOL AND OUT OF SCHOOL PROGRAM FOR 200 K-8 CHILDREN AT COPPERTOP LOOP. B&G OF KING COUNTY HAS RECENTLY FINISHED A CAPITAL CAMPAIGN OF THEIR OWN AND HAS INTERIM LEADERSHIP AT THIS TIME. THEY ARE OPEN TO HEARING MORE ABOUT SAKAI PARK.

BAINBRIDGE YOUTH SERVICES (MEETING WITH ED TOMORROW, HAD TO PUSH BACK MEETINGS A FEW TIMES, WILL ADD THIS SECTION TOMORROW, BUT THEY ARE SUPPORTIVE)

ARTS & HUMANITIES BAINBRIDGE IS VERY SUPPORTIVE OF THE PROJECT AND WILL BE AVAILABLE TO ASSIST IN ANY WAY, ESPECIALLY IN PUBLIC ART ASPECTS.

BAINBRIDGE ROTARY IS SUPPORTIVE OF THE PROJECT AND INTERESTED IN HEARING MORE.

KIWANIS INTERNATIONAL OF BAINBRIDGE IS INTERESTED IN THE PROJECT AND WOULD LIKE TO HEAR MORE.

BAINBRIDGE ISLAND MUSEUM OF ART IS SUPPORTIVE OF THE PROJECT, ESPECIALLY PUBLIC ART AND PROGRAMMING, AND WOULD LIKE TO HEAR MORE.

BAINBRIDGE ISLAND HISTORICAL MUSEUM IS SUPPORTIVE OF THE PROJECT, ESPECIALLY ASPECTS THAT WOULD ADD HISTORICAL ELEMENTS TO THE PROJECT, AND IS INTERESTED IN HEARING MORE.

GOVERNMENT

ENSURING THE SUPPORT OF GOVERNMENT OFFICIALS WILL BE EXTREMELY IMPORTANT TO THE PROCESS AHEAD. IT IS VITAL THAT BIMPRD KEEP OFFICIALS INFORMED AND UPDATED IN A TIMELY MANNER.

U.S. REPRESENTATIVE DEREK KILMER IS SUPPORTIVE OF THE PROJECT AND SHOULD BE BRIEFED AS IT CONTINUES TO DEVELOP. HIS OFFICE HAS RESOURCES TO IDENTIFY AND SECURE FEDERAL FUNDING THAT HAVE BEEN OFFERED TO BIMPRD.

STATE SENATOR CHRISTINE ROLFES IS READY TO HELP WHEN NEEDED AND IS ESPECIALLY GLAD TO HEAR THAT THE PROJECT IS COMMUNITY DRIVEN. THERE IS GREAT OPPORTUNITY TO ENGAGE HER IN THE PROJECT AND BIMPRD SHOULD DO SO IMMEDIATELY, ESPECIALLY AS SHE IS A BAINBRIDGE ISLAND RESIDENT.

RECOMMENDATIONS

BIMPRD SHOULD PLAN A CAPITAL CAMPAIGN THAT INCLUDES BOTH THE SAKAI PARK AND THE AQUATIC CENTER. ASPECTS OF BOTH PROJECTS CAN BE COMPLETED IN PHASES, SOME CONCURRENTLY PERHAPS, BUT THEY SHOULD COMPOSE AND BE PLANNED AS A SINGLE CAPITAL CAMPAIGN. THE REASON FOR THIS IS THAT IF THEY ARE NOT PART OF A UNITED, HIGHLY COORDINATED EFFORT, THE TWO SEPARATE PROJECTS WOULD INEVITABLY COMPETE FOR THE SAME FUNDING AND BE DETRIMENTOUS TO EACH OTHER.

A GROUP SHOULD BE CONVENED TO CREATE THIS PLAN AND THEY SHOULD CONDUCT A THOROUGH CAPITAL CAMPAIGN FEASIBILITY STUDY AND PLAN TO:

- BRING TOGETHER ALL THE INFORMATION NEEDED,
- ASSESS IF ALL ELEMENTS FOR SUCCESS ARE IN PLACE,
- CONTINUE WORKING WITH THE COMMUNITY,
- COMPLETE A CASE STATEMENT,
- CREATE A FUNDING PLAN,
- DECIDE ON PROJECT PHASES,
- PREPARE FOR FUNDRAISING, AND
- CONVENE AN ADVISORY GROUP.

IT WILL BE POSSIBLE FOR DIFFERENT GROUPS TO ASSIST WITH DIFFERENT PARTS OF THE CAPITAL CAMPAIGN, BUT THEY NEED TO BE COORDINATED CENTRALLY. FOR EXAMPLE, IF A GROUP RAISING FUNDS FOR THE POOL WROTE A \$5,000 GRANT TO A FOUNDATION FOR PLANNING WORK, THAT COULD MAKE A \$500,000 GRANT A GROUP SUPPORTING THE SAKAI PROJECT HAD BEEN WORKING ON INELIGIBLE FOR A YEAR OR MORE. ADDITIONALLY, THE COMMUNITY WILL BECOME FATIGUED IF, FOR EXAMPLE, SEVERAL GROUPS CAME TO THE SAME LOCAL BUSINESS ASKING FOR DONATIONS.

A GROUP OF STAKEHOLDERS AND INTERESTED PARTIES SHOULD BE MAINTAINED AND REGULARLY COMMUNICATED WITH TO KEEP ORGANIZATIONS ENGAGED AND INFORMED IN THE PLANNING

PROCESS IN ADDITION TO THE GENERAL PROCESS OF BEING TRANSPARENT TO THE COMMUNITY. IN ADDITION, THE MOST ESSENTIAL PARTNERS NEED TO BE MADE FAMILIAR WITH EFFORTS FOR THE PROJECT. THESE SHOULD INCLUDE ELECTED OFFICIALS, LOCAL FUNDING SOURCES (MORE ON THEM BELOW), BISD, COBI, AND BI PARKS FOUNDATION. THE GOAL IS TO MAKE THEM FEEL LIKE THEY KNOW WHAT IS GOING ON WITH THE PROJECT, RATHER THAN BIMPRD SUCCESSFULLY RUNNING A TRANSPARENT PROCESS (WHICH IS VERY IMPORTANT AND BIMPRD HAS DONE AN EXEMPLARY JOB OF TO DATE). MANY GROUPS ARE VERY EAGER TO SUPPORT THE PROJECT, BUT THEY WILL NEED TO BE ENGAGED DELIBERATELY AND OVER TIME TO MAXIMIZE THE EFFECTIVENESS OF THEIR SUPPORT.

ONE OF THE MOST COMPELLING CASES FOR SUPPORT FOR A PROJECT IS THAT IT IS UTILIZED AT CAPACITY FOR AS MANY HOURS OF THE DAY AS POSSIBLE, FOR AS MUCH OF THE YEAR AS POSSIBLE, WITH AS MANY DIFFERENT USES, IN AS MANY DIFFERENT FUNDING AREAS AS POSSIBLE. SAKAI PARK HAS THE POTENTIAL TO FULFILL THIS MAXIMUM USAGE. WHILE STILL IN THE DESIGN STAGE OF THE PROCESS, IT IS STILL POSSIBLE TO CONSULT WITH EXPERT ENTITIES IN AREAS OUTSIDE OF BIMPRD’S EXPERTISE TO SEE IF THE MAJOR PURPOSE AND DESIGNS OF THE PROJECT CAN ACCOMMODATE OTHER USES WITHOUT DETRACTING FROM THE PROJECT’S MAIN PURPOSE. THIS CAN STRENGTHEN THE PARK’S EMBEDDEDNESS IN THE COMMUNITY AND THE ABILITY TO SEEK FUNDING.

BIMPRD’S TWO MAIN CLIENT GROUPS ARE CHILDREN/YOUTH AND SENIORS AND THOSE GROUPS ARE ALSO THOSE WITH THE MOST SERVICE PROVIDERS AND NONPROFIT FUNDING. IN PREPARATION FOR SAKAI PARK, IT IS RECOMMENDED THAT BIMPRD ACTIVELY SEEK TO COORDINATE WITH OTHER ORGANIZATIONS AROUND YOUTH AND SENIORS TO PREPARE FOR QUESTIONS ABOUT DUPLICATION OF SERVICES, ADDRESSING UNIQUE NEEDS, AND PARTNERSHIPS WITH OTHER ENTITIES. THERE IS A REAL OPPORTUNITY AS PART OF THE PLANNING AND DEVELOPMENT PROCESS OF SAKAI PARK TO ENGAGE MANY STAKEHOLDERS AROUND THE BROAD SUBJECT OF SENIORS AND YOUTH ON BAINBRIDGE ISLAND INCLUDING TRANSPORTATION, VOLUNTEERISM, AND AFTER SCHOOL ACTIVITIES. NOW IS AN IDEAL TIME TO SUPPORT AND DEVELOP PARTNERSHIPS THAT INCREASE COOPERATION AND COORDINATION BETWEEN NONPROFITS AND AGENCIES.

BIMPRD WILL BE SEEKING TO FUND 8 FIGURES IN CAPITAL PROJECTS EXTERNALLY, WHICH WILL REQUIRE THE ORGANIZATION TO HAVE A DIFFERENT OUTLOOK ON FUNDRAISING. IN ORDER TO BE SUCCESSFUL IN THIS TYPE OF ENDEAVOR, BIMPRD WILL NEED TO SEE ITSELF AS AN ENTITY THAT RAISES MONEY, EVEN IF LOTS OF OTHER ORGANIZATIONS ARE INVOLVED AND THEIR STAFF ISN’T DOING THE FRONT LINE WORK. BIMPRD CAN’T RAISE THESE FUNDS ALONE AND WILL NEED TO MAKE THAT SHIFT IN INTERNAL CULTURE.

IT IS IMPORTANT TO CONCEPTUALLY DEVELOP AND BE ABLE TO ARTICULATE HOW THE COMMUNITY CAMPUS AT SAKAI PARK WILL FUNCTION IN THE COMMUNITY IN ADDITION TO OTHER COMMUNITY CENTERS AND RESOURCES THAT ALREADY EXIST. THE QUESTION IS SEPARATE FROM AN INVENTORY OF ALL OF THE COMMUNITY SPACES ON THE ISLAND AND ASSESSING THE DEMAND FOR THEM OR EVEN DESCRIBING THE DISTRICT’S OWN PROGRAMMING THAT WILL TAKE PLACE THERE (AND THOSE QUESTIONS ARE IMPORTANT ON THEIR OWN). FUNDERS WILL HAVE CONCERN ABOUT DUPLICATION OF SERVICES. BIMPRD WILL NEED TO BE ABLE TO EXPLAIN HOW THE COMMUNITY CAMPUS AT SAKAI PARK WILL BE COMPLEMENTARY TO THE OTHER COMMUNITY CENTERS ON BAINBRIDGE ISLAND, WHICH INCLUDE THE BAINBRIDGE SENIOR COMMUNITY CENTER AT THE SOUTH END OF THE WINSLOW CORRIDOR AND THE BAINBRIDGE PUBLIC LIBRARY, WHICH IS QUITE CLOSE. WORKING CLOSELY WITH THOSE ORGANIZATIONS AND OTHER SERVICE PROVIDERS ON BAINBRIDGE WILL BE THE KEY TO CONSOLIDATING THE COMMUNITY CAMPUS IDENTITY, MAXIMIZING COORDINATION WITH EXISTING SERVICES, AND ESTABLISHING THE UNIQUE ADDED BENEFIT THAT THE COMMUNITY CAMPUS WILL PROVIDE.

BIMPRD HAS SUGGESTED THAT AN OUT OF SCHOOL PROGRAM BE LOCATED AT SAKAI PARK. THIS WOULD ENHANCE THE RANGE OF SERVICES OFFERED AT THE SITE AND BRING IN POTENTIALLY SIGNIFICANT FUNDING SOURCES FOR OUT-OF-SCHOOL EDUCATION. FIRST, THIS PROGRAM SHOULD BE DESCRIBED NOT AS A “CHILD CARE” PROGRAM, BUT AS “BEFORE-AND-AFTER-SCHOOL” OR “OUT-OF-SCHOOL” PROGRAM TO CONFORM WITH THE QUALITY STANDARDS AND DATA- AND BENEFIT-DRIVEN JARGON OF FUNDERS AND REGULATORS. SECOND, IF BIMPRD WOULD LIKE TO SERIOUSLY CONSIDER THIS PROGRAM, RESEARCH INTO THE NEED FOR AN ADDITIONAL PROGRAM IN THE COMMUNITY SHOULD BE GATHERED SO THAT FUNDERS CAN BE CONVINCED

THAT A NEW ONE IS NECESSARY. THE BOYS & GIRLS CLUB ON BAINBRIDGE ISLAND IS WILLING TO SHARE INFORMATION. THIRD, BIMPRD HAS AN EXCELLENT BACKGROUND IN PROVIDING FULL-DAY RECREATIONAL PROGRAMMING FOR SCHOOL-AGED YOUTH AS A FOUNDATION FOR EXTENDING THOSE SERVICES INTO AN AFTER-SCHOOL OR OUT-OF-SCHOOL PROGRAM, BUT SHOULD KNOW THAT THIS FIELD IS HIGHLY COMPETITIVE AND BECOMING MORE DATA-DRIVEN AND OUTCOME-BASED IN AN EFFORT TO INCREASE THE QUALITY OF PROGRAMS. IT IS RECOMMENDED THAT AN EXPLORATORY GROUP BE CONVENED TO ASSESS ISSUES SUCH AS NEED, REGULATIONS, MISSION AND VISION, OUTCOMES AND OBJECTIVES, AND HOW THEY MIGHT AFFECT BIMPRD AND BE INTEGRATED INTO EXISTING ORGANIZATIONAL CULTURE.

WHEN PROJECT PLANS HAVE BEEN DEVELOPED SUFFICIENTLY, PARK DISTRICT LEADERS SHOULD WORK WITH ST. CECELIA’S TO ENTER FORMAL AGREEMENTS REGARDING PARKING AND REAL ESTATE. THE PROCESS SHOULD BEGIN WITH ANSON BROOKS AND FATHER MARK AT THE PARISH LEVEL AND LATER EXTEND TO THE ARCHDIOCESE.

LOCAL FUNDERS WILL BE EXTREMELY IMPORTANT TO THIS CAMPAIGN. BAINBRIDGE ISLAND PARKS FOUNDATION, BAINBRIDGE COMMUNITY FOUNDATION, KITSAP COMMUNITY FOUNDATION, AND BAINBRIDGE ROTARY ARE IMPORTANT INSTITUTIONS IN THIS COMMUNITY. THEY SHOULD BE APPROACHED EARLY TO INFORM THEM OF SAKAI PARK AND TO FIND OUT HOW THEY WILL BE ABLE TO SUPPORT THE PROJECT. THESE RELATIONSHIPS ARE PIVOTAL AND WILL PROVIDE THE BASIS FOR THE CAPITAL CAMPAIGN.

REGIONAL USE OF SAKAI PARK SHOULD BE STUDIED AND QUANTIFIED TO DETERMINE THE POTENTIAL OF FUNDRAISING ON THE REGIONAL LEVEL.

TRANSPORTATION INITIATIVES SHOULD BE SUPPORTED. SAKAI PARK IS WITHIN THE WINSLOW CORE, BUT SENIORS AND CHILDREN MAY WISH TO ACCESS THE PARK WITHOUT THE ABILITY TO NAVIGATE AROUND THE TOWN EASILY. BIMPRD SHOULD WORK WITH OTHER STAKEHOLDERS IN WINSLOW TO SUPPORT ANY POSSIBILITY OF TRANSIT THROUGHOUT THE CORE.

ENCORPORATING ARTS, CULTURE AND HISTORY INTO THE INFRASTRUCTURE AND PLANS OF THE PARK WILL INCREASE THE CAPITAL FUNDING OPPORTUNITIES FOR THE PARK. PARTNERS SHOULD BE BROUGHT IN TO INFORM THE BEST WAY TO DO THIS AND HELP DEFINE AND ARTICULATE THE ARTS, CULTURE AND HISTORY PUBLIC BENEFITS TO THE PROJECT. BAINBRIDGE ISLAND HISTORICAL MUSEUM WOULD BE A GOOD PARTNER TO PURSUE TO INVESTIGATE HOW HISTORICAL ASPECTS COULD BE INCORPORATED INTO THE PLAN. BAINBRIDGE ISLAND MUSEUM OF ART WOULD BE A GOOD PARTNER TO PURSUE REGARDING HOW PUBLIC ART COULD BE INCORPORATED INTO THE PLANS. ARTS & HUMANITIES BAINBRIDGE HAS EXPRESSED DIRECT SUPPORT AND INTEREST FOR THE PROJECT.

ADDITIONALLY, IF PERFORMING ARTS COULD BE A PART OF SAKAI PARK, THIS SHOULD BE INVESTIGATED, PERHAPS WITH BAINBRIDGE PERFORMING ARTS OR OTHER ORGANIZATIONS. ST. CECELIA CATHOLIC SCHOOL IS ALSO INTERESTED IN USING THE PARK FOR PERFORMING ARTS.

GRANT FUNDING SOURCES

THERE ARE MANY ENTITIES THAT MAY SUPPORT SAKAI PARK WITH GRANT FUNDS. THIS IS A LIST TO START WITH, INCLUDING ONLY THE BRIEFEST DESCRIPTIONS.

PRIVATE FOUNDATIONS

SEATTLE FOUNDATION, SHOULD BE APPROACHED ONCE THE FUNDAMENTALS OF THE CAMPAIGN HAVE BEEN LAID OUT FOR FEASIBILITY.

BEN B. CHENEY FOUNDATION, THIS FOUNDATION FOCUSES GRANT-MAKING IN PIERCE COUNTY, BUT THEY HAVE SUPPORTED PROJECTS IN KITSAP COUNTY AND THE REGIONAL IMPACT OF THE FIELDHOUSE WOULD MAKE A CASE FOR SUPPORT. IT WOULD TAKE TIME TO FAMILIARIZE THE FOUNDATION WITH THE IMPORTANT IMPACTS OF THE PROJECT.

THE NORCLIFFE FOUNDATION, A GREAT FIT FOR THE PROJECT, WITH THE POTENTIAL FOR A LARGE GRANT OR MULTIPLE GRANTS (2 YEARS IN BETWEEN).

BILL AND MELINDA GATES FOUNDATION, POTENTIAL TO FUND UNDER THEIR WASHINGTON PROGRAM, POTENTIALLY SUPPORTING OUT-OF-SCHOOL CAPACITY OF THE PROJECT.

U.S. BANK FOUNDATION COULD SUPPORT A CAPITAL CAMPAIGN, BUT WOULD REQUIRE EXTENSIVE WORK TO BRING A US BANK EMPLOYEE INTO THE CAMPAIGN. THE PLAY PROGRAM WOULD BE APPROPRIATE.

MJ MURDOCK CHARITABLE TRUST, STRATEGIC PROJECTS CAPITAL PROGRAM WOULD BE APPROPRIATE FOR A CAPITAL CAMPAIGN.

KEYBANK FOUNDATION, NEIGHBORS: SAFE AND STABLE COMMUNITIES PROGRAM, SIGNIFICANT WORK WOULD NEED TO BE DONE TO BRING A KEY BANK EMPLOYEE INTO THE CAMPAIGN FOR SUPPORT.

JOSHUA GREEN FOUNDATION FUNDS CAPITAL PROJECTS IN THE SEATTLE AND KING COUNTY AREA FOR PRIVATE EDUCATION, SOCIAL SERVICE, AND ARTS. PARTS OF THE SAKAI PROJECT COULD FIT INTO THESE GUIDELINES, AND IF A FAMILY MEMBER COULD BE BROUGHT INTO THE CAMPAIGN, THE CASE WOULD BE STRENGTHENED.

GARNEAU-NICON FAMILY FOUNDATION FUNDS CAPITAL PROJECTS IN THE PUGET SOUND REGION AND WOULD BE AN APPROPRIATE GRANT SOURCE.

PUGET SOUND ENERGY FOUNDATION OFFERS GRANTS FOR COMMUNITY SAFETY AND EMERGENCY PREPAREDNESS AND A CAPITAL GRANT TO FUND ASPECTS OF THE PROJECT THAT SUPPORT THESE NEEDS WOULD BE APPROPRIATE.

NORMAN ARCHIBALD CHARITABLE FOUNDATION, A SMALL CAPITAL GRANT WOULD BE APPROPRIATE.

MICROSOFT CORPORATION CONTRIBUTIONS PROGRAM, COULD BE A CAMPAIGN FUNDER FOR THE TECHNOLOGICAL ASPECTS OF THE PROJECT. WOULD REQUIRE GETTING A MICROSOFT EMPLOYEE(S) INVOLVED IN THE CAMPAIGN.

GARY E. MILGARD FAMILY FOUNDATION COULD PROVIDE CAPITAL FUNDS, ESPECIALLY FOR YOUTH-CENTERED PARTS OF THE PROJECT.

FIRST FEDERAL COMMUNITY FOUNDATION, COULD PROVIDE CONTRIBUTION TO CAPITAL CAMPAIGN, ESPECIALLY AROUND SENIORS. WOULD REQUIRE WORKING WITH BRANCH MANAGER.

PAUL G. ALLEN FAMILY FOUNDATION, WITH WORK TO APPROACH THE FOUNDATION, COULD PROVIDE CAPITAL FUNDS IN COMMUNITIES PROGRAM.

THE NAMES FAMILY FOUNDATION WOULD BE AN APPROPRIATE SOURCE OF CAPITAL FUNDS FOR THE PROJECT.

BANK OF AMERICA FOUNDATION COULD BE A SOURCE OF CAPITAL FUNDING UNDER COMMUNITY DEVELOPMENT. SOMEONE FROM THE LOCAL BRANCH SHOULD BE BROUGHT INTO THE CAMPAIGN.

LIBERTY MUTUAL FOUNDATION COULD BE A GRANT SOURCE UNDER THEIR EDUCATION PROGRAM. AN EMPLOYEE WOULD NEED TO BE BROUGHT INTO THE CAMPAIGN.

THE SUNDERLAND FOUNDATION WOULD BE A GOOD SOURCE OF CAPITAL FUNDS.

MOCCASIN LAKE FOUNDATION, CAPITAL FUNDS.

D. V. AND IDA J. MCEACHERN CHARITABLE TRUST WOULD BE A POSSIBLE SOURCE OF CAPITAL FUNDS AROUND YOUTH DEVELOPMENT.

WASHINGTON STATE FUNDING

THERE ARE VARIOUS FUNDING MECHANISMS AVAILABLE FROM THE STATE FOR SAKAI PARK AND SOME OF THEM ARE LISTED BELOW. STATE SENATOR CHRISTINE ROLFES BELIEVES THE PARK WILL BE ELIGIBLE FOR MILLIONS OF DOLLARS IN STATE FUNDING AND IS WILLING TO HELP IDENTIFY AND SECURE FUNDS WITH BIMPRD. SENATOR ROLFES’S OFFICE SHOULD BE INVOLVED IN SUPPORTING ALL EFFORTS TO SECURE STATE FUNDING.

PLEASE ALSO NOTE THAT MOST STATE FUNDING SOURCES FUNCTION AS REIMBURSEMENTS WITH VERY SPECIFIC TIMELINES AND PLANNING REQUIREMENTS AND THEREFORE REQUIRE ADVANCED PREPARATION. STATE FUNDS USUALLY HAVE MATCHING FUND REQUIREMENTS. ADDITIONALLY, MOST STATE-FUNDED CAPITAL PROJECTS REQUIRE HIGHER LEVELS OF EFFICIENCY THAN GENERAL BUILDING CODES AND MOST NEWLY CONSTRUCTED FACILITIES WILL BE REQUIRED TO BE CERTIFIED LEED SILVER. THEY ALSO USUALLY REQUIRE CONSTRUCTION TO USE PREVAILING WAGE.

WASHINGTON STATE RECREATION AND CONSERVATION OFFICE WASHINGTON WILDLIFE AND RECREATION PROGRAM SPECIFIC PLANNING IS REQUIRED. LOCAL PARKS DEVELOPMENT PROJECTS HAVE A CAP OF \$500,000, BUT TRAILS AND NATURAL AREAS PROJECTS HAVE NO CAP.

YOUTH ATHLETICS FACILITY PROGRAM
THIS PROGRAM CAN COVER OUTDOOR FACILITIES ONLY, BUT CAN INCLUDE ADJACENT PARKING, AND OTHER ITEMS AS WELL AS ARCHITECTURE AND ENGINEERING COSTS. THE CAP IS \$350,000.

LAND AND WATER CONSERVATION FUND
WOULD FUND OUTDOOR RECREATION AREAS INCLUDING PARKS, TRAILS AND NATURE AREAS. THE FUNDS COME FROM US CONGRESS AND EACH STATE CAN SUBMIT 2 PROPOSALS PER CYCLE TO COMPETE FOR FUNDING. CAP IS \$500,000. EXTENSIVE PLANNING IS REQUIRED.

DEPARTMENT OF COMMERCE
BUILDING FOR COMMUNITIES FUND
REQUIRES ELIGIBILITY AS A “DISTRESSED COMMUNITY” AND THE CRITERIA CHANGES EVERY CYCLE. THIS IS A COMPETITIVE PROCESS FOR COMMUNITY AND SOCIAL SERVICE CENTERS THAT CAN PAY FOR 25% OF A PROJECT.

YOUTH RECREATIONAL FACILITIES PROGRAM
COMPETITIVE PROCESS THAT CAN PAY FOR UP TO 25% OF A PROJECT FOR YOUTH RECREATIONAL FACILITIES OR A MAXIMUM OF \$1.2 MILLION.

WASHINGTON STATE HISTORICAL SOCIETY
HERITAGE CAPITAL PROJECTS
COMPETITIVE GRANTS PROCESS THAT CAN PAY FOR 33.3% OR A MAXIMUM OF \$1 MILLION FOR HISTORIC PRESERVATION OR HISTORIC INTERPRETATION CAPITAL PROJECTS.

FEDERAL FUNDING

THERE ARE MANY AGENCIES AND PROGRAMS THAT COULD BE UTILIZED IN THIS PROJECT. THE PATH TO IDENTIFYING THESE AND SECURING THEM IS WITH THE HELP OF REPRESENTATIVE DEREK KILMER AND HIS OFFICE. REP. KILMER HAS EXTENDED HIS ENTHUSIASTIC WILLINGNESS TO SUPPORT SAKAI PARK THROUGH FEDERAL FUNDING ASSISTANCE AS WELL AS ACTS OF SUPPORT INCLUDING PERSONAL ATTENDANCE AT EVENTS AND STATEMENTS OF SUPPORT TO THIRD PARTIES.

<ul style="list-style-type: none"> • CONCEPT PLAN REPORT COMPLETED, DECEMBER 2017 	<ul style="list-style-type: none"> • SCHEMATIC DESIGN REPORT COMPLETED, JUNE 2019 • SITE DESIGN • LANDSCAPE DESIGN • STORMWATER MANAGEMENT • ARCHITECTURAL DESIGN • PRE-DESIGN REVIEW WITH COBI • COST ESTIMATE 	<ul style="list-style-type: none"> • DESIGN DEVELOPMENT 2019/2020 • SITE DESIGN • LANDSCAPE DESIGN • CIVIL DESIGN • STORMWATER MANAGEMENT • ARCHITECTURAL DESIGN • STRUCTURAL ENGINEERING • MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING • FIRE PROTECTION CONSULTANT • COBI REVIEW <ul style="list-style-type: none"> • PRE-APPLICATION REVIEW • LAND USE REVIEW • COST ESTIMATE <ul style="list-style-type: none"> • TOTAL PROJECT COST ESTIMATE 	<ul style="list-style-type: none"> • SECURE FUNDING 2019/2023 • FINAL FUNDING “ASKS” • OUT FOR BOND • PRIVATE FUNDING 	<ul style="list-style-type: none"> • CONSTRUCTION DOCS. AND PERMITTING PHASING 2021-? • PHASE 1- “THE BIG CHUNK” <ul style="list-style-type: none"> • SITE DEVELOPMENT • UTILITY WORK • PICNIC SHELTERS • FIELD HOUSE • PHASE2- “THE SMALLER CHUNK” <ul style="list-style-type: none"> • MULTI-PURPOSE BUILDING • RESTROOM • MULTI-GENERATIONAL ANALOG BUILDING • MULTI-GENERATIONAL DIGITAL BUILDING • BIMPRD OFFICES • PHASE3- “THE LAST BIT” <ul style="list-style-type: none"> • SAKAI RESIDENCE • OUTDOOR CENTER 	<ul style="list-style-type: none"> • REQUEST FOR BIDS • REQUEST FOR BIDS- CONSTRUCTION MANAGEMENT AND CONSTRUCTION • REVIEW AND SELECTION • BEGIN CONSTRUCTION
CURRENT PROGRESS	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	FUNDING	CONSTRUCTION DOCS. & PERMITTING	BID AND CONSTRUCTION

•CONSTRUCTION COST, 2019 DOLLARS		
•SITE WORK		\$4,322,251
•MULTI-PURPOSE BUILDING		\$1,555,261
•MULTI-GENERATIONAL ANALOG BUILDING		\$693,611
•MULTI-GENERATIONAL DIGITAL BUILDING		\$873,952
•OUTDOOR CENTER		\$2,726,083
•BIMPRD OFFICES		\$3,200,778
•FIELD HOUSE		\$22,201,627
•RESTROOM BUILDING		\$351,608
•PICNIC SHELTERS		
SUB-TOTAL PROJECT CONSTRUCTION COST		\$35,925,169
•SOFT COST, 2019 DOLLARS		
•TOTAL PROJECT PERCENTAGE RANGE BASED ON CONSTRUCTION COST	40%	46%
SUB-TOTAL PROJECT CONSTRUCTION COST	\$14,370,067	\$16,525,577
TOTAL PROJECT COST RANGE, 2019 DOLLARS	\$50,295,236	\$52,450,746