

## **CHAPTER 6 LAND & FACILITY DEMAND & GAPS (DRAFT)**

To determine the extent of land and/or facility gaps in the Bainbridge Island community, park, recreation, and open space land and facility demands have been estimated in this plan by using several methods including: 1) Levels-of-service (LOS) measurements related to population, 2) Participation and questionnaire/survey methodologies.

### **Population Ratios & Levels of Service**

The demand for park, recreation, and open space land can be estimated using a ratio of a required land/facility to a standard unit of population. This method is relatively simple to compute and can be compared with national or local park, recreation, and open space measurements.

The most widely used park land and facility ratios have been formulated by the National Recreation & Park Association (NRPA) using standards that have been developed over time by major parks, recreation, and open space departments across the country. These national trends provide a guide for local communities when developing their own standards. This comprehensive plan calculates facility and park land classifications for the Park District as well as other public agencies and non-profits that share the mission of parks and recreation.

In this level of service (LOS) method, park and facility requirements use a ratio of 1000 persons per land or facility type to determine the needed supply of existing and future park, recreation, and open space land and facilities.

For example, the existing supply of beach trails in a jurisdiction of 10,000 persons may be 20 miles (i.e. an existing level-of-service (ELOS) standard of 2 miles per 1,000 persons). The public may however demonstrate a preference for more trails in this category and indicate a desire for adding an additional 10 miles to the existing inventory. This proposed increase would become the new standard in this category and increase the overall supply of beach trails to from 20 miles to 30 miles. The proposed level-of-service (PLOS) standard would now be 3 miles per 1000 persons instead of 2 miles per 1000 persons.

In addition, the level-of-service can also be affected by other factors, an example being a public commitment to set aside land for the purpose of preserving sensitive areas such as wetlands and riparian corridors, or amenities such as scenic viewpoints and trailheads/corridors.

In some instances, there are no comparable national or state definitions, so LOS ratios have been calculated in this plan for activities specific to the Bainbridge Island community.

The level of-services for BIMPRD land/facilities is defined in this chapter and illustrated in Chapters 4 & 5 of this plan.

**Note:** In 2011, the WA State Recreation & Conservation Office (RCO) assessed its reliance on the LOS method and evaluated geographic based and other methodologies. It concluded that while these other methodologies may be of value to some communities, the LOS method continues to be useful in evaluating needs for communities. Today this information is still important in showing gaps in service areas or populations.

### **Participation & Survey Methods**

To augment the LOS method used for this plan, several public meetings were held in the community with public input also provided through online survey and forum. (For results, refer to the appendices).

The additional input provided through these participation methods helped to define the LOS specific to the Bainbridge Island community. The LOS method on its own does not account for unique age, social or interest characteristics that affect park, recreation, and open space activity/preferences within a specific community. Nor can the LOS method compensate for unique climatic or environmental features that cause seasonal or geographical variations in park land.

However, participation/survey methods by themselves are insufficient if not combined with other methods of determining need such as the LOS framework. The participation/survey method helps determine local public opinion, whereas the LOS method serves to meet quantitative requirements.

**LOS REFERENCE INFORMATION**

The following pages outline the existing and proposed levels of service for each park land and facility classification.

To understand the tables that follow, the following important reference information is provided:

- \*\* Existing Supply: Ratio is expressed per 1,000 residents on BI based on the 2020 census estimated population of 25,377. (WA State Office of Budget & Management)
- BIMPRD Banbridge Island Metropolitan Park & Recreation District
- All Protect Land: Refers to all protected land on Bainbridge Island (as identified in the Chapter 4 inventory). This includes Park District parkland as well as other public, non-profit, and private land that is consistent with the Park District’s mission statement and has been set aside for a specific use and cannot be converted to private use.
- \* Recom’d Add: The population of Bainbridge Island is projected to increase to 33,611 by 2040.(WA State Office of Budget & Management). Recommended additions are defined as the increased acreage the Park District would need to acquire in order to maintain the Park District’s current ratio while adjusting for population increases and current trends.

**LAND REQUIREMENTS**

**Total Park Lands**

RCO does not have a standard for park, recreation, and open space land. According to NRPA standards, a park, recreation, and open space system should provide approximately 34.45 acres of all types of parkland per every 1,000 persons in the population.

	Standards		Existing Supply**		Recom’d Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Acres of park land	874.24	n/a	1,533.00	2,839.50	497.44
Ratio per 1,000**	34.45	n/a	60.41	111.89	14.80

By comparison, the Park District owns 1,533.00 acres of parkland or about 60.41 acres per every 1,000 island residents including extensive natural area holdings. Public and private agencies combined (including BIMPRD and COBI, BISD, BILT, IslandWood, the Bloedel Reserve, and other public and private organizations) own 2,839.50 acres or about 111.89 acres per 1,000 residents.

In general, all these agencies and organizations combined provide a significant amount of protected land for park, recreation, and open space interests within the urban growth area to satisfy most local and significant regional interests.

However, although significant, the present allocation is not balanced between different types of park, recreation, and open space land requirements, particularly within and adjacent to the developing urban areas of the island as well as in protecting sensitive and threatened natural areas. Select acquisitions of additional parkland as described in following pages, may provide another 497.44 acres of parkland to maintain the present ratio of 60.41 acres per 1,000 residents by the year 2040. The resulting standard should be sufficient to provide for local needs and to conserve important regional attributes on the island.

**Natural Areas**

Preservation of open space or natural areas are designed to protect and manage a natural and/or cultural feature, environment or facility - such as a wetland or unique habitat, a natural landmark or a unique cultural setting. By definition, natural areas are defined as a landscape with a characteristically local environmental setting providing outdoor recreation, such as viewing and studying nature, wildlife habitat, and conservation.

Open space or natural areas should be located to encompass diverse or unique natural resources, such as lakes, streams, natural saltwater shoreline, marshes, flora, fauna, and topography. Recreational use may be a secondary, non-intrusive part of the property, such as an interpretative trail, viewpoint, exhibit signage, picnic area or other feature.

According to NRPA, a suitable standard for natural areas is about 10.00 acres per every 1,000 residents. In practice, however, there are no minimum or maximum standards concerning natural areas. A site should provide whatever is necessary to protect the resource.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Acres of park land	253.77	n/a	1,332.76	2,344.00	432.49
Ratio per 1,000	10.0	n/a	52.52	92.37	12.87

The Park District presently provides 1,332.76 acres of open space and natural areas or approximately 52.52 acres per 1,000 island residents. Public and private agencies combined provide 2,344.0 acres or 92.37 acres per 1,000 residents.

These relatively high ratios include Manzanita Park, Battle Point Park, Grand Forest, Meigs Park, Ted Olson Nature Preserve, Gazzam Lake, and extensive holdings of BILT among others. These extensive landholdings, however, do not entirely protect the sensitive and threatened wildlife habitat and forest land preservation objectives of the island. This is particularly true for the conservation of wooded riparian corridors along stream/creek drainage areas and shoreline properties that provide high quality habitat for threatened or endangered species.

Consequently, the present supply (ELOS standard) should be increased to maintain the current level of service by another 432.49 acres in order to set aside natural areas along critical hillside, wetland, significant shorelines and stream corridors on the island, especially if portions of these landholdings are in jeopardy of development or in order to provide public access for proposed trail corridors.

**Recreational Shoreline**

Recreational shoreline parks are a type of park providing more active shoreline use defined within areas of a natural or a groomed landscape setting for outdoor recreation, such as picnicking, boating, fishing, swimming, camping, and local park trail uses. The site may also include accessory outdoor park activities, such as play areas, playgrounds, open grassy play fields or dog parks as long as these areas support and do not contradict the primary outdoor recreational park function providing shoreline access. The site should be contiguous to natural resources including natural area designation park lands, if possible.

According to NRPA, a suitable standard for recreational shoreline is about 16.50 acres per every 1,000 residents. In practice, however, there are no minimum or maximum standards concerning this classification. A site should provide whatever is necessary to protect the resource.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Acres of park land	418.72	n/a	79.13	95.80	25.74
Ratio per 1,000	16.50	n/a	3.12	3.78	.77

The Park District presently provides 3.12 acres of recreational shoreline park per 1,000 residents. All agencies combined total provide island resident with 3.78 acres per 1,000 island residents.

This relatively low ratio, however, does not account for the natural area lands that are also used for picnicking, water access, and passive shoreline activities including portions of Pritchard Park, Battle Point Park and Gazzam Lake, among others.

The natural area land acquisitions described in the preceding section include sites that are proposed to be used for picnicking, waterfront access, and passive shoreline activities. The increase in additional shoreline park lands in this paragraph do not need to significantly increase if the balance of proposed natural areas also provide additional shoreline access.

**Recreational Trails**

Recreational trails are primarily off-road, soft surface trails that are limited to non-motorized use and intended primarily for enjoyment and education. Recreational trails include: 1) Trails through natural areas, 2) Trail corridors within parks, 3) Trails that connect parks to parks, 4) Trails that connect neighborhoods to parks, especially where a walking route provides closer access than via existing roads, 5) Trails that connect parks to the shoreline, 6) Trails that connect parks to points of interest, 7) Trails that connect parks to public spaces, 8) Trails that connect parks to transportation corridors. Recreational trails may also include water trails.

The Park District is responsible for the planning, development, operation, and maintenance of recreational trails. The City of Bainbridge Island (COBI) is responsible for planning, development, operation and maintenance of transportation routes primarily intended to facilitate travel, such as roadway bike and walking lanes.

In general, recreational trails will be developed for multiple uses, such as hiking, bicycling, and equestrians. According to NRPA, a suitable standard for recreational park trails is about 1.0 mile of multi-use trails per 1,000 residents.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Miles of recreational trails	25.38	n/a	38.45	50.9	12.64
Ratio per 1,000	1.0	n/a	1.52	2.0	.38

BIMPRD presently provides 1.52 miles of recreational trails per 1000 island residents, while public and private organizations combined provide a total of 50.9 miles of recreational trails per 1000 island residents.

The current level-of-service represents a surplus over the NRPA standard and trail additions have maintained this level of service since 2014. The District will seek to maintain this higher level of service due to the extremely high value placed on recreational trails by the community as evidenced in multiple public surveys and community meetings.

Based on this rationale, the Park District will seek to maintain the LOS for the total of all recreational trails to 2.0 miles per 1000 island residents with the recommended level of service for the District to be 1.52 miles per 1000 island residents. Additional miles should be developed to create more connectivity between parks, as well as links to transportation and other recreational corridors within the community.

The Park District will need to continue working with other public and private agencies to achieve these standards and ensure that multi-jurisdictional trail to trail and road to trail connections are well coordinated and cost-effective.

**Athletic Facilities & Playgrounds**

Athletic facilities and playgrounds are designed for intense recreational activities like field and court games, playground apparatus areas, picnicking, etc. A suitable athletic facility and playground site should be capable of sustaining intense recreational development. The site should be easily accessible to the using population and ideally linked to the surrounding area by walking and biking trails and paths. Athletic facilities and playgrounds may be included within or jointly developed in association with an elementary, middle or high school facility.

The desired service area for an athletic facility or playground complex depends on the competitive quality to which the facility is developed and the resident using population that the site is intended to serve. Regionally oriented athletic sites may include 3 or more recreational high quality soccer, baseball or softball fields serving organized leagues drawn from surrounding communities or areas, such as the approximate service area for a high school. Fields may be overlaid for different sports.

Local (community or neighborhood) oriented athletic facilities and playgrounds may consist primarily of a playground and a grassy play area, possibly including 1 or more practice or non-regulation athletic fields. Local athletic facilities and playgrounds serve residents of an immediately surrounding residential area from a quarter to half-mile radius, the service area for an elementary school.

According to NRPA, a suitable standard for athletic fields and playgrounds is 3.10 acres per 1,000 residents.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Acres of park land	78.67	n/a	104.11	208.9	33.78
Ratio per 1,000	3.10	n/a	4.10	8.23	1.01

The Park District presently provides 4.10 acres per 1,000 island residents of athletic facilities and playgrounds. Public and private agencies combined provide 8.23 acres per 1,000 residents. The total supply of athletic facilities and playground land on the island is significant and includes school district fields which are being developed and operated to support competition games and practices.

However, the existing sites are not distributed in the northeast portion of the island that serves residents of these neighborhoods. Nor are all existing fields developed and improved with irrigation, drainage, synthetic turf, lighting, and other features to maximize field capacities.

Consequently, 33.78 acres of additional property should be acquired to provide playgrounds, picnicking facilities, some recreational courts in the Rolling Bay district, and as itemized in the facility section improve the capacity of fields at existing park sites. Special consideration for expected density in the planning areas of Rolling Bay, Island Center, Lynwood Center and Winslow should include land set aside for these purposes and is a particular priority consistent with the "Greening of Winslow" report.

**Indoor Facilities & Community Centers**

Indoor recreation community centers and pools are facilities providing swimming pools, physical conditioning, gymnasiums, arts and crafts, classrooms, meeting rooms, kitchen facilities, and other spaces to support public recreation programs for school-age children, teens, senior, and other resident populations. For the purposes of this plan, recreation centers and pools are defined to include all city, school-owned, non-profit, and private facilities that are available for public use and consistent with Park District mission statement.

The desired service area for a recreation center/pool depends on the extent of the recreational program services to be offered in the facility and the building's potential size and location. Community recreation centers may include swimming pools, gymnasiums and sport courts along with public classroom and meeting facilities, a teen center, senior center and a daycare facility. A community recreation center typically will provide at least 7,500 square feet of indoor building space.

A community recreation center may be jointly sited with an athletic park, playground, or in association with a library, civic center or other public meeting facility. Community recreation centers may be jointly

shared with school districts or as a part of other city/county building complexes that serve a city or larger surrounding community area.

Local indoor facilities may consist primarily of a single facility use such as a classroom or gymnasium complex that is less than 7,500 square feet in area and/or be sited as a lone building oriented to a single user group such as teens or seniors. Local indoor facilities may serve residents of an immediately surrounding residential area from a quarter to half-mile radius - which is the approximate service area for an elementary school.

There are no NRPA standards for recreation centers or other indoor facilities.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Acres of park land	n/a	n/a	7.94	19.40	2.58
Ratio per 1,000	n/a	n/a	.31	.76	.08

The Park District presently provides 0.31 acres per 1,000 island residents consisting primarily of the Aquatics Center, Seabold, Island Center Hall and the historic Fort Ward Bakery Building. Public and private agencies combined provide 0.76 acres of indoor facilities per 1,000 island residents. Included in this category are elementary, middle, and high schools.

Future plans should continue to explore moving forward with 1) developing a consolidated all-age recreation and community recreation center facility in the Winslow urban area at Sakai Park in accordance with adopted concept plan; 2) replacing the aging Ray Williamson Pool at the Bainbridge Aquatic Center with one of three options provided in conceptual plans, and subject to BISD expansion of lease.

### **Special Purpose Facilities**

Special use facilities are single-purpose recreational activities such as zoos, golf courses, arenas, and gun and archery ranges. Special use facilities may also include areas that preserve, maintain, and interpret buildings, sites, and other objects of historical or cultural significance such as historical landmarks. Special use areas may also include public plazas, squares or common public areas in or near commercial centers or public buildings.

There are no standards concerning the development of special use facilities, since demand is defined by opportunity more than a ratio standard. Nor are there minimum or maximum facility or site sizes, since size is a function of the facility rather than a separately established design standard.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Acres of park land	n/a	n/a	6.82	168.60	2.21
Ratio per 1,000	n/a	n/a	0.27	6.64	.07

The Park District presently provides 6.82 acres per 1,000 island residents consisting of the WSDOT site at SR 305/Rotary Centennial Park, the Waypoint, and portions of Sakai Park. Public and private agencies combined provide 168.60 per 1,000. This includes private golf courses.

Other than civic activities and requirements, user fees and other special interest population revenues generally determine the demand for these facilities. Therefore, any increase in the land to be provided for these facilities will be determined by market conditions or strategic opportunities.

## **Support Facilities**

Support facilities include administrative office space, indoor meeting rooms, shop and equipment maintenance yards, plant nurseries, and other service buildings and sites necessary to service the park system.

There are no standards concerning the development of support use facilities, since demand is defined by functional operating requirements more than a ratio standard.

	<b>Standards</b>		<b>Existing Supply**</b>		<b>Recom'd Add*</b>
	NRPA	RCO	BIMPRD	All Protect Land	
Acres of park land	n/a	n/a	2.72	n/a	.88
Ratio per 1,000	n/a	n/a	0..11	n/a	0.03

The Park District provides park support facilities such as the administrative offices at Strawberry Hill Park, the park service facilities at Battle Point Park, and the storage barn at Meigs Park. These facilities and sites are included in the larger Park District property holdings. This plan does not account for the support facilities of other public or private agencies on the island.

The current facility at Strawberry Hill Park is not sufficient for the Park District's overcrowded administrative offices. The Park District's administrative office space should be increased or combined with any community recreation center proposed for Sakai Park.

Future plans should continue to explore moving forward with developing a consolidated all-age recreation and community recreation center facility which could include administration offices at Sakai Park in accordance with adopted concept plan;

## **FACILITY REQUIREMENTS**

### **Waterfront Access**

There is no behavioral data with which the participation model can project waterfront access requirements, meaning beach access for swimming purposes. NRPA does not have a standard for waterfront access.

	<b>Standards</b>		<b>Existing Supply**</b>		<b>Recom'd Add*</b>
	NRPA	RCO	BIMPRD	All Protect Land	
Waterfront (freshwater sites)	n/a	n/a	4.0	5.0	1.3
Ratio per 1,000	n/a	n/a	.16	.20	.04
Waterfront (saltwater sites)	n/a	n/a	17.0	30.0	5.52
Ratio per 1,000	Na	Na	.67	1.18	.16

The Park District and COBI provide unsupervised saltwater access sites for swimming, scuba diving, fishing and hand-carry boat launch at such beaches as Pritchard Park, Blakely Harbor Park and Waterfront Park that are not provided lifeguards or other supervisory services. Unsupervised scuba diving sites are also located around the island in the District's parks. The only substantial bodies of freshwater in District parks include Gazzam Lake, Nute's Pond and the pond(s) at Battle Point Park and Sakai Park. They are not suitable for swimming or most water related activities.

The present supply of sites and road-ends for saltwater access should be increased and sites should be improved to allow adequate access for beachcombing, fishing, informal swimming activities, hand-carry boat launch, picnicking, and trail access facilities detailed in the following facility sections to meet future population growth requirements and off set increasing demands from island residents and off island populations.

## **Boating**

There are no participation model standards for boat launch ramps, floating platforms or docks, and boat moorage slips. NRPA does not have a standard for boating facilities.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Boat ramp sites	n/a	n/a	1.0	2.0	.32
Ratio per 1,000	n/a	n/a	0.04	0.08	.01
Moorage sites	n/a	n/a	1.0	5.0	.32
Ratio per 1,000	n/a	n/a	0.04	0.20	.01

The Park District presently provides a ratio of 0.04 saltwater launch ramps and 0.04 transient moorage slips per 1,000 island residents. Public agencies combined provide a ratio of 0.08 saltwater launch ramps and 0.20 transient moorage sites per 1,000 island residents.

These facilities are used on a regional basis by populations who reside on and off-island (often by tourists during special events) and who sometimes use them on a regular basis due to a lack of similar access opportunities and facilities in the surrounding region.

These saltwater launch ramps and transient moorage sites are not sufficient to meet population growth and additional demands imposed by off-island visitors. Since the existing Park District and COBI water access sites have limited opportunity for expanded boating facilities, market and revenue based solutions should be explored as possible avenues for expanding boater access including a small craft center.

## **Picnic Shelters**

NRPA does not have a standard for picnic facilities.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Picnic shelters (ea)	n/a	n/a	11.0	11.0	3.57
Ratio per 1,000	n/a	n/a	0.43	0.43	.11

The Park District provides 0.43 shelters per 1,000 residents.

In general, the Park District does not provide a sufficient number of shelters to meet the requirements for local residents in a distributed pattern across the island, nor an adequate supply for off-island park users who frequently use shelters in some of the island's largest and most popular parks.

Consequently, approximately three additional picnic shelters should be provided to meet future population growth, distribute facilities across the island, accommodate group facility user needs, and offset resident and off-island tourist demands.

## **On-Road Bicycle Routes**

The present supply should be expanded in accordance with COBI's adopted Non-motorized Transportation Plan to include more miles of shoulders or in-lane designations along major commuting roadways to school and community facilities, business areas and employment centers for local residents, and along scenic routes to increase access and improve safety for local residents and tourists. This is the responsibility of COBI.

Refer to appendix for COBI, Non-Motorized Transportation Plan.



### **Off Leash Dog Parks**

There are no participation model standards for off-leash dog parks. These are new and unique recreational phenomena with no established standards.

	Standards			Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land		
Dog park (ea)	n/a	n/a	2.0	2.0	2.0	
Ratio per 1,000	n/a	n/a	0.08	0.08	.02	

The Park District currently provides 0.08 acres of designated off-leash dog parks per 1,000 island residents. No other public or private agency provides dog parks on the island.

Off-leash dog parks are unique facilities reserved exclusively for dog exercise, training, and social interaction. There is increasing public sentiment for more off leash dog areas.

Consequently, another 2 off-leash dog areas including amenities/informational kiosks should be added to the park system to accommodate future increases in population and animals. The use should be separate from other park activity areas. Maintenance and stewardship standards including education and enforcement will continue to be developed by staff to enhance park user experience and ensure healthy parks. Once a total of 4.0 dog parks has been achieved, the Park District should maintain this ratio.

### **Playgrounds**

NRPA does not have a standard for playgrounds.

	Standards			Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land		
Playgrounds (ea)	n/a	13.45	11.0	20.0	3.57	
Ratio per 1,000	n/a	0.53	0.43	0.79	.11	

The Park District presently provides a ratio of 0.43 playgrounds per 1,000 island residents. All public and private agencies combined provide a ratio of 0.79 playgrounds per 1,000 residents not including open grassy play areas.

Public and private agency facilities combined provide a significant inventory to provide for playground activities assuming most users are local residents. However, the present supply is not adequate to meet future population growth requirements, nor is the inventory evenly distributed to provide equal access to all island neighborhood areas, such as Rolling Bay, Island Center, and Winslow.

Additional playgrounds should be added to the park system to provide future populations with access to this activity across the island, especially within the developing neighborhoods of Winslow and other neighborhood centers.

### **Skateboard Facilities**

There are no participation model standards for skateboard facilities including courts and skate furniture.

	Standards			Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land		
Skateboard courts (ea)	n/a	n/a	1.0	1.0	.32	
Ratio per 1,000	n/a	n/a	0.04	0.04	.01	

The Park District currently provides 0.04 skateboard courts per 1,000 island residents at a single location at Strawberry Hill Park. No other public or private agencies on the island provide skateboard courts or fixtures including practice ramps, rails, furniture and other equipment.

The demand for these facilities should increase to meet the needs of younger age residents and include a street skate park. Ideally these sites or skate fixtures would be located adjacent to areas where skateboarders are now using unauthorized public and private properties for this activity.

**Outdoor Basketball Courts**

NRPA recommends a standard of 0.30 courts per 1,000 residents.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Basketball courts (ea)	7.61	2.28	3.0	10.0	.97
Ratio per 1,000	0.30	0.09	0.12	0.39	.03

The Park District presently provides a ratio of 0.12 courts in parks per 1,000 island residents. Public and private agencies combined provide a ratio of 0.39 courts per 1,000 residents.

These facilities are distributed at parks and school sites within established neighborhoods, but not across the island. Additional basketball courts may be needed to maintain the status quo service.

**Outdoor Volleyball Courts**

There is no behavioral data with which the participation model can project volleyball requirements. NRPA recommends 0.20 courts of all types per every 1,000 residents.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Volleyball courts sand (ea)	5.08	n/a	2.0	2.0	.65
Ratio per 1,000	0.20	n/a	.08	.08	.02

The Park District currently provides a ratio of 0.08 sand volleyball facilities per 1,000 island residents. Expanded volleyball courts may be needed to maintain the status quo service.

These facilities should be located in multipurpose parks along with picnic shelters and other group activities that are used by a large volume of on and off-island residents and tourists for casual pick-up group play.

**Tennis Courts**

NRPA recommends a ratio of 0.50 outdoor courts per 1,000 residents.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Tennis courts in/outdoor (ea)	12.69	5.58	4.0	19.0	1.30
Ratio per 1,000	0.50	0.22	0.16	0.75	.04

The Park District currently provides a ratio of 0.22 outdoor tennis courts per 1,000 Island residents. Public and private agencies combined provide a ratio of 0.75 indoor/outdoor tennis courts per 1,000 residents.

In general, existing facilities do not quite meet tennis court needs nor public input preferences for new tennis court facilities. Several additional courts should be added central to school or park locations to meet existing and future population growth requirements on the island.

**Pickleball Courts**

There are currently no NRPA or WA State RCO standards for pickleball.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Pickleball courts in/outdr (ea)	n/a	n/a	6.0	6.0	1.95
Ratio per 1,000	n/a	n/a	0.24	.24	

The Park District is providing 6 pickleball courts for the community at Battle Point Park, and in doing so is creating a new standard that indicates a level of service for pickleball of .24 pickleball courts per 1000 island residents.

Growing interest in pickleball indicates additional pickleball courts will be needed in the future.

**Soccer/Lacrosse/Football Fields**

NRPA recommends a ratio of 2.54 fields per 1,000 residents.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Soccer fields yth (ea)	n/a	n/a	4.0	10.0	1.30
Ratio per 1,000	n/a	n/a	0.16	0.39	.04
Soccer fields adult (ea)	2.54	7.36	3.0	5.0	.97
Ratio per 1,000	0.10	0.29	0.12	0.20	.03

The Park District currently provides a ratio of 0.16 youth and 0.12 adult regulation or 0.28 total fields per 1,000 island residents. Public and private agencies combined provide a ratio of 0.39 youth and 0.20 adult regulation or 0.59 total fields per 1,000 residents.

Additional soccer fields (with possible lacrosse or football overlay) may be needed to maintain the status quo service, however use of the existing supply could be extended with field improvements.

**Baseball/Softball Fields**

Participation model projections indicate public agencies should be providing a ratio of 0.49 baseball and softball fields of all types (adult, Little League regulation, and practice) per every 1,000 residents. NRPA recommends a ratio of 0.40 fields per 1,000 residents.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Baseball/softball yth (ea)	n/a	n/a	8.0	14.0	2.6
Ratio per 1,000	n/a	n/a	0.32	.55	.08
Baseball/softball adult (ea)	10.15	12.43	3.0	5.0	.97
Ratio per 1,000	0.40	0.49	0.12	0.20	.03

The Park District currently provides a ratio of 0.32 for youth (200 ft & under outfield), 0.12 for youth/adult (250-300 ft + outfield) fields per 1,000 residents. Public and private agencies combined provide a ratio of 0.55 youth and 0.20 youth/adult fields per 1,000 residents.

To maintain the current ratios, approximately 2.6 additional youth fields and .97 adult fields should be added.

## Swimming Pools

Participation model projections indicate public agencies should be providing a ratio of 541.0 square feet of swimming pool area per every 1,000 residents declining to 503.0 square feet as the population ages into 2035. NRPA recommends a standard of 0.05 swimming pool facility (facility not sq footage) per 1,000 residents.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Indoor/outdoor pool (sq ft)	1.15	11581	9,400	16,335	*See below
Ratio per 1,000	n/a	n/a	370.41	643.69	*See below

The Park District currently provide 370.41 square feet of indoor swimming pool facilities per 1,000 residents. Public and private agencies combined provide 643.69 square feet of indoor/outdoor swimming pool facilities per 1,000 residents.

The Park District's Aquatic Center is used for instructions, athletic competitions, and family swim activities by island residents and students of BISD.

\*Future plans should continue to explore moving forward with replacing the aging Ray Williamson Pool at the Bainbridge Aquatic Center with one of three pool options provided in conceptual plans, and subject to BISD expansion of lease.

## Indoor Recreation Centers

NRPA does not have a recreation center standard.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Gymnasium (sq ft)	n/a	n/a	2500	70,000	*See below
Ratio per 1,000	n/a	n/a	98.51	2,758.40	*See below

The Park District currently provides a ratio of 98.51 square feet of gymnasium and gymnastics facilities in small converted buildings at Battle Point and Strawberry Hill Parks per 1,000 island residents. Public and private agencies combined provide a ratio of 2,758.4 square feet of gymnasium and gymnastics space per 1,000 residents.

\*Future plans should continue to explore moving forward with developing a consolidated all-age recreation and community recreation center facility at Sakai Park in accordance with adopted concept plan.

## Indoor Community Centers

There are no comparable participation model data with which to project demand for public indoor community center facilities. NRPA does not have a community center standard.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Arts/crafts/mtg/auditorium (sq ft)	n/a	n/a	20,500	51,760	*see below
Ratio per 1,000	n/a	n/a	807.82	2,039.0	*see below

The Park District currently provides a ratio of 807.82 square feet of arts/crafts and small meeting rooms (but no large meeting or auditorium facilities) per 1,000 island residents. Public and private agencies combined provide a ratio of square feet of arts/crafts, large meeting rooms, and auditorium per 1,000 residents including the Bainbridge Performing Cultural Arts Center, the BARN community center, the performing arts center at BISD, and meeting spaces in other public, non-profit and private facilities.

The inventory includes some community organization facilities like the Sportsman Club, Grange, American Legion, IslandWood, Bloedel Preserve, and others, but not church, motel, restaurant, and other public and private facilities available for this use.

\*Future plans should continue to explore moving forward with developing a consolidated all-age recreation and community recreation center facility at Sakai Park in accordance with adopted concept plan.

**Teen and Senior Centers**

NRPA does not have a community center standard.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Teen center (sq ft)	n/a	n/a	1258.0	1258.0	*see below
Ratio per 1,000	n/a	n/a	49.58	49.58	*see below
WPCC senior cntr (sq ft)	n/a	n/a	n/a	4,800	n/a
Ratio per 1,000	n/a	n/a	n/a	208.47	n/a

The Park District currently provides space for a teen center at its aquatic center. The Teen Center has a ratio of 49.58 square feet of teen center space per 1,000 island residents.

WPCC is a senior or adult community center in Waterfront Park (COBI ownership) that is operated independently of the Park District.

\*Future space for teens should be included in the community center at Sakai Park per adopted concept plan.

**Support Facilities**

There are no participation model standards with which to project support administrative offices, equipment and shop maintenance yards, plant nurseries or park restroom requirements. NRPA does not have a standard for park supporting facilities.

	Standards		Existing Supply**		Recom'd Add*
	NRPA	RCO	BIMPRD	All Protect Land	
Administrative (sq. ft)	n/a	n/a	2200	n/a	2000
Ratio per 1,000	n/a	n/a	86.69	n/a	38.08
Maintenance (sq ft)			4,800	n/a	2500.0
Ratio per 1,000	n/a	n/a	189.15	n/a	73.80
Restroom fixtures			48.0	n/a	30
Ratio per 1,000	n/a	n/a	1.89	n/a	.89

The Park District presently provides a ratio of 86.69 square feet of administrative offices, 189.15 square feet of maintenance shop/yard, and 1.89 restroom fixtures or portables per 1,000 island residents.

Existing maintenance facilities are insufficient to meet foreseeable needs.

Another 30 restroom fixtures should be added to major parks to meet the needs of local residents and tourist users.

Future plans should continue to explore moving forward with developing a consolidated all-age recreation and community recreation center facility that could include administrative offices at Sakai Park in accordance with adopted concept plan.