

AGENDA

Bainbridge Island Metropolitan Park & Recreation District Regular Board Meeting 6:00 pm Thursday – April 6, 2023

Bainbridge Island Recreation Center
11700 Meadowmeer Circle NE
Bainbridge Is, WA 98110
206-842-5661

10. CALL TO ORDER

- 10.1** Roll Call
- 10.2** Adjustments to the Agenda
- 10.3** Conflict of Interest Disclosure
- 10.4** Mission Statement: The mission of the Bainbridge Island Metropolitan Park & Recreation District is to build a healthy community through effective, sustainable stewardship of the District's parks and open space, and through the development and delivery of innovative cultural and recreation opportunities.

20. PUBLIC COMMENTS — On topics not itemized elsewhere on the agenda. (Public comments regarding General Business agenda items will be taken during the agenda item.)

30. BOARD CONSENT

- 30.1** Minutes: Regular Board Meeting of March 16, 2023
- 30.2** Financial: Approval of vouchers and payroll.

40. GENERAL BUSINESS

- 40.1** Introduction of Senior Planner Matt Keough
Action: Information only. Hamlin (5 min)
- 40.2** Second Look at Strawberry Hill Park Concept Plan
Action: Information only. Hamlin (20 min)
- 40.3** Temporary Construction Easement Agreement with City of Bainbridge Island at Sakai Park
Action: Motion to approve. Hamlin (10 min)
- 40.4** Resolution 2023-04: Amended 2023 Capital Improvement Fund Budget
Action: Motion to approve. Swenson (15 min)

50. STAFF REPORT

60. UPCOMING MEETINGS

04/20/23	Regular Board Meeting	6 pm	Bainbridge Island Recreation Center
05/04/23	Regular Board Meeting	6 pm	Bainbridge Island Recreation Center
05/18/23	Regular Board Meeting	6 pm	Bainbridge Island Recreation Center
06/01/23	Regular Board Meeting	6 pm	Bainbridge Island Recreation Center
06/15/23	Regular Board Meeting	6 pm	Bainbridge Island Recreation Center

70. BOARD MEMBER REMARKS

80. ADJOURNMENT

90. ADJOURN TO EXECUTIVE SESSION IF NEEDED

- 100. EXECUTIVE SESSION
- 110. RECONVENE TO REGULAR SESSION
- 120. ADJOURNMENT

Board Committees

Governance
 Capital Facilities
 Program
 Budget & Finance
 Personnel
 Ad Hoc Committee: Forest Management
 Ad Hoc Committee: Sakai Site Planning

2023 Board Representatives

Kinney/Swolgaard
 Kinney/Janow
 Janow/DeWitt
 Goodlin/Janow
 DeWitt/Kinney
 Swolgaard/DeWitt
 Goodlin/Swolgaard

Board Liaisons

Park District Committees:
 Trails Advisory Committee
 Dog Advisory Committee

Goodlin/DeWitt
 Kinney/Janow

Community/Public Agencies:
 Bainbridge Island Parks & Trails Foundation
 Intergovernmental Work Group (IGWG)
 Bainbridge Island School District
 City of Bainbridge Island

Goodlin/Janow
 Kinney/Swolgaard
 Goodlin/Kinney
 DeWitt/Janow

**BAINBRIDGE ISLAND METROPOLITAN PARK & RECREATION DISTRICT
REGULAR BOARD MEETING March 16, 2023
BAINBRIDGE ISLAND RECREATION CENTER**

CALL TO ORDER: A quorum being present, the meeting was called to order at 6:00 pm by Chair Kinney.

BOARD MEMBERS PRESENT: Ken DeWitt, Dawn Janow, Jay Kinney, Tom Swolgaard.

MISSION STATEMENT: Chair Kinney read the Park District’s mission statement: The mission of the Bainbridge Island Metropolitan Park & Recreation District is to build a healthy community through effective, sustainable stewardship of the District’s parks and open space, and through the development and delivery of innovative cultural and recreation opportunities.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Adam Hunt said that he has made a public records request regarding Sakai Park because he is seeking to understand the status of the Sakai Park planning process which seems to have been abandoned.

Commissioner Kinney said that in April of 2019 a capital cost summary was issued for the Sakai Park concept plan. The total cost for all the buildings was 35 million dollars, 22 million dollars of which was for the field house, site work was 4.3 million dollars. The Park District’s budget is done in the fall and there is about 1.1 million dollars allocated for capital improvement projects each year. Development at Sakai Park has not been addressed because a bond would need to be passed to fund it. Before a bond can be passed design development needs to be concluded and construction documents and permitting need to be addressed. In the fall of 2019, the board was working on the comprehensive plan and a commissioner resigned and had to be replaced in February of 2020. March 5, 2020 was the first board discussion regarding the COVID-19 pandemic, which put a stop to many projects. The opportunity to purchase the Bainbridge Island Recreation Center came up in 2021 which spoke to a lot of the needs addressed by the Sakai Park concept plan. Since then, the board has not really looked at building anything at Sakai Park. Commissioner Kinney thanked Adam Hunt for bringing the issue forward again.

Adam Hunt said he is happy to continue the dialogue and thinks that both demand and support for a bond may be being underestimated. There is already a concept plan and years of public input, and he does not want to disregard all the work that has already been done.

BOARD CONSENT

APPROVAL OF MINUTES:

Upon hearing there were no corrections to the minutes of the March 2, 2023 regular board meeting, Chair Kinney stated the minutes stand approved as submitted.

APPROVAL OF PAYMENTS: MSC: Janow/Swolgaard: I have reviewed the following vouchers, warrants and electronic payments and move that they be approved for payment.

Batch Date	Fund Number & Name	Warrant Numbers	Total Batch Amt	Pre-Approved
03/06/23	001 General Fund 310 Land Acquisition Fund	25020-25067	157,755.72	03/06/23
03/15/23	001 General Fund 300 Capital Improvement Fund	25068-25163	126,056.95	03/15/23

GENERAL BUSINESS

CITY OF BAINBRIDGE ISLAND SOUND TO OLYMPICS TRAIL UPDATE: Park Services Division Director Dan Hamlin introduced City of Bainbridge Island City Engineer Peter Corelis. Peter Corelis said there will be about seven miles of the Sound to Olympics trail on Bainbridge Island, one mile of which has been completed. The consultant firm Parametrix is working on the planning level/conceptual alignments from Madison Avenue to Agate Pass and a 20% design from the Sakai Park connector to Madison Avenue. The planning study approach is to continue where the Sustainable Transportation Plan left off. The conceptual alignments are broken up into segments by characteristics and geography. The scope for Parametrix is to develop two alignments. Challenges along the corridor include critical areas, slopes, fish barrier culverts, right-of-way easements, vegetation, and roadside buffers. Opportunities include cross island trail connectivity, transit stops, Washington State Department of Transportation projects, park lands, and attention to creating a park like experience away from highway noise. An evaluation matrix was created with categories including feasibility, user experience, environmental impacts, capital costs, maintenance, accessibility, destination, visual aesthetics, trees, critical areas, and cultural resources. As an example of alignment options, there is an area near Hidden Cove where a side road could be utilized rather than the STO following the highway. Regarding the 20% design between Sakai Park and Madison Avenue, two routes through Sakai Park have been identified and preliminary layouts on both the west and east sides of the pond have been developed. The full inventory of constraints and opportunities is still pending for further analysis. There is a high sensitivity to vegetation that is going to be disturbed and critical areas. There will be a public engagement event on March 29 to familiarize the public with the process and to identify the values and priorities of the community. An application was submitted February 28 in conjunction with other agencies on the peninsula for Puget Sound to Pacific RAISE grant project funds.

Commissioner DeWitt said the route around the west side of the Sakai Park pond goes onto property that the Sakai family owns and asked if there has been any communication yet with the Sakai family. Peter Corelis said there has not yet been communication with the Sakai family. Commissioner Janow asked if the existing trail on the west side of the pond would be changed and enlarged or if there would be an additional trail. Peter Corelis said that option would take advantage of the existing trail. Commissioner Swolgaard said there was concern about opening the park to the highway by taking trees down on the east side of the pond. Commissioner Kinney said the trees are also a noise barrier. Dan Hamlin noted the alignment on the east side of the pond is not the original alignment that was looked at and said it is laid out to preserve as many trees as possible. Commissioner Janow asked what the next steps are. Peter Corelis said public feedback will help craft future efforts and noted that COBI staff is still waiting for the full constraints and opportunities analysis. Commissioner DeWitt asked about the status of the STO along Meigs Park. Peter Corelis said that the Murden Creek bridge was planned to accommodate the STO on the west side of the highway. He understands there is quite a bit of land between that bridge and Koura Road that is owned by the Park District and progressing that design to 100% is part of the RAISE grant that has been applied for.

FORT WARD PLAYGROUND UPDATE: Park Services Division Director Dan Hamlin said the project agreement with the Bainbridge Island Parks & Trails Foundation is for the formation of a committee to work on fundraising and development for the Fort Ward playground project on the Fort Ward Parade Grounds. **MSC: Janow/Swolgaard: Motion to approve the project agreement between Bainbridge Island Parks & Trails Foundation and the Park District regarding the Fort Ward playground.** Commissioner DeWitt asked where staff is in the playground permitting process. Dan Hamlin said staff has developed a site plan and is preparing to submit the permit soon.

GRAND FOREST PARKING PLAN UPDATE: Park Services Division Director Dan Hamlin said before the site plan is turned in with the permit application staff wants to make sure the board understands the project. There are 11-13 trees which will have to be removed, some of the trees are substantial and will require the permitting process for tree removal. There is the possibility to piggyback this project with another tree removal project to take advantage of trading the material for at least the cost of labor if not for revenue. Dan Hamlin said a critical areas report done for the recent bathroom installation

adjacent to the parking lot is being updated and amended after communication with the City of Bainbridge Island regarding the wetland buffer delineation. The parking lot project is about 280 feet from the edge of the wetland and the most stringent buffer is 150 feet. Storm water management will have to be reviewed. Application materials will be submitted to COBI soon so that this project can be completed this year. Commissioner Janow asked how many parking spaces will be gained in the parking lot. Dan Hamlin said there will be 12 additional parking spots in the parking lot. Commissioner DeWitt asked about the extent of the wetland delineation that has to be done. Dan Hamlin said while it was in the project description, staff needed to add a line to the map marking the delineation. Commissioner Swolgaard noted that parking spots would be lost along the road south of the current parking lot and asked what the net gain is. Dan Hamlin said the net gain is eight parking spots, but the parking lot will be safer and aligned better. Commissioner DeWitt asked if the parking lot needs to be expanded again in the future if there is room for that. Dan Hamlin said yes, the grade will allow for further expansion.

UPDATE ON CITY OF BAINBRIDGE ISLAND EMERGENCY HUB AGREEMENT: Park Services Division Director Dan Hamlin said Park Services Superintendent David Harry has been doing a phenomenal job working on this agreement with the City of Bainbridge Island. David Harry said staff from both agencies have been working on this agreement for several years. Hubs provide limited gap filling emergency services during a disaster. There are 13 hubs on the island, six of which are on Park District property. Park District facilities are vital to the emergency response on the island. The Hidden Cove Park dock is a particularly important asset during a disaster as it is the newest and best dock facility on the Kitsap County side of the island. Kitsap County will be relied on for support during a disaster. In an emergency there is a land use agreement and if a hub is activated negotiated rates are activated at standard FEMA rates. Commissioner DeWitt said he did not know there were showers available at Battle Point Park. David Harry said that when the domestic water system and the irrigation system were replumbed from the water tower he plumbed in access points in the tower so that the water tower water can either be chlorinated for drinking water or used for showers. There are portable shower units in the hub storage area at Battle Point Park. He said he has been doing emergency preparedness and response since 1982 and of all the communities he has ever seen Bainbridge Island is the most prepared. Commissioner Janow said the attention to detail is amazing and it is an invaluable resource.

Commissioner Kinney asked who drafted section 3 in the agreement regarding indemnification and limitation of liability. Staff said Park District Attorney Hayes Gori and COBI staff drafted the agreement. Commissioner Kinney said he has been practicing workers compensation law for 39 years. He asked that why item 3C regarding a specific and expressed waiver of workers compensation immunity is included be clarified before the agreement is signed. Commissioner Swolgaard asked if there is an agreement for labor and equipment in an emergency. David Harry said once an emergency number is assigned to an event, anyone who is assigned to the incident becomes an incident employee and their salary is reimbursed by the incident. **MSC: Janow/DeWitt: Motion to approve the interlocal agreement between the City of Bainbridge Island and the Park District for disaster response support with the provision that item 3C is looked at by Park District Attorney Hayes Gori, Executive Director Terry Lande, and Commissioner Kinney.**

RESOLUTION 2023-03: HONORING PERRY BARRETT: MSC: DeWitt/Swolgaard: Move to approve resolution 2023-03. Commissioner DeWitt read resolution 2023-03 aloud. Commissioner Janow thanked Senior Planner Perry Barrett for all he has done and said he will be missed. Commissioner Swolgaard said he remembers when he first attended a Trails Advisory Committee meeting with Perry Barrett and how much fun it was and noted Perry Barrett's enthusiasm. He thanked Perry Barrett for his friendship. Commissioner DeWitt said he remembers the first Trails Advisory Committee meeting that Perry Barrett attended in 1994 and noted that Perry Barrett brought brownies and other treats. Commissioner Kinney said the whole community owes Perry Barrett a great debt. Not only has he been a joy to work with, but his efforts have advanced Park District priorities, and a lot of things could not have been done without his efforts and skill. Perry Barrett said the

board members provide spokes to a wheel that moves everyone in the same direction and the synergistic effort has been amazing.

STAFF REPORT

Recreation Division: Recreation Division Director Mark Benishek said that All-Day Explorer Camp for spring break is full. The most recent pottery sale generated \$730 in revenue. Aquatic Program Administrator Megan Pleli has resigned, her last day with the Park District will be April 8. There are four lifeguard candidates enrolled in an upcoming lifeguard class. In two weeks, the Aquatic Center is hosting the American Red Cross for their instructor training academy. Aquatic Program Manager Marjorie LeMaster will be finishing her certification for training lifeguards. Recreation Superintendent Bryan Garoutte said tomorrow is teen night at Bainbridge Island Recreation Center. There are 89 kids and 64 tiny tots signed up for winter soccer. The summer recreation catalog will be viewable online March 31 and summer registration will start Saturday, April 29 at 9:30 am.

Administrative Division: Administrative Division Director Amy Swenson said the online application and onboarding system is going live soon.

Park Services Division: Park Services Division Director Dan Hamlin said that the Bainbridge Island Parks & Trails Foundation has been working on a trail easement with Bloedel Reserve. BIPTF Executive Director Mary Meier said one of the Bloedel Reserve's conditions was community engagement and there was overwhelming positive support from the public. The board did not express any reservations concerning the future acceptance of the trail which would connect West Port Madison Road to Dolphin Drive. Commissioner DeWitt said this proposal was on one of the early Trails Advisory Committee plans in 1994 and that sometimes it takes a long time and the right people to get things moving. Dan Hamlin said the BIPTF has done a yeoman's effort for the community. Dan Hamlin said the hazardous trees at Hidden Cove Park, which were identified by two different arborists, have been taken down. Some of the wood is being milled and some is being used for split rail fencing. Executive Director Terry Lande said the Hidden Cove Park neighbors were notified of the tree removal. The trees that were removed were topped 40 years ago which caused them to grow multiple tops, once they were felled the arborist confirmed there was rot in all of them. Dan Hamlin said the new stage truck has arrived and is being prepared for service. Park Services Superintendent David Harry said staff has a permit for the Gazzam Lake Nature Preserve restroom, and he is working on the logistics for installation. Senior Planner Perry Barrett said the public comment period for Strawberry Hill Park has begun. Negotiations continue with the McKeon property owners for a boundary line adjustment to be purchased at appraised value. The Waterfront Park dock extension permit is with the Corps of Engineers and a determination of non-significance has been issued.

BOARD MEMBER REMARKS:

- Commissioner DeWitt attended the recent Trails Advisory Committee meeting.
- Commissioner Janow attended the recent Dog Advisory Committee meeting.
- Commissioner Janow said the Environmental Conference at Islandwood is March 25.
- Commissioner Kinney said the pickleball community is using the multipurpose tennis courts at Battle Point Park quite a bit. The tennis community has been asking for two tennis courts at Sakai Park since about 2018. He is now in favor of two tennis courts being built at Sakai Park. He thinks staff should investigate the possibility of building two tennis courts at Sakai Park including doing outreach with the community and those involved in the Sakai Park planning process. Commissioner DeWitt said it is good timing because there has been talk about reactivating the planning for Sakai Park. Commissioner Janow said she agrees but said there needs to be a comprehensive look at the park before a parcel is committed and that community engagement is important.

MEETING ADJOURNED at 7:48 pm.

Helen M. Stone
Terry M. Lande
BAINBRIDGE ISLAND METROPOLITAN
PARK & RECREATION DISTRICT

BY: _____
Jay C. Kinney

BY: _____
John Thomas Swolgaard

BY: _____
Dawn Janow

BY: _____
Kenneth R. DeWitt

ATTEST: _____
Tom Goodlin

DRAFT



STRAWBERRY HILL CONCEPTUAL PLAN - DRAFT



THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE. PARKING COUNT TO BE DETERMINED BY PARKING STUDY CURRENTLY IN PROGRESS. MARCH 3, 2023



Northwest Division – Washington

111 Main Street, Suite 105
Edmonds, WA. 98020
Office: 425-673-5559
Toll Free: 1-866-673-5559
Fax: 425-673-5579

March 7, 2023

Bainbridge Island Metropolitan Park and Recreation District
7666 NE High School Rd
BAINBRIDGE ISLAND, WA 98110

Offer Letter

Project Title: Madison Ave Nonmotorized Improvements (SR 305 to Winslow Wy)
Federal Aid No: TBD
Tax Parcel No: 23250230902003
Property Address: Vacant Land

Dear to whom it may concern:

The City of Bainbridge Island (Agency) plans to proceed with the above-titled public project. There will be improvements to the Madison Avenue sidewalks, located between Wyatt Way and High School Rd. The project provides for reconstruction and widening of sidewalks on the east side of Madison Avenue including ADA accessible ramps, as well as the retrofit of sidewalks on the west side for ADA compliance. Design elements include concrete curb and gutter, sidewalks, pedestrian ramps, driveway ramps, planter strips, landscaping, storm water structures and other related work. The purpose of this letter is to notify you of the following:

- The Agency’s interest in acquiring your property and/or property rights for this project.
- The Agency’s determination of just compensation for your property and/or property rights.
- The basic protections afforded to you by law.

As outlined below, the Agency has established an amount it believes is just compensation based on the market value estimated for your property. The Agency’s offer is as follows:

Temporary Easement:	7,765 SF	\$20,276
Total Amount (Rounded)		\$20,300

This administrative offer is based upon market research, which is used when the property rights being acquired have compensation of less than \$25,000. Accordingly, an appraisal has not been completed on this property. You have the right to request that the Agency

appraise your property. If you feel an appraisal is necessary, the Agency will have one prepared.

If a mutually agreeable settlement is not reached, the Agency, acting in the public interest, will use its right of eminent domain to acquire property and/or real property rights for public use. In conformity with the Washington State Constitution and laws, the Agency's legal counsel will file a condemnation suit to obtain a "Court Order of Public Use and Necessity", and a trial will be arranged to determine the just compensation to be paid for the property. This action is taken to ensure your rights as an individual property owner are protected. If a condemnation action is filed, you should consider consulting with an attorney to ensure that you receive appropriate representation.

You may wish to employ professional services to evaluate the Agency's offer. If you do so, we suggest that you employ well-qualified evaluators so that the resulting evaluation report will be useful to you in deciding whether to accept the Agency's offer. The Agency will reimburse up to \$750.00 of your evaluation costs upon submission of the bills or paid receipts.

The Internal Revenue Service (IRS) requires that the Agency obtain your correct taxpayer identification number (TIN) or social security number (SSN) to report income paid to you as a result of this real estate transaction.

Payment for your property and/or real property rights will be made available to you as soon as reasonably possible after acceptance of the Agency's offer, provided that there are no delays in closing the transaction. The date on which payment is made available to you is called the "payment date". On that date, the Agency becomes the owner of the property and/or real property rights purchased and responsible for its control and management.

If you have personal property presently located on the property being acquired by the Agency that needs to be moved, the Agency will reimburse you for the cost of moving it through the Relocation Assistance program.

Enclosed please find the following:

- Transportation Needs and You Brochure (explaining the Right of Way acquisition process).
- A plan sheet showing the property rights needing to be acquired.
- A copy of the valuation of your property.
- The necessary legal documents for the transferring of the property or property rights.
- W-9 per IRS requirements.

This letter has been sent to provide a concise statement of the Agency's offer and a summary of your rights. Please feel free to direct any questions you may have to the undersigned. Thank you for your time and consideration.

Sincerely,



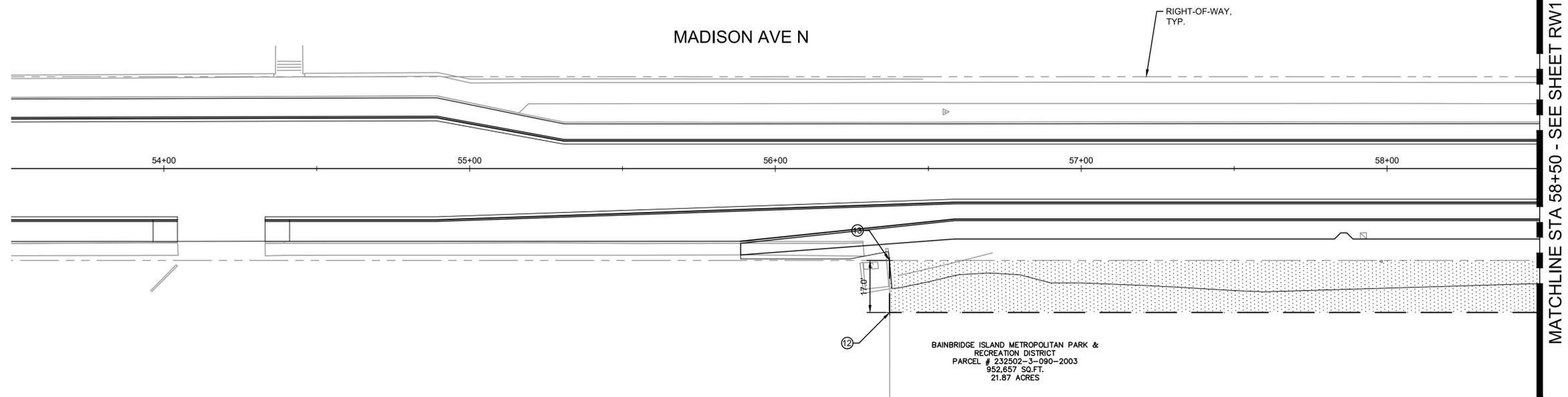
Anthony J. MacDonald
Sr. Acquisition Agent
Mobile: 253-202-4232
amacdonald@ufsrw.com

Enclosures

Acknowledgment of receipt of Offer Letter

Signature: _____ Date: _____

Signature above does not mean acceptance or rejection of offer.



NOTES

- SEE CL1 FOR ALIGNMENT INFORMATION.
- ALL DIMENSIONS ARE IN FEET, UNLESS OTHERWISE NOTED.

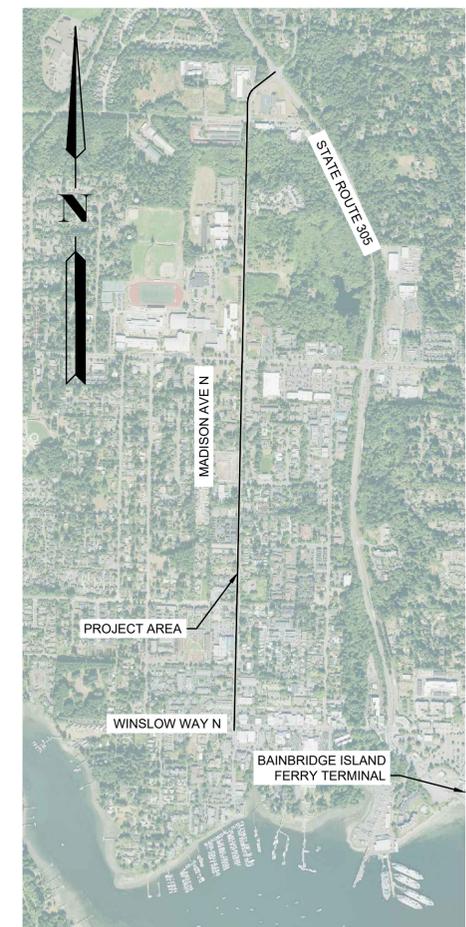
LEGEND

- TEMPORARY CONSTRUCTION EASEMENT AREA
- EXISTING RIGHT-OF-WAY
- TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE
- EXISTING EASEMENT LINE

OWNERSHIPS					
PARCEL NO.	NAME	TOTAL AREA	R/W	REMAINDER	TCE
232502-3-090-2003	BAINBRIDGE ISLAND METROPOLITAN PARK & RECREATION DISTRICT	952,657	0	952,657	7765

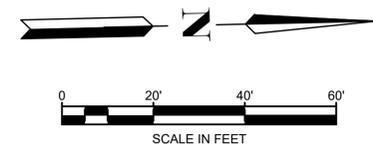
ALL AREAS ARE SHOWN IN SQUARE FEET UNLESS OTHERWISE NOTED

R/W POINT TABLE		
POINT	STA	OFFSET
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13	56+37.34	30.00'RT



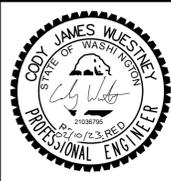
VICINITY MAP
NTS

100% DESIGN SUBMISSION



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WASHINGTON, LICENSE NO. 21036795 EXPIRATION DATE: 02/10/2025



REUSE OF DOCUMENTS					
ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.					
DSGN	CJW				
DR	CJW				
CHK	DD				
APVD	DD	NO.	DATE	REVISION	BY APVD

TOOLE DESIGN

720 3RD AVENUE, SUITE 2020,
SEATTLE, WA 98104
PHONE: 206.297.1601
FAX: 301.927.2800
www.tooledesign.com

MADISON AVENUE
NONMOTORIZED
IMPROVEMENTS (SR 305
TO WINSLOW WY)
CITY OF BAINBRIDGE ISLAND

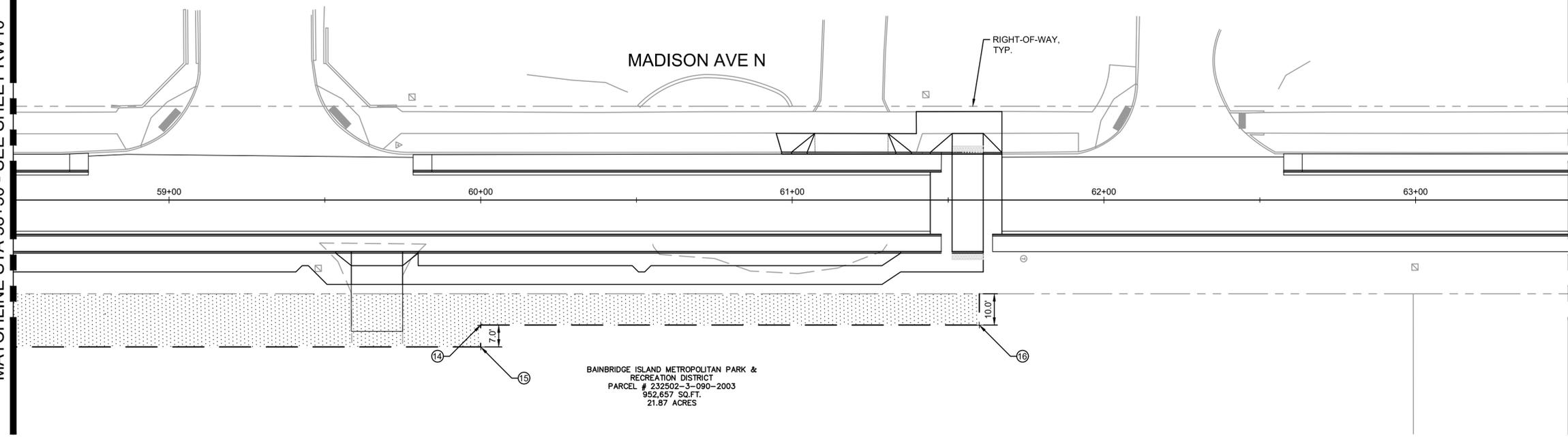
CIVIL

RIGHT-OF-WAY PLAN

PROJECT NO.	70178
DATE	02.15.2023
DRAWING NO.	RW10
SHEET NO.	11 OF 116

MATCHLINE STA 58+50 - SEE SHEET RW10

MATCHLINE STA 63+50 - SEE SHEET RW12



BAINBRIDGE ISLAND METROPOLITAN PARK & RECREATION DISTRICT
 PARCEL # 232502-3-090-2003
 952,657 SQ.FT.
 21.87 ACRES

NOTES

- SEE CL1 FOR ALIGNMENT INFORMATION.
- ALL DIMENSIONS ARE IN FEET, UNLESS OTHERWISE NOTED.

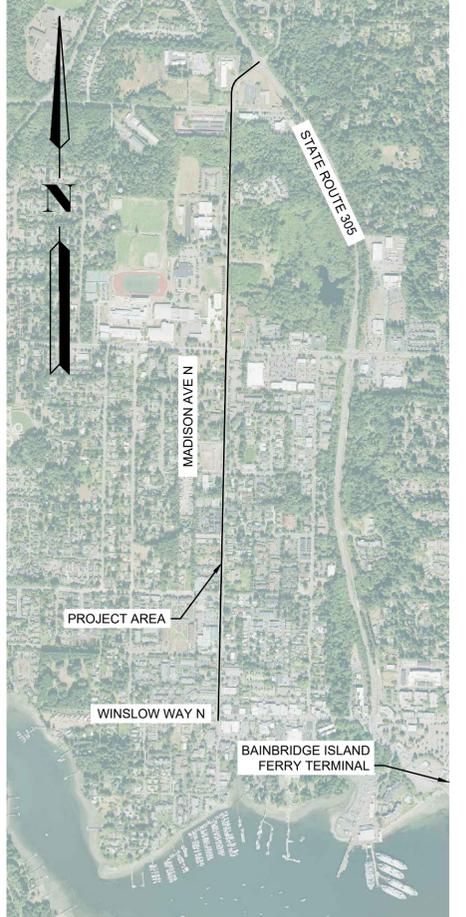
LEGEND

- TEMPORARY CONSTRUCTION EASEMENT AREA
- EXISTING RIGHT-OF-WAY
- TEMPORARY CONSTRUCTION EASEMENT
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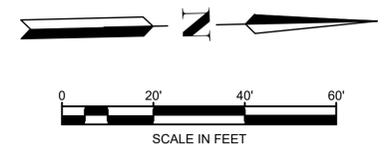
OWNERSHIPS					
PARCEL NO.	NAME	TOTAL AREA	R/W	REMAINDER	TCE
232502-3-090-2003	BAINBRIDGE ISLAND METROPOLITAN PARK & RECREATION DISTRICT	952,657	0	952,657	7765

ALL AREAS ARE SHOWN IN SQUARE FEET UNLESS OTHERWISE NOTED

R/W POINT TABLE		
POINT	STA	OFFSET
14	60+00.00	40.00'RT
15	60+00.00	47.00'RT
16	61+60.00	40.00'RT



VICINITY MAP
NTS



100% DESIGN SUBMISSION

H:\7000\070178_P_Madison Avenue Final Design\PRODUCTION\CAD\PLANS\70178_RW.dwg 2023-02-10

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WASHINGTON, LICENSE NO. 21036795 EXPIRATION DATE: 02/10/2025



REUSE OF DOCUMENTS					
ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.					
DSGN	CJW				
DR	CJW				
CHK	DD				
APVD	DD	NO.	DATE	REVISION	BY APVD

TOOLE DESIGN

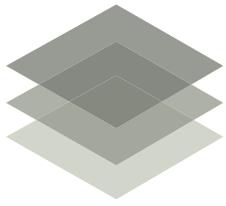
720 3RD AVENUE, SUITE 2020,
 SEATTLE, WA 98104
 PHONE: 206.297.1601
 FAX: 301.927.2800
 www.tooledesign.com

MADISON AVENUE
 NONMOTORIZED
 IMPROVEMENTS (SR 305
 TO WINSLOW WY)
 CITY OF BAINBRIDGE ISLAND

CIVIL

RIGHT-OF-WAY PLAN

PROJECT NO.	70178
DATE	02.15.2023
DRAWING NO.	RW11
SHEET NO.	12 OF 116



SH&H

VALUATION AND CONSULTING

ADMINISTRATIVE OFFER SUMMARY

MADISON AVE
NON-MOTORIZED IMPROVEMENTS
(WINSLOW WAY TO SR 305)

PARCEL NO.: 232502-3-090-2003
OWNER: BAINBRIDGE ISLAND METROPOLITAN PARK AND
RECREATION DISTRICT

EASTERLY SIDE OF MADISON AVENUE NORTH, ONE PARCEL
NORTHERLY OF HIGH SCHOOL ROAD NW
BAINBRIDGE ISLAND, WASHINGTON

SH&H FILE: 15779-22 PARCEL 6 REV3

ADMINISTRATIVE OFFER SUMMARY

PROJECT: Madison Ave Non-Motorized Improvements (Winslow Way to SR 305)

Sheet 11 of 116 Sheets; Plan Approval Date N/A Revision Date February 15, 2023

FEDERAL AID NO. To be determined Tax Account No 232502-3-090-2003

OWNERS NAME: Bainbridge Island Metropolitan Park and Recreation District

PROPERTY LOCATION: Easterly side of Madison Avenue North, one parcel northerly of High School Road NW, Bainbridge Island, Washington.

BEFORE AREA: 952,657 sq.ft. (21.87 acres) AFTER AREA: 952,657 sq.ft. (21.87 acres)

ACQUISITION AREA

FEE: 0 sq. ft. Temporary Construction _____ EASEMENT: 7,765 sq. ft.
(area) (type) (area)

CURRENT USE: Public Park

ZONING: Residential-8, City of Bainbridge Island, WA

HIGHEST & BEST USE: VACANT: Residential IMPROVED Residential

EFFECTS OF ACQUISITION: The subject property is a site that supports a public park. There appears to be wood chip walking trails near the street frontage with Madison Avenue North. There does not appear to be any common ownership in the area; thus, the subject is the larger parcel. As proposed, a temporary construction easement will be put in place along the street frontage with Madison Avenue North. The temporary easement has a one year and eleven-month term, which from a valuation standpoint will be handled as rental of the land. The easement will have a 12-month active period and an 11 month inactive period. Given the highest and best use of the site, an 8% rate of return is utilized (typical of ground leases in the area). The temporary easement will be in place through December 31, 2024. Any improvements (paving/trees/signage) impacted by the temporary easement will be refurbished as part of the project. The acquisition will not impact the highest and best use of the site.

ASSESSED VALUE: Land Tax exempt Unit Value N/A
Improvements N/A

SALES RELIED ON: L-1 through L-6, ranging in analysis prices from \$4.35 to \$39.23 per square foot. A unit value of \$17.00 per square foot is concluded.

Subject Sold within last 5 years? No If yes, is Sale included in Data package? N/A
If no, explain why not: _____

ACQUISITION COMPENSATION

FEE: LAND

(area) Unit Value

IMPROVEMENTS

(type and size) Unit Value

EASEMENT

TCE (7,765 sq.ft.)(\$17.00/sq.ft.)(0.08)(1.92 years) \$20,276
(type and size) Unit Value

DAMAGES (Limited to simple cost to cure):

Worksheet Date: 02/13/2023 Total \$20,300 (rounded)

Prepared By: Barbro A. Hines, MAI, SRA Date: 02/13/2023

1. I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
2. My compensation is not contingent on an action or event resulting from this report.
3. I affirm that the valuation problem is uncomplicated. I concur in the value estimate herein. I authorize an Administrative Offer be made in said amount as Just Compensation.



Robert Grant - City of Bainbridge Island

3/7/2023

(Date)

This form is prepared in conformance with Federal and State policy and procedures, under the Uniform Relocation Act. It does not constitute an appraisal as defined by USPAP, nor under the definition of "appraisal" in 49 CFR 24.102(c)(2)

Parcel No. 6 – Bainbridge Island Park and Recreation District



SOUTHERLY VIEW OF PROPOSED TCE AREA



VIEW OF SUBJECT NEAR ENTRANCE DRIVE

Land Sale No. 1

Property Identification

Record ID	14557
Property Type	Subdivision Land
Property Name	Edwards Plat
Address	Edwards Drive, Gig Harbor, Pierce County, Washington 98335
Location	Southerly of 3652 Edwards Drive
Tax ID	0221086015, 6016, and 6017

Sale Data

Grantor	Bouge Family LLC
Grantee	RM Homes LLC
Sale Date	December 01, 2021
Deed Book/Page	202112010893
Marketing Time	19 days
Financing	Cash to seller
Verification	John Holmaas, Listing Agent; (253) 381-1552

Sale Price	\$2,275,000
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Land Data

Zoning	R-1, Gig Harbor
Topography	Rolling
Utilities	Public water, sewer, electric, telephone, gas
Shape	Irregular

Land Size Information

Gross Land Size	4.483 Acres or 195,278 SF
Lots Units	14

Indicators

Sale Price/Gross SF	\$11.65
Sale Price/Lots Unit	\$162,500

Remarks

This is the sale of an approved 14 lot plat within the city limits of Gig Harbor. According to the listing agent, plat approval began in 2014. The property was listed for sale for \$2,100,000 and due to multiple offers, sold for \$2,275,000. The site is located adjacent to a church and has two access roads, Edwards Drive and Pioneer Way.



SOUTHERLY OF 3652 EDWARDS DRIVE



EDWARDS PLAT

Land Sale No. 2

Property Identification

Record ID	14646
Property Type	Subdivision Land
Property Name	Copper Ridge
Address	3032 South 272nd Street, Kent, King County, Washington 98032
Location	NWC S 272nd St & 31st Ave S
Tax ID	282204-9035, -9039, -9145, -9248 & -9257
Instrument	Statutory Warranty Deed

Sale Data

Grantor	Perry Ames & Kathleen
Grantee	Copper Ridge, LLC
Sale Date	April 23, 2021
Deed Book/Page	20210503001935
Property Rights	Fee Simple
Verification	Rebert Renner, broker; 206-799-7163

Sale Price	\$3,357,500
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Land Data

Zoning	SR-6
Topography	Level
Utilities	Available
Shape	Irregular

Land Size Information

Gross Land Size	8.951 Acres or 389,896 SF
Planned Units	47

Indicators

Sale Price/Gross SF	\$8.61
Sale Price/Planned Unit	\$71,436

Remarks

The comparable is located along South 272nd Street in Kent, Washington. The property is comprised of five parcels with a combined site area of 8.95 acres. The property was improved with two homes that were rented at the time of sale; therefore, the interim income offset the demolition costs. The property is located easterly of Interstate 5 and is impacted by traffic noise. The property is within walking distance of a proposed link light rail station. The buyer completed the entitlements; thus, the sale price reflects an unentitled site. The buyer is developing the site with 47 single-family residences. Therefore, the density is 5.25 dwelling units per acre. The site is generally level, and all public utilities are available to the site.



3032 SOUTH 272ND STREET



COPPER RIDGE

Land Sale No. 3

Property Identification

Record ID	14951
Property Type	Subdivision Land
Property Name	Rosewood Court
Address	10428 and 10612 134th Avenue NE, Redmond, King County, Washington 98033
Location	Easterly side of 134th Avenue NE, Southerly of 108th Street
Tax ID	124670-0080, 0090, and 0100

Sale Data

Grantor	Lake Washington School District 414
Grantee	SSHI LLC (DR Horton)
Sale Date	March 02, 2022
Deed Book/Page	202203020387
Financing	Cash to seller
Verification	Brian Buck, Seller's representative; (425) 936-1102

Sale Price	\$18,000,000
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Land Data

Zoning	RIN, Redmond
Topography	Rolling
Utilities	All available
Shape	Rectangular
Flood Info	Not in a flood zone

Land Size Information

Gross Land Size	10.535 Acres or 458,890 SF
Lots Units	51

Indicators

Sale Price/Gross SF	\$39.23
Sale Price/Lots Unit	\$352,941

Remarks

This property had historically been slated to support a school but was determined to be surplus by Lake Washington School District. According to the seller's representative, the district had an appraisal on the property (value not disclosed) and then offered the property for sale. This generated multiple offers, with the accepted offer being negotiated in February 2019. The buyer had a feasibility period while they, at their own expense, went through the plat process, eventually closing the sale in March 2022. According to a site survey submitted to the city, the site was proposed for the development of 51 dwelling units, with an average lot size of around 5,300 square feet. The site contains a total area of 458,890 square feet, and the developable area supporting the lots is estimated at 274,788 square feet, or around 60% of the total site area. 40% of the site will be used to support roads, common areas, and sensitive areas.



10428 AND 10612 134TH AVENUE NE



ROSEWOOD COURT

Land Sale No. 4

Property Identification

Record ID	14643
Property Type	Subdivision Land
Property Name	Slippery Pig Property
Address	851 NW Slippery Pig Way, Poulsbo, Kitsap County, Washington 98370
Location	Northerly of NW Cedar Lane
Tax ID	1526-012-050-2003, 1526-012-049-2007 & 1526-012-056-2007

Sale Data

Grantor	JWJ Group, LLC, and Nathan Glen Properties Two, LLC
Grantee	North Kitsap School District
Sale Date	May 27, 2022
Deed Book/Page	202205270110
Property Rights	Fee Simple
Verification	Levi Holmes, seller; 360-626-1146, Appraisal of Property

Sale Price	\$4,000,000
Upward Adjustment	\$500,000 See remarks
Adjusted Price	\$4,500,000

Land Data

Zoning	RL
Topography	Sloping
Utilities	Available
Shape	Irregular
Landscaping	None
Rail Service	None
Fencing	Yes

Land Size Information

Gross Land Size	21.110 Acres or 919,552 SF
Planned Units	85

Indicators

Sale Price/Gross SF	\$4.35
Sale Price/Planned Unit	\$47,059

Remarks

The property is located along the southerly side of Northwest Slippery Pig Way and northerly of Northwest Cedar Lane in Poulsbo, Washington. The site is comprised of three parcels with a combined site area of 21.11 acres, based on a site plan. The site is improved with two single family residences, two sheds and a carport. The residences are currently rented on month-to-month rental agreements. The owner recently updated the interior of the single-family residences, with the intention of keeping the homes as rentals at the current time. The current improvements underutilize the site and do not represent the highest and best use. The interim income would offset demolition costs.

The seller acquired the property with the intention of completing the engineering to receive preliminary plat approval for a residential subdivision, at which time the ownership would sell the property to a regional or national developer. The seller commenced the entitlement process but had yet to achieve preliminary plat approval.

According to the site plan provided, the subject can support 85 residential lots with an average lot size of 7,500 square feet. The seller stated preliminary plat approval could be achieved within six months or less if they decided to continue the process. The density is 4.03 dwelling units per acre (85 lots / 21.11 acres).

The subject property was initially under contract for \$4,500,000, which was supported by an appraisal. The buyer was able to negotiate a lower price of \$4,000,000 as the buyer was able to “fast track” the closing and the seller was atypically motivated given a 1031 exchange timeline. Therefore, for analysis purposes, we will utilize the \$4,500,000.



851 NW SLIPPERY PIG WAY



SLIPPERY PIG PROPERTY

Land Sale No. 5

Property Identification

Record ID	14956
Property Type	Subdivision Land
Address	14312 132nd Avenue NE, Woodinville, King County, Washington 98072
Location	Northeasterly corner of NE 143rd Place and 132nd Avenue NE
Tax ID	2226059011, 9012, 9029, 9088

Sale Data

Grantor	Wertheimer Properties LLC
Grantee	SSHI LLC (DR Horton, Inc.)
Sale Date	April 01, 2021
Deed Book/Page	202104010882
Verification	Ashley Johnson, Buyer's representative; (425) 821-3400

Sale Price	\$19,000,000
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Land Data

Zoning	R-4
Topography	Rolling
Utilities	All in area
Shape	Generally rectangular

Land Size Information

Gross Land Size	32.082 Acres or 1,397,479 SF
Planned Units	94

Indicators

Sale Price/Gross SF	\$13.60
Sale Price/Planned Unit	\$202,128

Remarks

This is the sale of a former equestrian center that was used to support Oakwerth Arabians. According to the buyer's representative, information published in the Puget Sound Business Journal, and King County public records, the seller was salvaging some of the improvements to be used at a new facility being built in Oregon and the buyer would demolish the remaining improvements. At the time of confirmation, demolition costs were not provided, but would be an additional expense to the buyer. The site is proposed to be developed with 87 attached homes and 7 detached homes.



NORTHEASTERLY CORNER OF NE 143RD PLACE AND 132ND AVENUE NE



14312 132ND AVENUE NE

Pending Land Sale No. 6

Property Identification

Record ID	14682
Property Type	Subdivision Land
Property Name	Ostrom Plat
Address	8322 Steilacoom Road, Lacey, Thurston County, Washington 98513
Location	NE corner of Steilacoom Road SE and Marvin Road SE
Tax ID	11814140500, 11813220300

Sale Data

Grantor	Ostrom Mushroom Co. Inc.
Grantee	Confidential
Closing Date	December 31, 2023
Property Rights	Fee Simple
Sale History	No sales in prior five years
Verification	Greg Millerd, Listing Agent; 206-521-0237

Contract Price	\$7,100,000
Upward Adjustment	\$1,500,000 (Demolition Costs)
Adjusted Price	\$8,600,000

Land Data

Zoning	Low Density Residential; City of Lacey
Topography	Level
Utilities	All public utilities are available
Shape	Generally rectangular
Flood Info	Not in a flood zone; no onsite wetlands

Land Size Information

Gross Land Size	35.020 Acres or 1,525,471 SF
Planned Units	193
Front Footage	1,300 ft along Steilacoom Road SE; 1,160 ft along Marvin Road SE

Indicators

Sale Price/Gross SF	\$5.64 Adjusted
Sale Price/Planned Unit	\$44,560 Adjusted

Remarks

This is the pending sale of the Ostrom Mushroom property located at the northeast corner of Steilacoom Road SE and Marvin Road SE in the City of Lacey. The property has historically supported the Ostrom Mushroom plant which includes approximately 229,877 square feet of building area. The property is currently under contract to be purchased for redevelopment of the site. The listing of the property did not include a list price. The listing agent indicated the contract price is "north of \$7,000,000." A contract price of \$7,100,000 is utilized herein.

He did not disclose what the buyer specifically intends to do with the site other than "redevelopment." However, per a City of Lacey Pre-submission Conference Request, the property is proposed to be improved with 193 single-family lots by DR Horton. The lot sizes will range from 2,700 square feet to 3,400 square feet. The open space areas will comprise approximately 10 acres, which is more than 30% of the gross site area. Utilizing 193 lots, the density equates to 5.51 units per acre. The buyer is responsible for costs related to plat approval. The property is expected to close by the end of 2023, which is a typical closing period for properties of this type. The listing agent indicated the demolition costs for the existing improvements are estimated between \$1,000,000 and \$1,600,000 and will be paid by the buyer. Thus, we have opted to use a cost of \$1,500,000, which is added to the contract price. According to the broker, as of October 2022 the rising interest rates have not impacted the pending sale.



8322 STEILACOOM ROAD



OSTROM PLAT



3609 Market Place West, Suite 201, University Place, WA 98466
p. 253.564.3230 | f. 253.564.3143

City of Bainbridge Island
Public Works Department
280 Madison Ave. N.
Bainbridge Island, WA 98110

Document Title: Temporary Easement
Reference Number of Related Document: NA
Grantor(s): Bainbridge Island Metropolitan Park and Recreation District
Grantee(s): City of Bainbridge Island
Legal Description: N QTR SW QTR SW QTR SEC 23 TWP 25N RGE 2E, W.M. Kitsap County, Washington
Additional Legal Description is on Page 4 - 6 of Document.
Assessor's Tax Parcel Number: 23250230902003

TEMPORARY EASEMENT

Madison Avenue Nonmotorized Improvements (SR 305 to Winslow Way)

The Grantor(s), **Bainbridge Island Metropolitan Park and Recreation District, a municipal corporation**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Bainbridge Island, a Washington State municipal corporation**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of replacing the existing roadway surface and sewer force main (High School Rd to New Brooklyn Ave), installing dedicated/revise existing bike lanes, pedestrian ramps, driveways, and landscaped buffers; relocate catch basin and storm-water laterals and; infill sidewalk; implement traffic calming; and other related work.

Said lands being situated in Kitsap County, State of Washington. The entire parcel is described in Exhibit A. The easement is described in Exhibit B and depicted in Exhibit C attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on December 31, 2024, hereinafter the "Term".

TEMPORARY EASEMENT

It is further agreed that this Temporary Easement may be extended by up to one (1) year at the Grantee’s option. The rate associated with this extension shall be at the same rate as the original Temporary Easement, or at the newly established rate determined by an updated Administrative Offer Summary; whichever is higher. Grantee shall notify Grantor in writing, and render payment, prior to exercising this option.

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Bainbridge Island unless and until accepted and approved hereon in writing for the City of Bainbridge Island, by its authorized agent.

Dated: _____, 2023

Bainbridge Island Metropolitan Park and Recreation District

Signature

Authorized Signor’s Printed Name

Accepted and Approved

CITY OF BAINBRIDGE ISLAND

By: _____
Chris Wierzbicki
Public Works Director

Date: _____, 2023

EXHIBIT "A"
KITSAP COUNTY TAX PARCEL # 232502-3-090-2003

EXISTING PARCEL DESCRIPTION:

(FIRST AMERICAN TITLE INSURANCE COMPANY POLICY No. 5003353-4000367, DATED OCTOBER 05, 2022)

PARCEL I:

THE NORTH QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON;

EXCEPT STATE HIGHWAY NO. 305; AND EXCEPT MADISON AVENUE NE. PARCEL II: ADJUSTED LOT 3 OF THE BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NOS. 3061933 AND 3061934, SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 23;
 THENCE ALONG THE WEST LINE OF SAID SECTION 23, NORTH 01°13'59" EAST 661.94 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23;
 THENCE SOUTH 88°49'05" EAST 659.50 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23 AND THE TRUE POINT OF BEGINNING;
 THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 01°14'31" WEST 100.04 FEET TO THE NORTHWEST CORNER OF THE CONDOMINIUM OF ISLAND COMMONS AS RECORDED UNDER AUDITOR'S FILE NOS. 200604200001 AND 200604200002;
 THENCE ALONG THE NORTH LINE OF SAID CONDOMINIUM OF ISLAND COMMONS, SOUTH 88°48'53" EAST 155.00 FEET;
 THENCE LEAVING SAID NORTH LINE, NORTH 01°14'31" EAST 270.54 FEET; THENCE NORTH 88°48'53" WEST 165.00 FEET;
 THENCE SOUTH 01°14'31" WEST 170.50 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23;
 THENCE SOUTH 88°49'05" EAST 10.00 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS RESULTANT PARCEL A OF BOUNDARY LINE ADJUSTMENT RECORDED ON APRIL 29, 2016 AS RECORDING NOS. 201604290127 AND 201604290128, IN THE OFFICIAL RECORDS OF KITSAP COUNTY, WASHINGTON)



 DUANE HARTMAN & ASSOCIATES, INC. <i>— Surveyors —</i> 16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355 WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650	SW QUARTER SEC. 23 TWP, 25 N, RGE 2 E, W.M.	
	DRAWN BY: AAC CHECKED: DAH PROJECT NO.: 22-3199	DATE: 01.30.23 DATE: 01.30.23 PAGE 1 OF 3

DRAWING NAME: 22-3199ESMT.dwg

EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT
KITSAP COUNTY TAX PARCEL # 232502-3-090-2003

LEGAL DESCRIPTION:

THAT PORTION OF KITSAP COUNTY TAX PARCEL No. 232502-3-090-2003, LYING WITHIN THE SOUTHWEST QUARTER OF, SECTION 23, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TAX PARCEL; THENCE SOUTH 88°45'58" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 17.00 FEET; THENCE NORTH 01°14'02" EAST, A DISTANCE OF 326.66 FEET; THENCE NORTH 88°45'58" WEST, A DISTANCE OF 7.00 FEET; THENCE NORTH 01°14'02" EAST, A DISTANCE OF 160.00 FEET; THENCE NORTH 88°45'58" WEST, A DISTANCE OF 10.00 FEET TO THE WEST LINE OF SAID TAX PARCEL; THENCE SOUTH 01°14'02" WEST, ALONG SAID WEST LINE, A DISTANCE OF 522.66 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 7,765.2 SQUARE FEET, OR 0.178± ACRES, MORE OR LESS.



DUANE HARTMAN & ASSOCIATES, INC.
— Surveyors —

16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
 WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650

SW QUARTER SEC. 23 TWP, 25 N, RGE 2 E, W.M.

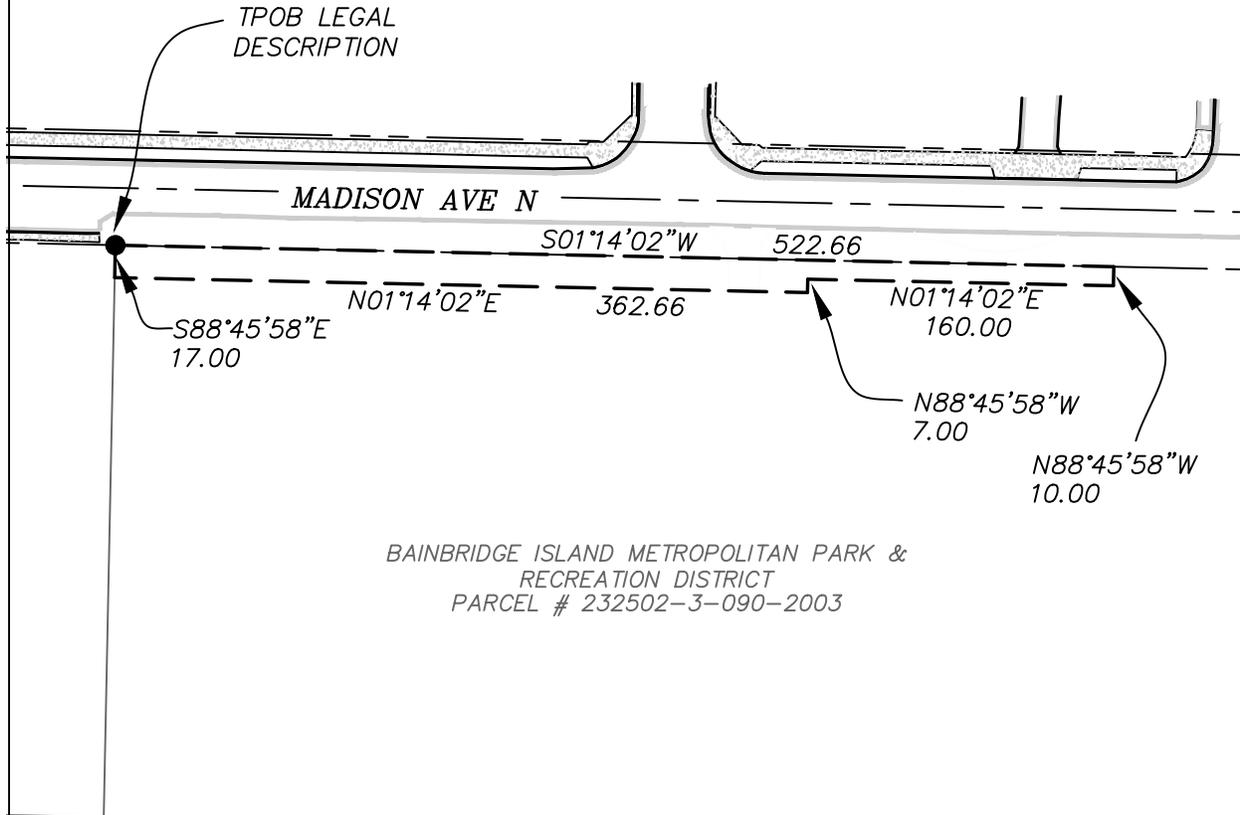
DRAWN BY: AAC DATE: 01.30.23

CHECKED: DAH DATE: 01.30.23

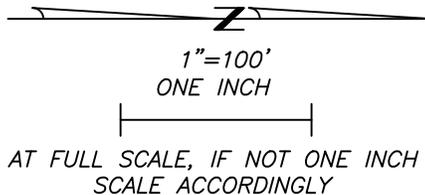
PROJECT NO.: 22-3199 PAGE 2 OF 3

DRAWING NAME: 22-3199ESMT.dwg

EXHIBIT "C"
TEMPORARY CONSTRUCTION EASEMENT
KITSAP COUNTY TAX PARCEL # 232502-3-090-2003



BASIS OF BEARING:
 THE WASHINGTON STATE PLANE
 COORDINATE SYSTEM, NORTH ZONE,
 NAD83(2011) US FEET.



LINETYPES

- EASEMENT LINE
- RIGHT OF WAY LINE
- PLATTED LOT LINE



DUANE HARTMAN & ASSOCIATES, INC.
 Surveyors

16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
 WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650

SW QUARTER SEC. 23 TWP, 25 N, RGE 2 E, W.M.

DRAWN BY: AAC	DATE: 01.30.23
CHECKED: DAH	DATE: 01.30.23
PROJECT NO.: 22-3199	PAGE 3 OF 3

DRAWING NAME: 22-3199ESMT.dwg

**Public Works – Engineering
Deputy City Clerk
City of Bainbridge Island
280 Madison Avenue North
Bainbridge Island, WA 98110**

Claimant(s)

Bainbridge Island Metropolitan Park and Recreation District
7666 NE High School Rd
BAINBRIDGE ISLAND, WA 98110

MADISON AVE NONMOTORIZED IMPROVEMENTS (SR 305 to Winslow Wy)
Tax Parcel No. 23250230902003

A full, complete, and final payment for settlement for the title or interest conveyed or released as fully set forth in the Temporary Easement, dated _____.

Temporary Easement: 7,765 SF \$20,300

I have been informed that if there is a mortgage or lien on my property, the mortgage company or lienholder may require that all or a portion of the proceeds from this transaction be applied towards principal reduction of the outstanding lien balance. If necessary, the City of Bainbridge Island will deposit the funds from this transaction into escrow for the purpose of clearing title of the purchased land. The escrow company will disburse the funds according to the requirements of the Mortgage Company or lienholder.

I/we hereby certify under penalty of perjury that the items and amounts listed herein are proper charges against the City of Bainbridge Island, that the same or any part thereof has not been paid, and that I/we am/are authorized to sign for the claimant.

Claimant

City of Bainbridge Island

Bainbridge Island Metropolitan Park and Recreation District

Blair King, City Manager

Title: _____

Date: _____

Date: _____

Place signed: _____

Anthony J MacDonald, ROW Consultant

Date: _____

Place signed: _____

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
	<input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate	Exempt payee code (if any) _____
	<input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.	Exemption from FATCA reporting code (if any) _____
	<input type="checkbox"/> Other (see instructions) ▶ _____ (Applies to accounts maintained outside the U.S.)	
	5 Address (number, street, and apt. or suite no.) See instructions.	Requester's name and address (optional)
6 City, state, and ZIP code		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number											
				-			-				
or											
Employer identification number											
				-							

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

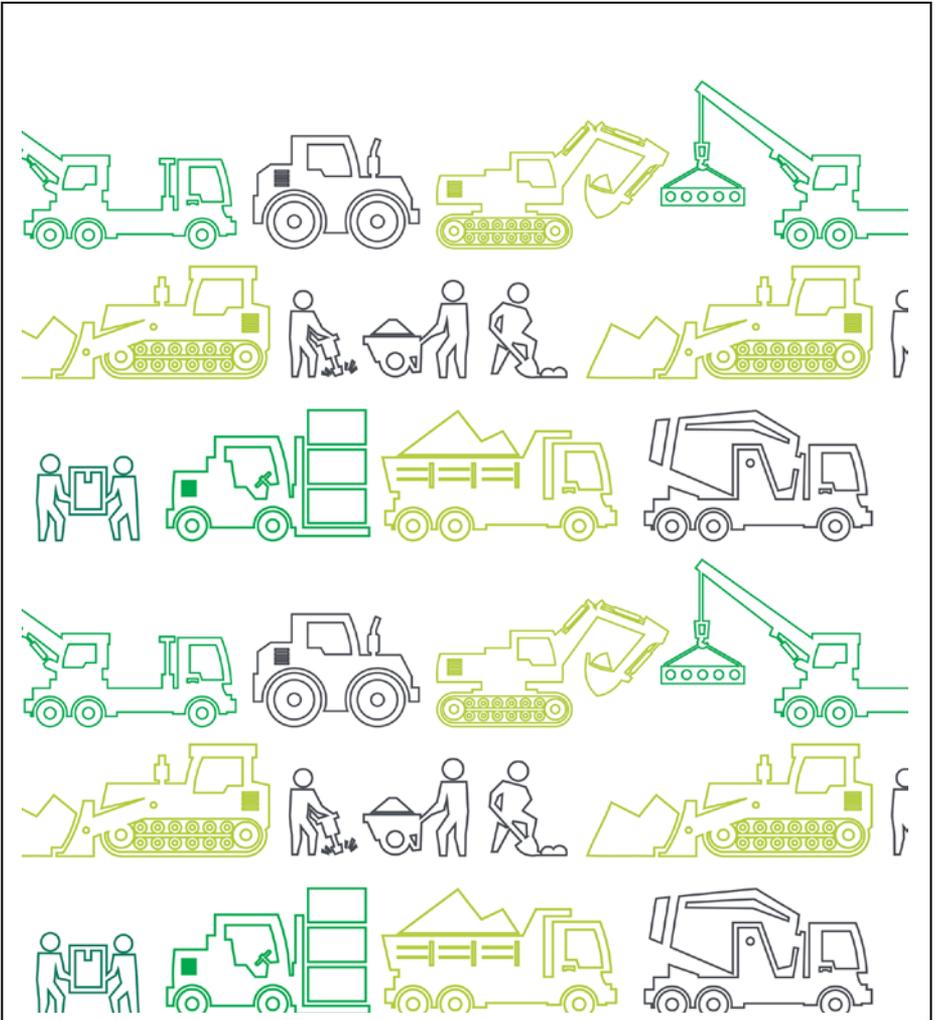
- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*



CITY OF
BAINBRIDGE ISLAND

Transportation Property Needs and You



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Introduction

The acquisition of private property for a transportation project has been designed to establish uniform procedures to assure legal entitlements and provide fair, equitable, and consistent treatment to private property owners whose property is needed for an Agency's project.

The program is administered in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act or URA).

This brochure will help explain the acquisition process under the eminent domain laws.

Your concerns are important to our Agency and our goal is to minimize any disruptions and other impacts of the project. Thank you for taking the time to read this brochure. Our Agency appreciates your understanding and cooperation.

Transportation Project & Private Property

Why are transportation projects needed?

- To accommodate Washington State's growing population.
- To correct or prevent unsafe conditions on existing roadways.
- To promote environmental stewardship.

Why is private property needed for these projects?

Transportation projects require numerous studies and many years of planning. Project engineers take care to consider all options in designing and locating projects and include private property only when necessary. Brand new roadways and associated facilities, such as stormwater ponds and retaining walls, almost always require private property. Whenever possible, projects to reconfigure existing roadways and associated facilities will be designed without the need for additional property.

How much of my property is needed?

You will receive an offer letter that explains what is needed for the project. Every property and property owner's situation are unique. In general, one or more of the following will apply:

- To temporary Right of Entry on your property
- A temporary Easement on your property
- A permanent Easement on your property
- A restriction of access to the roadway from your property
- A portion of your property
- All your property

For the remainder of this brochure, every instance of “your property” refers to whatever amount of property, type, or property right, or both, is required for the project.

Can I prevent the Agency from acquiring my property?

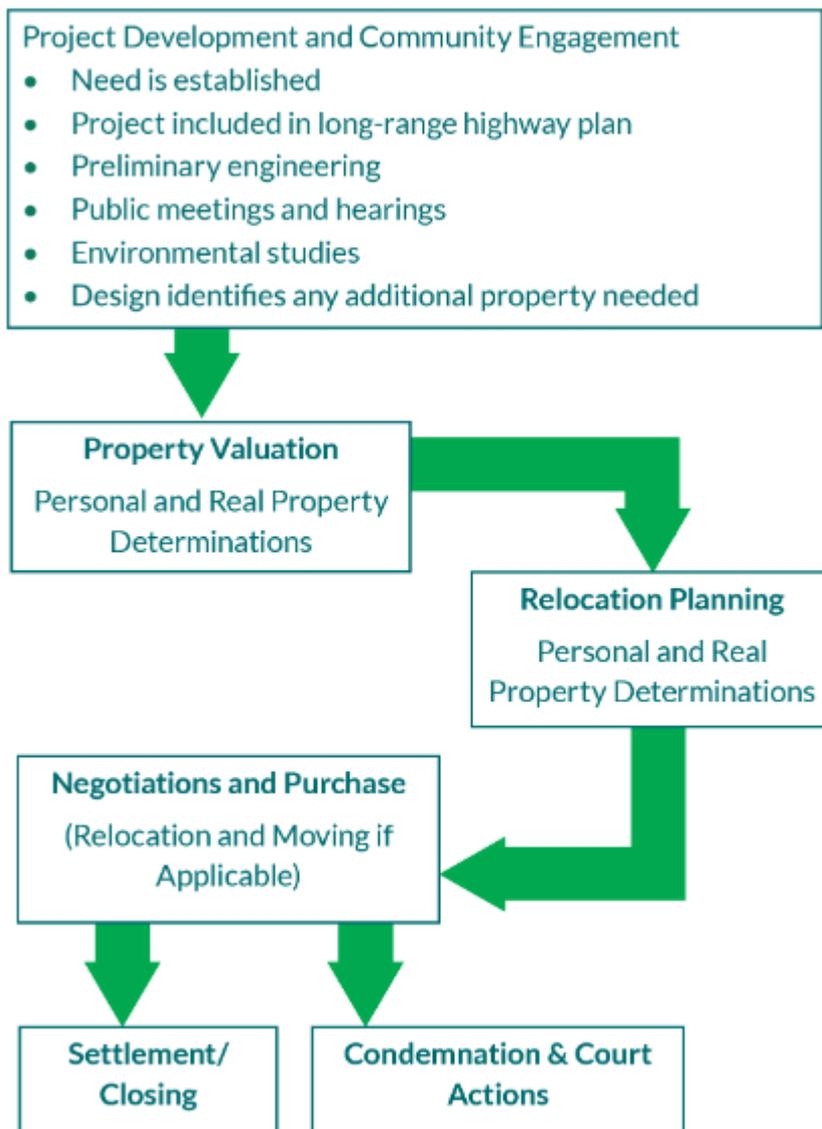
The Washington State Constitution authorizes the government to acquire private property through Eminent Domain for public purpose, following payment of just compensation to the property owner.

The question of what qualifies as a genuine public purpose is a judicial one. To prevent and Agency from acquiring your property, you will need to convince a court of law that the Agency's proposed use of your property is not truly needed for a public purpose.

Your rights and the rights of the State are defined by the State's Eminent Domain laws. These laws are designed to:

- Safeguard you from receiving less than what you are entitled to be paid for your property.
- Prohibit the Agency for acquiring private property unnecessarily.
- Ensure proper use of taxpayers' funds by preventing excessive payment for property rights needed for road projects.

The Basic Steps When a Transportation Project Requires Private Property



Property Valuation

How does the Agency determine what my property is worth?

The Washington State Constitution requires the government to pay *Just Compensation* before acquiring property for public use. *Just Compensation* is an estimate of the compensation due for the property based on the *Fair Market Value* of the property. *Fair Market Value* is the price a willing buyer would pay, and a willing seller would accept, in an arm's length transaction where neither is under any compulsion to buy or sell and both have knowledge of the relevant facts.

The Agency will prepare and provide you with a report that will outline an estimate of the *Fair Market Value* of your property. The report of value you receive is based on either an Appraisal Waiver (Administrative Offer Summary) or an Appraisal.

Appraisal Waiver (Administrative Offer Summary):

Prepared for the acquisition of property estimated to be valued at \$25,000 or less and the when the valuation task is uncomplicated. This is simplified, high-level valuation of your property completed by a real estate professional. If the estimated value of your property's acquisition is between \$10,000 and \$25,000, and uncomplicated, you have the option to have the Agency complete an appraisal of your property.

Appraisal:

Prepared for acquisitions of property estimated to be valued over \$25,000, or under \$25,000 when there are variables that complicate the valuation task. This is a detailed valuation of your property completed by a certified appraiser.

If an appraisal is prepared, federal regulations give you the right to a joint inspection of your property with the appraiser.

Transportation Property Needs and You

The appraiser will ask to personally inspect your property and try to accommodate your schedule for the joint inspection. It is to your benefit to accompany the appraiser on the inspection. During the inspection you will have the opportunity to point out any features of the property that you believe may be relevant to its valuation. Appraisers are trained to know what to look for, but without your input, it is possible to overlook an important item. You may appoint a representative to attend the appraisal inspection in your place if you are unable or do not wish to be present.

How do I determine that the amount offered is fair?

The report you receive is based on standard valuation principles to ensure that *Just Compensation* is arrived at objectively and impartially. Every appraisal is subjected to an intensive review by a Review Appraiser – selected for experience, special training, and ability. The Review Appraiser will review the appraisal report to ensure that all applicable appraisal standards and requirements are met. Only when the reviewer is satisfied that the appraiser's conclusion of value is sound and adequately supported will he or she approve the appraisal. *Just Compensation* is set based on this approved *Fair Market Value* determination.

Negotiations & Purchase

How long do I have to consider the offer?

You will receive a written offer of *Just Compensation* from the Agency as soon as possible after the valuation is completed. The acquisition specialist presenting the offer on behalf of the Agency will:

- Meet with you in person, when possible, to present and review the offer.

OR

- Mail your offer and present and review it with you verbally – typically via phone call or video conference.

The acquisition specialist's job is to walk you through the property acquisition process and to answer or find answers to any questions you may have about the process, the project, or both. The acquisition specialist will also try to minimize, to the extent possible, any inconveniences associated with the Agency's acquisition of your property.

You will be given a minimum of 30 days to consider the Agency's offer. Many real estate transactions, including ones between an Agency and property owners, are the result of discussions. These discussions are called negotiations and are essential in reaching an agreement satisfactory to both parties. The acquisition specialist will continue negotiating as long as negotiations are done in good faith and appear to be headed toward an agreement.

What if I believe the offer is too low?

You are encouraged to seek the advice of someone knowledgeable in real property values and Eminent Domain transactions to assist you in evaluating the Agency's offer such as:

- An appraiser
- A real estate agent
- An attorney

The actual cost for obtaining such advice, up to \$750, will be reimbursed by the Agency upon presentation of a bill or a receipt proving payment.

If you conclude the offer is too low or are otherwise not prepared to accept the offer as presented,

The acquisition specialist will:

- Listen and attempt to address your concerns.
- Consider any new information you provide.
- Request a counteroffer.
- Make every attempt to negotiate a settlement acceptable to both parties.

The acquisition specialist will NOT try to coerce you into accepting the Agency's offer.

Settlement & Closing

What happens if I accept the Agency's offer?

If you decide to accept the offer, either as presented or as negotiated with the acquisition specialist, the Agency becomes owner of the property once:

- You sign the documents necessary to transfer the property to the Agency as provided by the acquisition specialist and escrow officer, if applicable.

AND

- You receive payment for the property.

The acquisition specialist will handle all the details of the sale. All closing costs, including escrow fees, if applicable, will be paid by the Agency. If the transaction closes in escrow, you will receive payment from the escrow company. Otherwise, your payment will be processed by the Agency. You can expect to receive it approximately four to six weeks after signing documents. **It is recommended that you check with a tax professional or the IRS regarding any questions you have on the tax implications of the sale of your property to the Agency.**

Will I have to move?

A relocation specialist will contact you if the Agency's acquisition of your property requires you to relocate. He or she will explain any relocation benefits to which you are entitled. You will have no less than 90 days to vacate the property after receiving notice you are required to move.

If you are required to move because of the Agency's acquisition, you may be able to rent the property back from the Agency for an agreed-upon time. At your request, the property acquisition and relocation specialists will work with you to determine if circumstances would allow for this.

Condemnation & Court Actions

What happens if I don't accept the Agency's offer?

The acquisition specialist may ask you for a **Negotiated Possession and Use Agreement** if negotiations reach an impasse. This document is between the Agency and the property owner agreeing that, upon payment of a certain amount to the property owner, the Agency is entitled to immediate (or dated) possession and use of the property prior to final agreement on *Just Compensation*.

The Agency recognizes that some property owners would prefer not to sell their property but hopes that when negotiations are complete, you can say you have been treated courteously and fairly. If negotiations ultimately fail to reach an agreed upon value, the Agency will refer the acquisition to their attorneys. Once this happens, the Agency's original offer and any counteroffers are withdrawn.

The Agency's attorney will file a **condemnation action** in superior court in the county where the property is located. This is a lawsuit by which a government is exercising Eminent Domain to acquire private property for public use.

What happens if I don't accept the Agency's offer?

The Agency recommends you hire an attorney to represent you. In addition, you may employ one or more appraisers and any other witnesses your attorney may recommend testifying in support of your case. You may be entitled to payment of their associated fees by the Agency. You should discuss questions of eligibility for recovery of fees with your counsel.

A condemnation action requires the Agency to demonstrate to the court that your property is needed for a public purpose. After the Agency's attorney files the action, he or she will ask the court for an *Order Adjudicating Public Use and Necessity*. This order from the court establishes that the

property sought by the government is necessary for use by and for the benefit of the public.

The Agency may also request a *Stipulated Possession & Use*. This is an order through the courts confirming an agreement between the Agency and the property owner that the Agency will pay a specific amount of money into the registry of the court for the benefit of the property owner in exchange for possession and use of the property in advance of the determination of *Just Compensation*.

You are entitled to a trial by jury, but a settlement may be negotiated between attorneys without going to trial.

The case is closed when a *Judgment and Decree of Appropriation* is awarded by the court after the judge or jury renders a verdict or when a settlement is reached before trial.

This is a court order that awards title to the property to the Agency.

Contact Us

For additional information or questions on the acquisition process or to learn more about the Agency's project, please contact:

City of Bainbridge Island

Chris Munter, PE

Engineer 2

280 Madison Ave N, Bainbridge Island, WA 98110

206.780.3720

cmunter@bainbridgewa.gov

Agency Title VI Notice to the Public

It is the Agency's policy to ensure that no person shall, on the grounds of race, color, national origin, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against

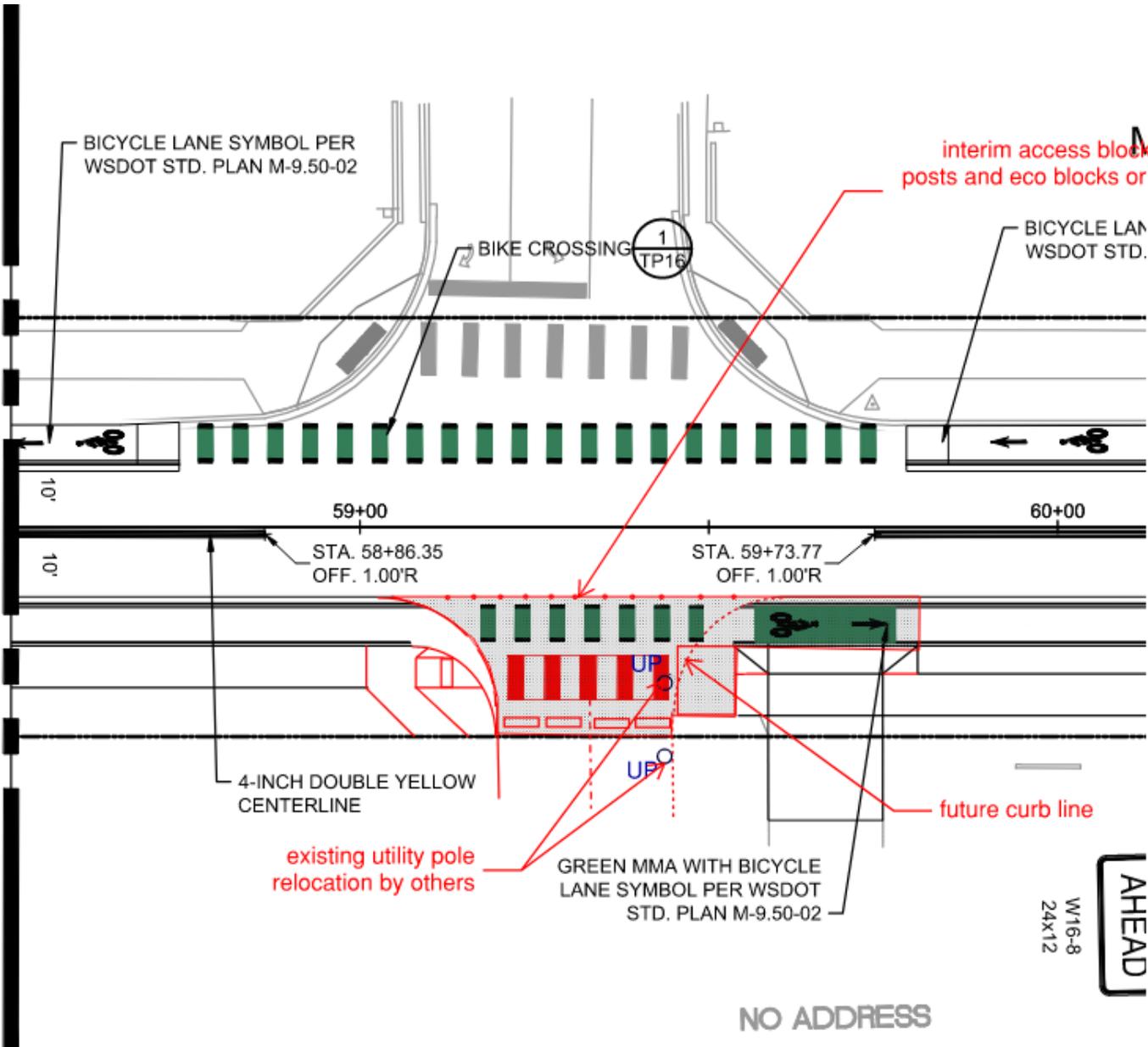
Transportation Property Needs and You

under any of its programs and activities. Any person who believes his/her Title VI protection has been violated, may file a complaint with City of Bainbridge Island City Manager's Office. For additional information regarding Title VI complaint procedures and/or information regarding our non-discrimination obligations, please contact City of Bainbridge Island City Manager's Office.

Americans with Disabilities Act (ADA) Information

This material can be made available in an alternate format by emailing City of Bainbridge Island City Manager's Office or by calling toll free, 855-362-4ADA (4232). Persons who are deaf or hard of hearing may make a request by calling the Washington State Relay at 711.

MATCHLINE STA 58+50 - SEE SHEET TP10



BAINBRIDGE ISLAND METROPOLITAN PARK & RECREATION DISTRICT

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BAINBRIDGE ISLAND METROPOLITAN PARK & RECREATION DISTRICT, KITSAP COUNTY, WASHINGTON, ADOPTING AN AMENDED CAPITAL IMPROVEMENT FUND BUDGET FOR THE FISCAL YEAR 2023.

WHEREAS, the Commissioners of the Bainbridge Island Metropolitan Park & Recreation District adopted the Capital Improvement Fund Budget for fiscal year 2023 in Resolution 2022-14 on November 17, 2022; and

WHEREAS, the aforementioned 2023 Capital Improvement Fund Budget must now be revised due to changes to fiscal year 2023 including projects being carried forward from 2022 to 2023 and removal of projects from 2023 due to planning and permitting requirements; and

WHEREAS, these revisions are included in the attached amended 2023 Capital Improvement Fund Budget,

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Bainbridge Island Metropolitan Park & Recreation District, Kitsap County, Washington, that the Capital Improvement Fund Budget for the fiscal year 2023 be amended as indicated above, and that this amended budget is attached hereto as Exhibit "A", and incorporated by reference in its entirety, be and the same are hereby adopted and ratified.

PASSED by the Board of Commissioners of the Bainbridge Island Metropolitan Park & Recreation District, Kitsap County, Washington, at a special meeting thereof held this 6th day of April, 2023 the undersigned commissioners being present.

BAINBRIDGE ISLAND METROPOLITAN PARK & RECREATION DISTRICT

BY: _____
Jay C. Kinney

BY: _____
John Thomas Swolgaard

BY: _____
Dawn Janow

BY: _____
Kenneth R. DeWitt

ATTEST: _____
Tom Goodlin

Bainbridge Island Metro Park and Recreation District

2023 - 2027 Capital Plan

Exhibit A

Projects	Funding	Capital/Large Maintenance	Amended					FY27
			FY23	FY 23	FY24	FY25	FY26	
1 Asphalt Improv	General Fund	Capital	100,000	100,000				35,000
2 Aquatics Ray Upgrade	General Fund	Capital	300,000	300,000	500,000	300,000		
3 (2022) Aquatic Nakata steel truss re-	General Fund	Capital		60,000				
4 coating	General Fund	Capital					40,000	
5 Aquatic Stairwell (2022)	General Fund	Capital		100,000				
6 Aquatic Doors (2022)	General Fund	Capital		50,000				
7 BPP Bathrooms Battle Point large picnic	General Fund	Capital	500,000	500,000				
8 shelter	General Fund	Capital			75,000			
9 BIRC HVAC Replacement	General Fund	Capital						100,000
10 BIRC Solar	General Fund	Capital						100,000
11 Maintenance Area Plan Battle Point Transmitter	General Fund	Capital			200,000	500,000		
12 membrane roof	General Fund	Large Maintenance			50,000			
13 Cave Property Improvements	General Fund	Capital		50,000		200,000		
14 New Drinking Fountain-Parks	General Fund	Capital				10,000		10,000
15 Dog Park (2022)	General Fund	Capital		100,000				
16 Eagledale shelter renovation	General Fund	Capital	20,000	20,000				
17 Eagle Dale Roof	General Fund	Capital						150,000
18 Eagle Harbor Sail Float	General Fund	Capital			1,000,000			
19 Fay Bathroom/shower	General Fund	Capital			200,000			
20 Fay Cabin (2022)	General Fund	Capital		2,000				

2023 - 2027 Capital Plan

Projects	Funding	Capital/Large Maintenance	Amended					
			FY23	FY 23	FY24	FY25	FY26	FY27
21 Fay Self Contained Bathroom	General Fund	Capital		25,000				
22 Ft Ward Shelter	General Fund	Capital			50,000			
23 Gazzam Marshall Bathroom	General Fund	Capital		60,000				
24 Grand Forest Parking Expansion	General Fund	Large Maintenance	25,000	25,000	50,000			
25 Grand Forest Bathroom	General Fund	Capital		60,000				
26 Hidden Cove Shelter	General Fund	Capital			50,000			
27 Island Center Hall Heat	General Fund	Capital			25,000			
28 Island Center Hall Septic Gideon Playground	General Fund	Capital			25,000			
29 Improvements	General Fund	Capital				50,000		
30 Pt White Pier	General Fund	Capital				250,000		
31 Sakai Improvements	General Fund	Capital					200,000	
32 Seabold Playground	General Fund	Capital			20,000			
33 Skate Bowl Painting	General Fund	Capital			25,000			
34 Strawberry Hill Concept Plan	General Fund	Capital		64,000				
35 Strawberry Hill Skate Park	General Fund	Capital	25,000	25,000				
36 Seabold Roof Replacement	General Fund	Capital					40,000	
37 Strawberry Hill Turf Field	General Fund	Capital	1,500,000	120,000				
38 Strawberry Hill Bike Park	General Fund	Capital	25,000	25,000				
39 SH Snack Shack roof	General Fund	Large Maintenance					25,000	25,000
40 Tennis Court	General Fund	Capital	200,000	200,000		40,000		
41 Williams Shelter	General Fund	Capital	20,000	20,000		10,000		10,000
42 TOTAL GENERAL AND LID LIFT FUNDING			2,715,000	1,906,000	2,270,000	1,360,000	305,000	430,000

2023 - 2027 Capital Plan

Projects	Funding	Capital/Large Maintenance	Amended					
			FY23	FY 23	FY24	FY25	FY26	FY27
43								
44 Aquatic - Nakata Liner	Insurance	Capital	250,000	250,000				
45 Fay Bathroom/shower	Grant	Capital		-	500,000			
46 Moritani Habitat	Grant/Donations/BI Parks	Capital	10,000	10,000	10,000	10,000	10,000	10,000
47 Playground Fort Ward	Donations	Capital	50,000	50,000				
48 Point White Pier RCO Grant Park Improvements (Skate Park or	Donations	Capital		-		250,000		
49 Eagle Harbor Float)	Grant	Capital		-	500,000			
50 Strawberry Hill Bike Park	Donations	Capital	500,000	500,000				
51 Strawberry Hill Skate Park	Donations	Capital	500,000	500,000				
52 Strawberry Hill Turf Field	Grant/Donations/BI Parks	Capital	500,000	500,000				
53 Tennis Court	Donations	Capital	200,000	200,000				
54 Williams Park	Grant	Capital	130,000	130,000				
55 TOTAL OTHER FUNDING			2,140,000	2,140,000	1,010,000	260,000	10,000	10,000
56								
57 TOTAL ALL PROJECTS			4,855,000	4,046,000	3,280,000	1,620,000	315,000.00	440,000.00