



SAKAI PARK SITE



PUBLIC MEETINGS FOR PLANNING
THE SAKAI PROPERTY WERE LED BY
FACILITATOR BOB LINZ AND HELD:

January 23, 2016
April 23, 2016
July 16, 2016

PRESENTATIONS TO THE BOARD

August 27, 2015
January 21, 2016
February 4, 2016
July 21, 2016
August 18, 2016
June 1, 2017

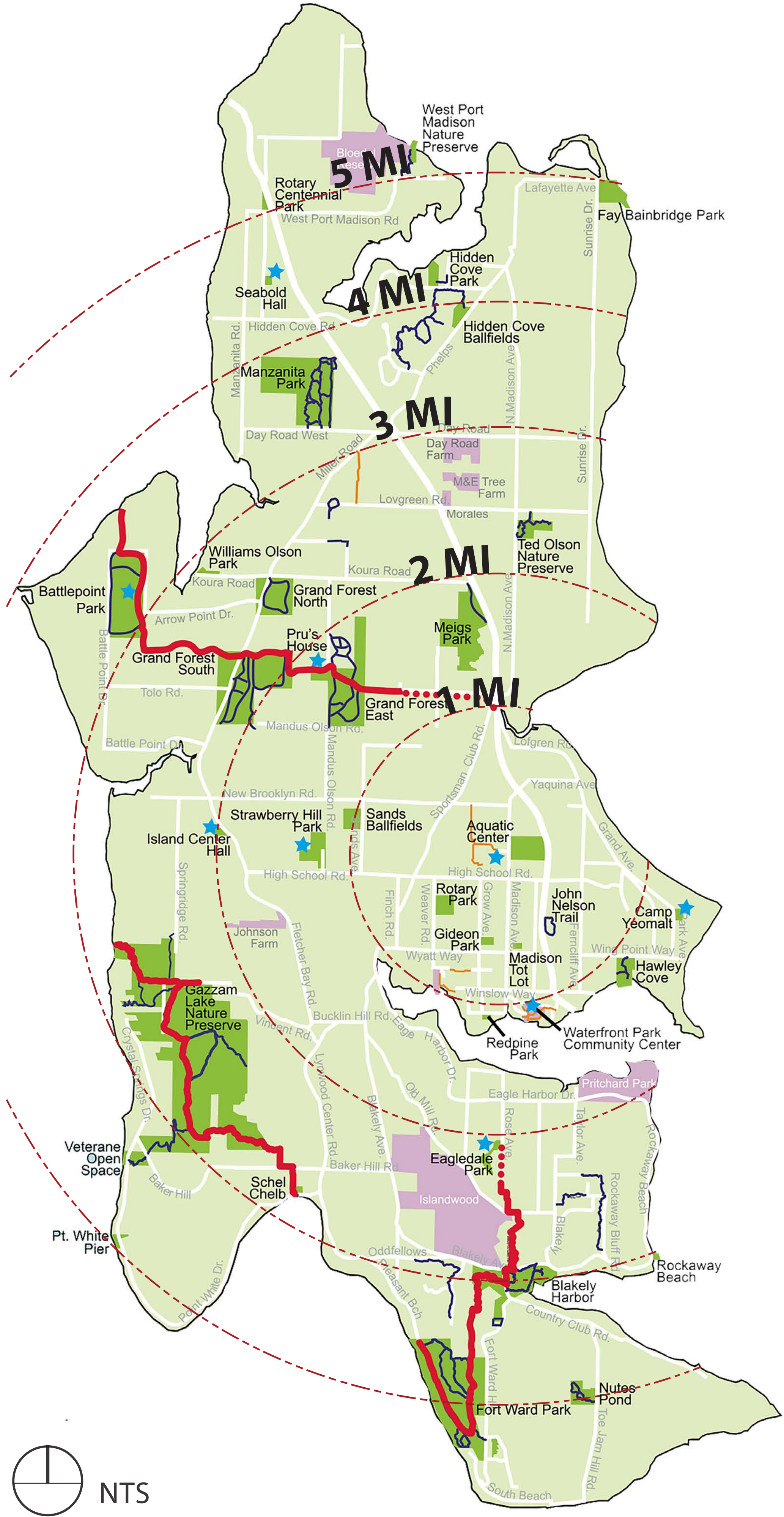
RECOMMENDED USES BASED ON
ABOVE MEETINGS AS WELL AS
RESEARCH FROM EIGHT STUDY
GROUPS AND AN ISLAND-WIDE
SURVEY, IN NO PARTICULAR ORDER:

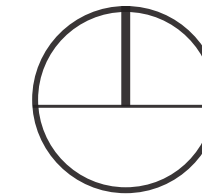
- Trails
- Picnic Shelters
- Multi-use Outdoor Complex, with lighting
- Community Recreation Center
- Multi-Use Indoor Complex
- Fifty Meter Pool
- Mountain Bike Park/Trails
- Tennis Court(s)
- Playground
- Passive Use(s)

END OF STO TRAIL
PHASE I



BI PARKS, TRAILS, AND FACILITIES



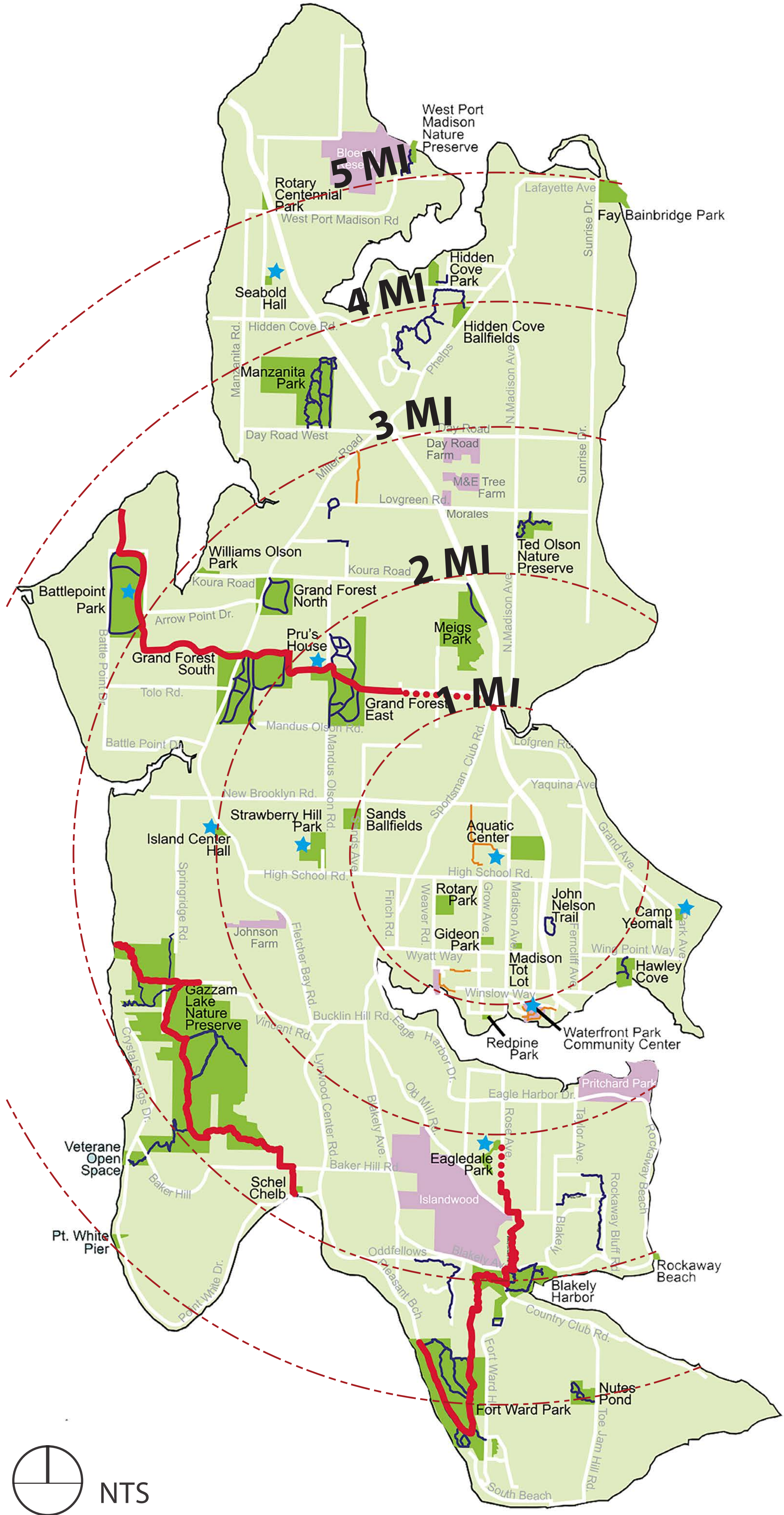
 NTS

Map Source: BI Recreation Connection, Summer 2017

TRAILS	PICNIC SHELTERS	MULTI-USE OUTDOOR COMPLEX	MULTI-USE INDOOR COMPLEX	COMMUNITY HALLS
Battle Point Park	Battle Point Park	Battle Point Park (soccer fields (2), softball fields (3), basketball courts (2), rink)	High School (gym)	Camp Yeomalt Cabin (25ppl)
Forest to Sky Trail	Blakely Harbor Park	Eagledale Park (sand volleyball court (1))	Woodward Middle (gym)	Island Center Hall (150ppl)
Camp Yeomalt	Eagledale Park	Hidden Cove Ballfields (baseball fields (2), soccer practice field (1))	Blakely Elemen. (gym)	Pru's House (40)
Close Property	Fay Bainbridge Park	Rotary Park (baseball fields (2))	Ordway Elemen. (gym)	Seabold Hall (80ppl)
Fairy Dell Park	Strawberry Hill Park	Sands Avenue Ballfield (baseball fields (2), soccer field (1))	Wilkes Elementary (gym)	Strawberry Hill Center (50ppl)
Fay Bainbridge Park	West Pt. Madison Nature Preserve	Strawberry Hill Park (baseball fields (3), volleyball court (1), basketball court (1), skate bowl)		
Fort Ward Park		High School (soccer fields (2), football field (1))		
Gazzam Lake Park				
Grand Forest				
Manzanita Park				
Meigs Park				
Pritchard Park				
Ted Olson Nature Preserve				
West Pt. Madison Nature Preserve				
50 METER POOL	MTN BIKE TRAILS	PLAYGROUND	PASSIVE USE(S)	TENNIS COURT(S)
Aquatic Center (25 yd)	Battle Point Park	Aaron Tot Lot		Battle Point Park (2)*
	Grand Forest Trails	Battle Point Park		Eagledale Park (1)
	Hilltop Trail	Eagledale Park		Strawberry Hill Park (1)*
		Fay Bainbridge Park		High School (6)
		Fort Ward Park		Bainbridge Ath. Club
		Gideon Park		
		Madison Avenue Tot Lot		
		Owen's Playground @ Rotary Park		
		Schel Chelb		

*Additional tennis courts may be possible at this site

BAINBRIDGE ISLAND PARKS AND ACREAGE



PARKS - LARGEST TO SMALLEST

- Gazzam Lake Park, 318 acres
- The Grand Forest of Bainbridge, 240 acres
- Fort Ward Park, 137 acres
- Manzanita Park, 120 acres
- Battle Point Park, 90 acres
- Meigs Park, 67 acres
- Close Property, 64 acres
- Peters Property, 49 acres
- Pritchard Park, 49 acres
- Blakely Harbor Park, 40 acres
- Nute's Pond Park, 31 acres
- Sakai Park, 23 acres**
- Strawberry Hill Park, 18 acres
- Fay Bainbridge Park, 17 acres
- Ted Olson Nature Preserve, 15 acres
- West Port Madison Nature Preserve, 13 acres
- Hawley Cove Park, 12 acres
- Williams-Olson Park, 12.8 acres
- Rotary Park, 10 acres
- Sands Avenue Ballfield, 10 acres
- Veterane Property, 8 acres
- Hidden Cove Ballfields, 7.7 acres
- Eagledale Park, 7 acres
- Hidden Cove Park, 6.1 acres
- Camp Yeomalt, 3 acres
- Island Center Park, 3 acres
- Seabold Park, 3 acres
- Gideon Park, 2.5 acres
- Island Center Park, 2.5 acres

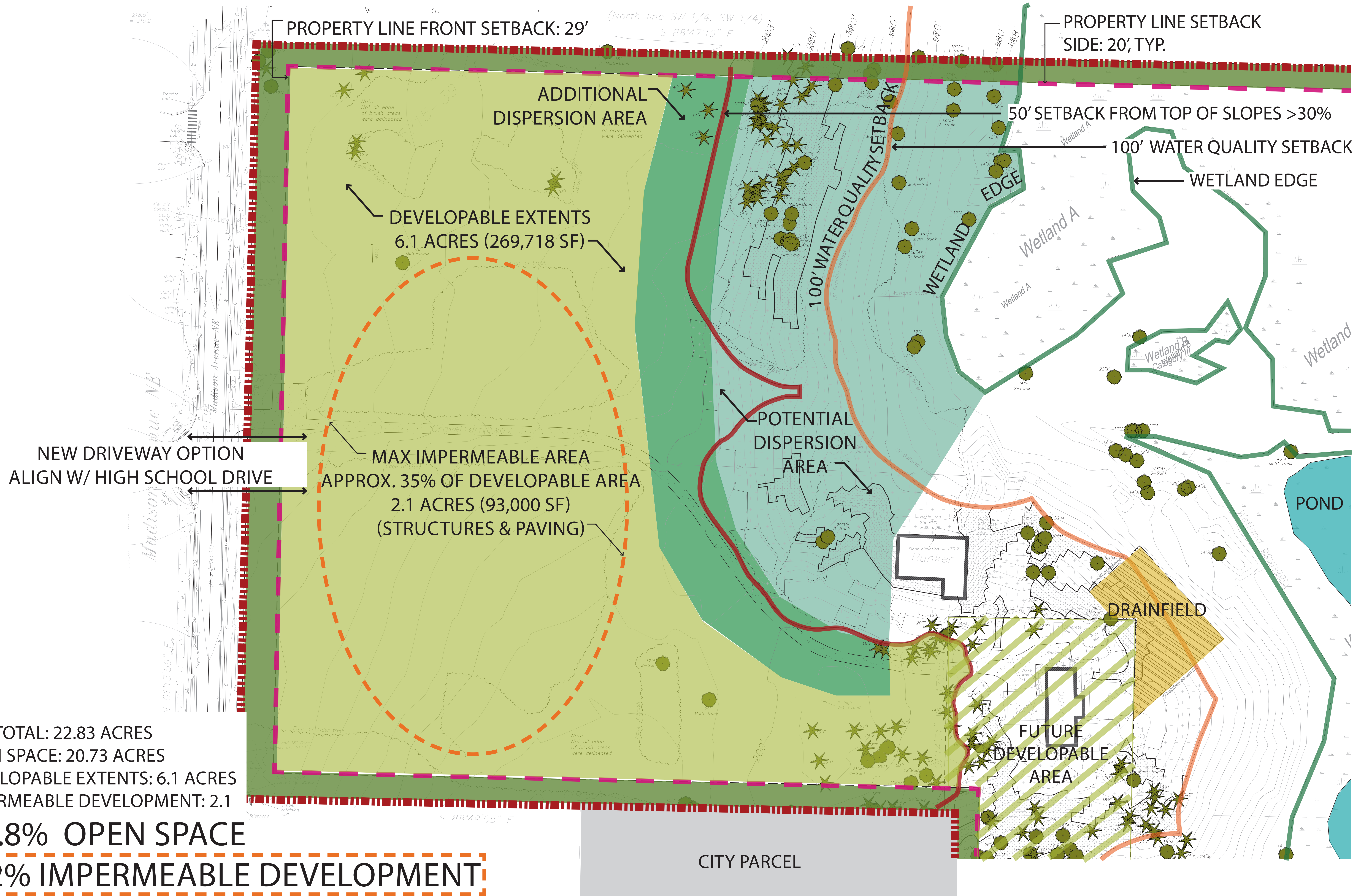
PARKS - LESS THAN 1 ACRE

- Aaron Tot Lot
- BI Aquatics Center
- Fairy Dell Park
- Forest to Sky Trail
- Madison Avenue Tot Lot
- Point White Pier
- Red Pine Park
- Rockaway Beach
- T'chookwap
- Waypoint Park



POTENTIAL SITE TRAILS - TOTAL LENGTH 0.8 MILES (4300LF)







OPTION 1A

IMPERMEABLE AREA

TARGET 93,000 SF

BUILDINGS: 52,080 SF

PARKING: 33,210 SF

ROAD: 24,138 SF

TOTAL: 109,428 SF

OVERAGE: 16,428 SF

NOTE

1. 410 parking spaces required
2. Parking shown (205 + 30) does not meet minimum req'd
3. Removing 100 parking spaces results in no overage

POOL STUDY GROUP NEEDS CHECKLIST:

- ✓ An 8-lane 50 meter x 25 yard pool with perimeter apron.
- ✓ Ability to hold more meets/games, higher level of competition, host multiple events simultaneously
- ✓ Provide 20+ lanes for lap swimming
- ✓ ADA certified therapy pool for warm up and cool down space for meets
- ✓ Meeting & Multipurpose rooms
- ✓ Seating for spectators
- ✓ Weight room
- ✓ Office space
- ✓ Tourism booster

89% OPEN SPACE

11% IMPERMEABLE DEVELOPMENT





OPTION 1B

IMPERMEABLE AREA

TARGET 93,000 SF

BUILDINGS: 31,320 SF

PARKING: 37,422 SF

ROAD: 24,138 SF

TOTAL: 92,880 SF

OVERAGE: -120 SF

NOTE

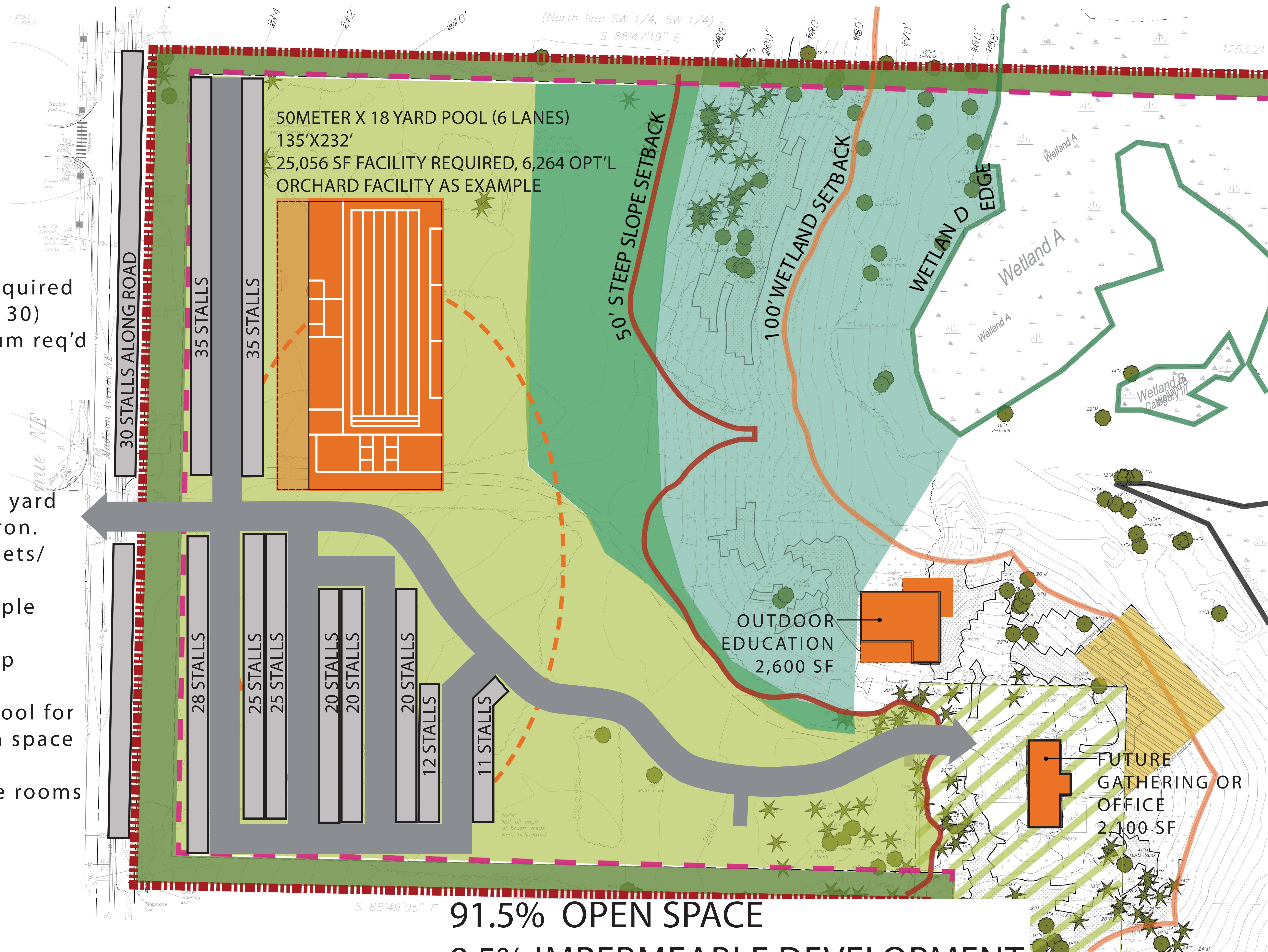
1. 295 parking spaces required
2. Parking shown (231 + 30)
does not meet minimum req'd

POOL STUDY GROUP NEEDS CHECKLIST:

- ☐ An 8-lane 50 meter x 25 yard pool with perimeter apron.
- ☐ Ability to hold more meets/games, higher level of competition, host multiple events simultaneously
- ☐ Provide 20+ lanes for lap swimming
- ☐ ADA certified therapy pool for warm up and cool down space for meets
- ☒ Meeting & Multipurpose rooms
- ☒ Seating for spectators
- ☐ Weight room
- ☒ Office space
- ☐ Tourism booster

91.5% OPEN SPACE

8.5% IMPERMEABLE DEVELOPMENT



91.5% OPEN SPACE

8.5% IMPERMEABLE DEVELOPMENT



50 METER POOL STUDY - RECOMMENDED AMENITIES

Footprint includes:

- 50M x 25 yard pool
- 8 swimming lanes
- ADA therapy/warmup pool
- 1M springboard diving
- Visitor & movable seating
- Check-in area
- Family restroom(s)
- Locker rooms (M/F)
- Party/meeting room
- Lifeguard room
- Lifeguard locker room
- Lifeguard restroom
- Mechanical room
- Storage/electrical room
- Chemical room
- Weight Room





50 METER POOL STUDY - PORT ORCHARD MODEL

Footprint based on Port Orchard facility, includes:

- 50M x 18 yard pool
- 6 swimming lanes
- Movable seating
- Check-in area
- Family restroom(s)
- Locker rooms (M/F)
- Party/meeting room
- Lifeguard room
- Lifeguard locker room
- Lifeguard restroom
- Mechanical room
- Storage/electrical room
- Chemical room

Additional uses potentially accommodated for in expanded area:

- Official's monitoring room
- Visitor seating
- Weight room





25 METER POOL STUDY

Footprint includes:

- 25M x 25 yard pool
- 8 swimming lanes
- 1M springboard diving
- Movable seating
- Check-in area
- Family restroom(s)
- Locker rooms (M/F)
- Party/meeting room
- Lifeguard room
- Lifeguard locker room
- Lifeguard restroom
- Mechanical room
- Storage/electrical room
- Chemical room





OPTION 2

IMPERMEABLE AREA

TARGET 93,000 SF

BUILDINGS: 53,300 SF

PARKING: 11,340 SF

ROAD: 16,320 SF

TENNIS: 14,400

OTHER: 1,000 SF

TOTAL: 96,360 SF

OVERAGE: 3,360 SF

COMMUNITY CENTER CAMPUS

MULTI-BUILDING CENTER

Multipurpose Room 3400sf

Teen Center/Daycare/

Computer Lab 4250sf

Parks Dist. Offices 4250sf

Studio/Senior Space 3000sf

NOTE: Trails not shown

SITE TOTAL: 22.83 ACRES

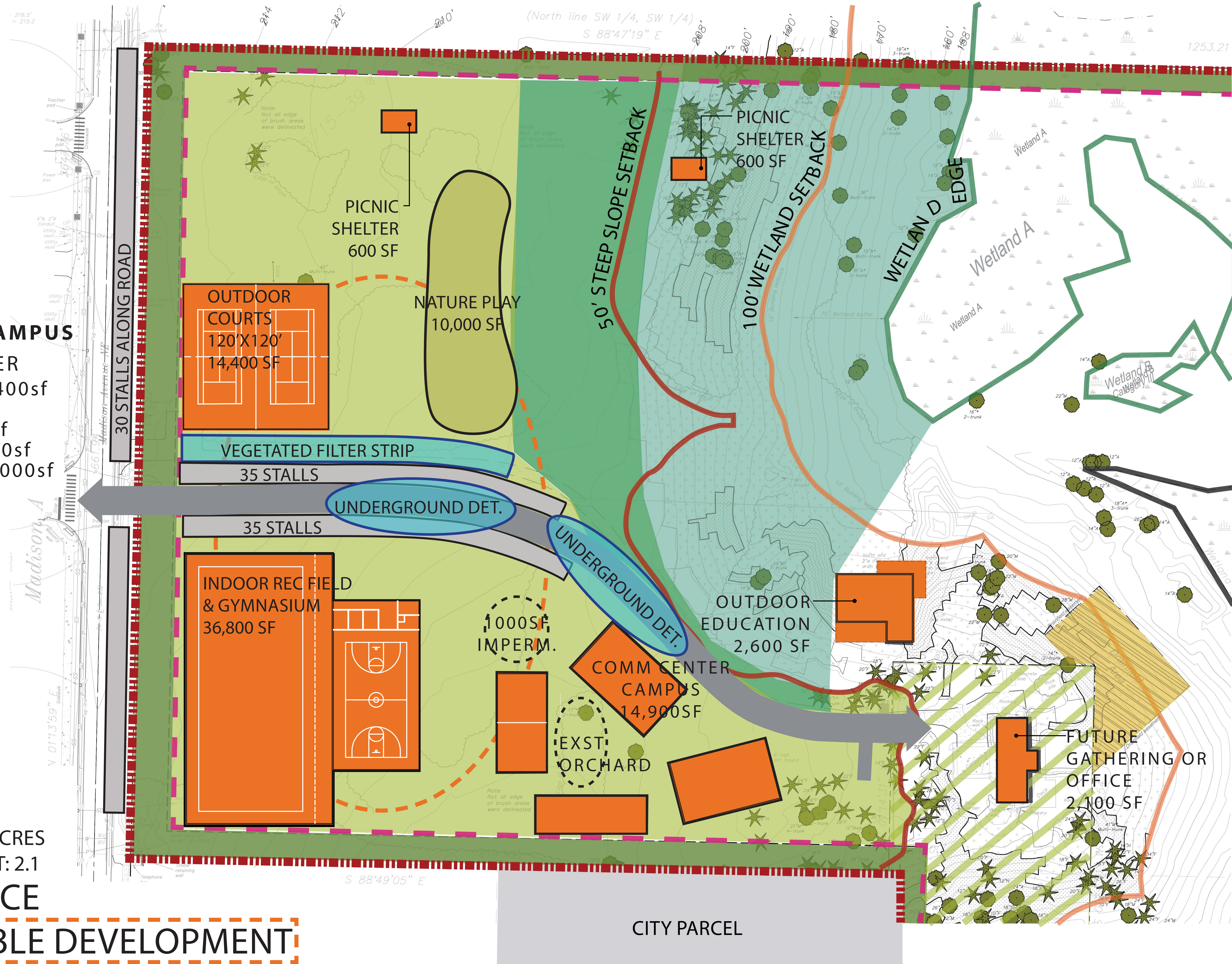
OPEN SPACE: 20.73 ACRES

DEVELOPABLE EXTENTS: 6.1 ACRES

IMPERMEABLE DEVELOPMENT: 2.1

90.5% OPEN SPACE

9.5% IMPERMEABLE DEVELOPMENT

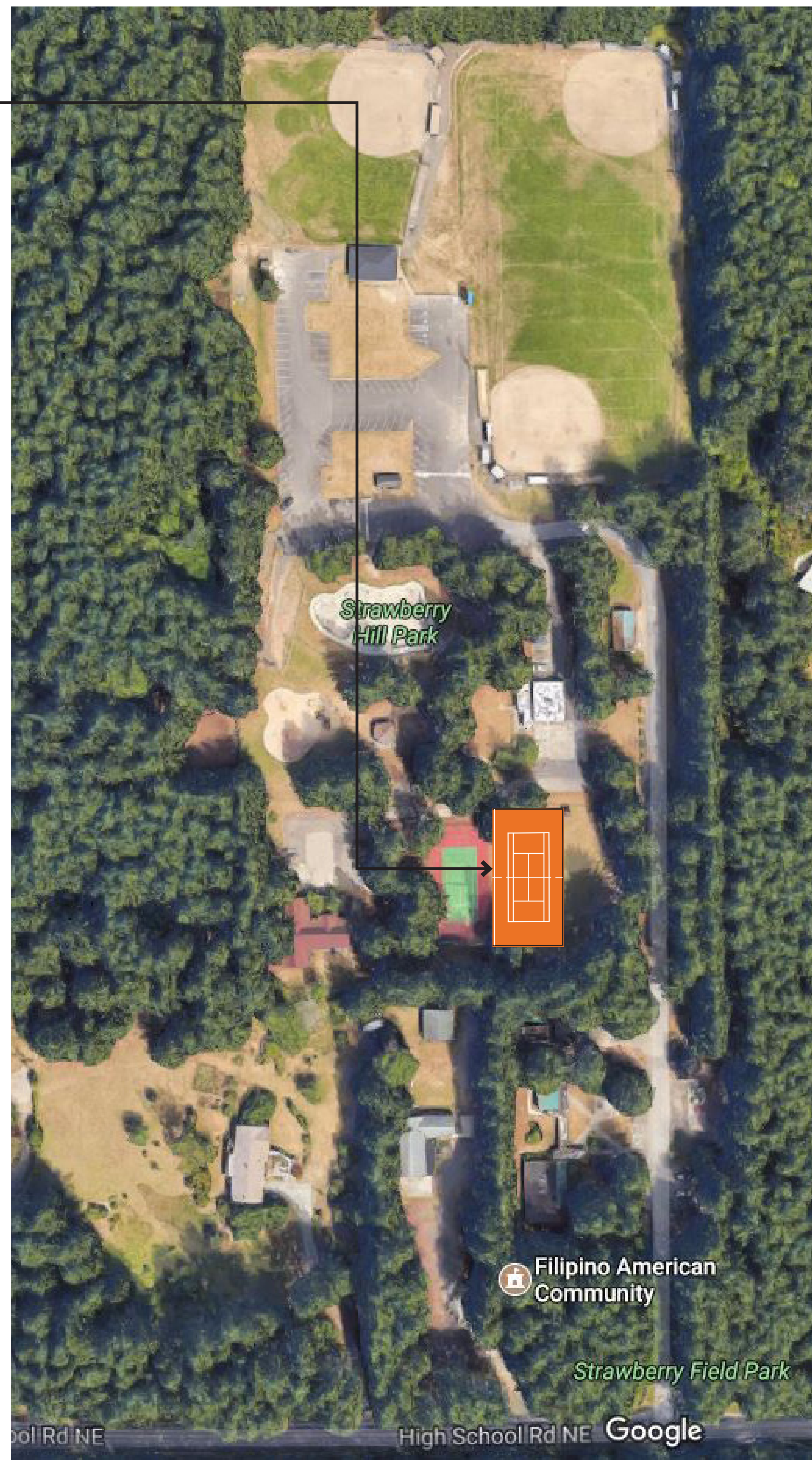




FACILITY OPPORTUNITIES AT OTHER BIMPRD PARKS

STRAWBERRY HILL PARK

Add second tennis/
pickleball court



BATTLE POINT PARK

Two additional tennis/
pickleball courts





OPTION 3

IMPERMEABLE AREA

TARGET 93,000 SF

BUILDINGS: 53,300 SF

PARKING: 11,340 SF

ROAD: 16,320 SF

OTHER: 1,000 SF

TOTAL: 81,960 SF

OVERAGE: -11,040 SF

COMMUNITY CENTER CAMPUS

MULTI-BUILDING CENTER

Multipurpose Room 3400sf

Teen Center/Daycare/

Computer Lab 4250sf

Parks Dist. Offices 4250sf

Studio/Senior Space 3000sf

NOTE: Trails not shown

SITE TOTAL: 22.83 ACRES

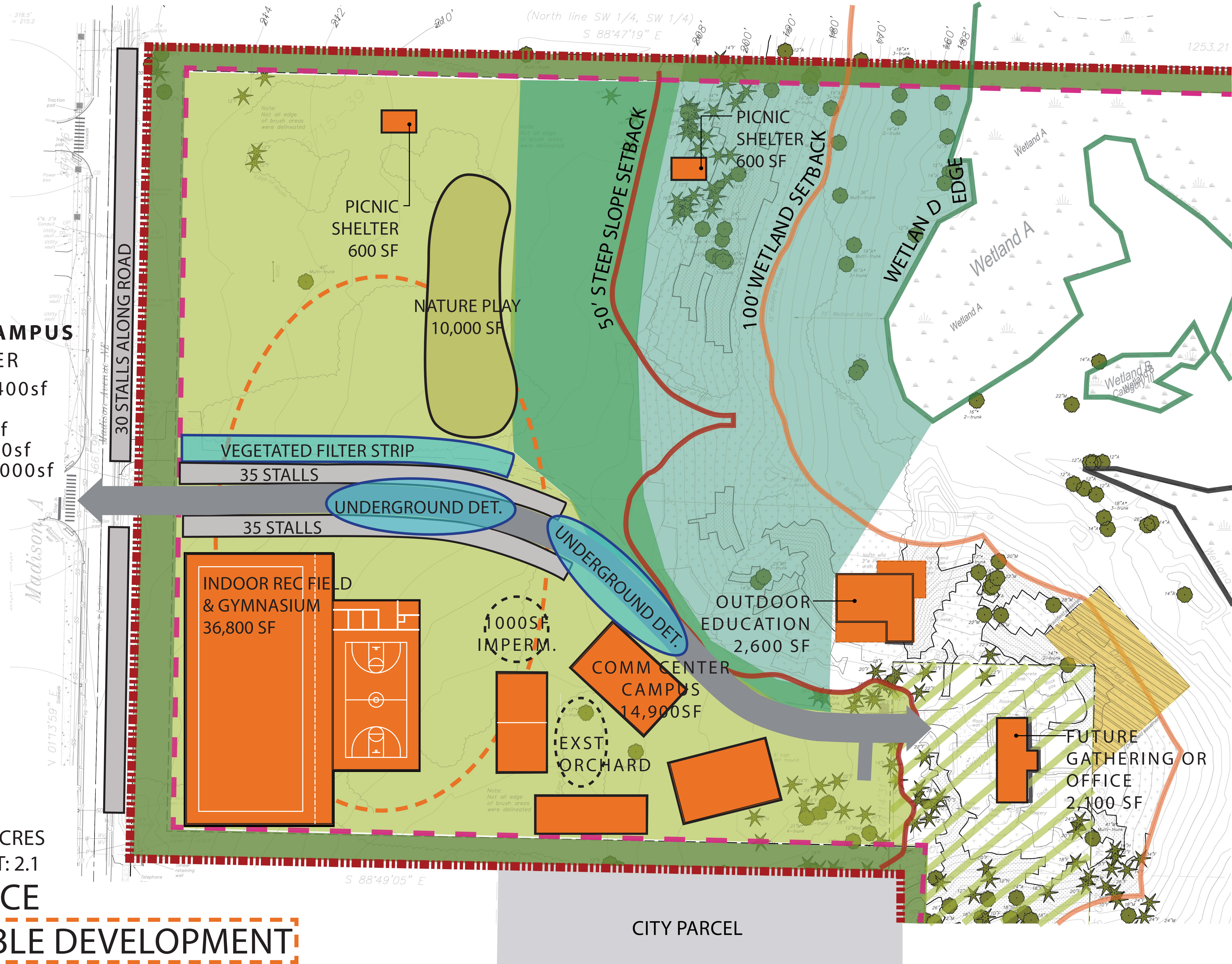
OPEN SPACE: 20.73 ACRES

DEVELOPABLE EXTENTS: 6.1 ACRES

IMPERMEABLE DEVELOPMENT: 2.1

91.8% OPEN SPACE

8.2% IMPERMEABLE DEVELOPMENT



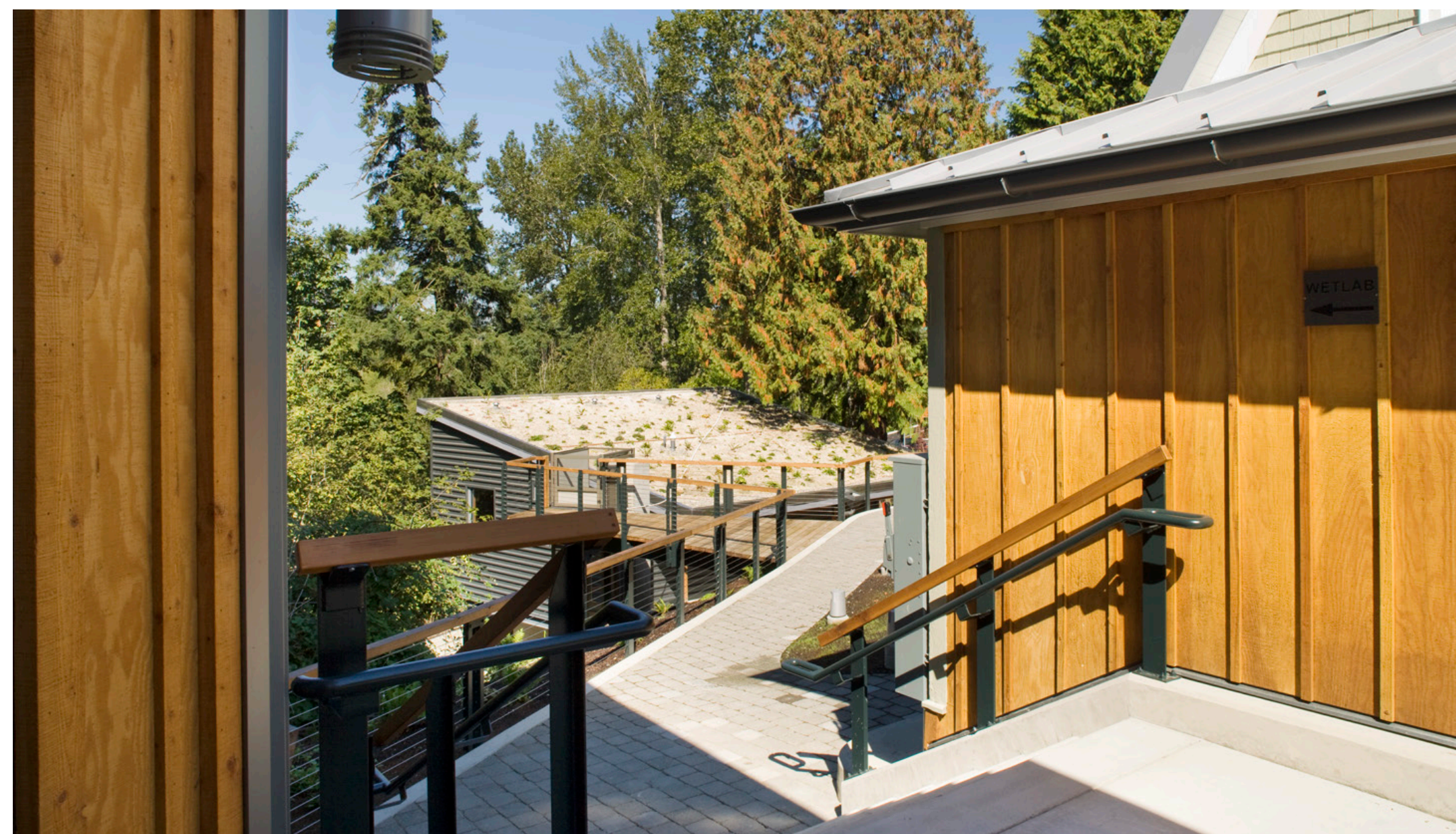
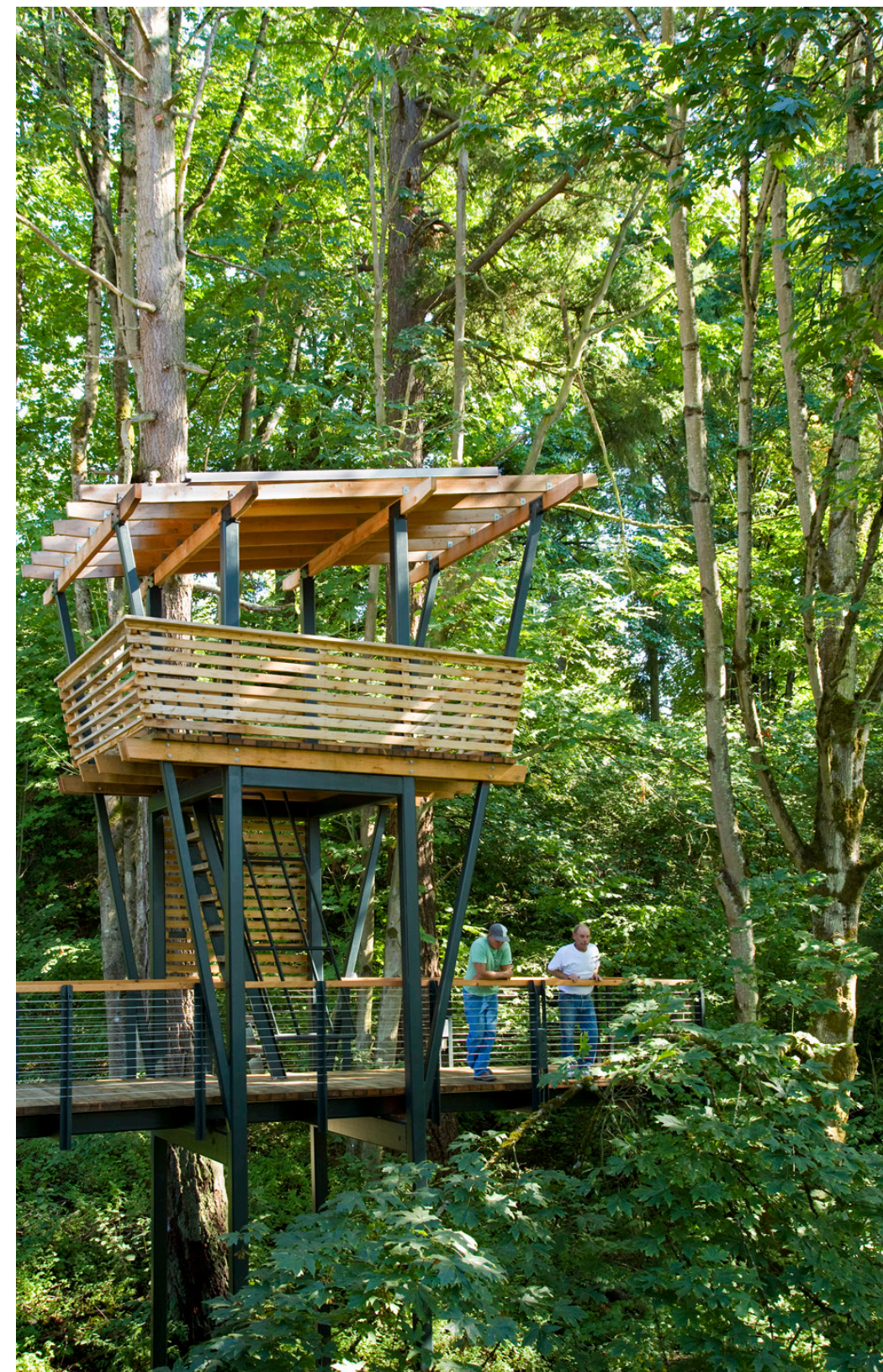
SLEEPING LADY,
LEAVENWORTH, WA



CEDAR RVR WATERSHED EDUCATION CENTER,
NORTH BEND, WA



MERCER SLOUGH ENVIRONMENTAL
EDUCATION CENTER, BELLEVUE, WA



STORMWATER SCHEMATIC

STORMWATER APPROACH
(PER 2014 DEPARTMENT
OF ECOLOGY STORMWATER
MANUAL)

1. Fully disperse maximum allowable hardspace to slope down to wetland
2. Disperse other hardscape across lawn/site vegetation as much as possible
3. Provide water quality treatment and detention for areas that are not fully dispersed
4. Do not exceed allowable increase in discharge to wetland

NOTE: Trails not shown

SITE TOTAL: 22.83 ACRES

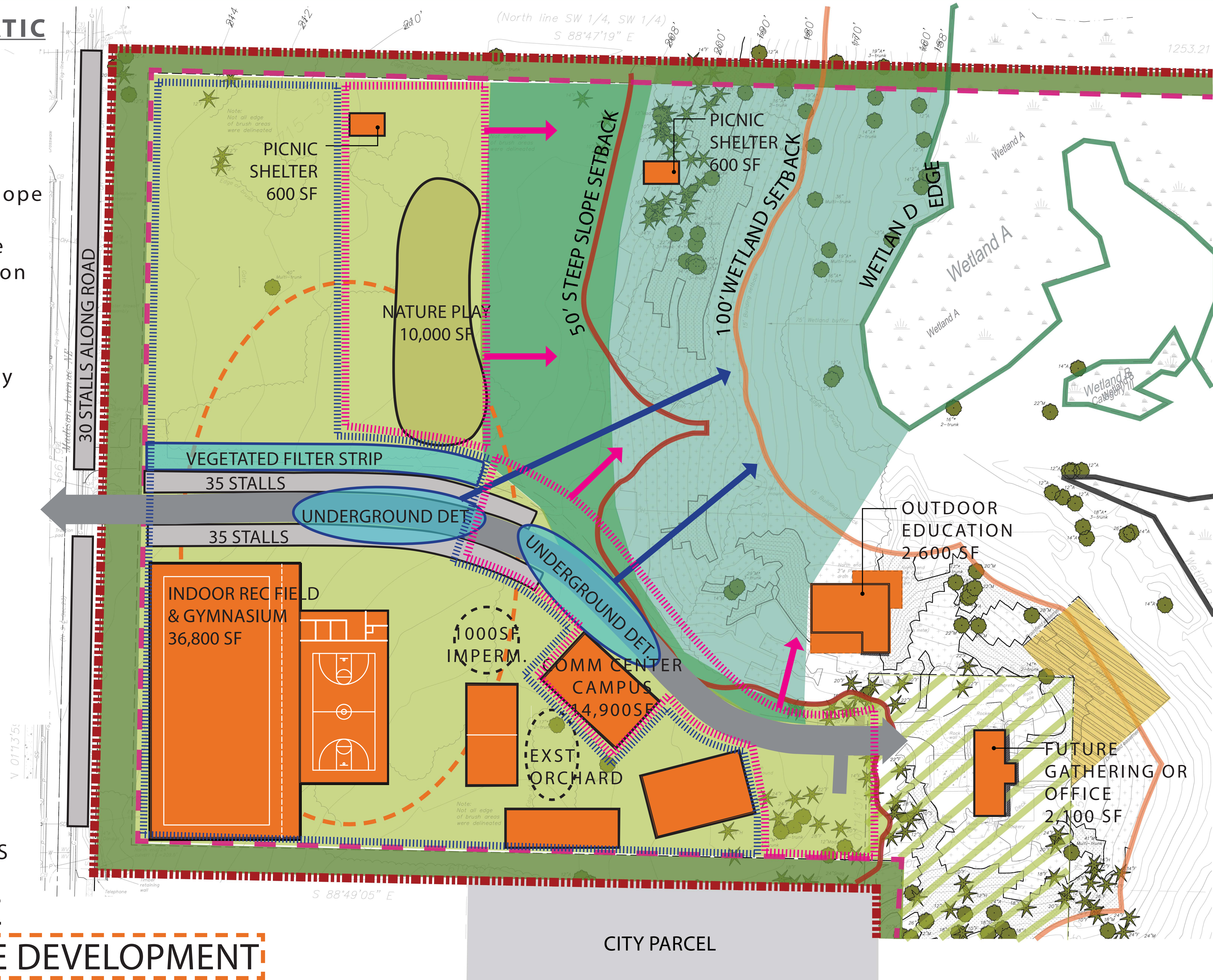
OPEN SPACE: 20.73 ACRES

DEVELOPABLE EXTENTS: 6.1 ACRES

IMPERMEABLE DEVELOPMENT: 2.1

91.8% OPEN SPACE

8.2% IMPERMEABLE DEVELOPMENT



ROUGH ORDER-OF-MAGNITUDE STORMWATER COSTS

COST UP TO TARGET 93,000SF IMPERMEABLE HARD SURFACE

WATER QUALITY (ROAD/PARKING): ~ \$3/SF
DETENTION (ALL HARD SURFACE): ~ \$8/SF
CONVEYANCE (ENTIRE SITE): ~ \$0.3/SF

\$600K - \$750K

ADDITIONAL COST ABOVE TARGET 93,000SF IMPERMEABLE HARD SURFACE

WATER QUALITY (ROAD/PARKING): ~ \$3/SF
DETENTION (ALL HARD SURFACE): ~ \$8/SF

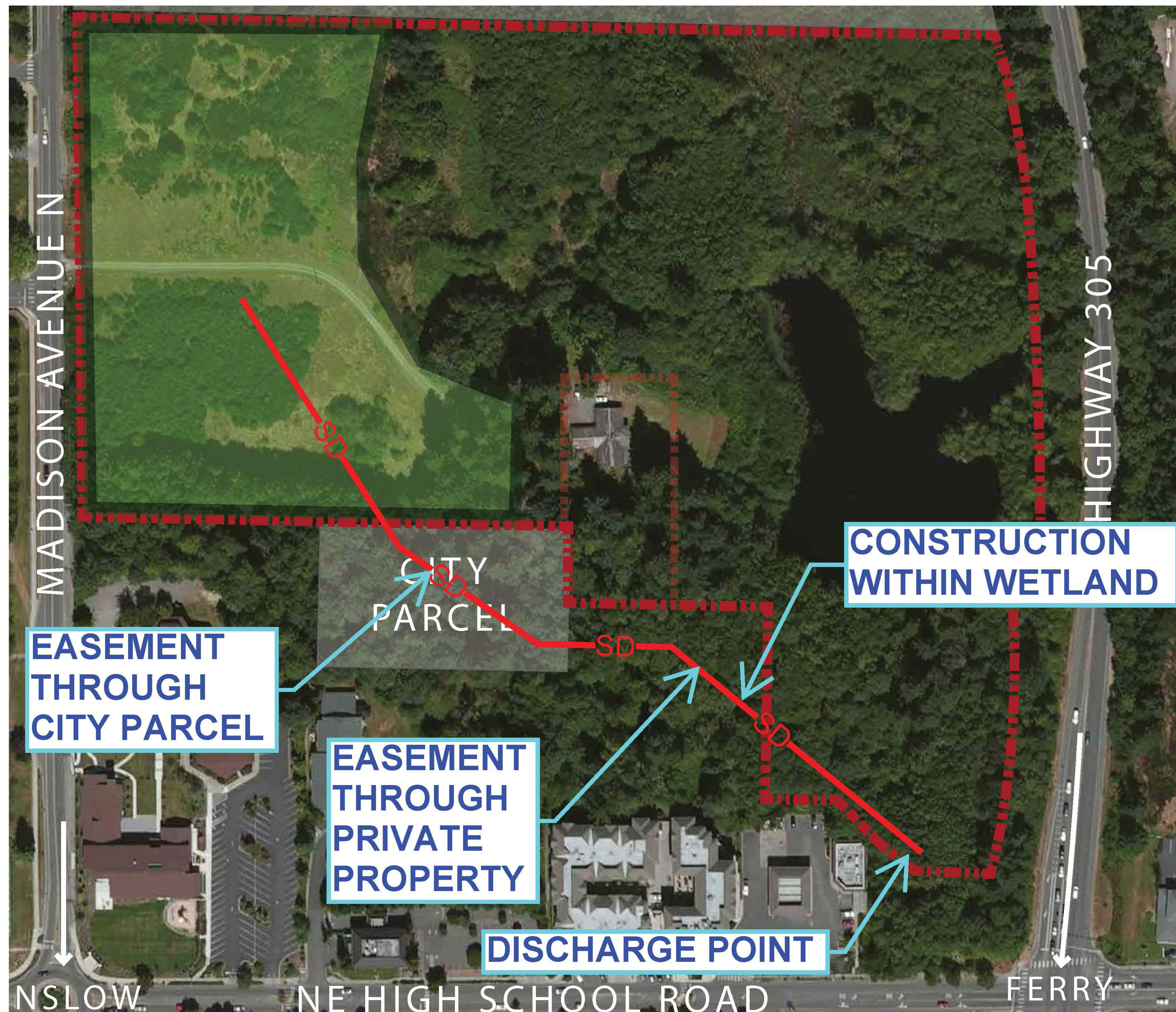
**\$90K - \$100K PER EACH ADDITIONAL
10,000 SF**

AND

**\$250K - \$500K FOR DIVERSION AROUND
WETLAND**

APPROXIMATE COST WETLAND DIVERSION (ASSUMED SIMILAR TO PIPE RUN FROM SAKAI PROPERTY APPRAISAL)

Item	lf	\$/lf	Extension
Length of line	2,210lf	\$50.00/lf	\$110,500
Wetland Mitigation			\$50,000
Addtl. Easement			\$25,000
Soft Costs		30%	\$55,650
Entrepreneurial Incentive		25%	\$60,288
Total Estimate		\$1,945/unit	\$301,438





OVERAGE: -11,040 SF

Studio/Senior Space 3000sf

8.2% IMPERMEABLE DEVELOPMENT

July 2017

