

Appendix C: Opportunities

A valuable park, recreation, and open space system may include lands and soils that may not be suitable for urban uses or even some kinds of developed recreational facilities - but which can provide unique preserves, habitats, cultural, and historical associations.

A strategic approach may also include lands that are owned for other purposes, but that may be used for park, recreation, and open space activities under some conditions. Federal, state, county, utility, school, land trusts, private homeowner associations, and private commercial operators, for example, own or control a variety of strategically important sites with every kind of physical and socially valuable parks, recreation, and open space characteristic.

Consequently, an inventory was compiled of environmental features and other strategic public and privately owned properties that could provide park, recreation, and open space opportunities. Following is a summary of the findings.

C.1 Environmental resources

In 1990, the Washington State legislature adopted the Growth Management Act (GMA - Chapter 36.70A of the Revised Code of Washington (RCW)). The GMA defined critical environmental areas and resource lands to be lands or soils with characteristics that are not suitable for urban development, and in some instances, to any alteration without potential risk to the environment, ecology, public safety or other issues.

GMA, and subsequent minimum guidelines published by the Washington State Department of Community, Trade, & Economic Development (WACTED), defined critical areas to include:

- wetlands,
- critical recharge zones for aquifers used for potable water,
- fish and wildlife habitat conservation areas,
- frequently flooded areas, and
- geologically hazardous areas.

In addition, GMA/WACTED guidelines identified resource lands that were to be provided special consideration including productive and/or unique:

- agricultural lands,
- forests, and
- mineral lands.

Critical area ordinances

GMA required local jurisdictions that were affected by rapid population growth (including Bainbridge Island) to identify and adopt regulations to protect such areas. In accordance with the act's requirements, the Bainbridge Island Community Development Department completed comprehensive inventories and analyses of critical areas on the Island.

Subsequent city critical area ordinances and comprehensive plans define and locate lands and soils that are subject to the environmental hazards on the Island. Implementing critical area and zoning ordinances further define the land use and design or development performance standards that are appropriate to each type of risk condition so that sensitive environments are protected. Generally, environmental protection measures conserve sensitive

environmental areas in conditions that are appropriate to the land or soil's character.

For example, the protecting measures retain, enhance, and sometimes expand wetlands in a permanent, natural state to recharge and filter storm water. Likewise, environmental protection measures conserve steep slopes in a wooded natural state, particularly slopes with hazardous seismic combinations of erodible soil, underlying bedrock, and subsurface drainage features.

Open space potentials

Environmentally sensitive lands or critical areas are not capable or suitable of being developed for urban and even some rural uses. These properties remain in private ownership, however, even though the critical environmental features are appropriately conserved.

Most of these sites are privately owned - usually as productive properties providing buffer, aesthetic, passive or other benefits to the developed parcels. Private property owners may develop the suitable lands that adjoin sensitive environmental features for urban or other intensive land uses. As a consequence, although these privately owned properties conserve permanent natural areas as open space features, these lands are frequently not accessible for public use.

Critical areas constitute private but significant open spaces, wildlife habitats, conservation preserves, and scenic overlooks. These lands can enhance and should be incorporated as integral, but passive components of the land use pattern and public park system in greenways, greenbelts, and urban separators.

Under some conditions, these private sites may be accessed with trails, exhibits, picnic facilities, water trails, and other suitable and more active park pursuits where the use benefits the property owner and/or where public access agreements can be negotiated.

C.2 Other public ownerships

Various public agencies own a considerable amount of land on the Island. Some portions of these lands may be available for public use if a park and recreation activity does not interfere with the agency's primary use of the land and if BIMPRD can negotiate local agreements with the property owners concerning use, development, and operation costs and responsibilities.

City of Bainbridge Island (COBI)

Acres

1	City Hall	Municipal administration headquarters located at 280 Madison Avenue North with 100-person capacity multipurpose council chambers meeting room and adjacent 12-person conference room.
2	Fire Station 21	Main headquarters located at 8995 Madison Avenue with conference meeting facilities.
3	Fire Station 22	Station located at 7934 NE Buckling Hill Road with conference meeting facilities.
4	Fire Station 23	Station located at 12985 NE Phelps Road with conference meeting facilities.

5	Kitsap Regional Library	City owned facility managed by Bainbridge Public Library, a non-profit organization, located at 1270 Madison Avenue North with a 90-person and 20-person capacity public meeting rooms with kitchenettes.
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Total holdings in acres

0.4

C.3 Private utility ownership

Various public/private entities own a considerable amount of land on the Island. Some portions of these lands may be available for public use if a park and recreation activity does not interfere with the agency’s primary use of the land and if BIMPRD can negotiate local agreements with the property owners concerning use, development, and operation costs and responsibilities.

Power transmission lines

Bonneville Power Administration (BPA) and Puget Sound Energy own land rights or use agreements for an extensive system of overhead electric transmission lines traversing across the Island. A primary line extends east across Agate Passage north of the SR-305 bridge, then south towards Winslow with some portion of the power line south and adjacent to SR-305 right-of-way.

Power lines, electrical wires, and electrical devices and appliances create electromagnetic fields when conducting electric power. Natural materials, landscaping, and built objects shield most of the current created within a field. A typical house, for example, shields up to 90% of the electric current, measured in volts per meter (V/m) that is carried in the field. The percent shielded can be increased where grounded aluminum roofing and siding, and other shielding materials are used.

The electromagnetic impact on human health has been studied in laboratory applications on animals and in circumstances where individuals have been inadvertently exposed to heavy dose concentrations. The results have not been conclusive to date and have not established causal links between electromagnetic fields and human health or disease occurrences.

Power line right-of-way can be made available for bike and hike trail systems or trailheads, particularly where the power line corridor crosses significant creek corridors, estuaries, natural areas, scenic vistas, and other features of interest.

A portion of the power line easements have already been designated for trail use along the sections adjacent to SR-305 right-of-way. Other portions of these easements could also be accessed for an extended trail system extending in a north to south fashion across the Island.

Utility properties

Acres

1	Puget Sound Electric	Waterfront access site located on the Island side of Agate Pass with trail access to water and clam digging.	0.4
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Total holdings in acres

0.4

C.4 Private land ownership

Bainbridge Island Land Trust

Land trusts work to preserve and steward diverse natural environments through conservation easements, donations, and occasional land purchases. The Bainbridge Island Land Trust holds 43 donated conservation easements and 4 property holdings on the Island representing 738.4 acres of wetlands, forest,

shorelines, meadows, streams, tidelands, and wildlife and plant habitats that are protected into perpetuity. Under the terms of most easement and donation agreements, these sites cannot be made available for public access.

The Trust is responsible for ensuring the conservation values of protected properties are maintained in accordance with easement agreements with each landowner. The Bainbridge Island Land Trust conducts annual stewardship monitoring visits and each property, and where necessary, works with the original and succeeding landowner to ensure the property is maintained and protected.

While these property donations and easements are primarily to preserve natural features, portions of these properties can also provide perimeter public trail systems in adjacent road rights-of-way or even within the borders of the private owned property where allowed by the terms of the easement or donation agreement, or the consent of the current property owners.

In some circumstances, trail systems and open spaces could link with other public trails and corridors to provide opportunities of interest to the property owners as well as the public.

			<i>Acres</i>
<i>Trust owned properties - no public access</i>			<i>20.7</i>
1	Fletcher Bay Lots	Donation of 5 segregated lots containing a wetland.	1.5
2	Heart of the Forest	Woodland situated between popular existing parks and the heart of a flourishing natural ecosystem.	19.0
3	Rudolph Property	Parcel located in Fort Ward.	0.2
<i>Trust owned properties - limited public access</i>			<i>20.0</i>
4	Wildlife Corridor	Parcel connecting Meigs Park and the Mandus Olson portion of the Grand Forest.	20.0
<i>Trust easements - no public access</i>			<i>217.6</i>
5	Dottie Parcheski & Mike Ryherd	Willowbrook Farm located on the corner of SR-305 and Day Road.	20.0
6	The Young Family	Large sand spit located on the west side of the Island.	2.0
7	Heron Rookery	Complex of nesting trees, farm property, and ponds owned by Dwight Sutton, Jonathan Markowitz, Sarah Nicholson, Clay & Tihen Hotchkiss, Rebecca Larson.	10.0
8	James Cutler	Tidelands and shoreline protection located on the west side of the Island.	1.0
9	Tom Von Schrader	Property located above Eagle Harbor that includes rolling, open meadows and forest.	10.0
10	Powel Family	Port Madison site with shoreline, pond, and a saltwater swimming pool.	7.5
11	Bart & Esme Freedman	Property located adjacent to the Parcheski/Ryherd easement that includes rolling meadows and forest.	7.5
12	Howard & Rachel Croker	Originally the homestead of the Miller family, the site abuts the Grand Forest off Miller Road and includes a part of Issei Creek.	10.0

13	Thomas & Luanne Croker	Property abuts the Grand Forest and includes a part of Issei Creek, and is contiguous to the Howard & Rachel Croker easement.	5.0
14	Raymond & Ruth Miles	Formerly the Grimm/Draper property, the parcel is located in Rolling Bay and includes second growth conifers.	7.0
15	Lillian Cheng	Formerly the Salisbury property, the site features mixed mature forests, a pond, and wetlands.	7.5
16	Bart & Dana Berg	Forested property located along a stream corridor that empties into Murden Cove near the Mandus Olson part of the Grand Forest.	7.5
17	Suzanne Sloan	Originally granted by Annette Stollman, this forested property is also known as Furrytale Farm.	8.0
18	Thomas & Suellen Cunningham	Property abuts the Mandus Olson portion of the Grand Forest.	5.0
19	Sunrise Wetland	Thriving freshwater wetland owned by the Harding and Brown families.	5.4
20	Joseph Lachac	Property abuts abundant wildlife and forest features.	4.6
21	Bucklin Hill Woods	Developer John Green divided this property into varying sized parcels, currently owned by Karen & Rick Whitten, Rick & Edie Sine, Elizabeth Goodfellow, and Frank & Mary Stowell to protect a rich ecosystem of forest, wetlands, and streams.	50.0
22	The Holt Family	Beachfront property protects majestic evergreens.	6.4
23	Vince & Kay Mattson	Property includes Murden Cove waterfront and upland forest.	7.7
24	Rob Ferguson & Kia Micaud	Property includes a mature forest, stream, and associated wetlands.	2.5
25	John & Karen Thomas	Formerly the Gens property, the site is located on the north end of the Island and provides a wildlife and waterfowl habitat of ponds, meadows, and forest.	8.3
26	Arlene Hobbs	Contiguous to the Peters Tree Farm, the property includes forest and native vegetation.	6.3
27	Olympic Terrace Water Association	Property has 86 foot low bank shoreline on Manzanita Bay and is jointly owned by residents of the area.	0.4
28	Steve & Lorraine Ekholm	Property contains historic home situated among an orchard, forested wetland, seasonal stream, and Eagle Harbor shoreline.	2.6
29	Tom Goodin & Cestjon McFarland	Parcel contains wetlands, second growth forest, and streams.	4.5
30	Bob & Nancy Fortner	Contiguous to the Grand Forest, the property features a seasonal stream, pond, and second growth trees.	10.0

31	John & Karen deChadenedes	Property includes second growth forest and seasonal wetlands.	7.9
Total holdings and easements in acres			258.3

Common properties and homeowners associations

Private property owners and developers and homeowners associations have set aside some lands for commonly owned open spaces. These properties contain valuable and unique environmental features, and strategically located sites. Some of these sites are accessible by members only, some by the public.

Some of these privately owned facilities are located in central locations with woodlands, greenways, water features, and other interesting park and environmental characteristics.

While these properties are primarily for the benefit of the private members or homeowners, portions of these commonly owned properties can also provide perimeter public trail systems in adjacent road rights-of-way or even within the borders of the private commonly-owned property.

In most circumstances, the private commonly owned trail systems and open spaces could link with other proposed public trails and corridors to provide opportunities of interest to the common property owners as well as the public.

<u>Common properties</u>			<u>Acres</u>
1	Harbor Square	Private Harbor Square development includes public access open space under easement granted by the Harbor Square condominium association as a condition of development. Site includes several large, old trees, minimal play equipment, walking path, and paved plaza.	1.0
Total holdings in acres			1.0

Private and non-profit landholdings

Various private and non-profit entities own land on the Island. Some portions of these lands may be available for public use if a park and recreation activity does not interfere with the landowner's primary use of the land and if the city can negotiate local agreements with the property owners concerning use, development, and operation costs and responsibilities.

Private lands do not need to be acquired, however, to be usable for a variety of park, recreation, and open space purposes, especially as boat access ramps, trailheads or trail corridors, picnic or scenic overlook sites. Private and public uses can be compatible if the private landowner's interests are properly accounted for and suitable public/private agreements can be made concerning facility development, operation and maintenance costs.

<u>Private properties</u>			<u>Acres</u>
1	Winslow Green	Private small grassy area located in the Winslow downtown that is made available for public uses.	
2	Meadowmeer Golf Course	Public 9-hole, 35 par, 2,824 yard golf course with driving range located at 8530 Renny Lane NE in the center of the island.	52.5

3	Wing Point Country Club	Private 18-hole, 70 par, 5,664 yard regulation golf course with driving range, outdoor swimming pool, tennis courts, and community open space located at 811 Cherry Avenue NE.	104.5
<i>Non-profit properties</i>			<i>405.0</i>
4	Puget Sound Environmental Learning Center	IslandWood – a non-profit outdoor learning center located at 4450 Blakely Avenue NE providing programs for schools, children and families, and adults. The site contains a stream, 4-acre pond, extensive bog and wetlands, second-growth woodlands, a nearby saltwater estuary at Blakely Mill, and abundant animal and plant habitat. The facility provides 3 separate lodges and a guest cottage, an interpretive Welcome Center, 150-seat great hall meeting facility, a 16 and two 35-person learning studios, 150-person dining hall, 30-person art studio, 20-person conference room, 20-person private dining room, and 100-seat outdoor amphitheater.	255.0
5	Bloedel Reserve	Private reserve located on Dolphin Drive on the north end of the island featuring native plants and 84.0-acres of second-growth forest habitat with ponds, wetlands, waterfall, bird refuge, multiuse interpretive visitor center and classroom buildings available for public use on a rental basis.	150.0

Total acres

C.5 Private facilities

Various non-profit and private entities own a considerable amount of facilities in the Island. Some of these facilities are available for public use for a membership, use fee, or special arrangement. ***All of these facilities should be identified in the event they should cease operations and/or become available on the market for possible public or joint venture use.***

Private facilities ***Acres***

1	Bainbridge Island Grange Hall	Grange facility located at 10340 Madison Avenue NE with large meeting room and kitchen.
2	American Legion Hall	Legion facility located at 7880 Bucklin Hill Road NE with large meeting room and kitchen.
3	Seabold Hall	Private facility (former church) located at 14451 Komedal Road with meeting facilities and stage.
4	Bainbridge Island Sportsmen’s Club	Private facility located at 8061 Sportsman Club Road with multipurpose meeting room and kitchen.

5	Creativity Center	Non-profit foundation conducting workshops and courses in various media, sponsoring artists, and giving grants for artworks from a facility located at 9463 NE Business Park Lane and an annex in the former Oil & Water art store at 382 Madison Avenue North.	
62	Bainbridge Athletic Club	Private 14,000 square foot athletic club located at 11700 NE Meadowmeer Circle with 5 indoor tennis courts, large group exercise studio, group cycling studio, large fitness and free weight areas, steam room and sauna, kid's club daycare, and juice bar.	6.0
7	Bainbridge Athletic Club Xpress	Downtown Winslow annex of the private athletic club located at 403 Madison Avenue adjacent to City Hall with group exercise studio, gymnasium, free weights, and childcare.	
8	Island Fitness	Private fitness facility located at 190 Madison Avenue with childcare, group exercise rooms, group cycling studio, and cardio dance classes.	
9	Bainbridge Dance Center	Private dance class instructions and performance space located at 844 Madison Avenue north of Wyatt Way.	0.4
10	Bethany Lutheran Church	Religious facility located on Sportsman Road and High School Road with picnic area and sports field available for public use.	1.0

Total acres

C.6 Conclusions

- **Strategically important sites** – are owned or controlled by utilities, land trusts, private homeowner associations, and private commercial operators with every kind of physical and socially valuable park, recreational, and open space characteristic.
- **A valuable park, recreation, and open space system includes lands and soils that may not be suitable for urban uses** – or even some kinds of developed recreational facilities, but which can provide unique preserves, habitats, cultural, and historical associations. These combined social and physical attributes provide a balanced dimension to the park and recreation experience.
- **A quality park and recreation system does not have to be implemented strictly by public monies or purchase** – but by the creative interplay of public and private market resources using a variety of techniques including leases, easements, tax incentives, design and development innovations, and enlightened private property interests. Past park, recreation, and open space strategies may have relied too heavily on purchase approaches and not enough on lower cost, but possibly more cost-effective alternatives.