



OFFICE OF THE MAYOR

280 Madison Avenue North
Bainbridge Island, WA 98110-1812

April 12, 2007

Laura Johnson
IAC Director
Interagency Committee for Outdoor Recreation
PO Box 40917
Olympia, WA 98504-0917

Dear Ms Johnson,

The City of Bainbridge Island is requesting approval from IAC for conversion of use for Eagle Harbor Waterfront Park. The park was acquired and developed with IAC grants 73-053 and 84-032. We are requesting a conversion to allow additional highly desirable activities in the park that are not allowed under the current project agreement.

Alternatives Considered

Alternative sites for these activities and alternatives to conversion have been thoroughly explored. The three major components of the conversion are senior center, rowing activities and kayak racks. The senior center is currently located in the park with use authorization, and is in need of expansion to accommodate the increase in the senior population on the Island. The Bainbridge Island Rowing Club explored opportunities at private sites, Pritchard Park and Strawberry Park. Eagle Harbor Waterfront Park remained the only viable option for them. There is an increasing demand for hand-launched kayak racks at all our shore access sites. A conversion of use is necessary to make the kayak racks a reality at this site.

Justification that supports replacement

The City acquired a piece of property called the "Strawberry Plant Property" as a replacement site. A letter of retroactivity was completed in September 2005. This property offers a waterfront park on Eagle Harbor that is reasonably equivalent value for recreation and habitat utility. The replacement property falls inside the Winslow Core, as does Eagle Harbor Waterfront Park. The proposed site has ample parking. The replacement property will be undergoing habitat restoration and park development within IAC restrictions. The Comprehensive Park Plan calls for 11 tennis courts on Bainbridge Island. There are currently 12 tennis courts. The City and the Park District have agreed to replace tennis courts

DARLENE KORDONOWY, MAYOR
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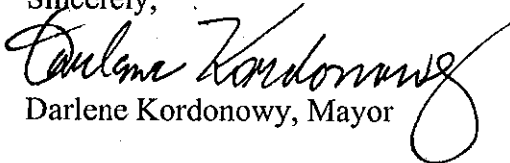
to fulfill the requirement. There will no net loss of public recreation activity in Waterfront Park.

Appraisal and Appraisal Review of proposed conversion

The City has appraised the replacement property at [REDACTED] Plant as well as the property at Eagle Harbor Waterfront Park. The appraised value of the conversion site is \$41.99/sq ft. The appraised value of the replacement site is \$13.99/sq ft. The value of the proposed area is \$1,528,940 [calculation 36,412 x \$41.99]. The area needed at the replacement site is 109,288 sq ft [calculation: \$1,528,940/\$13.99]. [REDACTED] Park will provide a net gain in park land.

Thank you for your consideration of this request for conversion. If you have questions or need additional information, please contact Tami Allen, Harbormaster, at (206)780-3733.

Sincerely,


Darlene Kordonowy, Mayor

DAK/cec

Encl:

1. Appraisal of Waterfront Park by Anthony Gibbons
2. Review appraisal of Waterfront Park by Jim Nowadnick
3. Map of Waterfront park showing IAC conversion request
4. Parcel description of Waterfront Park conversion
5. Draft Master Plan for Strawberry Property
6. Draft Master Plan for Waterfront Park
7. Parking chronology for Waterfront Park
8. Land chronology for Waterfront Park, John T. Nelson Park and [REDACTED] Park,
9. Letter addressing tennis courts

cc: Randy Witt, Director of Public Works
Kathy Cook, Interim Director, Winslow Tomorrow
Tami Allen, Harbormaster