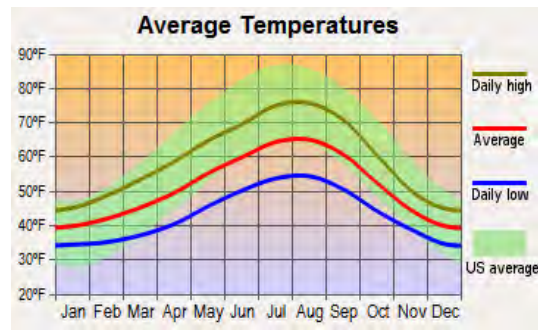


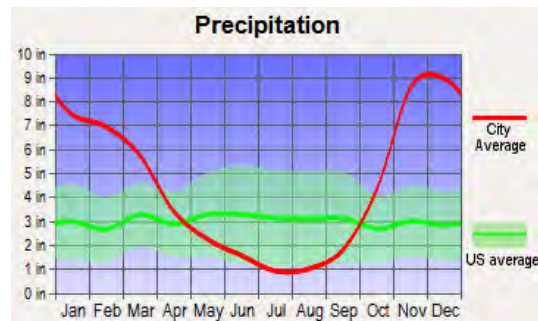
Appendix A: Setting

Port Orchard is located at Latitude: 47.53 North, Longitude: 122.64 West at an elevation of 140 feet with a corporate city limits land area of 4.02 square miles. The Port Orchard Urban Growth Area (UGA) extends east of the city to include unincorporated Kitsap County largely developed residential areas.

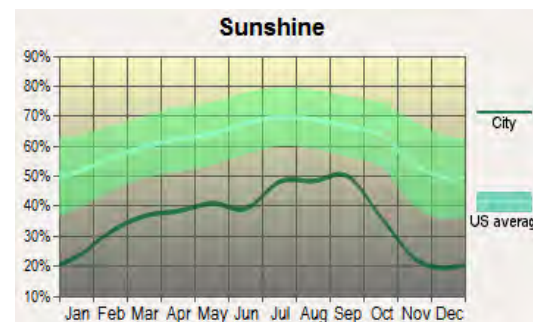
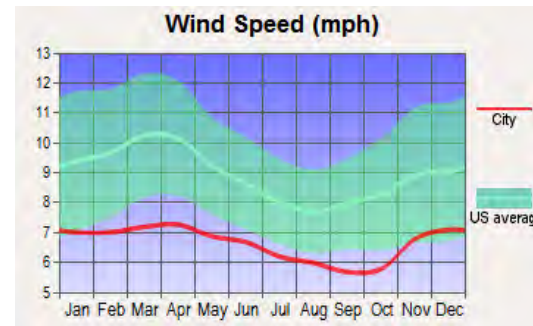
Climate



Washington State's climate is strongly influenced by moisture-laden air masses created in the Pacific Ocean. The air masses may move into the region any time of the year, but particularly during fall, winter and spring seasons.



The air flowing from the Pacific Ocean is interrupted first by the Olympic Mountains and then significantly by the Cascade Mountains. As a result of the mountain ranges, the west or windward sides of the Cascades receive moderate to heavy rainfall and the east or leeward side of the state located in the "rain shadow" of the Cascades receive a light to moderate amount of precipitation.



The Cascades also affect temperature ranges in the state. The west or windward side is influenced by maritime air masses generally milder than those that sweep down from the Canadian Rocky Mountains on the east or leeward side of the state. Consequently, eastern Washington usually has colder winters and hotter summers, while western Washington is milder and more frost-free.

In Port Orchard, mean temperatures vary from a high of 75 degrees in August to a low of 33 degrees Fahrenheit in January. Average annual precipitation is about 38 inches with a mean growing season with temperatures above 32 degrees Fahrenheit for about 300 days. Approximately 80% of the precipitation occurs from October through March with less than 6% falling during June, July, and August.

On average, Port Orchard may receive up to 6 inches of snow in January with sunshine for about 20% of the time and between 50-70% sunshine during July and August. Wind speeds average between 7-9 miles per hour in January and 6-8 miles per hour in September.

Earth

Washington is divided into three principal physiographic divisions - the Pacific Mountain System, the Rocky Mountain System, and the Intermontane Plateaus.

Pacific Mountain System - is defined by the Olympic Peninsula (the Pacific Border province) and the Cascade Mountain range and includes all counties that contain portions of the Cascade Mountains (the Cascade Mountain province).

Northern Rocky Mountain System - is defined by the foothills of the Rocky Mountain ranges and includes all counties that are located north of the Columbia River and east of the Cascade Mountain system.

Intermontane Plateau - is defined by the high plateaus created by the uplift between the Cascade and Rocky Mountain ranges and includes all counties that are located along the southern drainage basins of the Columbia River.

Port Orchard is located within the eastern edge of the Puget Trough section of the Cascade Mountain province of the Pacific Mountain System. The Cascade Mountains were created by continuous volcanic activity along the border of the underlying continental plates.

The mountains were in turn, subject to the action of periodic glacial intrusions - the most recent being the Pleistocene glacial period more than 15,000 years ago. The Pleistocene glacial intrusion gradually carved and flooded Puget Sound, the lowland areas, and other valleys alongside the Cascade foothills.

Port Orchard is located within Puget Sound with topography ranging from 0 to about 140 feet above sea level. The hilltops overlooking Sinclair Inlet drop off abruptly at Ross Point, and along Blackjack Creek and other drainage corridors, with slopes ranging from 25 to 50%. As a result, the steeper slopes are subject to landslide hazard.

Soil regions

Washington State soils were created by a combination of elements including the nature of the parent material or rock type, climate, and the characteristics of the local terrain.

These combined processes created 11 principal soil regions in the state ranging from deposits with high concentrations of organic matter created by glacial and marine actions along Puget Sound to deposits with very low organic matter located in the eastern arid portions of the state.

Water

Sinclair Inlet - was named by US Navy explorer Charles Wilkes for George T. Sinclair, acting master on one of his ship's crews. Sinclair Inlet is an arm of Puget Sound in Kitsap County and the southwestern extension of Port Orchard that touches the shores of Bainbridge Island, Bremerton, and Port Orchard. The Port Washington Narrows connects Sinclair Inlet to Dyes Inlet and Bremerton and Rich Passage connects Sinclair Inlet to Puget Sound.

The Sinclair Inlet shoreline is highly urbanized and physically altered, with approximately 89% of the shoreline being armored. There are also state highways, city streets, and county roads along the entire length of the shoreline, with bridges or culverts constraining the streams that run to the Inlet. Much of the roadbed areas, and most development water ward of the roads were built on fill and are protected by various types of shoreline armoring. Native vegetation has been removed from much of the Sinclair Inlet shoreline as well.

Sinclair Inlet is a shallow, poorly flushing estuary, and the slow period of discharge and replenishment is a factor influencing its water and habitat quality in the inlet. Fecal coliform contamination, mostly from non-point source pollution, in addition to significant chemical contamination that includes high levels of mercury and PCBs have been documented in Sinclair Inlet.

Currently, existing impervious surfaces along portions of Bay Street are not treated for stormwater runoff and flow directly into Sinclair

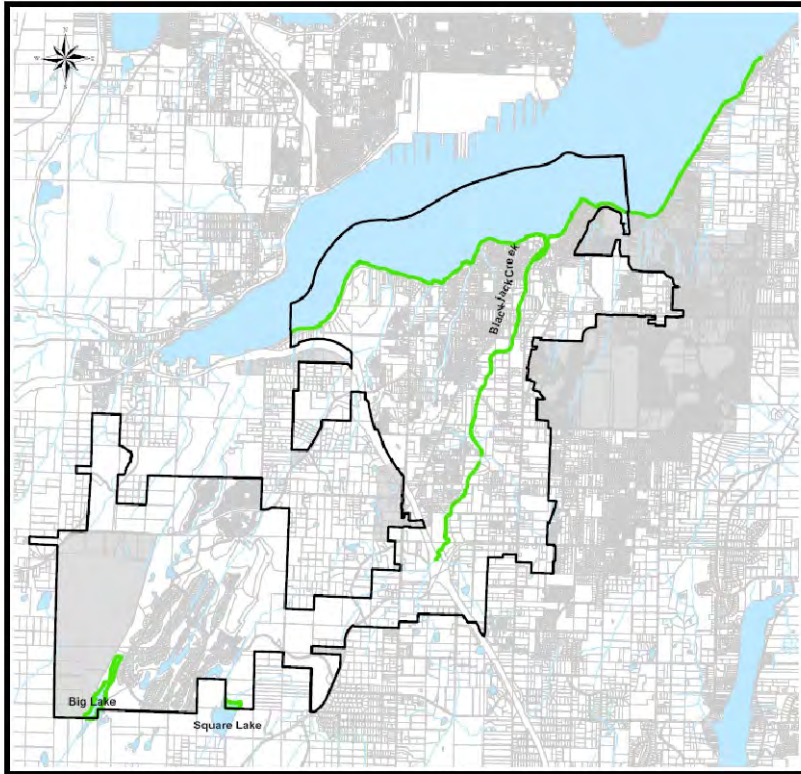


Figure 2.1 – City of Port Orchard Shoreline Jurisdiction

Inlet. However, improvements are being made with adoption of Low Impact Development Standards (LIDS) and within the City’s Stormwater utility and updated NPDES permit programs.

Shorelines within Port Orchard include those portions of Sinclair Inlet lying within the city limits and all lands extending landward 200 feet from the ordinary high water mark, together with any associated wetlands, river deltas, and floodways associated with tidal waters.

Numerous named and unnamed streams and creeks flow into Sinclair Inlet in Port Orchard and the city’s UGA including

Anderson, Ross, and Blackjack Creeks.

Blackjack Creek is regulated as a “shoreline of the state” due to its average flow level. The estuarine portion of Ross Creek and portions of two lakes (Big Lake and Square Lake) also qualify as shorelines of the state.

Blackjack Creek - is the largest stream system in Port Orchard and extends into tributaries spanning an area of approximately 3 miles within the city limits. Blackjack Creek is the only stream within the city that falls within Shoreline Management Act (SMA) jurisdiction based on flow rate, although a portion of both Ross Creek and Blackjack Creek estuaries are under SMA jurisdiction based on tidal influence.

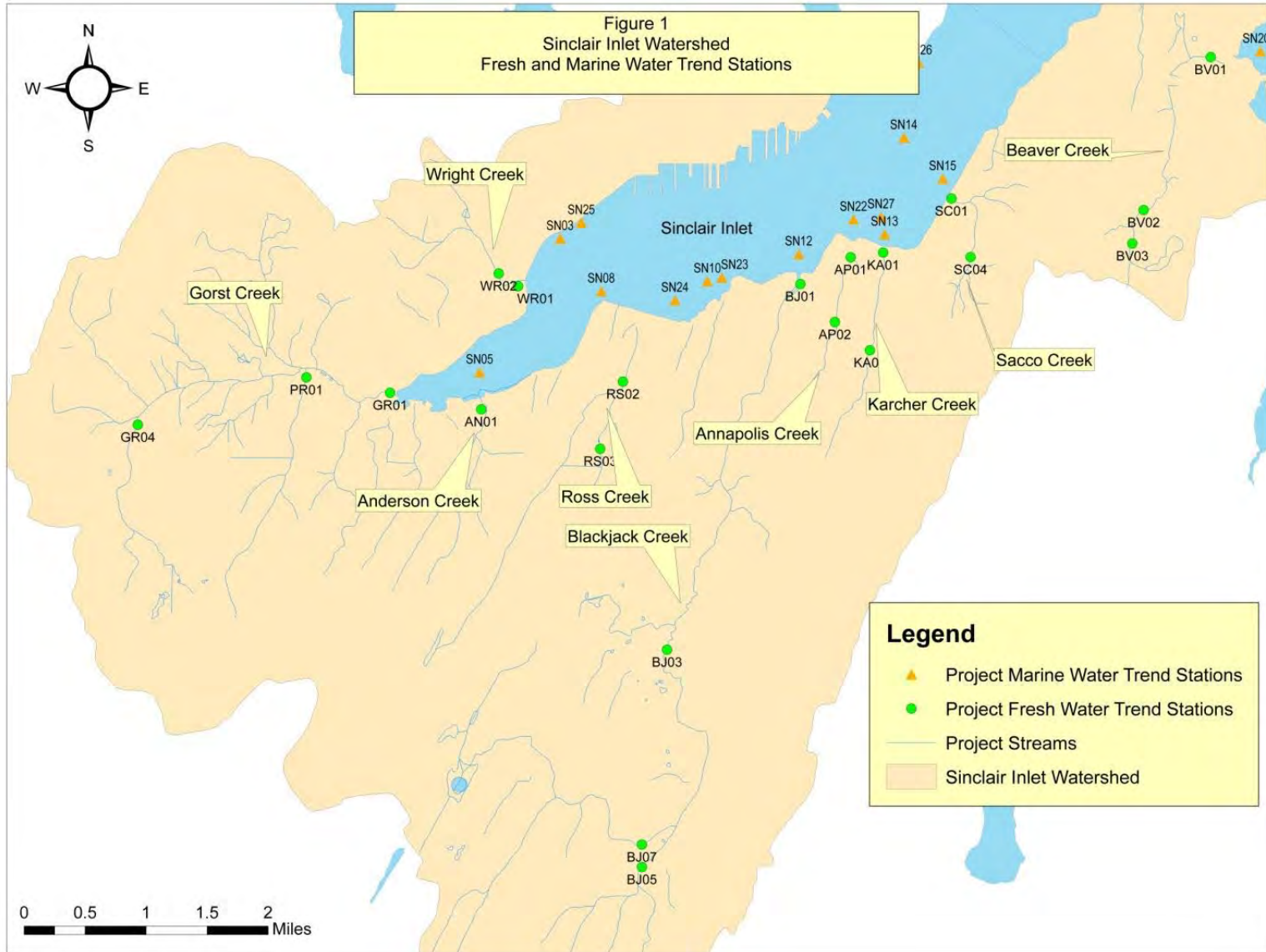
Unlike the Sinclair Inlet shoreline, the majority of the Blackjack Creek shoreline is relatively intact. The mouth of the Creek has been highly altered with shoreline armoring, paving, and channelization. However, just upstream, the Blackjack Creek corridor becomes nearly a wilderness area, with natural vegetation, wildlife corridors, and a healthy salmon stream.

The topography of the Blackjack Creek ravine has been a major factor in protecting the vegetation and resources of the Creek. It is extremely steep for the majority of the regulated area, and although it had been logged in the past, it has remained relatively untouched for several decades.

In recent years, the city has taken steps to protect the Blackjack Creek corridor and encourage restoration, while continuing to allow and improve public enjoyment through trails and overlooks.

Ross Creek - is also a salmon stream and is surveyed annually for adult spawners. Further protections for both Blackjack and Ross Creek are appropriate and will be implemented through development regulations.

Due to the annexation of McCormick Woods, the City gained parts of two lakes that are big enough to qualify as a shoreline of the state, and must be included in the SMP. Square and Big Lakes are



both less than 30 acres, and both share shoreline jurisdiction with Kitsap County. Neither of them are located entirely in the City.

Square Lake - approximately 10 acres of Square Lake are located within Port Orchard. The other 20 acres are entirely within Kitsap County jurisdiction, and are not within the UGA. There is just one property owner in the City within Square Lake jurisdiction, and the property is undeveloped.

The area around Square Lake had been historically logged, but mature forests are present, and lack of human activity (there are only 2 houses that touch the lake, the rest is State Park), allow for high vegetation function.

Big Lake - also known as Big Pond, lies in a shallow depression west of the McCormick Woods housing development. The lake is very shallow, and is long and narrow, heading from the northeast to the southwest, and lies within city limits for 4 of its 22 acres. The remaining area lies within the South Kitsap UGA and unincorporated Kitsap County.

There are 2 property owners within City shoreline jurisdiction, one of which is the McCormick Woods Homeowners Association, which maintains trails near the lake and its associated wetlands. Big Lake is inaccessible by car or public transportation, and public access is limited to bikes and walkers who are homeowners (or guests of homeowners) in the McCormick Woods housing development.

Floodplains and flooded areas - include alluvial soils - which are former riverbeds and streambeds, and retention ponds that fill during heavy rainfall, sometimes infrequently, often for extended periods during rainy seasons. Floodwater depths are shallow but can become extensive causing damage to commercial and residential uses that are located within the floodplain including recreational facilities.

The mouth of Ross Creek and the south end of Blackjack Creek are subject to seasonal flooding and designated as such on FEMA maps.

Wildlife habitats

Habitat conservation areas are critical to the survival of diverse plant and wildlife communities. Habitats encompass a variety of areas including large parcels of contiguous undeveloped land, special areas like streams or wetlands, and structural elements like rocky shorelines or standing dead trees.

The ecological value of an area depends on the quantity, quality, diversity, and seasonality of the food, water, and cover that it provides wildlife species. A particular site's value also depends on proximity to other usable habitats, the presence of rare species, and the rarity of the habitat type.

The preservation and restoration of critical habitat areas are keys to protecting biological diversity. Critical habitat can be lost or degraded due to urban and some rural land use activities. Critical habitat threats can be reduced with effective land use policies and regulations. In some instances, valuable habitat can also be restored or enhanced through preservation and conservation efforts.

For ease of discussion, wildlife habitats are generally classified as marine, estuarine, freshwater, and terrestrial categories. Many wildlife species rely upon most, even all, of these habitat categories for survival. Port Orchard has 2 categories of wildlife habitat.

Marine habitat

Marine habitats are saltwater areas that extend outward from the upper limit of wave spray on land. In Port Orchard, marine habitats extend the complete length of Sinclair Inlet shoreline.

Marine habitats provide critical plant, fish, and wildlife habitat that can be greatly affected by land and water-based activities. The waters of Puget Sound depend on the health of tide flats and the water column for primary habitat production.

Eelgrass, kelp, and phytoplankton provide the primary cornerstone for the grazing food chain, and shelter for both invertebrate and vertebrate animal species.

The deeper waters and narrow channel of Sinclair Inlet between Bremerton and Port Orchard, as well as the shallower waters at Gorst shoreline produce a unique marine environment rich in nutrients hosting a remarkable diversity of fish and other animal life.

The open channel and shallow shoreline provide wintering and breeding habitat for a wide variety of marine birds including loons, grebes, cormorants, gulls, ducks, geese, shorebirds and alcids.

Despite the altered state of the Sinclair Inlet shoreline, it is home to bald eagle perches, blue herons, and other shoreline birds. In addition, Sinclair Inlet has been designated as a nearshore refugia that includes portions of the shoreline. The refugia provides migration, foraging and rearing habitat for multiple salmonid species and other marine wildlife. The nearshore conditions also provide suitable spawning habitat for surf smelt and Pacific sand lance.

Fish and wildlife species - special status/priority fish and wildlife species (or particular relationships between species and habitat) that rely on the marine habitat around the Sinclair Inlet shoreline for at least part of the year or part of their life cycle include the following birds: Brandt's cormorant, regular large concentrations of brant (geese), common loon, common murre, breeding concentrations of cormorants and alcids, breeding areas for great blue heron, regular marine concentrations of harlequin duck, marbled murrelet, non-breeding concentrations of Barrow's goldeneye, common goldeneye, and bufflehead; non-breeding concentrations of loons, grebes, cormorants, and alcids; non-breeding concentrations of plovers, sandpipers, and phalaropes; bald eagle, peregrine falcon, and regular large concentrations of waterfowl, western grebe.

Marine habitat fish include Chinook salmon, coho salmon, chum salmon, pink salmon, sockeye salmon, bull trout, steelhead, coastal cutthroat trout, Pacific herring, Pacific sand lance, surf smelt, longfin smelt, and numerous rockfish species.

Marine habitat shellfish include breeding areas and regular concentrations of Dungeness crab, regular concentrations of geoduck, regular concentrations of Manila clam, native littleneck clam, northern abalone, Olympia oyster (restoration efforts in progress), regular concentrations of Pacific oyster, regular concentrations of Pandalid shrimp, and regular concentrations of red urchin.

Marine habitat mammals include haulout areas for California sea lion, regular concentrations of Dall's porpoise, haulout areas for harbor seal, Orca whale, and Pacific harbor porpoise.

Kelp and eelgrass beds - provide habitat, feeding, and rearing grounds for a large number of marine organisms including crabs, fish, and birds. Kelp is the large brown seaweed typically found in rocky intertidal and subtidal areas. Eelgrass is a vascular plant that grows most commonly in intertidal and shallow subtidal sandy and muddy areas.

Kelp beds provide a surface upon which other plants and animals grow. The beds are used as resting areas by birds and mammals including gulls, herons, waterfowl, shorebirds, and seals. Kelp beds also protect environments for intertidal plants and animals by reducing current, wave action, and inshore erosion on sand and gravel beaches. The beds provide a protected beach habitat for marine organisms that would not be present otherwise.

Eelgrass is a highly productive plant that provides trophic functions and nutrient infusions for the entire coastal zone. Eelgrass beds provide an important stopover and wintering area along the Pacific flyway for a variety of migratory birds. The eelgrass beds around Vashon Island and in Puget Sound have been found to be 3 times more productive to diving birds, for example, than non-vegetated near-shore areas.

Kelp and eelgrass beds have declined in number and overall size in Puget Sound in recent years. The decline may be due to changes in water quality and turbidity resulting from urban development and forest cutting activities, or to natural fluctuations due to storms,

unusually hot weather, or an increase in the population of grazing species.

Shellfish - commercial and recreational shellfish inhabit the mud, sands, and rocky substrata of Sinclair Inlet shoreline's passages, bays, harbors, and coves. Intertidal areas support hardshell clams including butter clams, native littleneck, manila clams, cockles, and horse clams. Geoducks typically burrow in subtidal areas up to 2 to 3 feet into the mud or soft sand. Shrimp, crab, and oysters also inhabit the shoreline areas. Dungeness crab frequent eelgrass beds, and red rock crab inhabit rocky terrain with less silt content.

Surf smelt, Pacific herring, and Pacific sand lance spawning areas - are found in marine near-shore areas year-round, and spawning may occur year-round. Most Pacific herring stocks spawn from late January through early April. Spawning areas for Pacific sand lance are scattered along near-shore areas around the Everett shoreline, with spawning in intertidal areas occurring annually from November 1 through February 15.

Estuarine habitat

Estuaries are semi-enclosed bodies of water that are freely connected with the open sea and within which saltwater mixes with freshwater drainage. Estuaries create transitions between marine, freshwater, and terrestrial environments that support a rich and diverse variety of wildlife species.

By definition, estuaries have a salt concentration from 0.5 parts per trillion up to 30 parts per thousand. Estuaries include subtidal and intertidal zones as well as lagoons, sloughs, and channels that meet this salinity definition. Estuaries are typically shallower with warmer water temperatures than marine habitat zones.

In Port Orchard, the estuarine environment extends inland for some distance from Sinclair Inlet where freshwater from the Ross and Blackjack Creeks mixes with saltwater tidal currents. Salinity content may be affected by the amount of freshwater flow that enters the saltwater, the strength of the tides, and the resulting amount of fresh to saltwater mixing. Salinity is not constant within such a mixing and may vary with depth and area of flow. The

animals and plants that are established within the area are often better predictors of the estuary's influence than salinity alone.

Port Orchard's numerous bottomland creek drainage area streams have largely been channelized or diverted where they merge with Sinclair Inlet negating the potential for estuary habitat.

Wildlife species - estuaries support many of the same species that are present in the marine environment described above in some species, such as oysters, are more abundant in estuaries.

Freshwater habitat

Freshwater bodies include lakes, rivers, creeks, wetlands, riparian areas, and all other types of water bodies not included in estuaries or marine habitat that have a low ocean salt content.

Freshwater habitats support different wildlife than saltwater systems, particularly species that depend on wetland vegetation. However, 87% of all wildlife and fish species are estimated to depend on streams, wetlands, or other freshwater bodies during some part of the species life cycle for drinking water, foraging, nesting, and migratory movements.

Riparian areas - are the wooded or vegetated corridors located along rivers, streams, and springs. Riparian corridors possess free flowing water or moist conditions that support high water tables, certain soil characteristics, and vegetation that are transitional between freshwater and terrestrial habitat zones. The transitional edges are usually defined by a change in plant composition, relative plant abundance, and the end of high soil moisture content.

Riparian corridors transport water, soil, plant seeds, and nutrients to downstream areas - and thereby serve as important migration routes for many wildlife species. Riparian areas, though small in overall size, are one of the most important sources of wildlife biodiversity in the landscape.

Freshwater wetland habitats are water bodies less than 20 acres in size or less than 6 feet in depth and include marshes, swamps, bogs, seeps, wet meadows, shallow ponds, and lakes.

Like riparian areas, wetlands support species in great diversities, densities, and productivity. The wooded areas that are located adjacent to wetlands provide nesting areas, forage, and other cover that is critical to wetland-dependent species like most waterfowl or small mammals like beaver.

Wetlands - there are 2 principal wetland types within Port Orchard:

- Scrub/shrub wetlands - with seasonal flooding, characterized by hardhack, willow, red alder or redosier dogwood, and
- Shallow marsh - deep marsh, and open water wetlands.

Riparian and wetland vegetation provides significant food and cover for wildlife habitat. Generally, riparian zones and wetlands provide substantially more important wildlife habitat than forested areas.

Riparian zones are also passageways for wildlife migrating between or around developed areas. Riparian vegetation also helps maintain optimum fish spawning conditions by providing shade, bank stabilization, a breeding ground for insects, and a source of organic material for the stream.

Riparian zones are located along the undeveloped shoreline of the numerous creeks in Port Orchard, the numerous tributary streams within their drainage corridors, and the numerous ponds and wetlands. These areas are covered with riparian vegetation and should be considered important wildlife corridors.

Wildlife species - freshwater zones support terrestrial and aquatic insects and resident and migratory fish species.

Anadromous fish species include coho, chinook, and chum salmon, and steelhead. Naturally occurring or established species include largemouth bass, brown bullheads, bluegill, and black crappie.

Freshwater zones also support a variety of birds and mammals including salamanders, frogs, osprey, ducks, river otter, and beaver.

Riparian and wetland vegetation provides significant food and cover for wildlife habitat. Generally, riparian zones and wetlands provide substantially more important wildlife habitat than forested areas.

Riparian zones are also passageways for wildlife migrating between or around developed areas. Riparian vegetation also helps maintain optimum fish spawning conditions by providing shade, bank stabilization, a breeding ground for insects, and a source of organic material for the stream.

Urban and agricultural developments have substantially reduced wildlife habitat through the years. However, valuable habitat qualities may still remain in the undeveloped, large native vegetation tracts and around the remaining wetlands and riparian (streamside) forests of Anderson, Ross, Blackjack, and Annapolis Creeks, the numerous tributary streams within their drainage corridors, and the numerous ponds and wetlands.

Wetlands and riparian zones may support muskrat, mink, otter, beaver, raccoon, and weasel. Water bodies, wetlands, and adjacent fields also provide suitable nesting and feeding habitat for mallard ducks, American widgeons, green-wing teal, common coot, common merganser, blue-wing teals and great blue heron, and lesser and greater Canadian goose.

Portions of Anderson, Ross, Blackjack, and Annapolis Creeks drainage areas may also provide habitat for the bald eagle and osprey. The northern bald eagle is listed as a potentially threatened or endangered species on Washington State's endangered and threatened lists. No other endangered or threatened species are known to occur in the Port Orchard area.

Fisheries - the lower reaches of some Port Orchard creeks that have not been affected by culverts and farmland drainage channels may provide freshwater habitat for species of anadromous fish, including steelhead, walleye, and salmon species, that live in saltwater but return to spawn in freshwater.

These fish species have evolved over time to fit the specific characteristics of their stream of origin - and are uniquely imprinted compared with other members of the same species.

Blackjack Creek is one of the major fish producing streams in East Kitsap, and supports Chinook, coho, steelhead, cutthroat and summer chum (chinook and steelhead are Endangered Species Act (ESA) listed species). The summer chum run is the only native (non-hatchery) summer chum run known in the mid-Puget Sound area.

Blackjack Creek contains important habitat for several salmonid species. Fish use in the creek includes large numbers of early chum salmon, including an early-returning stock that the Washington State Department of Fish and Wildlife (WDFW) considers to be rare. In addition, the creek supports significant numbers of late returning chum, coho salmon, and steelhead, searun cutthroat trout, and resident cutthroat. There has also been documented use of Blackjack Creek by fall Chinook salmon.

Anadromous fish require cool, uncontaminated water with healthy streambeds and insect populations. Vegetated riparian areas maintain stream habitats by stabilizing water temperature, producing an insect supply, controlling erosion, and providing woody debris.

Anadromous game fish that have been identified in the Possession Sound shoreline include rainbow trout, cutthroat, dolly varden, eastern brook trout, whitefish, largemouth bass, perch, crappie, and catfish.

These species spawn and rear in medium sized gravel beds that are provided medium velocity water flow along creek channels, swamps, marshes, perennial and seasonal streams.

Factors that have caused the diminishment of the wild runs include:

- **Forest clear-cutting and land developments** - that create sediment loads increasing water turbidity and silting in gravel spawning beds;
- **Clear-cutting tree stands in riparian areas** - that remove natural shading increasing water temperatures; and

- **Water diversions** - including dams and dikes, that restrict access from the upper reaches and spawning areas of stream and river runs.

The Washington Department of Fisheries & Wildlife (WDFW) and various Tribal Governments supplement the natural stocks in order to maintain river runs for most of these species.

Terrestrial habitat

Terrestrial areas are the upland lands located above freshwater, estuarine, and marine water zones. The zones may extend from the level lowlands that border marsh or creek banks to the tops of the bluffs, hills, or foothills located around the Cascade Mountain range.

Plants - natural plant communities are described in terms of broad patterns called vegetation zones. Washington plant communities are divided into 3 major vegetation groupings including:

- Forests,
- Grasslands and shrub/grass communities,
- Timberline and alpine areas.

The plateaus overlooking Sinclair Inlet and Anderson, Ross, Blackjack, and Annapolis Creeks include some forested vegetation zones. The zones are defined by the different climates created by different elevations and the distinctive vegetation type that becomes dominant in a climax forest after the forest has progressed through successive stages of natural development. The dominant species defined by the zone usually reproduces to maintain dominance until some disturbance, such as fire, alters the zone's environment.

Deciduous tree species such as red alder (*Alnus rubra*) or big leaf maple (*Acer macrophyllum*) or golden chinkapin are generally dominant on the lands that have been cleared for urban and agriculture uses. Black cottonwood and Oregon ash, along with red alder and big-leaf maple, tend to grow along major water corridors.

Portions of Port Orchard - particularly the wooded hillsides and ravines include several second growth lowland forested cover types

including coniferous, deciduous, and mixed coniferous/deciduous forests.

This forest type has marginal value as commercial timber or as unique vegetation. The majority of commercially important timber resources have been harvested, usually along with associated residential land development.

Grasses, agricultural crops, and riparian vegetation cover the lowland areas of the creek drainage corridors - the latter prevalent along creek floodplains and at the edge of wetlands or open bodies of water.

Deciduous hardwood trees including red alder, cottonwood (*Populus trichocarpa*), Oregon Ash (*Fraxinus latifolia*), willow (*Salix* sp.), and associated understory species are dominant within the wetland areas.

Species - terrestrial zones support a variety of insects, amphibians, reptiles, lowland and upland birds, large, and small mammals. Some species, such as eagles, osprey, and murrelets, forage in other habitats but nest in upland locations in wooded areas in or near riparian zones.

Other species may forage in all of the zones, particularly during the winter months, but retreat for night and seasonal cover into the upland wooded areas. Examples include a variety of game species such as pigeon, grouse, rabbit, and deer within the lowlands, and even bear and cougar in the Cascade foothills that occasionally migrate into the urban areas.

Mature forested areas provide thermal cover during winter months allowing larger game mammals to forage up to 3,000 feet in elevation during normal winter season or 2,000 feet during especially harsh winters.

Animals - urban and agricultural developments within Port Orchard area have substantially reduced wildlife habitat through the years. However, valuable habitat qualities still remain in undeveloped, large native vegetation tracts along the hillsides, and around the

remaining wetlands and riparian (streamside) forests along Anderson, Ross, Blackjack, and Annapolis Creek corridors and the Sinclair Inlet shoreline and estuaries.

Wooded areas support a wide variety of large and small mammals, birds, reptiles, and amphibians. The most common mammals within the wooded areas include chipmunks, rabbits, marmots, skunks, and raccoons.

A small number of larger mammals including black-tailed deer, coyote, and cougar likely occur at the edge of the upper reaches of the Cascade foothills where large contiguous forested areas remain though they can also migrate into the urban areas on occasion.

Crows, jays, nuthatches, woodpeckers, sparrows, winter wrens, ruffed grouse, blue grouse, quail, band-tailed pigeon, turtle dove, pheasant, partridge, Merriam's turkey, owls, hawks, Osprey, and eagles can find suitable habitat for feeding and nesting in the upland forested areas, creek and stream corridors.

Many of these species can tolerate adjacent urban development so long as some habitat and connecting migration corridors remain undisturbed.

Portions of Anderson, Ross, Blackjack, and Annapolis Creek drainage corridors, the bottomlands, and other low-lying areas are now devoted to pastures and meadows with some woody vegetation, grasses, and wildflowers. These materials provide food for migratory waterfowl and deer, habitat for rodents and other small animals, and prey for predators like garter snakes, barn owls, red-tailed hawk, and fox.

Large and rural contiguous parcels of land provide habitat for wildlife that compete successfully with other species in deeper cover, like birds and larger mammals like deer, bobcat, and possibly even bear at the upper most edges of the Cascade foothills.

Important terrestrial habitat elements for these species include tall trees along the shoreline, mature forests with snags and fallen trees, and undisturbed mature forest near or surrounding wetlands.

These habitat elements are primarily important to bird species that nest and perch in the trees, and to small mammals like beaver and river otter that rely upon an interface between the undisturbed terrestrial and aquatic areas.

Other important habitats - migratory songbirds rely on the habitat provided by large wooded areas. These species do not adapt well where clear-cutting practices or urban land developments have fragmented the forest habitat.

Smaller wooded tracts are suitable for many plant and animal communities and may provide temporary cover for some species for foraging or migratory movement. Large parks and open spaces can serve as wildlife refuges in urban areas - including Veterans Memorial, South Kitsap, Bill Bloomquist Rotary, Long Lake County, Howe Farm County, Square Lake State Parks, and the open spaces around McCormick Woods. However, the number and diversity of species declines in direct relation to the size of the habitat and where the habitat has been isolated from other natural areas.

The size and extent of the terrestrial habitat can be improved where natural migration corridors connect small tracts and large reserves. Natural migratory corridors enable species to colonize new areas, forage for food, find mates, and exchange genes with neighboring populations.

Ideally, according to studies, successful wildlife migratory corridors should be at least 100 feet wide along streams with additional buffers about severe slopes and extensive wetland areas.

Unique and threatened species

Unique species

The Washington Department of Natural Resources lists a number of sensitive species in danger of becoming extinct within the freshwater and terrestrial habitats including:

Freshwater habitat

- Bog clubmoss - that grows in wetlands adjacent to low elevation lakes,

- Chain-fern - that grows along stream banks and moist seep areas, mostly near saltwater.
- Bristly sedge - that grows in marshes and wet meadows,
- Water lobelia (*lobelia dortmania*) - that grows in emergent freshwater wetlands,
- White meconella (*meconella oregana*) - that grows on open ground where wet in the spring, and
- Woolgrass (*scirpus cyperinus*) - that grows in wet low ground.

There are 4 threatened or endangered plants that could occur including:

- Flowered sedge - found in and near sphagnum bogs,
- Choriso bog orchid - found in wet meadows and bogs,
- Frinshed pinesap - found in deep shady woods at moderate to low elevations especially in old forest, and
- Golden Indian paintbrush - found in moist lowland meadows and prairies.

Freshwater and terrestrial habitat

- Western yellow oxalis - that grows in moist coastal woods and dry open slopes.

Terrestrial habitat

- Fringed pinesap - that grows in duff and humus of shaded, low-elevation coniferous forest,
- Gnome plant - that grows in deep humus in coniferous forest,
- Chick lupine (*lupinus micipcarpus*) - that grows in dry to moist soils, and
- Great pole monium (*pole monium corneum*) - that grows in thickets, woodlands, and forest openings.

Priority habitat

The Washington Department of Fisheries & Wildlife has listed the following species as being species of concern, threatened, or endangered:

Marine, estuarine, freshwater, and terrestrial habitat

- Bald eagle - a threatened species that depend on coniferous, uneven-aged forests near rivers, lakes, marine, and estuarine zones for nesting and foraging food,

- Osprey - a species of concern that depend on tall trees or dead snags near large bodies of water,
- River otter - a threatened species that depend on wooded streams and estuaries for food, forage, and cover, and
- Harlequin duck - that depend on trees and shrub streams, banks, boulder and gravel shorelines, and kelp beds.

Estuarine, and freshwater and terrestrial habitat

- Cavity nesting ducks - (Barrow's goldeneye, bufflehead, wood duck, hood mergansen) that depend on tree cavities adjacent to sloughs, lakes, beaver ponds, and other open water wetlands.

Freshwater and terrestrial habitat

- Blue goose - that depend on open foothills created by fire or small clearcuts with streams, springs, and other water features,
- Band-tailed pigeon - that depend on coastal forests with diverse tree ages, and farmland, mineral springs, and streams with gravel deposits,
- Sea-run and coastal cutthroat, and chinook salmon - that depend on wetlands and riparian corridors for spawning and rearing,
- Steelhead - that depend on wetlands and riparian corridors for spawning and rearing,
- Greenbacked heron - that depend on wooded ponds, and
- Beaver - that depend on wetlands and streams for food, forage, and cover.

Terrestrial habitat

- Purple martin - a species of concern that depend on tree cavities in low lying forests,
- Pileated woodpecker - that depend on mature second growth coniferous forests with snags and fallen trees,
- Columbian black-tailed deer - that depend on deep forest for cover,

Wildlife habitat concerns

Freshwater habitat

Some freshwater courses, particularly the Port Orchard creek drainage tributary streams and Puyallup River bottomlands, have

been altered by landfill or piped diversions, dikes, and channeling. Past development actions adjacent to urban areas, particularly the shorelines and waterfronts have filled valuable wetland habitat areas.

The greatest risks to freshwater zones are contaminants that may enter the stormwater runoff from agriculture, septic failures, and other urban land uses. Water quality risks are also dramatically increased where land development or timber clear-cutting increases erosion and silt and/or clear vegetation within the riparian buffer along the freshwater corridor.

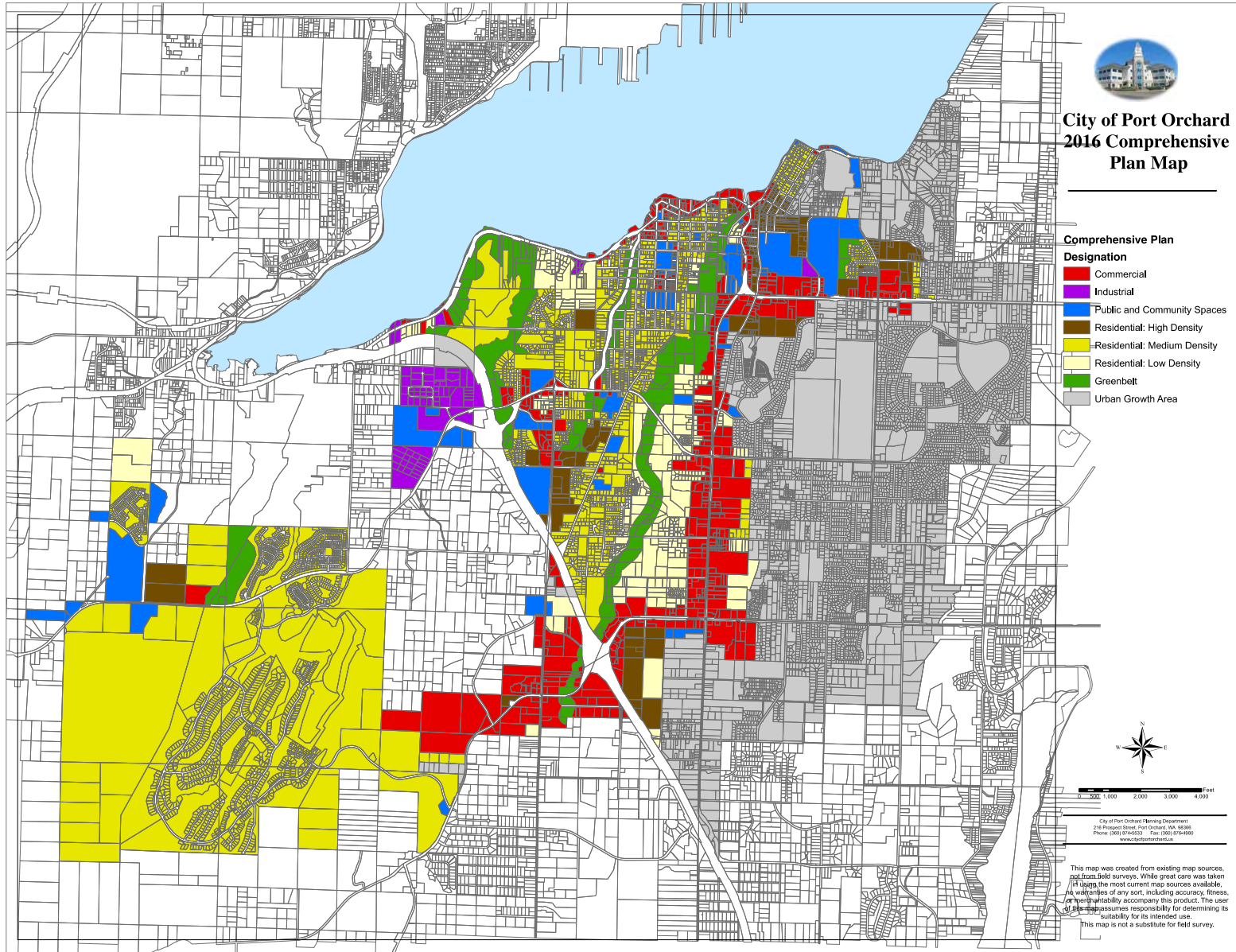
Development activities most adversely affect the quality of freshwater habitat by removing vegetation, increasing silt, organic debris, and other stormwater contaminants that enter the natural drainage system. Generally, studies have determined that the hydrological balance of a stream begins to decline when 12% of the watershed becomes impervious.

Terrestrial habitat

Lands cleared for agriculture and urban land development have permanently lost considerable terrestrial habitat. Commercial forest management practices have replanted timber clear cuts with single species reducing wildlife diversity and isolating habitat and migration corridors, particularly along riparian areas.

Fire-fighting practices, particularly of wildfires that would otherwise occur from natural forces, have reduced the amount and varying availability of meadowlands and other open areas necessary for foraging activities.

The greatest risk to the terrestrial habitat, however, is the continued pace of commercial logging and urban land conversions - particularly land development patterns that block or demolish migration corridors, log timbered areas, remove riparian cover, erode productive topsoil, and introduce urban activities - potentially including intense recreational uses - into wildlife areas. Careless logging practices have often led to serious soil erosion and the degradation of slopes.



As the most important habitats are isolated, the wildlife species declines in diversity and number. Urban tolerant species, like raccoons and crows, invade the remaining habitat from the urban edges, supplanting and driving out remaining native species.

Land use implications

Marine, estuary, freshwater and terrestrial habitats contribute to the overall biological diversity of the region and provide a number of additional environmental functions and values of interest to Port Orchard residents. Many species depend on the constant interaction of all habitat systems for food, cover, nesting, and other survival requirements.

Some plant, fish, and wildlife habitat have irretrievably been lost as the Port Orchard area developed and as the pace of development continues. These impacts can be minimized, however, by sensitive land use patterns, innovative design concepts, and performance oriented development standards that:

- **Replant** - native vegetation along the Port Orchard creek shorelines and along tributary stream drainage corridors,
- **Remove** - artificial shoreline constructions and freshwater impoundment or diversions,
- **Control** - stormwater runoff content and quality that enters the natural drainage system and within the watershed in natural impoundment on-site where pollutants can be separated from natural drainage,
- **Cultivate** - berry or fruit plants that support and retain native species, and
- **Cluster** - roadways and other improvements to preserve natural shorelines and contiguous open spaces as common lands.

Portions of the most critical remaining habitat, like mature shoreline trees, snags, and downed logs, if retained, can sometimes allow wildlife species to coexist in urban areas.

The most effective preservation strategies, however, separate the most intense urban activities from the most sensitive habitats by

creating woodland conservancies, open space corridors, and other protected areas.

Where appropriate, the park, recreation, and open space plan should preserve and enhance the most critical and unique habitat areas by purchasing development rights or title for resource conservancy parks along Anderson, Ross, Blackjack, and Annapolis Creeks, Square and Big Lakes.

Historical development

Prehistoric setting

The arrival of Indian groups in the Pacific Northwest cannot be dated with great precision. However, archaeological investigations at the Manis mastodon site near Sequim on the Olympic Peninsula indicate man was in the area as early as 12,000 years ago. Sea level rises approximately 5,000 years ago, however, may have inundated even older sites.

Known sites have been grouped into the following rather broad time periods and cultural sequences:

- **Paleoindian** - approximately 11,000+ BP consisting of highly mobile, small groups that subsisted on marine, shoreline, and terrestrial resources with stone, bone, antler, and perishable technological materials illustrated by Clovis points.
- **Archaic** - 10,500-4,400 BC consisting of highly mobile small groups subsisting on marine, shoreline, and terrestrial resources with stone, bone, antler, and perishable technological materials illustrated by Olcott points.
- **Early Pacific** - 4,400-1,800 BC consisting of increased sedentism in seasonal villages subsisting on shoreline resources, expanded marine resources harvesting camas and shellfish with an increase in ground stone, bone, antler, and perishable technological materials illustrated by Cascade points.
- **Middle Pacific** - 1,800 BC - 500 AD consisting of winter villages of plank houses and seasonal camps subsisting on marine and riverine resources with food storage technologies with a decrease in stone tools, diversification of tools of bone, antler, perishable technological materials and canoes.

- **Late Pacific** - 500 - 1775 AD consisting of large permanent villages and special use camps subsisting on specialized marine, riverine, and terrestrial resources with extensive food storage with very little stone tools.

There are more than 5,000 Native American sites on record in the state, only a few of which have been professionally evaluated. Generally, sites are located at river conjunctions within valleys and along the shoreline.

Native American history

A large number of different Indian tribes and bands inhabited the Pacific Northwest region with varied life-styles and different languages, dress, ceremonies, and adornments.

Tribal characteristics are generally distinguished between the coastal tribes of western Washington and those of the interior. In general, the coastal tribes depended on the rivers and tidal waters for staple foods whereas the interior tribes relied more heavily upon plants and berries, as well as game and other animals.

Native peoples are believed to have lived in the Puget Sound region some 6,000 years ago, their way of life essentially unchanged for hundreds of generations.

The Puget Sound native peoples, including the Duwamish, Nisqually, Suquamish, and other tribes, were of the Coast Salish language group, part of the highly developed Northwest Coast Indians, one of the most sophisticated nonagricultural societies in the world.

In contrast to nearly every other native group in North America, these people enjoyed freedom from want with:

- An abundance and variety of food, including salmon, other fish and shellfish;
- Limitless quantities of building materials (principally cedar, which they were highly adept at fashioning into canoes, longhouses and hundreds of other items);

- Easily caught fur-bearing animals (providing skins for winter clothing);
- A mild climate;
- Ample leisure time;
- Remarkable and enduring artwork; and
- Development of a status-based culture that included the distribution of surplus wealth (the "potlatch" ceremony) and the owning of slaves.

Probably the single most important source of sustenance—physical, spiritual and artistic—for the Indians of Puget Sound was the salmon. Each year these fish returned to Puget Sound rivers and streams by the millions to spawn and die at the source of their birth. The Indians took advantage of the spawning runs of several different species of salmon, devising ingenious methods of catching and drying these fish.

The Suquamish - or D'Suq'Wub (People of the Clear Saltwater) are a federally recognized Coast Salishan Native American Tribe that lived from Gig Harbor north between Hood Canal and Admiralty Inlet and as far south as Case and Carr Inlets, and on Black, Bainbridge, and Whidbey Islands.

Today there are about 950 enrolled members of which about 200 live on or adjacent to the Port Madison Reservation that was established under the Point Elliott Treaty of 1855 for the Suquamish, Duwamish, and Skekomish (Muckelshoot) Indians.

The Suquamish name is derived from the ancient Native village that lay along the shores of Agate Passage, near the town of Suquamish, on the eastern Kitsap Peninsula.

Suquamish life revolved around the seasonal harvests of fish, shellfish, roots, and berries, The Suquamish traded with neighboring tribes for whale oil, razor clams, salmon, basketry, and beadwork. During the winter they repaired utensils, tools, and weapons and carried on carving, weaving, and basket making in longhouses.

The Suquamish remained mostly at peace with non-Indians but not always with other tribes. Chief Sealth, or Seattle (after who the city was named), reportedly was born on Blake Island around 1786.

The Suquamish were among the various peoples who traded at the Hudson's Bay Company's Fort Nisqually, which was established in 1833 at the southern end of Puget Sound. They were also among those who met the Roman Catholic missionaries in the early 1840s.

The Suquamish, as with other Native American tribes, have long assimilated other ethnicities through intermarriage and adoption. They have brought up ethnically mixed children to identify with the tribe, both culturally and ethnically.

Early explorations

In 1792 British naval Captain George Vancouver, on a mission to settle British fur-trading claims against Spain, surveyed the northwest coast of North America and determined the existence of the fabled "Northwest Passage," sailing into Puget Sound on his ship Discovery.

Vancouver charted the entire area, providing more than 200 geographical names, including Vashon (Island), Mount Rainier, and Puget Sound (named after Lieutenant Peter Puget, the officer in charge of one of the survey boats). Puget and Joseph Whidbey, the expedition's master sea surveyor, would take a week tour of southern Puget Sound, charting the waters and landmarks together in the Discovery's launch and cutter.

Vancouver followed them in Discovery's yawl and the cutter of her sister ship, the Chatham. He proceeded south through the Sound's main channel along the eastern shore of Vashon Island where he saw dense clouds of smoke blanketing the thick forests crowding the water's edge.

(Puget Sound Indians routinely set fire to the woods to make foot travel easier, drive out deer and other game, and create open spaces where berries and other sun-loving plants could thrive.)

Port Orchard Bay was "discovered" and named during Vancouver's exploration of the Puget Sound in April and May 1792. While investigating Kitsap County, Vancouver had judged an entrance to the vast Port Orchard Bay to be a small cove with an island. After returning from a brief shore leave, Harry Masterman Orchard, a ship's clerk on the Discovery and a surveyor, notified Vancouver that the area was actually an entrance to a large natural harbor. Vancouver corrected the error and named the harbor Port Orchard Bay.

By 1833 the Hudson's Bay Company had established posts on the Fraser River and at Fort Nisqually, making Puget Sound an important canoe route between the two. At the time, the Oregon Country was jointly ruled by the US and Great Britain.

In 1841 Lieutenant Charles Wilkes was placed in command of US Pacific and Arctic explorations and proceeded to survey Northwest Coast rivers and harbors, naming many geographical features, including Elliott Bay, Williams, Blake Island, Point Roberts (now Alki Point), Maury Island, Quartermaster Harbor and Point Pully, named for Robert Pully, a quartermaster in one of Wilkes' crews.

Early settlement

Port Orchard was platted as Sidney in 1886 by Frederick Stevens, who wanted to name the future town after his father, Sidney Merrill Stevens. Sidney quickly became known for its lumber industry, pottery works, small businesses, and agricultural opportunities. In 1890 it became the first town to incorporate in Kitsap County.

Sidney residents took an active role in bringing the Puget Sound Naval Station (later Puget Sound Naval Shipyard) to Kitsap County. The Navy employed many residents of Port Orchard and greater Kitsap County from the turn of the century onwards, and became the most important employer in the county.

In 1893, after building a courthouse and donating it to the county, Sidney was chosen as county seat. From 1892 to 1903, Sidney entered into stiff competition with Charleston over which city could be named Port Orchard (Sidney won). After 1903, Port Orchard continued to grow due to the expansion of the naval yard during

the Great Depression, World War II, the Korean War, and the 1960s, and due to Port Orchard's reputation as a quiet waterfront community located in a beautiful environment and close to Seattle.

In the 1850s, Captain William Renton (1818-1891) and other lumber and shipping merchants began developing Western Washington's lumber industry in response to demand for lumber in San Francisco. Kitsap County proved an excellent site for timber due to its spruce, cedar, hemlock, and Douglas fir forests that grew right up to the extensive coastline.

In 1854 Renton, who had built a sawmill at Seattle's Alki Point the year before, moved it across Puget Sound to a more protected location on Port Orchard Bay, where it became the area's first mill. Although generally referred to as the Port Orchard mill, Renton's operation was located across Sinclair Inlet from where the city of Port Orchard would be developed, in what later became the Enetai area of East Bremerton. Renton sold the "Port Orchard" mill in 1862, but the area remained an attractive spot for lumber merchants and loggers.

Despite a healthy lumber industry, Sinclair Inlet, the site of Sidney (Port Orchard), did not have a permanent resident until 1885, when Henry Cline and family members moved from Long Lake (to where they had moved from Kansas in 1883) to Mitchell Point on the Sinclair Inlet. The family included Cline, his sister Sadie, her husband Adrian H. Sroufe, and their infant son. (Settler Robert Campbell had taken up a homestead in Sidney in 1873, but his residence is not counted among the first permanent residences of the town.)

In 1886, Frederick Stevens, a relative of the Cline family, platted Sidney after his father, Sidney Merrill Stevens, purchased 88.5 acres for the creation of a town. That year the Clines moved to the Sidney town site.

Henry Cline opened the town's first store to serve the growing community. In 1887 he joined Sroufe in a fishing venture and constructed a smokehouse. In 1888, Cline secured a post office for Sidney and served as its first postmaster.

In August 1886, Thomas Cline, a relative of Henry's who had followed the family to Sidney, founded Kitsap County's first newspaper, The Kitsap County Pioneer. Shortly after starting the paper, he sold it to his typesetter and "man of the shop," Adrian Sroufe.

In 1889, Thomas Cline built the town's first wharf, which further increased the growth of the town's population. The wharf gave boats a place to dock, making the transportation of goods and people into Sidney much easier. In earlier years, settlers had to use rowboats and force their livestock to swim for shore. The wharf coincided with the rise of the "Mosquito Fleet." These private steam vessels serving Puget Sound were so numerous that they were said to resemble a swarm of mosquitoes.

Mosquito Fleet vessels that traveled among Kitsap County towns and to and from Seattle and Tacoma became the chief form of transportation for Sidney residents. By the 1920s diesel-electric ferries from San Francisco replaced the much smaller steamship ferries.

Not long after the opening of Henry Cline's store, C. W. Corbett opened the Corbett Drugstore. From 1887 to 1889, Sidney was known for its Port Orchard Brick and Tile Company, as well as a few small lumber and shingle mills. And in early 1890, John Melcher, a pottery craftsman, opened a large pottery works, which made sewer pipes, terra cotta ware, and provided Seattle with brick for its first paved street. It remained a prominent business in Sidney until it and Sidney's entire business district burned down in 1895.

On September 15, 1890, Sidney was incorporated as a fourth-class city. The mayor and council sought to address the issue of Sidney's lack of streets. Since so many people traveled by boat, the roads in and around the town were never adequately developed. For example, Bay Street, the town's main thoroughfare, was "inundated by saltwater" each high tide.

The officials also wanted to connect each of Sidney's three parts, since Pottery Creek and Black Jack Creek naturally divided the town. In order to fund Sidney's first public works projects, Sidney

officials instituted an annual license fee for the town's saloons, as well as a poll tax on each adult male resident.

The first project funded by the newly incorporated town was a grading project on Sidney Hill. The dirt collected from the hill then was then filled in an area 16 feet wide and a few blocks long to level and improve road conditions downtown. Projects taken on by later mayors and councils included more grading, the filling of a salt marsh, the construction of the Black Jack Bridge, and the Toonerville Trolley Railroad.

In 1895 a fire burned down most of the business district. Among the businesses destroyed were the pottery works and a shingle mill. But by 1901 Port Orchard was again booming. The Kitsap County Business Review promised prosperity for those who came to Port Orchard because of its proximity to fine pine, fir, and hemlock for lumber; ample land ideal for dairy, chicken, or Angora goat farms or for orchards; deep sea fishing; and the opportunities with the shipyard.

By 1901, Port Orchard was home to a large hotel, two steamboat companies, two churches, a public school, fraternal lodges, two daily mail services, and by five steamboats heading to Seattle every day.

The growth and prosperity of Port Orchard had long been tied to the activity in the Puget Sound Naval Shipyard, and the shipyard's involvement in World War II was no exception. The shipyard led the effort to repair ships fighting on the Pacific front and even repaired five of the six ships damaged in the attack on Pearl Harbor. During this period, the government constructed two large housing projects on the outskirts of Port Orchard to house shipyard workers and their families. The new housing resulted in such a population boom that the government also had to construct new schools for the shipyard workers' children.

The Puget Sound Naval Shipyard remained a large employer of Port Orchard residents, as it became responsible for deactivation and storage following World War II, converting aircraft carriers to be

compatible with newer, more advanced airplanes, activating ships in the Korean War, and building missile frigates in the 1960s.

Many residents still work for the shipyard or Naval Base Kitsap, but they also commute to Seattle and Tacoma. In recent years, Port Orchard has attracted many new residents as a result of its appeal as a pleasant waterfront community that is close to Seattle.

Today, Port Orchard also draws a large crowd of tourists that come for Port Orchard's beaches, public marina, golf courses, trails, and for the town itself. Every year, Port Orchard hosts several festivals and events, including the Seagull Calling Festival each May, the Murder Mystery Weekend each September, and an Art Walk held on the third Friday evening of each month, May through October.

Source: Historylink.org - Port Orchard — Thumbnail History by Catherine Hinchliff Essay 9550

Socioeconomic characteristics

The US Bureau of the Census conducts the decadal census consisting of a detailed and comprehensive assessment of employment, housing, income, and other statistics every 10 years that is used to determine electoral districts, income sharing, and other federal measures. The decadal census is based on census tracts that are statistical boundaries for the collection of information that are organized and grouped into jurisdictional areas consisting of census designated places (CDP) as well as cities, counties, and states.

The US Bureau of the Census initiated the American Community Survey (ACS) to provide more current information on an annual basis. The ACS is based on annual random statistical sampling of civil divisions that are collated over a multiple years span to provide an accurate projection of socioeconomic conditions and trends.

The following statistics and charts are drawn from a comparison of socioeconomic characteristics for the United States, Washington

State, Puget Sound (King, Kitsap, Pierce, and Snohomish Counties), Kitsap County, and Port Orchard from the 2009-2013 ACS survey.

Household size - in Port Orchard (2.64) is significantly higher than Kitsap County (2.55), Puget Sound (2.59), and Washington State (2.57) but equal to the US (2.64).

Percent of households in families - in Port Orchard (69%) is higher than Kitsap County (67%), Puget Sound (63%), Washington State (64%), and the US (66%).

Median age - in Port Orchard (35.7 years) is slightly lower than Kitsap County (39.2), Puget Sound (37.2), Washington State (37.6), and the US (37.7).

Percent of the population 65+ - in Port Orchard (14%) is lower than Kitsap County (16%) but higher than Puget Sound (12%) and equal to Washington State (14%), and the US (14%).

Percent employed in civilian labor force - in Port Orchard (50%) is lower than Kitsap County (52%), Puget Sound (62%), Washington State (59%), and the US (58%).

Percent employed in base industries (forestry, fisheries, agriculture, and manufacturing) - in Port Orchard (21%) is significantly higher than Kitsap County (17%), Puget Sound (18%), Washington State (19%), and the US (19%).

Percent employed in services (retail and wholesale trade, transportation, communications, education, entertainment, and government) - in Port Orchard (79%) is lower than Kitsap County (83%), Puget Sound (82%), Washington State (81%), and the US (81%).

Median house value - in Port Orchard (\$292,200) is higher than Kitsap County (\$262,400), Washington State (\$269,300), and the US (\$184,700) but significantly lower than Puget Sound (\$342,891).

Median rent - in Port Orchard (\$1,115) is similar to Kitsap County (\$1,081), Puget Sound (\$1,210), Washington State (\$1,056) but higher than the US (\$949).

Percent of all housing in detached single-family units - in Port Orchard (63%) is significantly lower than Kitsap County (68%) but higher than Puget Sound (60%), Washington State (63%), and the US (62%).

Mean travel time to work in minutes - in Port Orchard (23.4 minutes) is significantly lower than Kitsap County (30.3), Puget Sound (29.6), Washington State (26.5), and the US (26.1).

Resided in same house 1 year ago - in Port Orchard (77%) is significantly lower than Kitsap County (81%), Puget Sound (82%), Washington State (82%), and the US (85%).

Percent of all occupied housing units owner occupied - in Port Orchard (60%) is significantly lower than Kitsap County (67%), similar to Puget Sound (60%), but lower than Washington State (62%), and the US (64%).

Percent of all occupied housing units renter occupied - in Port Orchard (40%) is significantly higher than Kitsap County (33%) but comparable to Puget Sound (40%), Washington State (38%), and the US (36%).

Median family income - in Port Orchard (\$82,363) is significantly higher than Kitsap County (\$77,893), Washington State (\$76,507), and the US (\$67,871) but lower than Puget Sound (\$90,479).

Median per capita income - in Port Orchard (\$29,168) is lower than Kitsap County (\$32,801), Washington State (\$32,999), and the US (\$29,829) but significantly lower than Puget Sound (\$38,095).

Percent in multifamily units of 20+ units - in Port Orchard (5%) is comparable to Kitsap County (5%) but lower than Puget Sound (14%), Washington State (10%), and the US (9%).

Percent with no vehicles available - in Port Orchard (7%) is significantly higher than Kitsap County (3%) but comparable to Puget Sound (5%), Washington State (4%), and the US (5%).

Hispanic or Latino of any race - in Port Orchard (12%) is higher than Kitsap County (7%), Puget Sound (9%), comparable to Washington State (12%), and lower than the US (17%).

Language other than English - in Port Orchard (11%) is significantly higher than Kitsap County (7%) but lower than Puget Sound (21%), Washington State (19%), and the US (21%).

Percent of population in poverty - in Port Orchard (14.7%) is higher than Kitsap County (10.4%), Washington State (12.7%), Puget Sound (10.8%), but lower than the US (15.1%).

Total families in poverty - in Port Orchard (10.5%) is significantly higher than Kitsap County (7.1%), Washington State (8.4%), Puget Sound (7.1%), but comparable to the US (1.0%).

Summary

Port Orchard has accumulated younger, mobile households, families, in base industry employments, with lower house values, lower rentals, in single-family housing units, with modest family and per capita incomes, with vehicles, shorter travel to work times, with low ratios of Hispanic and speaking language other than English, with higher percentages in poverty income levels than Kitsap County, Puget Sound, Washington State, and the United States.

Port Orchard's future socioeconomic characteristics will depend on the unique attractions the city retains and/or develops in the future particularly in its park and recreation programs and facilities.

Socioeconomic projections

The Puget Sound Regional Council (PSRC) projected the future composition of population, employment, income, and housing within the region based on regional and national trends.

Population and households - will continue to increase in the Puget Sound region due to continued in-migration as well as some natural increase. The average household size, however, will continue to

decline as a larger proportion of all households age past childbearing ages and mortality rates decline.

Percent of the population under age 4 - has fluctuated due to the "ripple" affects of the baby boom generation aging through childbearing years and concentrating births in a similar fashion. The percent of young children is expected to stabilize between 6-7% in the future, down from a high of 8% in the recent past.

Percent of the population over age 65 - will increase due to the aging of the baby boom generation and declining mortality rates or longer life expectancies.

Ratio of population to employees - will gradually decline as a larger proportion of the population ages beyond working ages and a lesser proportion of working adults emerge in the workplace.

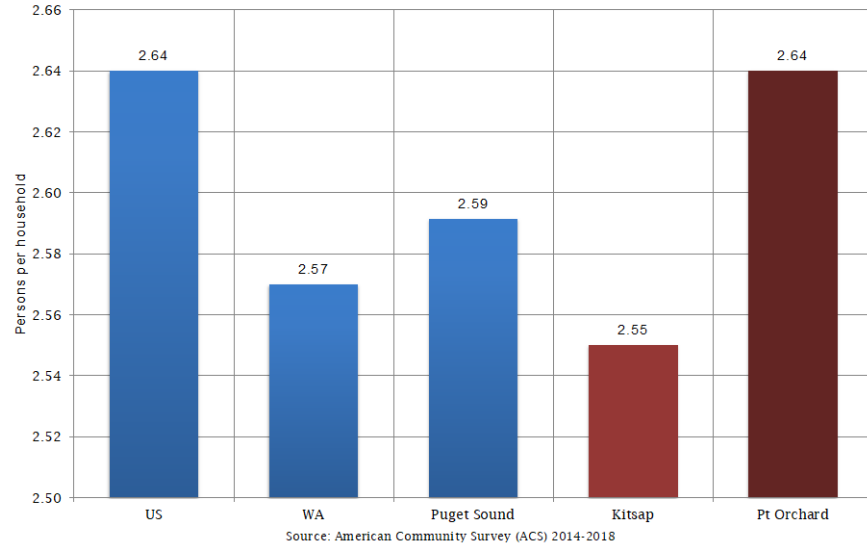
Percent of all housing multifamily - has and will continue to increase as empty nester and older households, as well as nonfamily households increase as a proportion of the population and the Puget Sound region continues to urbanize developing more townhouses, condominiums, mixed-use mid to high rise structures.

Conclusion

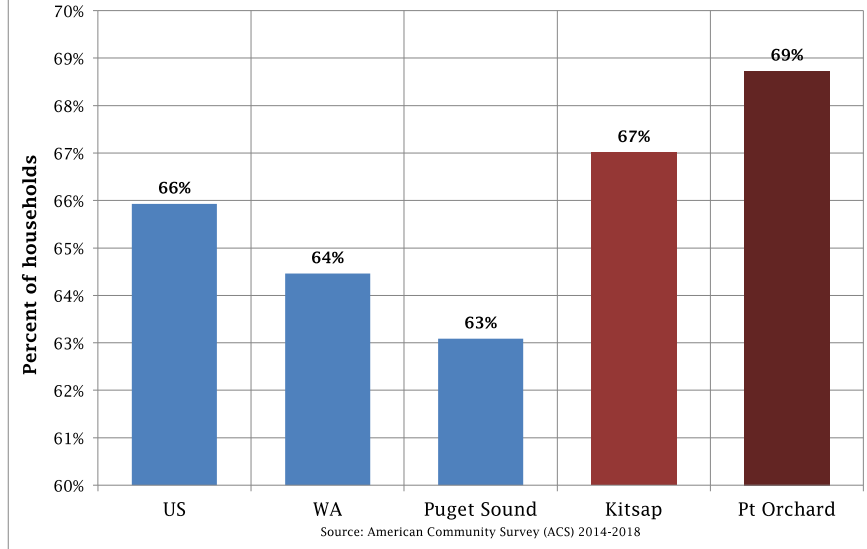
Based on the year 2014-2018 American Community Survey (ACS) characteristics, Port Orchard park, recreation, and open space demands are expected to reflect slightly younger age populations with moderate income, in older modest valued housing than would be typical of the park, recreation, and open space demands of the surrounding county, region, state, and nation. The increase in population projected to occur in the next 20 years may continue to attract the atypical age and household population groups that have been typical of the city to date.

In most respects, the expected additional in-migrant population will be attracted by and in turn impact the park, recreation, and open space facilities Port Orchard proposes to provide current residents accordingly.

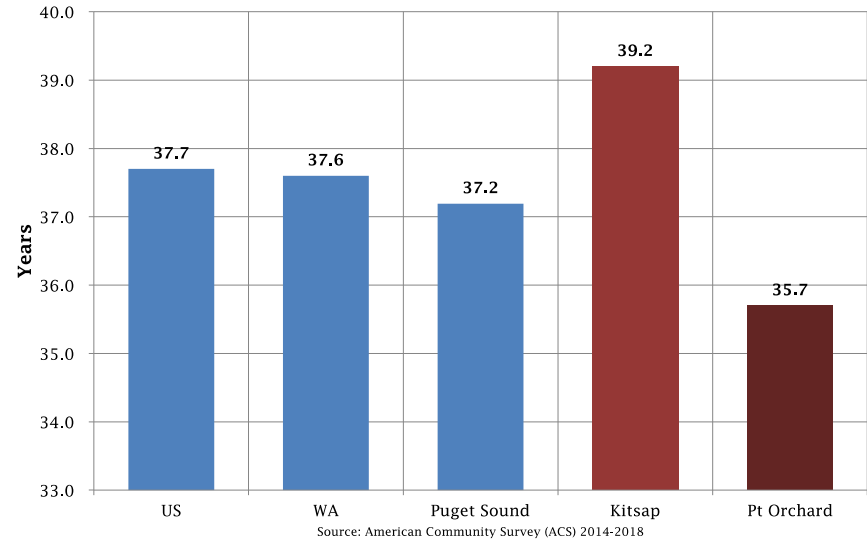
Average household size



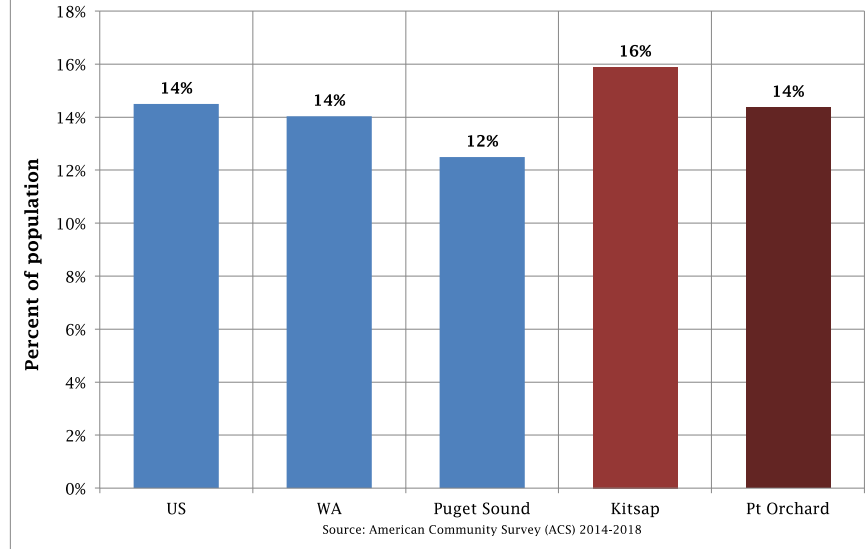
Percent households in families

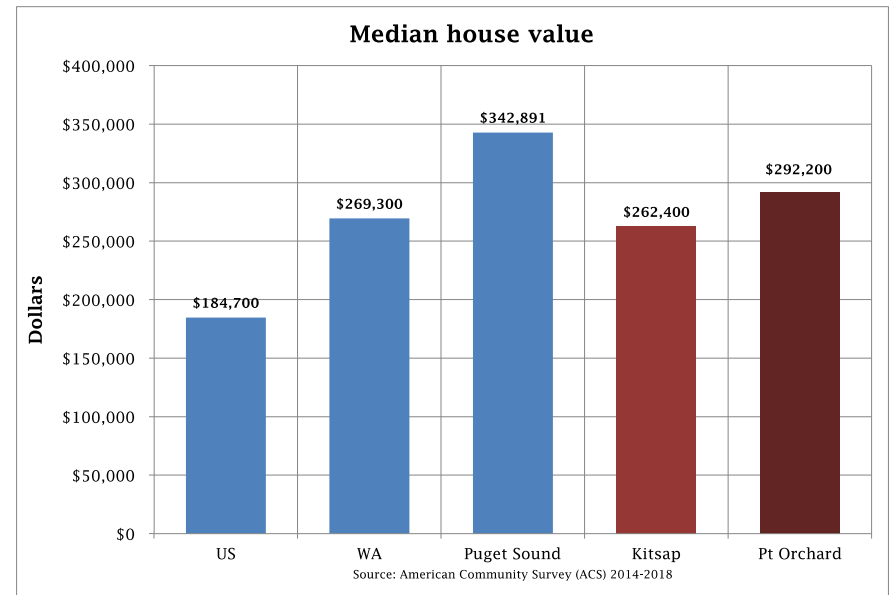
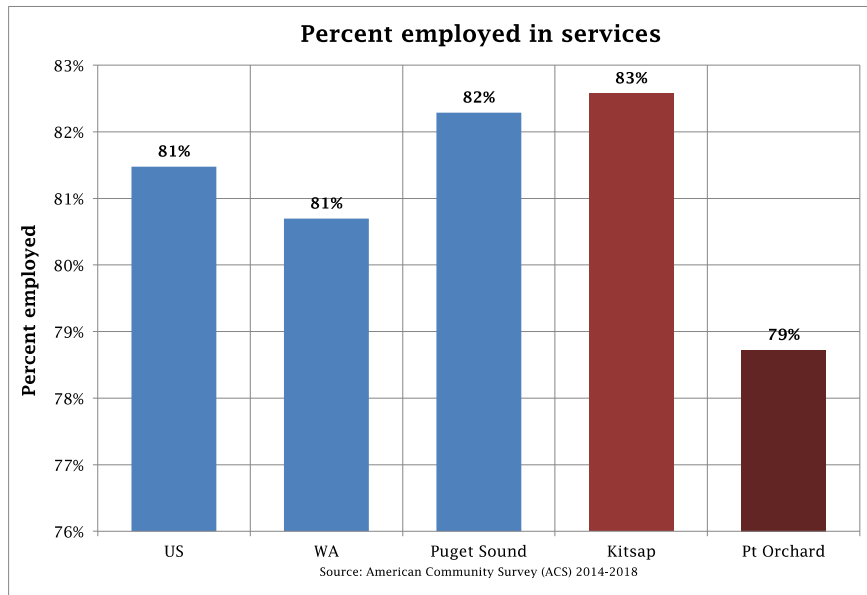
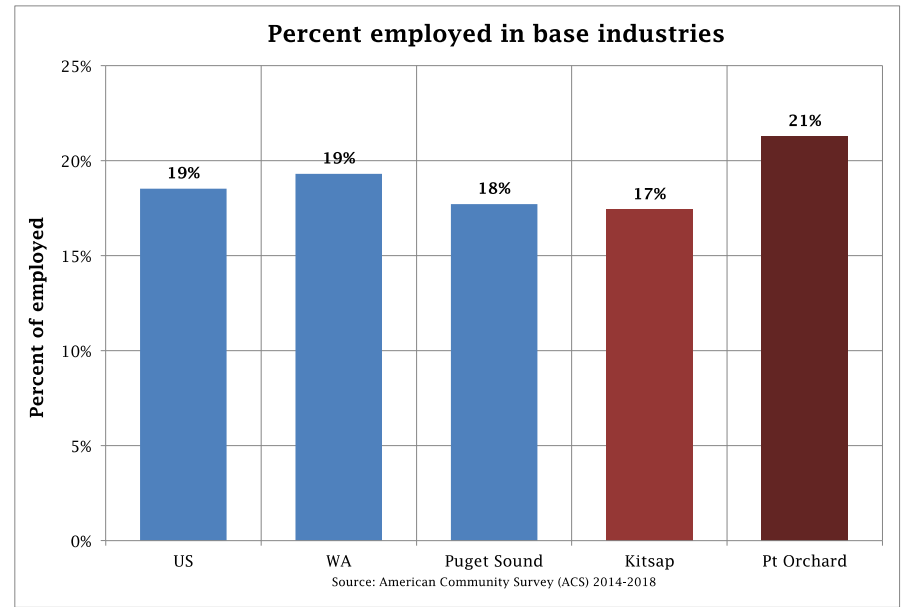
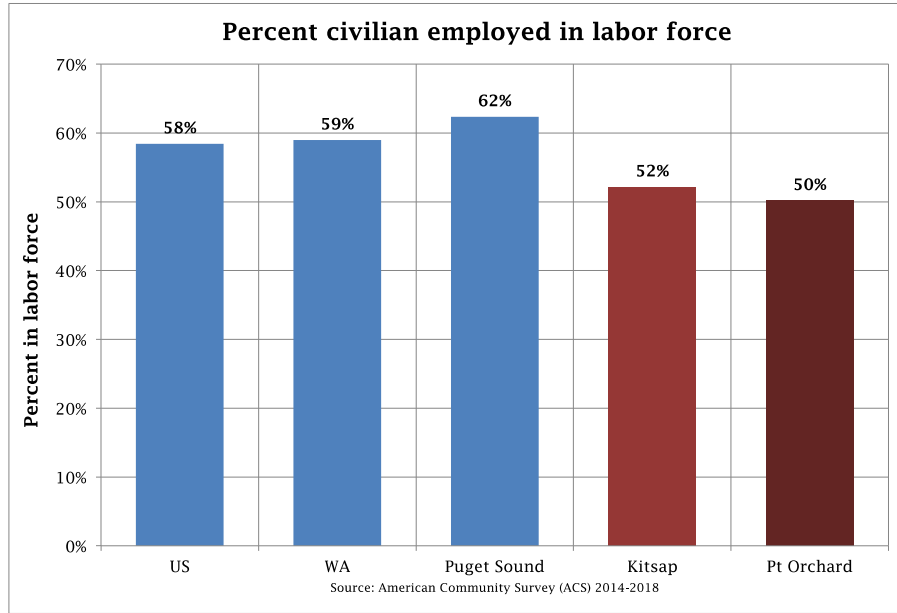


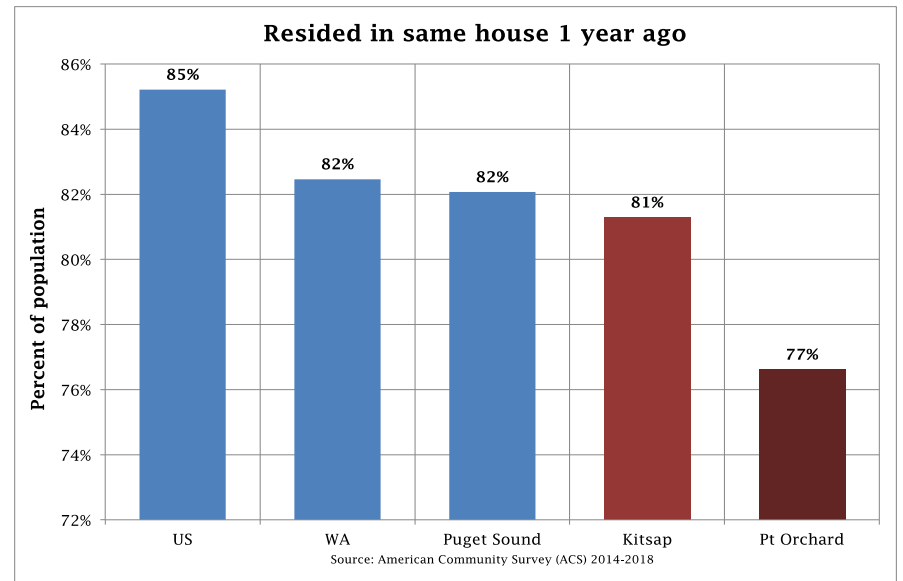
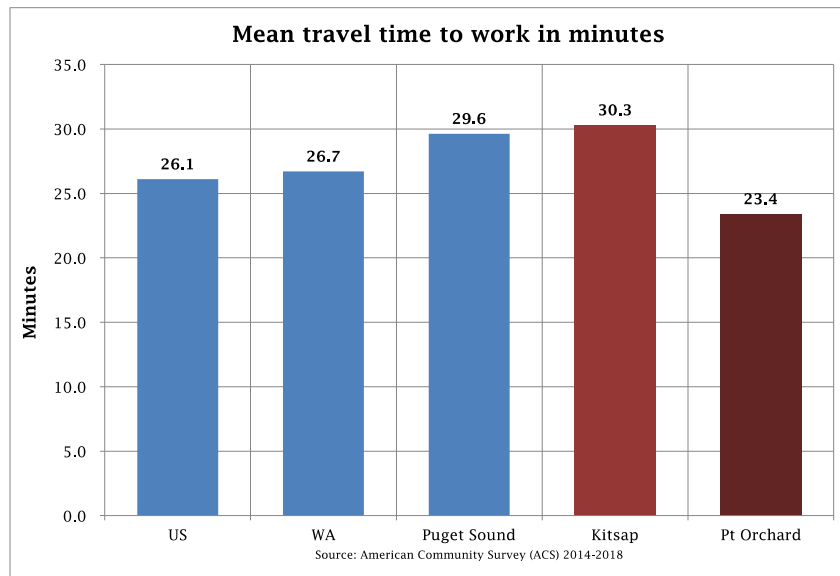
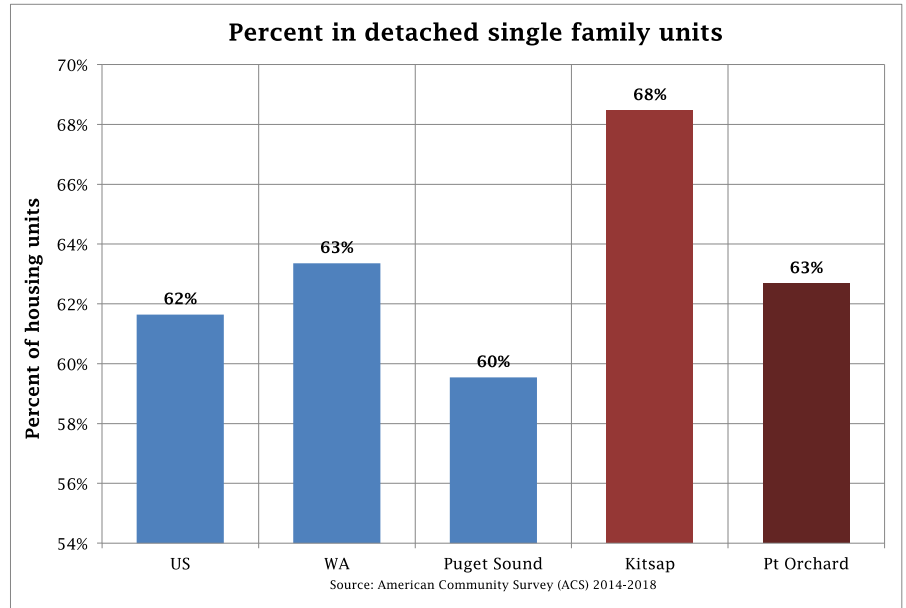
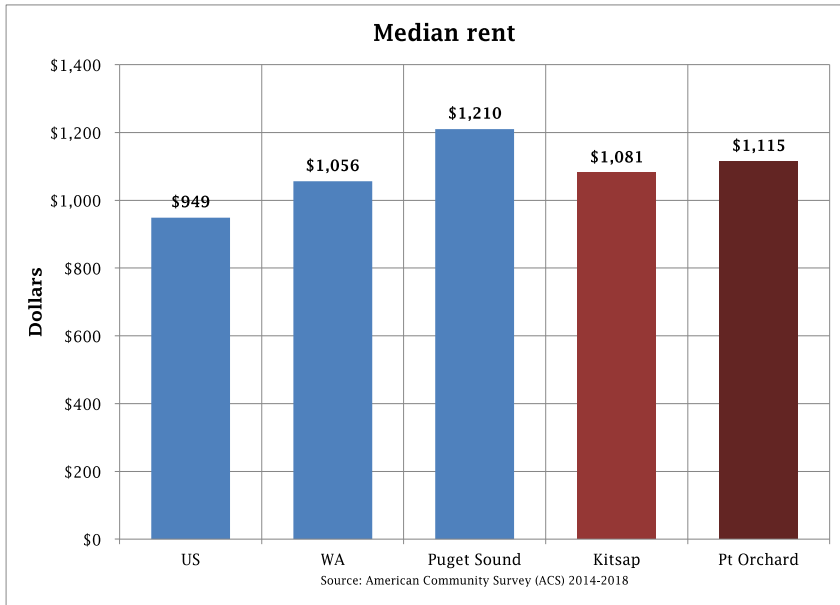
Median age

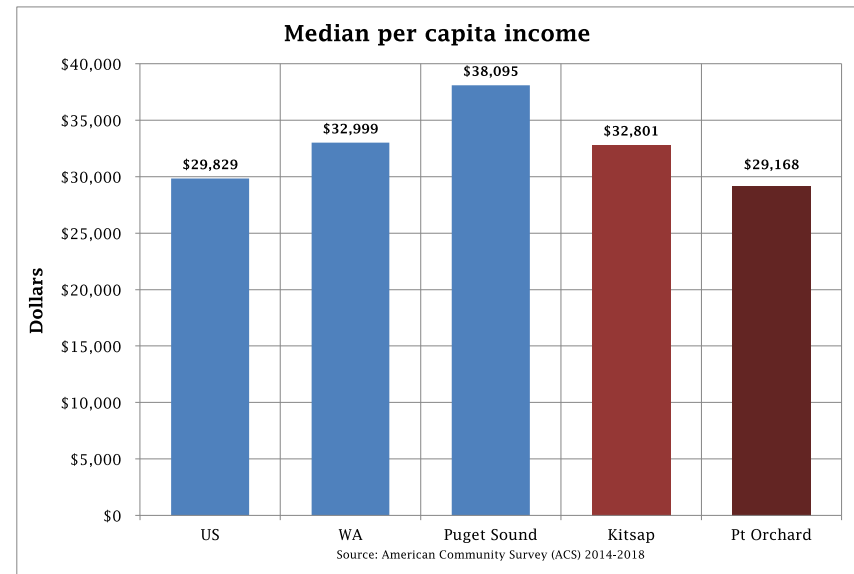
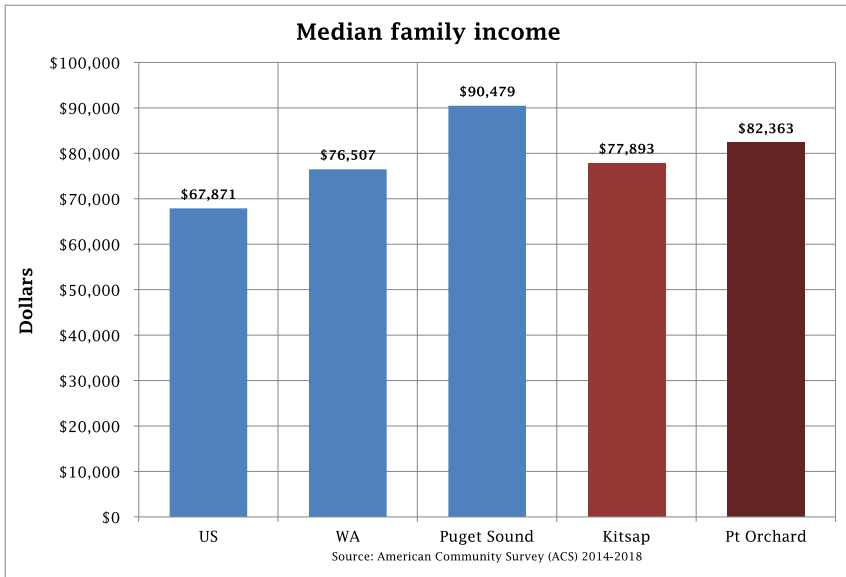
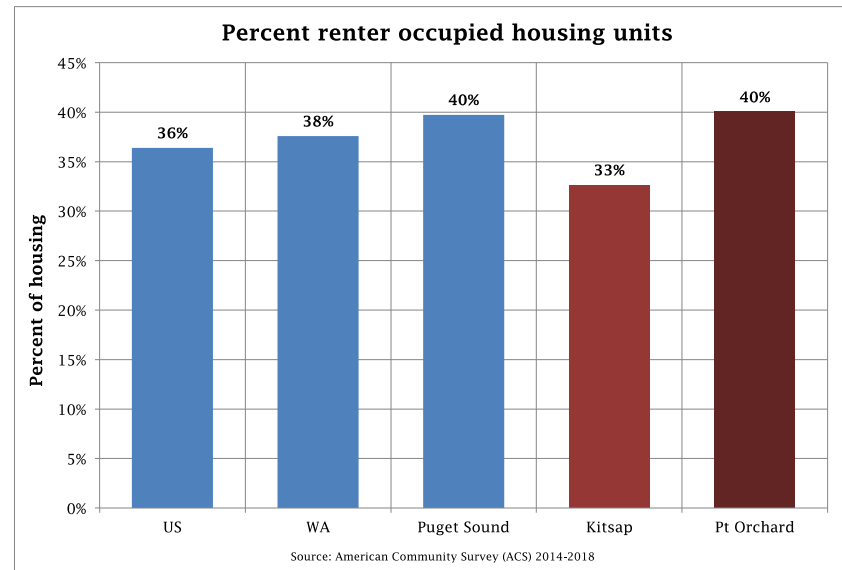
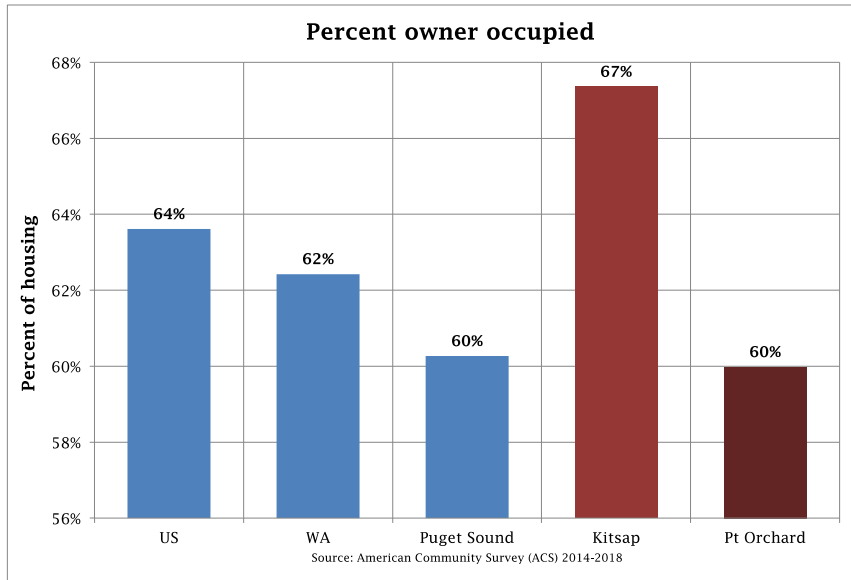


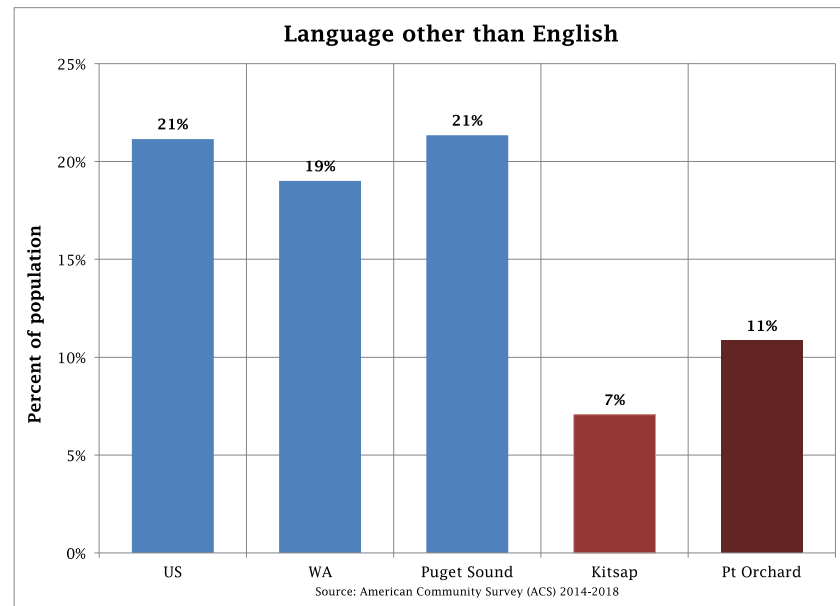
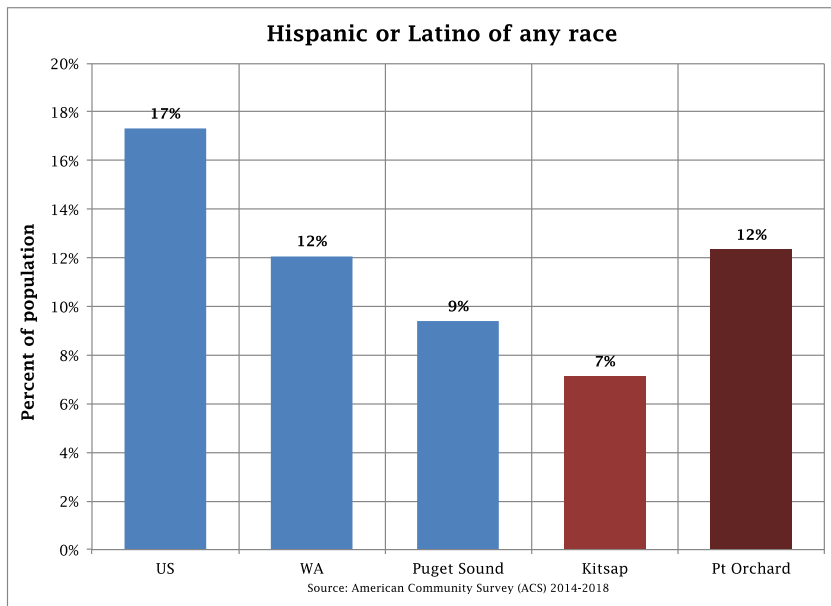
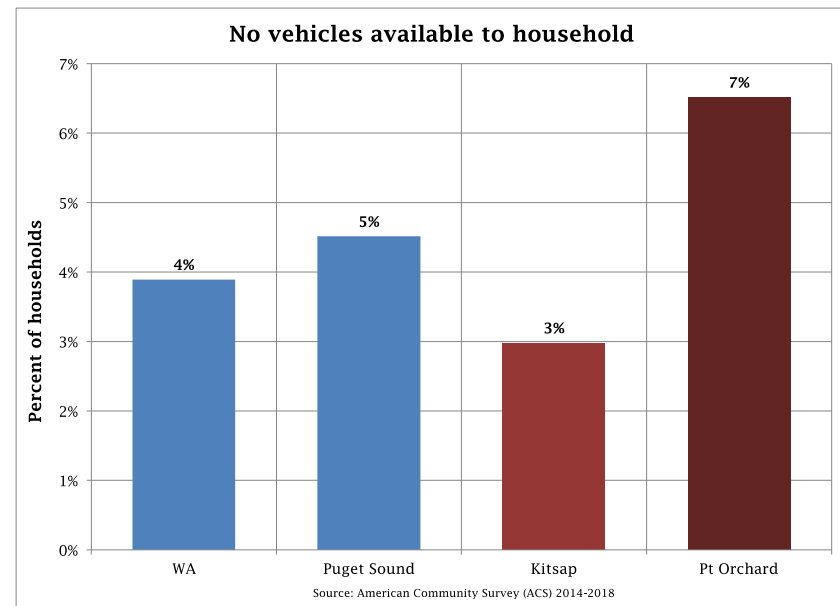
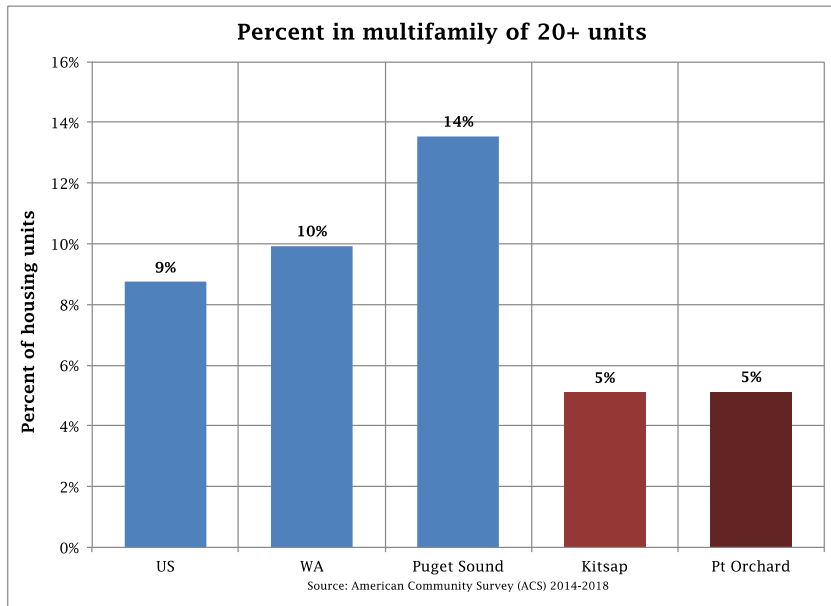
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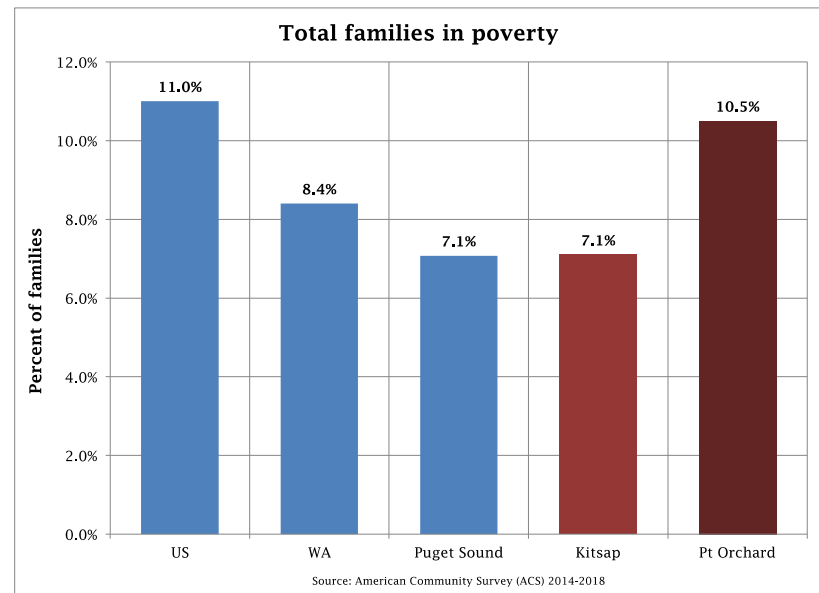
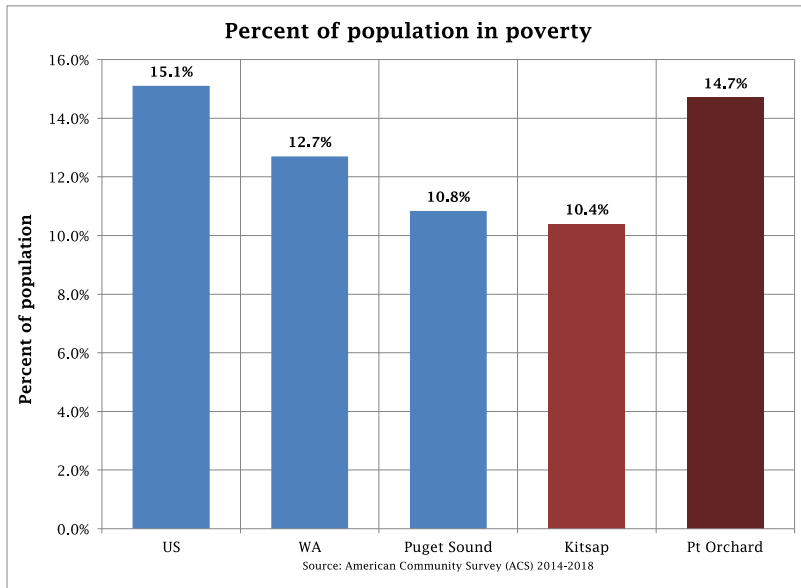












Appendix B: Existing facilities

Port Orchard, Kitsap County, Port of Bremerton, Washington State, Homeowner Associations (HOA), South Kitsap School District, and other public and private agencies have assembled a significant amount of land within and directly adjacent to the city.

These lands provide a variety of park, recreation, and open space activities including wildlife conservancies, waterfronts, picnic facilities, multipurpose trail corridors, athletic fields and playgrounds, community centers, and related park supporting administrative and maintenance facilities.

Port Orchard

Open space	Acres
1 Bethel South Property	5.31
This property is located at 4940 Bethel Road.	
<ul style="list-style-type: none"> Not open to the public, no facilities 	
2 Bravo Terrace Open Space	2.76
This resource conservancy is located on the east side of SR-16 near Sedgwick Road.	
<ul style="list-style-type: none"> Wooded wetland area 	
3 Central/Clayton Park	1.34
This neighborhood park is located on 915 Dwight Street.	
<ul style="list-style-type: none"> Picnic tables Picnic shelter Playground Basketball court Multi-purpose grass play area 	
4 Community Event Center	0.57
This special use facility is located at 619 Bay Street in the downtown adjoining DNR tidelands to the north along the shoreline.	
<ul style="list-style-type: none"> Property currently occupied by Kitsap Bank building and parking lot 	
5 DeKalb Pier	4.10

This waterfront facility is located on DNR tidelands off Bay Street in the downtown.

- 169 feet of lighted pier
- 359 feet of floats
- Picnic tables

6 Downtown Parks **TBD**

This waterfront park complex includes city and DNR tideland property from Port Street east to Harrison Avenue.

- Bay Street Pedestrian Path from Port of Bremerton Boat Ramp east to Waterfront Park
- Landscaped area along path from Fredrick Avenue east to Sidney Avenue
- Public parking lots located between Orchard and Sidney Avenue
- Kitsap Regional Library located on northeast corner of Sidney Avenue

7 Etta Turner Park **0.16**

This special use viewpoint of Sinclair Inlet is located on Black Jack Creek north of Bay Street.

- Gazebo
- Benches
- Trail connection

8 Givens Field/Active Club **6.62**

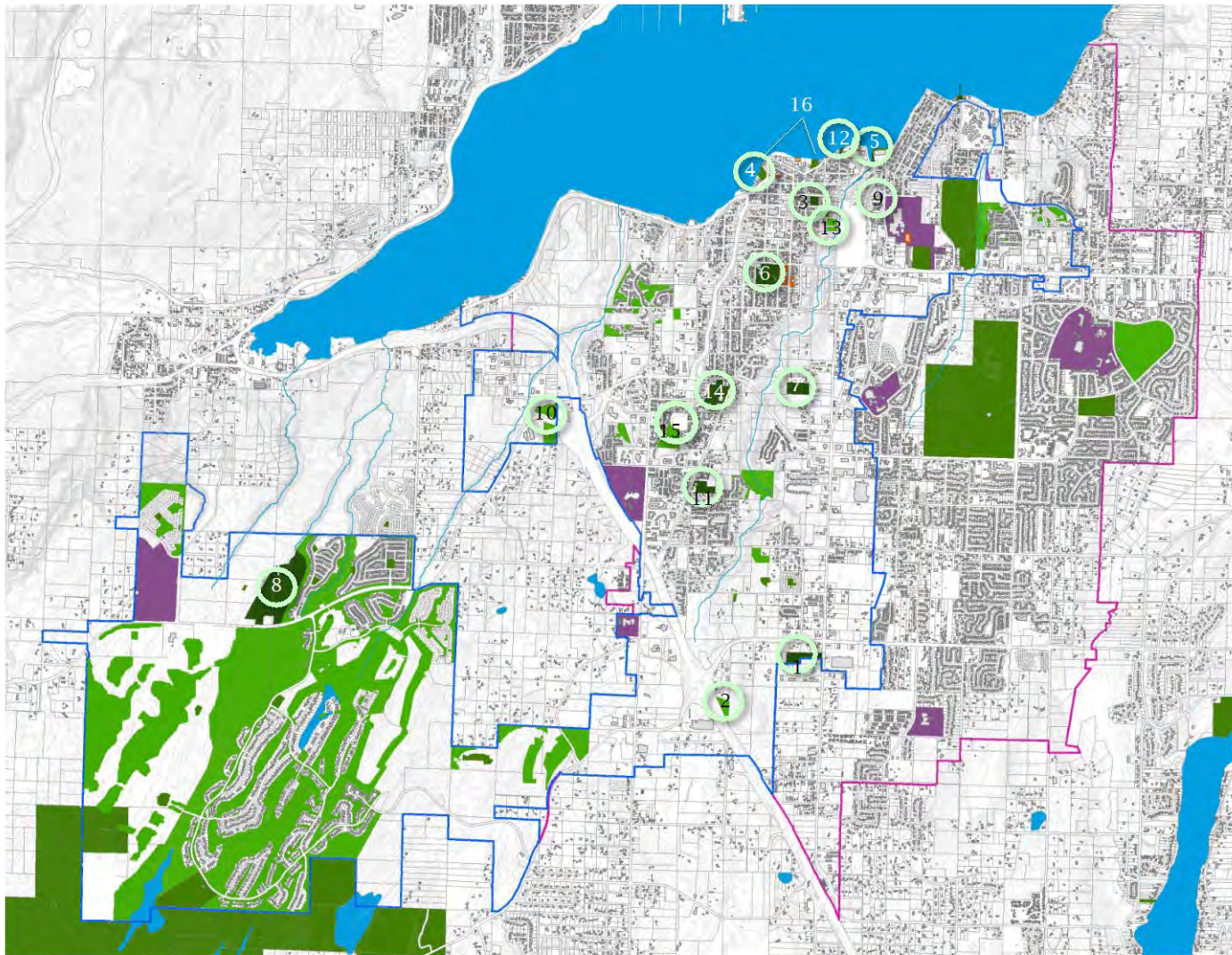
This community center is located at 1025 Tacoma Avenue.

- Picnic area
- Playground
- Lighted horseshoe pits
- Lighted tennis courts
- 2 baseball diamonds (leased, not available for public use)
- Restroom

9 Lundberg Park **4.81**

This undeveloped site is located at 2676 Harold Drive SE in the southeast portion of the city.

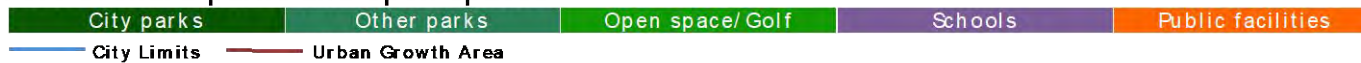
- Not open to the public, no facilities



Port Orchard Parks

- 1 Bethel South Property
- 2 Bravo Terrace Open Space
- 3 Central/Clayton Park
- 4 DeKalb Pier
- 5 Etta Turner Park
- 6 Givens Field/Active Club
- 7 Lundberg Park
- 8 McCormick Village Park
- 9 Mitchell Park
- 10 Old Clifton Wetlands
- 11 Paul Powers Jr Park
- 12 Rockwell Park
- 13 Seattle Avenue Open Space
- 14 Van Zee Park
- 15 Windfall Place Tot Lot
- 16 Bay Street Pedestrian Path

Port Orchard parks and open spaces



10	McCormick Village Park	40.43
This resource park is located at 3201 SW Old Clifton Road.		
<ul style="list-style-type: none"> ▪ Trails ▪ Splash pad ▪ 2 playgrounds ▪ Off-lease dog park ▪ Restroom 		
11	Mitchell Park	0.09
This neighborhood park is located on Mitchell Avenue at Morton Street.		
<ul style="list-style-type: none"> ▪ Bench 		
12	Old Clifton Wetlands	8.80
This resource conservancy is located in SR-16 interchange right-of-way at 1190 SW Old Clifton Road.		
<ul style="list-style-type: none"> ▪ Wooded area along a drainage corridor - not open to public 		
13	Paul Powers Junior Park	3.75
This neighborhood park is located at 2035 Sidney Avenue.		
<ul style="list-style-type: none"> ▪ Playground ▪ Basketball court ▪ Multipurpose grass field 		
14	Rockwell Park	0.29*
This waterfront viewpoint is located on 1011 Bay Street.		
<ul style="list-style-type: none"> ▪ Trail connection ▪ Beach access ▪ Handcarry boat launch ▪ Picnic area 		
* Does not include tidelands		
15	Seattle Ave Open Space	2.27
This resource conservancy is located on Seattle Avenue and Division Street.		
<ul style="list-style-type: none"> ▪ Wooded, steep hillside along Blackjack Creek corridor 		
16	Van Zee Park	8.25
This community park is located on 300 Tremont Street.		
<ul style="list-style-type: none"> ▪ Trails ▪ Picnic tables ▪ Picnic shelter ▪ Playground ▪ Horseshoe pits ▪ Frisbee golf 		

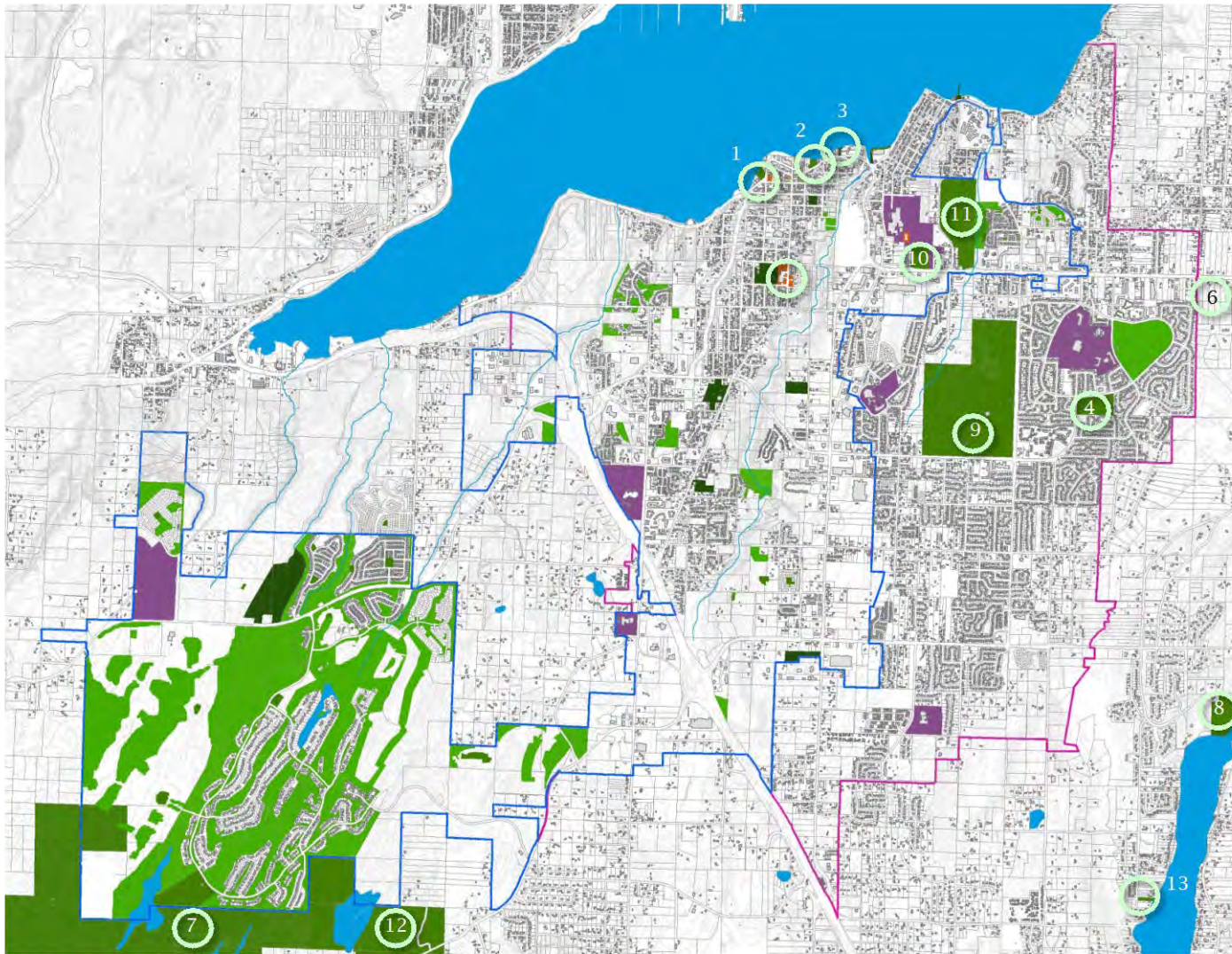
<ul style="list-style-type: none"> ▪ Lighted tennis courts ▪ Lighted sports field ▪ 2 baseball fields ▪ Restroom 		
17	Windfall Place Tot Lot	0.15
This neighborhood park is located at 260 Sage Street.		
<ul style="list-style-type: none"> ▪ Playground 		
18	Bay Street Pedestrian Path	na
This trail is located along Sinclair Inlet from Waterfront Park to Black Jack Creek on Bay Street right-of-way.		
<ul style="list-style-type: none"> ▪ Paved multipurpose trail 		
Total acres		89.70

Port of Bremerton

The Port of Bremerton owns the following properties for public parks, recreation, and open space use.

Port of Bremerton

1	Port Orchard Boat ramp	0.82*
This waterfront facility is located at 533 Bay Street.		
<ul style="list-style-type: none"> ▪ Municipal boat ramp ▪ Restroom 		
* Includes city's Kitsap Street right-of-way.		
2	Port Orchard Marina	NA
This public marina is located on 707 Sidney Parkway on DNR tidelands.		
<ul style="list-style-type: none"> ▪ 32 slips including 5 covered, 6 open, and 21 side-tie ▪ Full-service fuel dock, and dockside pump out ▪ Water, showers, bathrooms, laundry facilities on-site ▪ Electricity, cable tv, wi-fi ▪ Activity float with covered space and BBQs ▪ Live-abroad tenants 		
3	Waterfront Park	1.39
This waterfront viewpoint is located 933 Bay Street.		
<ul style="list-style-type: none"> ▪ Sidewalks ▪ Bench ▪ Picnic table ▪ Viewing platform 		



- Port of Bremerton**
 - 1 Port Orchard Boat Ramp
 - 2 Waterfront Park
 - 3 Westbay Easements
- Kitsap County Parks**
 - 4 Bill Bloomquist Rotary Park
 - 5 Givens Community/Senior Ctr
 - 6 Howe Farm County Park
 - 7 Kitsap County Park
 - 8 Long Lake County Park
 - 9 South Kitsap Regional Park
 - 10 South Kitsap West Little League
 - 11 Veterans Memorial Park
- Washington State Parks & Rctn**
 - 12 Square Lake State Park
 - 13 Long Lake Boat Launch

Port of Bremerton, Kitsap County, Washington State Parks & Recreation

- City parks
 - Other parks
 - Open space/Golf
 - Schools
 - Public facilities
- City Limits
 - Urban Growth Area

4	Westbay Easements	na
This waterfront viewpoint is located along the shoreline east from Etta Turner Park behind Westbay Center.		
<ul style="list-style-type: none"> ▪ Beach access ▪ Trail connection 		
Total acres		2.21

Kitsap County

Kitsap County owns the following properties for public parks, recreation, and open space use.

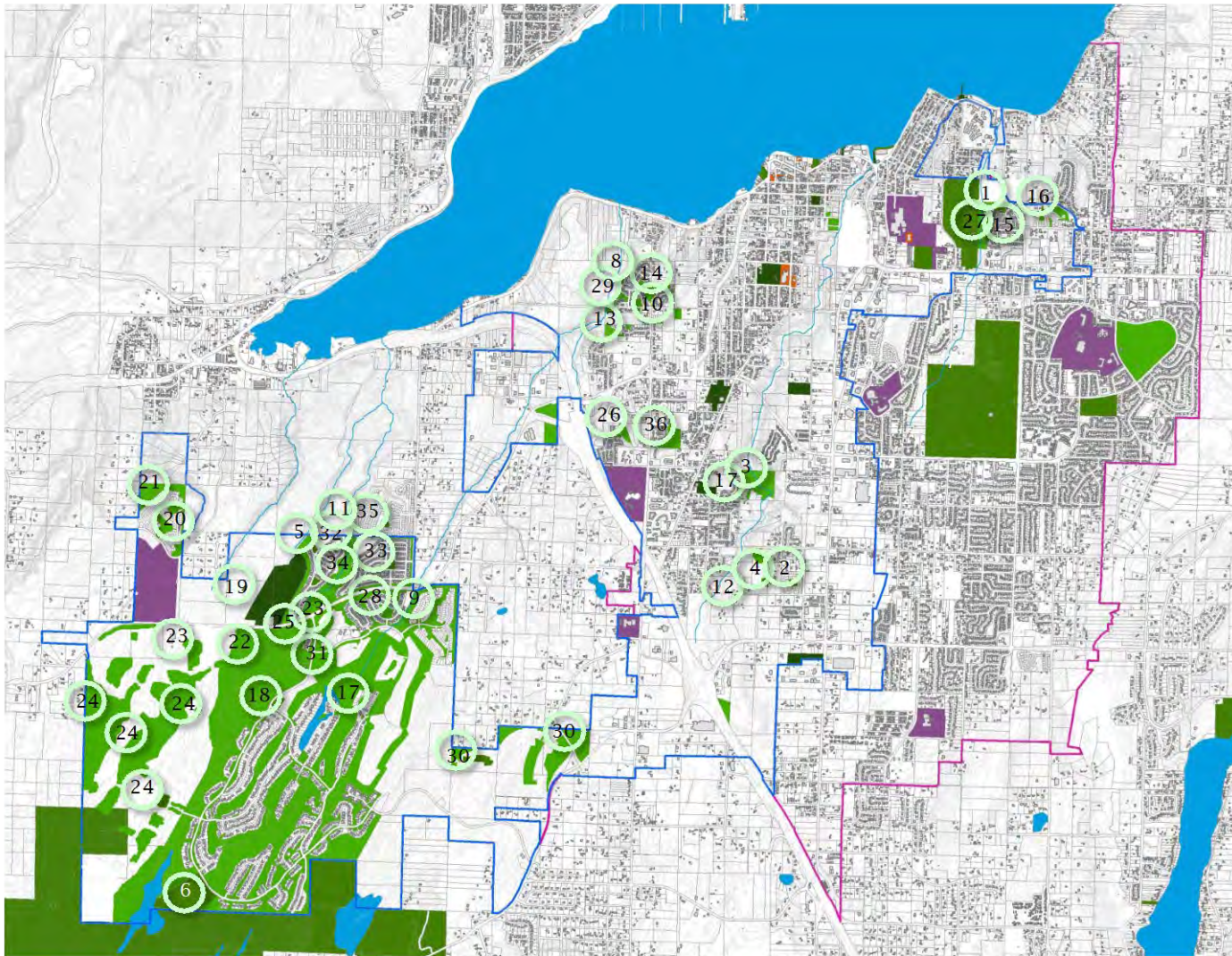
Total

1	Bill Bloomquist Rotary Park	12.00
A partnership park property located at 3001-3099 Madrona Drive SE.		
<ul style="list-style-type: none"> ▪ Trails ▪ Multi-use athletic fields 		
2	Givens Community & Senior Center	3.17
This community/senior center facility is located in a former elementary school on 1026 Sidney Avenue.		
<ul style="list-style-type: none"> ▪ Open-daily Senior Center, a branch of Connection Credit Union, Kitsap County Division of Aging & Long Term Care, Discovery Montessori School, Head Start/ECEAP, and Holly Ridge Center ▪ Multipurpose gymnasium with separate kitchenette of 150 person capacity ▪ Community meeting of 150 person capacity 		
3	Howe Farm County Park	78.39
A legacy park located east of Port Orchard at 1901 Long Lake Road.		
<ul style="list-style-type: none"> ▪ Preserved farmland ▪ Off-leash dog area 		
3	Kitsap County Park	1,295.01
This open space property is located southeast of Port Orchard SW Lake Flora Road directly adjoining Square Lake State Park and McCormick Woods HOA Deer Park.		
<ul style="list-style-type: none"> ▪ Undeveloped property with no public access ▪ Extensive stream riparian habitat along Coulter Creek ▪ Rural airport land strip and hanger accessed from Sunnyslope Road SW 		

4	Long Lake County Park	20.57
A waterfront park located southeast of Port Orchard at 5100 Long Lake Road.		
<ul style="list-style-type: none"> ▪ Water access ▪ Fishing access ▪ Swimming beach ▪ Boat launch ▪ Walking trails ▪ Picnic areas ▪ Playground ▪ Volleyball courts ▪ Baseball field ▪ Meeting room ▪ Restroom 		
5	South Kitsap Regional Park	192.52
A community recreation park located at 2729 Jackson Avenue.		
<ul style="list-style-type: none"> ▪ Walking trails ▪ Picnic area ▪ Playground ▪ Skatepark ▪ Baseball field ▪ Outdoor small scale railroad (run by Kitsap Live Steamers) ▪ Batting cages (run by Casey's Batting Range) 		
6	South Kitsap Western Little League	2.06
A partnership of the nonprofit League on County property located south of Port Orchard at 701 Sroufe St next to Givens Field.		
<ul style="list-style-type: none"> ▪ 2 youth baseball fields 		
7	Veterans Memorial Park	48.44
A legacy park located east of Port Orchard at 985 Retsil Road East.		
<ul style="list-style-type: none"> ▪ Picnic area ▪ Baseball fields 		
Total acres		1,352.16

Washington State

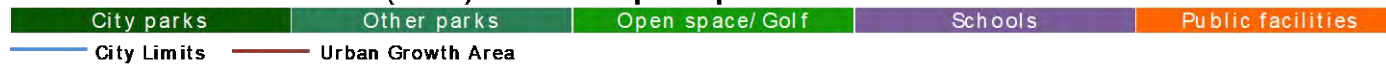
Washington State agencies own the following properties for public parks, recreation, and open space use.



Homeowner Associations (HOA)

- 1 Aiden Place
- 2 Andasio Village
- 3 Blackjack Terrace
- 4 Blueberry Ridge
- 5 Chanting Circle
- 6 Deer Park
- 7 Dunmore
- 8 Eagle Crest
- 9 Eldon Trails
- 10 Falcon Ridge
- 11 Freestone at Bayside Pocket Park
- 12 Geiger Plat
- 13 Golden Pond
- 14 Heron Ridge
- 15 Highlands at Karcher Creek
- 16 Horstman Heights
- 17 Indigo Point
- 18 Mary McCormick Memorial Park
- 19 McCormick North
- 20 McCormick Meadows
- 21 McCormick Meadows
- 22 McCormick Woods
- 23 McCormick Woods Parcel A
- 24 McCormick Woods West
- 25 Muirfield
- 26 Pottery Heights
- 27 Rockport
- 28 Rutherford
- 29 Sherman Ridge
- 30 Stetson Heights
- 31 Strathmore
- 32 The Ridge
- 33 The Ridge Pocket Parks
- 34 The Ridge Small Playgrounds
- 35 Tobermory Pocket Park
- 36 Windfall

Homeowner Association (HOA) Parks & Open Space



Washington State

1 Square Lake State Park 203.39

This state park is located at 7800 Square Lake Road southwest of the city.

- Square Lake covers 7.9 surface acres with mostly shallow depths with lots of pads and ringed with reeds
- The lake has one private home on the shoreline with the rest still in a natural state
- Fish species include largemouth bass, bluegill, bullhead catfish, and reportedly yellow perch
- 3 beaver huts are located on the lake
- Picnic tables and barbecues but no overnight camping
- Rough boat launch area best suited for hand carried craft though small trailered boats can be launched by a 4 wheel drive tow vehicle
- Pit toilet
- Public access provides very limited parking space
- Campground host lives on property
- Park removed from state park website because of too little use.

2 Long Lake Boat Launch 1.06

This Fish & Wildlife site is located at 4351 SE Brook Street at the southwest end of Long Lake.

- The WDFW access along the western shore has a boat ramp and boat dock
- Fishing is allowed on the lake by canoe, kayak or small boats with no motors at the WDFW boat launch
- Fishing is allowed on the lake only between April 1st and September 30th

Total acres 204.45

Homeowner Association (HOAs)

Homeowner Associations (HOA) own the following properties for public parks, recreation, and open space use.

Homeowner Associations (HOAs)

1 Aiden Place HOA Open Space 6.76

This open space is located between Aiden Place subdivision and Veteran's Memorial Park.

- Wooded, steep hillside on both sides of stream draining into Sinclair Inlet.

2 Andasio Village Pocket Park, Open Space, Buffer 1.47

This pocket park and open space is located in the center of the Andasio Village cottage development on SE Blueberry Road.

- Grassy play area
- Playground

3 Blackjack Terrace HOA Open Space 14.30

This open space is located adjacent to the Blackjack Terrace cottage development on Caleb Place and Fingerson Lower Access Road.

- Wooded, steep hillside on both sides of Blackjack Creek
- Interior wooded buffers between cottages

4 Blueberry Ridge 1.01

This open space and (1.01 acre) pocket park is located in the Blueberry Ridge subdivision north of SE Blueberry Road and west of Ramsey Road SE.

- Wooded buffer areas
- Sizable wetland on the north
- Playground

5 Chanting Circle Pocket Parks 1.20

These pocket parks and open spaces are located adjacent to the Chanting Circle cottage development on Chanting Circle.

- 2 wooded, steep hillsides along drainage corridors on both sides of development
- Paths
- 2 playgrounds
- 0.5 court basketball

6 Deer Park 32.45

This park and open space is located on the south end of McCormick Woods Drive.

- Extensive wooded area
- 0.5 court basketball
- Grass multipurpose softball/soccer field

7 Dunmore Open Space 5.30

This open space is located adjacent to the Dunmore subdivision on Donnegal Circle.

	<ul style="list-style-type: none"> Wooded perimeter and interior area 	
8	Eaglecrest Rth W E Real Estate	7.65
	This open space is located adjacent to the Eaglecrest Place subdivision on Eaglecrest Place.	
	<ul style="list-style-type: none"> Wooded, steep hillside buffers with drainage corridors to Sinclair Inlet 	
9	Eldon Trails Open Space	19.92
	This open space is located adjacent to the Eldon Trails cottage development on Virdian Avenue.	
	<ul style="list-style-type: none"> Wooded perimeter and interior buffers 	
10	Falcon Ridge HOA Open Space	0.38
	This open space is located adjacent to the Falcon Ridge cottage development on Maltese Court.	
	<ul style="list-style-type: none"> Wooded buffer 	
11	Freestone at Bayside Pocket Park	0.36
	This pocket park is located in the Freestone at Bayside small lot development on Puget Sound Boulevard adjacent to McCormick Woods.	
	<ul style="list-style-type: none"> Grass play area 3 picnic tables Playground 	
12	Geiger Plat	0.40
	This open space and (0.40 acre) pocket park is located in the Geiger subdivision south of SE Blueberry Road and west of Geiger Road SE.	
	<ul style="list-style-type: none"> Wooded buffer area and pond Playground 	
13	Golden Pond HOA Open Space	2.90
	This open space is located adjacent to the Golden Pond subdivision on Golden Pond Street.	
	<ul style="list-style-type: none"> Wooded buffer to hillside and pond 	
14	Heron Ridge HOA Open Space	2.73
	This open space is located adjacent to the Heron Ridge subdivision on Heron Ridge Avenue.	
	<ul style="list-style-type: none"> Wooded buffer to drainage corridor 	
15	Highlands at Karcher Creek HOA Open Space	2.70
	This open space is located adjacent to the Highlands subdivision on Huntington Street.	
	<ul style="list-style-type: none"> Buffer perimeter planting with storm drainage pond 	

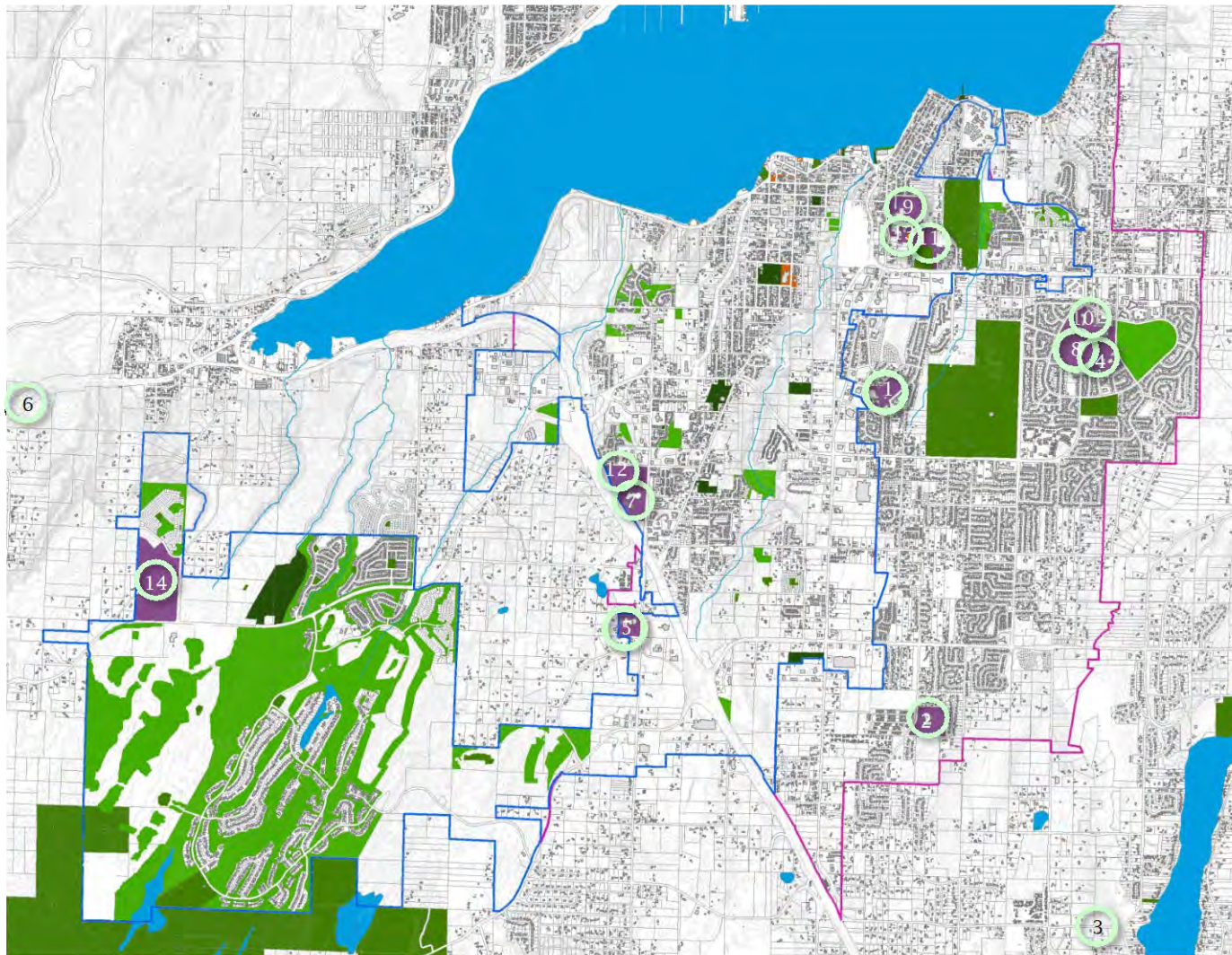
	<ul style="list-style-type: none"> Playground 	
16	Horstman Heights Pocket Park	3.31
	This open space is located within the cottage development on Freedom and Courage Courts.	
	<ul style="list-style-type: none"> Wooded buffers Landscaped interior areas Playground Community building 	
17	Indigo Point HOA Open Space	2.20
	This open space is located adjacent to the Indigo Point subdivision on Indigo Point Place.	
	<ul style="list-style-type: none"> Wooded, steep hillside along Blackjack Creek 	
18	Mary McCormick Memorial Park	1.77
	This HOA special use park is located on McCormick Woods Drive.	
	<ul style="list-style-type: none"> Playground 2 pickle ball courts Basketball court Tennis court 	
19	McCormick North	0.37
	These extensive open spaces and a 0.37-acre pocket park are located north of Old Clifton Road and west of McCormick Village Park.	
	<ul style="list-style-type: none"> Wooded perimeter and interior buffers Playground 	
20	McCormick Meadows	21.42
	This pocket park and open space is located within the Chanting Circle cottage development on Chatterton Avenue.	
	<ul style="list-style-type: none"> Paths Grass area Playground 	
21	McCormick Meadows Open Space	20.85
	This open space is located adjacent to the Chanting Circle cottage development on Chatterton Avenue.	
	<ul style="list-style-type: none"> Wooded buffer area Storm retention ponds 	
22	McCormick Woods Open Spaces	215.71
	This extensive network of open space is located surrounding and buffering the McCormick Woods Golf Course and residential development.	

	▪ Wooded perimeter and interior buffers	
23	McCormick Woods Parcel A	7.41
	These 7.13-acre open spaces and a 0.28-acre pocket park are located south of Old Clifton Road and west of St Andrews Drive.	
	▪ Wooded perimeter and interior buffers	
	▪ Playground	
24	McCormick Woods West	329.70
	These extensive open spaces (326.3 acres and 2 pocket parks of 1.6 and 1.8 or 3.4 total acres) are located south of Old Clifton Road and west of McCormick Woods Drive in heavily woodland stands with numerous wetlands.	
	▪ Wooded buffers and wetlands	
	▪ Paths	
	▪ 2 playgrounds	
25	Muirfiled Open Space	3.15
	This open space is located adjacent to the Muirfiled subdivision on Saint Andrews Drive next to the golf course clubhouse.	
	▪ Wooded perimeter buffers with golf course fairways	
26	Pottery Heights HOA	2.67
	This open space is located adjacent to the Pottery Heights subdivision on Advantage Avenue.	
	▪ Wooded buffer to wetlands	
27	Rockport HOA Open Space	4.20
	This open space is located adjacent to the Rockport subdivision on Sprague Street.	
	▪ Wooded, steep hillside along stream draining into Sinclair Inlet	
28	Rutherford Open Space	9.74
	This open space is located adjacent to the Rutherford subdivision on Rutherford Circle.	
	▪ Wooded perimeter buffer	
	▪ Interior wooded area	
29	Sherman Ridge HOA Open Space	1.25
	This open space is located adjacent to the Sherman Ridge cottage development on Melcher Street.	
	▪ Grass open area with woodlands	
30	Stetson Heights	14.11
	This 10.65-acre passive recreation or open space and 1.73-acre pocket park are located north of McCormick Woods Drive and west of Glenwood Road.	

	▪ Wetland buffer areas	
	▪ Paths	
	▪ Playground	
31	Strathmore Open Space	6.34
	This open space is located adjacent to the Strathmore subdivision and cottage development on Strathmore Circle.	
	▪ Wooded perimeter buffers	
32	The Ridge Open Space	18.66
	This open space is located adjacent to the Ridge subdivision on Murrelet Avenue.	
	▪ Wooded perimeter buffer around subdivision	
	▪ Wooded, steep hillside along drainage stream corridor	
33	The Ridge Pocket Parks	1.37
	These HOA pocket parks are located on Swift Avenue SW and SW Lazuli Street and Siskin Circle.	
	▪ Paths	
	▪ Grass areas	
	▪ 2 playgrounds	
34	The Ridge Small Playgrounds	0.50
	This HOA pocket park is located on 4548 Chanting Circle SW.	
	▪ Paths	
	▪ Grass area	
	▪ Playground	
35	Tobermory Pocket Park	0.67
	This open space is located adjacent to the Tobermory subdivision on Tobermory Circle.	
	▪ Paths	
	▪ Landscaped areas with bench seating	
36	Windfall Place HOA Open Space	6.44
	This open space is located adjacent to the Windfall Place subdivision on Sage Court.	
	▪ Wooded, steep hillside along drainage corridor	
Total acres		771.37

South Kitsap School District

The South Kitsap School District owns the following school properties with recreational facilities.

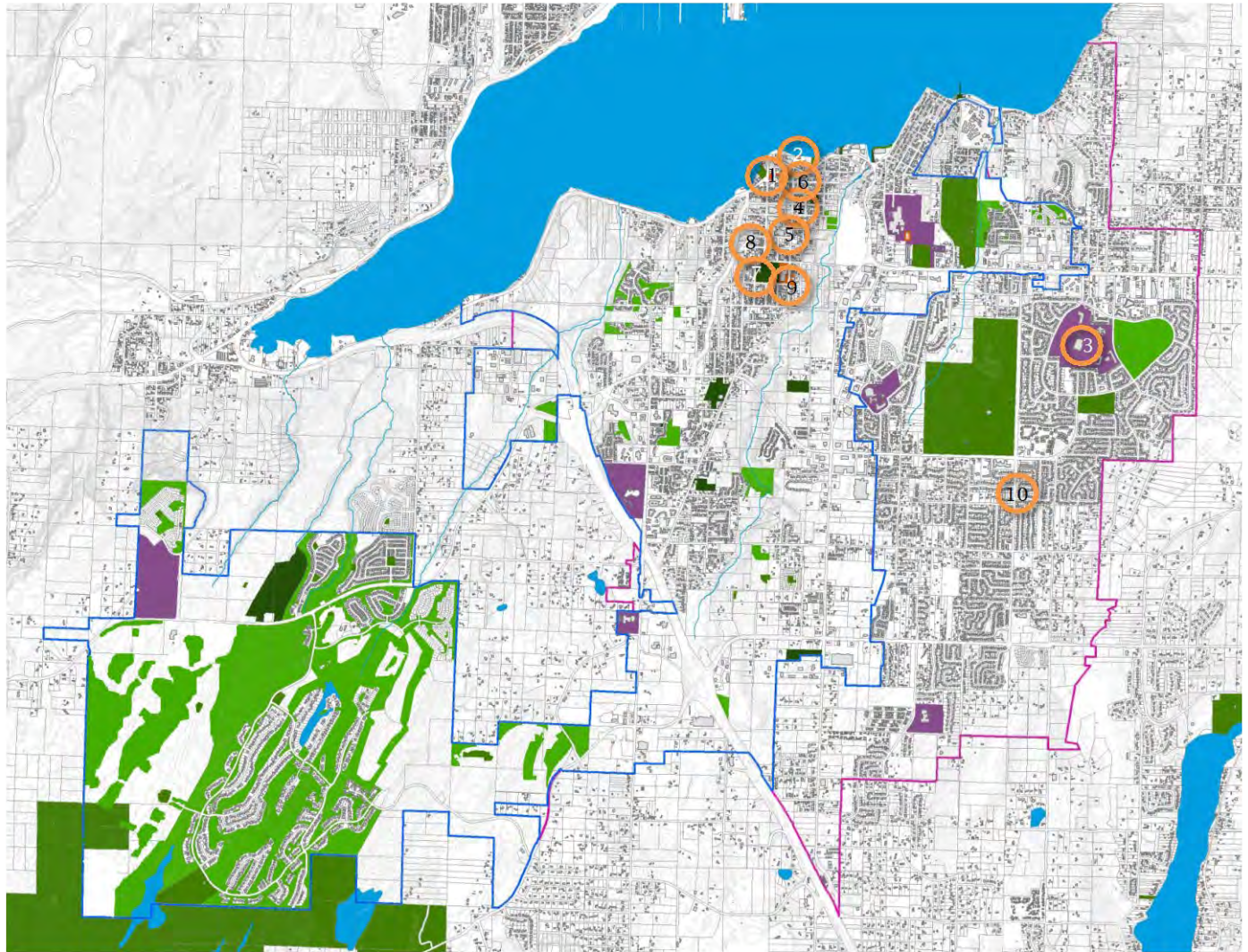


- South Kitsap School District**
- 1 East Port Orchard ES
 - 2 Hidden Creek ES
 - 3 Mullenix Ridge ES
 - 4 Orchard Heights ES
 - 5 Sidney Glen ES
 - 6 Sunnyslope ES
 - 7 Cedar Heights MS
 - 8 Marcus Whitman MS
 - 9 South Kitsap HS
 - 10 Discovery HS
 - 11 Explorer/Hope Academies
 - 12 Cedar Heights Forest
 - 13 South Kitsap Memorial Pool
 - 14 Future schools

South Kitsap School District

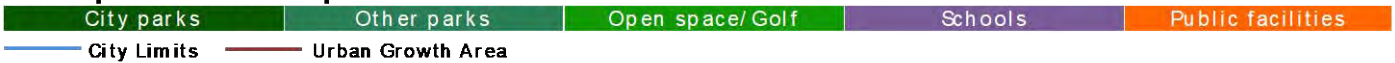
City parks	Other parks	Open space/ Golf	Schools	Public facilities
City Limits		Urban Growth Area		

South Kitsap School District		
1	East Port Orchard Elementary	15.88
This elementary school is located on 2649 Hoover Avenue SE in the south portion of the city adjoining the school district administration offices and bus barns.		
<ul style="list-style-type: none"> ▪ Playground ▪ 2 covered play sheds ▪ 1 grass soccer field ▪ 2 grass baseball fields ▪ Multipurpose gymnasium 		
2	Hidden Creek Elementary	15.24
This elementary school is located on 5455 Converse Road SE south of the city.		
<ul style="list-style-type: none"> ▪ Playground ▪ 2 covered play sheds ▪ 3 grass soccer fields ▪ 1 200+ foot grass baseball field ▪ Multipurpose gymnasium 		
3	Mullenix Ridge Elementary School	13.85
This elementary school is located on 3900 Mullenix Ridge southeast of the city.		
<ul style="list-style-type: none"> ▪ Playground ▪ 2 half-court basketball courts ▪ 1 grass soccer field ▪ 2 overlay baseball fields ▪ Multipurpose gymnasium 		
4	Orchard Heights Elementary	11.59
This elementary school is located on 2288 Fircrest Drive SE.		
<ul style="list-style-type: none"> ▪ Playground ▪ Covered play shed ▪ 1 grass soccer field ▪ 1 grass 200+ foot baseball field ▪ Multipurpose gymnasium 		
5	Sidney Glen Elementary School	9.00
This elementary school is located on 500 SW Birch Road.		
<ul style="list-style-type: none"> ▪ Playground ▪ 1 grass soccer field ▪ 1 grass 200+ foot baseball field ▪ Multipurpose gymnasium 		
6	Sunnyslope Elementary School	15.00
This elementary school is located at 4183 Sunnyslope Road SW southwest of the city.		
<ul style="list-style-type: none"> ▪ Playground ▪ 1 basketball court ▪ 1 grass soccer field ▪ 3 grass 200+ foot baseball field ▪ Multipurpose gymnasium 		
7	Cedar Heights Middle School	29.75
This middle school is located on 2220 Pottery Avenue.		
<ul style="list-style-type: none"> ▪ 200+ foot grass baseball field ▪ 250+ foot grass baseball field ▪ Cinder surface field track ▪ Gymnasium ▪ Green houses 		
8	Marcus Whitman Middle School	35.90
This middle school is located on 1887 Madrona Drive SE.		
<ul style="list-style-type: none"> ▪ 1 grass 200+ foot baseball field ▪ 1 grass 250+ foot baseball field ▪ 1 grass soccer field ▪ 1 grass surface field track ▪ Gymnasium 		
9	South Kitsap High School	45.12
This high school is located on 425 Mitchell Avenue.		
<ul style="list-style-type: none"> ▪ 8 tennis courts ▪ 1 grass football field with bleachers, concessions ▪ 1 rubber surface field track ▪ Gymnasium 		
10	Discovery High School	5.07
This high school is located on 2150 Fircrest Drive SE.		
<ul style="list-style-type: none"> ▪ Grass area with baseball backstop 		
11	Explorer Academy & Hope Academy	9.73
This learning center is located on 1723 Wolves Drive.		
<ul style="list-style-type: none"> ▪ 300 foot grass baseball field ▪ 250+ foot grass baseball field 		
12	Cedar Heights Forest	na
This wooded area is located on Pottery Avenue within the Cedar Middle School campus.		
<ul style="list-style-type: none"> ▪ Wooded area 		



- Other public and nonprofit**
- 1 Port Orchard City Hall
 - 2 Port Orchard Library
 - 3 Boys & Girls Club of SPS
 - 4 Sidney Museum
 - 5 Log Cabin Museum
 - 6 Veteran's Living History Museum
 - 7 South Kitsap Peewee Assn
 - 8 American Legion Post #30
 - 9 Masonic Center
 - 10 Eagles

Other public and nonprofit facilities



13	South Kitsap Memorial Pool	na
This school district owned aquatic facility is located on 425 Mitchell Avenue on South Kitsap High School campus.		
<ul style="list-style-type: none"> ▪ Olympic sized pool with shallow and deep water depths ▪ Hosts swimming instruction, lap swims, and school swim team events 		
14	Future schools	57.29
This proposed school site will be located off Old Clifton Road in the southwest portion of the city and likely include:		
<ul style="list-style-type: none"> ▪ 8 tennis courts ▪ 1 grass football field with bleachers, concessions ▪ 1 rubber surface field track ▪ Gymnasium 		
Total acres		263.42
Outdoor recreational use = 40%		105.37

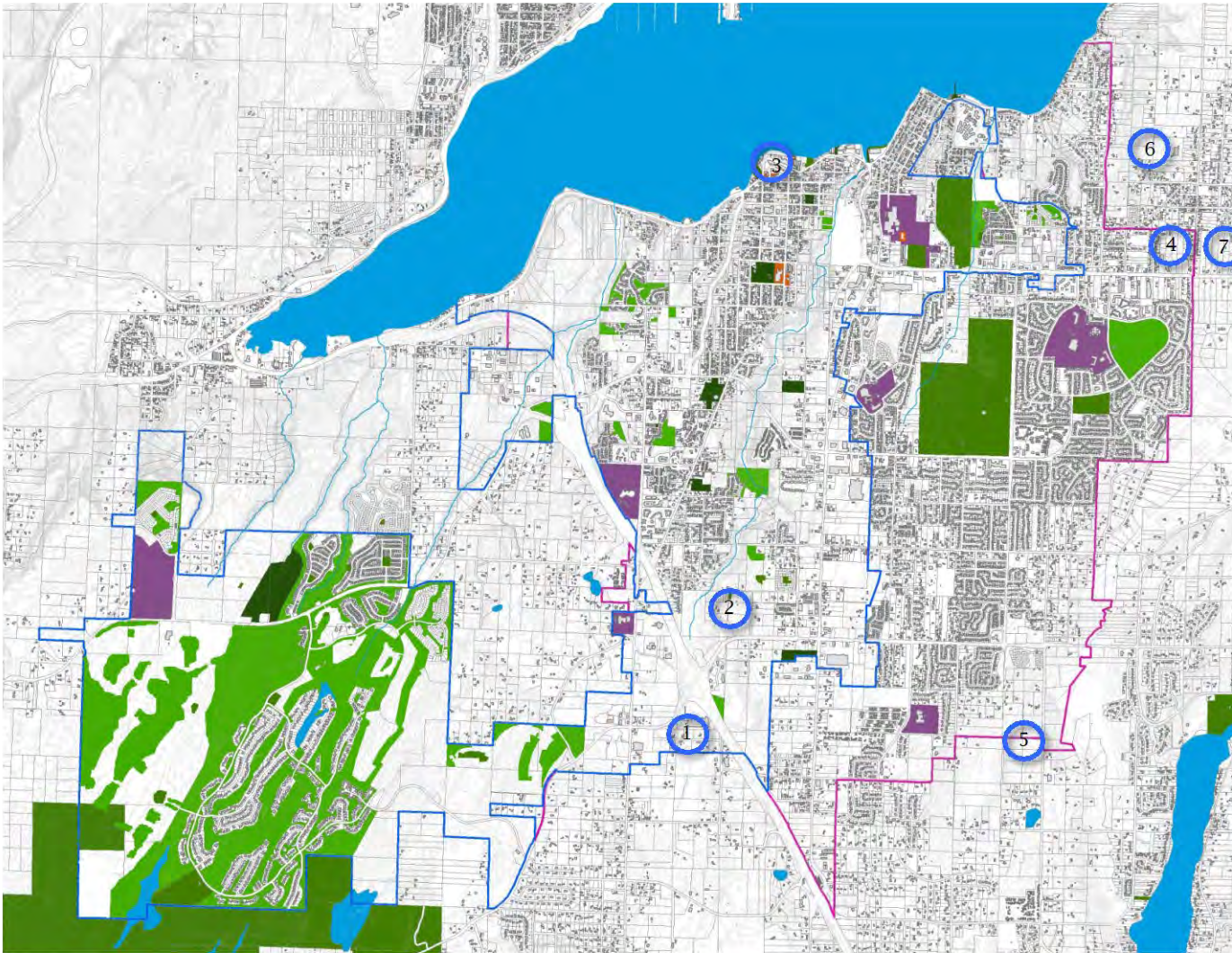
Other public and nonprofit

Other public and nonprofit organizations own the following properties for public parks, recreation, and open space use.

Other public and nonprofit

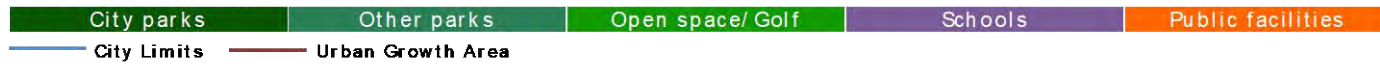
1	Port Orchard City Hall	0.32
This public facility is located at 216 Prospect Street in the downtown.		
<ul style="list-style-type: none"> ▪ 8,586 square foot facility including public access meeting and conference rooms 		
2	Port Orchard Library	0.66
This public facility is located at 87 Sidney Avenue in the downtown.		
<ul style="list-style-type: none"> ▪ 28,370 square foot facility including public access meeting and conference rooms 		
3	Boys & Girls Club of South Puget Sound	na
This nonprofit organization is housed with the Discovery High School facility on 2150 Fircrest Drive SE.		
<ul style="list-style-type: none"> ▪ The 1,848 square foot Boys & Girls Club offers after school programming and all day summer camp for children ages 6-13 ▪ A Junior Staff volunteer program in the summer for 8-12th graders 		

4	Sidney Museum	0.10
This nonprofit museum is located at 202 Sidney Avenue in downtown Port Orchard operated by the Sidney Museum & Arts Association (SMAA).		
<ul style="list-style-type: none"> ▪ The 3,642 square foot Sidney Museum is located on the second floor of the Sidney Gallery building. ▪ Built in 1908, it was the first Masonic Temple building in Port Orchard ▪ The Sidney Museum exhibits includes a general store, school, doctor's office, and hardware store 		
5	Log Cabin Museum	0.10
This nonprofit museum is located at 416 Sidney Avenue in Port Orchard operated by the Sidney Museum & Arts Association (SMAA).		
<ul style="list-style-type: none"> ▪ The cabin is located on its original site, one of the original two of Sidney town plots that measure 60 feet in width fronting on Sidney by 150 feet deep extending to the west ▪ The two story, one bedroom cabin was constructed from "log boom" logs pulled up Sidney hill from Port Orchard bay by oxen and draft horses ▪ The museum exhibits home life in South Kitsap during the past 100 years as well as items that tell the ongoing story of the Orchards 		
6	Veteran's Living History Museum	0.10
This nonprofit museum is located on 825 Bay Street in downtown Port Orchard operated by the Sidney Museum & Arts Association (SMAA).		
<ul style="list-style-type: none"> ▪ A 3,642 square foot museum of military memorabilia and military history collection from the civil war to Afghanistan 		
7	South Kitsap PeeWee Association	6.62
This nonprofit organization is located on 1025 Tacoma Avenue.		
<ul style="list-style-type: none"> ▪ South Kitsap PeeWees Association was established in 1967 as a nonprofit youth organization offering 3 sports programs - football, cheer, and basketball to the boys and girls in the South Kitsap community. ▪ South Kitsap PeeWee Association is a USA Football Heads Up Certified Club 		



- Private facilities**
- 1 Peninsula Indoor BMX
 - 2 Westcoast Fitness
 - 3 Crossfit NWNW
 - 4 Olympic Fitness Club
 - 5 Clover Valley Riding Center
 - 6 Riding Place
 - 7 Kitsap Saddle Club

Private facilities



8	Port Orchard American Legion Post #30	0.53
This nonprofit organization building is located on 615 Kendall Street.		
<ul style="list-style-type: none"> 4,944 square foot event venue with rental meeting room and kitchen 		
9	Port Orchard Masonic Center	0.87
This nonprofit organization building is located on 1025 Sidney Avenue.		
<ul style="list-style-type: none"> 11,124 square foot event venue with meeting/banquet room and fully equipped kitchen 		
10	Port Orchard Eagles	5.09
This nonprofit organization building is located on 4001 Jackson Avenue SE.		
<ul style="list-style-type: none"> 5,400 square foot event venue with meeting/banquet room and fully equipped kitchen 		
Total acres		14.47

Other private

Private organizations own the following properties for public parks, recreation, and open space use.

Other private

1	Peninsula Indoor BMX	3.30
This 24,201 square foot private indoor BMX facility is located at 5867 Dogwood Road SE.		
<ul style="list-style-type: none"> Indoor dirt BMX/pump track Rental facilities Equipment store 		
2	Westcoast Fitness	1.76
This 10,494 square foot private fitness facility is located at 4740 Ramsey Rd SE.		
<ul style="list-style-type: none"> 24 hour group classes, personal training, tanning, pro shop, and childcare 		
3	Crossfit NXNW	0.14
This 4,854 square foot private fitness facility is located at 626 Bay Street in the downtown.		
<ul style="list-style-type: none"> Cross fit, cardio, yoga, prenatal, postpartum classes for kids 		

	and adults	
4	Olympic Fitness Club	2.75
This 20,040 square foot private fitness facility is located at 4459 SE Mile Hill Drive.		
<ul style="list-style-type: none"> Traditional health club offering group fitness classes, massage therapy and round-the-clock access Gymnasium 		
5	Clover Valley Riding Center	5.00
This 19,176 square foot private equestrian facility is located at 5919 Phillips Road SE'		
<ul style="list-style-type: none"> Training, boarding, and therapy for horses Theraplate, a two-piece mobile platform that helps regulate the horse's circulation Indoor riding barn Riding lessons beginning to advanced 7 days a week Lease horses 		
6	Riding Place	19.31
This 23,072 square foot private equestrian facility is located at 4798 East Stable Lane.		
<ul style="list-style-type: none"> Boarding monthly with temporary board on availability Training, lessons, and clinics 60 foot round pen 		
7	Kitsap Saddle Club	8.71
This private equestrian facility is located at 1470 Saddle Club Road SE.		
<ul style="list-style-type: none"> Outdoor riding arena with spectator seating and announcer booth 		
Total acres		40.97

Golf courses

Non-profit and private organizations own the following golf course properties.

Golf courses

1	Village Greens Golf Course	44.89
A special use park located at 2298 Fircrest Drive owned by Kitsap County and leased to LAC Golf Company LLC for operation and maintenance.		

	<ul style="list-style-type: none"> 18-hole, 3,255 yard golf course, par 58 Pro-shop Covered driving range Practice putting green Practice chipping green Pull cart rentals 1,873 square foot club rental 	
2	McCormick Woods Golf Club	168.64
	This public golf course is located on 5155 McCormick Woods Drive SW.	
	<ul style="list-style-type: none"> 18 hole, 7,040 yard, par 72 course Layout features natural lakes hidden among fir and cedar trees 5 sets of tees for players of all skill levels Practice facility with a driving range, two putting greens, and an area devoted to chipping, pitching, and bunker play Multiple indoor and outdoor event spaces can accommodate up to 300 guests 14,485 square feet of clubhouse and restaurant 	
3	Gold Mountain Golf Club	605.95
	This City of Bremerton public facility is located on 7263 W Belfair Valley Road.	
	<ul style="list-style-type: none"> 2 each 18 hole golf courses - the Olympic and Cascade courses 7,179 yards, par 72 29,650 square feet of restaurant, driving range, shop, rental meeting, dining rooms FootGolf - a combination of soccer and golf uses soccer balls on a traditional golf course with 21-inch diameter cups under rules largely corresponding to the rules of golf 	
4	Trophy Lake Golf & Casting	160.56
	This private facility is located on 3900 SW Lake Flora Road.	
	<ul style="list-style-type: none"> 18-hole 7,206 yards with 80 deep-faced, white-sand bunkers, Trophy Lake - 2 of the on-course ponds are stocked with rainbow trout for fly-fishing 7,182 square foot lodge-style clubhouse with rental meeting rooms and café dining 	
Total acres		980.04

Marinas

Public and private organizations own the following marinas.

Marinas

1	Port Orchard Marina	na
	This Port of Bremerton marina is located at 707 Sidney Parkway on tidelands.	
	<ul style="list-style-type: none"> 32 slips including 5 covered, 6 open, and 21 side tie Full-service fuel dock Ample free parking Free dockside pump out Free water Free showers, bathrooms, and laundry facilities onsite Free dock carts Metered electricity - 30 amp 120 volt and 50 amp 240 volt Cable TV access (through Wave Cable) Free Wi-Fi Activity float with covered space and BBQ's for group activities Live-aboard tenants with tenant incentives and short-term guests 	
2	Port Orchard Yacht Club	0.95
	This private facility is located at 201 SW Bay Street on 0.95 acres of upland and additional tidelands.	
	<ul style="list-style-type: none"> 13 covered, open, side tie slips, and transient docks 1,500 square foot pier 30 amp power, water, garbage, pump out, restrooms, showers, ice, and telephone 2 full service marine repair facilities with haul-out, a marine store, and fuel nearby 4,280 square feet of rental meeting rooms and dining 	
3	Sinclair Inlet Marina	0.02
	This private marina is located at 501 Bay Street on 0.02 acres of upland extending out into tidelands.	
	<ul style="list-style-type: none"> Covered slips, open slips, and side ties Diesel Gated security Picnic/grill area 2,025 square foot service/maintenance, ship store, laundry, 	

	showers, restrooms	
4	Port Orchard Railway Marina	0.17
	This private marina is located at 405 Bay Street on 0.17 acres of upland extending out into tidelands.	
	<ul style="list-style-type: none"> ▪ 2 covered slip areas, 47 open slips, 23 side ties 30 amp, dual 30 amp, and 50 amp service ▪ 4,612 square feet of warehouse 	
	Total upland acres	1.14

Inventory implications

- **Port Orchard, Kitsap County, Port of Bremerton, Washington State, Homeowner Associations (HOA), South Kitsap School District, and other public and private agencies have amassed an impressive amount of acreage** - that includes every conceivable kind of parkland within or directly adjacent to Port Orchard city limits including nature conservancy's, wildlife corridors and habitats, trail systems, athletic sites, and indoor facilities.
- **Almost every kind of park, recreation, and open space activity** - is presently provided by these public and private agencies combined within or directly adjacent to Port Orchard city limits including picnicking, hiking and multipurpose trails, youth and adult recreational courts and fields, indoor swimming pool, community centers, and meeting rooms.
- **A significant portion of the inventory are regional facilities** - that are used by populations who reside inside and outside of Port Orchard even though the maintenance and operation of these sites has and is being financed by local agencies.
- **However, not all of these facilities are available for public use or jointly scheduled** - between the city, county, port, state, HOAs, school districts with city, school, and league requirements. An inter-local agreement needs to be resolved between all parties to make effective use of the joint inventory under an equitable allocation with all potential users. The agreement could possibly share use, operation, maintenance, and development funds.

Appendix C: Opportunities

A valuable park, recreation, and open space system includes lands that may not be suitable for built uses and developed recreational facilities. These sites can typically provide unique preserves, habitats, cultural, and historical associations.

A strategic approach may also include lands that are owned for other purposes, but that under some conditions may be used for park, recreation, and open space activities. 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 many kinds of physical and socially valuable parks, recreation, and open space characteristics.

The following inventory defines other possible public and privately owned properties that could provide park, recreation, and open space opportunities.

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

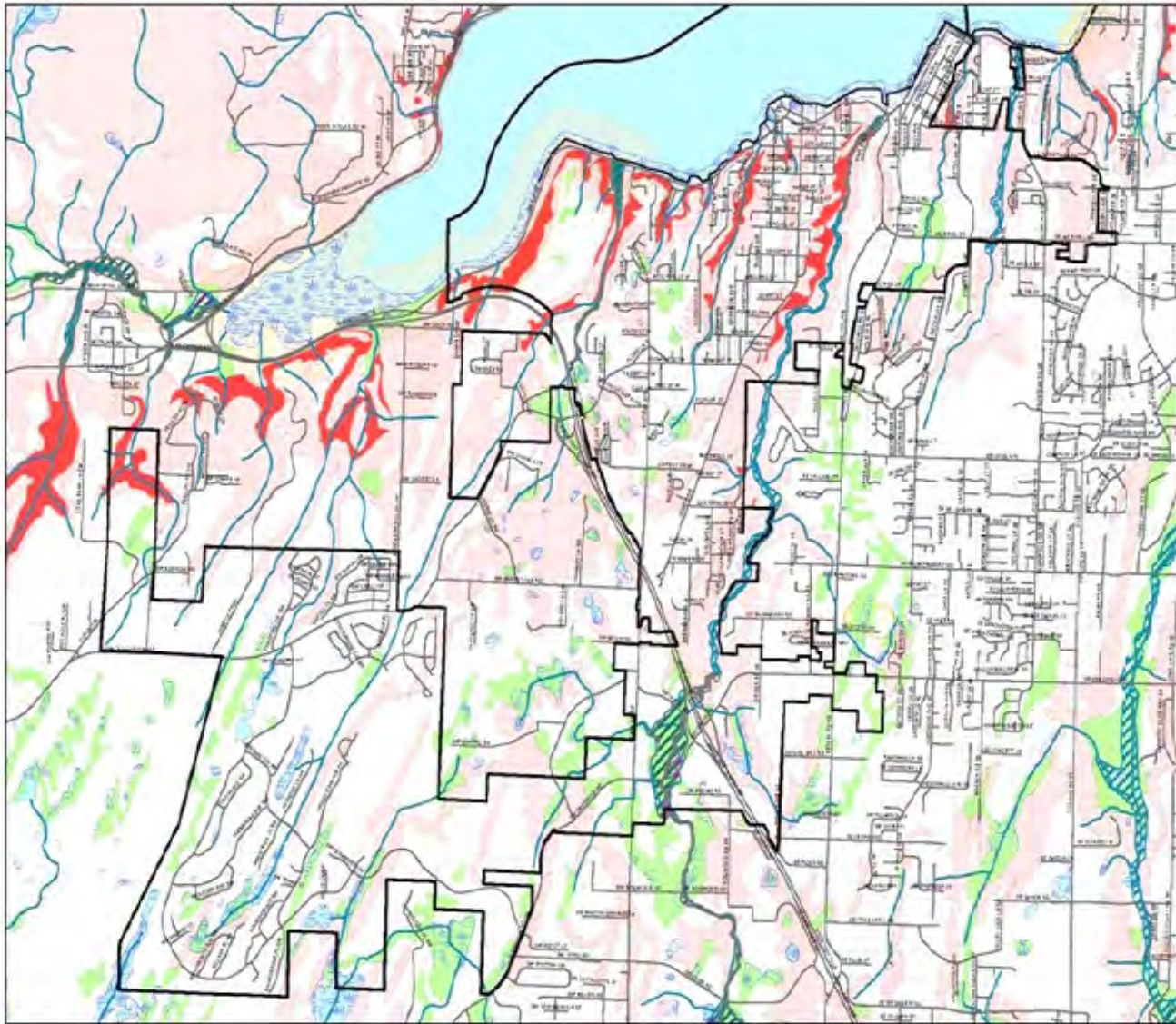
GMA required local jurisdictions that were affected by rapid population growth (including Port Orchard) to identify and adopt regulations to protect such areas. In accordance with the act's requirements, Kitsap County and subsequently the Port Orchard Community Development Department completed comprehensive inventories and analyses of critical areas in Port Orchard's urban growth area.

Subsequent city critical area ordinances and comprehensive plans define and locate lands and soils that are subject to the environmental hazards. 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 thereby protecting sensitive environments. 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 wetland functions and flood plains. 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



**City of Port Orchard
Environmental Map**

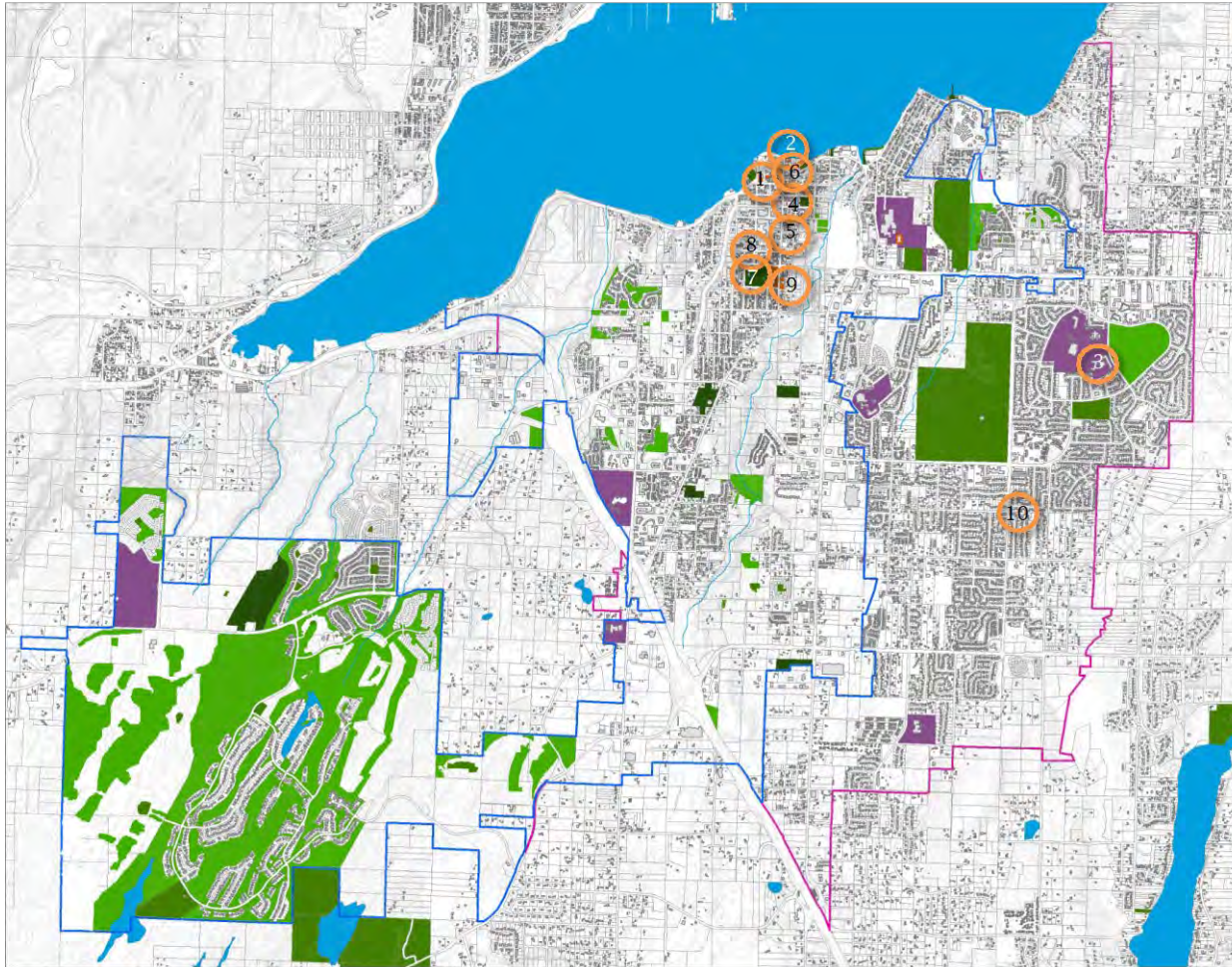
Legend

- City Boundary
- Flood Hazard Area**
 - 0.2% Annual Chance Flood Hazard
 - FEMA Zone AE
 - FEMA Zone A
- Floodway
- Wetlands
- Watercourses
- Potential Wetlands
- Geologic Hazard**
 - Areas of Concern
 - High Hazard Areas
 - Bald Eagle Management Area
 - Waterbodies

City of Port Orchard Planning Commission
 1000 West 1st Street, 3rd Floor
 Port Orchard, WA 98466
 Phone: 206.388.4400
 www.portorchard.gov

This map is a collection of individual layers
 which may contain information that is not
 intended to be used in isolation. It is the
 responsibility of the user to ensure that the
 information is used in the context of the
 overall project and to consult with the
 City of Port Orchard for more information.

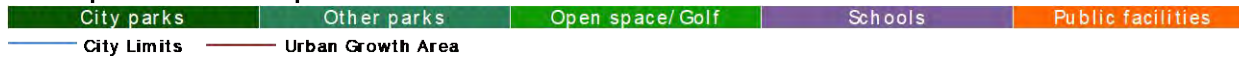




Other public and nonprofit

- 1 Port Orchard City Hall
- 2 Port Orchard Library
- 3 Boys & Girls Club of SPS
- 4 Sidney Museum
- 5 Log Cabin Museum
- 6 Veteran's Living History Museum
- 7 South Kitsap Peewee Assn
- 8 American Legion Post #30
- 9 Masonic Center
- 10 Eagles

Other public and nonprofit facilities



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, the 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 as 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.

Other public facilities

Various public agencies own a considerable amount of facilities in the city. These facilities may be available for public use if a park and recreation activity does not interfere with the agency's primary use of the facility.

Other public facilities

1	Port Orchard City Hall	0.32
This public facility is located at 216 Prospect Street in the downtown.		
<ul style="list-style-type: none"> 8,586 square foot facility including public access meeting and conference rooms 		
2	Port Orchard Library	0.66
This public facility is located at 87 Sidney Avenue in the downtown.		
<ul style="list-style-type: none"> 28,370 square foot facility including public access meeting and 		

conference rooms	
Total acres	0.98

Other public/nonprofit facilities

Various public/nonprofit agencies own a considerable amount of facilities in the city.

Other public and nonprofit

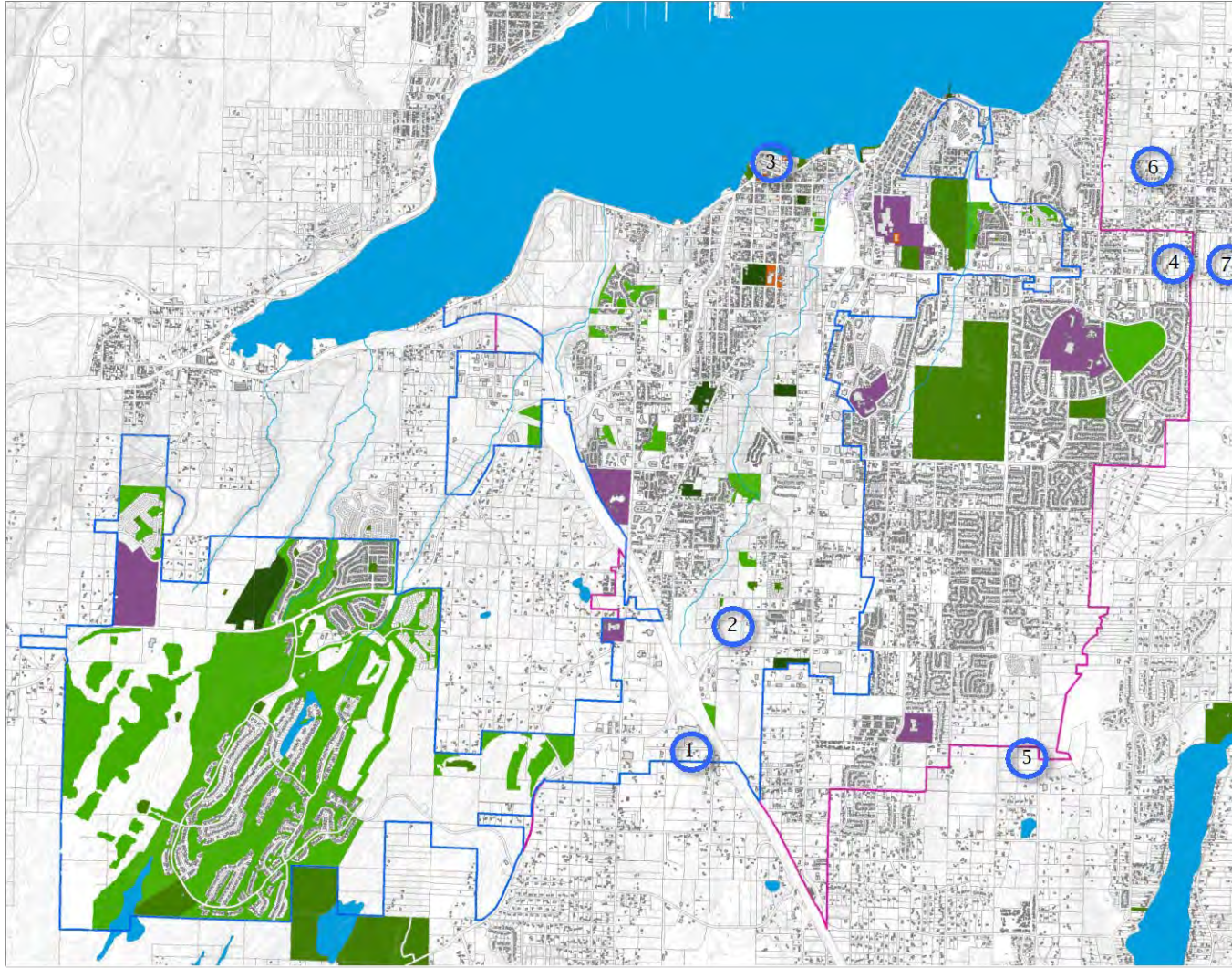
1	Boys & Girls Club of South Puget Sound	na
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<ul style="list-style-type: none"> The 1,848 square foot Boys & Girls Club offers after school programming and all day summer camp for children ages 6-13 A Junior Staff volunteer program in the summer for 8-12th graders 		
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This nonprofit museum is located at 202 Sidney Avenue in downtown Port Orchard operated by the Sidney Museum & Arts Association (SMAA).		
<ul style="list-style-type: none"> The 3,642 square foot Sidney Museum is located on the second floor of the Sidney Gallery building. Built in 1908, it was the first Masonic Temple building in Port Orchard The Sidney Museum exhibits includes a general store, school, doctor's office, and hardware store 		
3	Log Cabin Museum	0.10
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<ul style="list-style-type: none"> The cabin is located on its original site, one of the original two of Sidney town plots that measure 60 feet in width fronting on Sidney by 150 feet deep extending to the west The two story, one bedroom cabin was constructed from "log boom" logs pulled up Sidney hill from Port Orchard bay by oxen and draft horses The museum exhibits home life in South Kitsap during the past 100 years as well as items that tell the ongoing story of the Orchards 		

4	Veteran's Living History Museum	0.10
This nonprofit museum is located on 825 Bay Street in downtown Port Orchard operated by the Sidney Museum & Arts Association (SMAA).		
<ul style="list-style-type: none"> A 3,642 square foot museum of military memorabilia and military history collection from the civil war to Afghanistan 		
5	South Kitsap Peewee Association	6.62
This nonprofit organization is located on 1025 Tacoma Avenue.		
<ul style="list-style-type: none"> South Kitsap PeeWees Association was established in 1967 as a nonprofit youth organization offering 3 sports programs - football, cheer, and basketball to the boys and girls in the South Kitsap community. South Kitsap PeeWee Association is a USA Football Heads Up Certified Club 		
6	Port Orchard American Legion Post #30	0.53
This nonprofit organization building is located on 615 Kendall Street.		
<ul style="list-style-type: none"> 4,944 square foot event venue with rental meeting room and kitchen 		
7	Port Orchard Masonic Center	0.87
This nonprofit organization building is located on 1025 Sidney Avenue.		
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8	Port Orchard Eagles	5.09
This nonprofit organization building is located on 4001 Jackson Avenue SE.		
<ul style="list-style-type: none"> 5,400 square foot event venue with meeting/banquet room and fully equipped kitchen 		
Total acres		13.49

Private facilities

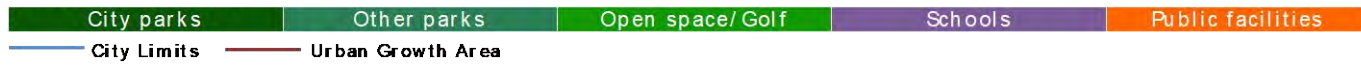
Various private entities own a considerable amount of facilities in the city. Some of these facilities are available for public use for a membership, use fee, or special arrangement. **All of these facilities should be identified in the event they should cease operations and/or become available on the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

Other private		
1	Peninsula Indoor BMX	3.30
This 24,201 square foot private indoor BMX facility is located at 5867 Dogwood Road SE.		
<ul style="list-style-type: none"> Indoor dirt BMX/pump track Rental facilities Equipment store 		
2	Westcoast Fitness	1.76
This 10,494 square foot private fitness facility is located at 4740 Ramsey Rd SE.		
<ul style="list-style-type: none"> 24 hour group classes, personal training, tanning, pro shop, and childcare 		
3	Crossfit NXNW	0.14
This 4,854 square foot private fitness facility is located at 626 Bay Street in the downtown.		
<ul style="list-style-type: none"> Cross fit, cardio, yoga, prenatal, postpartum classes for kids and adults 		
4	Olympic Fitness Club	2.75
This 20,040 square foot private fitness facility is located at 4459 SE Mile Hill Drive.		
<ul style="list-style-type: none"> Traditional health club offering group fitness classes, massage therapy and round-the-clock access Gymnasium 		
5	Clover Valley Riding Center	5.00
This 19,176 square foot private equestrian facility is located at 5919 Phillips Road SE'		
<ul style="list-style-type: none"> Training, boarding, and therapy for horses Theraplate, a two-piece mobile platform that helps regulate the horse's circulation Indoor riding barn Riding lessons beginning to advanced 7 days a week Lease horses 		
6	Riding Place	19.31
This 23,072 square foot private equestrian facility is located at 4798 East Stable Lane.		
<ul style="list-style-type: none"> Boarding monthly with temporary board on availability Training, lessons, and clinics 60 foot round pen 		



- Private facilities**
- 1 Peninsula Indoor BMX
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 - 3 Crossfit NWNW
 - 4 Olympic Fitness Club
 - 5 Clover Valley Riding Center
 - 6 Riding Place
 - 7 Kitsap Saddle Club

Private facilities



7	Kitsap Saddle Club	8.71
This private equestrian facility is located at 1470 Saddle Club Road SE.		
<ul style="list-style-type: none"> Outdoor riding arena with spectator seating and announcer booth 		
Total acres		40.97

Golf courses

Non-profit and private organizations own the following golf course properties.

Golf courses

1	Village Greens Golf Course	44.89
A special use park located at 2298 Fircrest Drive owned by Kitsap County and leased to LAC Golf Company LLC for operation and maintenance.		
<ul style="list-style-type: none"> 18-hole, 3,255 yard golf course, par 58 Pro-shop Covered driving range Practice putting green Practice chipping green Pull cart rentals 1,873 square foot club rental 		
2	McCormick Woods Golf Club	168.64
This public golf course is located on 5155 McCormick Woods Drive SW.		
<ul style="list-style-type: none"> 18 hole, 7,040 yard, par 72 course Layout features natural lakes hidden among fir and cedar trees 5 sets of tees for players of all skill levels Practice facility with a driving range, two putting greens, and an area devoted to chipping, pitching, and bunker play Multiple indoor and outdoor event spaces can accommodate up to 300 guests 14,485 square feet of clubhouse and restaurant 		
3	Gold Mountain Golf Club	605.95
This City of Bremerton public facility is located on 7263 W Belfair Valley Road.		
<ul style="list-style-type: none"> 2 each 18 hole golf courses - the Olympic and Cascade courses 		

		7,179 yards, par 72
<ul style="list-style-type: none"> 29,650 square feet of restaurant, driving range, shop, rental meeting, dining rooms FootGolf - a combination of soccer and golf uses soccer balls on a traditional golf course with 21-inch diameter cups under rules largely corresponding to the rules of golf 		
4	Trophy Lake Golf & Casting	160.56
This private facility is located on 3900 SW Lake Flora Road.		
<ul style="list-style-type: none"> 18-hole 7,206 yards with 80 deep-faced, white-sand bunkers, Trophy Lake - 2 of the on-course ponds are stocked with rainbow trout for fly-fishing 7,182 square foot lodge-style clubhouse with rental meeting rooms and café dining 		
Total acres		980.04

Marinas

Public and private organizations own the following marinas.

Marinas

1	Port Orchard Marina	na
This Port of Bremerton marina is located at 707 Sidney Parkway on tidelands.		
<ul style="list-style-type: none"> 32 slips including 5 covered, 6 open, and 21 side tie Full-service fuel dock Ample free parking Free dockside pump out Free water Free showers, bathrooms, and laundry facilities onsite Free dock carts Metered electricity - 30 amp 120 volt and 50 amp 240 volt Cable TV access (through Wave Cable) Free Wi-Fi Activity float with covered space and BBQ's for group activities Live-aboard tenants with tenant incentives and short-term guests 		
2	Port Orchard Yacht Club	0.95
This private facility is located at 201 SW Bay Street on 0.95 acres of upland and additional tidelands.		

- 13 covered, open, side tie slips, and transient docks
- 1,500 square foot pier
- 30 amp power, water, garbage, pump out, restrooms, showers, ice, and telephone
- 2 full service marine repair facilities with haul-out, a marine store, and fuel nearby
- 4,280 square feet of rental meeting rooms and dining

3 Sinclair Inlet Marina 0.02

This private marina is located at 501 Bay Street on 0.02 acres of upland extending out into tidelands.

- Covered slips, open slips, and side ties
- Diesel
- Gated security
- Picnic/grill area
- 2,025 square foot service/maintenance, ship store, laundry, showers, restrooms

4 Port Orchard Railway Marina 0.17

This private marina is located at 405 Bay Street on 0.17 acres of upland extending out into tidelands.

- 2 covered slip areas, 47 open slips, 23 side ties 30 amp, dual 30 amp, and 50 amp service
- 4,612 square feet of warehouse

Total upland acres 1.14

- **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. Future parks, recreation, and open space acquisition strategies may use traditional purchase options as well as cost effective alternative.

Conclusions

- **Strategically important sites** - are owned or controlled by nonprofit and private facility operators with most kinds of physical and socially valuable parks, recreational, and open space characteristics.
- **A valuable park, recreation, and open space system includes lands that may not be suitable for built uses** - and 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.

Appendix D: Land and facility demand

Park, recreation, and open space land and facility demands can be estimated using population ratios, participation models, level-of-service (LOS) measurements, and/or questionnaire survey methodologies.

Ratios

The demand for park, recreation, and open space land can be estimated using a ratio of a required facility to a standard unit of population, such as 3.1 acres of athletic fields and playgrounds per 1,000 residents. The ratio method is relatively simple to compute and can be compared with national or local park, recreation, and open space measurements.

However, the method cannot account for unique age, social or interest characteristics that may affect the park, recreation, and open space activity patterns within a specific community. Nor can the method compensate for unique climatic or environmental features that may cause seasonal or geographical variations in park, recreation, and open space use patterns.

The ratio method is frequently used to estimate land requirements. However, a number of factors may significantly influence the amount of land a community may wish to set-aside for park, recreation, and open space purposes. Such factors may include the presence of sensitive environments, scenic viewpoints, historical or cultural assets, trailheads, and other features that may increase land set-asides along a non-motorized transportation or trail corridor.

The National Recreation & Park Association (NRPA) compiles data on the amount of land and facilities that have developed over time by major parks, recreation, and open space departments across the country. Depending on the agency arrangements within the participating cities, the ratios may or may not include the lands and facilities that are provided by all public sponsors including city, school, county, state, federal agencies, and private operators within each measuring jurisdiction.

Note - the NRPA began publishing a comprehensive list of ratios in 1985 that have subsequently been updated and qualified to account for local methodologies in the years since. NRPA's most recent data has been published in the 2019 NRPA Agency Performance Review.

The 2019 NRPA Agency Performance Review was collected from 1,075 unique park and recreation agencies across the US based on reports between 2016 and 2018 and is published with medians along with data responses at the lower-quartile (lowest 25%) and upper-quartile (highest 25%). The NRPA Park Metrics (formerly PRORAGIS) report compiles the survey data for type, size, geography, and other agency characteristics.

The benchmarks used here are based on the NRPA Park Metrics results for agencies serving populations of 15,000-25,000 and the median responses to the 2019 NRPA Agency Performance Review when Park Metrics data is not available.

Note - the ratios are based on parks properties and facilities owned by cities and not on a composite ratio that may include other public, nonprofit, and private or school district facilities available for public use.

Participation models

Park, recreation, and open space facility requirements can also be determined using variations of participation models - refined, statistical variations of a questionnaire or survey method of determining recreational behavior.

Participation models are usually compiled using activity diaries, where a person or household records their participation in specific recreational activities over a measurable period of time. The diary results are compiled to create a statistical profile that can be used to project the park, recreation, and open space behavior of comparable persons, households or populations.

Participation models are most accurate when the participation measurements are determined for a population and area that is local and similar enough to the population that is to be projected by the model. The most accurate participation models are usually controlled for climatic region and age, and periodically updated to measure changes in recreational behavior in activities or areas over time.

Properly done, participation models can be very accurate predictors of an area's facility requirements in terms that are specific and measurable. However, though accurate, participation models can be somewhat abstract, and if not combined with other methods of gathering public opinion, can fail to determine qualitative issues of an area's demands in addition to a facility's quantitative requirements.

For example, an area might provide the exact facility quantities that are required to meet the resident population's park, recreation, and open space demands, such as a mile of walking trail. However, the facility might not be provided with the proper destination, in a quality or safe corridor, or other important, but less measurable aspect that makes the facility quantity effective and the activity a pleasurable experience. The walking trail, for example, might be located in an area of uninteresting scenery and/or in an inaccessible location.

This planning effort utilizes the results of the Washington State Recreation & Conservation Office (RCO) surveys for 6 age groups (male and female) for the northeast region of the state (east of the Cascade Mountains) that were accomplished in 2001, 2006, and 2012.

The estimates were developed for each activity demand for the peak season periods that would most impact facility capacities and thereby the level of service to local residents. The estimated demands were converted into facility units based on assumed high capacity and turnover rates common to most urban areas of the state. The projected facility unit requirements were then converted into a simple facility unit per 1,000 residents ratio to allow

comparison with similar ratios developed by the NRPA and found to be the existing facility level-of-service (ELOS) for each activity.

Note - participation models can account for facility capacity ratios that may be expressed through management policies or local population preferences concerning volume of use or the degree of crowding that is satisfactory. However, the model cannot account for all Proposed variations in crowding or volume of use that may vary over the length of a trail, season, or by a different user population at the same time. Nor can the model account for communities that may be impacted by tourist or regional users from outside the modeling area.

Existing and Proposed level-of-service (ELOS/PLOS)

Facility requirements may also be determined by expressing the supply of existing park, recreation, and open space land and facilities as a ratio to the resident existing population (as a unit ratio per 1,000 persons).

The existing level-of-service (ELOS) condition or ratio can define an existing standard for each type of park, recreation, and open space provided within the existing inventory. ELOS ratios can be calculated for specialized types of activities for which there are no comparable national or state definitions.

Ultimately, department staff with public assistance through telephone or mailed or internet questionnaires can develop Proposed level-of-service (PLOS) ratios for a specific type of facility by determining the quantity that is considered to be surplus or deficient in quantity or condition within the existing inventory.

For example, the existing supply of beach trails in a jurisdiction of 10,000 persons may be 20 miles, or an existing level-of-service (ELOS) standard of 2.00 miles per 1,000 persons or population. The public may determine, however, that under present conditions the existing trails are overcrowded and located in areas that are of little interest for beach walking purposes.

Ideally, the public would like to add 10 more miles to the existing inventory in order to reduce crowding and provide access to more

interesting sites. The proposal would increase the overall supply to 30 miles and the Proposed level-of-service (PLOS) standard to 3.00 miles per 1,000 persons.

Note - this plan compares all 3 methodologies. However, the plan considers the ELOS/PLOS comparison approach to be the most accurate method of resolving final level-of-service requirements since it can account for impacts of:

- Out-of-area tourist and regional users,
- Combined public and private facility inventories,
- Unique environmental or market area dynamics, and
- Other variables not proposed to quantify in a participation model or ratio.

Land requirements

Total park lands

The RCO does not have a benchmark for park, recreation, and open space land. According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review agencies serving populations of 15,000-25,000 provided a median of 12.6 acres per 1,000 persons in the population that gradually declined as the population increased up to 250,000.

	NRPA	RCO	PO existing	All total	All proposed
Acres			89.7	2,419.9	2,644.5
/1,000	12.6	Na	5.93	160.07	106.8

* Proposed identifies 2040 requirements including additional land or facilities that are recommended to be added and the level-of-service per 1,000 persons that will result from the addition and the projected population increase over the next 20-year planning period. The level-of-service ratio will decline due to additional population increase (9,651 persons in the city by 2040) if no additional land or facilities are recommended.

** Ratio is expressed per 1,000 residents within Port Orchard (year 2020 city population of 15,117) under Port Orchard and for all public and private facilities under "All total" and "Recommended additional" standard.

By comparison, Port Orchard owns 89.7 acres of parkland or a ratio of 5.93 city park acres per every 1,000 residents and the city,

county, port, school district, state, and HOAs own 2,419.9 acres or 160.07 acres per 1,000 city residents. However, even though significant, the present allocation is not equally distributed among residential neighborhoods with the UGA.

Select acquisitions of additional parkland to be described in following pages, may provide another 224.6 city park acres equal to a ratio of 106.8 of all park acres per 1,000 city residents by the year 2040.

The resulting standard should be sufficient to provide equal park distribution for local needs and to conserve important regional attributes in the city for the reasons listed in the following descriptions considering the amount of land provided in or near the city by other public agencies.

Resource conservancies

Open space preservation or resource conservancies are designed to protect and manage a natural and/or cultural feature, environment or facility - such as a wetland or unique habitat, a natural landmark or a unique cultural setting. By definition, resource conservancies are defined by areas of natural quality for nature-oriented outdoor recreation, such as viewing and studying nature, wildlife habitat, and conservation.

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

In practice, there aren't minimum or maximum benchmarks concerning conservancies - a site should provide whatever is necessary to protect the resource.

	NRPA	RCO	PO existing	All total	All proposed
Acres			76.5	1,398.5	1,563.6
/1,000	Na	Na	5.06	92.51	63.1

Port Orchard presently provides 76.5 acres of open space and resource conservancies or a ratio of 5.06 acres per 1,000 residents and the city, county, state, port, and HOAs provide 1,398.5 acres or a ratio of 92.51 acres per 1,000 city residents.

The ratio includes portions of the city's Bethel South Property, Bravo Terrace Open Space, Lundberg Park, McCormick Village Park, Mitchell Park, Old Clifton Wetlands, Paul Powers Junior Park, Seattle Avenue Property, and Van Zee Parks as well as Bill Bloomquist Rotary Park, Howe Farm County Park, Kitsap County Park, Long Lake County Park, South Kitsap Regional Park, Veterans Memorial Park, Square Lake State Park, numerous HOA open spaces, and South Kitsap School District's Cedar Heights Forest.

While the present supply (existing level-of-service (ELOS) standard) does not need to be increased through purchase, the city's critical areas ordinance should continue to protect these important resource conservancies and if necessary, acquire development rights if portions of these private landholdings are in jeopardy of development or in order to provide public access for Proposed wildlife habitat and trail corridors.

Sites that merit consideration for acquisition if necessary to conserve riparian habitat, wetlands, ponds, streams, and wooded hillsides include 165.1 acres along Blackjack and Ross Creeks, Ross Point Hillsides, Stormwater Park, Johnson Creek daylighting, and Etta Turner Park expansion that will increase the conservancy lands to 1,563.6 acres of all agencies or a ratio 63.1 acres per 1,000 city residents by 2040.

Resource activities

Resource activities are defined by areas of natural or ornamental quality for outdoor recreation such as picnicking, boating, fishing, swimming, camping, and local parks trail uses. The site may also include play areas, such as playgrounds and open grassy play fields as long as these areas support the primary outdoor recreational features. The site should be contiguous to or encompassing natural resources including resource conservancies.

In practice, there aren't minimum or maximum benchmarks concerning conservancies - a site should provide whatever is necessary to protect the resource.

	NRPA	RCO	PO existing	All total	All proposed
Acres			15.6	551.1	567.1
/1,000	Na	Na	1.03	36.46	22.9

Port Orchard presently provides 15.6 acres of resource active parks or a ratio of 1.03 parks per 1,000 residents and the county, state, port, and HOAs provide 551.1 acres or 35.46 acres per 1,000 city residents.

The ratio includes portions of the city's Bethel South Property, Lundberg Park, McCormick Village Park, Paul Powers Junior Park, and Van Zee Parks as well as Bill Bloomquist Rotary Park Howe Farm County Park, Long Lake County Park, South Kitsap Regional Park, Veterans Memorial Park, Square Lake State Park, and HOA Deer Park.

However, 16.0 acres should be acquired to conserve resource access at Ruby Creek Regional Park and Mitchell Point that will increase the ratio of resource parks to 22.9 acres per 1,000 city residents by 2040.

Linear trails

Linear trails are built or natural corridors, such as abandoned or surplus railroad lines, undeveloped road-rights-of-way, and active utility rights-of-way or natural areas defined by drainage features, topographical changes, wooded areas or vegetation patterns that can link schools, libraries, or commercial areas with parks.

Generally, linear trails may be developed for multiple modes of recreational travel such as hiking, biking or horseback riding. The trail system may parallel established vehicular or other transportation systems, but apart from and usually within a separate right-of-way. Linear trail corridors may also include active play areas or trailhead development located in other types of parkland.

Trail systems should be anchored by public facilities, like a school or park that may serve as a destination or trailhead and extend into the surrounding residential areas using natural features or established roads, sidewalks, or other safe travel corridors.

Ideally, a minimum trail system should be at least 3-5 miles long and provide the ability to loop back to the point of origin. The trail should be sufficiently wide enough to provide for the type of trail user(s) that it is accommodating, preserve the features through which the trail is traveling, and buffer adjacent land use activities.

In practice, there aren't benchmarks concerning linear trails. An agency should provide as many miles as Proposed considering the trail opportunities a city's geography provides.

	NRPA	RCO	PO existing	All total	All proposed
Acres			1.5	1.5	12.5
/1,000	Na	Na	0.10	0.10	0.50

Port Orchard presently provides 1.5 dedicated acres of linear trail corridor or a ratio of 0.10 acres per 1,000 residents consisting of the Bay Street Pedestrian Path and McCormick Woods Trail and an extensive system of trails in resource parks that are not counted as separate acreages. No other agencies provide dedicated acreage for off-road multipurpose trails.

Additional multipurpose trails will be added within the existing rights-of-way of Bay Street, Old Clifton Road, SW Berry Lake Road, Glenwood Road, Sedgwick Road, Sidney Road, SR-16, and Bay Street to Kitsap Regional Park.

Port Orchard has considerable and sufficient trail acreage resources were these trail segments as well as the park trails integrated to the resource parks.

Nonetheless, the city should acquire 11.0 acres to continue to expand and connect the Bay Street Pedestrian Path and East Gateway systems with all remaining parks and schools within the city to achieve a city trail ratio of 0.50 acres per 1,000 city residents by 2040.

Playgrounds and athletic fields

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

The desired service area for an athletic field or playground complex depends on the competitive quality to which the facility is developed and the resident using population that the site is intended to serve. Regionally oriented athletic sites may include 4 or more competitive, high quality soccer, baseball or softball fields serving organized leagues drawn from surrounding communities or areas - which may include the approximate service area for a high school.

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

In practice, there aren't minimum or maximum benchmarks concerning athletic fields and playgrounds. An agency should provide sufficient playgrounds within a 0.5-mile walking distance of most residents and athletic fields to accommodate most league activities of local, younger age residents.

	NRPA	RCO	PO existing	All total	All proposed
Acres			65.4	278.8	290.8
/1,000	Na	Na	4.33	18.44	11.74

Port Orchard presently provides 65.4 acres or a ratio of 4.33 acres per 1,000 residents of playgrounds and athletic fields. All agencies

combined including the city, county, school district, and HOAs provide 278.8 acres or 18.44 acres per 1,000 city residents.

Athletic fields are generally distributed and available within the city at the city’s Paul Powers Junior Park and Van Zee Park as well as Bill Bloomquist Rotary Park, South Kitsap Regional Park, Veterans Memorial Park, Deer Park, and junior/middle and high schools when scheduled with the school district.

However, the existing picnic, playground, sports court, and field sites are not evenly distributed within a 5 or 10-minute walk of all residential neighborhoods. Consequently, 12.0 acres equal to 3 additional neighborhood parks should be acquired and developed to improve the availability and capacity of neighborhood parks within the city and UGA to realize a city playground and athletic field ratio of 11.74 acres per 1,000 city residents by 2040.

Recreation centers/pools

Recreation centers and pools are indoor and outdoor facilities providing swimming pools, physical conditioning, gymnasiums, arts and crafts, classrooms, meeting rooms, kitchen facilities, and other spaces to support public recreation programs for school-age children (but not students), teens, senior, and other resident populations on a full-time basis. For the purposes of this PROS Plan, recreation centers and pools are defined to include all city, county, school-owned, non-profit, and private facilities that are available for public use.

The desired service area for a recreation center/pool depends on the extent of the recreational program services to be offered in the facility and the building's potential size and site relationships. Community oriented recreation centers may include a variety of competitive swimming pools, gymnasiums, or courts along with/or in place of a series of public classroom and meeting facilities, a teen and/or senior center and/or a daycare facility providing indoor building space.

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

recreation centers may be jointly shared with school districts or a part of other city or county building complexes that serve a city or larger surrounding community area.

Local recreation centers may consist primarily of a single facility use - like a classroom or gymnasium complex and/or that may be sited as a lone building oriented to a single user group - like a teen or senior center. Local recreation centers serve residents of an immediately surrounding residential area from a quarter to half-mile radius - which is the approximate service area for an elementary school.

In practice, there aren’t minimum or maximum benchmarks concerning recreation and community center acreages. An agency should provide sufficient land considering the availability of other public, nonprofit, and private facilities within the local area.

	NRPA	RCO	PO existing	All total	All proposed
Acres			0.0	4.2	4.7
/1,000	Na	Na	0.00	0.27	0.19

Port Orchard does not presently provide any indoor recreation facilities though the county assets include Givens Community-Senior Center or 4.2 acres or 0.27 acres per 1,000 city residents.

The existing level-of-service would likely exceed recreation center objectives were the inventory to include indoor space provided by South Kitsap School District and some nonprofit and private facilities. However, school facilities are not available for use during school hours to meet the needs of seniors, parents, or pre-school children and the private clubs do not provide facilities for low-income participants.

The city proposes to jointly develop 0.5 acres for a Community Events Center with the Kitsap Public Facility District (KPF) that will include a new library, extensive meeting and classroom facilities, a small physical conditioning room, and administrative space in the downtown that will provide a ratio of 0.19 acres by 2040.

Special use facilities

Special use facilities are single-purpose recreational activities like arboreta, display gardens, nature centers, golf courses, marinas, zoos, conservatories, arenas, outdoor theaters, and gun and archery ranges. Special use facilities may include areas that preserve, maintain, and interpret buildings, sites, and other objects of historical or cultural significance, like museums, historical landmarks, and structures. Special use areas may also include public plazas or squares or commons in or near commercial centers or public buildings.

There aren't benchmarks concerning the development of special use facilities - demand being defined by opportunity more than a ratio. Nor are there minimum or maximum facility or site sizes - size being a function of the facility rather than a separately established design standard.

	NRPA	RCO	PO existing	All total	All proposed
Acres			0	651.1	651.1
/1,000	Na	Na	0.00	43.07	26.29

Port Orchard does not provide special use facilities though the county, port, school district, nonprofit, and for-profit agencies provide 651.1 acres or 43.07 acres per 1,000 city residents consisting of Cedar Heights Middle School greenhouses, Sidney Museum, Log Cabin Museum, Veteran's Living History Museum, Village Greens Golf Course, McCormick Woods Golf Club, Gold Mountain Golf Club, Trophy Lake Golf & Casting, Port Orchard Marina, Port Orchard Yacht Club, Sinclair Inlet Marina, and Port Orchard Railway Marina.

Port Orchard does not plan on providing any special use facilities given the extent of special use facilities provided by other sponsors.

Support facilities

Support facilities include administrative office space, indoor meeting rooms, shop and equipment maintenance yards, plant

nurseries, and other buildings and sites necessary to service the park system that are located outside of park properties.

There aren't benchmarks concerning the development of support use facilities - demand being defined by functional operating requirements more than a ratio. Nor are there minimum or maximum facility or site sizes - size being a function of the type of facility space required and whether the facility space is shared with other jurisdiction support functions rather than a separately established design standard.

	NRPA	RCO	PO existing	All total	All proposed
Acres			5.6	5.6	5.6
/1,000	Na	Na	0.37	0.37	0.23

Port Orchard provides 5.6 acres or 0.37 acres per 1,000 residents of supporting facilities including the Public Works Maintenance Yard located on Vivian Court and South Shed Facility located on Sidney Avenue - administrative office space is provided in Port Orchard City Hall. The current acreage is sufficient to meet current and projected needs.

Facility requirements

Number of parks

The RCO does not have a benchmark for the number of parks that should be provided per 1,000 residents. According to National Recreation & Park Association (NRPA) 2020 NRPA Agency Performance Review agencies serving populations under 20,000 provided a 1 park per 1,300 residents or 0.77 parks per 1,000 persons.

	NRPA	RCO	PO existing	All total	All proposed
Parks			18	45	48
/1,000	0.77	Na	1.19	2.98	1.94

Port Orchard currently provides 18 parks including resource conservation sites, resource, linear trails, athletic fields and playgrounds, recreation and community centers, special uses, and

maintenance facilities or a ratio of 1.19 parks per 1,000 city residents. The city, county, port, state, and HOAs provide a total of 45 parks or 2.98 parks per 1,000 city residents

The plan proposes to add 3 more park sites that will provide geographic distribution of local parks within a 5 and 10-minute walking distance of all residential neighborhoods within the city and UGA that will realize a ratio of 1.94 parks per 1,000 city residents by 2040.

Community gardens

There is no behavioral data with which the participation model can project community garden or pea patch requirements - meaning specific areas set aside for the planting of ornamental and vegetable plots.

According to National Recreation & Park Association (NRPA) 2020 Agency Performance Review agencies serving populations under 20,000 provided a community garden per 7,914 residents or 0.13 garden sites per 1,000 persons in the population.

	NRPA	RCO	PO existing	All total	All proposed
Sites			0	1	2
/1,000	0.13	Na	0.00	0.07	0.08

Port Orchard does not currently provide community garden plots though the Kitsap School District provides a school garden at Cedar Heights Middle School or a ratio of 0.07 per 1,000 city residents.

The plan proposes to provide 1 city sponsored community garden plots at a proposed neighborhood park site near Bethell/Salmonberry Road or a ratio of 0.08 gardens per 1,000 city residents by 2040.

Waterfront access

There is no behavioral data with which the participation model can project waterfront access requirements - meaning shoreline access for fishing and swimming purposes. The NRPA does not have a benchmark for waterfront access.

	NRPA	RCO	PO existing	All total	All proposed
Sites			3	9	16
/1,000	Na	Na	0.20	0.60	0.65

Port Orchard provides waterfront access at 3 sites or 0.120 sites per 1,000 residents including DeKalb Pier, Etta Turner Park, and Rockwell Park. The city, port, county, and state provide 9 sites on Sinclair Inlet, Long Lake, and Square Lake or 0.60 sites per 1,000 city residents.

The city will add 7 additional sites on Sinclair Inlet to increase access to Sinclair Inlet along the Bay Street Pedestrian Path and proposed Mosquito Fleet Trail or a ratio of 0.65 waterfront access sites per 1,000 city residents in 2040.

Kayaking, canoeing, and sailing

There are no participation model standards for kayak or canoe hand-carry launch sites or facilities. The NRPA does not have a benchmark for kayaking or hand-carry craft launching facilities.

	NRPA	RCO	PO existing	All total	All proposed
Sites			2	8	12
/1,000	Na	Na	0.13	0.53	0.48

Port Orchard provides non-motorized or hand-carry craft (kayak, canoe, or sailboat) access sites at DeKalb Pier and Rockwell Park or 0.13 sites per 1,000 city residents. The city, port, state, and other public agencies provide a total of 8 sites or 0.53 sites per 1,000 city residents.

Additional designated hand-carry launch sites will be provided at Ross Point and Bay Street/SR-16 or a total of 4 sites or a ratio of 0.48 sites per 1,000 city residents by 2040.

Boating

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

	NRPA	RCO	PO existing	All total	All proposed
Sites			0	1	1
/1,000	Na	Na	0.00	0.07	0.04

Port Orchard does not provide boat launch sites though the Port provides the Port Orchard Boat Ramp partly on city street right-of-way for a total of 1 site or 0.07 sites per 1,000 city residents.

This should be sufficient given the port’s boat ramp and the 4 adjacent marinas on Sinclair Inlet.

Picnic tables and shelters

Participation model projections indicate public agencies should be providing a ratio of 1.77 picnic tables and benches of all types (open and under shelters) per every 1,000 residents then gradually decline to 1.67 as the population ages. The NRPA does not have a benchmark for picnic facilities.

	NRPA	RCO	PO existing	All total	All proposed
Tables			13	22	36
/1,000	Na	1.77	0.86	1.46	1.45
Shelter			3	3	9
/1,000	Na	Na	0.20	0.20	0.36

Port Orchard presently provides 13 picnic tables and 3 picnic shelters or a ratio of 0.86 picnic tables and 0.20 picnic shelters per 1,000 city residents. The city, county, state, and HOAs provide 22 picnic tables and 3 picnic shelters or a ratio of 1.46 tables and 0.20 shelters per 1,000 city residents.

In general, Port Orchard parks do not provide a sufficient number of tables and shelters within a 5 to 10-minute walking distance to meet the requirements for local residents in a distributed pattern across the city and UGA.

Consequently, another 14 picnic tables and 6 picnic shelters will be provided at Givens Field, McCormick Village Park, Bill Bloomquist Rotary Park, South Kitsap Regional Park, Veterans Memorial Park, as

well as 3 proposed neighborhood park sites to meet future population growth, distribute facilities across the city, meet group facility user needs, and resident interests.

Multipurpose bike and hike trails

Participation model projections indicate public agencies should be providing a ratio of 0.15 miles of walking or hiking trails and 0.30 miles of bicycling trails within a separated multipurpose trail corridor per every 1,000 city residents. The ratio will decline to 0.14 walking and 0.29 biking trails per 1,000 residents as the population ages. The NRPA does not have a benchmark for trails per 1,000 residents.

	NRPA	RCO	PO existing	All total	All proposed
Off			2.60	3.64	7.53
/1,000	Na	0.29	0.17	0.24	0.30
On			0.00	2.60	7.58
/1,000	Na	0.29	0.00	0.17	0.30

Port Orchard presently provides 2.60 miles of off road trail or a ratio of 0.17 miles per 1,000 residents consisting of the Bay Street Pedestrian Path. All agencies combined provide 3.64 total miles or a ratio of 0.24 miles per 1,000 residents including McCormick Woods Trail.

An additional 3.89 miles of off-road trail or a ratio of 0.30 miles per 1,000 residents by 2040 will be added when the Bay Street Pedestrian Path is extended and a multipurpose trail is connected with Veterans Memorial and South Kitsap Regional Park.

Port Orchard does not provide on-road trails of sidewalks or paths. All agencies combined provide 2.60 miles or a ratio of 0.17 miles per 1,000 residents including McCormick Woods Road.

An additional 4.78 miles or a ratio of 0.30 miles per 1,000 residents by 2040 will be added with on-road sidewalk and path constructions on Old Clifton Road, Blueberry Lake Road, Glenwood Road, Sedgwick Road, Sidney Road, and Port Orchard Boulevard.

Park trails

There are no participation standards for park or day hiking trails. The participation model projections indicate public agencies should be providing a ratio of 0.15 miles of park walking or day-hiking trails per every 1,000 residents declining to 0.14 miles as the population ages. The NRPA does not have a benchmark for park trails per 1,000 residents.

	NRPA	RCO	PO existing	All total	All proposed
Miles			0.48	5.20	8.28
/1,000	Na	0.14	0.03	0.34	0.33

Port Orchard presently provides 0.48 miles or a ratio of 0.03 miles of park trails per 1,000 residents in McCormick Village and Van Zee Parks. All agencies combined provide 5.20 miles of park trails or a ratio of 0.34 miles per 1,000 residents in Bill Bloomquist Rotary, Howe Farm County, South Kitsap Regional, Veterans Memorial, Square Lake State, Deer Parks, and Stetson Heights.

An additional 3.08 miles or a ratio of 0.33 miles of park trails per 1,000 residents will be added at Ruby Creek Regional Park, McCormick Village Park, and Stormwater Park.

Off-leash dog parks

There are no RCO participation model standards for off-leash dog parks or trails. According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review all agencies provided 0.0226 dog parks per 1,000 persons in the population.

	NRPA	RCO	PO existing	All total	All proposed
Sites			1	2	3
/1,000	0.02	Na	0.07	0.13	0.12

Port Orchard provides a designated off-leash dog park in McCormick Village Park or a ratio of 0.07 per 1,000 residents. All agencies combined provide another designated off-leash dog trails in Howe Farm County Park or 0.13 dog parks per 1,000 residents.

Off-leash dog parks are unique facilities reserved exclusively for pet exercise, training, and social interaction. Generally, such facilities cannot be shared with other park activities. Off-leash dog trails may be shared with limited other trail activities if the volumes are relatively low and the animals are well trained.

An additional dog park or off-leash area could be located in Central/Clayton Park or a ration of 0.12 dog parks per 1,000 city residents by 2040.

Separately, Port Orchard may consider designating some portions of park trails for shared off-leash dog use where shared use will not detract from other users or create hazards between dogs.

Playgrounds

The participation model projections indicate public agencies should be providing a ratio of 0.60 playgrounds and tot lots of all types per every 1,000 residents then gradually decline to 0.53 playgrounds as the population ages.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review agencies serving populations of 20,000-49,999 provided 0.56 playgrounds and tot lots per 1,000 persons.

	NRPA	RCO	PO existing	All total	All proposed
Miles			8	32	41
/1,000	0.56	0.53	0.53	2.12	1.66

Port Orchard presently provides 8 playgrounds or a ratio of 0.53 playgrounds per 1,000 residents at 8 city parks at Central/Clayton Park, Givens Field/Active Club, McCormick Village, Paul Powers Junior Park, Rockwell, Van Zee Parks, and Windfall Place Tot Lot. All public and private agencies combined including elementary schools, provide 32 covered and uncovered playgrounds or a ratio of 2.12 playgrounds per 1,000 residents.

All public and private agency facilities combined provide a significant inventory to provide for playground activities assuming

the school facilities are available for public use and located in safe and secure areas for after school activities.

However, the present supply is not evenly distributed throughout the city or UGA to provide equal access to all city neighborhood areas particularly within southwest and southeast Port Orchard.

Additional playgrounds and play areas should be provided in 9 parks including McCormick Village Park, Bill Bloomquist, Veterans Memorial Park, and 6 new neighborhood parks or a ratio of 1.66 playgrounds per 1,000 city residents or 2040.

Skateboard courts and pump tracks

There are no RCO participation model standards for skateboard courts or skate dots or climbing walls - or similar roller-blade or in-line skating activities. According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review all agencies provided 0.02 skateparks per 1,000 persons.

	NRPA	RCO	PO existing	All total	All proposed
Skate			0	2	7
/1,000	0.02	Na	0.00	0.13	0.28
Pump tk			0	0	1
/1,000	0.02	Na	0.00	0.00	0.04

Port Orchard does not currently provide a skateboard park or skate facility. Kitsap County provides a skatecourt at South Kitsap Regional Park and Peninsula Indoor BMX, a private vendor, provides a 24,201 square foot indoor skate and BMX facility including practice ramps, rails, and other equipment in the immediate area or a ratio of 0.13.

The demand for these facilities will increase to meet the needs of younger age residents for beginner, experienced, and some competitive or advanced activities at locations distributed across the city and adjacent to developed areas where skateboarders are now using unauthorized public and private properties for this activity.

At least 5 skateboard fixtures or ramps or “skate dots” should be installed across the city in Givens Field, Van Zee Park, Bill Bloomquist Rotary Park, and Veterans Memorial Park or a ratio of 0.28 skateboard options per 1,000 city residents by 2040.

In addition, a “Pump Track” or a circuit of rollers, banked turns, and features designed to be ridden completely by riders "pumping"—generating momentum by up and down body movements, instead of pedaling or pushing should be developed at Ruby Creek Regional Park or a ratio of 0.04 tracks per 1,000 city residents by 2040 to meet the growing interests of this emerging youth activity.

Outdoor basketball/sports courts

Participation model projections indicate public agencies should be providing a ratio of 0.10 basketball/sports courts of all types per every 1,000 residents and then gradually decline to a ratio of 0.09 as the population ages.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review agencies serving populations of 20,000-49,999 provided 0.10 basketball and 0.04 multiuse or sports courts per 1,000 persons.

	NRPA	RCO	PO existing	All total	All proposed
Courts			2	7	13
/1,000	0.14	0.09	0.13	0.46	0.52

Port Orchard presently provides 2 outdoor uncovered courts or a ratio of 0.13 courts in Central/Clayton and Paul Powers Junior Parks per 1,000 residents. All public and private agencies combined provide 7 uncovered courts or a ratio of 0.46 courts per 1,000 residents in Long Lake, Chanting Circle, Deer, and Mary McCormick Memorial Parks and Mullenix Ridge and Sunnyslope Elementary schools assuming the school facilities are available for public use and located in safe and secure areas for after school activities.

However, these facilities are not evenly distributed across the city and currently improved only for basketball. Consequently, the existing courts should be reconfigured into sports courts to accommodate basketball, pickleball, and volleyball and 6 more

sports courts should be added at Givens Field/Civic Club, Stormwater Park, Bill Bloomquist Rotary Park, South Kitsap Regional Park, Veterans Memorial Park, and 1 new neighborhood park for a ratio of 0.52 courts per 1,000 city residents by 2040.

Tennis/pickleball courts - in/outdoor

Participation model projections indicate public agencies should be providing a ratio of 0.24 tennis/pickleball courts per every 1,000 residents then gradually decline to 0.22 as the population ages.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review agencies serving populations of 20,000-49,999 provided 0.23 outdoor tennis courts per 1,000 persons. However, neither standard effectively accounts for the growing use and popularity of pickleball, particularly for older age groups.

	NRPA	RCO	PO existing	All total	All proposed
Courts			4	13	19
/1,000	0.23	0.22	0.26	0.86	0.77

Port Orchard presently provides 4 lighted outdoor tennis courts or a ratio of 0.26 outdoor tennis courts per 1,000 residents at Givens Field/Active Club and Van Zee Parks. All public and private agencies combined provide 13 courts or a ratio of 0.86 outdoor tennis courts per 1,000 residents including Mary McCormick Memorial Park and South Kitsap High School.

Pickleball court overlays will be added to all existing tennis courts, particularly at public parks, to reflect the growing interest in this activity. An additional 6 more lighted tennis/pickleball courts or a ratio of 0.77 courts per 1,000 residents should be added at the future middle/high schools site in McCormick Woods and a new community park at Bethell/Salomonberry Road to provide access.

Soccer/lacrosse fields

Participation model projections indicate public agencies should be providing a ratio of 0.32 competition or regulation soccer/lacrosse fields per every 1,000 residents then gradually decline to 0.29 as

the population ages. The projections do not estimate youth or practice field requirements.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review all agencies provided 0.39 rectangular competition fields for soccer and lacrosse and 0.08 multipurpose synthetic and overlay fields per 1,000 persons or 0.47 fields in total. NRPA standards do not estimate youth or practice field requirements.

	NRPA	RCO	PO existing	All total	All proposed
Youth			2	10	11
/1,000	Na	Na	0.13	0.66	0.44
Adult			1	17	22
/1,000	0.47	0.47	0.07	1.12	0.89

Port Orchard presently provides 2 practice or youth fields or a ratio of 0.13 fields per 1,000 residents including an informal grass clinic play area for young children at Central/Clayton Park, and standard regulation field at Van Zee Park or 0.07 regulation fields per 1,000 city residents.

All agencies combined provide 10 youth or practice and 17 regulation fields or a ratio of 0.66 youth or practice and 1.12 regulations fields per 1,000 residents at Bill Bloomquist Rotary, South Kitsap Regional, Veterans Memorial, and Deer Parks and East Port Orchard, Hidden Creek Mullenix Ridge, Orchard Heights, Sidney Glen, and Sunnyslope Elementary, Marcus Whitman Middle Schools, and Explorer & Hope Academies.

A number of the existing park and school fields should be improved with drainage, irrigation, and possibly lighting on some fields to provide adequate and safe practice and competition events.

An additional 1 youth or practice and 5 adult fields should be added at Van Zee Park, a new neighborhood park at Blueberry/Ramsey/Geiger Road, and the future middle/high school property in McCormick Woods, to meet local youth and practice needs and regional competition games.

An existing field at Givens Field/Civic Club should be improved with artificial turf to increase game capacity.

Baseball/softball fields

Participation model projections indicate public agencies should be providing a ratio of 0.53 regulation (250+ feet) baseball and softball fields of all per every 1,000 residents then gradually decline to 0.49 as the population ages. Participation models do not estimate T-Ball or youth field requirements.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review agencies serving populations of 20,000-49,999 provided 0.30 regulation baseball/softball youth and 0.08 adult fields per 1,000 persons.

	NRPA	RCO	PO existing	All total	All proposed
Youth			1	8	10
/1,000	0.30	Na	0.67	0.53	0.40
Adults			2	17	35
/1,000	0.08	0.49	0.13	1.12	1.41

Port Orchard presently provides 2 T-Ball, 1 youth, and 2 adult fields or a ratio of 0.67 youth and 0.13 regulation fields per 1,000 residents at Central/Clayton Park, Givens Field/Active Club, and Van Zee Park. All agencies combined provide 2 T-Ball, 8 youth, and 17 adult fields or a ratio of 0.53 youth and 1.12 regulation fields per 1,000 residents including Bill Bloomquist Rotary, Long Lake County, South Kitsap Regional, Veterans Memorial, and Deer Parks and East Port Orchard, Hidden Creek, Mullenix Ridge, Orchard Heights, Sidney Glen, and Sunnyslope Elementary and Marcus Whitman, and Explorer & Hope Academies.

The supply includes a large number of un-improved park and school fields that are capable of providing safe or functional practice use let along regulation game fields for youth or adult play. These fields should be improved with drainage, irrigation, grass or turf surfaces, and possibly lighting on some fields to provide adequate and safe practice and competition events.

An additional 2 youth (200-foot) field capacity could be developed at Hidden Creek and Sunnyslope Elementary Schools, 5 additional 250+-foot fields could be developed at a neighborhood park at Blueberry/Ramsey/Geiger Road, the future middle/high school site, and East Port Orchard Elementary School, 10 additional 250+-foot fields could be improved at Van Zee Park, East Port Orchard, Hidden Creek, Mullenix Ridge, Orchard Heights Elementary Schools, Marcus White Middle School, and the future middle/high school site, and 3 new 300-foot fields could be developed at the new Blueberry/Ramsey/Geiger Road and future middle/high school site to increase practice and game capacity for all age groups and field distribution.

Swimming pool

Participation model projections indicate public agencies should be providing a ratio of 541 square feet of swimming pool area or 0.04 of 13,454 square feet of an Olympic sized swimming pool per every 1,000 residents declining to 503 square feet as the population ages.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review all agencies provided 0.03 outdoor swimming pools per 1,000 persons.

	NRPA	RCO	PO existing	All total	All proposed
Pools			0	1	2
/1,000	0.03	0.04	0.00	0.07	0.08

Port Orchard School District provides an indoor Olympic sized 50-meter pool at South Kitsap High School property or a ratio of 0.07 pools per 1,000 residents.

The Port Orchard School District could consider developing a leisure pool facility at the future school site in McCormick Woods to expand and diversify swimming options.

Recreation centers

There are no comparable participation model data with which to project demand for indoor recreation center facilities.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review all agencies provided 0.03 recreation centers per 1,000 persons.

	NRPA	RCO	PO existing	All total	All proposed
Fitness			0	35,388	35,988
/1,000	0.03	Na	0	2,341	1,453
Gyms			0	75,300	97,800
/1,000	0.03	Na	0	4,981	3,949

Port Orchard does not currently provide fitness facilities though private agents provide 35,388 square feet or 2,341 square feet per 1,000 residents at Westcoast Fitness, Crossfit NWNW, and Olympic Fitness Club. Port Orchard will provide 600 square feet of fitness facility in the KPF Community Events Center or a ratio of 1,453 square feet per 1,000 residents by 2040.

Port Orchard does not provide gymnasium facilities through other public agencies provide 36,000 square feet of youth and 39,300 square feet of NCAA or 75,300 total square feet or 4,981 square feet per 1,000 residents in Givens Community & Senior Center, East Port Orchard, Hidden Creek, Mullenix, Orchard Heights, Sidney Glen, and Sunnyslope Elementary and Cedar Heights, Marcus Whitman Middle, and South Kitsap High Schools.

Additional gymnasium facilities will be developed at the future middle/high school site including a possible 8,400 square foot multipurpose and 14,100 square foot NCAA regulation gym or 22,500 total square feet or a ratio of 3,949 square feet per 1,000 residents by 2040.

Most of the gymnasium inventory is in public schools that are not available for use by the public during daytime and some evening hours. Existing facilities may not be sufficient to provide public access to recreational facilities by retired persons, at-home mothers, or workers during school hours.

Meeting rooms

There are no comparable participation model data or NRPA standards with which to project demand for publicly accessible meeting facilities.

	NRPA	RCO	PO existing	All total	All proposed
Meeting			2,000	22,100	28,100
/1,000	Na	Na	132	1,462	1,135

Port Orchard provides 2,000 square feet or 132 square feet of meeting room facilities per 1,000 residents at City Hall and Library. All public and private agencies combined provide 22,100 square feet or 1,462 square feet per 1,000 residents at the Givens Community & Senior Center, Long Lake County Park, Horstman Heights Pocket Park, Boys & Girls Club of South Puget Sound, Port Orchard American Legion, Port Orchard Masonic, Center, and Port Orchard Eagles.

Some of the meeting room inventory is in private facilities that may not be available for public use without a membership or rental fee and may not be available for public use during normal day or evening hours.

An additional 6,000 square feet of meeting facilities including a theater or event space, large meeting room, medium sized meeting room, conference room, and restaurant banquet space will be provided in the KPF Community Event Center for a ratio of 1,135 square feet per 1,000 residents by 2040.

Community centers

There are no comparable RCO participation model data with which to project demand for public indoor community center facilities. According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review all agencies provided 0.03 community centers per 1,000 persons or 1,612 square feet where an average community center is 53,725 square feet.

	NRPA	RCO	PO existing	All total	All proposed
Center			0	24,000	34,600
/1,000	1,612	Na	0	1,588	1,397

Port Orchard does not currently provide multipurpose community center space including classrooms, workshops, or studios. Kitsap County provides 24,000 square feet or 1,588 square feet per 1,000 residents for Aging & Long-Term Care, Montessori school, Head Start, and other community organizations and activities.

South Kitsap School District provides classrooms, workshops, and art and music studios in elementary, junior/middle, and high schools that are available for public use after school hours but not during daytime hours for public use for preschool, seniors, or other at-home family members

The KPF Community Event Center will provide 10,600 square feet of community space including a public library or 1,397 square feet per 1,000 residents by 2040.

Museums

There are no RCO participation model standards with which to project museum requirements nor does the NRPA have a benchmark.

	NRPA	RCO	PO existing	All total	All proposed
Museum			0	7,684	7,684
/1,000	Na	Na	0	508	310

Port Orchard does not provide museum space though nonprofits provide 7,684 square feet per 1,000 residents in the Sidney, Log Cabin, and Veteran’s Living History Museums. Any additional museum space will depend on these and similar organizations.

Golf

There are no participation model standards with which to project museum requirements nor does the NRPA have a benchmark.

	NRPA	RCO	PO existing	All total	All proposed
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	NRPA	RCO	PO existing	All total	All proposed
Holes			0	90	90
/1,000	Na	Na	0.00	5.95	3.63

Port Orchard does not provide golf facilities though other public and nonprofits provide 90 holes per 1,000 residents at the Village Greens, McCormick Woods, Gold Mountain, and Trophy Lake clubs and courses. Any additional golf facilities will depend on these and similar organizations.

Marinas

There are no RCO participation model standards with which to project museum requirements nor does the NRPA have a benchmark.

	NRPA	RCO	PO existing	All total	All proposed
Slips			0	281	281
/1,000	Na	Na	0	19	11

Port Orchard does not provide marina facilities though other public and private agencies provide 281 side ties, open, and covered slips or 19 slips per 1,000 residents at the Port’s Port Orchard Marina, and private Port Orchard Yacht Club, Sinclair, and Port Orchard Railway Marinas. Any additional marina facilities will depend on these and similar organizations.

Equestrian facilities

There are no RCO participation model standards with which to project museum requirements nor does the NRPA have a benchmark.

	NRPA	RCO	PO existing	All total	All proposed
Holes			0	3	3
/1,000	Na	Na	0.00	0.20	0.12

Port Orchard does not provide equestrian facilities though other nonprofit and private agents provide 3 stables, outdoor arenas, and indoor riding barns or 0.20 facilities per 1,000 residents at the Clover Valley Riding Center, Riding Place, and Kitsap Saddle Club.

Any additional equestrian facilities will depend on these and similar organizations.

Support facilities

There are no RCO participation model standards with which to project supporting administrative office, equipment and shop maintenance yards, and plant nursery requirements. The NRPA does not have a benchmark for park supporting facilities.

	NRPA	RCO	PO existing	All total	All proposed
Acres			5.59	5.59	5.59
/1,000	Na	Na	0.37	0.37	0.23
Sq ft			13,000	13,000	13,000
/1,000	Na	Na	860	860	525

Port Orchard provides 1.82 acres yard at the Public Works Maintenance Yard at Vivian Court and 3.77 acres at the South Shed Facility at Sidney Avenue or 5.59 acres in total or 0.37 acres per 1,000 residents.

Port Orchard provides 1,000 square feet of office and 12,000 square feet of park maintenance yard facilities or a ratio of 860 square feet per 1,000 residents at City Hall and the Maintenance Yard.

The facilities are sufficient to meet present needs for existing park facilities but could require additional space at these sites or satellite facilities in existing or future parks.

Future growth implications

The Washington State Office of Financial Management (OFM) and the Port Orchard Community Development Department expect the population of the city within the urban growth area will increase from 15,117 persons in 2020 to an estimated 24,768 persons by the year 2040 - or by 9,651 or 64% more persons.

This forecasted population increase will create significant requirements for all types of parks, recreation, and open space

lands and facilities in the city especially within the downtown area scheduled for higher density development.

The population forecasts do not include expected increases in regional tourists and users who also frequent city parks, recreational facilities, trails, and open spaces.

Port Orchard/Port Orchard ELOS value 2020

	Supply	Value
Land acres	96.2	\$ 15,332,000
Facility units	24,531	\$ 35,302,472
Total		\$ 50,634,472
Value/capita		\$ 3,349
Value/household*		\$ 8,139

* Household of 2.43 persons per unit

Port Orchard/Port Orchard ELOS (existing level-of-service) requirement 2020-2040

	2020 Supply	2040 Deficit	2040 Cost
Land acres	96.2	61.4	\$ 9,788,260
Facility units	24,531	15,661	\$ 22,537,815
Total cost			\$ 32,326,076

Under the existing level-of-service (ELOS) for Port Orchard owned park land and facilities in the city, the forecasted population increase will create a city-wide need for an additional 61.4 acres of land and 15,661 facility units (square feet, courts, fields, etc.) by the year 2040.

The continuation of the city's existing level-of-service (ELOS) could require an expenditure of \$32,326,076 by the year 2040 simply to remain current with present standards - not accounting for any maintenance, operation or repair costs.

The approximate cost of sustaining the city's existing level-of-service (ELOS) standard would be equal to about \$3,349 per every new person added to the city's population or about \$8,139 for every new housing unit. **This assumes Port Orchard would continue to**

maintain the same ratio of parklands and facilities for the future population that the city has in the past.

Composite PLOS (Proposed level-of-service) requirement 2020-2040

	2020 Supply	2040 Addns	2040 Cost
Land acres	2,197.8	224.6	\$ 18,886,350
Facility units	154,568	29,219	\$ 132,971,356
Total cost			\$ 151,857,706
Port Orchard cost			\$ 74,428,265
Port Orchard %			49%

Under the composite agencies Proposed level-of-service (PLOS) for all public and privately-owned park land and facilities in the city, the forecasted population increase will create a city-wide proposal for an additional 224.6 acres of land and 29,219 facility units (square feet, courts, fields, etc.) by the year 2040. **This assumes these agencies would supplement the existing inventory as described within this chapter rather than simply extending the same ratios into the future.**

The realization of the composite agencies Proposed level-of-service (PLOS) for all agencies could require a total of \$151,857,706 by the year 2040 - not accounting for any maintenance, operation or repair costs. **Based on the project proposals described in the plan chapters, Port Orchard’s parks, recreation, and open space share of the cost would be \$74,428,265 or 49%.**

Built encroachments

However, if these proposals are not realized soon the present trend of increasing developments may:

- **Encroach upon** - or preclude the preservation and public accessibility of the more sensitive and appealing environmental sites, particularly those proposed for cross city trail corridors and additional sensitive land preservations along riparian corridors and shorelines, and

- **Develop** - or otherwise preclude the purchase and development of suitable lands for playgrounds, picnic shelters, waterfront access, and other neighborhood facilities.

Forcing city residents to:

- **Use crowded** - picnic areas, playgrounds, community centers, and hike and bike on crowded trails,
- **Commute to play** - at overcrowded existing facilities in the city and/or organized recreational programs may have to be reduced, and
- **Commute to use** - available facilities in other areas of the city, particularly out of Port Orchard and/or to other jurisdictions parks and/or programs may have to be curtailed to prevent severe overcrowding conditions in the facilities that do provide such services.

Such actions would be to the detriment of city residents who have paid the costs of developing and operating these facilities.

Financial implications

These levels of facility investment may not be solely financed with the resources available to Port Orchard if the city pursues an independent delivery approach or uses traditional methods of funding. Port Orchard will not be financially able to develop, manage, and maintain a comprehensive, independent park, recreation, and open space system using only traditional financing methods in light of the needs projected.

These needs require a citywide financing approach by Port Orchard and where appropriate in partnership with Port Orchard School District, Port of Bremerton, and Kitsap County, as well as proposed nonprofit or for-profit partners.

A citywide approach may use a combination of shared user fees, excise taxes, joint grant applications, impact fees, and voter approved property tax levies to maintain and improve facilities in the face of continued city population increases.

Existing level-of-service (ELOS) requirements for city facilities

		Population in development		Population in city 2020		Population in city 2040							
		1		15,117		24,768							
		2022 ELOS		Year 2040		Facility		Project/		Year 2040			
		fcity		facility		cost		per capita		funding			
		total		rqmnt		/unit		fee		deficit			
		/1000		deficit									
land	resource conservancy	acres	8.1	0.54	13.3	5.2	\$50,000	\$26.79			\$258,560		
land	resource activities	acres	15.6	1.03	25.6	10.0	\$125,000	\$128.99			\$1,244,920		
land	linear trails	acres	1.5	0.10	2.5	1.0	\$150,000	\$14.88			\$143,645		
land	athletic fields/playgrounds	acres	65.4	4.33	107.2	41.8	\$180,000	\$778.73			\$7,515,484		
land	recreation centers/pools	acres		0.00	0.0	0.0	\$455,000	\$0.00			\$0		
land	special use facilities	acres		0.00	0.0	0.0	\$225,000	\$0.00			\$0		
land	support facilities/yards/bu	acres	5.6	0.37	9.2	3.6	\$175,000	\$64.83			\$625,652		
Subtotal for land impact			96.2	6.36	157.6	61.4		\$1,014.22			\$9,788,260		
Facilities													
community garde nature	each			0.00	0	0	\$50,000	\$0.00			\$0		
swimming beach	sand	park space		0.00	0	0	\$22,090	\$0.00			\$0		
fishing	bank or dock	park space		0.00	0	0	\$20,624	\$0.00			\$0		
handcarry launch	concrete ramp	park spa	4	0.26	7	3	\$26,367	\$6.98			\$67,333		
boat launch	paved 25 boat capacity	ramp	1	0.07	2	1	\$460,335	\$30.45			\$293,887		
floating pier	pier	square ft	169	11.18	277	108	\$500	\$5.59			\$53,947		
camping tent	w/services, restroom	campsite		0.00	0	0	\$145,172	\$0.00			\$0		
camping group-10	w/services, restroom	campsite		0.00	0	0	\$18,724	\$0.00			\$0		
camping RV	w/services, shower	campsite		0.00	0	0	\$170,120	\$0.00			\$0		
picnic	benches	bench	6	0.40	10	4	\$15,000	\$5.95			\$57,458		
	tables w/o shelter	table	13	0.86	21	8	\$40,965	\$35.23			\$339,988		
	shelters-group use	shelter	3	0.20	5	2	\$129,373	\$25.67			\$247,783		
multipurpose trail	asphalt w/services 10'	mile	3.64	0.24	6.0	2.3	\$1,197,312	\$288.30			\$2,782,373		
	gravel w/services 10'	mile		0.00	0.0	0.0	\$469,646	\$0.00			\$0		
	asphalt w/services 8'	mile		0.00	0.0	0.0	\$979,012	\$0.00			\$0		
	gravel w/services trail 8'	mile		0.00	0.0	0.0	\$396,880	\$0.00			\$0		
	bridge	sq ft	2,400	158.76	#####	#####	\$500	\$79.38			\$766,104		
park trail	concrete/asphalt trail 6'	mile		0.00	0.0	0.0	\$761,719	\$0.00			\$0		
	crushed rock 6'	mile	0.48	0.03	0.8	0.3	\$373,631	\$11.86			\$114,496		
	concrete/asphalt trail 5'	mile		0.00	0.0	0.0	\$640,442	\$0.00			\$0		
	crushed rock 5'	mile		0.00	0.0	0.0	\$227,091	\$0.00			\$0		
	crushed rock 4'	mile		0.00	0.0	0.0	\$190,708	\$0.00			\$0		
	dirt 2'	mile		0.00	0.0	0.0	\$98,983	\$0.00			\$0		
	shoreline	mile		0.00	0.0	0.0	\$40,369	\$0.00			\$0		
	boardwalk	sq ft		0.00	0.0	0.0	\$500	\$0.00			\$0		
bike on-road	on-road w/shoulder 6'	mile		0.00	0.0	0.0	\$1,425,996	\$0.00			\$0		
	on-road w/shoulder 4'	mile		0.00	0.0	0.0	\$989,397	\$0.00			\$0		
	on-road in-lane designated	mile		0.00	0.0	0.0	\$67,687	\$0.00			\$0		
	on-road signage only	mile		0.00	0.0	0.0	\$3,006	\$0.00			\$0		
bike off-road	BMX course/pump track	each		0.00	0.0	0.0	\$500,000	\$0.00			\$0		
bike park trail	asphalt w/services 10'	mile		0.00	0.0	0.0	\$1,201,640	\$0.00			\$0		
	crushed rock w/svs 10'	mile		0.00	0.0	0.0	\$473,974	\$0.00			\$0		
off-road	dirt w/services 2'	mile		0.00	0.0	0.0	\$107,707	\$0.00			\$0		
	dirt w/services 1.5'	mile		0.00	0.0	0.0	\$84,026	\$0.00			\$0		
	dirt w/services 1'	mile		0.00	0.0	0.0	\$67,956	\$0.00			\$0		
horse trail	dirt w/services 2'	mile		0.00	0.0	0.0	\$71,381	\$0.00			\$0		
water trailhead	launch, campsite w/service	site		0.00	0.0	0.0	\$40,128	\$0.00			\$0		
trailhead	w/restrooms	site		0.00	0.0	0.0	\$743,911	\$0.00			\$0		
trailhead	w/sanican	site		0.00	0.0	0.0	\$287,054	\$0.00			\$0		
dog park	off-leash parks	acre	1	0.07	2	1	\$150,000	\$9.92			\$95,763		
playground	covered	each		0.00	0	0	\$546,902	\$0.00			\$0		
	uncovered	each	8	0.53	13	5	\$471,902	\$249.73			\$2,410,175		
play area	improved	acre		0.00	0.0	0.0	\$1,044,488	\$0.00			\$0		
spray park	concrete	each		0.00	0.0	0.0	\$639,354	\$0.00			\$0		
paracourse	station	each		0.00	0.0	0.0	\$21,581	\$0.00			\$0		
skateboard	skateboard court - concrete	court		0.00	0	0	\$750,000	\$0.00			\$0		
	skateboard court - ramps	court		0.00	0	0	\$250,000	\$0.00			\$0		
	skate dot	each		0.00	0	0	\$25,000	\$0.00			\$0		
basketball/sport	outdoor covered	court		0.00	0.0	0.0	\$358,540	\$0.00			\$0		
	outdoor lighted	court		0.00	0	0	\$358,540	\$0.00			\$0		
	outdoor uncovered	court	2.0	0.13	3.3	1.3	\$285,427	\$37.76			\$364,445		
volleyball	outdoor uncovered sand	court		0.00	0.0	0.0	\$140,334	\$0.00			\$0		
tennis	indoor	court		0.00	0	0	\$928,087	\$0.00			\$0		
	outdoor lighted	court	4	0.26	7	3	\$858,765	\$227.23			\$2,193,012		
	outdoor unlighted	court		0.00	0	0	\$305,335	\$0.00			\$0		
field track	rubber surface	miles		0.00	0.00	0.00	\$354,902	\$0.00			\$0		
	cinder surface	miles		0.00	0.00	0.00	\$252,555	\$0.00			\$0		
football /rugby	turf lighted	field		0.00	0	0	\$1,761,634	\$0.00			\$0		
	grass lighted	field		0.00	0	0	\$1,611,634	\$0.00			\$0		

			2022 ELOS		Year 2040		Facility	Project/	Year 2040
	units	fctly	standard	facility	deficit	cost	per capita	funding	
		total	/1000	rqmnt		/unit	fee	deficit	
	grass unlighted	field	0.00	0	0	\$1,521,695	\$0.00	\$0	
	practice field	field	0.00	0	0	\$250,000	\$0.00	\$0	
soccer	indoor	field	0.00	0	0		\$0.00	\$0	
	330x390 turf lighted	field	0.00	0	0	\$7,575,916	\$0.00	\$0	
	330x390 grass lighted	field	1	0.07	2	\$4,245,850	\$280.87	\$2,710,637	
	330x390 grass unlighted	field	1	0.07	2	\$905,506	\$59.90	\$578,093	
	240x330 grass	field	0.00	0	0	\$2,329,086	\$0.00	\$0	
	240x330 dirt	field	0.00	0	0	\$763,670	\$0.00	\$0	
	youth multipurpose	field	1	0.07	2	\$513,425	\$33.96	\$327,781	
baseball	300+ turf lighted concessio	field	0.00	0	0	\$3,749,362	\$0.00	\$0	
	300+ grass lighted concessi	field	1	0.07	2	\$2,427,456	\$160.58	\$1,549,737	
	300+dirt unlighted	field	0.00	0	0	\$601,928	\$0.00	\$0	
softball	200-300 grass lighted conc	field	0.00	0	0	\$1,425,240	\$0.00	\$0	
	200-300 dirt w/o lights	field	0.00	0	0	\$444,878	\$0.00	\$0	
baseball	250+ grass lighted concessi	field	0.00	0	0	\$2,720,621	\$0.00	\$0	
	250+grass unlighted	field	0.00	0	0	\$1,518,097	\$0.00	\$0	
	250+ dirt unlighted	field	1	0.07	2	\$444,878	\$29.43	\$284,019	
baseball	200+ grass lighted concessi	field	1	0.07	2	\$1,380,021	\$91.29	\$881,033	
	200+grass unlighted	field	0.00	0	0	\$1,288,540	\$0.00	\$0	
	200+ dirt unlighted	field	0.00	0	0	\$482,746	\$0.00	\$0	
	180 dirt T-ball	field	2	0.13	3	\$100,000	\$13.23	\$127,684	
	batting cage	each	0.00	0	0	\$25,000	\$0.00	\$0	
swim pool	indoor	sq ft	0.00	0	0	\$2,077	\$0.00	\$0	
	outdoor	sq ft	0.00	0	0	\$1,555	\$0.00	\$0	
rcntr cntr	indoor gymnasium	sq ft	0.00	0	0	\$801	\$0.00	\$0	
	physical conditioning	sq ft	600	39.69	983	\$801	\$31.79	\$306,825	
	racquetball (1600 each/sf f	ea/sq ft	0.00	0	0	\$1,281,600	\$0.00	\$0	
	handball (1200 sf)	ea/sq ft	0.00	0	0	\$961,200	\$0.00	\$0	
comty cntr	arts/crafts/classrooms	sq ft	0.00	0	0	\$806	\$0.00	\$0	
	meeting facilities	sq ft	7,300	482.90	11,960	\$806	\$389.22	\$3,756,337	
	large meeting	sq ft	0.00	0	0	\$806	\$0.00	\$0	
	theater/auditorium	sq ft	0.00	0	0	\$806	\$0.00	\$0	
	kitchen facilities	sq ft	0.00	0	0	\$806	\$0.00	\$0	
	dining facilities	sq ft	0.00	0	0	\$806	\$0.00	\$0	
child cntr	daycare/childcare	sq ft	0.00	0	0	\$806	\$0.00	\$0	
	pre/after-school	sq ft	0.00	0	0	\$806	\$0.00	\$0	
special	teen center	sq ft	0.00	0	0	\$806	\$0.00	\$0	
	senior center	sq ft	0.00	0	0	\$806	\$0.00	\$0	
operations	admin facilities	sq ft	2,000	132.30	3,277	\$250	\$33.08	\$319,210	
	maintenance fclties	sq ft	12,000	793.81	19,661	\$200	\$158.76	\$1,532,209	
	shop yard	sq ft	0.00	0	0	\$200	\$0.00	\$0	
	caretaker	ea/sq ft	0.00	0	0	\$250	\$0.00	\$0.00	
	concession stands	sq ft	0.00	0	0	\$442	\$0.00	\$0.00	
restrooms	concessions building	sq ft	0.00	0	0	\$442	\$0.00	\$0	
	permanent	fixture	8	0.53	13	\$73,910	\$39.11	\$377,485	
	temporary/sanican	each	0.00	0	0	\$2,000	\$0.00	\$0	
Subtotal for facility impact			24,531	1,622.75	40,192	15,661	\$2,335.28	\$22,537,815	
Total impact for land and facilities - per capita							\$3,349.51	\$32,326,076	
Total impact for land and facilities - persons/household of					2.43	\$8,139.30			
Total value of existing park lands								\$15,332,000	
Total value of existing park facilities								\$35,302,472	
Total value of existing park lands and facilities								\$50,634,472	

Note - facility costs include site preparation, utilities, parking, amenities, and other improvements pro rated.

Proposed composite level-of-service (PLOS) additions - 2022-2044

			PLOS	Acquire	Indirect	Direct	Total City	City		
			facility	site	design	const	dvpmnt	funding		
			addn	cost	cost	cost	cost share	required		
Acquire park site	Project	units								
a land	resource conservancies	Blackjack Creek Corridor	acres	5.0	\$50,000			\$250,000	0%	\$0
	resource conservancies	Ross Creek Corridor	acres	5.0	\$50,000			\$250,000	0%	\$0
	resource conservancies	Ross Point hillsides	acres	120.0	\$50,000			\$6,000,000	0%	\$0
	resource conservancies	Stormwater Park	acres	32.6	\$35,000			\$1,141,350	100%	\$1,141,350
	resource conservancies	Daylight Johnson Creek	acres	1.0	\$1,200,000			\$1,200,000	100%	\$1,200,000
	resource conservancies	Etta Turner Park Expansion	acres	1.5	\$500,000			\$750,000	100%	\$750,000
b land	resource activities	Ruby Creek Regional Park	acres	15.0	\$50,000			\$750,000	100%	\$750,000
	resource activities	Mitchell Point	acres	1.0	\$125,000			\$125,000	100%	\$125,000
c land	linear trails - 40 ft wide	Bay Street Pedestrian Path Ph 1 (see	acres	10.0	\$222,000			\$2,220,000	50%	\$1,110,000
	linear trails - 40 ft wide	Old Clifton Road	acres	in ROW	\$150,000			\$0	0%	\$0
	linear trails - 40 ft wide	Glenwood Road	acres	in ROW	\$150,000			\$0	0%	\$0
	linear trails - 40 ft wide	Sedgwick Road	acres	in ROW	\$150,000			\$0	0%	\$0
	linear trails - 40 ft wide	Sidney Road	acres	in ROW	\$150,000			\$0	0%	\$0
	linear trails - 40 ft wide	Bay Street to Kitsap Rgnl Park	acres	in ROW	\$150,000			\$0	0%	\$0
	waterfront/trail access	East Gateway	acres	1.0	\$150,000			\$150,000	100%	\$150,000
d land	playgrounds/athletic fields	@ Aiken Road	acres	2.0	\$300,000			\$600,000	100%	\$600,000
	playgrounds/athletic fields	@ Bethell/Salmonberry Road	acres	2.0	\$300,000			\$600,000	100%	\$600,000
	playgrounds/athletic fields	@ Blueberry/Ramsey/Geiger Road	acres	8.0	\$200,000			\$1,600,000	100%	\$1,600,000
e land	rctn centers/pools	New High School site	acres		\$455,000			\$0	0%	\$0
	rctn centers/pools	KPFD Community Center Site	acres	0.5	\$2,500,000			\$1,250,000	100%	\$1,250,000
e land	miscellaneous acquisitions	sites to be determined	acres	20.0	\$100,000			\$2,000,000	100%	\$2,000,000
Subtotal for land impact				224.6				\$18,886,350		\$11,276,350
Develop facilities			Project							
1 daylight stream	daylight stream	Johnson Creek Daylighting	each	1			\$1,000,000	\$1,000,000	100%	\$1,000,000
	daylight stream	Kitsap Street (unnamed stream) Da	each	1			\$750,000	\$750,000	100%	\$750,000
2 downtown waterfront plazas	streetscape	Port Street Plaza	each	1			\$1,500,000	\$1,500,000	100%	\$1,500,000
	streetscape	KPFD Plaza/Frederick-Sidney Aven	each	1			\$1,200,000	\$1,200,000	100%	\$1,200,000
	streetscape	Orchard Avenue Plaza	each	1			\$1,500,000	\$1,500,000	100%	\$1,500,000
	streetscape	Sidney Avenue	each	1			\$250,000	\$250,000	100%	\$250,000
	streetscape	Harrison Avenue	each	1			\$250,000	\$250,000	100%	\$250,000
	streetscape	Waterfront Park Expansion	each	1			\$250,000	\$250,000	100%	\$250,000
	streetscape	Mitchell Extension/Westbay	each	1			\$250,000	\$250,000	0%	\$0
	streetscape	East Gateway	each	1			\$350,000	\$350,000	100%	\$350,000
	streetscape	Orchard Avenue/Prospect Street hi	each	1			\$500,000	\$500,000	100%	\$500,000
	amphitheater	McCormick Village Park	each	1			\$250,000	\$250,000	100%	\$250,000
	splash pad	McCormick Village Park	each	1			\$1,000,000	\$1,000,000	100%	\$1,000,000
3 community garden	community garden	@ Bethell/Salmonberry Road	acres	1.0			\$7,500	\$7,500	100%	\$7,500
4 boating	hand-carry-salt	SR-166/Bay Street	ea/pkng	4			\$26,367	\$105,468	100%	\$105,468
	hand-carry-salt	Ross Point	ea/pkng	4			\$26,367	\$105,468	100%	\$105,468
	hand-carry-salt	Ross Creek	ea/pkng	2			\$26,367	\$52,734	100%	\$52,734
	hand-carry-salt	Mitchell Point	ea/pkng	2			\$26,367	\$52,734	100%	\$52,734
	hand-carry-salt	Annapolis Foot Ferry	ea/pkng	2			\$26,367	\$52,734	0%	\$0
	hand-carry-salt	Beach Drive 2-Bancroft Road	ea/pkng	2			\$26,367	\$52,734	0%	\$0
	hand-carry-salt	Beach Drive 2-Bancroft Road	ea/pkng	2			\$26,367	\$52,734	0%	\$0
5 picnic	tables w/o shelter	Bill Bloomquist Rotary Park	table	4			\$40,965	\$163,860	0%	\$0
	tables w/o shelter	McCormick Village Park	table	4			\$40,965	\$163,860	100%	\$163,860
	tables w/o shelter	@ Aiken Road	table	2			\$40,965	\$81,930	100%	\$81,930
	tables w/o shelter	@ Bethell/Salmonberry Road	table	2			\$40,965	\$81,930	100%	\$81,930
	tables w/o shelter	@ Blueberry/Ramsey/Geiger Road	table	2			\$40,965	\$81,930	100%	\$81,930
6 picnic	shelters-group use	Givens Field/Active Club	shelter	1			\$129,373	\$129,373	100%	\$129,373
	shelters-group use	McCormick Village Park	shelter	1			\$129,373	\$129,373	100%	\$129,373
	shelters-group use	South Kitsap Regional Park	shelter	1			\$129,373	\$129,373	0%	\$0
	shelters-group use	Veterans Memorial Park	shelter	1			\$129,373	\$129,373	0%	\$0
	shelters-group use	Bill Bloomquist Rotary Park	shelter	1			\$129,373	\$129,373	0%	\$0
	shelters-group use	@ Blueberry/Ramsey/Geiger Road	shelter	1			\$129,373	\$129,373	100%	\$129,373
7 multipurpose path	asphalt 10'	Bay Street Pedestrian Path Segmen	each	1.00		\$1,000,000	\$3,295,892	\$3,295,892	50%	\$1,647,946
	asphalt 10'	Bay Street Ped Path West	each	1.00			\$3,566,494	\$4,566,494	50%	\$2,283,247
	asphalt 10'	Old Clifton Road	mile	1.70			\$1,197,312	\$2,035,430	100%	\$2,035,430
	asphalt 10'	Blueberry Lake Road	mile	0.57			\$1,197,312	\$682,468	0%	\$0
	asphalt 10'	Glenwood Road	mile	1.28			\$1,197,312	\$1,532,559	0%	\$0
	asphalt 10'	Sedgwick Road	mile	0.19			\$1,197,312	\$227,489	0%	\$0
	asphalt 10'	Sidney Road	mile	0.38			\$1,197,312	\$454,979	0%	\$0
	asphalt 10'	Port Orchard Blvd.	mile	0.66			\$1,197,312	\$790,226	100%	\$790,226
	asphalt 10'	Bay Street to Kitsap Rgnl Park	mile	1.89			\$1,197,312	\$2,262,920	20%	\$452,584
	asphalt 10'	St Andrews Multi-Modal Trail	each	1			\$979,012	\$979,012	100%	\$979,012
	asphalt 10'	McCormick W Multi-Modal Ph 1	each	1			\$1,468,518	\$1,468,518	100%	\$1,468,518
	asphalt 10'	McCormick W Multi-Modal Ph 2	each	1			\$979,012	\$979,012	100%	\$979,012
8 park trail	wood chip or crushed rock 6'	Ruby Creek Regional Park	mile	2.00			\$373,631	\$747,262	100%	\$747,262
	wood chip or crushed rock 6'	McCormick Village Park	mile	0.33			\$373,631	\$123,298	100%	\$123,298
	wood chip or crushed rock 6'	Stormwater Park	mile	0.75			\$373,631	\$280,223	100%	\$280,223
10 dog trail/park	fenced area	Central/Clayton Park	acre	0.25			\$200,000	\$50,000	100%	\$50,000
11 playground	uncovered - existing park	Bill Bloomquist Rotary Park	plyvrnd	1			\$100,000	\$100,000	0%	\$0
	uncovered - existing park	Veterans Memorial Park	plyvrnd	1			\$100,000	\$100,000	100%	\$100,000
	uncovered - existing park	McCormick Village Park	plyvrnd	1			\$100,000	\$100,000	100%	\$100,000
	uncovered - new park	@ Aiken Road	plyvrnd	1			\$471,902	\$471,902	100%	\$471,902
	uncovered - new park	@ Bethell/Salmonberry Road	plyvrnd	1			\$471,902	\$471,902	100%	\$471,902
	uncovered - new park	@ Blueberry/Ramsey/Geiger Road	plyvrnd	1			\$471,902	\$471,902	100%	\$471,902
	uncovered - new park young age	Stormwater Park	plyvrnd	1			\$471,902	\$471,902	100%	\$471,902
	uncovered - new park older age	Stormwater Park	plyvrnd	1			\$471,902	\$471,902	100%	\$471,902
	uncovered - new park	Ruby Creek Park	plyvrnd	1			\$471,902	\$471,902	100%	\$471,902
12 skateboard	pump track	Ruby Creek Park	track	1			\$250,000	\$250,000	100%	\$250,000
	skate dot	@ Blueberry/Ramsey/Geiger Road	dots	1			\$25,000	\$25,000	100%	\$25,000

	skate dot	Givens Field/Active Club	dots	1		\$25,000	\$25,000	100%	\$25,000
	skate dot	Van Zee Park	dots	1		\$25,000	\$25,000	100%	\$25,000
	skate dot	Bill Bloomquist Rotary Park	dots	1		\$25,000	\$25,000	0%	\$0
	skate dot	Veterans Memorial Park	dots	1		\$25,000	\$25,000	100%	\$25,000
13	sport court	Givens Field/Active Club resurface	court	1		\$179,214	\$179,214	100%	\$179,214
	uncovered not lighted	Bill Bloomquist Rotary Park	court	1		\$358,427	\$358,427	0%	\$0
	uncovered not lighted	South Kitsap Regional Park	court	1		\$358,427	\$358,427	0%	\$0
	uncovered not lighted	Veterans Memorial Park	court	1		\$358,427	\$358,427	100%	\$358,427
	uncovered not lighted	@ Blueberry/Ramsey/Geiger Road	court	1		\$358,427	\$358,427	100%	\$358,427
	uncovered not lighted	Stormwater Park	court	1		\$358,427	\$358,427	100%	\$358,427
14	tennis	Future HS/MS school site	court	4		\$858,765	\$3,435,060	0%	\$0
	tennis-outdoor lighted	@ Bethell/Salmonberry Road	court	2		\$858,765	\$1,717,530	100%	\$1,717,530
15	soccer	Givens Field/Active Club	field	1		\$7,575,916	\$7,575,916	100%	\$7,575,916
	turf lighted	@ Blueberry/Ramsey/Geiger Road	field	2		\$4,245,850	\$8,491,700	100%	\$8,491,700
	grass lighted	Future HS/MS school site	field	3		\$4,245,850	\$12,737,550	0%	\$0
	grass lighted	Van Zee Park	field	1		\$513,425	\$513,425	100%	\$513,425
16	baseball - new	Future HS/MS school site	field	1		\$2,427,456	\$2,427,456	0%	\$0
	300+ grass lighted	@ Blueberry/Ramsey/Geiger Road	field	2		\$2,427,456	\$4,854,912	100%	\$4,854,912
	baseball - new	Future HS/MS school site	field	1		\$2,720,621	\$2,720,621	0%	\$0
	250+ grass lighted	@ Blueberry/Ramsey/Geiger Road	field	2		\$2,720,621	\$5,441,242	100%	\$5,441,242
	baseball-infill	East Port Orchard ES	field	2		\$1,518,097	\$3,036,194	0%	\$0
	250+ grass unlighted	Van Zee Park	field	1		\$1,518,097	\$1,518,097	50%	\$759,049
	250+ grass unlighted	East Port Orchard ES	field	2		\$1,518,097	\$3,036,194	0%	\$0
	250+ grass unlighted	Hidden Creek ES	field	1		\$1,518,097	\$1,518,097	0%	\$0
	250+ grass unlighted	Mullenix Ridge ES	field	1		\$1,518,097	\$1,518,097	0%	\$0
	250+ grass unlighted	Orchard Heights ES	field	2		\$1,518,097	\$3,036,194	0%	\$0
	250+ grass unlighted	Marcus Whitman MS	field	1		\$1,518,097	\$1,518,097	0%	\$0
	baseball - insert	Future HS/MS school site	field	2		\$1,518,097	\$3,036,194	0%	\$0
	200+ grass unlighted	Hidden Creek ES	field	1		\$1,288,540	\$1,288,540	0%	\$0
	200+ grass unlighted	Sunnyslope ES	field	1		\$1,288,540	\$1,288,540	0%	\$0
17	rctn cntr	Future HS/MS school site	sq ft	22,500		\$801	\$18,022,500	0%	\$0
	indoor gymnasium	KPFD Community Events Ctr	sq ft	600		\$801	\$480,600	100%	\$480,600
18	cmty cntr	KPFD Community Events Ctr	sq ft	6,000		\$806	\$4,836,000	100%	\$4,836,000
19	restrooms	McCormick Village Park	each	1		\$443,460	\$443,460	100%	\$443,460
	reimbursement	McCormick Village Park				\$643,743	\$643,743	100%	\$643,743
	seawall replacement	KPFD Community Center Plaza				\$1,000,000	\$1,000,000	100%	\$1,000,000
Subtotal for facility impact				29,219		\$132,971,356	\$63,151,915		
Total impact for land and facilities						\$151,857,706	\$74,428,265		

2022-2042 PROS Plan CFP

Project	Total City dvpmt funding cost share
Cv = Conservation	
Cv1 Blackjack Creek Corridor Conservation	\$250,000 \$0
Cv2 Daylight Johnson Creek	\$2,200,000 \$2,200,000
Cv3 Ross Point Hillside Conservation	\$6,250,000 \$0
Cv4 Kitsap Street Daylighting	\$750,000 \$750,000
Subtotal	\$9,450,000 \$2,950,000
Wa = Waterfront Access for handcarry launch	
Wa1 Annapolis Foot Ferry Waterfront Access	\$52,734 \$0
Wa2 Beach Drive 1-Bancroft Road Waterfront Access	\$52,734 \$0
Wa3 Beach Drive 2-Bancroft Road Waterfront Access	\$52,734 \$0
Wa4 Mitchell Extension/Westbay Waterfront Access	\$250,000 \$0
Wa5 Mitchell Point Waterfront Access	\$177,734 \$177,734
Wa6 Ross Creek Access	\$52,734 \$52,734
Wa7 Ross Point Access	\$105,468 \$105,468
Wa8 SR-16/Bay Street Waterfront Access	\$105,468 \$105,468
Subtotal	\$849,606 \$441,404
Tr = Trails	
Tr1 Bay Street Ped Path West	\$4,566,494 \$2,283,247
Tr2 Bay Street Pedestrian Path Ph 1 (see TIP 1.1)	\$2,220,000 \$1,110,000
Tr3 Bay Street Pedestrian Path Segments 6-11	\$3,295,892 \$1,647,946
Tr4 Bay Street to Kitsap Rgnl Park Trail	\$2,262,920 \$452,584
Tr5 Blueberry Lake Road Trail	\$682,468 \$0
Tr6 Glenwood Road Trail	\$1,532,559 \$0
Tr7 Harrison Avenue Trail	\$250,000 \$250,000
Tr8 Old Clifton Road Trail	\$2,035,430 \$2,035,430
Tr9 Orchard Avenue Boulevard	\$790,226 \$790,226
Tr10 Sedgwick Road Trail	\$227,489 \$0
Tr11 Sidney Road Trail	\$454,979 \$0
Tr12 St Andrews Multi-Modal Trail	\$979,012 \$979,012
Tr13 McCormick West Multi-Modal Trail Phase 1&2	\$2,447,530 \$2,447,530
Subtotal	\$21,744,999 \$11,995,975
Pz = Plazas/Viewpoints	
Pz1 KPPD Community Center Plaza	\$1,200,000 \$1,200,000
Pz2 Central/Clayton Park	\$50,000 \$50,000
Pz3 East Gateway Plaza	\$500,000 \$500,000
Pz4 Orchard Avenue Plaza	\$1,500,000 \$1,500,000
Pz5 Orchard Avenue/Prospect Street Hillclimb	\$500,000 \$500,000
Pz6 Port Street Plaza	\$1,500,000 \$1,500,000
Pz7 Sidney Avenue	\$250,000 \$250,000
Subtotal	\$5,500,000 \$5,500,000
Pk = Parks new	
Pk1 @ Aiken Road Park	\$1,153,832 \$1,153,832
Pk2 @ Blueberry/Ramsey/Geiger Rd Park	\$21,454,486 \$21,454,486
Pk3 @ Bethell/Salmonberry Road Park	\$2,878,862 \$2,878,862
Pk4 Ruby Creek Regional Park	\$2,219,164 \$2,219,164
Pk5 Stormwater Park	\$2,723,804 \$2,723,804
Pk6 KPPD Community Events Center	\$7,566,600 \$7,566,600
Subtotal	\$37,996,748 \$37,996,748
Pk = Parks infill	
Pk7 Etta Turner Park Expansion	\$750,000 \$750,000
Pk8 Givens Field/Active Club	\$7,909,503 \$7,909,503
Pk9 McCormick Village Park Phase 3	\$2,853,734 \$2,853,734
Pk10 Van Zee Park	\$2,056,522 \$1,297,474
Pk12 Waterfront Park Expansion	\$250,000 \$250,000
Subtotal	\$13,819,759 \$13,060,711
Pk = Parks infill County	
Pk13 Bill Bloomquist Rotary Park	\$776,660 \$0
Pk14 South Kitsap Regional Park	\$487,800 \$0
Pk15 Veterans Memorial Park	\$612,800 \$483,427
Subtotal	\$1,877,260 \$483,427
Sd = School improvements	
Sd1 East Port Orchard ES	\$6,072,388 \$0
Sd2 Hidden Creek Es	\$2,806,637 \$0
Sd3 Mullenix Ridge ES	\$1,518,097 \$0
Sd4 Orchard Heights ES	\$3,036,194 \$0
Sd5 Sunnyslope ES	\$1,288,540 \$0
Sd6 Marcus Whitman MS	\$1,518,097 \$0
Sd7 Future HSMS school site	\$42,379,381 \$0
Subtotal	\$58,619,334 \$0
Total	\$151,857,707 \$74,428,265
Contingency - to be determined	\$2,000,000
Total	\$74,428,265

Appendix E: Finances

An analysis was accomplished of recent financial trends in Port Orchard and the impact federal and state program mandates, revenue sharing, and the city's urbanization have on the discretionary monies available for park, recreation, and open space.

The analysis also reviewed trends in Port Orchard revenues and the affect alternative revenue sources may have on financial prospects.

Revenue and expenditure trends - general government

Port Orchard's annual general governmental expenditures are derived from the combination of general, special revenue, debt service, and enterprise funds.

General fund

The General Fund is derived from property and sales taxes, licenses and permits, intergovernmental revenues including state and federal grants, service charges and fees, fines and forfeitures, and other miscellaneous revenues. General funds are used to finance most government operations including staff, equipment, capital facility, and other requirements.

- **Property tax** - under Washington State's constitution cities may levy a property tax rate not to exceed \$3.60 per \$1000 of the assessed value of all taxable property within incorporation limits.

The total of all property taxes for all taxing authorities, however, cannot exceed 1.0% of assessed valuation, or \$10.00 per \$1,000 of value. If the taxes of all districts exceed the 1.0% or \$10.00 amount, each is proportionately reduced until the total is at or below the 1.0% limit.

In 2001, Washington State law was amended by Proposition 747, a statutory provision limiting the growth of regular property taxes to 1.0% per year, after adjustments for new construction. Any

proposed increases over this amount are subject to a referendum vote.

The statute was intended to control local governmental spending by controlling the annual rate of growth of property taxes. In practice, however, the statute can reduce the effective property tax yield to an annual level far below a city's levy authorization, particularly when property values are increasing rapidly.

Property tax rates

Year	Assessed value	Levy rate	Levied property taxes
2015	\$1,347,919,629	1.7252	\$2,325,381
2016	\$1,405,166,175	1.7493	\$2,458,008
2017	\$1,532,610,083	1.7610	\$2,699,058
2018***	\$1,631,598,525	1.6683*	\$2,722,026
2019***	\$1,833,047,023	1.5411**	\$2,851,983*

Source: 2019-2020 Revenue, 2019 Revenues Sources Hearing

* 2018 levy rate reduced due to Library District levy lid lift

** 2019 depending on outcome of final state utilities

*** Proposed rates

In 2019, for example, Port Orchard's effective regular property tax rate had declined to \$1.5411 per \$1,000 of assessed value as a result of the 1% lid limit on annual revenue or about 43% of what the city is authorized to assess.

- **Sales tax** - is the city's largest single revenue source and may be used for any legitimate city purpose. However, the city has no direct control over the taxing policy of this source of revenue. The sales tax is collected and distributed by the state and may fluctuate with general economic and local business conditions.

Sales tax collection

Year	Actual	Estimated
2015	\$ 4,138,566	
2016	4,536,118	

2017	4,795,199	
2018		\$ 4,651,000
2019		5,060,000

Source: 2019-2020 Revenue, 2019 Revenues Sources Hearing

- **Utility and other taxes** - are collected from the charges assessed on all city utilities including electric, telephone, garbage, TC cable, natural gas, gambling, vehicle fees, admissions, leasehold excise, and other taxes. The utility taxes are collected by the city and may fluctuate depending on what infrastructure upgrades each utility is paying to update utility systems and operations.

Utility and other tax collection

Other taxes	2020
Electric	\$ 1,400,000
Telephone	550,000
Utilities tax	993,000
Garbage	320,000
TV cable	180,000
Natural gas	400,000
Gambling	170,300
Vehicle tax	380,000
Admissions	110,000
Leasehold excise	90,000
Total	\$ 4,593,300

Source: 2019-2020 Revenue, 2019 Revenues Sources Hearing

- **Licenses and permits** - includes revenues generated from business and occupational licenses and taxes, operating and building permits. Generally, these fees are used to pay for the inspections, processing, and other charges necessary to perform supporting services.
- **Intergovernmental revenue** - includes state and federal grants or pass-through revenues, usually earmarked for specific programs, as well as funds from Port Orchard to finance improvements the city wishes to accomplish.

Intergovernmental revenue can be significant, depending on the

program, Port Orchard competitiveness, and the extent to which the program is adequately funded at the state and federal levels. To date, however, Port Orchard has not received any significant federal or state grant for recreation, park, or open space acquisition or development.

Given present economic conditions, Port Orchard should not depend on grants as a viable or major source of financing for facility acquisition and development over the short term.

- **Charges for services** - includes revenue generated to pay for garbage, landfill, utility, and other operating services provided by the city or a city concession or licensee including the following recreation and swimming pool programs.
- **Fines and forfeits** - includes monies generated from business fines, code violations, traffic fines, property forfeitures, and other penalties.

General Government Revenue Sources 2019-2020 Budget

Source	2019-2020	Percent
Sales tax	\$ 10,145,000	42.4%
Property tax	5,741,000	24.0%
Other taxes	4,593,000	19.2%
Subtotal tax revenue	\$ 20,479,300	85.6%
Licenses and permits	810,700	3.4%
Intergovernmental revenue	1,019,800	4.3%
Charges for services	883,500	3.7%
Fines and forfeits	356,000	1.5%
Miscellaneous revenues	362,300	1.5%
Subtotal other revenue	\$ 3,432,300	14.4%
Total revenue	\$ 23,911,600	100.0%

Source: 2019-2020 Revenue, 2019 Revenues Sources Hearing

Special revenues

Special revenues are derived from state and local option taxes dedicated to specific expenditure purposes, such as the motor vehicle tax, motor excise tax, real estate excise tax, motel and hotel

tax, public art, criminal justice, paths and trails, convention center, and the like.

Some special revenues may be used to finance limited capital facilities, such as roads or parks, where the local option allows - such as the local real estate excise tax (REET) and/or under special circumstances Motel/Hotel or Tourism Taxes or Stormwater Utility Taxes where a project or program can be expensed as a direct extension or beneficiary of these accounts.

Debt service funds

Debt service funds are derived from a dedicated portion of the property tax or general fund proceeds to repay the sale of general obligation (voted) and Councilmanic (non-voted) bonds. Both types of bonds may be used to finance park facility improvements - but not maintenance or operational costs.

- **Councilmanic (limited or non-voted) bonds** - may be issued without voter approval by the Council for any facility development purpose. The total amount of all outstanding non-voted general obligation debt may not exceed 1.5% of the assessed valuation of all city property.

Limited general obligation bonds must be paid from general governmental revenues. Therefore, debt service on these bonds may reduce the amount of revenue available for current operating expenditures and the financial flexibility the Council may need to fund annual budget priorities. For this reason, Councilmanic bonds are usually only used for the most pressing capital improvement issues.

Total debt capacity

Port Orchard debt capacity - 31 December 2019

2019 assessed valuation = \$1,833,047,023

Debt type	Limit*	Amount
Councilmanic bond	1.5%	\$ 27,495,705
GO bond	2.5%	45,826,176
Utility bond	2.5%	45,826,176
PROS bond	2.5%	45,826,176

Total allowable 8.5% \$ 155,808,997

GO bond debt

Total available

* **Percent of the total estimated assessed valuation.**

** **Includes installment contracts and debt service funds.**

General Obligation (GO), Utility, and Park/Open Space Bonds require 60% voter validation where voter turnout equals at least 40% of the total votes cast in the last general election.

- **Unlimited general obligation (GO) bonds** - must be approved by at least 60% of resident voters during an election that has a turnout of at least 40% of those who voted in the last state general election. The bond may be repaid from a special levy, which is not governed by the 1.0% statutory limitation on the property tax growth rate. Total indebtedness as a percent of the assessed valuation that may be incurred by limited and unlimited general obligation bonds together, however, may not exceed:

- 2.5% - provided that indebtedness in excess of 1.5% is for general purposes,
- 5.0% - provided that indebtedness in excess of 2.5% is for utilities, and
- 7.5% - provided that indebtedness in excess of 5.0% is for parks and open space development.

Monies authorized by limited and unlimited types of bonds must be spent within 3 years of authorization to avoid arbitrage requirements unless invested at less than bond yield. In addition, bonds may be used to construct but not maintain or operate facilities. Facility maintenance and operation costs must be paid from general governmental revenue or by voter authorization of special annual or biannual operating levies or by user fees or charges.

Enterprise funds

Enterprise funds are derived from the user fees and charges levied for utility operations including water and sewer, storm drainage, regional water, solid waste, and cemetery. The enterprise revenues are used to pay operating costs, retire capital facility debt, and plan future replacement and expansion projects. Enterprise funds may

be created for a park or recreation activity that has a revenue source sufficient to finance all costs.

Capital improvements funding implications

Generally, the city has not appropriated very much of the annual budget for capital improvements. The city has building and infrastructure construction requirements, but given the declining buying power of annual city budgets, not had the capital resources available to initiate major construction projects from the general funds or non-dedicated funds accounts.

The 1% statutory limit on local property tax yields combined with the sporadic and undependable nature of federal and state grants and revenue sharing prevents or discourages the city from making long-term capital investments in infrastructure necessary to support the city's development.

The 1% statutory limit on the general fund levy in particular, severely curtails the city's ability to operate and maintain park, recreation, and open space facilities and services even if the city only utilized unlimited general obligation bonds as a means of providing capital financing.

Revenue prospects - general government

Port Orchard could use the following options to deal with future capital needs:

User fees and charges

Port Orchard may elect to use an increasing array of special user fees, charges, and special assessments to pay facility operating and maintenance capital requirements. The user fee approach may be difficult to impose on facilities that don't have readily identifiable or chargeable users - like some passive park or trail systems. The approach may be very responsive, however, for facilities and services that have an identifiable user group receiving a direct proportional benefit for the charge - like aquatic facilities.

Special legislation

Local government representatives can seek state enabling legislation authorizing new or special revenue sources. Senate Bill 5972 (RCW 82.46) is an example of one possible legislative solution. The 1982 bill gave city governments the option of adding an additional 0.0025% increment to the real estate excise tax (REET) for the sole purpose of financing local capital improvement projects including parks, utilities and other infrastructure except governmental buildings.

Like bonds, Senate Bill 5972 funds may not be used to finance operation and maintenance requirements.

Unlimited general obligation bonds

Port Orchard may come to depend on voter referendums as a means of financing a larger portion of the capital improvement program, since unlimited obligation bonds are not paid from the property tax subject to the 1.0% limitation.

Voter approved capital improvements may be more representative of actual resident priorities than some other methods of validating capital expenditures, and will at the least, ensure referendum submittals provide widespread benefits. However, bond revenue cannot be spent for maintenance and operational issues - and bond referendums must be approved by a margin over 60% of the registered voters who participated in the last election.

General levy rate referendums

Proposition 747, the statutory provision limiting the growth of regular property taxes to 1.0% per year, can be waived by referendum approval of a simple (50%) majority of Port Orchard's registered voters. Voters can be asked to approve a resetting of the property tax levy rate that would adjust the amount of revenue the city can generate.

The new total revenue that can be generated by a resetting of the rate would be subject to the same 1.0% limitation, however, and the total amount of revenue and the resulting property tax rate would start to decline again in accordance with the Proposition.

However, the adjusted rate and revenue could finance specific capital improvement projects - or programs that involve construction, maintenance, and operations aspects that a majority of the voters are willing to pay for under the adjusted rate.

The resetting of the rate can be permanent, subject to the provisions of Proposition 747. Or temporary, where the rate is adjusted until a specific amount of revenue has been generated to finance a project or program - whereupon the rate reverts to the original or a specified amount defined in the referendum.

Expenditures - PROS functions

Parks, recreation, and open space property development services are provided by the Community Development Department while the Public Works Department provides all maintenance requirements.

Combined PROS expenditures

	2019-2020	2021-2022	%2021-2022
Property Development			
Salaries/benefits	\$ 6,200	\$ 6,770	0.4%
Supplies/services	117,000	103,000	5.6%
Services Community Center	0	300,000	16.4%
Public Works Parks			
Salaries/benefits	646,800	824,323	45.1%
Supplies/services	331,724	595,240	32.5%
Total	\$1,101,724	\$1,829,333	100.0%

Source: 2019-2020 and 2021-2022 Operating Budgets

The amounts budgeted for the combined PROS Community Development Property Development and Public Works Parks divisions increased from \$1,101,724 in the 2019-2020 budget to \$1,829,333 in the 2021-2022 budget or by 166%. Increased monies were provided to provide services for the proposed Community Center, increase maintenance staff, and maintenance equipment.

PROS allocations

The percent PROS represented of all combined city expenditures gradually increased 4.6% in the 2019-2020 Biennial budget to 7.5%

in the 2021-2022 Biennial Budget.

Budget	Total expenditures	PROS	Percent
2019-2020	\$ 24,143,815	\$ 1,101,724	4.6%
2021-2022	\$ 24,326,700	\$ 1,829,333	7.5%

Source: 2019-2020 and 2021-2022 Operating Budgets

Ideally, Port Orchard should recover as much of its PROS planning and operational costs as possible to avoid using General Fund property taxes or other city discretionary monies or Port Orchard will not have sufficient funds left with which to fund critical annual and cyclical maintenance, repair, and replacement of existing facilities, and acquisition and development of new parks lands and facilities required to offset population growth and raise level of service standards.

Revenues - PROS functions

Parks, recreation, and open space revenues may be provided by a combination of allocations from the General Fund and well as special revenue sources including the Path & Trails, Real Estate Excise Tax (REET), Parks Impact Fees, and grants.

Possible PROS revenue sources

	2019-2020	2021-2022
Paths & Trails	\$ 2,000	\$ 2,000
Real Estate Excise Tax (REET) 1	700,000	700,000
Real Estate Excise Tax (REET) 2	700,000	700,000
Parks Impact Fee	80,000	80,000
RCO Grants	0	0
Total	\$1,482,000	\$1,482,000

Source: 2019-2020 and 2021-2022 Operating Budgets

Note: REET 1 may be used for PROS but is primarily defined to support roads and other infrastructure, while REET 2 is defined to be primarily PROS functions

Depending on capital project specifics and cash flows, the city did not expense all of the potential funds available from possible dedicated fund accounts on PROS planning and maintenance in the

2019-2020 Biennial Budget (\$380,276 less), but expensed more than the dedicated accounts in the 2021-2022 Biennial Budget (\$347,333).

Funding implications

Port Orchard has acquired a quality park, recreation, and open space inventory using land donations, grants, project development mitigation, impact fees, and a healthy allocation of property and sales tax derived general funds.

However, these sources will not continue to yield enough money with which to initiate major facility development and/or with which to accomplish major cyclical maintenance requirements.

In addition, in light of the 1.0% statutory limit on local property tax yield's affect on discretionary funding in general, the city can no longer depend entirely on traditional revenue sources as a means of funding capital improvement projects.

Port Orchard must devise new financial strategies for the development and maintenance of facilities if it is to meet the park, recreation, and open space interests of city residents.

Revenue prospects – PROS public sources

The following options could be used to deal with future Port Orchard PROS capital needs:

Washington State grants

Washington State, through the Resource Conservation Office (RCO - formerly the Interagency for Outdoor Recreation (IAC)) funds and administers a number of programs for parks and recreation, and non-motorized transportation and trails purposes using special state revenue programs.

- **Endangered Species Act (ESA)** - a Department of Ecology administered water quality program provides grants for up to 75% of the cost of water quality/fish enhancement studies. Referendum 39 monies can be applied to park and open space developments

that propose to restore, construct or otherwise enhance fish producing streams, ponds or other water bodies.

- **Washington Wildlife Recreation Program (WWRP)** - provides funds for the acquisition and development of conservation and recreation lands. The Habitat Conservation Account of the WWRP program provides funds to acquire critical habitat, natural areas, and urban wildlife categories. The Outdoor Recreation Account of the WWRP program provides funds for local parks, state parks, trails, and water access categories.
- **Capital Projects Fund for Washington Heritage** - initiated on a trial basis in 1999, and since renewed, provides funds for the restoration and renovation projects for historical sites and buildings by local governments and nonprofit agencies. The Heritage Resource Center (HRC) administers the program.
- **Boating Facilities Program** - approved in 1964 under the state Marine Recreation Land Act, the program earmarks motor vehicle fuel taxes paid by watercraft for boating-related lands and facilities. Program funds may be used for fresh or saltwater launch ramps, transient moorage, and upland support facilities.
- **Aquatic Lands Enhancement Act (ALEA)** - initiated on a trial basis in 1985, and since renewed and expanded, uses revenues obtained by the Washington Department of Natural Resources from the lease of state owned tidal lands. The ALEA program is administered by the RCO for the development of shoreline related trail improvements and may be applied for up to 50% of the proposal.
- **Washington State Public Works Commission** - initiated a program that may be used for watercraft sanitary pump-out facilities.
- **Youth Athletic Facilities (YAF)** - provides grants to cities, counties, and qualified nonprofit organizations for the improvement and maintenance of existing, and the development of new athletic facilities. The Community Outdoor Athletic Fields Advisory Council (COAFAC) of the RCO administers the program.

- **Non-Highway & Off-Road Vehicle Activities Program (NOVA)** - provides funding to develop and manage recreation opportunities for users of off-road vehicles and non-highway roads. An allocation (1%) from the state Motor Vehicle Fuel Tax (MVFT) and off-road vehicle (ORV) permit fees fund the program. NOVA funds may be used for the planning, acquisition, development, maintenance, and operation of off-road vehicle and non-highway road recreation opportunities.

- **Firearms and Archery Range Recreation Program (FARR)** - provides funds to acquire, develop, and renovate public and private nonprofit firearm and archery training, practice, and recreation facilities. The program is funded from a portion of the fees charged for concealed weapons permits.

Federal grants

Federal monies are available for the construction of outdoor park facilities from the National Park Service (NPS) Land and Water Conservation Fund (LWCF). The Washington State Resource Conservation Office (RCO) administers the grants.

- **NPS (National Park Service) grants** - usually do not exceed \$150,000 per project and must be matched on an equal basis by the local jurisdiction. The RCO assigns each project application a priority on a competitive statewide basis according to each jurisdiction's need, population benefit, natural resource enhancements and a number of other factors.

In the past few years, project awards have been extremely competitive as the federal government significantly reduced the amount of federal monies available the NPS program. The state increased contributions to the program over the last few years using a variety of special funds, but the overall program could be severely affected by pending federal deficit cutting legislation.

Applicants must submit a detailed comprehensive park, recreation, and open space plan to be eligible for NPS funding. The jurisdiction's plan must demonstrate facility need, and prove that

the jurisdiction's project proposal will adequately satisfy local parks, recreation, and open space needs and interests.

Due to diminished funding, however, RCO grants have not been a significant source of project monies for city or other local jurisdictions in recent years.

- **TEA21 (Transportation Equity Act for the 21st Century)** - can be used to finance on and off-road non-motorized trail enhancements along major and minor arterial collectors roads or sometimes, within separate trail corridors. The program was adopted in 1993 and is administered by the Regional Transportation Organization on behalf of the US Department of Transportation.

Applicants must demonstrate the proposed trail improvements will increase access to non-motorized recreational and commuter transportation alternatives.

- **National Recreational Trails Program (NRTP)** - is the successor to the National Recreational Trails Act (NRFTA). Funds may be used to rehabilitate and maintain recreational trails that provide a backcountry experience. In some cases, the funds may be used to create new "linking" trails, trail relocations, and educational programs.

- **Boating Infrastructure Grant Program (BIG)** - supports development and renovation of areas for non-trailer-able recreational boats over 26 feet, and related support elements on US navigable waters. Funds may be used to produce and distribute information and educational materials. The federal program compliments the state-funded Boating Facilities Program (BFP) administered for smaller vessels.

Environmental impact mitigation - subdivision regulations

Port Orchard subdivision policies can require developers of subdivisions on the city to provide suitably designed and located open spaces, woodland preserves, trail systems, tot lots, playgrounds, and other park or recreational facilities. Such facilities

may include major components of the park or recreational system that may be affected by the project's location or development.

Port Orchard may also consider requiring developers provide acceptable long-term methods of managing and financing maintenance requirements. Attractive management systems could include:

- **Ownership by a private organization** - like a tennis, swimming or golf club, who assumes responsibility for all maintenance responsibilities and costs,
- **Ownership by a homeowners or common property owners association** - who may contract maintenance responsibilities and assess property owner's annual costs, or
- **Dedication of property** - to Port Orchard or the Port Orchard School District who assumes maintenance responsibilities using local city or school funds.

Port Orchard should not accept title and maintenance responsibility unless the land or facility will be a legitimate park or recreation or open space element that may be supported using public financing. Port Orchard may be contracted by any of the other agencies to provide or oversee a maintenance contract on the owner's behalf provided all Port Orchard costs are reimbursed by an approved method of local financing.

Growth impact fees

Port Orchard adopted a park growth impact fee in accordance with the Washington State Growth Management Act (GMA). A park impact fee applies to all proposed residential, commercial, and industrial developments in the city as a means of maintaining existing park, recreation, and open space levels-of-service (ELOS).

The ordinance estimates the impact each development project has on park, recreation, and open space facilities within the project's local service zone and makes provisions for setting aside the resources, including lands or monies, necessary to offset the project's local or neighborhood and community or regional facility impacts.

The dollar value of the project's park, recreation, and open space impact can be offset by the project developer of an amount equal to the combined facility acquisition and development costs that Port Orchard would incur to maintain the same existing level-of-service (ELOS).

A developer may be allowed to choose any combination of land or cash mitigation measures including credit for any park or recreation facilities to be included within the project development. The Port Orchard ordinance considers the following when determining the types of mitigation measures or development credits to be made available to the developer:

- **Will the facility** - be available to the public,
- **Have a designated owner** - responsible for continuing operation and maintenance (the owner may be a common property owner's association, school district or other agency), and
- **Correspond to and not exceed or vary from** - the types of park, recreation, and open space facilities that are being impacted (a developer could provide but should not be able to take full credit value for facilities for which there is no shortage, impact or local interest).

Land contributions can be accepted in lieu of monies if the lands will be suitable sites for future facilities. Land and monies accumulated under the proposed ordinance must be invested within a reasonable time of impact assessment or be returned to the contributing developer.

Port Orchard conducts periodic program reviews with residents, user groups, school district, and other agencies to decide the most efficient and representative way of delivering the facilities mitigated by the ordinance. Alternative delivery methods include:

- **Acquisition of suitable sites** - in conjunction with other public or school facilities including title transfer if other public or school agencies enter into special agreements assuming development, operation, and maintenance responsibilities and costs,

- **Development of facilities** - on other public or school sites if other public or school agencies enter into agreements assuming future operation and maintenance responsibilities and costs, or
- **Any other alternative** - including development, operation or maintenance proposals by user groups or private concessionaires or developers that provide a viable facility in accordance with the park, recreation, and open space strategies outlined.

Facility user fees and charges

Port Orchard could charge an array of special user fees, charges, and special assessments to pay facility operating and maintenance capital requirements. Proposals to recover recreation program costs could be augmented with additional or higher user fees on picnic shelters, athletic courts and fields, meeting rooms, and other facilities.

Port Orchard could also increase the number of activities subject to user fees and charges and use the proceeds to purchase land, develop, operate, and maintain facilities where all costs are reimbursed by the revenue obtained. Essentially, Port Orchard would become a facility developer/operator providing whatever facilities or services the market will support from user revenue.

User fees have and could be used to provide facilities for park and recreation activities whose profit margins are too low to sustain commercial operations or whose benefiting user group may extend beyond city boundaries. Possible user fee financed facilities could continue to include recreational vehicle parks and tent campgrounds, and any other facility where demand is sizable enough to warrant a user fee financing approach.

In essence, the market determines which facility's revenues equal costs, and thereby, which programs Port Orchard would provide on a direct costs/benefit basis. While important, this source of finance will likely never pay full costs for all programs, or any operation, maintenance, or development costs.

Some programs designed for youth and family activities, may never generate fees large enough to finance full costs and will require Port

Orchard to determine to what extent the public benefits merit the subsidized fee revenues.

The user fee approach may also be difficult to impose on facilities that don't have readily identifiable or chargeable users - like some passive park or trail systems. The approach may be very responsive, however, for facilities and services that have an identifiable user group receiving a direct proportional benefit for the charge.

Special legislation - Real Estate Excise Tax (REET)

Local government representatives can seek state enabling legislation authorizing new or special revenue sources. Senate Bill 5972 (RCW 82.46) is an example of one possible legislative solution.

RCW 82.46 authorizes local governments to enact up to 0.25% of the annual sales for real estate for capital facilities. The Growth Management Act authorizes another or 2nd 0.25% for capital facilities. Revenues must be used solely for financing new capital facilities, or maintenance and operations at existing facilities, as specified in the capital facilities plan.

An additional option 3rd REET is available under RCW 82.46.070 for the acquisition and maintenance of conservation areas if approved by a majority of the voters of a county.

The first and second REET may be used for the following capital facilities:

- The planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, bridges, domestic water systems, and storm and sanitary sewer systems, or
- The planning, construction, repair, rehabilitation, or improvement of parks and recreational facilities.

In addition, the second REET may be used for the following:

- The acquisition of parks and recreational facilities, or
- The planning, acquisition, construction, repair, replacement, rehabilitation, or improvement of law enforcement facilities,

and the protection of facilities, trails, libraries, administrative and judicial facilities, and river and/or floodway/flood control projects and housing projects subject to certain limitations.

Like bonds, REET funds may not be used to finance operation and maintenance requirements.

Unlimited general obligation (GO) bonds

Port Orchard may use voter referendums as a means of financing a larger portion of the capital improvement program, since unlimited obligation bonds are not paid from the property tax subject to the 1.0% limitation.

Voter approved capital improvements may be more representative of actual resident priorities than some other methods of validating capital expenditures, and will at the least, ensure referendum submittals provide widespread benefits.

However, bond revenue cannot be spent for maintenance and operational issues - and bond referendums must be approved by a margin over 60% of at least a turnout of 40% of the registered voters who participated in the last election.

General levy lid lift referendums

Proposition 747, the statutory provision limiting the growth of regular property taxes to 1.0% per year, can be waived by referendum approval of a simple (50%) majority of Port Orchard's registered voters. Voters can be asked to approve a resetting of the property tax levy rate or of approving a special purpose limited duration (typically 6-9 years) dedicated property tax levy that would adjust the amount of revenue Port Orchard can generate.

The new total revenue that can be generated by a resetting of the rate or of approving a special dedicated and limited duration levy would be subject to the same 1.0% limitation, however, and the total amount of revenue and the resulting property tax rate would start to decline again in accordance with the Proposition.

However, the adjusted rate and revenue could finance specific capital improvement projects - or programs that involve

construction, maintenance, and operations aspects that a majority of the voters are willing to pay for under the adjusted rate or a specially approved levy.

The resetting of the rate can be permanent, subject to the provisions of Proposition 747, or temporary, where the rate is adjusted until a specific amount of revenue has been generated to finance a project or program - whereupon the rate reverts to the original or a specified amount defined in the referendum.

Metropolitan park district (MPD) (SB 2557)

In 2002, the state legislature authorized the establishment of metropolitan park districts (MPD) as special units of government that may be wholly independent of any involvement with a city, county, or any other local public agency or jurisdiction.

Metropolitan park districts may provide recreational facilities that are specific to the district's boundaries in return for the district residents' agreement to pay the special development, operation, and maintenance costs utilizing special financing devices.

Metropolitan park districts must be initiated by local government resolution or citizen petition following hearings on feasibility and costs studies of the proposed district's facility development or operation costs.

The proposal must ultimately be submitted for voter approval (50%) including all provisions relating to any special financing agreements. The voters must initially approve the formation of the district, and may designate existing elected officials, or a body appointed by existing elected officials or elect district commissioners or officers solely responsible for park and recreation policy.

Voters must also approve the establishment of **a continuous levy as a junior taxing district - compared with 3 year levies under a recreation service district** to provide maintenance, repair, operating costs, and facility acquisition and development projects.

Metropolitan park districts can be flexible and used to provide local

or citywide recreational facilities in the same variety of custom service choices with the exception that the financing levy may be as a junior taxing district with a continuous levy.

The Tacoma Metropolitan Park District was established in 1909 and is the largest and oldest recreation park district in the State of Washington. Seattle was the most recent and authorized the City Council to perform as the Metropolitan Park District Commissioners.

Revenue prospects – PROS private

Special use agreements

Special property agreements can often be used instead of property purchases to secure public use rights for land or property at no cost or a nominal fee, particularly where the possible public use is of benefit to the private landowner. Some forms of special use agreements can provide favorable tax benefits if the use agreement can be shown to have an assigned value.

Port Orchard could expand the use agreement concept to include complete development, operation or maintenance responsibilities. Package lease agreements will usually provide more effectively maintained facilities than possible where Port Orchard must staff specialized, small work crews.

Sometimes package lease agreements covering use and maintenance aspects may be the only way of resolving an equitable agreement with the private ownership. This may include trails on utility corridors where the ownership may prefer to control development and maintenance activities, and Port Orchard may prefer to avoid any implied responsibility or liability for the utility worthiness that Port Orchard's maintenance of a trail system could imply.

Public/private service contracts

Private market skills and capital may be employed in a variety of ways including the use of public/private services contracts where a private party can be contracted to operate and maintain a facility for a fixed fee cost. Service contracts can be very efficient where the activities are small, scattered in location, seasonal, expert or

experimental. Service contracts are also relatively easy to initiate or terminate if area demand fails to provide sufficient use or revenue to justify continued operation.

Service contracts may be very flexible and can include agreements with the county, school district or local user groups who can or would be interested in sustaining the activity on a subsidized or sweat-equity basis in exchange for the facility.

Public/private concessions

Port Orchard could lease a portion of a site or facility to a private party in exchange for a fixed fee or a percentage of gross receipts. The private operator assumes operation and maintenance responsibilities and costs in exchange for a profit. For certain types of facilities, such as enterprise fund account facilities like a golf course, campground, marina, indoor tennis courts, or community center Port Orchard's portion of the profits may be used to pay facility development and/or operation and maintenance costs at the same or for similar facility developments.

Port Orchard may save considerable monies on concessions where the activities are specialized, seasonal, experimental or unproven. Concessions can be easily initiated, provide direct user benefit/cost reimbursements and relieve Port Orchard of a capital risk should market or user interest fail to materialize to a least break-even levels.

Concessionaires could operate a wide variety of park and recreational facilities including boating and bicycle rentals, special group and recreational vehicle campgrounds, athletic field and court facilities, and swimming pools and beaches, among others.

Public/private joint development ventures

Port Orchard can enter into an agreement with a private or public developer to jointly own or lease land for an extended period of time. The purpose of the venture would be to allow the development, operation, and maintenance of a major recreational facility or activity in exchange for a fixed lease cost or a percentage of gross receipts.

The developer assumes development, operation, and maintenance responsibilities, costs, and all market risks in exchange for a market opportunity providing a profitable return not otherwise available. Port Orchard realizes the development of a facility not realized otherwise in exchange for a low minimum capital return and no or very little capital risk.

Joint development agreements represent an ultimate benefit/cost resolution that may also provide public revenue that Port Orchard could use for other development opportunities. Examples include the possible joint development on Port Orchard lands of recreational vehicle campgrounds, seminar retreats, special resorts, swimming pools and water parks, golf courses, and gun and archery ranges, among others.

Self-help land leases

There are instances where an activity is so specialized in appeal or of a service area so broad in scope that it cannot be equitably financed using general public funds. Specialized user groups should be provided options for developing or maintaining facilities in ways that account for equitable public cost reimbursements.

Examples include the use of land leases where Port Orchard may lease land at low or no cost where a user group or club assumes responsibility for the development, operation, and maintenance of the facility. The club could provide volunteer help or use club finances to develop, operate and maintain the facility as a means of meeting user benefit/cost objectives.

Land lease agreements could accommodate organized athletics like soccer, baseball, football, softball and rugby; or very specialized facilities like shooting ranges, archery fields, OHV trails, and ultra-light aircraft parks, among others.

Self-help contract agreements

Port Orchard can purchase land, develop, operate, and maintain a specialized facility under a negotiated contract agreement where a special interest group agrees to defray all costs in addition to or in lieu of a user fee as a means of meeting user benefit/cost objectives. The agreements can be quite flexible and could contract

the city, school district, the user group, another public agency or a private operator to be developer/operator.

Contract agreements could accommodate a range of more expensive special purpose facility developments including high quality athletic competition facilities for league organizations; and specialized facility developments like shooting ranges and OHV trail systems, or historical or children's museums, or railroad train excursions when and where the user organization can provide financial commitments.

PROS funding strategies

Using the strategies described above, PROS funding sources should generally be matched to specific needs to avoid duplication and take advantage of each fund's specific possibilities. For example:

Program services

Fees and charges should be used to finance program services to the maximum extent possible and practical to provide cost/benefit equities and efficiencies. Property tax levy funds should be used to cover shortages where fees cannot be readily collected, as in most special events, or where fees may not be easily raised to cover all operating costs for programs Port Orchard deems to have special social benefits to the public.

Facility operation, maintenance, and minor construction

Property tax levy funds should be used to pay operation and maintenance costs for facilities and activities that cannot be financed with fees and charges or financed with other funding methods. Property tax levy funds are flexible and can be adjusted to meet annual programming variations or priorities.

Where appropriate, maintenance and operation funds for facilities that are impacted by urban growth should be reimbursed or provided by Port Orchard and the Port Orchard School District subject to the pending resolution of an inter-local agreement on planning and services.

The funds collected from the excise tax on real estate sales (REET) should be used to finance minor construction improvements to existing properties. The money should also be used to help purchase sites when opportunities arise that cannot await other, less flexible funding methods. Like property tax levy funds, the monies collected from REET are flexible and can be adjusted to meet annual programming needs or sudden changes in priorities or opportunities.

Recreational facility development

Recreational facilities, athletic fields in particular, are important to Port Orchard's programs but satisfy relatively small proportions of the population compared with parks and trails.

Bonds, levies, and other fixed forms of financing should be used to pay for the development of parks, trails, and other facilities that residents assign high priorities. Recreational facilities with low to moderate priorities should be financed with property tax levy funds, REET, and other more flexible sources of financing.

Port Orchard should investigate the possibility of implementing a wide range of joint recreational facility developments with the Port Orchard School District. Such ventures could finance acquisition and development costs using open space and school facility development bonds, or conservation futures and REET - and Port Orchard could finance operating and maintenance using service charges and property tax levy funds.

Joint venture agreements could better match costs/benefits with users, avoid duplication, save cost, increase service, and allow each agency to make the best use of funds.

Parks, natural areas and trail development

Parks and trails benefit the largest percentage of the population and will probably be easier to obtain voted bond or property tax levy issues for than other more specialized uses. General obligation bond or special property tax levy packages could finance the high priority conservancies and trail acquisition and development proposals contained within the development plan chapter of this document.

When necessary and appropriate, Councilmanic bonds could be used to purchase sites when opportunities require fast action, or to match possible Washington State RCO state or federal grants for park and trail developments.

Special developments

Some proposed projects represent unique facilities that may not be easily financed with conventional funding methods. Port Orchard should explore the opportunities that may be available for the development and funding of joint public/private facilities with private property owners or developers.

Joint ventures could save costs, reduce program requirements and provide city residents services and facilities not available otherwise.

Growth impact fee mitigation

Continued residential developments within Port Orchard's service area will severely stress existing Port Orchard facilities and services. Consequently, Port Orchard should institute growth impact fee mitigation measures in accordance with the Washington Growth Management Act to preserve unique sites and require land developers to help finance facility developments offsetting project impacts.

Financial strategies 2022-2028

A Port Orchard financial strategy for the next 6-year period (2021-2027) must generate sufficient revenue to provide recreational program services, maintain and renovate facilities, and implement priority projects chosen from the 20-year (CFP) capital facility program.

Three alternative financial strategies illustrate the choices available Port Orchard under an integrated funding strategy. The strategies combine possible scenarios concerning general funds from property taxes, recreation program cost recovery, parks growth impact fees, REET, and approval of a bond or property tax levy lid lift.

The forecasts are conservative, based on the average trends indicated in capital facility program fund expenditures by Port Orchard during the 2021-2022 budgeted year but are adjusted to account for expected inflationary increases in the tax and revenue base valuations over the 6-year period.

All alternatives would finance \$25,460,340 in combined park administration, recreation programs, maintenance, deferred repairs and replacements, and proposed level-of-service (PLOS) facility improvements over the 6-year period with:

Proposed 6-yr expenditures

Administration	\$	0
Recreation programs		2,040,574
Property development		746,656
Maintenance		9,655,744
Repair & replacement (R&R)		6,162,197
PLOS additions/enhancements		22,328,480
Total	\$	40,933,640

Alternative 1 proposed 6-year revenues

General Fund sources	\$	16,913,276
Recreation cost recovery (25%)		510,143
Growth Impact Fee (25%)		1,879,686
REET 1&2 (50%)		1,619,311
Property tax levy		20,011,225
Total	\$	40,933,640
Annual cost for tax levy		
Per median \$292,200 value	\$	66.12

- Alternative 1 would generate revenues as follows:
- General Funds property tax** - assuming that the annual revenue per year as a result of proposition 747 or the 1% tax limitation would remain relatively constant,
- Recreation program cost recovery** - would recover an average 25% over all Community Center and other programs costs,
- Port Orchard park impact fee** - would be increased to capture 25% of \$3,349 cost per person of maintaining Port Orchard's existing level-of-service (ELOS) standards through additional

population increases equal to \$8,138 per dwelling unit where the typical unit averages 2.43 residents (the city currently collects \$324/person),

- Port Orchard Real Estate Excise Tax (REET)** - which captures REET 1 and 2 of \$0.00125 per \$1.00 of sales value for each REET would continue to be utilized 50% for park and recreation purposes,
- Supplemental special purpose (limited duration) or property tax levy lid lift** - would be sought to finance remaining costs necessary to realize combined administration, recreation programs, swimming pool operations, park maintenance, deferred repair and replacement costs, and new land acquisitions and facility developments necessary to realize Port Orchard's portion of the combined proposed level-of-service (PLOS) standard equal **to an annual property tax levy assessment of \$66.12 per year for 6 years** for a median house value of \$292,200.

Alternative 2 proposed 6-year revenues

General Fund sources	\$	16,913,276
Recreation cost recovery (50%)		1,020,287
Growth Impact Fee (50%)		4,303,524
REET 1&2 allocation (55%)		2,257,376
Property tax levy		16,439,178
Total	\$	40,933,640
Annual cost for tax levy		
Per median \$292,200 value	\$	54.32

Alternative 2 would increase recreation cost recovery to 50%, increase the growth impact fee to 50%, allocate 55% of REET 1&2 over the 6-year period to reduce the balance remaining to \$16,439,178 requiring an annual levy of \$54.32 per median house value of \$292,200.

Alternative 3 proposed 6-year revenues

General Fund sources	\$	16,913,276
Recreation cost recovery (75%)		1,530,430
Growth Impact Fee (75%)		6,727,363
REET 1&2 allocation (60%)		2,895,441
Property tax levy		12,867,131

Annual cost for tax levy

Per median \$292,200 value	\$	42.52
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Alternative 3 would increase recreation cost recovery to 75%, increase the growth impact fee to 75%, allocate 60% of REET 1&2 over the 6-year period to reduce the balance remaining to \$12,867,131 requiring an annual levy of \$42.52 per median house value of \$292,200.

Financial strategies 2022-2042

A Port Orchard financial strategy for the next 20-year period (2020-2040) must generate sufficient revenue to provide administration, recreation programs, park maintenance, renovate facilities, and implement priority projects chosen from the 20-year (CFP) capital facility program.

The same 3 alternative financial strategies defined under the 6-year or 2022-2028 strategy illustrate the choices available Port Orchard under an integrated funding strategy. The 20-year strategies combine the same possible scenarios concerning recreation program cost recovery, growth impact fees, REET, and approval of a property tax levy lid lift.

Total expenditures for the 20-year or 2021-2041 time periods would be \$149,903,852 of the proposed level-of-service (PLOS). Revenue totals under the 3 alternatives would also be \$149,903,852 assuming:

All alternatives would finance \$149,903,852 in combined park administration, recreation programs, park maintenance, park deferred repairs and replacements, and Port Orchard’s share of proposed composite level-of-service (PLOS) facility improvements over the 20-year period with:

Proposed 20-yr expenditures

Administration	\$	0
Recreation programs		9,919,786
Property development		3,629,650

Maintenance		46,939,205
Repair & replacement (R&R)		20,540,658
PLOS additions/enhancements		74,428,265
Total	\$	155,457,564

Alternative 1 proposed 20-year revenues

General Fund sources	\$	67,790,964
Recreation cost recovery (25%)		2,479,947
Park impact fee (25%)		5,435,023
REET 1&2 allocation (50%)		14,556,501
Property tax levy		65,195,129
Total	\$	155,457,564

Annual cost for tax levy

Per median \$292,200 value	\$	15.95
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Alternative 1 would generate revenues as follows:

- **General Funds property tax** - assuming that the annual revenue per year as a result of proposition 747 or the 1% tax limitation would remain relatively constant,
- **Recreation program cost recovery** - would capture an average 25% of all Community Center and other programs costs,
- **Port Orchard park impact fee** - would be increased to capture 25% of \$3,349 cost per person of maintaining Port Orchard’s existing level-of-service (ELOS) standards through additional population increases equal to \$8,138 per dwelling unit where the typical unit averages 2.43 residents (the city currently collects \$324/person),
- **Port Orchard Real Estate Excise Tax (REET)** - which captures REET 1 and 2 of \$0.00125 per \$1.00 of sales value for each REET would continue to be utilized 50% for park and recreation purposes,
- **Supplemental special purpose (limited duration) or property tax levy lid lift** - would be sought to finance remaining costs necessary to realize combined administration, recreation programs, swimming pool operations, park maintenance, deferred repair and replacement costs, and new land acquisitions and facility developments necessary to realize Port Orchard’s portion of the combined proposed level-of-service (PLOS) standard equal **to an annual property tax levy assessment of \$15.95 per year for 20 years** for a median house value of \$292,200.

Alternative 2 proposed 20-year revenues

General Fund sources	\$ 67,790,964
Recreation cost recovery (50%)	4,959,893
Park impact fee (50%)	13,515,323
REET 1&2 allocation (55%)	18,326,767
Property tax levy	50,864,616
Total	\$ 155,457,564
Annual cost for tax levy	
Per median \$292,200 value	\$ 12.44

Alternative 2 would increase recreation cost recovery to 50%, increase the growth impact fee to 50%, allocate 55% of REET 1&2 over the 20-year period to reduce the balance remaining to \$50,864,616 requiring an annual levy of \$12.44 per median house value of \$292,200.

Alternative 3 proposed 20-year revenues

General Fund sources	\$ 67,790,964
Recreation cost recovery (75%)	7,439,840
Park impact fee (75%)	21,595,623
REET 1&2 allocation (60%)	22,097,034
Property tax levy	36,534,103
Total	\$ 155,457,564

Annual cost for tax levy

Per median \$292,200 value	\$ 8.94
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Alternative 3 would increase recreation cost recovery to 75%, increase the growth impact fee to 75%, allocate 60% of REET 1&2 over the 20-year period to reduce the balance remaining to \$36,534,103 requiring an annual levy of \$5.94 per median house value of \$292,200.

Implications

Alternatives 1-3 are all feasible for a 6 and 20-year Port Orchard financial strategy to realize the combined administration, programs, maintenance, repair and replacement (R&R), and proposed level of service (PLOS) projects outlined in this plan.

A choice between the alternatives depends on how City Council would prefer to balance allocations between the General Fund, recreation cost recovery, park impact fees, REET 1&2, and a property tax levy lid lift or levy.

Financial strategies 2022-2028

6

Proposed expenditures - 2021-2022 Budget

				Alternative 1	Alternative 2	Alternative 3
Administration	\$0	/year	5.0%	\$0	\$0	\$0
Recreation programs	(\$300,000)	/year	5.0%	(\$2,040,574)	(\$2,040,574)	(\$2,040,574)
Property Development	(\$109,770)	/year	5.0%	(\$746,646)	(\$746,646)	(\$746,646)
Maintenance	(\$1,419,563)	/year	5.0%	(\$9,655,744)	(\$9,655,744)	(\$9,655,744)
Repair & Replacement (% current fac	\$20,540,658	value	5.0%	(\$6,162,197)	(\$6,162,197)	(\$6,162,197)
PLOS land and facility additions				(\$22,328,480)	(\$22,328,480)	(\$22,328,480)
TOTAL EXPENDITURES				(\$40,933,640)	(\$40,933,640)	(\$40,933,640)

Proposed revenues - 2021-2022 Budget

Capital facility progi	Total taxes	PROS Plan	%	2.5% Inflate			
General Fund taxes	\$24,326,700	\$1,829,333	8%	1.0%	\$11,254,084	\$11,254,084	\$11,254,084
Paths & Trails	\$2,000	\$2,000	100%	5.0%	\$13,604	\$13,604	\$13,604
REET	\$1,400,000	\$700,000	50%	5.0%	\$4,761,339	\$4,761,339	\$4,761,339
Park Impact Fees	\$80,000	\$80,000	100%	5.0%	\$544,153	\$544,153	\$544,153
Grants - LIFT, RCO, D	\$50,000	\$50,000	100%	5.0%	\$340,096	\$340,096	\$340,096
CFP totals	\$25,858,700	\$2,661,333			\$12,138,333	\$16,913,276	\$16,913,276
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					\$12,138,333	(\$24,020,365)	(\$24,020,365)

6-year strategy options - combine annual revenues

Option 1 - Recreation cost recov	Expenditures	Rate	Revenue			
Recreation cost/operations	\$300,000	0%	\$0			
Deficit	\$300,000	100%				
Recreation program/opns cost recovery rate			100%	25%	50%	75%
Additional amount recovered first annual			\$300,000	\$75,000	\$150,000	\$225,000
Recreation program/opns cost recovered		5.0%	\$2,040,574	\$510,143	\$1,020,287	\$1,530,430

Option 2 - Growth impact fee (GI)	person	er/du	per sf du			
Population in city limits	15,117		18,012	2,895	2,895	2,895
ELOS local/regional value/person	\$3,349	2.43	\$8,138	\$3,349	\$3,349	\$3,349
Percent of value assessed for fee			100%	25%	50%	75%
Fee assessed per person				\$837	\$1,675	\$2,512
Growth Impact fee revenue - less current fee \$324/person			\$9,695,355	\$1,879,686	\$4,303,524	\$6,727,363

Option 3 - Real Estate Excise Tax (REET) 2

Annual average real estate sales year	\$1,120,000,000	5.0%	\$1,500,907,118	\$1,500,907,118	\$1,500,907,118	\$1,500,907,118
Assessed rate per \$1.00 sales			\$0.00125	\$0.00125	\$0.00125	\$0.00125
Annual allocation for PRO Plan projects			100%	50%	55%	60%
Annual allocation for PRO Plan projects			\$1,876,134	\$938,067	\$1,031,874	\$1,125,680
REET revenue with annual growth less current allocati	5.0%		\$12,761,299	\$1,619,311	\$2,257,376	\$2,895,441

Option 4 - Property Tax Levy (PTLevy)

Assessed valuation 2019	\$1,833,047,023	5.0%	\$2,456,458,325	\$2,456,458,325	\$2,456,458,325	\$2,456,458,325
Assessed average annual rate per \$1.00 (3)			\$0.00000	\$0.00136	\$0.00112	\$0.00087
PTLevy totals			\$0	\$20,011,225	\$16,439,178	\$12,867,131
TOTAL CFP+GIF+REET+PTLevy			\$36,635,561	\$40,933,640	\$40,933,640	\$40,933,640
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES				\$0	\$0	\$0

Annual levy payment per	\$100,000	\$0.00	\$22.63	\$18.59	\$14.55
Median house value ACS 2015-2019	\$292,200	\$0.00	\$66.12	\$54.32	\$42.52

Note:

- (1) GMA does not allow growth requirements to be financed 100% with growth impact fees.
 - (2) GO bond capitalized with financing at 6.00% interest for 6 years
 - (3) Property tax levy proceeds accumulated over 6 year period with no interest.
- * General Fund property tax amount shown includes all sources of funds from General Fund in addition to property tax.

Financial strategies 2022-2042 **20**

Proposed expenditures - 2019 budget				Alternative 1	Alternative 2	Alternative 3	
Administration		\$0	/year	5.0%	\$0	\$0	\$0
Recreation programs		(\$300,000)	/year	5.0%	(\$9,919,786)	(\$9,919,786)	(\$9,919,786)
Planning and projects		(\$109,770)		5.0%	(\$3,629,650)	(\$3,629,650)	(\$3,629,650)
Maintenance		(\$1,419,563)	/year	5.0%	(\$46,939,205)	(\$46,939,205)	(\$46,939,205)
Repair & Replacement (% current facil		\$20,540,658		5.0%	(\$20,540,658)	(\$20,540,658)	(\$20,540,658)
PLOS land and facility additions					(\$74,428,265)	(\$74,428,265)	(\$74,428,265)
TOTAL EXPENDITURES					(\$155,457,564)	(\$155,457,564)	(\$155,457,564)

Proposed revenues - 2021-2022 Budget				2.5%			
Capital facility progr	Total taxes	PROS Plan	%	Inflate			
General Fund taxes	\$24,326,700	\$1,829,333	8%	1.0%	\$40,280,091	\$40,280,091	\$40,280,091
Paths & Trails	\$2,000	\$2,000	100%	5.0%	\$66,132	\$66,132	\$66,132
REET	\$1,400,000	\$700,000	50%	5.0%	\$23,146,168	\$23,146,168	\$23,146,168
Park Impact Fees	\$80,000	\$80,000	100%	5.0%	\$2,645,276	\$2,645,276	\$2,645,276
Grants - LIFT, RCO, D	\$50,000	\$50,000	100%	5.0%	\$1,653,298	\$1,653,298	\$1,653,298
CFP totals	\$25,858,700	\$2,661,333			\$44,578,665	\$67,790,964	\$67,790,964
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					\$44,578,665	(\$87,666,600)	(\$87,666,600)

20-year strategy options - combine annual revenues

Option 1 - Recreation cost recov	Expenditures	Rate	Revenue			
Recreation program cost/operations	\$300,000	0%	\$0			
Deficit	\$300,000	100%				
Recreation program/opns cost recovery rate			100%	25%	50%	75%
Amount recovered first annual			\$300,000	\$75,000	\$150,000	\$225,000
Recreation program/opns cost recovered		5.0%	\$9,919,786	\$2,479,947	\$4,959,893	\$7,439,840

Option 2 - Growth impact fee (GI	person	er/du	per sf du			
Population in city limits/urban grow	15,117		24,768	9,651	9,651	9,651
ELOS local/regional value/person	\$3,349	2.43	\$8,138	\$3,349	\$3,349	\$3,349
Percent of value assessed for fee			100%	25%	50%	75%
Fee assessed per person				\$837	\$1,675	\$2,512
Growth Impact fee revenue - less current fee \$324/person			\$32,321,199	\$5,435,023	\$13,515,323	\$21,595,623

Option 3 - Real Estate Excise Tax (REET) 2						
Annual average real estate sales year	\$1,120,000,000	5.0%	\$1,824,361,982	\$1,824,361,982	\$1,824,361,982	\$1,824,361,982
Assessed rate per \$1.00 sales			\$0.00125	\$0.00125	\$0.00125	\$0.00125
Annual allocation for PRO Plan projects			100%	50%	55%	60%
Annual allocation for PRO Plan projects			\$2,280,452	\$1,140,226	\$1,254,249	\$1,368,271
REET revenue with annual growth less current allocati	5.0%		\$75,405,337	\$14,556,501	\$18,326,767	\$22,097,034

Option 4 - Property Tax Levy (PTLevy)						
Assessed valuation 2019	\$1,833,047,023	5.0%	\$2,985,840,446	\$2,985,840,446	\$2,985,840,446	\$2,985,840,446
Assessed average annual rate per \$1.00 (3)			\$0.00000	\$0.00109	\$0.00085	\$0.00061
PTLevy totals			\$0	\$65,195,129	\$50,864,616	\$36,534,103
TOTAL CFP+GIF+REET+PTLevy			\$162,224,987	\$155,457,564	\$155,457,564	\$155,457,564
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES				\$0	\$0	\$0

Average annual levy payment per	\$100,000	\$0.00	\$5.46	\$4.26	\$3.06
Median house value ACS 2015-2019	\$292,200	\$0.00	\$15.95	\$12.44	\$8.94

Note:

- (1) GMA does not allow growth requirements to be financed 100% with growth impact fees.
- (2) GO bond capitalized with financing at 6% interest for 20 years
- (3) Property tax levy proceeds accumulated over 20 year period with no interest.
- * General Fund property tax amount shown includes all sources of funds from General Fund in addition to property tax.

Financial strategies 2022-2028

6

Proposed expenditures - 2021-2022 Budget

				Alternative 1	Alternative 2	Alternative 3
Administration		\$0 /year	5.0%	\$0	\$0	\$0
Recreation programs		(\$300,000) /year	5.0%	(\$2,040,574)	(\$2,040,574)	(\$2,040,574)
Property Development		(\$109,770) /year	5.0%	(\$746,646)	(\$746,646)	(\$746,646)
Maintenance		(\$1,419,563) /year	5.0%	(\$9,655,744)	(\$9,655,744)	(\$9,655,744)
Repair & Replacement (% current facil	\$20,540,658	value	5.0%	(\$6,162,197)	(\$6,162,197)	(\$6,162,197)
PLOS land and facility additions				(\$22,328,480)	(\$22,328,480)	(\$22,328,480)
TOTAL EXPENDITURES				(\$40,933,640)	(\$40,933,640)	(\$40,933,640)

Proposed revenues - 2021-2022 Budget

Capital facility progr	Total taxes	PROS Plan	%	2.5% Inflate			
General Fund taxes	\$24,326,700	\$1,829,333	8%	1.0%	\$11,254,084	\$11,254,084	\$11,254,084
Paths & Trails	\$2,000	\$2,000	100%	5.0%	\$13,604	\$13,604	\$13,604
REET	\$1,400,000	\$700,000	50%	5.0%	\$4,761,339	\$4,761,339	\$4,761,339
Park Impact Fees	\$80,000	\$80,000	100%	5.0%	\$544,153	\$544,153	\$544,153
Grants - LIFT, RCO, D	\$50,000	\$50,000	100%	5.0%	\$340,096	\$340,096	\$340,096
CFP totals	\$25,858,700	\$2,661,333			\$12,138,333	\$16,913,276	\$16,913,276
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					\$12,138,333	(\$24,020,365)	(\$24,020,365)

6-year strategy options - combine annual revenues

Option 1 - Recreation cost recov	Expenditures	Rate	Revenue			
Recreation cost/operations	\$300,000	0%	\$0			
Deficit	\$300,000	100%				
Recreation program/opns cost recovery rate			100%	25%	50%	75%
Additional amount recovered first annual			\$300,000	\$75,000	\$150,000	\$225,000
Recreation program/opns cost recovered		5.0%	\$2,040,574	\$510,143	\$1,020,287	\$1,530,430

Option 2 - Growth impact fee (G

	person per/du	per sf du				
Population in city limits	15,117	18,012		2,895	2,895	2,895
ELOS local/regional value/person	\$3,349	2.43	\$8,138	\$3,349	\$3,349	\$3,349
Percent of value assessed for fee			100%	25%	50%	75%
Fee assessed per person				\$837	\$1,675	\$2,512
Growth Impact fee revenue - less current fee \$324/person			\$9,695,355	\$1,879,686	\$4,303,524	\$6,727,363

Option 3 - Real Estate Excise Tax (REET) 2

Annual average real estate sales year	\$1,120,000,000	5.0%	\$1,500,907,118	\$1,500,907,118	\$1,500,907,118	\$1,500,907,118
Assessed rate per \$1.00 sales			\$0.00125	\$0.00125	\$0.00125	\$0.00125
Annual allocation for PRO Plan projects			100%	50%	55%	60%
Annual allocation for PRO Plan projects			\$1,876,134	\$938,067	\$1,031,874	\$1,125,680
REET revenue with annual growth less current allocati	5.0%		\$12,761,299	\$1,619,311	\$2,257,376	\$2,895,441

Option 4 - Property Tax Levy (PTLevy)

Assessed valuation 2019	\$1,833,047,023	5.0%	\$2,456,458,325	\$2,456,458,325	\$2,456,458,325	\$2,456,458,325
Assessed average annual rate per \$1.00 (3)			\$0.00000	\$0.00136	\$0.00112	\$0.00087
PTLevy totals			\$0	\$20,011,225	\$16,439,178	\$12,867,131
TOTAL CFP+GIF+REET+PTLevy			\$36,635,561	\$40,933,640	\$40,933,640	\$40,933,640
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES				\$0	\$0	\$0

Annual levy payment per	\$100,000		\$0.00	\$22.63	\$18.59	\$14.55
Median house value ACS 2015-2019	\$292,200		\$0.00	\$66.12	\$54.32	\$42.52

Note:

(1) GMA does not allow growth requirements to be financed 100% with growth impact fees.

(2) GO bond capitalized with financing at 6.00% interest for 6 years

(3) Property tax levy proceeds accumulated over 6 year period with no interest.

* General Fund property tax amount shown includes all sources of funds from General Fund in addition to property tax.

Financial strategies 2022-2042

20

Proposed expenditures - 2019 budget

				Alternative 1	Alternative 2	Alternative 3
Administration	\$0	/year	5.0%	\$0	\$0	\$0
Recreation programs	(\$300,000)	/year	5.0%	(\$9,919,786)	(\$9,919,786)	(\$9,919,786)
Planning and projects	(\$109,770)		5.0%	(\$3,629,650)	(\$3,629,650)	(\$3,629,650)
Maintenance	(\$1,419,563)	/year	5.0%	(\$46,939,205)	(\$46,939,205)	(\$46,939,205)
Repair & Replacement (% current facil	\$20,540,658		5.0%	(\$20,540,658)	(\$20,540,658)	(\$20,540,658)
PLOS land and facility additions				(\$74,428,265)	(\$74,428,265)	(\$74,428,265)
TOTAL EXPENDITURES				(\$155,457,564)	(\$155,457,564)	(\$155,457,564)

Proposed revenues - 2021-2022 Budget

				2.5%			
Capital facility program	Total taxes	PROS Plan	%	Inflate			
General Fund taxes	\$24,326,700	\$1,829,333	8%	1.0%	\$40,280,091	\$40,280,091	\$40,280,091
Paths & Trails	\$2,000	\$2,000	100%	5.0%	\$66,132	\$66,132	\$66,132
REET	\$1,400,000	\$700,000	50%	5.0%	\$23,146,168	\$23,146,168	\$23,146,168
Park Impact Fees	\$80,000	\$80,000	100%	5.0%	\$2,645,276	\$2,645,276	\$2,645,276
Grants - LIFT, RCO, D	\$50,000	\$50,000	100%	5.0%	\$1,653,298	\$1,653,298	\$1,653,298
CFP totals	\$25,858,700	\$2,661,333			\$67,790,964	\$67,790,964	\$67,790,964
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					(\$87,666,600)	(\$87,666,600)	(\$87,666,600)

20-year strategy options - combine annual revenues

Option 1 - Recreation cost recov	Expenditures	Rate	Revenue			
Recreation program cost/operations	\$300,000	0%	\$0			
Deficit	\$300,000	100%				
Recreation program/opns cost recovery rate			100%	25%	50%	75%
Amount recovered first annual			\$300,000	\$75,000	\$150,000	\$225,000
Recreation program/opns cost recovered		5.0%	\$9,919,786	\$2,479,947	\$4,959,893	\$7,439,840

Option 2 - Growth impact fee (GIF)

	person per/du	per sf du				
Population in city limits/urban grow	15,117	24,768	9,651	9,651	9,651	9,651
ELOS local/regional value/person	\$3,349	2.43	\$8,138	\$3,349	\$3,349	\$3,349
Percent of value assessed for fee			100%	25%	50%	75%
Fee assessed per person			\$837	\$1,675	\$2,512	\$2,512
Growth Impact fee revenue - less current fee \$324/person		\$32,321,199	\$5,435,023	\$13,515,323	\$21,595,623	\$21,595,623

Option 3 - Real Estate Excise Tax (REET) 2

Annual average real estate sales year	\$1,120,000,000	5.0%	\$1,824,361,982	\$1,824,361,982	\$1,824,361,982	\$1,824,361,982
Assessed rate per \$1.00 sales			\$0.00125	\$0.00125	\$0.00125	\$0.00125
Annual allocation for PRO Plan projects			100%	50%	55%	60%
Annual allocation for PRO Plan projects			\$2,280,452	\$1,140,226	\$1,254,249	\$1,368,271
REET revenue with annual growth less current allocati	5.0%	\$75,405,337	\$14,556,501	\$18,326,767	\$22,097,034	\$22,097,034

Option 4 - Property Tax Levy (PTLevy)

Assessed valuation 2019	\$1,833,047,023	5.0%	\$2,985,840,446	\$2,985,840,446	\$2,985,840,446	\$2,985,840,446
Assessed average annual rate per \$1.00 (3)			\$0.00000	\$0.00109	\$0.00085	\$0.00061
PTLevy totals			\$0	\$65,195,129	\$50,864,616	\$36,534,103
TOTAL CFP+GIF+REET+PTLevy			\$162,224,987	\$155,457,564	\$155,457,564	\$155,457,564
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES				\$0	\$0	\$0

Average annual levy payment per	\$100,000	\$0.00	\$5.46	\$4.26	\$3.06
Median house value ACS 2015-2019	\$292,200	\$0.00	\$15.95	\$12.44	\$8.94

Note:

(1) GMA does not allow growth requirements to be financed 100% with growth impact fees.

(2) GO bond capitalized with financing at 6% interest for 20 years

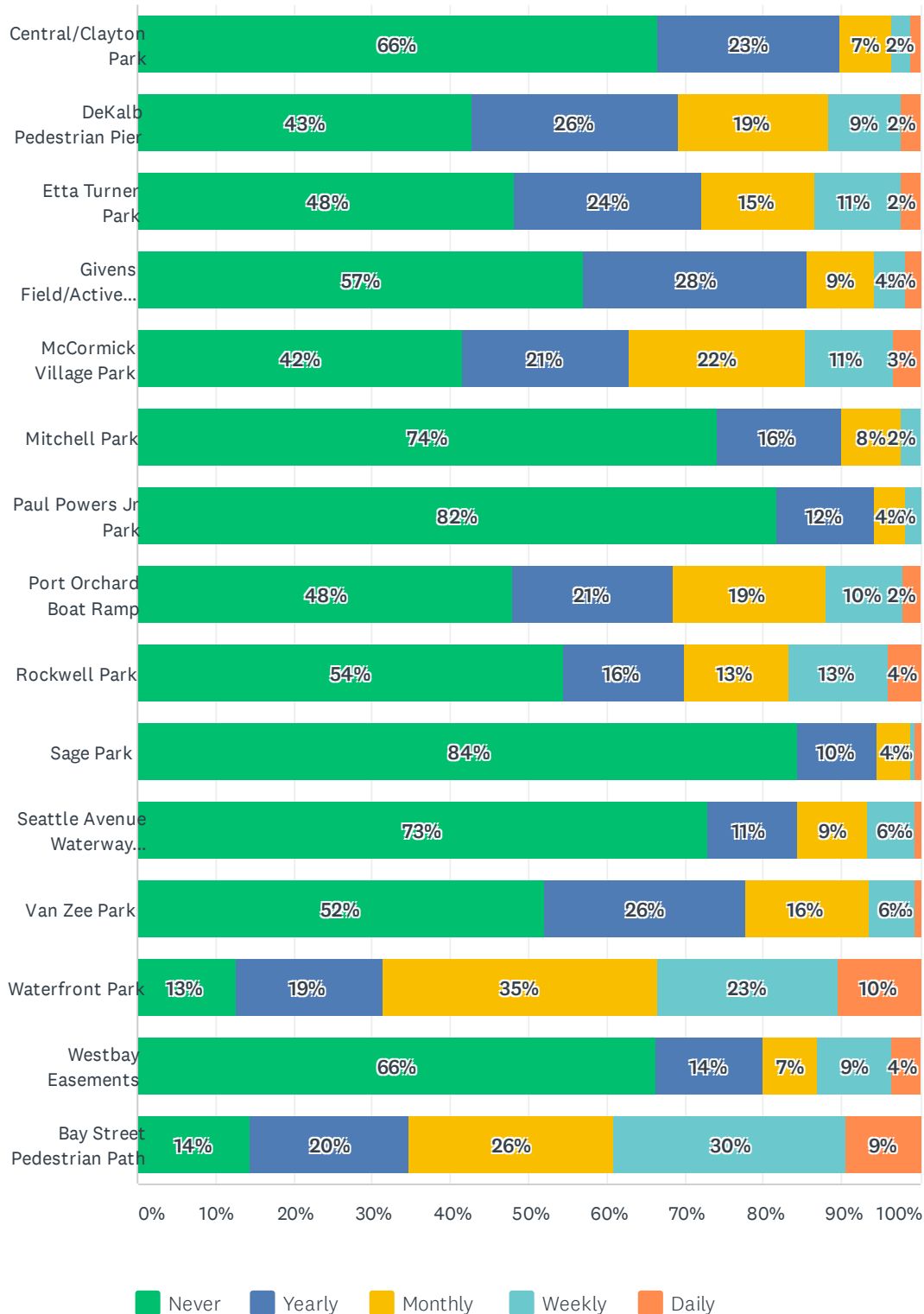
(3) Property tax levy proceeds accumulated over 20 year period with no interest.

* General Fund property tax amount shown includes all sources of funds from General Fund in addition to property tax.

Appendix F - Resident PROS Outreach Survey

Q1 How often do you utilize the following Port Orchard parks or improved open spaces (see above map)?

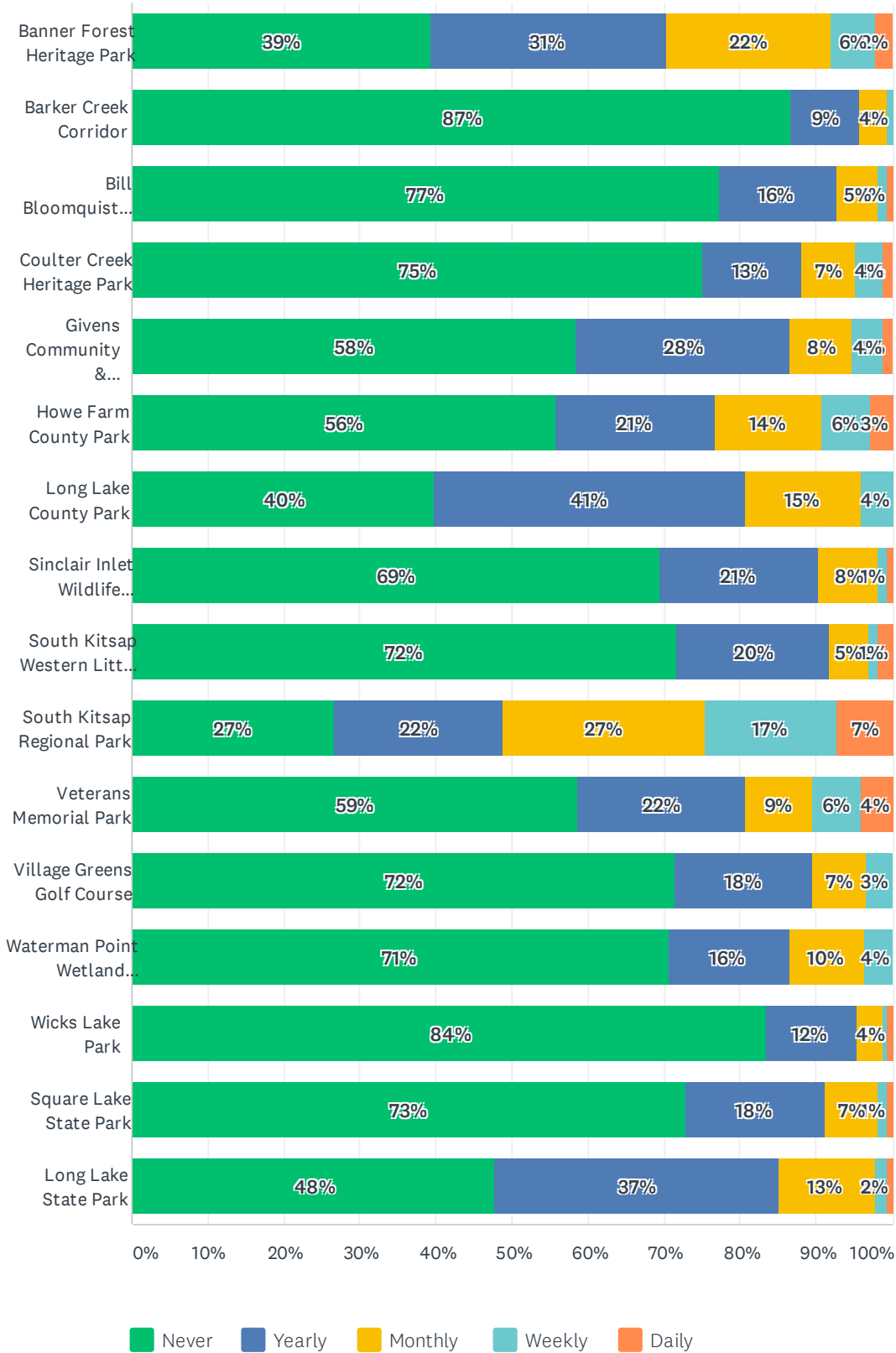
Answered: 187 Skipped: 1



	NEVER	YEARLY	MONTHLY	WEEKLY	DAILY	TOTAL	WEIGHTED AVERAGE
Central/Clayton Park	66% 111	23% 39	7% 11	2% 4	1% 2	167	1.49
DeKalb Pedestrian Pier	43% 73	26% 45	19% 33	9% 16	2% 4	171	2.02
Etta Turner Park	48% 83	24% 41	15% 25	11% 19	2% 4	172	1.95
Givens Field/Active Club	57% 98	28% 49	9% 15	4% 7	2% 3	172	1.65
McCormick Village Park	42% 74	21% 38	22% 40	11% 20	3% 6	178	2.13
Mitchell Park	74% 126	16% 27	8% 13	2% 4	0% 0	170	1.38
Paul Powers Jr Park	82% 138	12% 21	4% 7	2% 3	0% 0	169	1.26
Port Orchard Boat Ramp	48% 84	21% 36	19% 34	10% 17	2% 4	175	1.98
Rockwell Park	54% 94	16% 27	13% 23	13% 22	4% 7	173	1.97
Sage Park	84% 139	10% 17	4% 7	1% 1	1% 1	165	1.23
Seattle Avenue Waterway Property	73% 121	11% 19	9% 15	6% 10	1% 1	166	1.50
Van Zee Park	52% 89	26% 44	16% 27	6% 10	1% 1	171	1.77
Waterfront Park	13% 23	19% 34	35% 64	23% 42	10% 19	182	3.00
Westbay Easements	66% 112	14% 23	7% 12	9% 16	4% 6	169	1.70
Bay Street Pedestrian Path	14% 26	20% 37	26% 47	30% 54	9% 17	181	2.99

Q2 How often do you utilize the following Kitsap County and Washington State parks or open spaces?

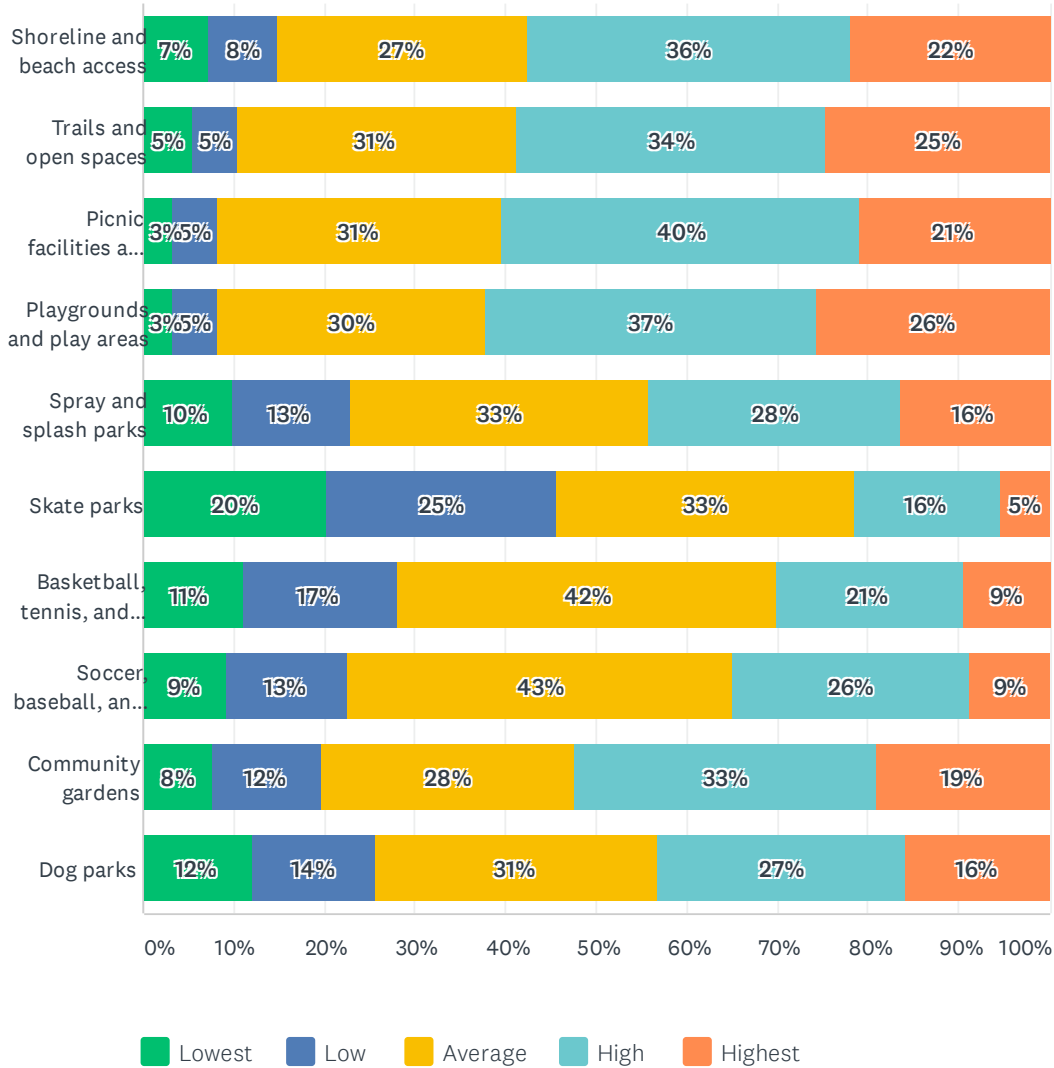
Answered: 187 Skipped: 1



	NEVER	YEARLY	MONTHLY	WEEKLY	DAILY	TOTAL	WEIGHTED AVERAGE
Banner Forest Heritage Park	39% 69	31% 54	22% 38	6% 10	2% 4	175	2.01
Barker Creek Corridor	87% 144	9% 15	4% 6	1% 1	0% 0	166	1.18
Bill Bloomquist Rotary Park	77% 129	16% 26	5% 9	1% 2	1% 1	167	1.32
Coulter Creek Heritage Park	75% 126	13% 22	7% 12	4% 6	1% 2	168	1.43
Givens Community & Senior Center	58% 100	28% 48	8% 14	4% 7	1% 2	171	1.61
Howe Farm County Park	56% 96	21% 36	14% 24	6% 11	3% 5	172	1.80
Long Lake County Park	40% 70	41% 72	15% 27	4% 7	0% 0	176	1.84
Sinclair Inlet Wildlife Restoration Area	69% 116	21% 35	8% 13	1% 2	1% 1	167	1.43
South Kitsap Western Little League	72% 122	20% 34	5% 9	1% 2	2% 3	170	1.41
South Kitsap Regional Park	27% 48	22% 40	27% 48	17% 31	7% 13	180	2.56
Veterans Memorial Park	59% 101	22% 38	9% 15	6% 11	4% 7	172	1.75
Village Greens Golf Course	72% 123	18% 31	7% 12	3% 6	0% 0	172	1.42
Waterman Point Wetland Tidelands	71% 120	16% 27	10% 17	4% 6	0% 0	170	1.46
Wicks Lake Park	84% 142	12% 20	4% 6	1% 1	1% 1	170	1.23
Square Lake State Park	73% 124	18% 31	7% 12	1% 2	1% 1	170	1.38
Long Lake State Park	48% 83	37% 65	13% 22	2% 3	1% 1	174	1.70

Q3 What priority would you give to having the following types of ADA accessible outdoor facilities increased or added to Port Orchard?

Answered: 184 Skipped: 4



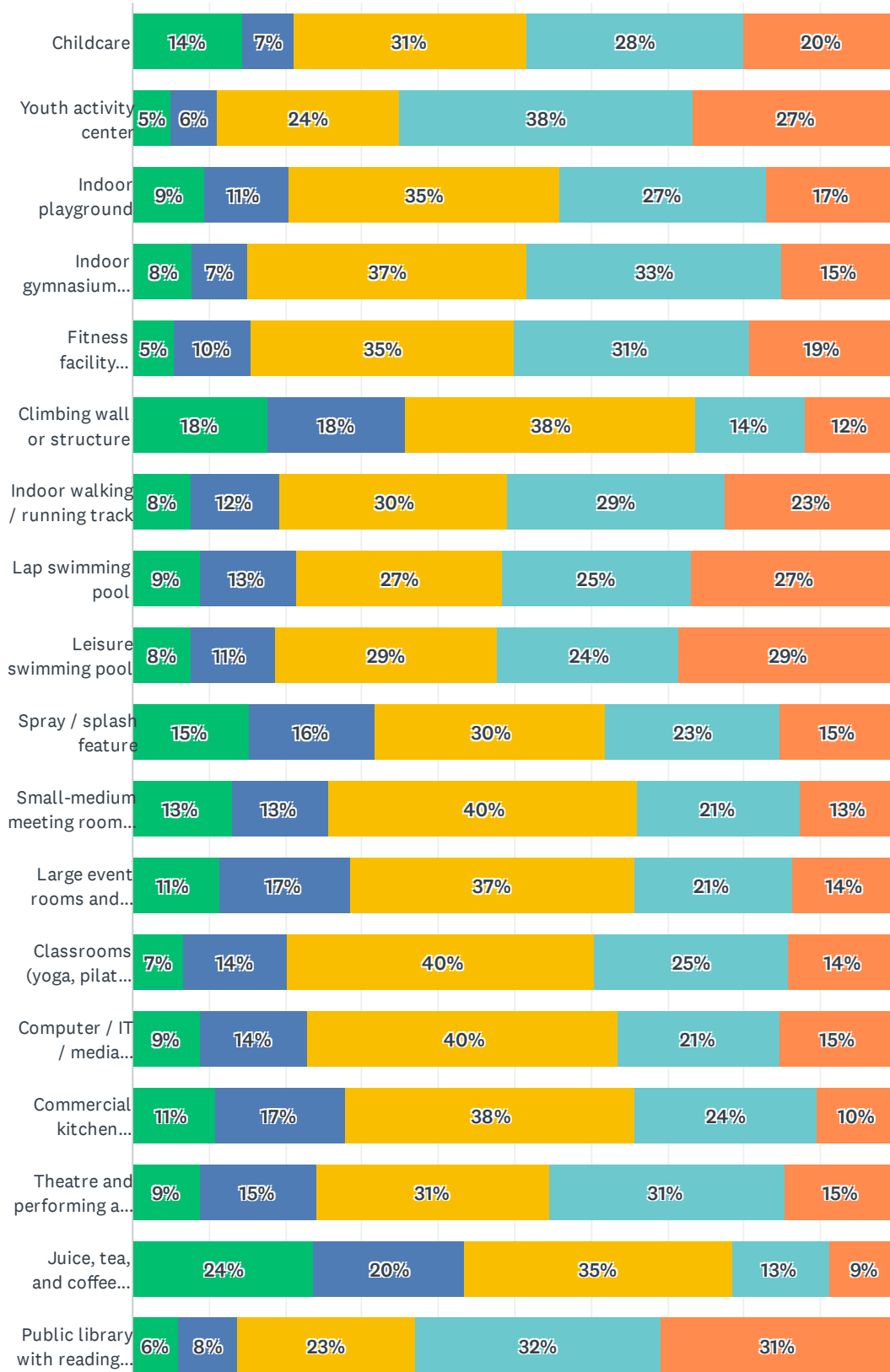
	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Shoreline and beach access	7% 13	8% 14	27% 50	36% 65	22% 40	182	3.58
Trails and open spaces	5% 10	5% 9	31% 56	34% 62	25% 45	182	3.68
Picnic facilities and shelters	3% 6	5% 9	31% 57	40% 72	21% 38	182	3.70
Playgrounds and play areas	3% 6	5% 9	30% 54	37% 67	26% 47	183	3.77
Spray and splash parks	10% 18	13% 24	33% 60	28% 51	16% 30	183	3.28
Skate parks	20% 37	25% 46	33% 60	16% 29	5% 10	182	2.61
Basketball, tennis, and volleyball courts	11% 20	17% 31	42% 76	21% 38	9% 17	182	3.01
Soccer, baseball, and softball fields	9% 17	13% 24	43% 78	26% 48	9% 16	183	3.12
Community gardens	8% 14	12% 22	28% 51	33% 61	19% 35	183	3.44
Dog parks	12% 22	14% 25	31% 57	27% 50	16% 29	183	3.21

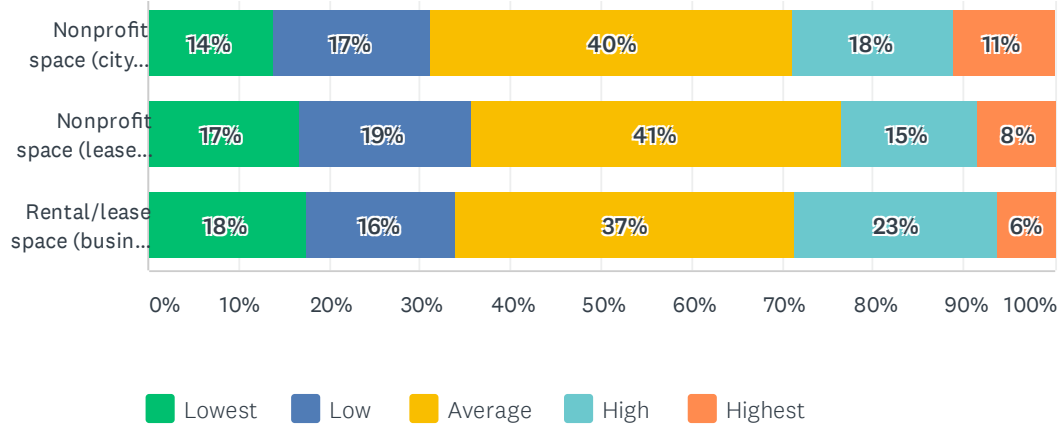
#	COMMENTS	DATE
1	Safe area's to take a walk, and to get people out of the house	8/13/2020 8:14 AM
2	I support ADA access everywhere. Some of these areas seem fairly accessible already, or have recently had upgrades. In the parks I've visited, there does still seem to be an ADA challenge getting to picnic areas.	8/10/2020 2:07 PM
3	This needs to include PICKLEBALL COURTS	8/9/2020 8:31 PM
4	There are very few decent walking and biking trails here. It would promote good health and safety to have more protected walking and biking paths.	8/4/2020 7:22 PM
5	We have some very sad looking dog parks.	8/4/2020 11:21 AM
6	Focusing on natural (or close to natural) recreational amenities is more beneficial for the city on the long run, both in aesthetics and for public health.	8/3/2020 10:17 PM
7	Some areas are not feasible for ADA access	8/3/2020 4:00 PM
8	I think having more places that are wheel chair accessible would be a great addition to this community. Maybe some picnic tables that are designed for handicap people in wheel chairs like a table with out seats so they can fit their wheel chair underneath!	8/3/2020 1:13 PM
9	Trails should have a paved path for wheelchair access.	8/1/2020 6:42 PM
10	We are elderly. When we were younger, priorities would be different.	8/1/2020 12:45 PM
11	Our waterfront walk is an invaluable resource. How many towns can boast the length of ours? Can we make it longer?	7/30/2020 7:48 PM
12	We need more artificial athletic turf fields	7/29/2020 8:34 PM
13	As a person with M.S. I appreciate the accessibility and ease of use of the parks.	7/29/2020 6:48 AM
14	I would really like to see an inclusive park similar to Thunder Junction All Abilities Park (Tonaquint Park) in St. George UT	7/28/2020 7:06 PM
15	There should be Pickleball courts added.	7/28/2020 6:15 PM

16	We need Pickleball courts as well	7/28/2020 6:04 PM
17	Bicycling is very popular in the local area. From BMX Racing at Peninsula Indoor BMX to riding at the skate park to taking advantage of the many mountain bike trails in the area. With the removal (mostly) of the trails and jump lines at the west end of SK Regional Park, I know that a paved Velo Solutions Pump Track would be a very welcome and popular addition to the area. You should go online and checkout the one in Leavenworth or Redmond Oregon.	7/27/2020 8:42 PM
18	ADA accommodations in family use areas should have precedence to increase opportunity for the whole community.	7/27/2020 7:16 PM
19	lots of parking as well	7/27/2020 3:18 PM
20	The reason why these are lowest to average is because I don't think the City does a very good job of taking care of the facilities they currently have. To add more upgrades would just become more of a burden.	7/17/2020 9:13 PM
21	There are already a lot of places to play soccer because they use the fields in the SKSD, and I don't see a lot pf use at the tennis courts.	7/13/2020 5:02 PM
22	Port Orchard could really benefit from a boat house, I know the Library wants to check out kayaks, others could use a boat house as well.	7/4/2020 7:06 PM
23	Whatever is allowable by law nothing more nothing less	7/3/2020 6:47 AM
24	Need places for teens to hang out.	7/2/2020 6:28 AM
25	Access to areas around the Givens Area for Handicap Persons is not there.	7/2/2020 6:13 AM
26	Finish the Pedestrian/Bike Path as a top priority. A lot of people can exercise and get into the outdoors that way.	7/1/2020 7:33 PM
27	ADA access is not feasible in all situations.	6/26/2020 9:58 AM

Q4 What priority would you give to have the following types of ADA accessible indoor facilities increased or added to Port Orchard?

Answered: 185 Skipped: 3





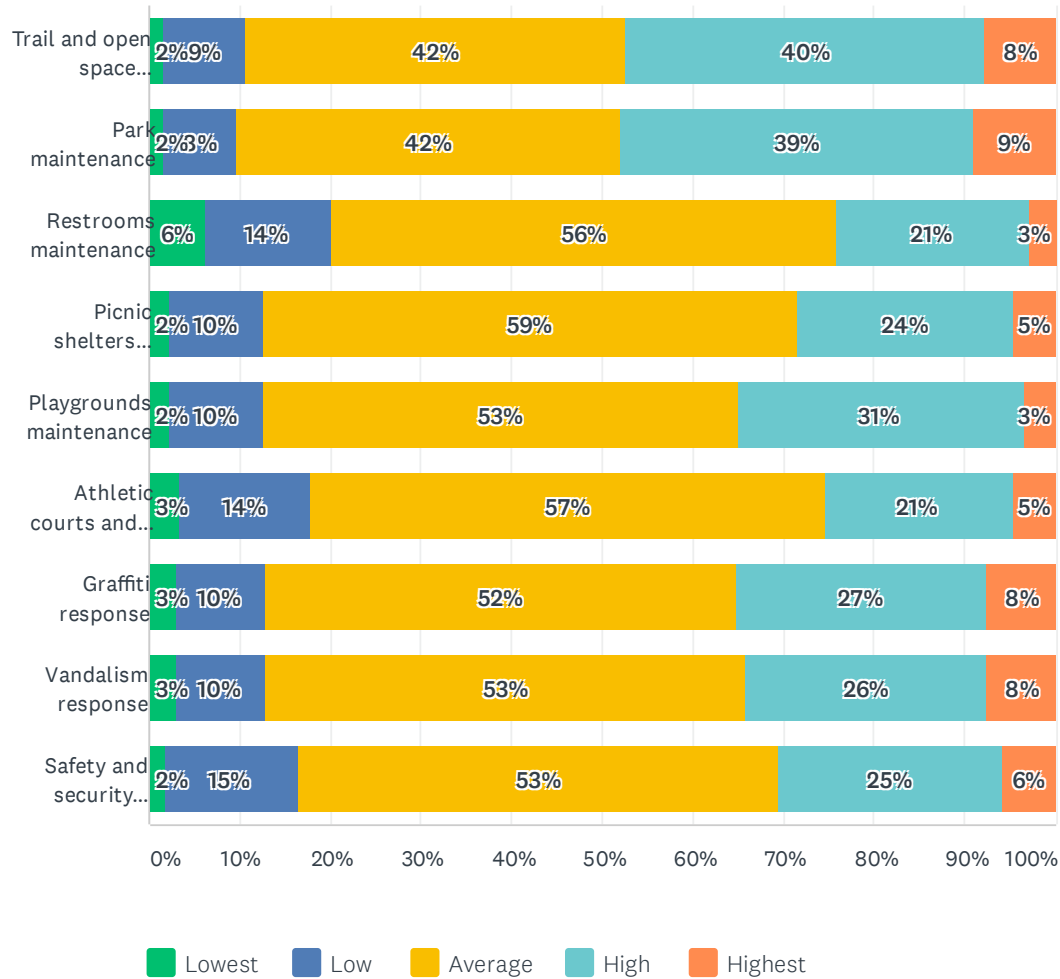
	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Childcare	14% 26	7% 12	31% 55	28% 51	20% 36	180	3.33
Youth activity center	5% 9	6% 11	24% 43	38% 69	27% 48	180	3.76
Indoor playground	9% 17	11% 20	35% 64	27% 49	17% 31	181	3.31
Indoor gymnasium (basketball, volleyball, etc.)	8% 14	7% 13	37% 66	33% 60	15% 27	180	3.41
Fitness facility (weights, aerobic, other)	5% 10	10% 18	35% 63	31% 56	19% 35	182	3.48
Climbing wall or structure	18% 32	18% 33	38% 69	14% 26	12% 22	182	2.85
Indoor walking / running track	8% 14	12% 21	30% 54	29% 52	23% 41	182	3.47
Lap swimming pool	9% 16	13% 23	27% 49	25% 45	27% 49	182	3.48
Leisure swimming pool	8% 14	11% 20	29% 53	24% 43	29% 52	182	3.54
Spray / splash feature	15% 28	16% 30	30% 55	23% 42	15% 28	183	3.07
Small-medium meeting rooms and rental space	13% 24	13% 23	40% 74	21% 39	13% 23	183	3.08
Large event rooms and rental space	11% 21	17% 31	37% 68	21% 38	14% 25	183	3.08
Classrooms (yoga, pilates, tai chi, exercise, karate, other)	7% 12	14% 25	40% 73	25% 46	14% 26	182	3.27
Computer / IT / media classroom	9% 16	14% 26	40% 74	21% 39	15% 28	183	3.20
Commercial kitchen (cooking classes and event rental)	11% 20	17% 31	38% 69	24% 44	10% 19	183	3.06
Theatre and performing arts space (<250 capacity)	9% 16	15% 28	31% 56	31% 56	15% 27	183	3.27
Juice, tea, and coffee latte bar	24% 43	20% 36	35% 64	13% 23	9% 16	182	2.63
Public library with reading rooms and classrooms	6% 11	8% 14	23% 43	32% 59	31% 57	184	3.74
Nonprofit space (city sponsored option)	14% 25	17% 31	40% 72	18% 32	11% 20	180	2.95
Nonprofit space (leased option)	17% 30	19% 34	41% 73	15% 27	8% 15	179	2.79
Rental/lease space (business revenue generating)	18% 31	16% 29	37% 66	23% 40	6% 11	177	2.84

#	COMMENTS	DATE
1	We need more small spaces available to rent for vendors of service, crafts etc.	8/21/2020 1:51 PM
2	Any thing that is safe for individuals/families to enjoy themselves that is a not for profit space	8/13/2020 8:14 AM

3	This needs to include INDOOR PICKLEBALL COURTS and/or multiuse courts (basketball/pickleball)	8/9/2020 8:31 PM
4	Some areas are not feasible for ADA access	8/3/2020 4:00 PM
5	All are important for inclusion of people who need ADA access, but I think if there are only a few to choose, that you should pick the areas that serve the most people in the community the most often. A theatre is going to serve more people more frequently compared to a space that is for rent that is not currently serving anyone.	8/1/2020 6:42 PM
6	Again, if we were younger, these priorities would be different.	8/1/2020 12:45 PM
7	There is an abundance of rental space available for almost any type of business in the private sector.	7/30/2020 7:48 PM
8	I think an awesome indoor swimming facility, that isn't membership based, would KILL IT here.	7/30/2020 5:53 PM
9	I would love to see a YMCA style swimming pool and exercise facility.	7/29/2020 6:48 AM
10	Most of these functions can be offered from the current community businesses.	7/17/2020 9:13 PM
11	New Community Center with YMCA-features and Senior Center located within- a must	7/16/2020 1:25 PM
12	A public building / fitness center / arts center would be amazing. An indoor facility with outdoor features (i.e. bball courts outside, walking/running path going by, boathouse underneath, beach for the little guys)	7/4/2020 7:06 PM
13	Whatever is allowable by law. Nothing more nothing less	7/3/2020 6:47 AM
14	Indoor areas to be used for recreation is not available unless rented from schools or the Givens Center.	7/2/2020 6:13 AM
15	Adamantly opposed to using park funds to provide a place for private business	6/29/2020 7:33 PM

Q5 What level of satisfaction do you have with the existing park and trail levels of service (LOS).

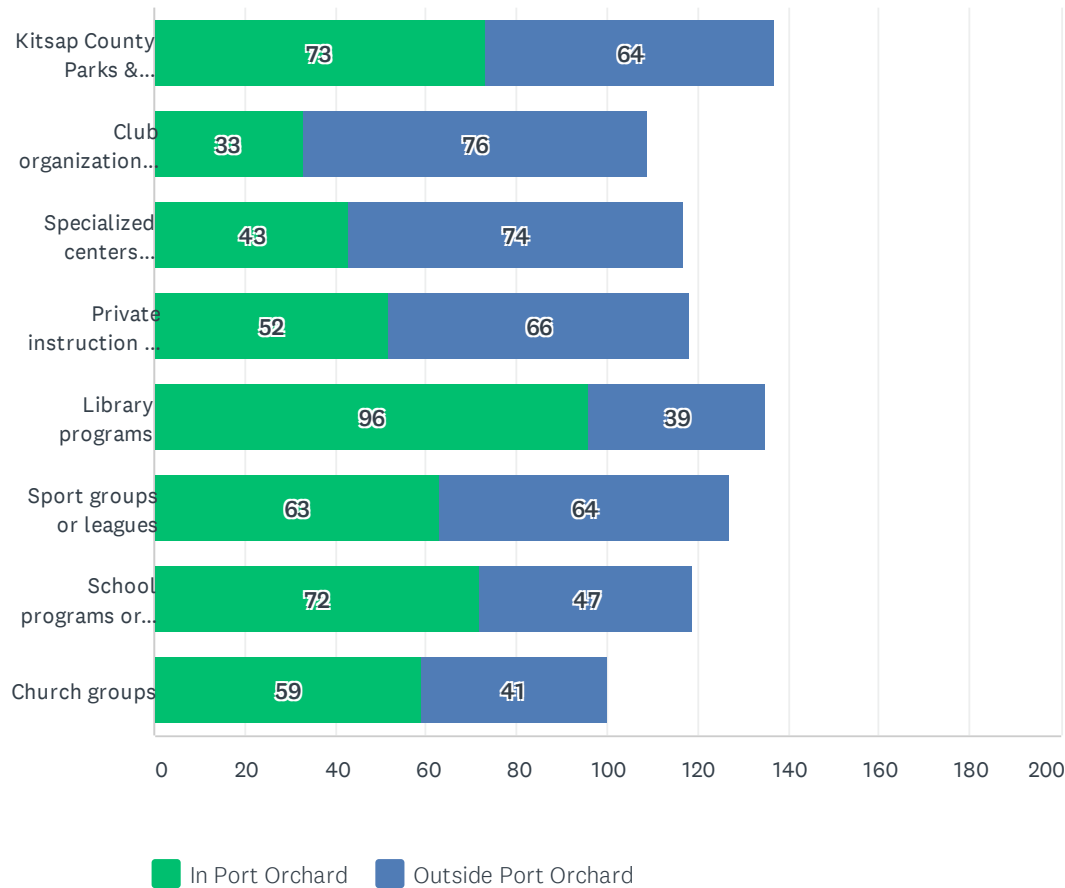
Answered: 180 Skipped: 8



	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Trail and open space maintenance	2% 3	9% 16	42% 74	40% 70	8% 14	177	3.43
Park maintenance	2% 3	8% 14	42% 75	39% 69	9% 16	177	3.46
Restrooms maintenance	6% 11	14% 24	56% 98	21% 37	3% 5	175	3.01
Picnic shelters maintenance	2% 4	10% 18	59% 103	24% 42	5% 8	175	3.18
Playgrounds maintenance	2% 4	10% 18	53% 92	31% 55	3% 6	175	3.23
Athletic courts and fields maintenance	3% 6	14% 25	57% 99	21% 36	5% 8	174	3.09
Graffiti response	3% 5	10% 17	52% 89	27% 47	8% 13	171	3.27
Vandalism response	3% 5	10% 17	53% 90	26% 45	8% 13	170	3.26
Safety and security measures	2% 3	15% 25	53% 90	25% 42	6% 10	170	3.18

Q6 What recreational groups or programs have you participated in?

Answered: 167 Skipped: 21



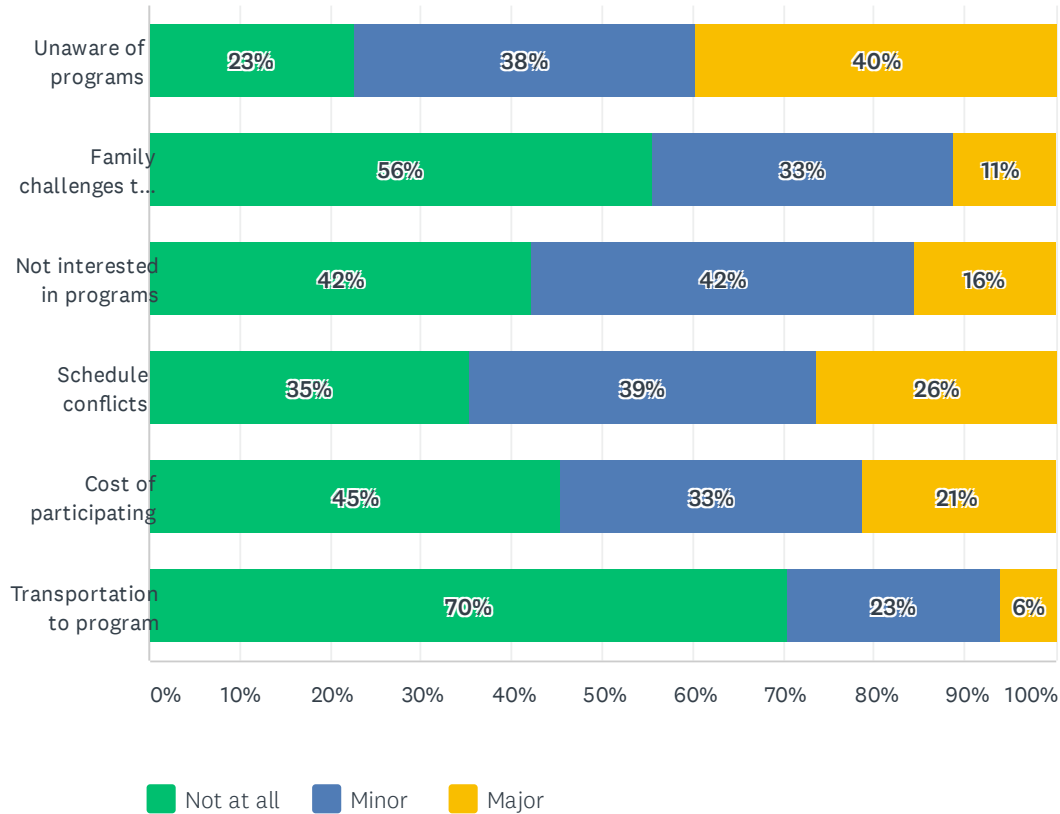
	IN PORT ORCHARD	OUTSIDE PORT ORCHARD	TOTAL RESPONDENTS
Kitsap County Parks & Recreation	70% 73	62% 64	104
Club organization (YMCA, Boys & Girls, Scouts, other)	33% 33	76% 76	100
Specialized centers (aquatic, fitness, other)	42% 43	73% 74	102
Private instruction or classes	51% 52	65% 66	101
Library programs	85% 96	35% 39	113
Sport groups or leagues	62% 63	63% 64	101
School programs or sports	72% 72	47% 47	100
Church groups	70% 59	49% 41	84

#	OTHER (PLEASE SPECIFY)	DATE
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1	Just walking	8/13/2020 8:14 AM
2	PICKLEBALL	8/9/2020 8:31 PM
3	Pickleball Group at McCormick Woods	8/6/2020 9:56 AM
4	Why do I have to go to Bremerton or Gig Harbor to participate in activities? Need pickleball courts in Port Orchard.	8/4/2020 7:57 PM
5	I just moved to Port Orchard earlier this year as Covid-19 came and shut most of these options down.	8/4/2020 7:22 PM
6	having lived in other Kistap areas prior, some of my community involvement is still attached to those original areas.	8/4/2020 10:19 AM
7	In Bremerton, lots of Pickleball play. Check with the Bremerton Parks n Rec and ask about Manette Park (open in 2018) and the Pickleball activity on the court. Today (8/3/2020) we had 29 in attendance. Sixteen can be playing at one time on the four courts. Social Distancing with Mask wearing when not playing. I know 6 players were from Port Orchard.	8/3/2020 11:52 AM
8	We travel to Gig Harbor weekly for more family friends options for library, parks, beaches, and other amenities.	8/2/2020 6:17 PM
9	No kids at this household	8/2/2020 10:56 AM
10	Kitsap dog parks	8/1/2020 11:05 AM
11	I play Ingress. Many Niantic destinations are in local parks.	8/1/2020 11:04 AM
12	Pickleball at Sheridan Community Center or Lyon's Park	7/30/2020 4:26 PM
13	Outside hiking and trail maintenance groups	7/30/2020 3:45 PM
14	BMX Racing at a local indoor private facility	7/27/2020 8:42 PM
15	very important to me that city has lots of non profit areas to rent	7/27/2020 3:18 PM
16	The Waterfront parks are not safe. Beggars, Drug addicted, Jail release, downtrodden dominate the landscape	6/29/2020 7:33 PM

Q7 If you have not participated in a group or recreation program in Port Orchard, what are the reasons?

Answered: 137 Skipped: 51



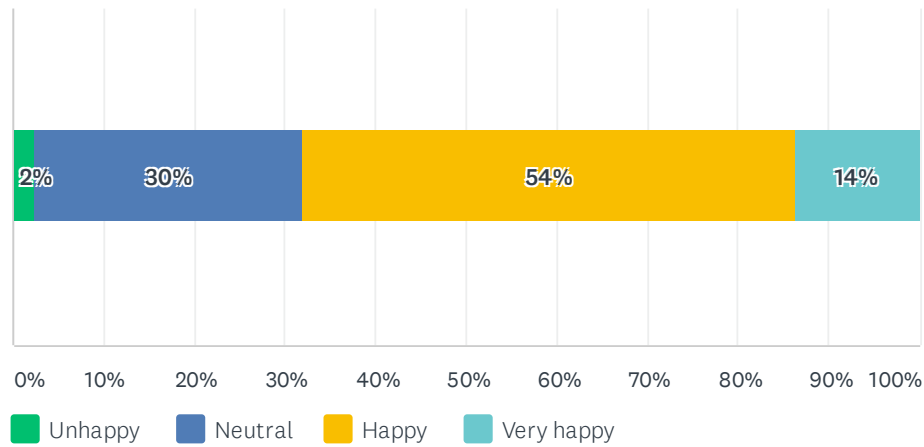
	NOT AT ALL	MINOR	MAJOR	TOTAL	WEIGHTED AVERAGE
Unaware of programs	23% 29	38% 48	40% 51	128	1.17
Family challenges to attending	56% 64	33% 38	11% 13	115	0.56
Not interested in programs	42% 49	42% 49	16% 18	116	0.73
Schedule conflicts	35% 43	39% 47	26% 32	122	0.91
Cost of participating	45% 53	33% 39	21% 25	117	0.76
Transportation to program	70% 81	23% 27	6% 7	115	0.36

#	OTHER (PLEASE SPECIFY)	DATE
1	Pickleball is the fastest growing sport in the world, and is extremely popular with seniors. Most Port Orchard sports programs are mostly for children and younger adults.	8/9/2020 8:31 PM
2	New to the area and found other areas of Kitsap County more welcoming to outsiders.	8/6/2020 11:44 AM
3	Just moved here from living all our lives in So. California	8/6/2020 9:26 AM

4	Must pay to go to Bremerton or Gig Harbor to play pickleball, swim, take water aerobics etc. WHY not in Port Orchard?	8/4/2020 7:57 PM
5	I offer hypothetical answers based on my experiences with other cities since I moved here a few months ago.	8/4/2020 7:22 PM
6	new to area and covid-19 restrictions	8/2/2020 10:55 AM
7	Have serious sensitivity to scents so rarely can be in a group setting and not cough or have asthma	7/31/2020 2:58 PM
8	NA	7/29/2020 7:15 PM
9	I enjoy the full range of activities offered by the YMCA in Silverdale	7/28/2020 12:57 PM
10	I'm disabled, and I don't leave home much.	7/28/2020 2:22 AM
11	YMCA for Port Orchard	7/27/2020 3:18 PM
12	N/A	7/27/2020 3:11 PM
13	Don't need anything from the City	7/27/2020 11:37 AM

Q8 If you have participated in a recreation program with any group in Port Orchard, how satisfied were you?

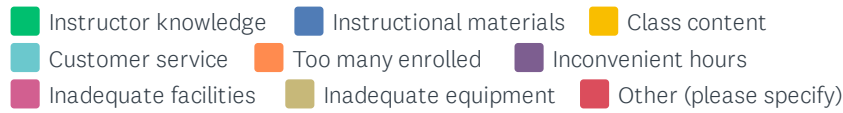
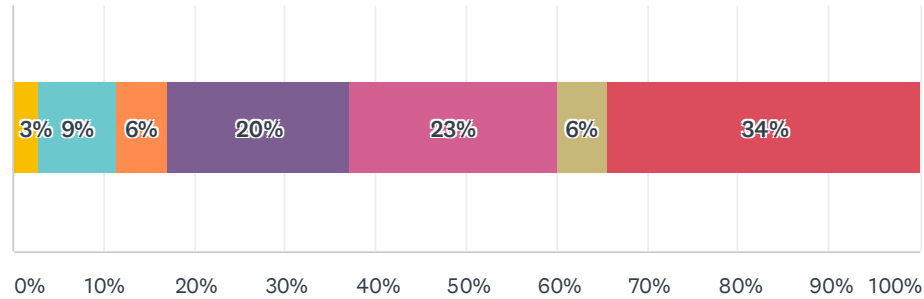
Answered: 125 Skipped: 63



ANSWER CHOICES	RESPONSES	
Unhappy	2%	3
Neutral	30%	37
Happy	54%	68
Very happy	14%	17
TOTAL		125

Q9 If you were unhappy with the program, what were the reasons?

Answered: 35 Skipped: 153



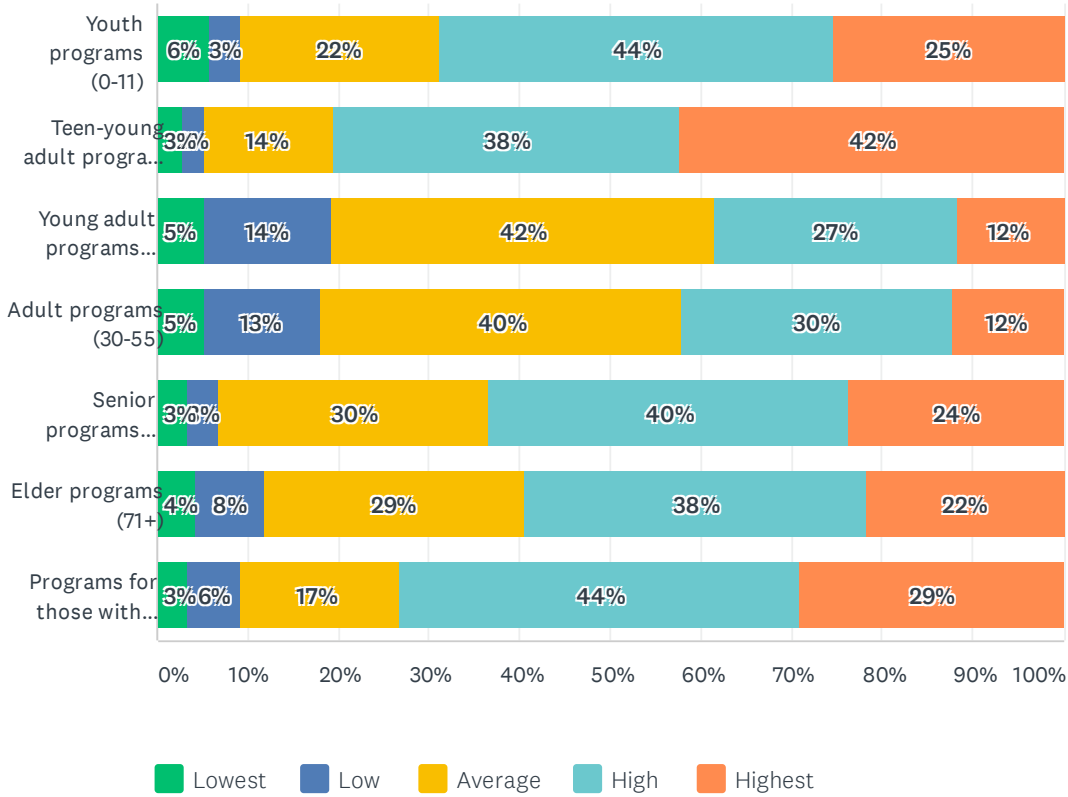
ANSWER CHOICES	RESPONSES
Instructor knowledge	0% 0
Instructional materials	0% 0
Class content	3% 1
Customer service	9% 3
Too many enrolled	6% 2
Inconvenient hours	20% 7
Inadequate facilities	23% 8
Inadequate equipment	6% 2
Other (please specify)	34% 12
TOTAL	35

#	OTHER (PLEASE SPECIFY)	DATE
1	Why not ask - What programs would you like to see in Port Orch. I spend all my time & money in other communities.	8/4/2020 7:57 PM
2	Mostly I'm unhappy about my body not being able to respond.	8/2/2020 10:56 AM
3	public pool that is clean and modern	7/31/2020 12:11 PM
4	The classes were canceled	7/31/2020 10:26 AM
5	N/A	7/31/2020 9:37 AM
6	I can't un-click this question so other it is	7/29/2020 4:30 PM
7	N/A	7/27/2020 3:11 PM
8	N/A	7/27/2020 2:44 PM
9	Volunteer base and support from the city	7/17/2020 9:13 PM
10	small boat boathouse is desireable....include high school rowing program?	7/6/2020 9:23 AM

11	Poor instruction/instructors without support and guidance from main program and subs	7/3/2020 6:47 AM
12	Volunteer base and support from the city	7/2/2020 6:13 AM

Q10 What priority would you give to have the following recreation programs provided by some organization in Port Orchard by age group?

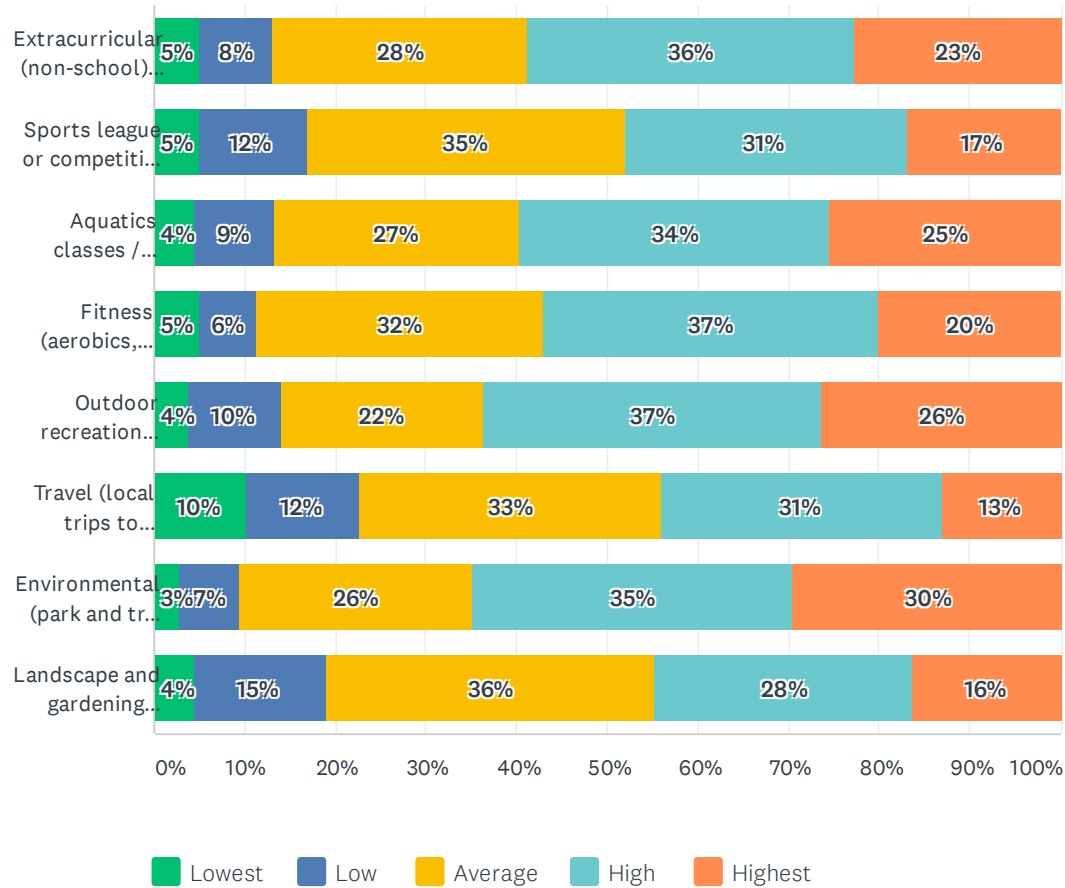
Answered: 182 Skipped: 6



	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Youth programs (0-11)	6% 10	3% 6	22% 38	44% 76	25% 44	174	3.79
Teen-young adult programs (11-21)	3% 5	2% 4	14% 25	38% 67	42% 74	175	4.15
Young adult programs (21-30)	5% 9	14% 24	42% 72	27% 46	12% 20	171	3.26
Adult programs (30-55)	5% 9	13% 22	40% 68	30% 51	12% 21	171	3.31
Senior programs (55-70)	3% 6	3% 6	30% 53	40% 71	24% 42	178	3.77
Elder programs (71+)	4% 7	8% 13	29% 49	38% 64	22% 37	170	3.65
Programs for those with disabilities	3% 6	6% 10	17% 30	44% 76	29% 50	172	3.90

Q11 What priority would you give to have some organization in Port Orchard to provide the following types of recreation programs?

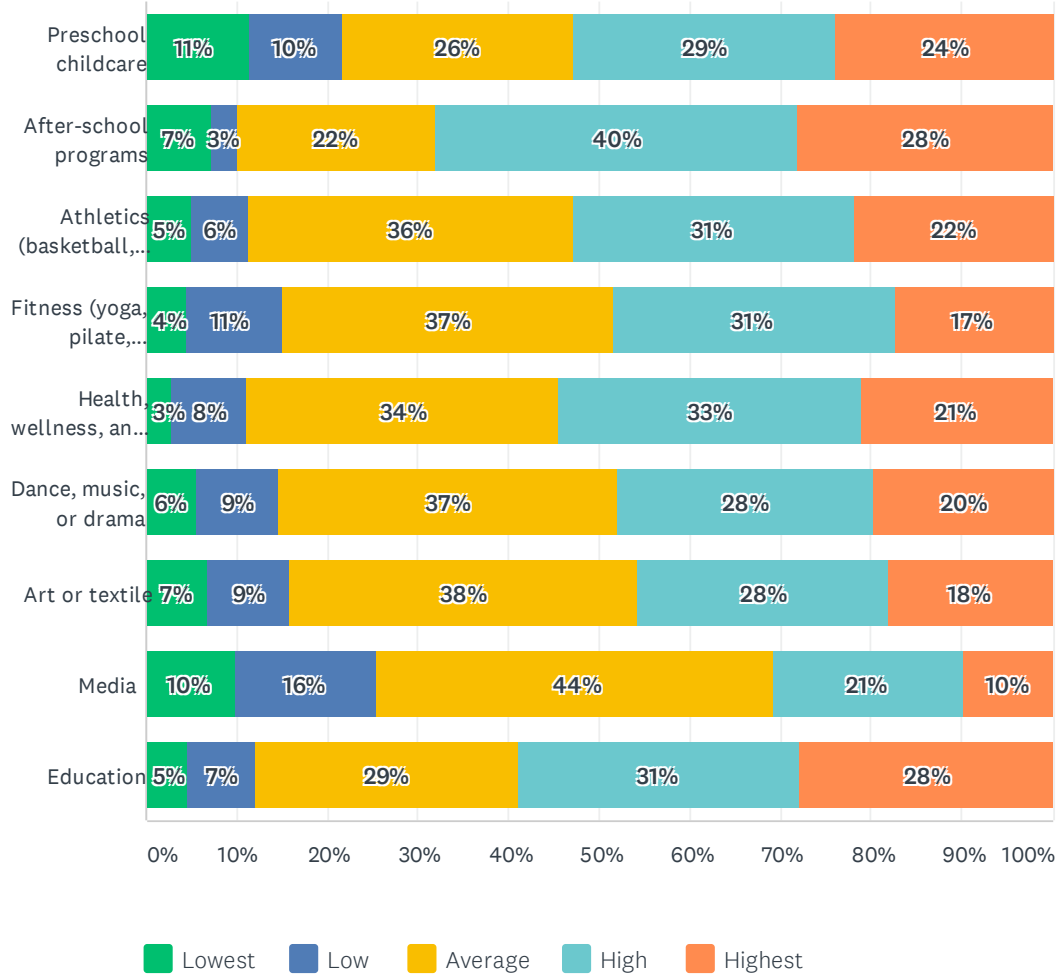
Answered: 183 Skipped: 5



	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Extracurricular (non-school) sports play	5% 9	8% 14	28% 50	36% 64	23% 40	177	3.63
Sports league or competition play	5% 9	12% 21	35% 62	31% 55	17% 30	177	3.43
Aquatics classes / programs	4% 8	9% 16	27% 49	34% 62	25% 46	181	3.67
Fitness (aerobics, cross-fit, weight lifting, personal training, etc.)	5% 9	6% 11	32% 57	37% 66	20% 36	179	3.61
Outdoor recreation (skiing, hiking, camping, rafting, golf, etc.)	4% 7	10% 18	22% 40	37% 67	26% 47	179	3.72
Travel (local trips to museums, exhibitions, parks, etc.)	10% 18	12% 22	33% 59	31% 55	13% 23	177	3.24
Environmental (park and trail maintenance, habitat restoration, etc.)	3% 5	7% 12	26% 46	35% 63	30% 53	179	3.82
Landscape and gardening classes or botanical arrangement	4% 8	15% 26	36% 65	28% 51	16% 29	179	3.37

Q12 What priority would you give to have some organization in Port Orchard to provide the following types of indoor programs?

Answered: 182 Skipped: 6

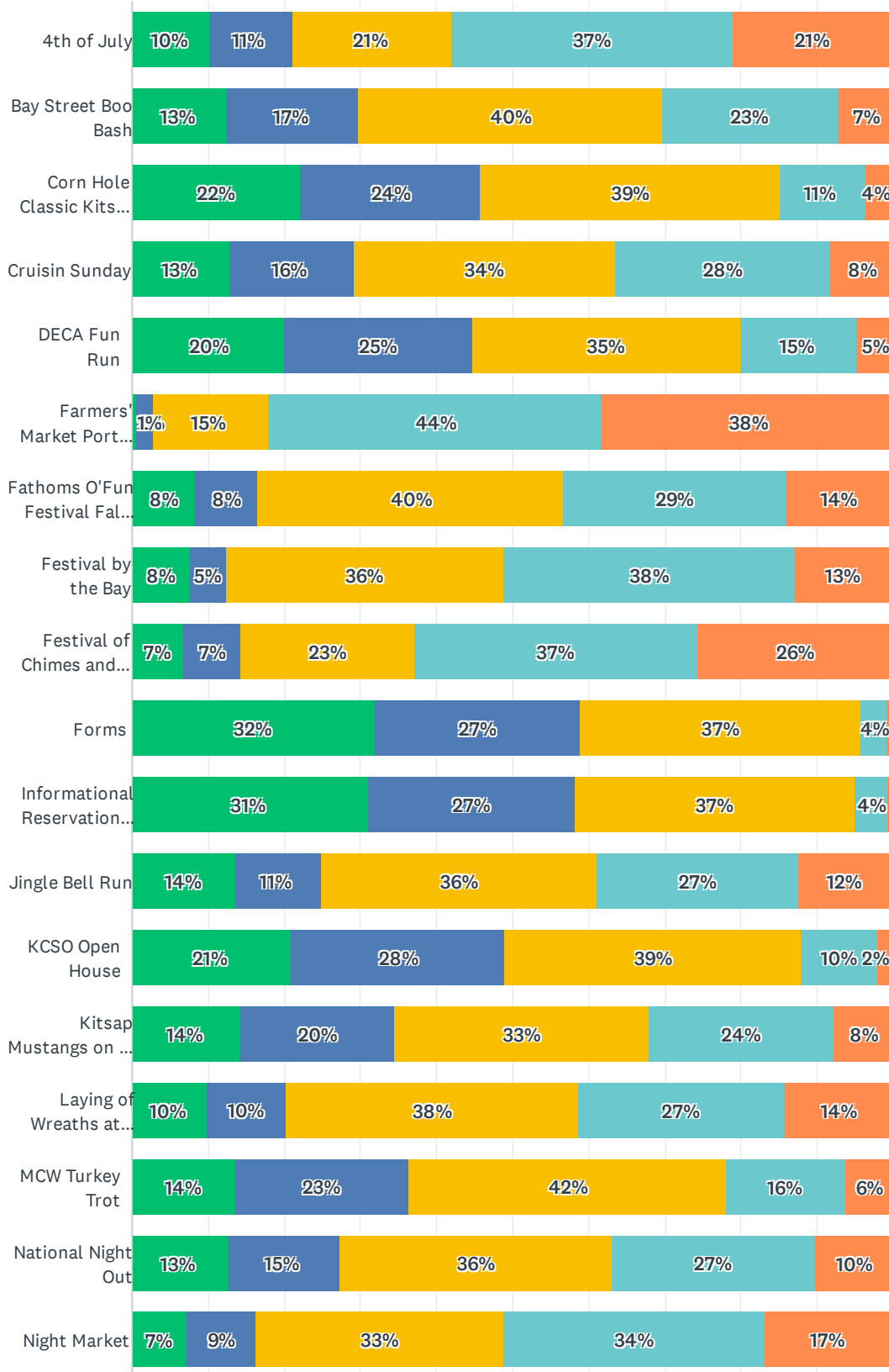


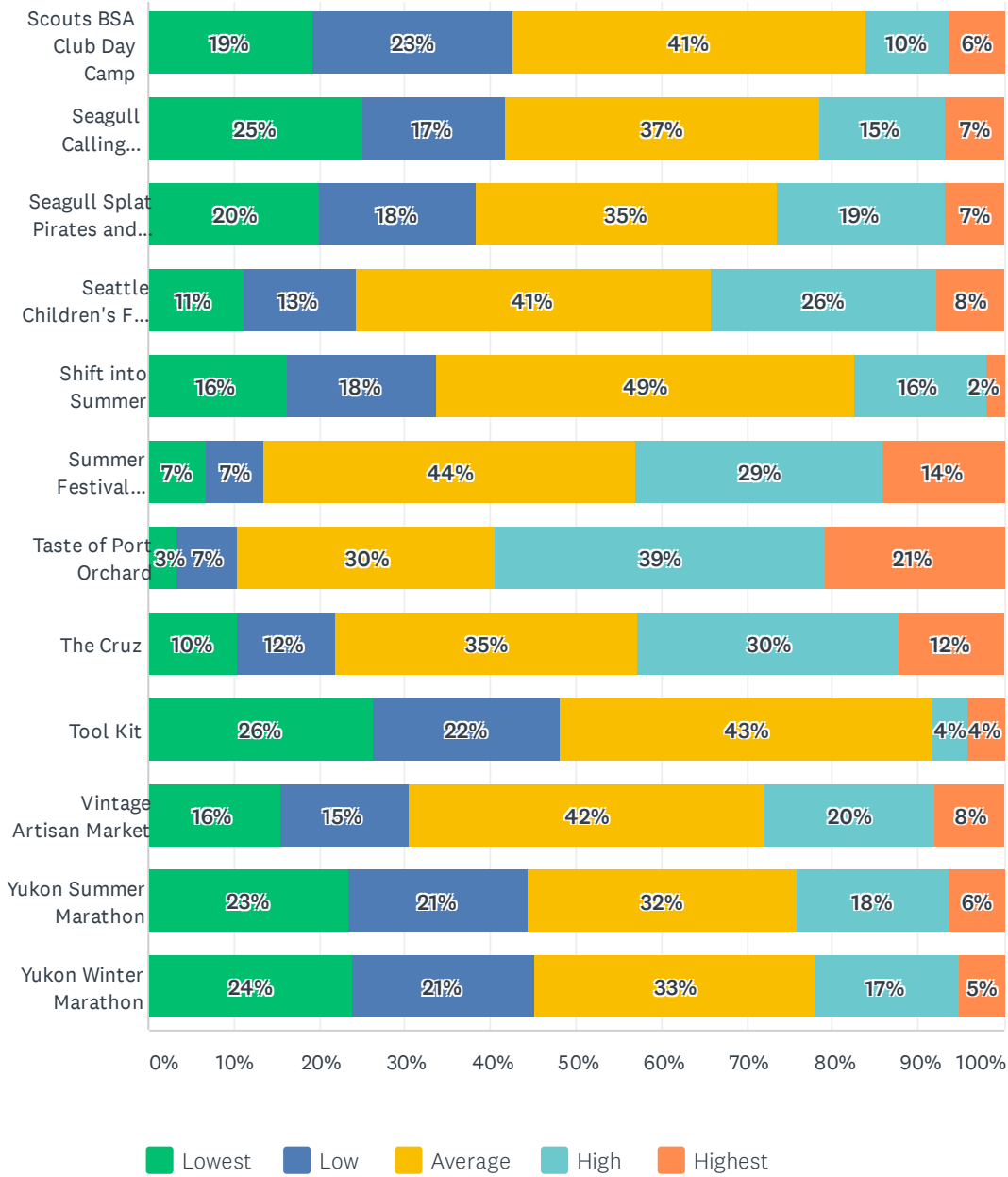
	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Preschool childcare	11% 20	10% 18	26% 45	29% 51	24% 42	176	3.44
After-school programs	7% 13	3% 5	22% 39	40% 71	28% 50	178	3.79
Athletics (basketball, handball, volleyball, etc.)	5% 9	6% 11	36% 64	31% 55	22% 39	178	3.58
Fitness (yoga, pilate, aerobics, etc.)	4% 8	11% 19	37% 66	31% 56	17% 31	180	3.46
Health, wellness, and nutrition	3% 5	8% 15	34% 62	33% 60	21% 38	180	3.62
Dance, music, or drama	6% 10	9% 16	37% 66	28% 50	20% 35	177	3.47
Art or textile	7% 12	9% 16	38% 68	28% 49	18% 32	177	3.41
Media	10% 17	16% 27	44% 75	21% 36	10% 17	172	3.05
Education	5% 8	7% 13	29% 51	31% 54	28% 49	175	3.70

#	OTHER (PLEASE SPECIFY)	DATE
1	People programs should be a priority	8/13/2020 8:14 AM
2	This needs to include PICKLEBALL	8/9/2020 8:31 PM
3	Pickleball Games	8/6/2020 9:56 AM
4	We need pickleball courts both indoors and outdoors. PICKLEBALL Courts! PICKLEBALL Courts!	8/4/2020 7:57 PM
5	Pickleball courts	8/3/2020 11:52 AM
6	Some programs are already provided in the community such as yoga, community choir, community theater. Would love to see adult dance classes, art classes, and more programs on nutrition and exercise.	8/1/2020 6:42 PM
7	teens in this area need more winter activities	7/28/2020 12:57 PM
8	YMCA for Port Orchard	7/27/2020 3:18 PM
9	Indoor activities are currently limited because of facilities. Most of the current programs are businesses based on making money.	7/17/2020 9:13 PM
10	Medical needs van for people who cant get to a clinic	7/2/2020 6:28 AM
11	These should be nonprofit organizations, not funded by the city unless self sufficient.	7/2/2020 6:13 AM

Q13 What priority would you give to attend the following types of events in Port Orchard?

Answered: 183 Skipped: 5





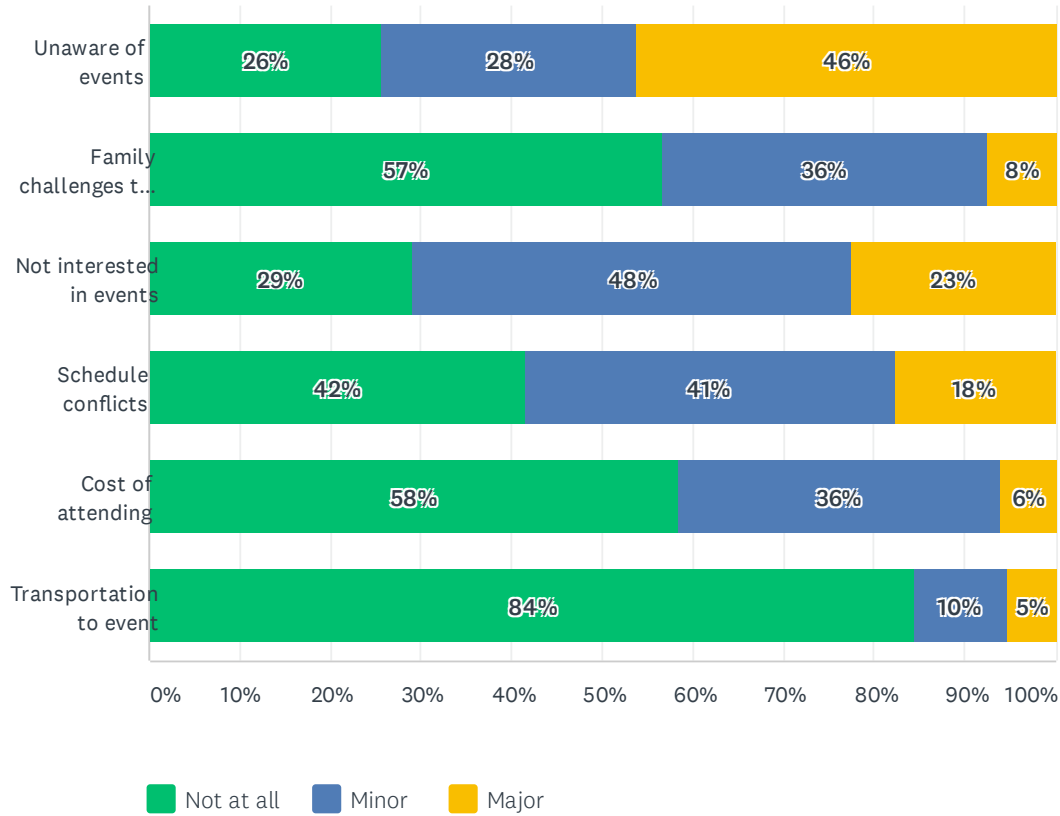
	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
4th of July	10% 18	11% 19	21% 37	37% 65	21% 37	176	3.48
Bay Street Boo Bash	13% 21	17% 29	40% 67	23% 39	7% 12	168	2.95
Corn Hole Classic Kitsap County	22% 37	24% 40	39% 66	11% 19	4% 6	168	2.51
Cruisin Sunday	13% 22	16% 28	34% 59	28% 49	8% 14	172	3.03
DECA Fun Run	20% 33	25% 41	35% 58	15% 25	5% 8	165	2.60
Farmers' Market Port Orchard	1% 1	2% 4	15% 27	44% 79	38% 69	180	4.17
Fathoms O'Fun Festival Fall Follies	8% 14	8% 14	40% 69	29% 50	14% 24	171	3.33
Festival by the Bay	8% 13	5% 8	36% 62	38% 65	13% 22	170	3.44
Festival of Chimes and Lights	7% 12	7% 13	23% 40	37% 65	26% 45	175	3.67
Forms	32% 45	27% 38	37% 52	4% 5	1% 1	141	2.14
Informational Reservation Forms	31% 44	27% 38	37% 52	4% 6	1% 1	141	2.16
Jingle Bell Run	14% 23	11% 19	36% 61	27% 45	12% 21	169	3.13
KCSO Open House	21% 31	28% 42	39% 58	10% 15	2% 3	149	2.44
Kitsap Mustangs on the Waterfront	14% 24	20% 34	33% 56	24% 41	8% 13	168	2.91
Laying of Wreaths at Retsil	10% 16	10% 17	38% 62	27% 44	14% 23	162	3.25
MCW Turkey Trot	14% 22	23% 36	42% 67	16% 25	6% 10	160	2.78
National Night Out	13% 21	15% 24	36% 59	27% 44	10% 17	165	3.07
Night Market	7% 12	9% 15	33% 54	34% 57	17% 28	166	3.45
Scouts BSA Club Day Camp	19% 30	23% 36	41% 64	10% 15	6% 10	155	2.61
Seagull Calling Festival	25% 41	17% 27	37% 60	15% 24	7% 11	163	2.61
Seagull Splat Pirates and Crew Regata	20% 32	18% 29	35% 56	19% 31	7% 11	159	2.75
Seattle Children's For the Love of Children	11% 17	13% 20	41% 63	26% 40	8% 12	152	3.07
Shift into Summer	16% 24	18% 26	49% 72	16% 23	2% 3	148	2.70

Summer Festival Weekend and Parade	7% 11	7% 11	44% 71	29% 47	14% 23	163	3.37
Taste of Port Orchard	3% 6	7% 12	30% 52	39% 67	21% 36	173	3.66
The Cruz	10% 17	12% 19	35% 58	30% 50	12% 20	164	3.23
Tool Kit	26% 38	22% 32	43% 63	4% 6	4% 6	145	2.38
Vintage Artisan Market	16% 25	15% 24	42% 67	20% 32	8% 13	161	2.90
Yukon Summer Marathon	23% 37	21% 33	32% 50	18% 28	6% 10	158	2.63
Yukon Winter Marathon	24% 37	21% 33	33% 51	17% 26	5% 8	155	2.58

#	OTHER (PLEASE SPECIFY)	DATE
1	PLEASE! Let's do NO personal fireworks allowed and have old fashion family picnic and firework display put on by the city	8/21/2020 1:51 PM
2	I'm unaware of some of these but will check them out.	8/6/2020 10:26 AM
3	Pickleball	8/6/2020 9:56 AM
4	Cannot answer	8/6/2020 9:26 AM
5	If I had knowledge of these events in Port Orchard, I would attend. How would the public learn about such events?	8/4/2020 7:57 PM
6	The Halloween festivities are a lifesaver! A safe community to take my kids too thats close by and where I can be with them & we all have fun.	8/3/2020 1:13 PM
7	Once you build more multi-use courts that are lined for Pickleball, then tournaments could be scheduled! Check out the 2019 Founders Day Pickleball Tournament on Bainbridge.	8/3/2020 11:52 AM
8	There should be an "I don't know" choice. I don't know about most of these events.	7/30/2020 10:09 AM
9	YMCA	7/27/2020 3:18 PM
10	Lots of these I have not heard of, so they scored low, but if I knew more about them they might have scored higher.	7/27/2020 3:11 PM

Q14 If you have not attended any special events in Port Orchard, what are the reasons?

Answered: 138 Skipped: 50



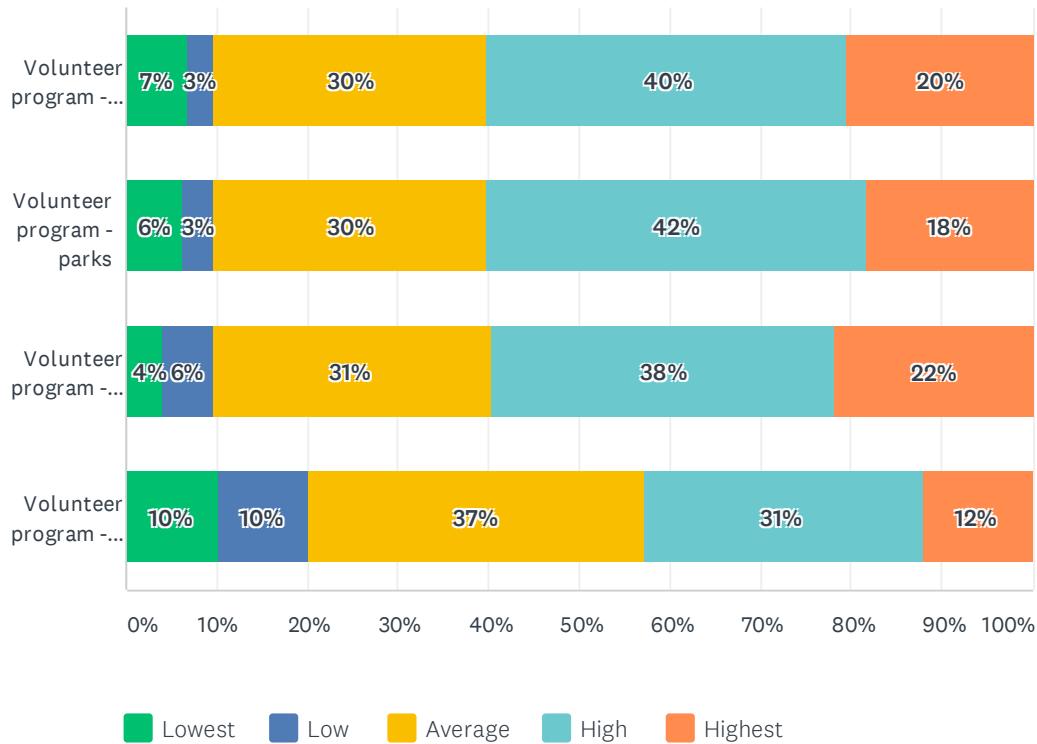
	NOT AT ALL	MINOR	MAJOR	TOTAL	WEIGHTED AVERAGE
Unaware of events	26% 34	28% 37	46% 61	132	1.20
Family challenges to attending	57% 68	36% 43	8% 9	120	0.51
Not interested in events	29% 36	48% 60	23% 28	124	0.94
Schedule conflicts	42% 52	41% 51	18% 22	125	0.76
Cost of attending	58% 69	36% 42	6% 7	118	0.47
Transportation to event	84% 98	10% 12	5% 6	116	0.21

#	OTHER (PLEASE SPECIFY)	DATE
1	Advertise the events ahead of time using the different media avail.	8/13/2020 8:14 AM
2	parking!!!	8/10/2020 12:49 PM
3	We usually hear about the events too late or the day of.	8/3/2020 1:13 PM
4	new to area covid restrictions	8/2/2020 10:55 AM

5	I haven't attended most of these because I have never heard of them.	8/1/2020 6:42 PM
6	NA	7/29/2020 7:15 PM
7	Parking	7/5/2020 12:04 PM
8	Poor city planning on event space, guidances for parking, traffic and pedestrian issues are poorly executed	7/3/2020 6:47 AM

Q15 If it were possible, what priority would you give to have some organization in Port Orchard to provide the following types of volunteer opportunities?

Answered: 181 Skipped: 7



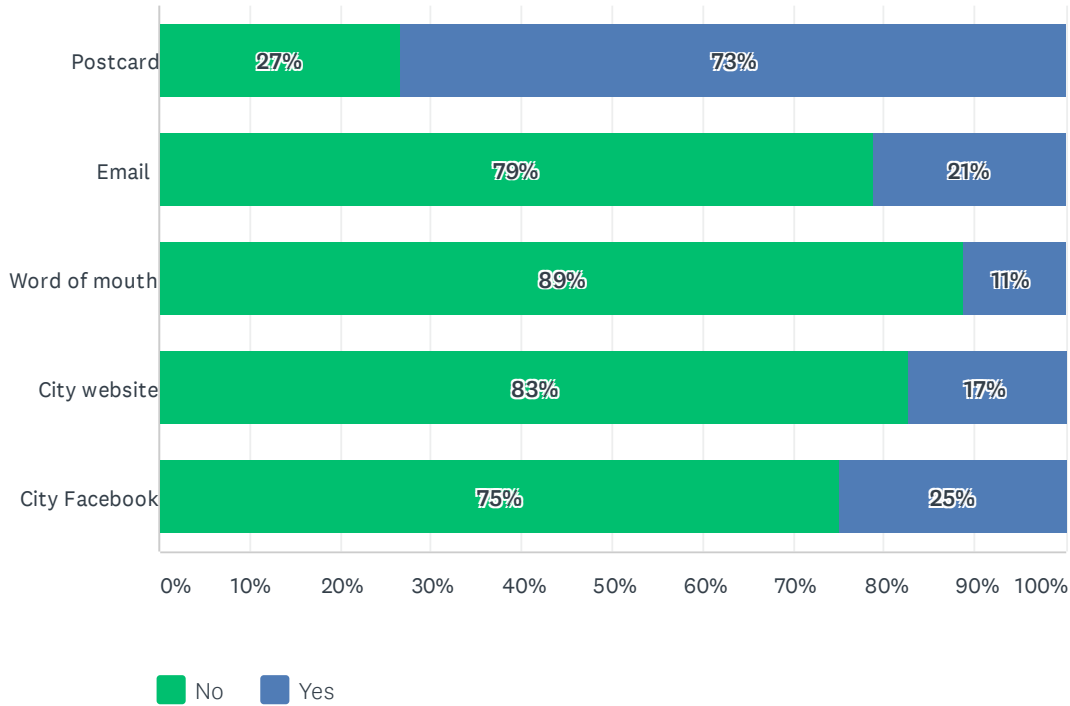
	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Volunteer program - trails	7% 12	3% 5	30% 53	40% 70	20% 36	176	3.64
Volunteer program - parks	6% 11	3% 6	30% 53	42% 74	18% 32	176	3.63
Volunteer program - recreation (youth, adult, and senior programs)	4% 7	6% 10	31% 55	38% 67	22% 39	178	3.68
Volunteer program - cultural services (special event)	10% 18	10% 17	37% 65	31% 54	12% 21	175	3.25

#	COMMENTS	DATE
1	Just make sure that the parks are clean and safe of needles and trash, picking up the trash Port Orchard is a big abuser of this, trash cans over flowing, and other	8/13/2020 8:14 AM
2	If there are these types of volunteer oppotunities already in existence, I am not aware of them.	8/10/2020 2:07 PM
3	I think volunteer programs should be encouraged and made known.	8/6/2020 10:26 AM
4	Sorry, at 86 I'm not too perky any more	8/2/2020 10:56 AM
5	I would volunteer for any of the above	7/28/2020 5:24 PM
6	homework help for elementary through high school	7/28/2020 12:57 PM

7	hes provide opportunities besides food bank	7/27/2020 3:18 PM
8	Needs medical volunteers for the homeless	7/2/2020 6:28 AM

Q16 How did you find out about this survey?

Answered: 182 Skipped: 6

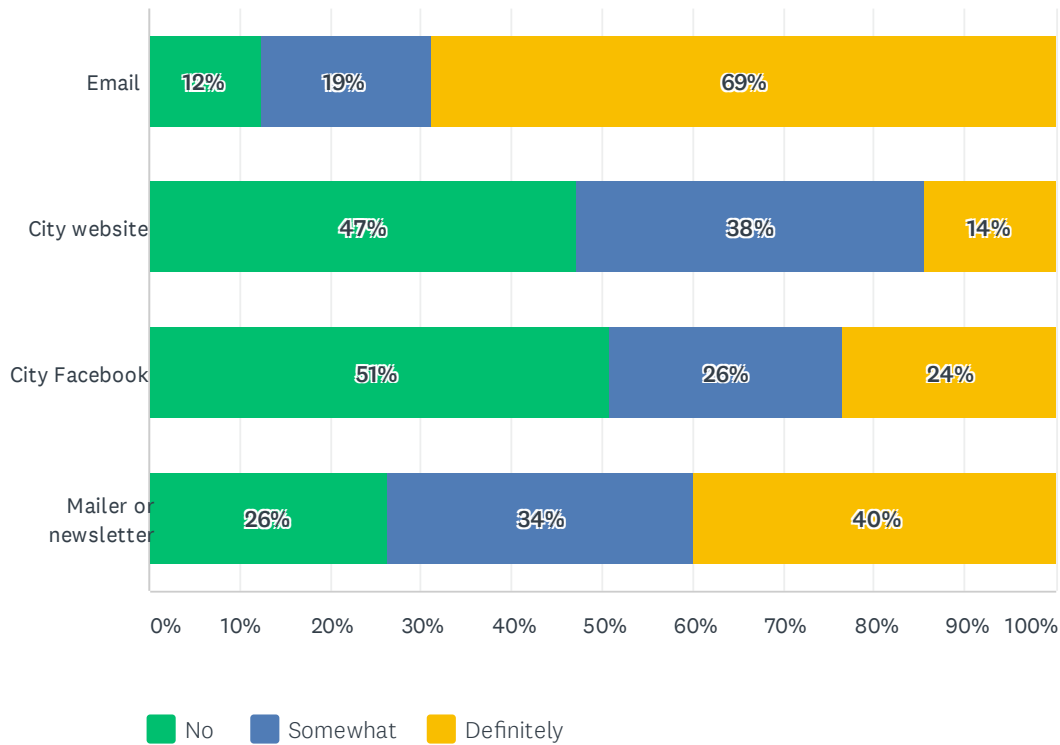


	NO	YES	TOTAL	WEIGHTED AVERAGE
Postcard	27% 41	73% 112	153	0.00
Email	79% 97	21% 26	123	0.00
Word of mouth	89% 103	11% 13	116	0.00
City website	83% 96	17% 20	116	0.00
City Facebook	75% 87	25% 29	116	0.00

#	OTHER (PLEASE SPECIFY)	DATE
1	The one tennis court net in Van Zee Park has been missing for well over a year. Please replace it!! Evidence of homeless people living in South Kitsap Park was disturbing.	8/10/2020 12:59 PM
2	Pickleball group sent the link to all on the Pickleball list	8/3/2020 11:52 AM
3	I was tagged in the post	7/28/2020 7:27 PM
4	POBSA	7/17/2020 1:22 PM
5	POBSA	7/17/2020 12:48 PM

Q17 Which of the following methods is the best way to communicate with you?

Answered: 179 Skipped: 9

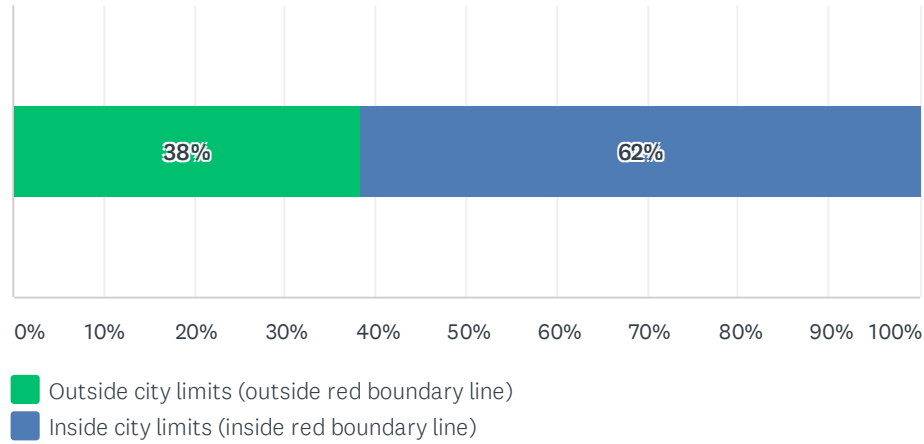


	NO	SOMEWHAT	DEFINITELY	TOTAL	WEIGHTED AVERAGE
Email	12% 21	19% 32	69% 117	170	1.56
City website	47% 65	38% 53	14% 20	138	0.67
City Facebook	51% 71	26% 36	24% 33	140	0.73
Mailer or newsletter	26% 38	34% 49	40% 58	145	1.14

#	OTHER (PLEASE SPECIFY)	DATE
1	City signage	7/29/2020 4:30 PM

Q18 Where do you live - inside or outside of city limits (see reference map at the beginning of the survey)?

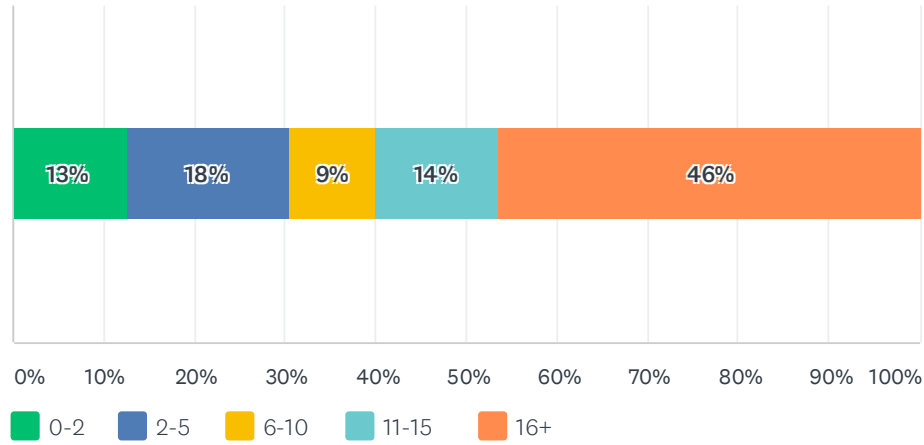
Answered: 185 Skipped: 3



ANSWER CHOICES	RESPONSES	
Outside city limits (outside red boundary line)	38%	71
Inside city limits (inside red boundary line)	62%	114
TOTAL		185

Q19 How many years have you lived in Port Orchard?

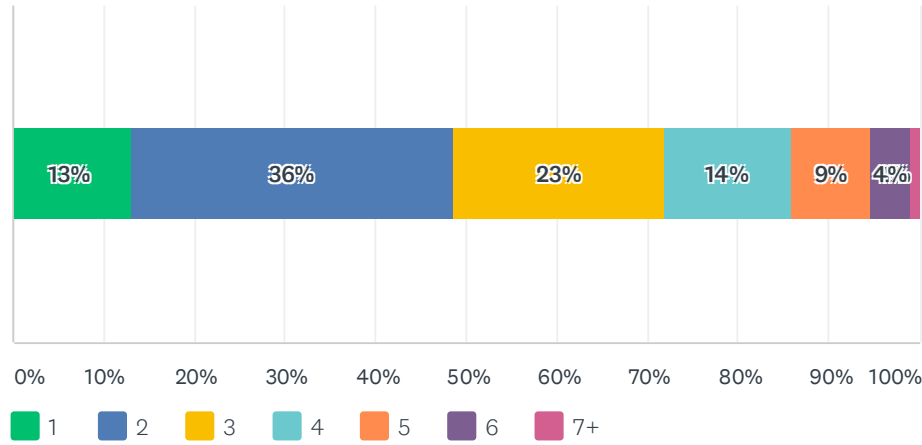
Answered: 183 Skipped: 5



ANSWER CHOICES	RESPONSES
0-2	13% 23
2-5	18% 33
6-10	9% 17
11-15	14% 25
16+	46% 85
TOTAL	183

Q20 How many people are in your household?

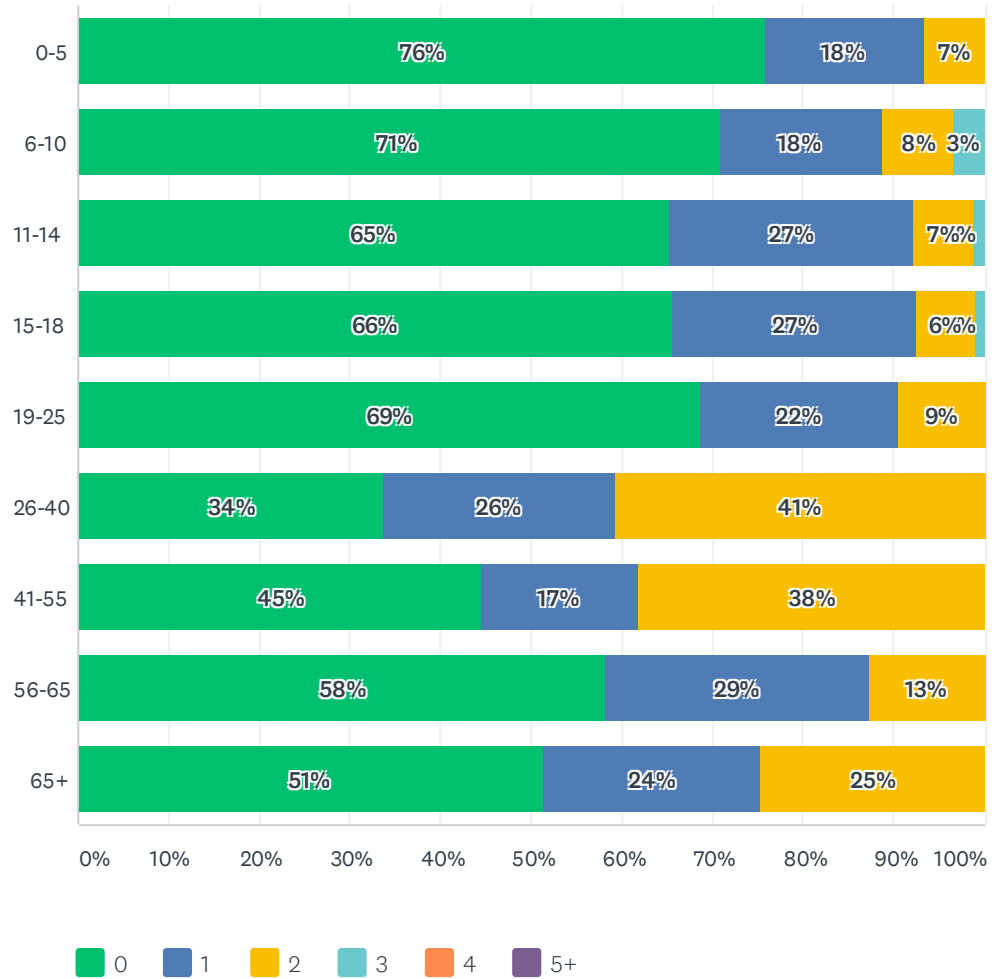
Answered: 185 Skipped: 3



ANSWER CHOICES	RESPONSES	
1	13%	24
2	36%	66
3	23%	43
4	14%	26
5	9%	16
6	4%	8
7+	1%	2
TOTAL		185

Q21 How many members in your household are in the following age groups?

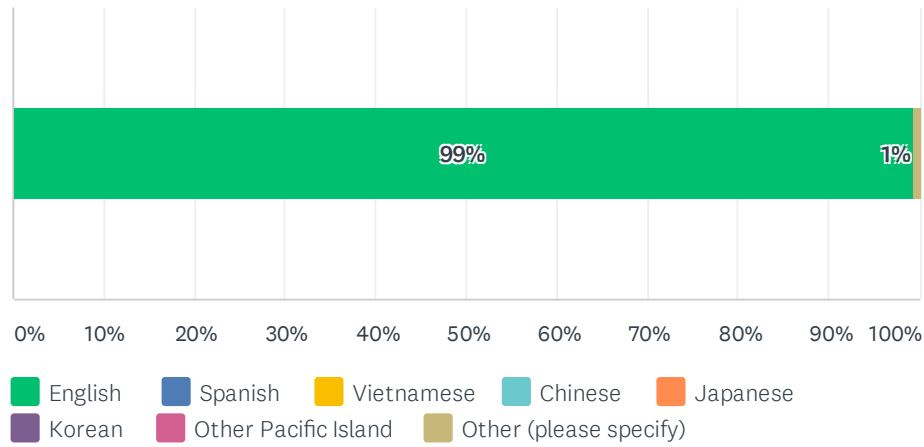
Answered: 183 Skipped: 5



	0	1	2	3	4	5+	TOTAL	WEIGHTED AVERAGE
0-5	76% 69	18% 16	7% 6	0% 0	0% 0	0% 0	91	0.31
6-10	71% 63	18% 16	8% 7	3% 3	0% 0	0% 0	89	0.44
11-14	65% 58	27% 24	7% 6	1% 1	0% 0	0% 0	89	0.44
15-18	66% 61	27% 25	6% 6	1% 1	0% 0	0% 0	93	0.43
19-25	69% 66	22% 21	9% 9	0% 0	0% 0	0% 0	96	0.41
26-40	34% 33	26% 25	41% 40	0% 0	0% 0	0% 0	98	1.07
41-55	45% 49	17% 19	38% 42	0% 0	0% 0	0% 0	110	0.94
56-65	58% 60	29% 30	13% 13	0% 0	0% 0	0% 0	103	0.54
65+	51% 56	24% 26	25% 27	0% 0	0% 0	0% 0	109	0.73

Q22 What language do the members in your household speak at home?

Answered: 185 Skipped: 3

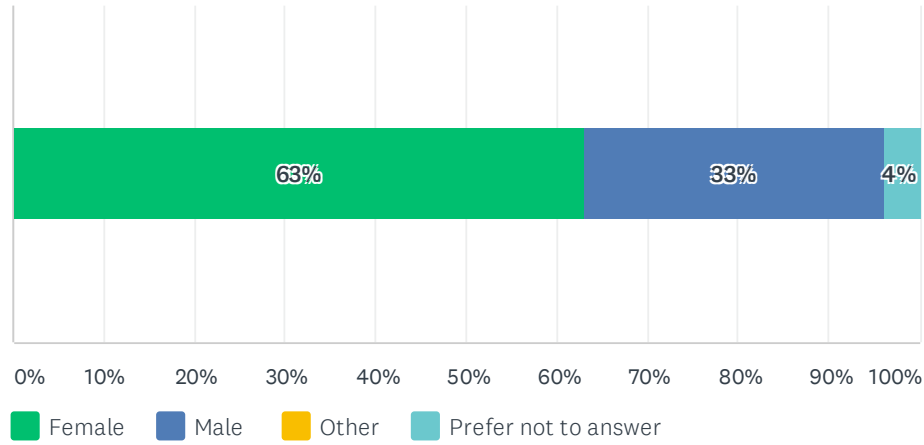


ANSWER CHOICES	RESPONSES	
English	99%	184
Spanish	0%	0
Vietnamese	0%	0
Chinese	0%	0
Japanese	0%	0
Korean	0%	0
Other Pacific Island	0%	0
Other (please specify)	1%	1
TOTAL		185

#	OTHER (PLEASE SPECIFY)	DATE
1	English, Spanish, German, ebonics	7/27/2020 6:39 PM

Q23 What is your gender?

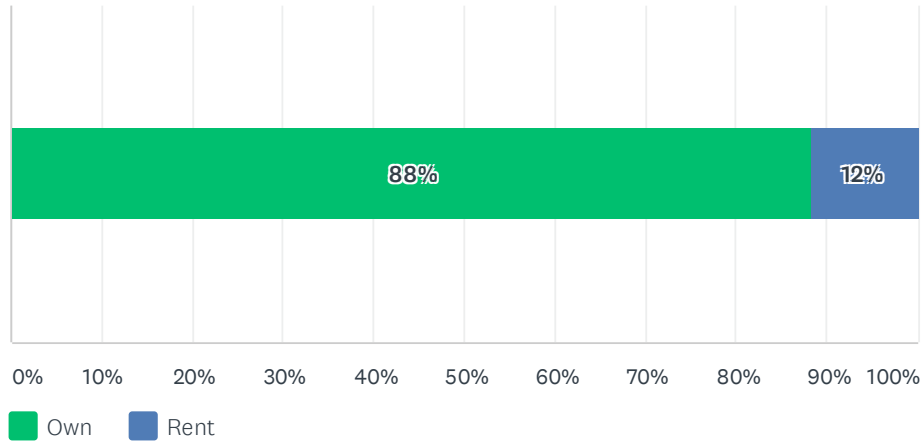
Answered: 184 Skipped: 4



ANSWER CHOICES	RESPONSES	
Female	63%	116
Male	33%	61
Other	0%	0
Prefer not to answer	4%	7
TOTAL		184

Q24 What is your current housing situation?

Answered: 181 Skipped: 7



ANSWER CHOICES	RESPONSES	
Own	88%	160
Rent	12%	21
TOTAL		181

Q25 Do you have any suggestions or recommendations concerning the development of parks, recreation, and open space in Port Orchard?

Answered: 82 Skipped: 106

#	RESPONSES	DATE
1	I would like to see the downtown waterfront continue to be re-claimed for public parks/use. Less dumpsters and car lots, more like a waterfront park. It is in process, but that's my priority. That and Banner Forrest are close to my heart!	8/22/2020 7:35 PM
2	Pullup bars and fitness stations would be nice	8/16/2020 1:11 PM
3	Do not use the open space for the homeless. Have more of a say and do not let Bremerton take over the city of Port Orchard. Fix the wooden walk way with the nails coming up before someone get hurt.	8/13/2020 8:14 AM
4	a facility to host sporting events/tournaments would bring money into the town- visiting our restaurants etc.	8/11/2020 10:43 PM
5	We need parking garages in downtown Port orchard!!	8/10/2020 12:49 PM
6	There is a huge need especially in the winter for an indoor space for PICKLEBALL players. It can be a multiuse space which is shared with basketball. All is needed is a hard floor, a portable net and lines painted. There are currently no PUBLIC outdoor pickleball courts in Port Orchard or S. Kitsap. Tennis courts can easily be multiuse spaces for pickleball. Contact the YMCA for more information on indoor multi-court use, and Gig Harbor parks for their outdoor multi-court use.	8/9/2020 8:31 PM
7	Love the changes that have been made and the plans you have put out there for the future. Would love to see a YMCA in South Kitsap!	8/6/2020 9:43 PM
8	My purpose in taking this survey, was to make a point about lack of parking to support already established facilities. I do not think Port Orchard should end up like Poulsbo. Parking is filled to the max. Currently there is not sufficient parking to support the boat ramp. There is "illegal" parking at the old Lighthouse Restaurant. Of course, that is going away. And the proposal for that property, indicates there will be one sport to support the Coffee Shop on the main floor of the condos. In closing, you can have all these wonderful activities, but if people have no parking, the activities will not be used.	8/6/2020 2:11 PM
9	Keep waterfront very accessible to community. I came from the Seattle Green Lake area and having a lake with a path around it is of great value. I was unaware of Square Lake until this survey. It looks like a diamond in the rough for future generations. I feel Port Orchard has great future potential!	8/6/2020 10:26 AM
10	Please develop more indoor and outdoor pickleball courts! This is a sport that is played by all age groups and there are barely any courts available.	8/6/2020 9:56 AM
11	I enjoy the walking/hiking trails but would like to see more bike trails/lanes	8/5/2020 4:03 PM
12	Port Orch. need pickleball courts for indoor & outdoor use. Also public swimming pool.I spend most of my time & money at facilities in Bremerton & Gig Harbor. I pay to play pickleball at Recreation Center on Lebo Dr, 3-4 days per week, \$3 per day & monthly fee at YMCA. That money should be spent in my neighborhood.	8/4/2020 7:57 PM
13	I would love to see more safe walking and biking paths. I recently tried to walk around town with my neice in a stroller and I became quite educated about the lack of sidewalks on large sections of Bethel and Mitchell and elsewhere. I really like the walking path along the waterfront. In towns like Pullman and Richland (where I've previously lived) there were more walking options to travel around town and it was much easier to walk and bike safely with children.	8/4/2020 7:22 PM
14	Add outdoor and indoor pickleball courts	8/4/2020 5:51 PM

15	yes I do. Are there specific meetings one might attend for park info and where we go in the future. Is that at City council meetings or..... I go to dog parks. Our parks a sad.	8/4/2020 11:21 AM
16	Not at this time.	8/4/2020 10:59 AM
17	Make the parks equitable regardless of the area of the park (I.e. the Givens playground as compared to the McCormick Woods splash pad/playground). Let's go PO!	8/4/2020 10:54 AM
18	Can we add more sidewalks??? This is the only place I've lived without them in our neighborhood! (Even in rural Oklahoma, Hawaii, Kuwait & Bahrain)	8/4/2020 10:28 AM
19	I love living in PO. The downtown area needs to continue to spruce up though! There are too many junk shops and not enough night-life/dining/enjoyment areas around Bay Street. The empty buildings need to go and we need to welcome in family friendly entertainment. Also we have so many young professionals moving here for the SY... they love to spend money on nice restaurants, breweries, and bars. Keep improving!	8/4/2020 10:19 AM
20	We need a YMCA! We need a good spray park.	8/4/2020 5:00 AM
21	Emphasizing on programs that develop the youth, foster the elderly, and revitalize our natural recreation is the primary recommendation I can provide. It'll allow the youth to be more attuned with the natural environment (keeping them active and ensuring that the future prosperity of our natural resources is provided through the interest of the youth) and heavily stimulate their personal development, to include their mental and physical health. Meanwhile, providing to the elderly will provide an improved quality of life to the long-term residents of our municipality; a final quality of life that is well deserved especially to those without family nearby.	8/3/2020 10:17 PM
22	I wasn't even aware some of the city parks on the map existed, so perhaps better advertising of the parks.	8/3/2020 7:47 PM
23	Keep the homeless people from sleeping in the parks and dirtying them up with their trash so that it's safe for families with children to enjoy the parks. I avoid taking my grandchildren to certain areas because the trash is getting bad and it feels unsafe with people hanging around and sleeping in their cars and sometimes in tents or even just in a sleeping bag on the ground.	8/3/2020 5:56 PM
24	I think that creating and maintaining parks should be the top priority followed by acquiring and maintaining open space.	8/3/2020 4:00 PM
25	Getting the word out for community events! A club for local Port Orchardians hikers/trail lovers/enviornmentalists to not only hang out together monthly, but also work together to keep our trails safe & clean.	8/3/2020 1:13 PM
26	Highly consider more multi-use courts lined for a variety of activities, a big one being pickleball. P'ball nets could be brought in and placed on the courts.	8/3/2020 11:52 AM
27	We LOVE the new park on Old Clifton! It's nice for families! We wish the library were in a more accessible location and that it felt more friendly for families (my friend's child was assaulted there by a mentally ill patron, so we use the library in Gig Harbor). We'd also love to see a YMCA here!	8/2/2020 6:17 PM
28	1. On the Bay Street waterfront park, you never installed the bench on the slab (near the Ford car wash). 2. I've noticed a lot more homeless people. But no facilities available to them. Suggestion: outdoor kennel, chain link fenced with an GFI electrical outlet for a heated blanket.	8/2/2020 6:04 PM
29	Joint operations with churches and non-profits should be encouraged.	8/2/2020 3:39 PM
30	Appreciate the way the workers keep the grass cut at Veteran's Memorial Park	8/2/2020 10:56 AM
31	I would like to see more wide, paved paths for walking/non-motorized vehicles.	8/1/2020 6:42 PM
32	Idea- Create a "Quest book" (Valley Quest Program-www.valleyquest.org) for the various parks and open spaces and other free areas (cemetery). The book is a map of local areas with information about each area. The quests are clues to explore the area with sometimes information about the area. Follow the clues to find the hidden stamp, stamp the book and send in the complete stamp page to receive a patch. I purchased a quest book on vacation in Oregon and had a great time exploring new areas that I would have otherwise not known about. The quest book could introduce citizens and visitors to our area, increasing usage and potential tourism.	8/1/2020 11:05 AM
33	More accessible beach areas & waterfront trails.	8/1/2020 10:51 AM

34	Keep working on extending the waterfront walking path	7/31/2020 6:31 PM
35	I use the dog parks and I don't think they were included in the survey? I go to Howe dog park 3 times per week and Bandix once every 2 weeks. I live by the pocket park at the north end of Veteran's memorial park and would like to see the Basketball half court have a net for the neighborhood kids and a playground like it used to have. Lots of poor kids in the neighborhood and they play in that small, fenced park	7/31/2020 2:58 PM
36	have sidewalks on Sidney road all the way to Albertsons to Tremont	7/31/2020 12:11 PM
37	We would love to see a community pool with slides and a little kids area. More splash pads. More security features at parks (cameras)	7/31/2020 9:37 AM
38	I would concentrate on the waterfront; get as much of it as possible for public land, for parks, water parks, why not a salt water pool? Little beaches. And of course long rambling walks etc.	7/30/2020 7:48 PM
39	Parks: McCormick woods park is awesome, etta/spinny park on waterfront is awesome. Howe Farm is A-MAZE-ING. More dog space would be awesome. I'd really like to see another splash pad/park also. A public pool/swim facility (indoor for year round or outdoor for summer) would be SWEET. Re Downtown... Our downtown is so cute, but.... Do we really need 16 antique stores? We have no tourism draws. Couple good restaurants but i'd love to see some more draws to the local economy and some more things that I can do with kids (half the antique stores are owned by crotchety elderly people that are not kid friendly and/or friendly to anyone else either).	7/30/2020 5:53 PM
40	Please focus resources on beautification along waterfront bike/walking path. My wife and I love to walk and bike that path, and dream of a future when fun shops and businesses are open right along the path. Downtown Port Orchard has improved so much in recent memory! Thank you!	7/30/2020 5:43 PM
41	Don't take people's property to create something	7/30/2020 5:05 PM
42	Install Pickleball courts at any of the tennis courts in Port Orchard	7/30/2020 4:26 PM
43	Great work on McCormick Village Park! walking trails and facilities terrific. Kudos for dog park. Please develop more open space parks of this type that can be used year round and accessible to all. Please expand (purchase or through grants) open green spaces to preserve and maintain or unique rural character. Perfect example is newly acquired Coulter Creek County Park.... perhaps also acquisition of open space near airport for additional green space. Work to improve waterfront access along beach drive extending eastward and west if possible towards Gorst. Encourage removal of derelict properties along Bay Street to extend walking and bike trail to Lighthouse Point. This is a real asset for the city and can bring more folks downtown.	7/30/2020 3:45 PM
44	I love the parks and trails we have now. They're very friendly and I feel I can be myself in them. They have a relaxed atmosphere, and I'm proud of that. I wouldn't change them for the world.	7/30/2020 12:29 PM
45	Baseball fields turfed, a complex like seihmel.	7/29/2020 8:34 PM
46	NA	7/29/2020 7:15 PM
47	i think of my grandkids when i fill out this survey because i spend a lot of time with thm	7/29/2020 7:45 AM
48	I was happy to see that plastic dog pickup bags were added to the Givens field. It would be nice to see some kind on enforcement for people who don't clean up after their pets. Not sure how that could be done but hate to see the filth left by the people who don't. Stopped going to Central/Clayton park because of all the dog feces not picked up.	7/29/2020 6:48 AM
49	Playgrounds at van zee and trail maintenance throughout, swimming pool and community center would be great.	7/28/2020 8:30 PM
50	I'd like to see disc golf at South Kitsap Regional Park or Harper Park	7/28/2020 7:27 PM
51	yes a park should be created at the 1st corner of Beach Drive	7/28/2020 7:26 PM
52	Add some Pickleball courts	7/28/2020 6:15 PM
53	More pickleball courts! Preferably in South Kitsap Regional Park.	7/28/2020 6:04 PM

54	"Keep on truckin!"	7/28/2020 3:34 PM
55	I am concerned that the wonderful water view we have driving through Port Orchard is going to be lost as high rise building are coming soon. We need to preserve the waterfront view for all of South Kitsap and visitors who drive down Bay Street and Beach drive. More pocket parks, like the one by the motel should be planned.	7/28/2020 12:57 PM
56	Covid 19 safeguards have impacts that make some of the answers skew negative.	7/28/2020 12:20 PM
57	As previously noted, my family and I are avid bicyclists. We own the Indoor BMX race track just outside city limits and have seen first hand how involvement with BMX and bicycles, for kids teens and adults that just aren't interested in typical team sports, can improve overall fitness, quality of life and confidence. Highly recommend researching putting a Velo Solutions Pump Track in town. Could easily fit at SK Regional Park, but I feel Givens, Rotary or Van Zee would be just as good. Once completed, it is not a very big footprint, and they are customizable for size.	7/27/2020 8:42 PM
58	South Kitsap Regional Park is a treasure! We are impressed with skate board facility particularly with its users - they are very kind and patient with the younger children. Our parks must provide a broad choice of activities for our young adults. But activities won't work without good communications of upcoming events.	7/27/2020 7:16 PM
59	More walkable paths. Bay Street and Beach Drive. Paths-bike to Bremerton	7/27/2020 6:39 PM
60	The the homeless out of South Kitsap Community Park.	7/27/2020 5:10 PM
61	Port Orchard. Why cant you use some of these spaces for YMCA spaces	7/27/2020 3:18 PM
62	I love the new boardwalk. I think more trails would be nice and I would love to see that boardwalk expand.	7/27/2020 3:11 PM
63	Better advertising	7/27/2020 2:48 PM
64	A lap swimming pool would be great	7/27/2020 2:44 PM
65	sell the parks that aren't used	7/27/2020 11:37 AM
66	Port Orchard desperately needs a waterfront trail for biking that is many miles long. They need a public leisure pool that is warm enough for kids. The high school pool is freezing because it's meant for laps. Biking trails are desperately needed. The streets are not safe without shoulders or sidewalks.	7/20/2020 7:22 AM
67	Yes. I know this has been brought up before but unless we get the transient situation under control, show more police presence, and take care of the current facilities we have, then I won't vote for additional facilities.	7/17/2020 9:13 PM
68	I'm a believer that the progress our community has demonstrated is a model for other cities of our size to follow. Proud to be from Port Orchard!	7/17/2020 12:26 PM
69	A new community center (outside Givens) with YMCA features and revitalized senior center.	7/16/2020 1:25 PM
70	I hope to see some restoration on black jack creek in the future. Removing concrete from riparian area near the foot bridge.	7/16/2020 9:25 AM
71	Make things, if charging, affordable and doable for all, and don't let groups hoard spaces so others don't get a chance.	7/13/2020 5:02 PM
72	small boat boathouse/dock for kayaks and possibly high school rowing team. A community rowing program would love to start in Port Orchard but lacks a location	7/6/2020 9:23 AM
73	More oversight in construction and maintenance of city parks. Does anyone check to see if the restrooms have been cleaned? Did anyone inspect construction at McCormick Park? Why is the water at the splash pad not filtered and recirculated rather than just going down the drain into the sewer system?	7/5/2020 12:04 PM
74	A community presence for recreational boating and rowing that would aid the current crew program at South Kitsap High School	7/4/2020 11:32 AM
75	Stop spreading your 'city limits' and leave rural port orchard alone. How many houses and 'planned housing developments can you build knowing you're destroying this area for temp	7/3/2020 6:47 AM

cash flow. Stop already. It's disgusting and you should be ashamed at the way the city council is behaving. Greed. Nothing but greed.

76	Homeless help getting off drugs, psychological assistance. Make our parks clean and safe again.	7/2/2020 6:28 AM
77	Yes. The City needs to take better care of the overall cutting of grass and treatment of weeds in the park areas to include the Givens Picnic Area, and the Active center itself. That building is a sore eye for the Community. People will take care of parks if it looks like the City Cares. Also, police presence would be a good deterrent to the grafetti and vandalism occurring. If the Police could just walk through the parks once in awhile late at night around 5:00 or 6:00 that would really help. Safety is a big issue, because if people do not feel safe they will not use the parks, no matter how much money is spent.	7/2/2020 6:13 AM
78	We need a bike pump track in Port orchard!!	7/1/2020 10:24 PM
79	We love to get our kids outside. Port orchard is missing a long path that is stroller friendly. We spend a lot of time at the McCormick Village Park. It is so lovely. The trails are great and my kids love playing there. The bathrooms are always clean. Thank you!	7/1/2020 9:59 PM
80	Finish the Waterfront Bike Path/Pedestrian Pathway ASAP!! Quit messing around with it.	7/1/2020 7:33 PM
81	if you are going to ask the taxpayer to fund a Community Event Center, then please ensure the facility is not built with the Bank in mind or the rotary in mind or entrepreneurs from West Sound group in mind. Also, it needs to not turn into a soup kitchen and haven for the downtrodden nor eventually taken over by city government. There must be true grassroots outreach far beyond a survey, that I literally stumbled upon...and I watch almost all city council meetings...	6/29/2020 7:33 PM
82	Reduce the number of future housings developments to maintain the tranquility of the area.	6/26/2020 9:58 AM

Appendix G.1: Prototype facility development costs

Playground - 10 child capacity

	unit	unit cost	qty	qty cost	
a	clear playground, parking, access road	acre	\$4,000.00	0.5	\$2,000
b	earthwork for playground, parking, access	cu yd	\$15.00	746	\$11,190
c	site preparation, 12" depth Fibar@100'di.	sq ft	\$10.00	15,700	\$157,000
d	medium play structure	each	\$75,000.00	1	\$48,000
e	parent bench, w/conc support	each	\$2,400.00	3	\$7,200
f	trash receptacle w/concrete support	each	\$2,400.00	2	\$4,800
g	drinking fountain, precast concrete	each	\$6,000.00	1	\$6,000
h	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
i	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	3,000	\$27,000
j	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	10	\$2,250
k	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	1,200	\$9,600
l	water service, 8"service line	lr ft	\$90.00	100	\$9,000
m	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per playground				\$298,440	
	Estimate contingency 10%	10%		\$29,844	
Total construction cost per playground				\$328,284	
a	construction sales tax (const)	9.0%		\$29,546	
b	design/engineering fees (const)	12.0%		\$39,394	
c	financing costs (const, tax, design)	8.0%		\$31,778	
d	contingency (const, tax, design, financin	10.0%		\$42,900	
Total development cost per playground				\$471,902	

Spray park - 10 child capacity

	unit	unit cost	qty	qty cost	
a	clear site, parking, access road	acre	\$4,000.00	0.5	\$2,000
b	earthwork for spray park, parking, access	cu yd	\$15.00	746	\$11,190
c	site preparation, concrete platform	sq ft	\$12.00	15,700	\$188,400
d	spray fixtures	each	\$10,000.00	8	\$80,000
e	timing control mechanisms	each	\$14,000.00	1	\$14,000
f	parent bench, w/conc support	each	\$2,400.00	3	\$7,200
g	trash receptacle w/concrete support	each	\$2,400.00	2	\$4,800
h	drinking fountain, precast concrete	each	\$6,000.00	1	\$6,000
i	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
j	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	3,000	\$27,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	10	\$2,250
l	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	1,200	\$9,600
m	water service, 8"service line	lr ft	\$90.00	250	\$22,500
n	water meter, 2"size	each	\$12,000.00	1	\$12,000
o	drainage, 8" lline	each	\$60.00	250	\$15,000
Subtotal construction cost per playground				\$404,340	
	Estimate contingency 10%	10%		\$40,434	
Total construction cost per playground				\$444,774	
a	construction sales tax (const)	9.0%		\$40,030	
b	design/engineering fees (const)	12.0%		\$53,373	
c	financing costs (const, tax, design)	8.0%		\$43,054	
d	contingency (const, tax, design, financin	10.0%		\$58,123	
Total development cost per playground				\$639,354	

Grassy playfield - 1 acre

	unit	unit cost	qnty	qnty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	1	\$4,000
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	1,613	\$24,200
c	restroom facility, sani-can w/concrete pl	each	\$2,250.00	2	\$4,500
d	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
e	playfield, grass seed w/subdrain	sq ft	\$8.50	43,560	\$370,260
f	irrigation system-quick coupler	sq ft	\$2.00	43,560	\$87,120
g	drinking fountain	each	\$6,000.00	1	\$6,000
h	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
i	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	6,000	\$54,000
j	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
k	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
l	water service, 8"service line	lr ft	\$90.00	500	\$45,000
m	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field				\$660,555	
	Estimating contingency 10%	10%		\$66,056	
Total construction cost per field				\$726,611	
a	construction sales tax (const)	9.0%		\$65,395	
b	design/engineering fees (const)	12.0%		\$87,193	
c	financing costs (const, tax, design)	8.0%		\$70,336	
d	contingency (const, tax, design, financin	10.0%		\$94,953	
Total development cost per field				\$1,044,488	

Outdoor handball courts - 3 wall 20'x40'

	unit	unit cost	qnty	qnty cost	
a	earthwork for court and support are.	cu yd	\$15.00	50	\$750
b	3"asphalt/4"aggreg/6"gravel	sq ft	\$12.00	1,000	\$12,000
c	concrete side walls	lr ft	\$400.00	80	\$32,000
d	trash receptacles w/conc support	each	\$2,400.00	1	\$2,400
e	drinking fountain	each	\$6,000.00	1	\$6,000
f	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
g	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	600	\$5,400
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	2	\$450
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	600	\$4,800
j	water service, 8"service line	lr ft	\$90.00	100	\$9,000
k	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per court				\$87,200	
	Estimating contingency 10%	10%		\$8,720	
Total construction cost per field				\$95,920	
a	construction sales tax (const)	9.0%		\$8,633	
b	design/engineering fees (const)	12.0%		\$11,510	
c	financing costs (const, tax, design)	8.0%		\$9,285	
d	contingency (const, tax, design, financin	10.0%		\$12,535	
Total development cost per court				\$137,883	

Outdoor basketball - 70'x114'

	unit	unit cost	qty	qty cost	
a	earthwork for court, parking, access road	cu yd	\$15.00	460	\$6,900
b	3"asphalt/4"aggreg/6"gravel	sq ft	\$12.00	7,980	\$95,760
c	standards w/hoop and net, 6"steel poles	each	\$3,600.00	2	\$7,200
d	trash receptacles w/conc support	each	\$2,400.00	1	\$2,400
e	drinking fountain	each	\$6,000.00	1	\$6,000
f	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
g	parking, 2"asphalt concrete/4"crushed rock	sq ft	\$9.00	3,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	10	\$2,250
i	access road, 2"asphalt concrete/4"crushed rock	sq ft	\$8.00	1,200	\$9,600
j	water service, 8"service line	lr ft	\$90.00	100	\$9,000
k	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per court				\$180,510	
	Estimating contingency 10%	10%		\$18,051	
Total construction cost per field				\$198,561	
a	construction sales tax (const)	9.0%		\$17,870	
b	design/engineering fees (const)	12.0%		\$23,827	
c	financing costs (const, tax, design)	8.0%		\$19,221	
d	contingency (const, tax, design, financing)	10.0%		\$25,948	
Total development cost per court				\$285,427	

Outdoor volleyball - 42'x72'

	unit	unit cost	qty	qty cost	
a	earthwork for court, parking, access road	cu yd	\$15.00	276	\$4,140
b	playing surface, 6"sand/compacted subgrade	cu yd	\$60.00	56	\$3,360
c	boundary lines, imbedded 4"x4"cedar	lr ft	\$10.00	180	\$1,800
d	net and anchors, 6"x6" treated wood posts	each	\$1,600.00	1	\$1,600
e	line judges stand, galvanized pipe w/2"x4"bracing	each	\$1,800.00	2	\$3,600
f	players bench, w/conc support	each	\$1,800.00	2	\$3,600
g	trash receptacles w/concrete support	each	\$2,400.00	1	\$2,400
g	drinking fountain	each	\$6,000.00	1	\$6,000
i	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
j	parking, 2"asphalt concrete/4"crushed rock	sq ft	\$9.00	3,000	\$27,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	10	\$2,250
l	access road, 2"asphalt concrete/4"crushed rock	sq ft	\$8.00	1,200	\$9,600
m	water service, 8"service line	lr ft	\$90.00	100	\$9,000
n	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per court				\$88,750	
	Estimating contingency 10%	10%		\$8,875	
Total construction cost per field				\$97,625	
a	construction sales tax (const)	9.0%		\$8,786	
b	design/engineering fees (const)	12.0%		\$11,715	
c	financing costs (const, tax, design)	8.0%		\$9,450	
d	contingency (const, tax, design, financing)	10.0%		\$12,758	
Total development cost per court				\$140,334	

Outdoor tennis - 60'x120' with lights

	unit	unit cost	qty	qty cost	
a	earthwork for court, parking, access road	cu yd	\$15.00	320	\$4,800
b	colorcoat/1"asphalt/2"asphalt/4"crushed	sq ft	\$16.00	7,200	\$115,200
c	perimeter fencing, 12'galvanized w/1.75'	lr ft	\$50.00	360	\$18,000
d	lighting system, 4 poles w/2 km project	system	\$350,000.00	1	\$350,000
e	net and anchors, 3.5"galvanized pipe pos	each	\$2,000.00	1	\$2,000
f	trash receptacles w/conc support	each	\$2,400.00	1	\$2,400
g	drinking fountain	each	\$6,000.00	1	\$6,000
h	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
i	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	1,200	\$10,800
j	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	4	\$900
k	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	1,200	\$9,600
l	water service, 8"service line	lr ft	\$90.00	100	\$9,000
m	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per court				\$543,100	
	Estimating contingency 10%	10%		\$54,310	
Total construction cost per field				\$597,410	
a	construction sales tax (const)	9.0%		\$53,767	
b	design/engineering fees (const)	12.0%		\$71,689	
c	financing costs (const, tax, design)	8.0%		\$57,829	
d	contingency (const, tax, design, financin	10.0%		\$78,070	
Total development cost per court				\$858,765	

Outdoor tennis - 60'x120' without lights

	unit	unit cost	qty	qty cost	
a	earthwork for court, parking, access road	cu yd	\$15.00	320	\$4,800
b	colorcoat/1"asphalt/2"asphalt/4"crushed	sq ft	\$16.00	7,200	\$115,200
c	perimeter fencing, 12'galvanized w/1.75'	lr ft	\$50.00	360	\$18,000
d	net and anchors, 3.5"galvanized pipe pos	each	\$2,000.00	1	\$2,000
e	trash receptacles w/conc support	each	\$2,400.00	1	\$2,400
f	drinking fountain	each	\$6,000.00	1	\$6,000
g	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
h	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	1,200	\$10,800
i	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	4	\$900
j	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	1,200	\$9,600
k	water service, 8"service line	lr ft	\$90.00	100	\$9,000
l	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per court				\$193,100	
	Estimating contingency 10%	10%		\$19,310	
Total construction cost per field				\$212,410	
a	construction sales tax (const)	9.0%		\$19,117	
b	design/engineering fees (const)	12.0%		\$25,489	
c	financing costs (const, tax, design)	8.0%		\$20,561	
d	contingency (const, tax, design, financin	10.0%		\$27,758	
Total development cost per court				\$305,335	

Football field - 150'x300'

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	2	\$8,000
b	earthwork, 1'depth	cu yd	\$15.00	1,667	\$25,000
c	playing surface, grass turf/12" sand w/su	sq ft	\$12.00	45,000	\$540,000
d	irrigation system-quick coupler	sq ft	\$2.00	45,000	\$90,000
e	spectator stands, movable metal (40 sea	each	\$10,000.00	4	\$40,000
f	restroom facility, sani-can on concrete p	each	\$2,250.00	2	\$4,500
g	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
h	drinking fountain	each	\$6,000.00	1	\$6,000
i	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
j	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	50	\$11,250
l	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
m	water service, 8"service line	lr ft	\$90.00	500	\$45,000
n	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field					\$962,350
	Estimating contingency 10%	10%			\$96,235
Total construction cost per field					\$1,058,585
a	construction sales tax (const)	9.0%			\$95,273
b	design/engineering fees (const)	12.0%			\$127,030
c	financing costs (const, tax, design)	8.0%			\$102,471
d	contingency (const, tax, design, financin	10.0%			\$138,336
Total development cost per field					\$1,521,695

Soccer field - 240'x330' with grass turf

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	2.1	\$8,400
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	5,094	\$76,410
c	playing surface, grass turf/12"sand w/su	sq ft	\$12.00	79,200	\$950,400
d	irrigation system-quick coupler	sq ft	\$2.00	79,200	\$158,400
e	spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
f	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
g	drinking fountain	each	\$6,000.00	1	\$6,000
h	restroom facility, sani-can w/conc platfo	each	\$2,250.00	2	\$4,500
i	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
j	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	50	\$11,250
l	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
m	water service, 8"service line	lr ft	\$90.00	500	\$45,000
n	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field					\$1,472,960
	Estimating contingency 10%	10%			\$147,296
Total construction cost per field					\$1,620,256
a	construction sales tax (const)	9.0%			\$145,823
b	design/engineering fees (const)	12.0%			\$194,431
c	financing costs (const, tax, design)	8.0%			\$156,841
d	contingency (const, tax, design, financin	10.0%			\$211,735
Total development cost per field					\$2,329,086

Soccer field - 240'x330' with dirt surface

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	2.1	\$8,400
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	5,094	\$76,410
c	playing surface, cinder w/subdrain	sq ft	\$1.50	79,200	\$118,800
d	spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
e	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
f	drinking fountain	each	\$6,000.00	1	\$6,000
g	restroom facility, sani-can w/conc platfo	each	\$2,250.00	2	\$4,500
h	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
i	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
j	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	50	\$11,250
k	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
l	water service, 8"service line	lr ft	\$90.00	500	\$45,000
m	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field				\$482,960	
	Estimating contingency 10%	10%		\$48,296	
Total construction cost per field				\$531,256	
a	construction sales tax (const)	9.0%		\$47,813	
b	design/engineering fees (const)	12.0%		\$63,751	
c	financing costs (const, tax, design)	8.0%		\$51,426	
d	contingency (const, tax, design, financin	10.0%		\$69,425	
Total development cost per field				\$763,670	

Soccer field - regulation 300'x390' with turf lights

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	3.1	\$12,400
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	5,094	\$76,410
c	playing surface, synethetic turf/12"sand	sq ft	\$30.00	117,000	\$3,510,000
d	irrigation system-quick coupler	sq ft	\$2.00	117,000	\$234,000
e	lighting system, 8 poles w/luminaires	system	\$650,000.00	1	\$650,000
f	goal posts, galvanized pipe	each	\$4,500.00	2	\$9,000
g	spectator stands, movable metal (50 sea	each	\$10,000.00	4	\$40,000
h	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
i	drinking fountain	each	\$6,000.00	1	\$6,000
j	restroom facility, sani-can w/conc platfo	each	\$2,250.00	2	\$4,500
k	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
l	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
m	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	50	\$11,250
n	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
o	water service, 8"service line	lr ft	\$90.00	500	\$45,000
p	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field				\$4,791,160	
	Estimating contingency 10%	10%		\$479,116	
Total construction cost per field				\$5,270,276	
a	construction sales tax (const)	9.0%		\$474,325	
b	design/engineering fees (const)	12.0%		\$632,433	
c	financing costs (const, tax, design)	8.0%		\$510,163	
d	contingency (const, tax, design, financin	10.0%		\$688,720	
Total development cost per field				\$7,575,916	

Soccer field - regulation 300'x390' with grass lights

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	3.1	\$12,400
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	5,094	\$76,410
c	playing surface, grass turf/12"sand w/su	sq ft	\$12.00	117,000	\$1,404,000
d	irrigation system-quick coupler	sq ft	\$2.00	117,000	\$234,000
e	lighting system, 8 poles w/luminaires	system	\$650,000.00	1	\$650,000
f	goal posts, galvanized pipe	each	\$4,500.00	2	\$9,000
g	spectator stands, movable metal (50 sea	each	\$10,000.00	4	\$40,000
h	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
i	drinking fountain	each	\$6,000.00	1	\$6,000
j	restroom facility, sani-can w/conc platfo	each	\$2,250.00	2	\$4,500
k	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
l	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
m	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	50	\$11,250
n	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
o	water service, 8"service line	lr ft	\$90.00	500	\$45,000
p	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field				\$2,685,160	
	Estimating contingency 10%	10%		\$268,516	
Total construction cost per field				\$2,953,676	
a	construction sales tax (const)	9.0%		\$265,831	
b	design/engineering fees (const)	12.0%		\$354,441	
c	financing costs (const, tax, design)	8.0%		\$285,916	
d	contingency (const, tax, design, financin	10.0%		\$385,986	
Total development cost per field				\$4,245,850	

Soccer field - regulation 300'x390' with dirt surface

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	3.1	\$12,400
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	5,094	\$76,410
c	playing surface, cinder w/subdrain	sq ft	\$1.50	117,000	\$175,500
d	goal posts, galvanized pipe	each	\$4,500.00	2	\$9,000
e	spectator stands, movable metal (50 sea	each	\$10,000.00	4	\$40,000
f	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
g	drinking fountain	each	\$6,000.00	1	\$6,000
h	restroom facility, sani-can w/conc platfo	each	\$2,250.00	2	\$4,500
i	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
j	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	50	\$11,250
l	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
m	water service, 8"service line	lr ft	\$90.00	500	\$45,000
n	water meter, 2"size	each	\$12,000.00	1	\$12,000
Total construction cost per field				\$572,660	
	Estimating contingency 10%	10%		\$57,266	
Total construction cost per field				\$629,926	
a	construction sales tax (const)	9.0%		\$56,693	
b	design/engineering fees (const)	12.0%		\$75,591	
c	financing costs (const, tax, design)	8.0%		\$60,977	
d	contingency (const, tax, design, financin	10.0%		\$82,319	
Total development cost per field				\$905,506	

Baseball field - 200' with grass turf

	unit	unit cost	qnty	qnty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	1.2	\$4,800
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	2,586	\$38,790
c	infield mix w/subdrain	cu yd	\$55.00	133	\$7,333
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$12.00	36,400	\$436,800
e	irrigation system-quick coupler	sq ft	\$2.00	36,400	\$72,800
f	backstop, 3"pipe posts w/supports, 2"ch	each	\$12,500.00	1	\$12,500
g	players bench, w/conc support	each	\$1,600.00	4	\$6,400
h	spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
i	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
j	drinking fountain	each	\$6,000.00	1	\$6,000
k	restroom facility, sani-can w/conc platfo	sq ft	\$2,250.00	2	\$4,500
l	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
m	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	10,500	\$94,500
n	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
o	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
p	water service, 8"service line	lr ft	\$90.00	500	\$45,000
q	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field					\$814,898
	Estimating contingency 10%	10%			\$81,490
Total construction cost per field					\$896,388
a	construction sales tax (const)	9.0%			\$80,675
b	design/engineering fees (const)	12.0%			\$107,567
c	financing costs (const, tax, design)	8.0%			\$86,770
d	contingency (const, tax, design, financin	10.0%			\$117,140
Total development cost per field					\$1,288,540

Baseball field - 200' with dirt surface

	unit	unit cost	qnty	qnty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	1.2	\$4,800
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	2,586	\$38,790
c	infield mix w/subdrain	cu yd	\$55.00	133	\$7,333
d	backstop, 3"pipe posts w/supports, 2"ch	each	\$12,500.00	1	\$12,500
e	players bench, w/conc support	each	\$1,600.00	4	\$6,400
f	spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
g	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
h	drinking fountain	each	\$6,000.00	1	\$6,000
i	restroom facility, sani-can w/conc platfo	sq ft	\$2,250.00	2	\$4,500
j	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
k	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	10,500	\$94,500
l	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
m	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
n	water service, 8"service line	lr ft	\$90.00	500	\$45,000
o	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field					\$305,298
	Estimating contingency 10%	10%			\$30,530
Total construction cost per field					\$335,828
a	construction sales tax (const)	9.0%			\$30,225
b	design/engineering fees (const)	12.0%			\$40,299
c	financing costs (const, tax, design)	8.0%			\$32,508
d	contingency (const, tax, design, financin	10.0%			\$43,886
Total development cost per field					\$482,746

Baseball field - 250' with grass/lights/concession

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	3.1	\$12,400
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	3,700	\$55,500
c	infield mix w/subdrain	cu yd	\$55.00	300	\$16,500
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$12.00	44,700	\$536,400
e	irrigation system-quick coupler	sq ft	\$2.00	44,700	\$89,400
f	lighting system, 8 poles w/luminaires	system	\$650,000.00	1	\$650,000
g	backstop, 3"pipe posts w/supports, 2"ch	each	\$12,500.00	1	\$12,500
h	players bench, w/conc support	each	\$1,600.00	4	\$6,400
i	spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
j	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
k	drinking fountain	each	\$6,000.00	1	\$6,000
l	concession facility, warming and refriger	sq ft	\$442.00	250	\$110,500
m	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
n	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	10,500	\$94,500
o	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
p	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
q	water service, 8"service line	lr ft	\$90.00	500	\$45,000
r	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field					\$1,720,575
	Estimating contingency 10%	10%			\$172,058
Total construction cost per field					\$1,892,633
a	construction sales tax (const)	9.0%			\$170,337
b	design/engineering fees (const)	12.0%			\$227,116
c	financing costs (const, tax, design)	8.0%			\$183,207
d	contingency (const, tax, design, financin	10.0%			\$247,329
Total development cost per field					\$2,720,621

Baseball field - 250' w/o lights or concession

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	3.1	\$12,400
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	3,700	\$55,500
c	infield mix w/subdrain	cu yd	\$55.00	300	\$16,500
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$12.00	44,700	\$536,400
e	irrigation system-quick coupler	sq ft	\$2.00	44,700	\$89,400
f	backstop, 3"pipe posts w/supports, 2"ch	each	\$12,500.00	1	\$12,500
g	players bench, w/conc support	each	\$1,600.00	4	\$6,400
h	spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
i	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
j	drinking fountain	each	\$6,000.00	1	\$6,000
k	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
l	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	10,500	\$94,500
m	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
n	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
o	water service, 8"service line	lr ft	\$90.00	500	\$45,000
p	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field					\$960,075
	Estimating contingency 10%	10%			\$96,008
Total construction cost per field					\$1,056,083
a	construction sales tax (const)	9.0%			\$95,047
b	design/engineering fees (const)	12.0%			\$126,730

c	financing costs (const, tax, design)	8.0%			\$102,229
d	contingency (const, tax, design, financin	10.0%			\$138,009
Total development cost per field					\$1,518,097

Baseball field - 300' w/turf/lights/concession

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	3.5	\$14,000
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	4,000	\$60,000
c	infield mix w/subdrain	cu yd	\$55.00	296	\$16,296
d	outfield, synthetic turf/12" sand w/sub	sq ft	\$30.00	38,000	\$1,140,000
e	irrigation system-quick coupler	sq ft	\$2.00	45,000	\$90,000
f	lighting system, 8 poles w/luminaires	system	\$650,000.00	1	\$650,000
g	backstop, 3"pipe posts w/supports, 2"ch	each	\$12,500.00	1	\$12,500
h	players bench, w/conc support	each	\$1,600.00	4	\$6,400
i	spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
j	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
k	drinking fountain	each	\$6,000.00	1	\$6,000
l	concession facility, warming and refriger	sq ft	\$442.00	250	\$110,500
m	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
n	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
o	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
p	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
q	water service, 8"service line	lr ft	\$90.00	500	\$45,000
r	water meter, 2"size	each	\$12,000.00	1	\$12,000

Subtotal construction cost per field **\$2,371,171**

Estimating contingency 10% 10% \$237,117

Total construction cost per field **\$2,608,288**

a	construction sales tax (const)	9.0%			\$234,746
b	design/engineering fees (const)	12.0%			\$312,995
c	financing costs (const, tax, design)	8.0%			\$252,482
d	contingency (const, tax, design, financin	10.0%			\$340,851
Total development cost per field					\$3,749,362

Baseball field - 300' w/grass/lights/concession

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	3.5	\$14,000
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	4,000	\$60,000
c	infield mix w/subdrain	cu yd	\$55.00	296	\$16,296
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$8.00	38,000	\$304,000
e	irrigation system-quick coupler	sq ft	\$2.00	45,000	\$90,000
f	lighting system, 8 poles w/luminaires	system	\$650,000.00	1	\$650,000
g	backstop, 3"pipe posts w/supports, 2"ch	each	\$12,500.00	1	\$12,500
h	players bench, w/conc support	each	\$1,600.00	4	\$6,400
i	spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
j	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
k	drinking fountain	each	\$6,000.00	1	\$6,000
l	concession facility, warming and refriger	sq ft	\$442.00	250	\$110,500
m	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
n	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
o	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
p	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
q	water service, 8"service line	lr ft	\$90.00	500	\$45,000
r	water meter, 2"size	each	\$12,000.00	1	\$12,000

Subtotal construction cost per field		\$1,535,171
Estimating contingency 10%	10%	\$153,517
Total construction cost per field		\$1,688,688
a construction sales tax (const)	9.0%	\$151,982
b design/engineering fees (const)	12.0%	\$202,643
c financing costs (const, tax, design)	8.0%	\$163,465
d contingency (const, tax, design, financin	10.0%	\$220,678
Total development cost per field		\$2,427,456

Baseball field - 300' w/dirt w/o lights/concession

	unit	unit cost	qty	qty cost
a clear field, structures, parking, access ro	acre	\$4,000.00	3.5	\$14,000
b earthwork for field, structures, parking, 1	cu yd	\$15.00	4,000	\$60,000
c infield mix w/subdrain	cu yd	\$55.00	296	\$16,296
d backstop, 3"pipe posts w/supports, 2"ch	each	\$12,500.00	1	\$12,500
e players bench, w/conc support	each	\$1,600.00	4	\$6,400
f spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
g trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
h drinking fountain	each	\$6,000.00	1	\$6,000
i bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
j parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
k wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
l access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
m water service, 8"service line	lr ft	\$90.00	500	\$45,000
n water meter, 2"size	each	\$12,000.00	1	\$12,000

Subtotal construction cost per field		\$380,671
Estimating contingency 10%	10%	\$38,067
Total construction cost per field		\$418,738
a construction sales tax (const)	9.0%	\$37,686
b design/engineering fees (const)	12.0%	\$50,249
c financing costs (const, tax, design)	8.0%	\$40,534
d contingency (const, tax, design, financin	10.0%	\$54,721
Total development cost per field		\$601,928

Softball field - 200-300' w/grass/lights/concession

	unit	unit cost	qty	qty cost
a clear field, structures, parking, access ro	acre	\$4,000.00	0.8	\$3,200
b earthwork for field, structures, parking, 1	cu yd	\$15.00	1,335	\$20,025
c infield mix w/subdrain	cu yd	\$55.00	150	\$8,250
d outfield, grass turf/12" sand w/subdrain	sq ft	\$8.00	15,950	\$127,600
e irrigation system-quick coupler	sq ft	\$2.00	15,950	\$31,900
f lighting system, 5 poles w/luminaires	system	\$350,000.00	1	\$350,000
g backstop, 3"pipe posts w/supports, 2"ch	each	\$12,500.00	1	\$12,500
h players bench, w/conc support	each	\$1,600.00	4	\$6,400
i spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
j trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
k drinking fountain	each	\$6,000.00	1	\$6,000
l concession facility, warming and refriger	sq ft	\$442.00	250	\$110,500
m bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
n parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	10,500	\$94,500
o wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
p access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
q water service, 8"service line	lr ft	\$90.00	500	\$45,000

r	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field					\$901,350
	Estimating contingency 10%	10%			\$90,135
Total construction cost per field					\$991,485
a	construction sales tax (const)	9.0%			\$89,234
b	design/engineering fees (const)	12.0%			\$118,978
c	financing costs (const, tax, design)	8.0%			\$95,976
d	contingency (const, tax, design, financin	10.0%			\$129,567
Total development cost per field					\$1,425,240

Softball field - 200-300' w/dirt w/o lights/concession

		unit	unit cost	qty	qty cost
a	clear field, structures, parking, access ro	acre	\$4,000.00	0.8	\$3,200
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	1,335	\$20,025
c	infield mix w/subdrain	cu yd	\$55.00	150	\$8,250
d	backstop, 3"pipe posts w/supports, 2"ch	each	\$12,500.00	1	\$12,500
e	players bench, w/conc support	each	\$1,600.00	4	\$6,400
f	spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
g	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
h	drinking fountain	each	\$6,000.00	1	\$6,000
i	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
j	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	10,500	\$94,500
k	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
l	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
m	water service, 8"service line	lr ft	\$90.00	500	\$45,000
n	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field					\$281,350
	Estimating contingency 10%	10%			\$28,135
Total construction cost per field					\$309,485
a	construction sales tax (const)	9.0%			\$27,854
b	design/engineering fees (const)	12.0%			\$37,138
c	financing costs (const, tax, design)	8.0%			\$29,958
d	contingency (const, tax, design, financin	10.0%			\$40,443
Total development cost per field					\$444,878

Parcourse/ fitness facility - 5 stations/0.25 mile

		unit	unit cost	qty	qty cost
a	clear/earthwork parcourse corridor	sq ft	\$1.75	8,070	\$14,123
b	crushed rock, 6"depth, 4'wide, 3/8" minu	sq ft	\$4.00	5,380	\$21,520
c	station equipment and sign	each	\$4,600.00	5	\$23,000
d	bench, 8"x8"x10'wood beams w/conc sup	each	\$2,400.00	2	\$4,800
e	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
Subtotal construction cost per facility					\$68,243
	Estimating contingency 10%	10%			\$6,824
Total construction cost per facility					\$75,067
a	construction sales tax (const)	9.0%			\$6,756
b	design/engineering fees (const)	12.0%			\$9,008
c	financing costs (const, tax, design)	8.0%			\$7,266
d	contingency (const, tax, design, financin	10.0%			\$9,810
Total development cost per facility (5 stations)					\$107,907

Jogging track - 0.25 mile w/starting spur

	unit	unit cost	qty	qty cost	
a	clear track, parking, access road	acre	\$4,000.00	0.9	\$3,600
b	earthwork for track, parking, access road	cu yd	\$15.00	1,532	\$22,980
c	12'track, 1"rubber/4"cinder/4"crushed ro	sq ft	\$6.50	18,464	\$120,017
d	bench, w/conc support	each	\$2,400.00	2	\$4,800
e	trash receptacles	each	\$2,400.00	2	\$4,800
f	drinking fountain, precast concrete	each	\$6,000.00	1	\$6,000
g	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
h	parking, 2"asphalt/4"crushed rock, 10 sp	sq ft	\$9.00	3,000	\$27,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	10	\$2,250
j	access road, 2"asphalt/4"crushed rock, 2	sq ft	\$8.00	1,200	\$9,600
k	water service, 8"service line	lr ft	\$90.00	100	\$9,000
l	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per track					\$224,447
	Estimating contingency 10%	10%			\$22,445
Total construction cost per track					\$246,892
a	construction sales tax (const)	9.0%			\$22,220
b	design/engineering fees (const)	12.0%			\$29,627
c	financing costs (const, tax, design)	8.0%			\$23,899
d	contingency (const, tax, design, financin	10.0%			\$32,264
Total development cost per track					\$354,902

Picnic site - 25 table capacity w/o shelter

	unit	unit cost	qty	qty cost	
a	clear picnic sites, parking, access road	acre	\$4,000.00	2.3	\$9,200
b	earthwork for sites, parking, access road	cu yd	\$15.00	3,748	\$56,220
c	picnic tables w/conc support	each	\$3,200.00	25	\$80,000
d	barbecue stand, metal with iron grill	each	\$1,400.00	12	\$16,800
e	group barbecue iron grill	each	\$2,200.00	2	\$4,400
f	trash receptacle, coated metal	each	\$2,400.00	12	\$28,800
g	drinking fountain	each	\$6,000.00	2	\$12,000
h	parking, 2"asphalt concrete/4" crushed r	sq ft	\$9.00	15,000	\$135,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	50	\$11,250
j	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	24,000	\$192,000
k	water service, 8"service line	lr ft	\$90.00	1,000	\$90,000
l	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost for 25 tables					\$647,670
	Estimating contingency 10%	10%			\$64,767
Total construction cost for 25 tables					\$712,437
a	construction sales tax (const)	9.0%			\$64,119
b	design/engineering fees (const)	12.0%			\$85,492
c	financing costs (const, tax, design)	8.0%			\$68,964
d	contingency (const, tax, design, financin	10.0%			\$93,101
Total development cost for 25 tables					\$1,024,114
Prorated per table					\$40,965

Picnic site - shelter

	unit	unit cost	qnty	qnty cost
a picnic shelter	sq ft	\$150.00	600	\$90,000
Total construction cost for 25 tables				\$90,000
b construction sales tax (const)	9.0%			\$8,100
c design/engineering fees (const)	12.0%			\$10,800
d financing costs (const, tax, design)	8.0%			\$8,712
e contingency (const, tax, design, financin	10.0%			\$11,761
Total development cost for 1 shelter				\$129,373

Swimming beach - 100 swimmer capacity

	unit	unit cost	qnty	qnty cost
a clear site for improvements	acre	\$4,000.00	0.3	\$1,200
b earthwork for site improvements	cu yd	\$15.00	511	\$7,665
c beach sand, 12"depth of area 200'x50'	cu yd	\$38.00	400	\$15,200
d safety markers, pilings w/nylon ropes an	each	\$1,600.00	4	\$6,400
e diving/swimming platform, 2"x6"wood ov	sq ft	\$80.00	80	\$6,400
f lifeguard stand	each	\$3,000.00	1	\$3,000
g exterior shower facilities	each	\$6,500.00	1	\$6,500
h drinking fountain	each	\$6,000.00	1	\$6,000
i restroom/changing facility, 6 stalls w/4 :	sq ft	\$450.00	600	\$270,000
j parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	12,000	\$108,000
k wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
l access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
m water service, 8"service line	lr ft	\$90.00	400	\$36,000
n sewer line, 8"service line	lr ft	\$48.00	400	\$19,200
o fire hydrants	each	\$6,500.00	1	\$6,500
p water meter, 2" size	each	\$12,000.00	1	\$12,000
q trash receptacles	each	\$2,400.00	4	\$9,600
Subtotal construction cost per site				\$558,815
Estimating contingency 10%	10%			\$55,882
Total construction cost per site				\$614,697
a construction sales tax (const)	9.0%			\$55,323
b design/engineering fees (const)	12.0%			\$73,764
c financing costs (const, tax, design)	8.0%			\$59,503
d contingency (const, tax, design, financin	10.0%			\$80,329
Total development cost per site				\$883,614
Prorated per parking space (2.5 swimmers/car=40 spaces)				\$22,090

Fishing from a bank or dock - 25 car capacity

	unit	unit cost	qnty	qnty cost
a clear site improvements	acre	\$4,000.00	0.3	\$1,000
b earthwork for site improvements	cu yd	\$15.00	550	\$8,250
c pier supported dock, 12'x100'	sq ft	\$120.00	1,200	\$144,000
d fishing platform, 12'x20'	sq ft	\$90.00	240	\$21,600
e parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	7,500	\$67,500
f wheel stops, 10"x6"x8'precast concrete	each	\$225.00	25	\$5,625
g access road, 2"asphalt concrete/4"crushe	sq ft	\$9.00	4,800	\$43,200
h picnic tables, w/concrete platform	each	\$3,200.00	8	\$25,600
i restroom facility, sanican w/concrete pla	each	\$2,250.00	2	\$4,500
j trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
Subtotal construction cost per site				\$326,075

Estimating contingency 10%	10%			\$32,608
Total construction cost per site				\$358,683
a construction sales tax (const)	9.0%			\$32,281
b design/engineering fees (const)	12.0%			\$43,042
c financing costs (const, tax, design)	8.0%			\$34,720
d contingency (const, tax, design, financin	10.0%			\$46,873
Total development cost per facility				\$515,599
Prorated per parking space				\$20,624

Boat launch - 25 boat capacity

	unit	unit cost	qnty	qnty cost
a clear site improvements	acre	\$4,000.00	0.4	\$1,400
b earthwork for site improvements	cu yd	\$15.00	2,400	\$36,000
c boat access ramp, precast concrete ramp	each	\$36,000.00	1	\$36,000
d mooring platform,	sq ft	\$90.00	400	\$36,000
e bank stablization/landscape plantings	each	\$18,000.00	1	\$18,000
f marker buoys and signage	each	\$600.00	4	\$2,400
g car/trailer parking, 2"asphalt concrete/4'	sq ft	\$9.00	12,500	\$112,500
h wheel stops, 10"x6"x8'precast concrete	each	\$225.00	25	\$5,625
i access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
j trash receptacles	each	\$2,400.00	2	\$4,800
Subtotal construction cost per site				\$291,125
Estimating contingency 10%	10%			\$29,113
Total construction cost per site				\$320,238
a construction sales tax (const)	9.0%			\$28,821
b design/engineering fees (const)	12.0%			\$38,429
c financing costs (const, tax, design)	8.0%			\$30,999
d contingency (const, tax, design, financin	10.0%			\$41,849
Total development cost per ramp				\$460,335
Prorated per boat trailer parking stall				\$18,413

Handboat launch - 10 car capacity

	unit	unit cost	qnty	qnty cost
a clear site improvements	acre	\$4,000.00	0.3	\$1,000
b earthwork for site improvements/launch	cu yd	\$15.00	2,400	\$36,000
c concrete launching ramp	each	\$36,000.00	1	\$36,000
d launching platform 10'x20'	sq ft	\$90.00	200	\$18,000
e landscape/bank stabilization plantings	each	\$18,000.00	1	\$18,000
f parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	3,000	\$27,000
g wheel stops, 10"x6"x8'precast concrete	each	\$225.00	10	\$2,250
h access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	2,400	\$19,200
i restroom facility, sanican w/concrete pla	each	\$2,250.00	2	\$4,500
j trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
Subtotal construction cost per site				\$166,750
Estimating contingency 10%	10%			\$16,675
Total construction cost per site				\$183,425
a construction sales tax (const)	9.0%			\$16,508
b design/engineering fees (const)	12.0%			\$22,011
c financing costs (const, tax, design)	8.0%			\$17,756
d contingency (const, tax, design, financin	10.0%			\$23,970
Total development cost per facility				\$263,670
Prorated per parking space				\$26,367

Tent camping - 25 campsite capacity

	unit	unit cost	qty	qty cost	
a	clear camping area, parking, access road	acre	\$4,000.00	5.6	\$22,400
b	earthwork in camping area, parking, acce	cu yd	\$15.00	9,157	\$137,355
c	campsite parking, 2"asphalt concrete/4"c	sq ft	\$9.00	20,000	\$180,000
d	picnic tables w/conc support	each	\$3,200.00	25	\$80,000
e	metal fire ring with iron grill	each	\$800.00	25	\$20,000
f	camp shelter cedar pole w/shake roof	sq ft	\$60.00	150	\$9,000
g	trash receptacle	each	\$2,400.00	25	\$60,000
h	restroom/showering fclty, 6 stalls/4 sinl	sq ft	\$450.00	850	\$382,500
i	camp directory signs	each	\$600.00	20	\$12,000
j	access road, 6"crushed rock, 24'x5,380'	sq ft	\$6.50	129,120	\$839,280
k	water service, 8"service line	lr ft	\$90.00	5,380	\$484,200
l	sewage disposal, campgrnd septic tank d	each	\$50,000.00	1	\$50,000
m	fire hydrant	each	\$6,500.00	1	\$6,500
n	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost for 25 campsites					\$2,295,235
	Estimating contingency 10%	10%			\$229,524
Total construction cost per site					\$2,524,759
a	construction sales tax (const)	9.0%			\$227,228
b	design/engineering fees (const)	12.0%			\$302,971
c	financing costs (const, tax, design)	8.0%			\$244,397
d	contingency (const, tax, design, financin	10.0%			\$329,935
Total development cost for 25 campsites					\$3,629,290
Prorated per campsite					\$145,172

Group daycamping facility - 100 person capacity

	unit	unit cost	qty	qty cost	
a	clear camping site, parking, access road	acre	\$4,000.00	3.1	\$12,400
b	earthwork for sites, parking, access road	cu yd	\$15.00	5,134	\$77,010
c	group campfire/amphitheater,stage/benc	each	\$70,000.00	1	\$70,000
d	camp directory signs, 4"x4"cedar pole fra	each	\$800.00	20	\$16,000
e	group cooking, 4'x12'	each	\$4,500.00	2	\$9,000
f	eating shelter (30'x30'), cedar pole w/sha	sq ft	\$150.00	900	\$135,000
g	picnic tables w/conc support	each	\$3,200.00	25	\$80,000
h	trash bin, metal dumpster w/wood fence	each	\$4,000.00	3	\$12,000
i	restroom facility, 6 stalls w/4 sinks	sq ft	\$450.00	600	\$270,000
j	drinking fountain	each	\$6,000.00	1	\$6,000
k	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
l	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	50	\$11,250
m	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	24,000	\$192,000
n	water service, 8"service line	lr ft	\$90.00	1,000	\$90,000
o	sewage disposal, septic tank w/drainfield	system	\$50,000.00	1	\$50,000
p	fire hydrant	each	\$6,500.00	1	\$6,500
q	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per group camp					\$1,184,160
	Estimating contingency 10%	10%			\$118,416
Total construction cost per group camp					\$1,302,576
a	construction sales tax (const)	9.0%			\$117,232
b	design/engineering fees (const)	12.0%			\$156,309
c	financing costs (const, tax, design)	8.0%			\$126,089
d	contingency (const, tax, design, financin	10.0%			\$170,221
Total development cost per group camp					\$1,872,427

Prorated per person

\$18,724

Recreational vehicle camping - 25 campsite capacity

	unit	unit cost	qty	qty cost	
a	clear campsite, parking, access road	acre	\$4,000.00	10.1	\$40,400
b	earthwork for campsite, parking, access road	cu yd	\$15.00	16,460	\$246,900
c	campsite parking, 2"asphalt concrete/4"crushed rock	sq ft	\$9.00	30,000	\$270,000
d	picnic tables w/conc support	each	\$3,200.00	25	\$80,000
e	metal fire ring with iron grill	each	\$800.00	25	\$20,000
f	drinking fountain	each	\$6,000.00	1	\$6,000
g	trash receptacle	each	\$2,400.00	25	\$60,000
h	sanitary dump facility, 2 stalls	each	\$50,000.00	1	\$50,000
i	camp directory signs, 4"x4"cedar pole frame	each	\$800.00	20	\$16,000
j	access road, 2"asphalt concrete/4"crushed rock	sq ft	\$8.00	193,680	\$1,549,440
k	water service, 3"service line	lr ft	\$42.00	8,070	\$338,940
l	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost for 25 campsites				\$2,689,680	
	Estimating contingency 10%	10%		\$268,968	
Total construction cost per group camp				\$2,958,648	
a	construction sales tax (const)	9.0%		\$266,278	
b	design/engineering fees (const)	12.0%		\$355,038	
c	financing costs (const, tax, design)	8.0%		\$286,397	
d	contingency (const, tax, design, financing)	10.0%		\$386,636	
Total development cost for 25 campsites				\$4,252,997	
Prorated per campsite				\$170,120	

Outdoor swim pool - 75'x42'=3,150 sf/294 person capacity

	unit	unit cost	qty	qty cost	
a	clear pool area, deck, parking, access road	acre	\$4,000.00	1.1	\$4,400
b	earthwork, 1'depth except pool @5'depth	cu yd	\$15.00	2,370	\$35,550
c	diving area, 1 meter board	sq ft	\$450.00	628	\$282,600
	capacity = 3 in pool + 9 in line/board/10'radius = 12 divers/board				
d	swimming area, 50'x42' less diving area	sq ft	\$450.00	1,472	\$662,400
	capacity = 27 sq ft/swimmer with 75% of swimmers in pool = 54 in pool + 18 on deck = 72 swimmers				
e	nonswimming area, 25'x42'	sq ft	\$250.00	1,050	\$262,500
c	diving area, 1 meter board	sq ft	\$450.00	628	\$282,600
	capacity = 3 in pool + 9 in line/board/10'radius =				
f	pool deck, 10'on sides, 20'on ends, tile/ceramic	sq ft	\$8.00	1,590	\$12,720
g	lifeguard stand, galvanized pipe w/2"x4"floor	each	\$3,000.00	2	\$6,000
h	drinking fountain	each	\$6,000.00	1	\$6,000
i	locker/shower facility, 20 showers w/50 lockers	sq ft	\$450.00	1,000	\$450,000
j	restroom facility, 10 stalls w/6 sinks	sq ft	\$450.00	1,000	\$450,000
k	concession facility, grill and refrigerator	sq ft	\$442.00	250	\$110,500
l	bike rack, prefab galvanized pipe	each	\$2,400.00	3	\$7,200
m	parking, 2"asphalt concrete/4"crushed rock	sq ft	\$9.00	38,400	\$345,600
	2.5 swimmers/car = 118 cars + 10 employees = 128				
n	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	128	\$28,800
o	access road, 2"asphalt concrete/4"crushed rock	sq ft	\$8.00	6,000	\$48,000
p	water service, 8"service line	lr ft	\$90.00	400	\$36,000
q	sewer service, 8"side sewer	lr ft	\$48.00	400	\$19,200
r	fire hydrant	each	\$6,500.00	1	\$6,500

s	water meter, 8"size	each	\$25,000.00	1	\$25,000
t	chainlink perimeter fence, 6'	lr ft	\$38.00	317	\$12,046
u	seed grass over 4"topsoil	sq ft	\$2.50	1,564	\$3,910
Subtotal construction cost for 294 swimmers					\$3,097,526
	Estimating contingency 10%	10%			\$309,753
Total construction cost per group camp					\$3,407,279
a	construction sales tax (const)	9.0%			\$306,655
b	design/engineering fees (const)	12.0%			\$408,873
c	financing costs (const, tax, design)	8.0%			\$329,825
d	contingency (const, tax, design, financin	10.0%			\$445,263
Total development cost for 294 swimmers/3,150 sq ft pool					\$4,897,895
Prorated per square foot of total pool					\$1,555

Indoor swim pool - 75'x42'=3,150 sf/294 person capacity

		unit	unit cost	qnty	qnty cost
a	clear pool area, deck, parking, access roa	acre	\$4,000.00	1.1	\$4,400
b	earthwork, 1'depth except pool @5'depth	cu yd	\$15.00	2,370	\$35,550
c	diving area, 1 meter board	sq ft	\$662.00	628	\$415,736
	capacity = 3 in pool + 9 in line/board/10'radius = 12 divers/board				
d	swimming area, 50'x42' less diving area r	sq ft	\$662.00	1,472	\$974,464
	capacity = 27 sq ft/swimmer with 75% of swimmers in pool = 54 in pool + 18 on deck = 72 swimmers				
e	nonswimming area, 25'x42'	sq ft	\$350.00	1,050	\$367,500
	capacity = 10 sq ft/person with 50% in pool = 105 in pool + 105 on land = 210 persons				
f	pool deck, 10'on sides, 20'on ends, tile/c	sq ft	\$8.00	1,590	\$12,720
g	enclosed structure for pools et.al.	sq ft	\$250.00	4,740	\$1,185,000
h	lifeguard stand	each	\$3,000.00	2	\$6,000
i	drinking fountain	each	\$6,000.00	1	\$6,000
j	locker/shower facility, 20 showers w/50	sq ft	\$450.00	1,000	\$450,000
k	restroom facility, 10 stalls w/6 sinks	sq ft	\$450.00	1,000	\$450,000
l	concession facility, grill and refrigeration	sq ft	\$450.00	250	\$112,500
m	bike rack, prefab galvanized pipe	each	\$2,400.00	3	\$7,200
n	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	38,400	\$345,600
	2.5 swimmers/car = 118 cars + 10 employees = 1				
o	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	128	\$28,800
p	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	6,000	\$48,000
q	water service, 8"service line	lr ft	\$90.00	400	\$36,000
r	sewer service, 8"side sewer	lr ft	\$48.00	400	\$19,200
s	fire hydrant	each	\$6,500.00	1	\$6,500
t	water meter, 8"size	each	\$25,000.00	1	\$25,000
u	chainlink perimeter fence, 6'	lr ft	\$38.00	317	\$12,046
v	seed grass over 4"topsoil	sq ft	\$2.50	1,564	\$3,910
Total construction cost for 294 swimmers					\$4,552,126
a	construction sales tax (const)	9.0%			\$409,691
b	design/engineering fees (const)	12.0%			\$546,255
c	financing costs (const, tax, design)	8.0%			\$440,646
d	contingency (const, tax, design, financin	10.0%			\$594,872
Total development cost for 294 swimmers/3,150 sq ft pool					\$6,543,590
Prorated per square foot of total pool					\$2,077

Community center - 250 person capacity

	unit	unit cost	qty	qty cost	
a	clear building site, parking, access road	acre	\$4,000.00	3	\$12,000
b	earthwork for structure, parking, access	cu yd	\$15.00	1,613	\$24,200
c	gymnasium, 2 full basketball courts	sq ft	\$552.00	11,280	\$6,226,560
d	racquetball courts	sq ft	\$552.00	3,680	\$2,031,360
e	kitchen facility	sq ft	\$450.00	360	\$162,000
f	game/classroom	sq ft	\$475.00	960	\$456,000
g	exercise/aerobics room, 50 persons	sq ft	\$552.00	5,000	\$2,760,000
h	physical conditioning/hydro/wellness fa	sq ft	\$552.00	2,745	\$1,515,240
i	office and reception area	sq ft	\$400.00	1,000	\$400,000
j	multipurpose, restroom, locker room, sh	sq ft	\$442.00	3,400	\$1,502,800
k	bike rack	each	\$2,400.00	1	\$2,400
l	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	52,500	\$472,500
m	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	75	\$16,875
n	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	6,000	\$48,000
o	water service, 8"service line	lr ft	\$90.00	400	\$36,000
p	sewage disposal, 8"service line	lr ft	\$48.00	400	\$19,200
q	fire hydrant	each	\$6,500.00	1	\$6,500
r	water meter, 8"size	each	\$25,000.00	1	\$25,000
s	parking lot lighting, 10 poles	system	\$220,000.00	1	\$220,000
t	art sculpture	each	\$8,000.00	1	\$8,000

Total construction cost per center \$15,944,635

a	construction sales tax (const)	9.0%			\$1,435,017
b	design/engineering fees (const)	12.0%			\$1,913,356
c	financing costs (const, tax, design)	8.0%			\$1,543,441
d	contingency (const, tax, design, financin	10.0%			\$2,083,645

Total development cost per center \$22,920,094

Prorated per square foot \$806.34

Restroom/support facilities

	unit	unit cost	qty	qty cost	
a	restroom facility, 4 stalls w/2 sinks	sq ft	\$442.00	500	\$221,000
b	sewer service, 8"side sewer	lr ft	\$48.00	500	\$24,000
c	water service, 8"service line	lr ft	\$90.00	500	\$45,000
d	fire hydrant	each	\$6,500.00	1	\$6,500
e	water meter, 2"size	each	\$12,000.00	1	\$12,000

Total construction cost per facility/6 fixtures \$308,500

a	construction sales tax (const)	9.0%			\$27,765
b	design/engineering fees (const)	12.0%			\$37,020
c	financing costs (const, tax, design)	8.0%			\$29,863
d	contingency (const, tax, design, financin	10.0%			\$40,315

Total development cost per 4 stall facility \$443,463

Prorated cost per fixture \$73,910

Source: the Beckwith Consulting Group, JKLA Landscape Architects, ARC Architects Feb 2022

Appendix G.2: Prototype trail development costs

Multipurpose trail - 8 foot crushed rock (5 miles w/svs)

	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	322,800	\$484,200
b	crushed rock, rolled to 4", 3/8" minus - 8	sq ft	\$3.00	215,200	\$645,600
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	5	\$12,000
e	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
f	restroom facilities, sanican w/concrete p	each	\$2,250.00	2	\$4,500
g	parking, 2" asphalt concrete/4"crushed ro	sq ft	\$9.00	9,000	\$81,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Total construction cost per 5 miles				\$1,320,450	
j	construction sales tax (const)	9.0%		\$118,841	
k	design/engineering fees (const)	12.0%		\$158,454	
l	financing costs (const,tax, design)	8.0%		\$127,820	
m	contingency (const, tax, design, financin	15.0%		\$258,835	
Total development cost per 5 miles				\$1,984,399	
Prorated per mile				\$396,880	

Multipurpose trail - 8 foot asphalt (5 miles w/svs)

	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	322,800	\$484,200
b	2"asphalt over 4"crushed rock - 8' wide	sq ft	\$12.00	215,200	\$2,582,400
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	5	\$12,000
e	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
f	restroom facilities, sanican w/concrete p	each	\$2,250.00	2	\$4,500
g	parking, 2" asphalt concrete/4"crushed ro	sq ft	\$9.00	9,000	\$81,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Total construction cost per 5 miles				\$3,257,250	
j	construction sales tax (const)	9.0%		\$293,153	
k	design/engineering fees (const)	12.0%		\$390,870	
l	financing costs (const,tax, design)	8.0%		\$315,302	
m	contingency (const, tax, design, financin	15.0%		\$638,486	
Total development cost per 5 miles				\$4,895,060	
Prorated per mile				\$979,012	

Multipurpose trail - 10 foot crushed rock (5 miles w/svs)

	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	376,600	\$564,900
b	crushed rock, rolled to 4", 3/8" minus - 1	sq ft	\$3.00	269,000	\$807,000
c	trail directory sign	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	5	\$12,000
e	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
f	restroom facilities, sanican w/concrete p	each	\$2,250.00	2	\$4,500
g	parking, 2" asphalt concrete/4"crushed ro	sq ft	\$9.00	9,000	\$81,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Total construction cost per 5 miles				\$1,562,550	
j	construction sales tax (const)	9.0%		\$140,630	

k	design/engineering fees (const)	12.0%		\$187,506
l	financing costs (const,tax, design)	8.0%		\$151,255
m	contingency (const, tax, design, financin	15.0%		\$306,291
Total development cost per 5 miles				\$2,348,231
Prorated per mile				\$469,646

Multipurpose trail - 10 foot asphalt (5 miles w/svs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	376,600	\$564,900
b	2"asphalt over 4"crushed rock - 10' wide	sq ft	\$12.00	269,000	\$3,228,000
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	5	\$12,000
e	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
f	restroom facilities, sanican w/concrete p	each	\$2,250.00	2	\$4,500
g	parking, 2" asphalt concrete/4"crushed r	sq ft	\$9.00	9,000	\$81,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Total construction cost per 5 miles				\$3,983,550	
j	construction sales tax (const)	9.0%		\$358,520	
k	design/engineering fees (const)	12.0%		\$478,026	
l	financing costs (const,tax, design)	8.0%		\$385,608	
m	contingency (const, tax, design, financin	15.0%		\$780,855	
Total development cost per 5 miles				\$5,986,559	
Prorated per mile				\$1,197,312	

Park walk trail class 1 - crushed rock (1 mile w/o sv)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork trail corridor - 10'	sq ft	\$1.50	53,800	\$80,700
b	crushed rock, 6"depth, 3/8" minus - 6' wi	sq ft	\$4.00	32,280	\$129,120
c	interpretative signs	each	\$2,000.00	5	\$10,000
d	trail bench, w/conc support	each	\$2,400.00	10	\$24,000
e	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
Total construction cost per mile				\$248,620	
f	construction sales tax (const)	9.0%		\$22,376	
g	design/engineering fees (const)	12.0%		\$29,834	
h	financing costs (const,tax, design)	8.0%		\$24,066	
i	contingency (const, tax, design, financin	15.0%		\$48,734	
Total development cost per mile				\$373,631	

Park walk trail class 1 - asphalt (1 mile w/o sv)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork trail corridor	sq ft	\$1.50	53,800	\$80,700
b	2"asphalt over 4"crushed rock - 6' wide	sq ft	\$12.00	32,280	\$387,360
c	interpretative signs, 4"x4"cedar framed	each	\$2,000.00	5	\$10,000
d	trail bench, w/conc support	each	\$2,400.00	10	\$24,000
e	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
Total construction cost per mile				\$506,860	
f	construction sales tax (const)	9.0%		\$45,617	
g	design/engineering fees (const)	12.0%		\$60,823	
h	financing costs (const,tax, design)	8.0%		\$49,064	
i	contingency (const, tax, design, financin	15.0%		\$99,355	
Total development cost per mile				\$761,719	

Park walk trail class 2 - crushed rock (1 mile w/o svcs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork trail corridor - 8' w	sq ft	\$1.50	43,040	\$64,560
b	crushed rock, 6"depth, 3/8" minus - 5' w	sq ft	\$4.00	26,900	\$107,600
c	interpretative signs, 4"x4"cedar framed	each	\$2,000.00	5	\$10,000
d	trail bench, w/conc support	each	\$2,400.00	10	\$24,000
e	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
Total construction cost per mile				\$210,960	
f	construction sales tax (const)	9.0%			\$18,986
g	design/engineering fees (const)	12.0%			\$25,315
h	financing costs (const,tax, design)	8.0%			\$20,421
i	contingency (const, tax, design, financin	15.0%			\$41,352
Total development cost per mile				\$317,035	

Park walk trail class 2 - asphalt (1 mile w/o svcs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork trail corridor - 8' w	sq ft	\$1.50	43,040	\$64,560
b	2"asphalt over 4"crushed rock - 5' wide	sq ft	\$12.00	26,900	\$322,800
c	interpretative signs, 4"x4"cedar framed	each	\$2,000.00	5	\$10,000
d	trail bench, w/conc support	each	\$2,400.00	10	\$24,000
e	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
Total construction cost per mile				\$426,160	
f	construction sales tax (const)	9.0%			\$38,354
g	design/engineering fees (const)	12.0%			\$51,139
h	financing costs (const,tax, design)	8.0%			\$41,252
i	contingency (const, tax, design, financin	15.0%			\$83,536
Total development cost per mile				\$640,442	

Day hike trail class 3 - crushed rock (5 miles w/svcs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	161,400	\$242,100
b	crushed rock, rolled to 4", 3/8" minus - 4	sq ft	\$3.00	107,600	\$322,800
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	5	\$12,000
e	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
f	restroom facilities, sanican w/concrete p	each	\$2,250.00	2	\$4,500
g	parking, 2" asphalt concrete/4"crushed r	sq ft	\$9.00	9,000	\$81,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Total construction cost per 5 miles				\$755,550	
j	construction sales tax (const)	9.0%			\$68,000
k	design/engineering fees (const)	12.0%			\$90,666
l	financing costs (const,tax, design)	8.0%			\$73,137
m	contingency (const, tax, design, financin	15.0%			\$148,103
Total development cost per 5 miles				\$1,135,456	
Prorated per mile				\$227,091	

Day hike trail class 3 - asphalt (5 miles w/svs)

	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corrido	acre	\$1.50	161,400	\$242,100
b	2" asphalt over 4" crushed rock - 4' wide	sq ft	\$12.00	107,600	\$1,291,200
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	5	\$12,000
e	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
f	restroom facilities, sanican w/concrete p	each	\$2,250.00	2	\$4,500
g	parking, 2" asphalt concrete/4"crushed r	sq ft	\$9.00	9,000	\$81,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Total construction cost per 5 miles				\$1,723,950	
j	construction sales tax (const)	9.0%		\$155,156	
k	design/engineering fees (const)	12.0%		\$206,874	
l	financing costs (const,tax, design)	8.0%		\$166,878	
m	contingency (const, tax, design, financin	15.0%		\$337,929	
Total development cost per 5 miles				\$2,590,787	
Prorated per mile				\$518,157	

Day hike trail class 4 - crushed rock (5 miles w/svs)

	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	134,500	\$201,750
b	crushed rock, rolled to 4", 3/8" minus - 3	sq ft	\$3.00	80,700	\$242,100
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	5	\$12,000
e	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
f	restroom facilities, sanican w/concrete p	each	\$2,250.00	2	\$4,500
g	parking, 2" asphalt concrete/4"crushed r	sq ft	\$9.00	9,000	\$81,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Total construction cost per 5 miles				\$634,500	
j	construction sales tax (const)	9.0%		\$57,105	
k	design/engineering fees (const)	12.0%		\$76,140	
l	financing costs (const,tax, design)	8.0%		\$61,420	
m	contingency (const, tax, design, financin	15.0%		\$124,375	
Total development cost per 5 miles				\$953,539	
Prorated per mile				\$190,708	

Day hike trail class 5 - compacted dirt (10 miles w/svs)

	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	215,200	\$322,800
b	finish grade compacted dirt trail - 2' wide	sq ft	\$0.75	107,600	\$80,700
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	40	\$48,000
d	trail bench, w/conc support	each	\$2,400.00	10	\$24,000
e	trash receptacles w/concrete support	each	\$2,400.00	20	\$48,000
f	restroom facilities, sanican w/concrete p	each	\$2,250.00	4	\$9,000
g	parking, 2" asphalt concrete/4"crushed r	sq ft	\$9.00	9,000	\$81,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Total construction cost per 10 miles				\$658,650	
j	construction sales tax (const)	9.0%		\$59,279	
k	design/engineering fees (const)	12.0%		\$79,038	

l	financing costs (const,tax, design)	8.0%			\$63,757
m	contingency (const, tax, design, financin	15.0%			\$129,109
Total development cost per 10 miles					\$989,832
Prorated per mile					\$98,983

Shoreline hike trail - access only (5 miles w/svs)

		unit	unit cost	qnty	qnty cost
a	clear/grade/earthwork for site improvem	sq ft	\$1.50	10,890	\$16,335
b	landscape/bank stabilization plantings a	sq ft	\$10.00	2,723	\$27,225
c	picnic tables w/conc support	each	\$3,200.00	3	\$9,600
d	metal fire ring with iron grill	each	\$800.00	3	\$2,400
e	trail shelter (10'x6'), cedar pole w/shake	sq ft	\$150.00	60	\$9,000
f	trail directory signs, 4"x4"cedar pole fran	each	\$1,200.00	10	\$12,000
g	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	3,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	10	\$2,250
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	2,400	\$19,200
j	restroom facility, sanican w/concrete pla	each	\$2,250.00	2	\$4,500
k	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
Total construction cost per 5 miles					\$134,310
l	construction sales tax (const)	9.0%			\$12,088
m	design/engineering fees (const)	12.0%			\$16,117
n	financing costs (const,tax, design)	8.0%			\$13,001
o	contingency (const, tax, design, financin	15.0%			\$26,327
Total development cost per 5 miles					\$201,844
Prorated per mile/access site					\$40,369

Off-road mtn bike trail class 1 - dirt (10 miles w/svs)

		unit	unit cost	qnty	qnty cost
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	322,800	\$484,200
b	finish grade bike trail - 2' wide	sq ft	\$0.75	107,600	\$80,700
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	10	\$12,000
d	trail bench, w/conc support	each	\$2,400.00	10	\$24,000
e	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
f	trash receptacles w/concrete support	each	\$2,400.00	5	\$12,000
g	restroom facilities, sani-can w/concrete	each	\$2,250.00	2	\$4,500
h	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	6,000	\$54,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	20	\$4,500
j	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Total construction cost per 10 miles					\$716,700
k	construction sales tax (const)	9.0%			\$64,503
l	design/engineering fees (const)	12.0%			\$86,004
m	financing costs (const,tax, design)	8.0%			\$69,377
n	contingency (const, tax, design, financin	15.0%			\$140,488
Total development cost per 10 miles					\$1,077,071
Prorated per mile					\$107,707

Off-road mtn bike trail class 2 - dirt (20 miles w/svs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	538,000	\$807,000
b	finish grade bike trail - 1.5' wide	sq ft	\$0.75	161,400	\$121,050
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	15	\$36,000
e	bike rack, prefab galvanized pipe	each	\$2,400.00	2	\$4,800
f	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
g	restroom facilities, sani-can w/concrete	each	\$2,250.00	2	\$4,500
h	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	6,000	\$54,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	20	\$4,500
j	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Total construction cost per 20 miles				\$1,118,250	
k	construction sales tax (const)	9.0%		\$100,643	
l	design/engineering fees (const)	12.0%		\$134,190	
m	financing costs (const,tax, design)	8.0%		\$108,247	
n	contingency (const, tax, design, financin	15.0%		\$219,199	
Total development cost per 20 miles				\$1,680,528	
Prorated per mile				\$84,026	

Off-road mtn bike trail class 3 - dirt (25 miles w/svs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	538,000	\$807,000
b	finish grade bike trail - 1' wide	sq ft	\$0.75	134,500	\$100,875
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	25	\$30,000
d	trail bench, w/conc support	each	\$2,400.00	20	\$48,000
e	bike rack, prefab galvanized pipe	each	\$2,400.00	3	\$7,200
f	trash receptacles w/concrete support	each	\$2,400.00	15	\$36,000
g	restroom facilities, sani-can w/concrete	each	\$2,250.00	2	\$4,500
h	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	6,000	\$54,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	20	\$4,500
j	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Total construction cost per 25 miles				\$1,130,475	
k	construction sales tax (const)	9.0%		\$101,743	
l	design/engineering fees (const)	12.0%		\$135,657	
m	financing costs (const,tax, design)	8.0%		\$109,430	
n	contingency (const, tax, design, financin	15.0%		\$221,596	
Total development cost per 25 miles				\$1,698,900	
Prorated per mile				\$67,956	

Off-road bike trail AASHTO 1 - crushed rock (5 miles w/svs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	376,600	\$564,900
b	crushed rock, rolled to 4", 3/8" minus - 1	sq ft	\$3.00	269,000	\$807,000
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	10	\$24,000
e	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
f	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
g	restroom facilities, sani-can w/concrete	each	\$2,250.00	2	\$4,500
h	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	9,000	\$81,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
j	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400

Total construction cost per 5 miles				\$1,576,950
k	construction sales tax (const)	9.0%		\$141,926
l	design/engineering fees (const)	12.0%		\$189,234
m	financing costs (const,tax, design)	8.0%		\$152,649
n	contingency (const, tax, design, financin	15.0%		\$309,114
Total development cost per 5 miles				\$2,369,872
Prorated per mile				\$473,974

Off-road bike trail AASHTO 1- asphalt (5 miles w/svs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	376,600	\$564,900
b	class 2 asphalt 4"crushed rock - 10'wide	sq ft	\$12.00	269,000	\$3,228,000
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	10	\$24,000
e	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
f	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
g	restroom facilities, sani-can w/concrete	each	\$2,250.00	2	\$4,500
h	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	9,000	\$81,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
j	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400

Total construction cost per 5 miles				\$3,997,950
k	construction sales tax (const)	9.0%		\$359,816
l	design/engineering fees (const)	12.0%		\$479,754
m	financing costs (const,tax, design)	8.0%		\$387,002
n	contingency (const, tax, design, financin	15.0%		\$783,678
Total development cost per 5 miles				\$6,008,199
Prorated per mile				\$1,201,640

On-road bike tour AASHTO 2 - 2 lanes (10 miles w/o sv)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along road should	sq ft	\$1.50	860,800	\$1,291,200
b	asphalt, 2"class 1/4"crushed rock - 6' wic	sq ft	\$12.00	645,600	\$7,747,200
c	pavement markings, paint stripes and sy	lr ft	\$4.00	107,600	\$430,400
d	route directory, steel post w/reflective s	each	\$250.00	80	\$20,000

Total construction cost per 10 miles				\$9,488,800
e	construction sales tax (const)	9.0%		\$853,992
f	design/engineering fees (const)	12.0%		\$1,138,656
g	financing costs (const,tax, design)	8.0%		\$918,516
h	contingency (const, tax, design, financin	15.0%		\$1,859,995
Total development cost per 10 miles				\$14,259,958
Prorated per mile				\$1,425,996

On-road bike tour AASHTO 3 - 2 shlders (10 miles w/o svcs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along road should	sq ft	\$1.50	645,600	\$968,400
b	asphalt, 2" class 1/4" crushed rock - 4' wide	sq ft	\$12.00	430,400	\$5,164,800
c	pavement markings, paint stripes and symbols	lr ft	\$4.00	107,600	\$430,400
d	route directory, steel post w/reflective sheet	each	\$250.00	80	\$20,000
Total construction cost per 10 miles				\$6,583,600	
e	construction sales tax (const)	9.0%			\$592,524
f	design/engineering fees (const)	12.0%			\$790,032
g	financing costs (const, tax, design)	8.0%			\$637,292
h	contingency (const, tax, design, financing)	15.0%			\$1,290,517
Total development cost per 10 miles				\$9,893,966	
Prorated per mile				\$989,397	

On-road bike tour AASHTO 4 - in lane (10 miles w/o svcs)

	unit	unit cost	qnty	qnty cost	
a	pavement markings, paint symbols and colors	lr ft	\$4.00	107,600	\$430,400
b	route directory, steel post w/reflective sheet	each	\$250.00	80	\$20,000
Total construction cost per 10 miles				\$450,400	
c	construction sales tax (const)	9.0%			\$40,536
d	design/engineering fees (const)	12.0%			\$54,048
e	financing costs (const, tax, design)	8.0%			\$43,599
f	contingency (const, tax, design, financing)	15.0%			\$88,287
Total development cost per 10 miles				\$676,870	
Prorated per mile				\$67,687	

On-road bike tour - backcountry (10 miles w/o svcs)

	unit	unit cost	qnty	qnty cost	
a	route directory, steel post w/reflective sheet	each	\$250.00	80	\$20,000
Total construction cost per 10 miles				\$20,000	
b	construction sales tax (const)	9.0%			\$1,800
c	design/engineering fees (const)	12.0%			\$2,400
d	financing costs (const, tax, design)	8.0%			\$1,936
e	contingency (const, tax, design, financing)	15.0%			\$3,920
Total development cost per 10 miles				\$30,056	
Prorated per mile				\$3,006	

Horse trail - seperate trail (5 miles w/svs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	32,280	\$48,420
b	finish grade horse trail, compacted - 2' w	sq ft	\$0.75	10,760	\$8,070
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	hitching posts, galvanized pipe w/cedar	each	\$1,000.00	10	\$10,000
e	trash receptacles w/concrete support	each	\$2,400.00	4	\$9,600
f	restroom facilities, sanican w/concrete p	each	\$2,250.00	2	\$4,500
g	trailer parking, 2"asphalt concrete/4"crus	sq ft	\$9.00	10,000	\$90,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	20	\$4,500
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Total construction cost per 5 miles				\$237,490	
j	construction sales tax (const)	9.0%			\$21,374
k	design/engineering fees (const)	12.0%			\$28,499
l	financing costs (const,tax, design)	8.0%			\$22,989
m	contingency (const, tax, design, financin	15.0%			\$46,553
Total development cost per 5 miles				\$356,905	
Prorated per mile				\$71,381	

Water trailhead - launch and campsite (5 miles w/svs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork for site improvem	sq ft	\$1.50	10,890	\$16,335
b	landscape/bank stabilization plantings a	sq ft	\$10.00	2,723	\$27,225
c	picnic tables w/conc support	each	\$3,200.00	3	\$9,600
d	metal fire ring with iron grill	each	\$800.00	2	\$1,600
e	camp shelter cedar pole w/shake roof	sq ft	\$150.00	60	\$9,000
f	camp directory signs, 4"x4"cedar pole fra	each	\$1,200.00	10	\$12,000
g	restroom facility, sanican w/concrete pla	each	\$2,250.00	2	\$4,500
h	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
i	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	3,000	\$27,000
j	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	10	\$2,250
k	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	2,400	\$19,200
Total construction cost per 5 miles				\$133,510	
l	construction sales tax (const)	9.0%			\$12,016
m	design/engineering fees (const)	12.0%			\$16,021
n	financing costs (const,tax, design)	8.0%			\$12,924
o	contingency (const, tax, design, financin	15.0%			\$26,171
Total development cost per 5 miles				\$200,641	
Prorated per mile/access site				\$40,128	

Trailhead - w/sanican sv

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork for site improvem	sq ft	\$1.50	10,890	\$16,335
b	landscape/bank stabilization plantings a	sq ft	\$10.00	2,723	\$27,225
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	2	\$2,400
d	trail bench, w/conc support	each	\$2,400.00	3	\$7,200
e	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
f	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
g	restroom facilities, sani-can w/concrete	each	\$2,250.00	2	\$4,500
h	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	9,000	\$81,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
j	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400

Total construction cost per site				\$191,010
k	construction sales tax (const)	9.0%		\$17,191
l	design/engineering fees (const)	12.0%		\$22,921
m	financing costs (const,tax, design)	8.0%		\$18,490
n	contingency (const, tax, design, financin	15.0%		\$37,442
Total development cost per site				\$287,054

Trailhead - w/permanent restroom facilities

		unit	unit cost	qnty	qnty cost
a	clear/grade/earthwork for site improvem	sq ft	\$1.50	10,890	\$16,335
b	landscape/bank stabilization plantings a	sq ft	\$10.00	2,723	\$27,225
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	2	\$2,400
d	trail bench, w/conc support	each	\$2,400.00	3	\$7,200
e	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
f	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
g	restroom facility, 4 stalls w/2 sinks	sq ft	\$442.00	500	\$221,000
h	sewer service, 8" side sewer	lr ft	\$48.00	500	\$24,000
i	water service, 8" service line	lr ft	\$90.00	500	\$45,000
j	fire hydrant	each	\$6,500.00	1	\$6,500
k	water meter, 2" size	each	\$12,000.00	1	\$12,000
l	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	9,000	\$81,000
m	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
n	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Total construction cost per site				\$495,010	
o	construction sales tax (const)	9.0%			\$44,551
p	design/engineering fees (const)	12.0%			\$59,401
q	financing costs (const,tax, design)	8.0%			\$47,917
r	contingency (const, tax, design, financin	15.0%			\$97,032
Total development cost per site				\$743,911	

Source: Beckwith Consulting Group & JKLA Landscape Architects February 2022