



PERC Feasibility Study Update

Kitsap Public Facilities Board

July 25, 2022



PERC Status Report

July 25,
2022

Tonight we'll present:

March - July 2022 PERC Activity

- Phased Approach
- Revised Site Plan
- Targeted Market Analysis
- Next Steps



1 | Community Outreach

2 | Market Analysis – Berk Consulting

3 | Conceptual Site and Building Design – ARC Architects

4 | Draft Management Plan

5 | Financial Strategy and Feasibility Determination


We are here!



Refining PERC approach

- **Based on feedback received** from November 9, 2021 Steering Committee meeting, City staff met with a number of Steering Committee members and KPFD director
- **Result** of discussions, as well as the City's unsuccessful attempt to acquire adjacent property, is to organize the PERC project into phases
 - **Three phases** where each phase can be a stand- alone project



3-Phased Approach

Phase 1: Tournament Fields

- Two turfed and lighted tournament fields, with outdoor recreational amenities, picnic shelters and parking at the current PERC site.

If adjacent land can be acquired, a joint use agreement with OC, or at another site within City:

Phase 2: Event and Recreation Center

- Center with indoor recreation basketball court, meeting/classrooms for events, and other indoor recreation elements

Phase 3: Pool

- Outdoor recreation pool



Phase 1: Tournament Fields w/outdoor recreation elements

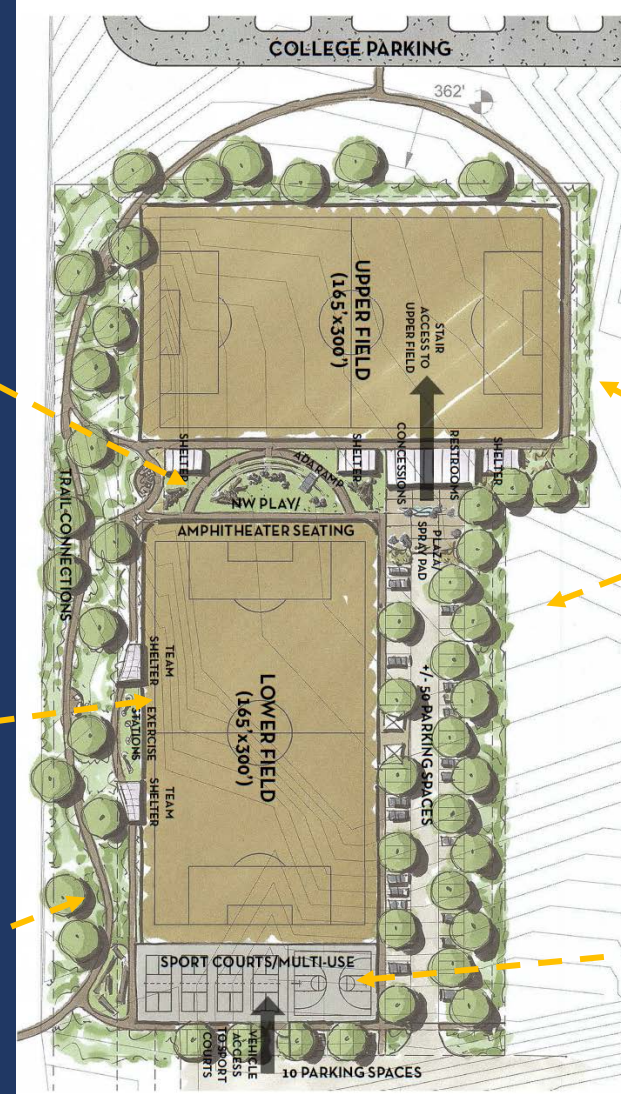
PNW inspired playground located between fields for families attending tournaments, while taking advantage of naturally-tiered seating



Multiple picnic shelters to support tournaments, also provides an additional rental revenue source



Seating along walking path



Two lighted and turfed multi-use tournament fields



Sports Courts – 4 pickleball and full size basketball



Revised Site Plan



Targeted Market Analysis

Phase 1: Tournament Fields w/outdoor recreation elements

2021 Berk Consulting Market Analysis Conclusion

- Four fields (2 at PERC and 2 Strawberry Fields) are not competitive in the regional/state soccer tournament market

Partnered with CKSD to improve field marketability

- CKSD has seven fields available (long holidays, weekends, vacations) to support soccer, lacrosse and football

2022 Berk Consulting conducted targeted market analysis

- Partnership with CKSD results in 11 fields within 15-minute driving radius
- Improves the marketability of fields and results in a feasible tournament destination



PERC Phase 1 Summary

Phase 1: Tournament Fields w/outdoor recreation elements

Tournament fields are:

- ❖ Market feasible
- ❖ Provides necessary economic development
- ❖ Moves the PERC project forward (while allowing time for the larger components to continue to be planned)

Outdoor recreation elements will:

- ❖ Provide most of the desired outdoor elements identified in the community survey
- ❖ Promote wellness, provides an active community green space with multiple activities serving all ages

Together:

- ❖ Results in a public facility that is a blend of a regional draw while serving the Poulsbo and North Kitsap community



Next Steps

July-
December
2022

Finalizing the PERC Feasibility Study

July-August 2022	Finalize Revised Site Plan and Cost Estimate
August 2022	Brief City Council Update webpage
September 2022	Reconvene Community Steering Committee
October-Nov 2022	Finalize Feasibility Study (management plan and financial strategy)
November 2022	City Council Resolution
December 12, 2022	Present Feasibility Study to KPFD Board





Questions?

Thank you!

