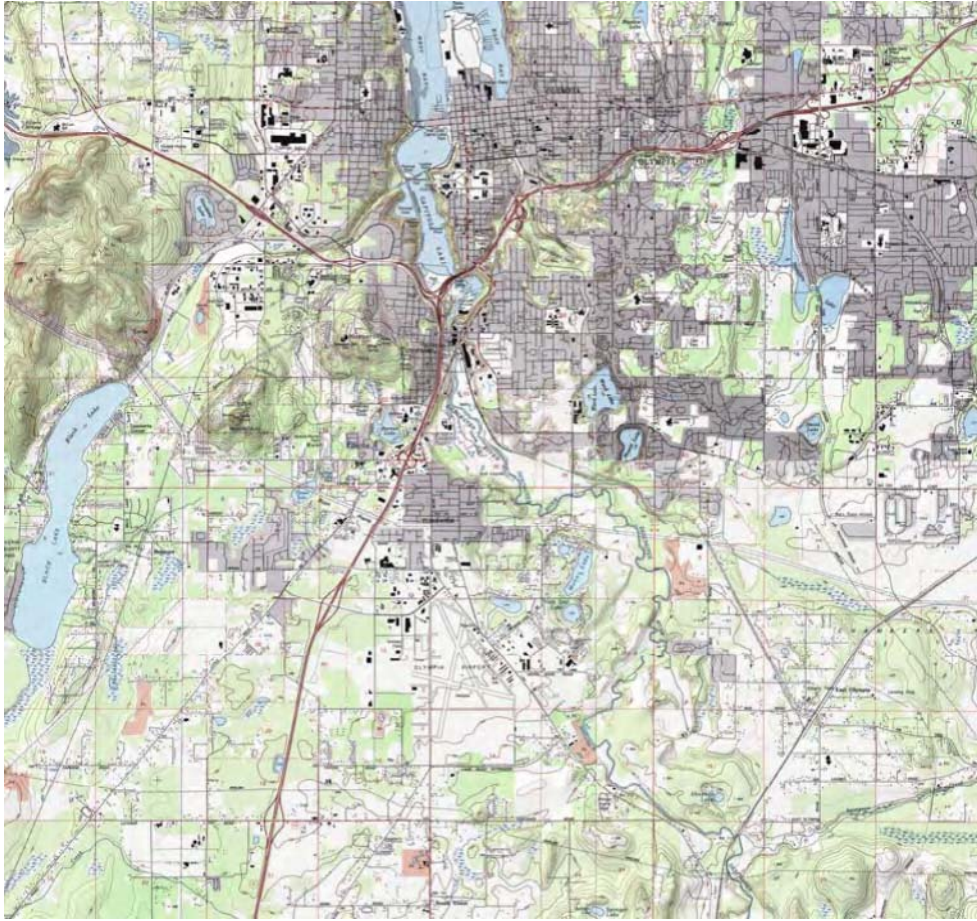


*Tumwater, Washington
Park, Recreation & Open Space Plan*



1 August 2007

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Contents

Chapter 1 Introduction

1.1 Objectives	1
1.2 Approach	1
1.3 Public involvement	2
1.4 Documentation	2

Chapter 2 Goals and objectives

2.1 Goals and objectives	3
--------------------------	---

Chapter 3 Program elements

3.1 Recreational clearinghouse	13
3.2 Program pricing and delivery criteria	13
3.3 Program proposals	15

Chapter 4 Plan elements

4.1 Conservancies - freshwater, forest, and farm	19
4.2 Conservancies - historical and cultural	23
4.3 Resource parks - fish, swim, and boat	27
4.4 Multipurpose trails	44
4.5 Streetscapes	48
4.6 On-road bicycle touring routes	53
4.7 On and off-leash dog parks and trails	56
4.8 Athletic parks - playgrounds, courts, and fields	58
4.9 Community facilities or centers	78
4.10 Special use facilities	92
4.11 Support facilities	99

Chapter 5 Park plan exhibits

5.1 Barclift Park	104
5.2 Black River Greenway	105
5.3 BPA Powerline Trail	106
5.4 DeSoto Canyon	107
5.5 Historical Park	108
5.6 Linwood Property	109
5.7 Old Town Center	110
5.8 Overlook Point Park	111
5.9 Percival Creek Canyon	112
5.10 Percival Creek Greenway	113
5.11 Pioneer Park	114
5.12 Sapp Road Park	115
5.13 Town Center	116
5.14 Trosper Lake Property	117
5.15 Tumwater Hill Park	118
5.16 Tumwater Municipal Golf Course	119
5.17 Tumwater Watershed	120
5.18 Union Cemetery	121

Chapter 6 Implementation

6.1 Adopt plan	123
6.2 Adopt project financing strategies	123
6.3 Initiate park, recreation, and open space projects	126
6.4 Implement program financing strategies	128
6.5 Follow-up	130

Appendix A Community setting

A.1 Climate	
A.2 Earth	
A.3 Water	
A.4 Wildlife habitats	
A.5 Unique and threatened species	
A.6 Wildlife habitat concerns	
A.7 Land use implications	
A.8 Historical development	
A.9 Population and housing	

Appendix B Existing lands and facilities

- B.1 Tumwater
- B.2 Thurston County
- B.3 Tumwater School District
- B.4 Washington State agencies
- B.5 Other publicly accessible facilities
- B.6 Inventory implications

Appendix C Opportunities

- C.1 Environmental resources
- C.2 Public ownership
- C.3 Private rail and utility ownership
- C.4 Private land ownership
- C.5 Private facilities
- C.6 Conclusions

Appendix D Land and facility demand

- D.1 Land requirements
- D.2 Facility requirements
- D.3 Future growth implications

Appendix E Finances

- E.1 Expenditures - general government
- E.2 Revenue prospects - general government
- E.3 Expenditures - park, recreation, and open space
- E.4 Prospects - park, recreation, and open space organization
- E.5 Public revenue prospects - park, recreation and open space
- E.6 Private revenue prospects - park, recreation, and open space
- E.7 General funding strategies

Appendix F Public opinion

- F.1 Mail-out/phone-back survey
- F.2 School District student surveys

Appendix G

- G.1 Prototype facility development costs
- G.2 Prototype trail development costs

Appendix H

- H.1 GMA park impact fee ordinance and worksheet

Chapter 1: Introduction

Tumwater has grown since the last comprehensive park and recreation planning effort was accomplished in 2000 and faces continued growth pressure. The choices that confront Tumwater at the present time are significant and could alter the character and quality of open space, trail, and park facilities, and recreation programs and services if not adequately planned. This document outlines the choices that are available and the means for implementing preferred actions found to be of most benefit to Tumwater residents.

1.1 Objectives

The specific objectives of this planning effort were to:

- **Define the setting** – within Tumwater including climate, environment, wildlife habitat, history, culture, population changes, and current development conditions.
- **Inventory assets** – existing public and private park facilities and recreational services that have been developed to-date within the city by the city, county, school district, state, and private non-profit and for-profit organizations.
- **Forecast demand** – for future open space, trails, and park facilities and recreation services that may be provided by the city or other agencies.
- **Identify appropriate roles and responsibilities** – that should be undertaken by Tumwater to meet critical open space, trail, and park facilities and recreation program needs.
- **Develop the elements of a citywide plan** – for open space, trails, and park facilities and recreation programs including wildlife habitat and conservation areas, open spaces and natural resource areas, trails, athletic fields and facilities, indoor community and recreation centers, and other special purpose facilities.
- **Determine the costs** – involved in maintaining and/or improving open space, trails, and park facilities and recreation program levels-of-service (LOS), particularly the possible use of innovative financing tools or methods.
- **Define an implementation program** – outlining the actions necessary to realize the plan including supporting actions necessary to resolve agreements with the county, school district, state, and other private and non-profit agencies.
- **Determine public opinion** – through a series of public participation events and resolve final project, plan, and financing particulars based on the results of public input.

1.2 Approach

This study analyzed the supply, demand, and need for public and private open space, trail, and park facilities and recreation services within Tumwater and in the city's urban growth area.

The proposed implementation strategies are the result of this comprehensive or holistic analysis. Generally, the proposed strategies recommend the city focus its resources where open space, trail, and park facilities and recreation needs are most critical, and the city most effective.

1.3 **Public involvement**

The Tumwater Parks & Recreation Department and the Parks & Recreation Advisory Board (PRAB) oversaw this planning process. During the course of the planning program, the Department conducted a series of:

- **Focus group sessions** – with other public and non-profit facility providers within the Tumwater service area including Tumwater Falls Foundation, Tumwater School District, YMCA, and Boys & Girls Club to determine their plans, concerns, and recommendations.
- **Public workshops and forums** – with city residents to determine their condition assessments and plan and project proposals prior to the development of final alternative proposals.
- **Hand-out/hand-back survey** – of a sample of Tumwater middle school students to determine their current park and program utilization, program and park priorities.
- **Mail-out/phone-back survey of registered voter households** - towards the end of the process to determine final project and program priorities from among the alternative proposals, and resolve financing preferences with which to implement this plan.

The proposals contained within this document represent the opinions developed from these public participation events.

1.4 **Documentation**

This report is organized into 5 chapters outlining goals and objectives, plan and program elements, and implementation measures.

Separate technical appendices detailing the city setting, facility inventories, park opportunities, land and facility demands, finances, and public opinion are available from the Tumwater Parks & Recreation Department.

Chapter 2: Goals and objectives

This plan recommends Tumwater undertake a modified strategic approach to city services where Tumwater assumes responsibility for those functions, and helps coordinate or support those functions and activities that have other viable sponsors. For example:

2.1 *Strategic role*

Coordinating activities

Tumwater will provide central information and coordination services for open space, trail, and park facilities and recreation program activities on a citywide basis since Tumwater alone has the authority and resources to operate as a central facilitator. This role will include the maintenance and updating of future population growth estimates, inventories of existing and proposed facility developments, identification of probable citywide and local neighborhood facility and program needs, and proposals of city and area-wide facility and program solutions.

Planning and development assistance

Tumwater will provide detailed planning and development assistance when:

- there are no other designated agencies or organization who can,
- the activity involves siting controversies or environmental consequences that may not be equitably resolved otherwise within the Tumwater urban growth area, or
- proposed developments will be within city urban growth areas and thus potentially annexed into corporate limits but currently subject to Thurston County authority.

Development, operation and maintenance

Tumwater will not develop, operate or maintain open space, trail, or park facilities or recreation program activities unless:

- the facility will have broad benefits for a large proportion of the citywide population and will be financed using resident approved methods, or
- facility development and operating costs will be recaptured from direct charges of the populations who use the facility, or
- facility development and operating costs will be compensated in some manner through inter-local agreements with the using agency, area or benefiting user group, particularly where the demands will originate from a community service requirement, or
- the site or facility has intrinsic value apart from traditional operation and maintenance needs, like a passive natural area or wetland preservation.

The following goals and objectives are based on a strategic approach to community or citywide services, an analysis of existing open space, trail, park, and recreation conditions, and the results of workshop planning sessions and surveys.

2.2 *Resource conservancies*

Assume a major responsibility for the planning, coordination, and preservation of unique environmental areas, floodplains, wetlands, wildlife habitat, open spaces, forestlands, and scenic areas.

Work with all other public and private agencies, particularly Thurston County, Olympia, Washington State Departments of Fish & Wildlife, Natural Resources, and Transportation, and Tumwater Falls Foundation, among others, to create an effective approach to the following conservation issues.

Wildlife habitat

a: Identify and conserve critical wildlife habitat including nesting sites, foraging areas, and migration corridors within or adjacent to natural areas, open spaces,

Tumwater role and responsibilities

		No action - present policies				
		Proposed Tumwater role:				
		Plan/coordinate development programs/plans	Own/develop facilities	Maintain facilities	Operate programs	
						Other participants:
Environments						
critical areas - floodplains, landslide, etc	X	X	X	X	X	WA Fish & Wildlife/Thurston County/Private
wildlife habitat - ESA/water resources	X	X	X	X	X	Thurston County/WA Fish & Wildlife
natural areas	X	X	X	X	X	Private
agricultural land preservation						Thurston County
forestland preservation	X	X				WA Natural Resources
passive open space preservation	X	X				Private
historical/cultural sites/facilities	X	X	X	X	X	Tumwater Foundation (TF)
Trails						
water trail access sites off-road	X	X	X	X	X	WA Fish & Wildlife/Thurston County
road hiking trails off-road	X	X	X	X	X	Thurston County/Port
bicycle trails	X	X	X	X	X	Thurston County/Port
off-road equestrian trails						Thurston County/Port/Private
on-road bicycle commuter/touring routes	X	X	X	X	X	Thurston County/WA Dept Transportation
off-leash dog trails	X	X	X	X	X	
Resource parks						
fishing from a bank or dock	X	X	X	X	X	WA Fish & Wildlife
boat ramps and access	X	X	X	X	X	WA Fish & Wildlife/Thurston County
swimming beach - no lifeguard						Thurston County/WA Fish & Wildlife
picnic areas	X	X	X	X	X	Thurston County/Tumwater Foundation/Private
camping areas						WA Parks & Rctn/Private
Athletic parks						
playgrounds	X	X	X	X	X	Tumwater School District/Thurston County
skateboard courts		X	X	X	X	
BMX course		X	X	X	X	Port/Private
basketball courts	X	X	X	X	X	Tumwater School District
volleyball courts	X	X	X	X	X	
tennis courts	X	X	X	X	X	Tumwater School District
football fields						Tumwater School District
soccer fields	X	X	X	X	X	Tumwater School District
baseball/softball fields	X	X	X	X	X	Tumwater School District
jogging tracks						Tumwater School District
golf courses	X	X	X	X	X	Private
Community centers						
aquatics facilities		X	X	X	X	YMCA/Tumwater Athletic Club
health and physical conditioning		X	X	X	X	YMCA/Tumwater Athletic Club/Private
indoor gymnasium (basketball/volleyball)	O	X	X	X	X	Tumwater School Dist/YMCA/Boys & Girls/Tumwater Athletic Club
indoor tennis/racquetball/handball courts		X	X	X	X	Tumwater Athletic Club
arts/crafts/pottery rooms	O	X	X	X	X	Tumwater School Dist/YMCA/Boys & Girls/Tumwater Athletic Club
classroom/small meeting/training rooms	X	X	X	X	X	Tumwater School Dist/YMCA/Boys & Girls/Tumwater Athletic Club
auditorium/large meeting room		X	X	X	X	Tumwater School Dist/SPS Comty College/L&I/Tumwater Athletic Club
daycare/preschool	X	X	X	X	X	YMCA/Boys & Girls/Tumwater Athletic Club
youth/teen center	X	X	X	X	X	YMCA/Boys & Girls/Tumwater Athletic Club
senior center	X	X	X	X	X	
cultural/performing arts						SPS Community College
Special facilities						
special event areas - outdoor	X	X	X	X	X	
interpretive exhibits/centers	O	X	X	X	X	WA Fish & Wildlife/WA General Administration
museums	O	X	X	X	X	WA General Administration
Recreational programs						
before and after school programs	X	X	X	X	O	YMCA/Boys & Girls/Tumwater Athletic Club
youth outreach recreation programming	X	X	X	X	O	YMCA/Boys & Girls Club
teenage group programs	X	X	X	X	O	Boys & Girls Club/YMCA
adult education and instruction	O	O	O	O	O	SPS Community College
senior age group programs	X	X	X	X	O	
special population resources	X	X	X	X	O	
swimming instruction and competition		X	X	X	X	YMCA/Tumwater Athletic Club
athletic leagues and sports programs						Black Hills Soccer
cultural/performing arts						SPS Community College
environmental interpretive programs		X	X	X	O	
special events - festivals, trail activities, etc	X	X	X	X	X	

X major role/responsibility
O minor role/responsibility

and the developing urban area – such as Sapp Road Park and Linnwood.

b: Preserve sensitive habitat sites that support threatened species and urban wildlife habitat - including the freshwater shorelines of Black, Barnes, Munn, Trospen, and Susan Lakes, the Deschutes River and Black Lake Ditch.

Natural areas

a: Preserve and protect significant environmental features including unique wetlands, open spaces, woodlands, shorelines, waterfronts and other characteristics that support wildlife and reflect Tumwater’s resource heritage - especially Historical and Pioneer Parks.

b: Provide public access to environmentally sensitive areas and sites that are especially unique to Tumwater – including Black, Barnes, Munn, and Trospen Lakes.

Forestlands

a: Identify and conserve forest cover and the scenic attributes woodlands provide between rural and urban land uses – especially including the viewscape along the Deschutes River.

b: Identify and preserve prime examples of heritage forestlands in Tumwater – such as the mature forests in and around Bush Mountain.

Farmlands

a: Identify and conserve farmlands and the scenic attributes agriculture provides between rural and urban land uses – especially including the rural farm landscapes in the valley in and along the Deschutes River floodplain identified in the Comprehensive Plan.

b: Identify and preserve prime examples of heritage farmsteads in Tumwater – such as the barn and farmstead at Sapp Road Park.

Open spaces

a: Define and conserve a system of open space corridors or separators to provide definition between natural areas and urban land uses within Tumwater – especially including the continuation of the Old Brewery property, Heritage Park, Tumwater Falls, Pioneer Park, and the Deschutes River open space system.

b: Increase natural area and open space linkages within the developing urban area - particularly along the current BN&SF Railroad corridors.

Urban growth preserves and set-asides

a: Cooperate with other public and private agencies, and with private landowners to set-aside land and resources necessary to provide high quality, convenient open space, trail, and park facilities before the most suitable sites are lost to development – particularly open space lands in and around the Olympia Airport, along the Deschutes Ridge, and around Belmore Marsh.

b: Preserve unique environmental features or areas in future land developments and increase public use and access. Cooperate with other public and private agencies, and with private landowners to set aside unique features or areas as publicly accessible resources – including lands adjacent to Percival and Fishpond Creeks.

2.3 Historical resources

Assume a major responsibility for the planning, coordination, and preservation of unique archaeological, historical, cultural, scenic, and man-made places, sites, landmarks, and vistas.

Work with all other public and private agencies, particularly Thurston County, Olympia, Tumwater Falls Foundation, and Washington State Historical Societies, among others, to create an effective approach to the following resource conservation issues and proposals.

Historical features and interests

a: Identify, preserve, and enhance Tumwater's heritage, traditions, and cultural features including historical sites, buildings, artworks, views, and monuments within park sites and historical district – such as the Old Tumwater Brewery property and buildings.

b: Identify and incorporate significant historical and cultural lands, sites, artifacts, and facilities into the open space, trail, and park system to preserve these interests and provide a balanced social experience – especially including important Native American, railroad, logging, and homestead sites and places of interest on the Deschutes River and Black Lake.

c: Work with Washington State, Thurston County, the Tumwater Historical Society, and other archaeological and cultural groups to incorporate historical and cultural activities into park developments and recreational programs.

Manmade environments and features

a: Incorporate interesting manmade environments, structures, activities, and areas into the open space, trail, and park system to preserve these features and provide a balanced recreational experience – especially including the old power plant, bridge, and other improvements on the Deschutes River below Tumwater Falls.

b: Work with property and facility owners to increase public access and utilization of these special sites and features – particularly within the old town historical district.

2.4 Trail and corridor access systems

Assume a major responsibility for the planning, development, and operation of a variety of on and off-road trails. Trail facilities may include freshwater trails, off-road hike and bike trails, and on-road bicycle touring routes and scenic drives that are directly related to environmental resources that are of most interest to city residents.

Work with all other public and private agencies, particularly Thurston County, Olympia, Washington State Departments of Fish & Wildlife, Natural Resources, and Transportation to develop and maintain the following integrated system of trails.

Water trails

a: Incorporate and improve a freshwater system of boat ramps, landings, and other improvements route for appropriate motorized craft on Black, Capital, and Munn Lakes.

b: Incorporate and extend a freshwater trail network for hand-carry or car-top craft including canoes, kayaks, and lorries on the Deschutes River extending the length of the navigable river from Deschutes Ridge through Pioneer Park to Tumwater Falls, and from the Old Tumwater Brewery into Capital Lake. Provide hand-carry access to the smaller navigable water bodies including Black Lake Ditch, and Barnes, Trospen, Trails End Lakes, Henderson Pond, and a number of other unnamed water features within the urban growth area.

Streetscapes, parkways, gateways, and artworks

a: Create a citywide system of streetscapes, parkways, and gateways that access and highlight the scenic attributes of Tumwater – especially including Littlerock Road, Israel Road, Tumwater Boulevard, Cleveland Avenue/Yelm Highway, and Capitol Boulevard/Old 99. Integrate the citywide system with other highways

including Old 99 and the Yelm Highway – and with major entries into the city from Interstate 5 and US-101.

b: Develop a series of viewpoints, interpretive exhibits, and gateway signage systems that integrate the scenic routes with specific historical, cultural, environmental, and scenic points of interest – such as Black Lake, the Deschutes River, and Barnes Lake, among others.

c: Integrate parkway routes and points of interest to access parks, public facilities, and historical sites – especially within the historical old town district.

On and off-road trail systems

a: Create a comprehensive system of on and off-road hike and bike trails that access scenic, environmental, historical, and open space attributes of Tumwater – especially including the Historical Park/Tumwater Falls, Heritage Park, Kenneydell Park, Lacey Railroad, BPA Powerline, Airport Loop, Deschutes River, and BNSF Rail Trails, and where appropriate, within the road rights-of-way, as well as across cooperating private properties.

b: Develop a series of trailheads, trailside rest stops, viewpoints, interpretive exhibits, and trail signage systems that integrate on and off-road hike and bike trails with specific historical, cultural, environmental, and scenic points of interest – such as former boat landings, fish traps, sawmills, farmsteads, railroads, and roads, among others.

c: Integrate continuous on and off-road trail corridors and local spur or loop routes with parks, schools, other public facilities, historical sites, and the historical downtown business district.

d: Furnish on and off-road trails with appropriate supporting trailhead improvements that include interpretive and directory signage systems, rest stops, restrooms, parking and loading areas, water, and other services.

e: Where appropriate, locate trailheads at or in conjunction with park sites, schools, and other community facilities to increase local area access to citywide trail systems and reduce duplication of supporting improvements.

f: Where appropriate, install telephones, emergency call boxes, or other means by which trail users can summon fire, emergency aid, police, and other safety and security personnel should the need arise.

g: Develop trail improvements of a design and development standard that is easy to maintain and access by maintenance, security, and other appropriate personnel, equipment, and vehicles.

h: Develop and support an Adopt-A-Trail program for citizens and organizations to provide park maintenance and litter pick-up activities.

On and off-leash dog parks and trails

a: Designate a system of on and off-leash dog trails that provide controlled and convenient exercise opportunities for dog owners – including off-leash dog trails east of Pioneer Park.

b: Create an off-leash dog park that provides controlled and convenient exercise and social area opportunities for dog owners – including fenced and designated dog park east of Pioneer Park.

2.5 Resource parks

Assume a major responsibility for the planning, development, and operation of a variety of resource-oriented facilities. These facilities may include fishing sites, boat

access ramps, swimming beaches, picnicking areas, and campgrounds that are directly related to environmental resources that are of most interest to city residents.

Work with all other public and private agencies, particularly Thurston County, Olympia, the Washington State Departments of Fish & Wildlife and Natural Resources to develop and operate the following appropriate resource park facilities.

Waterfront access and facilities

a: Acquire and develop additional freshwater shoreline access for waterfront fishing, beachcombing, wading, swimming, and other related recreational activities and pursuits – especially including sites on the Deschutes River, Barnes and Trails End Lakes, Henderson Boulevard, Olympia Mitigation, Restawhile, Kenneydell, Belmore, Railroad, and Rhondo Ponds.

Picnicking and day-use activities

a: Acquire and develop additional citywide picnic sites, shelters, and day-use group picnic grounds and camps at major resource parks and along major off-road trail corridors throughout Tumwater – especially including sites on the Deschutes River, Barnes and Trails End Lakes, Henderson Boulevard, Olympia Mitigation, Restawhile, Kenneydell, Belmore, Railroad, and Rhondo Ponds.

Campgrounds and retreats

a: Support the continued operation of seasonal and special event system of recreational vehicle facilities at major resource parks and along major off-road trail corridors throughout Tumwater – especially including the private Olympia and American Heritage Campgrounds.

2.6 Playgrounds, courts, and fields

Assume a major responsibility for the development of an integrated system of local neighborhood playgrounds, courts, and fields that are of most interest to city residents. Assume responsibility for the planning of a system of local and regional athletic park facilities including competitive soccer, softball, and baseball fields that are of interest to city residents and league participants.

Help coordinate and assist other public and private agencies including Thurston County, Olympia and Lacey, Tumwater School District, and the Black Lake Soccer and Baseball community league organizations. Site and sponsor the development of major competitive outdoor athletic facilities for all age and skill groups that are within reasonable geographic service areas of local neighborhoods.

Playgrounds

a: Develop and designate a network of local play sites and facilities that meet playing standards and requirements for all age groups and skill levels that are within reasonable walking distance of neighborhood residents – including city and joint use school grounds accessible from on and off-road trail systems.

Recreational courts

a: Develop and designate a network of local and community park sites that provide a variety of recreational courts (such as tennis, basketball, and volleyball courts) that meet the highest quality pick-up and competitive practice and playing standards and requirements for all age groups, skill levels, and recreational interests – including prominent sites in resource and multiuse parks.

Skateboard courts and challenge courses

a: Develop park sites that provide specialized activities (such as skateboard, bmx, rollerblade, climbing walls, and challenge courses) that meet the highest quality competitive practice and playing standards and requirements for all age groups, skill levels, and recreational interests – including sites at elementary and middle schools, and within Pioneer Park and the proposed Tumwater Community Center.

Athletic fields

a: Designate a network of sites that can be developed (such as soccer, softball, and baseball fields) to meet the highest quality competitive practice and playing standards and requirements for all age groups, skill levels, and recreational interests – including new regional competition field sites at middle and high schools, especially the AG West Black Hills High School Addition, and the the Black Lake Soccer League site.

2.7 Community centers

Help coordinate the planning, development, and operation of specialized indoor facilities including aquatic facilities, gymnasiums, arts and crafts, classrooms, meeting rooms for special populations, youths and teens, seniors, and the general population that are of major interest to city residents of all ages

Help coordinate and assist other public and private agencies including Thurston County, South Puget Sound Community College, Tumwater School District, YMCA, Boys & Girls Club, Tumwater Valley Athletic Club, among others, to realize the following effective facilities and services within reasonable geographic service areas of neighborhoods.

Recreation centers

a: Develop and designate multiple use indoor recreational centers that provide aquatic, gymnasiums, physical conditioning, recreational courts, and other athletic spaces for all age groups, skill levels, and community interests on a year-round basis – working with Thurston County, Tumwater School District, the YMCA, Boys & Girls Club, and other private groups including Tumwater Valley Athletic Club.

Community centers

a: Designate a network of multipurpose community centers and facilities that can provide arts and crafts, music, video, classroom instruction, meeting facilities, eating and health care, daycare, latch key, and other spaces for all age groups including preschool, youth, teens, and seniors on a year-round basis.

b: Support the continued development and diversification by the Tumwater School District, YMCA, Boys & Girls Club, and other organizations of special meeting, assembly, and other community facilities that provide general support to school age populations and the community-at-large at elementary, middle, and high schools within the Tumwater urban growth area.

Arts centers

a: Develop special indoor and outdoor cultural and performing arts facilities that enhance and expand music, dance, drama, cultural and historical interpretations, and other audience and participatory opportunities for the city-at-large – including a special summer festival site and historical exhibit at the Old Tumwater Brewery, a farmers’ market and festival events staging area in Town Center, and indoor facilities in Old Town Center.

2.8 Special purpose facilities

Assume some responsibility, including enterprise operations and/or joint efforts where appropriate, for the development and operation of facilities that have special or unique interests, impacts or relevance to residents of Tumwater that may not be provided by another public or private agency.

Help coordinate and assist other public and private agencies including the Washington State and Tumwater Historical Societies, among others, on enterprise operations for interpretive centers, museums, and other specialized facilities.

Special enterprises

a: Where appropriate and economically feasible (self-supporting), designate and support the operation of specialized and special interest recreational facilities like historical museums and exhibits, retreats and conference centers, and performing theaters for these interests in the general population.

b: Where appropriate, initiate joint planning and operating programs with other public and private agencies to determine and provide for special activities like riverfront marinas and landings, and camping on a community and regional basis.

2.9 **Recreational programs**

Coordinate, assist, and on occasion program and operate recreational and interpretive programs and outreach activities of special interest to or benefit for city residents at city park sites and community centers.

Coordinate, promote, and link an integrated recreational program system with other public, non-profit, and for-profit agencies, organizations, and vendors including Thurston County, the YMCA, Boys & Girls Club, and Tumwater Valley Athletic Center. Such programs may include athletic leagues and sports, teen and senior age groups, and special populations where these activities are of major interest and benefit to city residents of all ages.

Recreational programs

a: Organize and sponsor the operation of environmental, historical, cultural, and recreational programs providing instruction, volunteerism, and participation in habitat restoration, water-based recreation, trail development and security, interpretation programs, summer and day-camps, maintenance, and other site-specific activities at Tumwater parks sites and properties.

b: Create a central access point and clearinghouse for arts and crafts, classroom instruction in music and dance, physical conditioning and health care, meeting facilities, daycare, latch key, and other program activities for all cultural, age, physical and mental capability, and income groups in Tumwater by all agencies and vendors including the city.

c: Designate and land bank appropriate sites, and facilitate development agreements and clearinghouse access to user and league organizations to operate basketball, volleyball, tennis, soccer, baseball, softball, and other instruction and participatory programs for all age, skill level, and income groups in Tumwater.

d: Assist historical and cultural societies to develop and display artifacts, reports, and exhibits; and conduct lectures, classes, and other programs that document and develop awareness of Tumwater's heritage at city park sites and properties.

2.10 **Cultural arts programs and resources**

Organize, coordinate, and selectively develop high quality, diversified cultural arts facilities and programs that increase awareness, attendance, and participation opportunities at Tumwater parks and properties.

Programs

a: Support successful collaborations between the Tumwater Arts Commission, public agencies, the business community, service groups, schools, arts patrons, and artists that optimally utilize artistic resources and talents at Tumwater parks and properties.

Artworks

a: Where appropriate, incorporate public artworks including paintings, sculptures, exhibits, and other media for indoor and outdoor display through the Tumwater

Arts Commission to expand resident access and appropriately furnish public places in Tumwater parks and properties.

2.11 ***Design and access standards***

Design and develop Tumwater facilities that are accessible, safe, and easy to maintain, with life cycle features that account for long-term costs and benefits.

Accessibility

a: Design outdoor picnic areas, trails, playgrounds, courts, fields, parking lots, restrooms, and other active and supporting facilities to be accessible to individuals and organized groups of all physical capabilities, skill levels, age groups, income, and activity interests.

b: Design indoor facility spaces, activity rooms, restrooms, hallways, parking lots, and other active and supporting spaces and improvements to be accessible to individuals and organized groups of all physical capabilities, skill levels, age groups, income, and activity interests.

Maintenance

a: Design, retrofit, and develop facilities that are of low maintenance and high capacity design to reduce overall facility maintenance and operation requirements and costs.

b: Where appropriate, incorporate low maintenance materials, settings or other value engineering considerations that reduce care and security requirements, and retain natural conditions and experiences.

c: Where practical and appropriate, implement an Adopt-a-Trail program where volunteer users and citizens can perform maintenance, collect litter, and other support activities.

Security and safety

a: Implement the provisions and requirements of the American Disabilities Act (ADA) and other design and development standards that improve park facility safety and security features for park users, department personnel, and the public-at-large.

b: Develop and implement safety standards, procedures, and programs that provide proper training and awareness for department personnel.

c: Define and enforce rules and regulations concerning park activities and operations that protect user groups, department personnel, and the general public-at-large.

d: Where appropriate, use adopt-a-park programs, park watches, park police patrols, and other innovative programs that increase safety and security awareness and visibility.

2.12 ***Financial resources and coordination***

Create effective and efficient methods of acquiring, developing, operating and maintaining Tumwater facilities and programs that accurately distribute costs and benefits to public and private interests.

Finance

a: Investigate innovative available methods, such as growth impact fees, land set-aside or fee-in-lieu-of-donation ordinances, and inter-local agreements, for the financing of facility development, maintenance, and operating needs in order to reduce costs, retain financial flexibility, match user benefits and interests, and increase facility services.

b: Consider joint ventures with other public and private agencies including the county, adjacent cities, school district, regional, state, federal, and other public and private agencies including for-profit concessionaires, where feasible and desirable.

Public and private resource coordination

a: Create a comprehensive, balanced open space, trail, park, and recreation system that integrates Tumwater facilities and services with resources available from the county, adjacent cities, school district, and other regional, state, federal, and private park and recreational lands and facilities in a manner that will best serve and provide for Tumwater resident interests.

b: Cooperate with the county, adjacent cities, school district, regional, state, and federal, and other public and private agencies to avoid duplication, improve facility quality and availability, reduce costs, and represent resident area interests through joint planning and development efforts.

Cost/benefit assessment

a: Define existing and proposed land and facility levels-of-service (ELOS/PLOS) that differentiate requirements due to population growth impacts versus improved facility standards, regional versus local nexus of benefit, city versus the combination of county, school, and other provider agency efforts in order to effectively plan and program open space, trails, parks, and recreation needs within Tumwater.

b: Create effective and efficient methods of acquiring, developing, operating, and maintaining open space, trail, park, and recreational facilities in manners that accurately distribute costs and benefits to public and private user interests - including the application of growth impact fees where new developments impact potential level-of-service (ELOS) standards inside the urban growth area.

c: Develop and operate recreational programs that serve the broadest needs of the population recovering program and operating costs with a combination of registration fees, user fees, grants, sponsorships, donations, scholarships, volunteer efforts, and the use of general funding.

d: Where appropriate, provide recreational programs, like boating facilities, and retreat and conference facilities for those interested groups who are willing to finance the cost through user fees, registration fees, volunteer efforts, or other means and methods.

2.13 *Human resources*

Develop, staff, train, and support a professional open space, trail, park, and recreation staff that effectively serves Tumwater in the realization of the above listed goals and objectives.

Personnel

a: Employ a diverse, well-trained work force that is motivated to achieve department and countywide goals.

b: Encourage teamwork through communications, creativity, positive image, risk taking, sharing of resources, and cooperation toward common goals.

c: Where appropriate, provide staff with education, training, technology, equipment and supplies to increase personal productivity, efficiency, and pride.

Chapter 3: Program elements

The following proposals concerning elements of the recreational programs approach are based on the results of demand analysis, workshop planning sessions, and the mail-out/phone-back survey of resident households. The proposals outline the vision developed for recreational programs within Tumwater for the next 6 years. The program proposals are CONCEPTUAL, in some instances, subject to further study and coordination with public and private participants that may modify the eventual program particulars.

See the appendix chapters on existing recreational programs for a description of Tumwater's current program particulars.

3.1 **Recreational clearinghouse**

Tumwater will operate an internet web-based recreational clearinghouse coordinating recreational program offerings that include as wide a variety of activities as there is an interest by city residents, regardless of age, skill level, income – or program provider.

Recreational program offerings that will be offered through the clearinghouse will include activities providing health, education, social, recreational, and other welfare activities for children, teens, adults, seniors, and special populations.

To the extent possible, practical, and consistent with the city's mission, programs will be conducted by city staff or contractors. However, depending on demand, cost, and feasibility, the clearing house will also coordinate with programs to be conducted by other public, non-profit, or for-profit organizations and even vendors.

To the extent possible and practical, program offerings will include activities that will be conducted in city parks, community centers, and trail facilities. However, depending on demand, the clearinghouse will also include program offerings that may be conducted in schools and other public facilities inside or out of the city, as well as at non-profit and for-profit sites and facilities.

Vision

The internet web-based recreational clearinghouse may be realized through the coordination of:

- **Tumwater programs** – where there is sufficient demand to meet the city's park and recreation mission and pricing and delivery objectives;
- **through other jurisdictions** – including Thurston County, Olympia, Lacey, Tumwater School District, South Puget Sound Community College, and Washington State Departments of Fish & Wildlife and Natural Resources;
- **through non-profit organizations** – such as the YMCA, Boys & Girls Club, Boy and Girl Scouts, Campfire USA, Lions, Rotary, and Kiwanis Clubs, Elks, VFW, and Granges, 4-H Clubs, and Volunteers for Outdoor Recreation, among others; and
- **through private for-profit entities and vendors** – such as Tumwater Valley Athletic Club, Olympia and American Heritage Campgrounds, Downstream River Runners, Osprey River Adventures, Reachout Expeditions, Outward Bound West, North Cascades Mtn Guides, and Pasayten Llama Packing, among others.

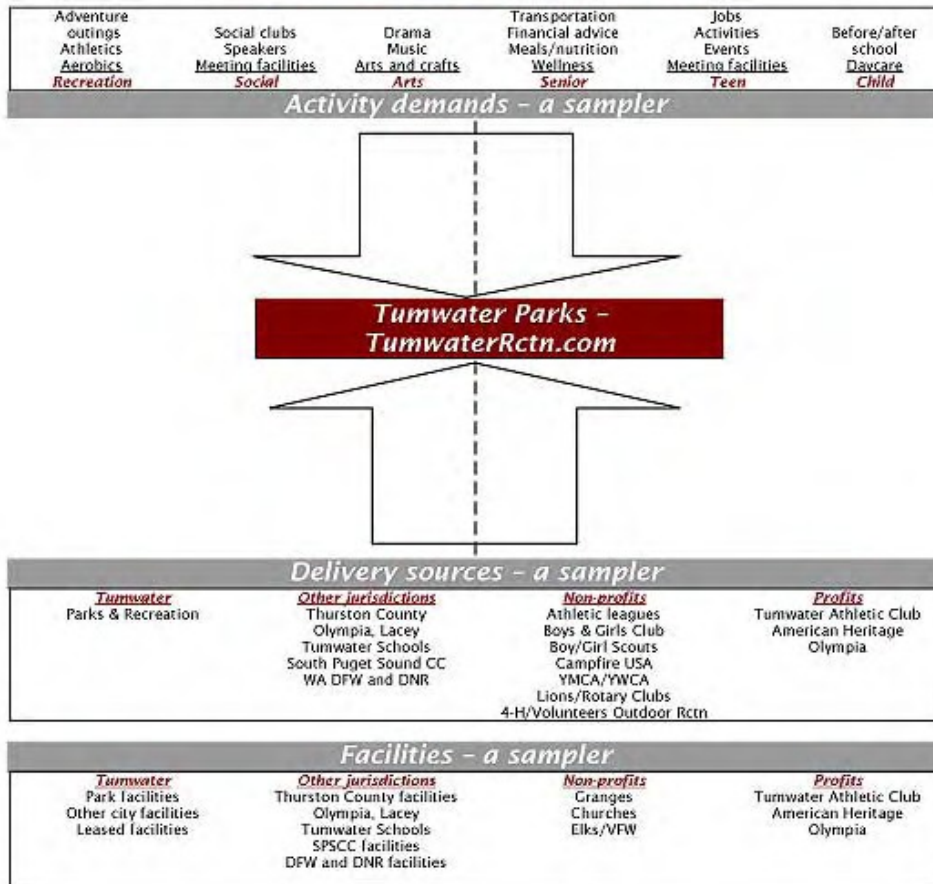
3.2

ater program pricing and delivery criteria

Tumw

The city will continuously assess the mission criteria illustrated in the program formula for all program offerings the city is considering of providing with staff, contract instructors, or vendors:

**Recreational programming model -
a clearinghouse ala expedia.com**



1: Is the program consistent with Tumwater’s park and recreation mission and level of service proposals as shown in the matrix in chapter 2?

If not – Tumwater does not offer the program, but may facilitate the program to be offered by other providers including the option of partnering or brokering the program, and/or offering scholarships or other services, and/or publishing the program offering on the clearinghouse.

2: If yes – should Tumwater directly provide the program?

If not – Tumwater does not offer the program, but may facilitate the program to be offered by other providers including the option of partnering or brokering the program, and/or offering scholarships or other services, and/or publishing the program offering on the clearinghouse.

3: If yes – what pricing policy or goal should Tumwater establish for the program on a public good or benefit versus private good or benefit scale – full cost recovery, merit pricing, or full subsidy?

- **Enterprise (full cost recovery) programs** - will recover all direct costs (including full and part-time staff, supplies, materials, maintenance, and utilities) and indirect costs (including department overhead for staff benefits).

Generally, full cost recovery programs will include services that primarily provide private goods or benefits to a specialized user group, such as adult sports field rentals, adult classes, and all facility rentals including campsites, boats, and the like.

In some instances, Tumwater may add a surcharge to recover a slight profit or return on investment with which to defray long term life cycle costs for maintenance and repair, and/or to reinvest in similar facilities elsewhere in the system.

- **Merit pricing (partial cost recovery) programs** - will partially recover direct and indirect costs based on a policy decision about the degree to which each program provides public versus private goods or benefits. Merit pricing programs may also include the providing of scholarships to eligible user individuals or user groups that would prevent the program from realizing full cost recovery.

Merit pricing program determinations will consider the degree to which the program provides a public benefit to the public at large or to special users within the general population (such as teens or seniors); whether the program can or is able to be offered by other providers at a reasonable cost; and the practicality of collecting fees for service.

Generally, merit pricing programs may include teen day camps and field activities, youth sports field rentals, senior health and nutrition programs, and safety and instruction programs of all kinds.

- **Subsidy (no or very low cost recovery) programs** - will not attempt to recover costs as a fee, although it may ask for donations or grants from using individuals, groups, or organizations who benefit or are likely sponsors.

Generally, subsidy programs benefit the population at large sufficiently to justify the use of public funding and/or include activities that are not practical to effectively recover a fee or charge, such as special events or festivals, interpretive exhibits, and trail related activities.

3.3

ater program proposals

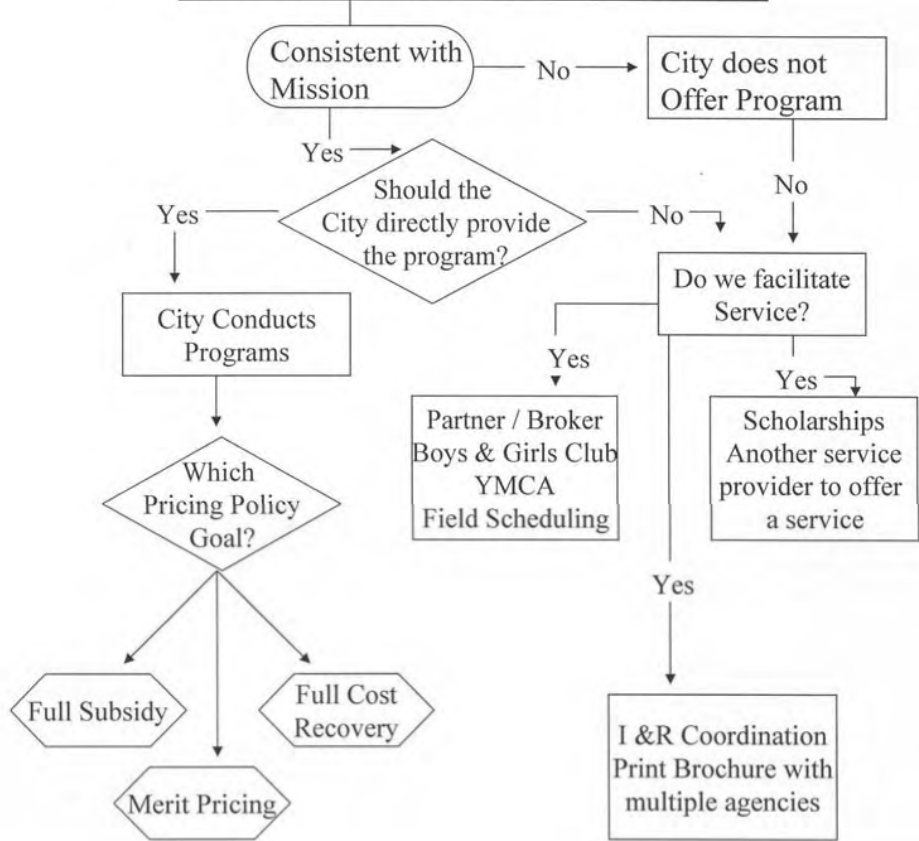
Tumw

Based on the proposed policies and strategies above, Tumwater could offer and/or facilitate the following programs over the next 6 year period (the examples are not

Program Formula

Pricing and Delivery

Parks and Recreation Mission



necessarily comprehensive or indicative of what may be offered in any given time period).

Proposed recreational programs

Depending on the continued assessment of price and delivery options outlined above, Tumwater will likely offer the following recreational programs to be conducted by city staff, contract instructors, or vendors at city parks, community centers, and trail facilities:

<i>Interpretive activities</i>		<i>Site or facility location and cost recovery goal</i>	<i>Existing - proposed sites</i>	<i>Cost</i>
1	Environmental and wildlife exhibits, walks, programs, and events	Historical/Tumwater Falls Parks, Tumwater Hill Park, Trosper Lake Site, Pioneer Park, Sapp Road Park, Mottman Road Stormwater, Percival Creek Greenway, Desoto Canyon, Tumwater Watershed - Barnes Lake, Trails End Lake, Henderson Blvd Pond, Olympia Mitigation Ponds, Restawhile Pone, Kenneydell Pond, Belmore Marsh, Railroad Pond, Rhondo Pond, Bush Mountain, 93rd Avenue Prairie, Deschutes River Additions, Black Lake Marsh, Salmon Creek Woods		Partial
2	Historical, archaeological, and heritage exhibits, walks, programs, and events	Historical Park (Crosby and Henderson Houses), Union/Pioneer Calvary Cemeteries, Tumwater Falls Park, Airport Hangar, Heritage Park, Brighton Park Grange - Old Tumwater Brewery		Partial
<i>Outdoor recreational activities</i>				
3	Picnic shelters - rentals	Jim Brown Park, Historical Park - Pioneer Park, Town Center, Barnes Lake Westside, Henderson Blvd Pond, 93rd Avenue Prairie		Full
4	Campsites - seasonal and special event rentals	Black Lake Soccer Fields Complex		Full
5	Youth day use summer camps - programs	Historical Park, Pioneer Park		Partial
6	Family or group picnic events - rentals	Jim Brown Park, Historical Park - Pioneer Park, Town Center, Barnes Lake Westside, Henderson Blvd Pond, 93rd Avenue Prairie		Full
7	Canoes, boats, and other equipment - rentals	Historical Park - Pioneer Park, Henderson Blvd Pond		Full
8	Swimming and boating - safety instruction	Historical Park - Pioneer Park, Henderson Blvd Pond, Munn Lake Access, Black Lake Access		Full
<i>Trail activities</i>				
9	Kayaking - youth, adult, family groups	Historical Park - Pioneer Park, Henderson Blvd Pond, Deschutes River Additions, Munn Lake Access, Black Lake Access		Full
10	Hiking - youth, adult, family groups	Historical/Tumwater Falls Parks Trail - BPA Powerline Trail, Airport Loop Trail, Capitol Way		None

		Trail, Deschutes River Trail, BNSF Rail Trail, Gate to Belmore Trail, Williams Gas Pipeline Trail	
<i>Site or facility location and cost recovery goal Existing - proposed sites Cost</i>			
<i>Interpretive activities</i>			
11	Biking - youth, adult, family groups	- BPA Powerline Trail, Airport Loop Trail, Capitol Way Trail, Deschutes River Trail, BNSF Rail Trail, Gate to Belmore Trail, Williams Gas Pipeline Trail	None
<i>Athletic events</i>			
12	Tennis, basketball, volleyball, soccer, softball, and baseball camps - youth	Tumwater Park, Pioneer Park - Black Hills Soccer League Addns, AG West Black Lake HS Addn	Low
13	Tennis, basketball, volleyball, soccer, softball, and baseball fields - youth and adults	Pioneer Park - Black Hills Soccer League Addns, AG West Black Lake HS Addn	Full
<i>Special events</i>			
14	Festivals - arts, music, drama, cultural, Farmers' Market	Historical Park, Pioneer Park - Town Center (Gateway Park), Old Tumwater Brewery	Partial
15	Weddings and parties - rentals	Historical Park (Crosby and Henderson Houses), Tumwater Municipal Golf Course - Town Center (Gateway Park), Old Tumwater Brewery	Full
<i>Community center activities</i>			
16	Health and nutrition including pregnancy, baby and toddler care	Old Town Center, YMCA	Low
17	Swimming, physical conditioning, and wellness	YMCA, Tumwater Athletic Club - Tumwater Community Center	Full
18	Arts and crafts programs	Old Town Center, YMCA, Boys & Girls Club - Tumwater Community Center	Full
19	Music and dance events	YMCA, Boys & Girls Club - Tumwater Community Center	Full
20	Social - clubhouse and events	Old Town Center, YMCA, Boys & Girls Club - Tumwater Community Center	Partial
<i>Volunteer opportunities</i>			
21	Work parties - youth and adults	Historical/Tumwater Falls Parks Trail - BPA Powerline Trail, Airport Loop Trail, Capitol Way Trail, Deschutes River Trail, BNSF Rail Trail, Gate to Belmore Trail, Williams Gas Pipeline Trail	Na
22	Camp and trail ranger programs	Historical Park, Pioneer Park - Troser Lake Site, Henderson Blvd Pond	Na

Chapter 4: Plan elements

The following proposals concerning elements of the open space, trail, and park plan are based on the results of environmental inventories, field analysis, demand analysis, workshop planning sessions, and the mail-out/phone-back survey of resident households. The proposals outline the vision developed for open space, trails, and parks within Tumwater for the next 20 years. The proposals are CONCEPTUAL, in some instances, subject to further study and coordination with public and private participants that may modify the eventual project particulars.

The proposals are described referring to a site or property that may provide a major type of open space, trail, or park activity. Any particular site or property may include one or all of the described element plan features. The proposals in each section describe the improvements that will be accomplished under each major type of plan element - see each plan element for a composite description for any particular site.

See the exhibits section describing the current condition of Tumwater parks and conservancy properties, along with possible future improvements. See also the appendix chapters on existing land and facilities or opportunities for a description of each site's current conditions, ownership, and other particulars.

4.1 *Conservancies – natural resource areas*

Generally, conservancy lands may protect, preserve, and conserve lands that have environmental features of critical area significance (floodplains and landslide hazard), ecological importance (shorelines, wetlands and watersheds), forestland (old growth, woodland cover, and prime productive), farmland (heritage and prime productive), wildlife habitat (threatened and endangered species), and open space to Tumwater.

To the extent possible and practical, resource conservancy lands may link preserved open spaces (even though these lands may not be publicly accessible) to greenways and open space networks. These linked areas will visually define and separate developing urban areas from each other in accordance with the objectives of the Washington State Growth Management Act (GMA).

To the extent practical, some resource conservancy lands may provide nature and interpretive trails, exhibits, and interpretive facilities to increase public awareness and appreciation for significant and visually interesting environmental, wildlife, forest, and farm features. Some supporting services may also be developed including limited trailheads, parking lots, and restrooms.

Resource conservancy activities may be located on independent properties or include portions of other sites provided for resource activities, trail corridors, or other public facilities. Conservancies may also be developed on other publicly owned lands subject to public use agreements or easements; or on lands acquired for other public purposes including storm water management, groundwater recharge, and wastewater treatment.

Vision

Resource conservancies may be realized through:

- ***acquisition of development rights and/or title of resource lands*** - that would otherwise be developed for other rural or urban land uses; and
- ***provision for public access and interpretive use*** - that would not be possible if the lands remained in private ownership without such provisions.

Existing resource conservancy sites

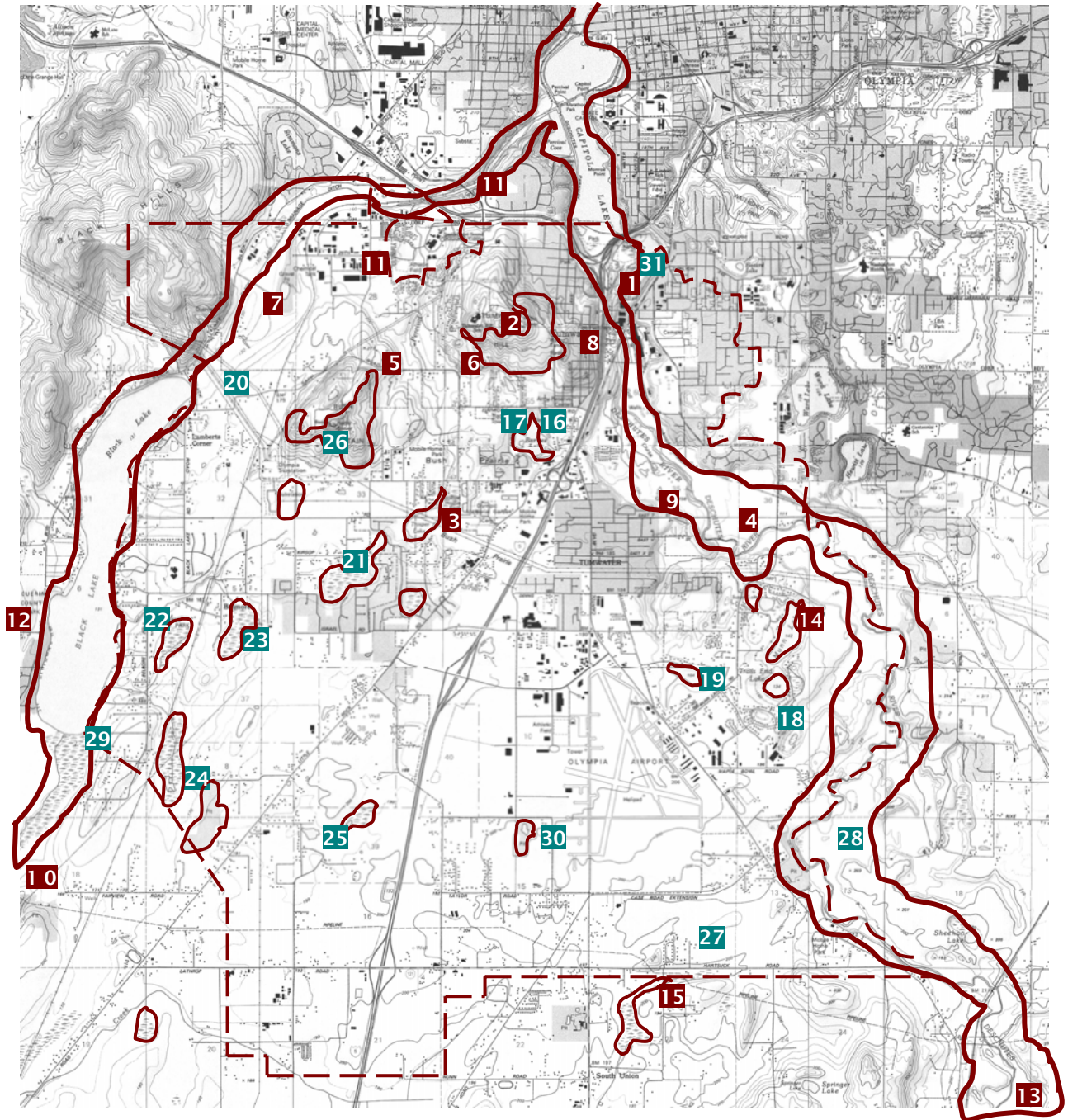
Wildlife habitat, including lands and sites used by threatened and endangered species for foraging, nesting, and migration activities, are protected from degradation and most urban development activities by the Washington State Growth Management Act (GMA) and federal Endangered Species Act (ESA). Significant wildlife habitat and habitat buffers are retained, and may even be restored to a natural state, to provide wildlife support.

As such, wildlife habitat ensures the survivability of important species, and also provides wetlands, riparian corridors, forest cover, farm, and open space opportunities.

The following sites have significant multipurpose resource conservancy potentials including mixtures of shoreline, forestland, farmland, wildlife habitat, and open space of citywide significance.

			<i>Resource conservancy acres*</i>
<i>Tumwater</i>			<i>191.4</i>
1	Historical Park	Woodland and wetland areas located within the multi-use park at the mouth of the Deschutes River.	18.0
2	Tumwater Hill Park	Wooded hillside conservancy located near the summit of Tumwater Hill.	9.2
3	Trosper Lake Site	Woodland and wetland wildlife habitat areas located on the east shore of Trosper Lake.	18.7
4	Pioneer Park	Woodland and wetland wildlife habitat areas located along the east shore of the Deschutes River within the multi-use park.	85.0
5	Sapp Road Park	Wetland wildlife habitat area and stormwater collection site located on Sapp Road below Tumwater Hill.	11.9
6	Mottman Road Stormwater	Wetland and stormwater collection site located on the slope of Tumwater Hill.	3.6
7	Percival Creek Greenway	Forested ravine located along Percival Creek and the Black Lake Ditch.	5.5
8	Desoto Canyon	Forested ravine located on Tumwater Hill that drains a small creek into the Deschutes River.	3.5
9	Tumwater Watershed	Wooded hillside located on the west side of the Deschutes River Vally with seasonal wetland areas.	19.7
10	Black River Greenway	Woodland and wetland conservancy located along the Black River north of Black Lake.	8.8
11	Percival Creek Canyon	City of Olympia greenway located along Percival Creek that extends into the Tumwater urban growth area.	7.5
<i>Thurston County</i>			<i>91.0</i>
12	Guerin County Park	Woodland and wetland areas located within an undeveloped county park site on the west side of Black Lake.	41.0
13	Deschutes River Park	Woodland and wetland areas located within the floodplain and open spaces along the Deschutes River south of the UGA.	50.0
<i>WA Department of Fish & Wildlife (DFW)</i>			<i>843.0</i>
14	Munn Lake Park	Woodland area located within a boat landing site located on the east shore of Munn Lake.	1.0
15	Millersylvania State Park	Woodland and wetland areas around the shoreline of Deep Lake within a multi-use park located south of Tumwater.	842.0
<i>Total existing resource conservancy acres</i>			<i>1,125.4</i>

* Total site acreage may also provide for other resource or recreational activities.



Conservancy sites – environmental resources

Existing conservancies

- 1 Historical Park
- 2 Tumwater Hill Park
- 3 Troser Lake Site
- 4 Pioneer Park
- 5 Sapp Road Park
- 6 Mottman Road Stormwater
- 7 Percival Creek Greenway
- 8 Desoto Canyon
- 9 Tumwater Watershed
- 10 Black River Greenway
- 11 Percival Creek Canyon
- 12 Guerin County Park
- 13 Deschutes River Park

- 14 Munn Lake Park
 - 15 Millersylvania State Park
- Proposed conservancies
- 16 Barnes Lake – Tumwater SD
 - 17 Barnes Lake – Westside
 - 18 Trails End Lake
 - 19 Henderson Blvd Pond
 - 20 Olympia Mitigation Ponds
 - 21 Restawhile Pond
 - 22 Kenneydell Pond
 - 23 Belmore Marsh
 - 24 Railroad Pond
 - 25 Rhondo Pond
 - 26 Bush Mountain

- 27 93rd Avenue Prairie/Hillside
- 28 Deschutes River Additions
- 29 Black Lake Marsh
- 30 Salmon Creek Woods
- 31 Old Brewery

- [-] proposed open space corridors
- existing open space
- potential open space acquisitions

Proposed resource conservancy sites

The following sites may be provided conservancy protection through easements, land use agreements, or acquisitions subject to appropriate feasibility studies with public and private participants.

Resource conservancy acres*

Tumwater with other participants

16	Barnes Lake - Tumwater SD	Conserve portions of the shoreline on the north side of Barnes Lake.	1.0
17	Barnes Lake - Westside	Conserve portions of the shoreline on the west side of Barnes Lake.	1.0
18	Trails End Lake	Conserve the shoreline and wetland areas located around Trails End Lake.	1.0
19	Henderson Blvd Pond	Conserve the water body, shoreline, and woodland stands around the pond and Port of Olympia stormwater retention site.	10.0
20	Olympia Mitigation Ponds	Conserve and provide access to the wetland stormwater retention areas.	4.0
21	Restawhile Pond	Conserve the water body, shoreline, and wetlands located around Restawhile Pond.	5.0
22	Kenneydell Pond	Conserve the water body, woodlands, and wetlands located around Kenneydell Pond.	5.0
23	Belmore Marsh	Conserve the extensive wetlands and woodlands located within this marsh area.	5.0
24	Railroad Pond	Conserve the water body, woodlands, and wetlands located along this marshy area adjacent to the railroad right-of-way.	10.0
25	Rhondo Pond	Conserve the water body, wetlands, and woodlands located around Rhondo Pond.	3.0
26	Bush Mountain	Conserve the wooded hillsides located on the south face of Bush Mountain.	2.0
27	93rd Avenue Prairie/Hillside	Conserve the open prairie and hillside located north of 93rd Avenue.	3.0
28	Deschutes River Open Space Addns	Conserve additional woodlands and wetlands located within the Deschutes River floodplain from Pioneer Park south.	200.0
29	Black Lake Marsh	Conserve the extensive wetland and woodlands habitat located along the Black River that flows into Black Lake.	25.0
30	Salmon Creek Woods	Conserve the woodland and wetland area located southwest of the airport.	2.0
31	Old Brewery	Conserve the woodland and wetland area located around the old brewery complex at the mouth of the Deschutes River and Capitol Lake.	34.9

Total proposed resource conservancy additions 311.9

** Total site acreage may also provide for other resource or recreational activities.*

4.2 *Conservancies - historical*

Resource properties may be protected that retain and preserve significant archaeological, historical, and cultural sites and facilities throughout Tumwater. Generally, historical conservancy properties may be acquired that conserve and provide interpretive access to significant sites including Native American sites, original homesteads or prominent building sites, commercial or public buildings of unique architectural characteristics, locations of important industrial or resource oriented activities, and other culturally important areas. Lands may also be protected or acquired that conserve significant man-made constructions on the land including bridges, dikes, dams, and other features.

To the extent possible and practical, historical sites and buildings will be linked with other parklands to create activity centers or facilities that reflect the original cultural use. In some instances, the buildings or sites may be adapted to provide supporting services such as trailheads, parking lots, restrooms, and utilities.

To the extent possible and practical, historical buildings and structures will be conserved on their original sites. In some instances, however, the buildings or other improvements may be relocated to other public properties in order to better conserve, display, or provide interpretive access.

To the extent practical and protecting of archaeological significance, historical or archaeological sites may be marked or signed as part of the conservancy park element. Interpretive signs may be located off-site or in areas that do not risk exposure or possible vandalism of underlying archaeological resources or properties (including private lands).

Vision

As described herein, historical conservancies may be realized through:

- *provisions for signing and interpretation* - subject to appropriate security measures and underlying property owner agreements,
- *provision for public access and interpretive use* - through agreements with underlying property owners or through purchase when it which would not be possible if the properties remained in private ownership; and
- *acquisition of title and/or development rights of properties* - that would otherwise be destroyed or developed for other land uses.

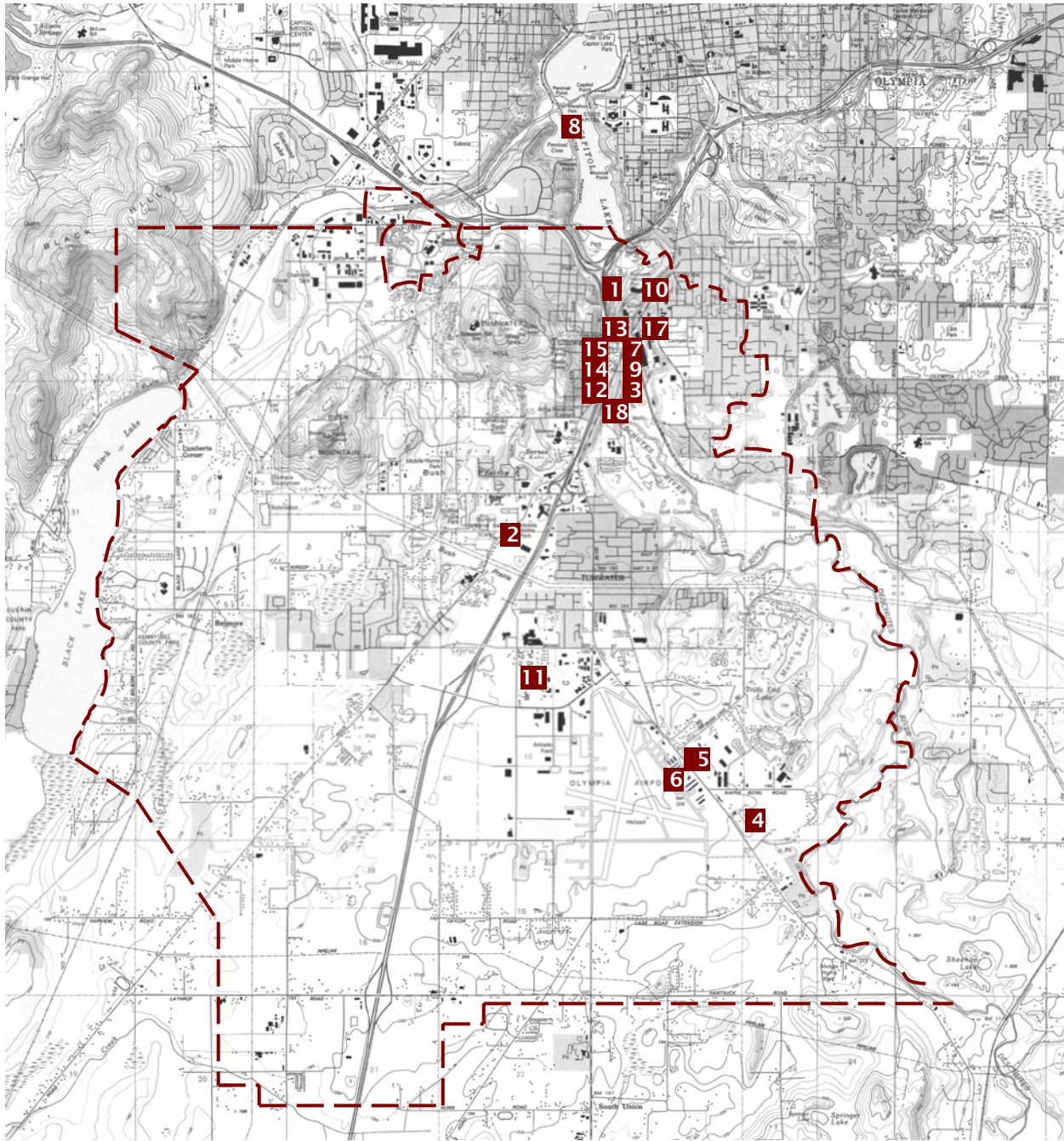
Existing places of significance

Existing places of significance

The following places provide significant archaeological, cultural, or architectural conservancy potentials.

*Number of sites
Tumwater*

1	Crosby and Henderson Houses	Tumwater's neighborhood park located at 777 Simmons Road SW at the mouth of the Deschutes River at the site of the original settlement of Tumwater. The park includes 2 historical houses - the Crosby House & Museum and Henderson House & Museum and about 9.0 acres of conservancy.	1
2	Union/Pioneer Calvary Cemeteries	Tumwater's historic cemetery located at on the west side of Littlerock Road immediately south of a privately-owned cemetery. The rehabilitated facility has been improved with an interpretive sign, parking area, and security lighting.	1



Conservancy sites – historical/cultural

Existing historical conservancies

- 1 Historical – Crosby House
- 1 Historical Park – Henderson House
- 2 Union/Pioneer Calvary Cemeteries
- 3 Lower Custer Way Bridge
- 4 Bush Memorial Park
- 5 Jack Davis Meeker Oak
- 6 Olympia Airport Hangar
- 7 Capitol Boulevard Crossing
- 8 Heritage Park

- 9 Tumwater Falls Park
- 10 Old Brewhouse Complex
- 11 Brighton Park Grange
- 12 Brower House
- 13 Flagg House
- 14 Galloway House
- 15 Tumwater Methodist Church
- 16 Schmidt House
- 17 Tillman House
- 18 Whiting House

Proposed historical conservancy

- 10 Old Brewhouse Complex

existing historical sites
proposed historical sites

3	Lower Custer Way Bridge	Tumwater's historical bridge structure across the Deschutes River connecting 2nd Avenue/Littlerock Road with Capitol Way Boulevard and the Olympia Brewing facility.	1
Thurston County			2
4	Bush Memorial Park	Thurston County historic site located on 85th Avenue SW in Tumwater with interpretive marker and parking.	1
5	Jack Davis Meeker Oak	Thurston County's heritage oak tree located on Old Highway 99 across from Olympia Airport with interpretive and memorial signage.	1
Port of Olympia			1
6	Olympia Airport Hangar	Port of Olympia's original aircraft hangar located in the Olympia Airport on Capitol Way Boulevard/Old 99.	1
Washington State			2
7	Capitol Boulevard Crossing	Washington State historical bridge structure across the Deschutes River extending Capitol Boulevard/Old Highway 99 with south Tumwater.	1
8	Heritage Park	Washington State Heritage Park is located on the north, west, and south shores of Capitol Lake with linking trails and sidewalks, restrooms, and picnic tables at Marathon Park. Includes a 1 gravel boat launch ramp with 10 car and 25 trailer parking lot on Simmons Street adjacent to Tumwater's Historical Park.	1
Non-profit			1
9	Tumwater Falls Park	This special purpose park site is owned and operated by the non-profit Olympia-Tumwater Foundation. The park is located at 110 Deschutes Way SW adjacent to the upper Tumwater Falls on the Deschutes River. The park also contains the Department of Fish & Wildlife fish-rearing facility.	1
Private			9
	Old Brewhouse Complex	Original brewhouse and manufacturing facility located on the east shore of the Deschutes River across from Historical Park. Private site includes original buildings, old railroad spurs, and other industrial remnants.	
11	Brighton Park Grange	Private grange meeting hall located on 73rd Avenue across from technology center.	1
12	Brower House		1
13	Flagg House		1
14	Galloway House		1
15	Tumwater Methodist Church		1
16	Schmidt House		1
17	Tillman House		1
18	Whiting House		1
Total existing sites of significance			18

Proposed places of significance

The following place provides significant archaeological, cultural, or architectural conservancy potential that should be acquired, conserved, provided public access, and restored for interpretive and recreational purposes.

<i>Tumwater with other participants</i>			<i>Number of sites</i>
10	Old Brewhouse Complex	Acquire, restore, and provide public interpretation and access to the original brewhouse, warehouses, and other buildings located on the east shore of the Deschutes River across from Historical Park.	(1)
<i>Total proposed sites of significance</i>			<i>(1)</i>

4.3 Resource parks

Resource parkland may be conserved in Tumwater that provides public access to significant environmental features. Generally, resource parks may provide access to significant freshwater shorelines, woodlands, and scenic areas.

To the extent possible and practical, resource parklands will be linked with other preserved open spaces (even though these lands may not be publicly accessible) to create greenway corridors and open space networks. These networks will visually define and separate developed urban areas from each other and the surrounding rural landscapes in accordance with the objectives of the Washington State Growth Management Act (GMA).

To the extent practical, resource parklands may also be traversed and linked by all types of trail corridors to increase access to and through significant and visually interesting features.

Resource park facilities may be developed that provide public use and enjoyment of appropriate and capable portions of environmental conservancy sites throughout Tumwater. Water-oriented resource park activity improvements may provide a distribution of swimming sites, fishing piers, docks, and boat launches.

Where appropriate, resource park sites may also be improved with a variety of outdoor facilities including group and individual campsites, picnic facilities, playgrounds, and open grassy play areas. Supporting services may also be developed including parking lots, restrooms, and utilities.

Resource park activities may be located on independent properties or include portions of other sites provided for environmental conservancies, trail corridors, recreational facilities or other public facilities. Resource park activities may also be developed on other publicly-owned lands subject to public use agreements or easements; or on lands acquired for other public purposes including stormwater management detention and retention ponds, and wastewater treatment sites.

Vision

As described herein, the resource park vision will be realized through:

- ***acquisition of resource parklands*** - that would otherwise be developed for other land uses;
- ***provision of public access*** - and use of natural features which would not be possible if the lands remained in private ownership; and
- ***conservation for public access*** - and use of unique and available natural features that visually define and separate developing urban areas.

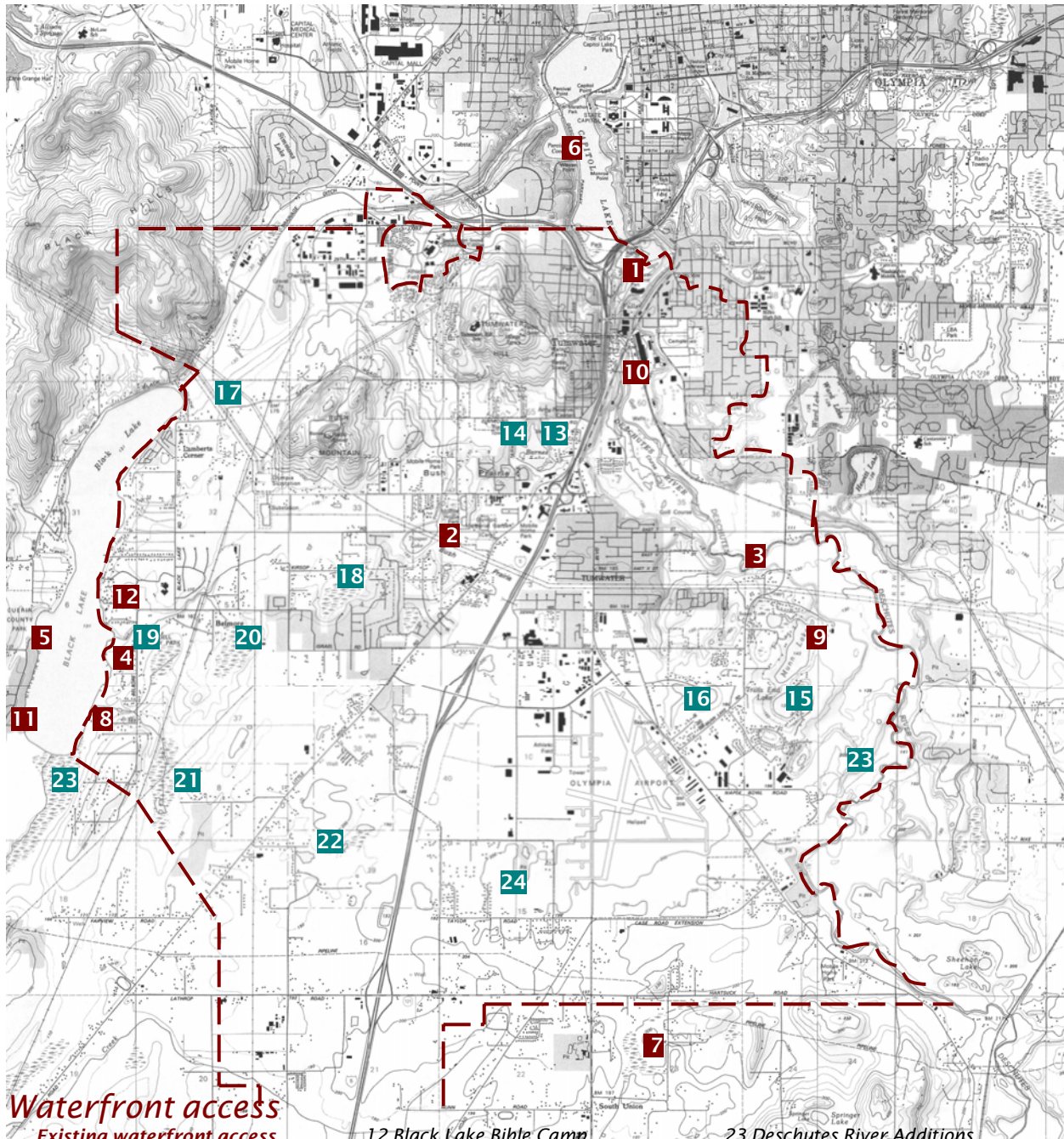
Waterfront access points

Existing waterfront access sites

The following sites provide access to significant freshwater access points in Tumwater that provide or have been improved to provide fishing access, swimming, and boating activities.

Waterfront access sites Tumwater

1	Historical Park	18.0 acre neighborhood park located at 777 Simmons Road SW at the mouth of the Deschutes River provides access to the Deschutes River and Capitol Lake.	1
2	Trospen Lake Site	18.7 acre undeveloped neighborhood park land located at 6275 Littlerock Road SW adjacent to Tumwater Middle School. The park includes 3 acres of forested wetland habitat and provides access to Trospen Lake.	1



Waterfront access
Existing waterfront access

- 1 Historical Park
- 2 Trospen Lake Site
- 3 Pioneer Park
- 4 Kenneydell Park
- 5 Guerin County Park
- 6 Heritage Park
- 7 Millersylvania State Park
- 8 Black Lake Access
- 9 Munn Lake Access
- 10 Tumwater Falls Park
- 11 Salmon Shores Marina

Proposed waterfront access

- 12 Black Lake Bible Camp
- 13 Barnes Lake - Tumwater SD
- 14 Barnes Lake - Westside
- 15 Trails End Lake
- 16 Henderson Blvd Pond
- 17 Olympia Mitigation Pond
- 18 Restawhile Pond
- 19 Kenneydell Pond
- 20 Belmore Marsh
- 21 Railroad Pond
- 22 Rhondo Pond
- 23 Deschutes River Additions
- 24 Black Lake Marsh
- 25 Salmon Creek Woods

freshwater sites - existing
 freshwater sites - proposed

Waterfront access sites

3	Pioneer Park	85.0 acre community multi-use park located at 5800 Henderson Boulevard on the north bank of the Deschutes River with hand-carry boat launch, and trails.	1
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Thurston County **2**

4	Kenneydell Park	41.0 acre county park site located at 6745 Fairview Road SW on the east shore of Black Lake 1 mile west of Tumwater. The site has been improved with a 1,000 linear foot swimming beach, disabled-accessible fishing area, and a trail system.	1
5	Guerin County Park	41.0 acre undeveloped county park site located on the west shore of Black Lake off Black Lake Boulevard (Guerin Street).	1

Washington State **4**

6	Heritage Park	77.0 acre state capitol grounds located on the north, west, and south shores of Capitol Lake with linking trails and sidewalks. Includes a 1 gravel boat launch ramp with 10 car and 25 trailer parking lot on Simmons Street adjacent to Tumwater's Historical Park.	1
7	Millersylvania State Park	842.0 acre historic state park located south of Tumwater with 3,300 linear feet of shoreline on Deep Lake, an asphalt boat ramp and 100 foot dock with 25 trailer parking lot, swimming beaches and fishing sites.	1
8	Black Lake Access	2.76 acre public 2 concrete ramp boat launch facility located on the southeast shoreline of Black Lake off Fairview Road with 30 car and 30 trailer parking lot and 2 vault restroom facilities.	1
9	Munn Lake Access	0.95 acre public 1 concrete ramp boat launch facility located on the north shore of Munn Lake in Lake Munn Park off 65th Avenue SE with 5 car and 10 trailer parking lot and 1 vault restroom facilities.	1

Non-profit **1**

10	Tumwater Falls Park	5.63 acre special purpose park site owned and operated by the non-profit Olympia-Tumwater Foundation located at 110 Deschutes Way SW adjacent to the upper Tumwater Falls on the Deschutes River. Park site provides trails along the Deschutes River and also contains the Department of Fish & Wildlife fish-rearing facility.	1
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Private **2**

11	Salmon Shores Marina	Public 1 gravel ramp boat launch facility located on the southwest shoreline of Black Lake off Black Lake Boulevard with 3 car and 2 trailer parking lot and 2 flush restrooms and 1 shower facilities. Boat launch costs \$3.00 user fee.	1
12	Black Lake Bible Camp	Private camp facility located on the east shore of Black Lake north and adjacent to Kenneydell County Park.	1

Total existing waterfront access sites **12**

Proposed waterfront access sites

The following sites with waterfront shoreline may be provided access through easements, land use agreements, or acquisitions subject to appropriate feasibility studies with public and private participants.

***Waterfront access sites
Tumwater with other participants***

13	Barnes Lake - Tumwater SD	Conserve and provide access to portions of the shoreline on the north side of Barnes Lake.	1
14	Barnes Lake - Westside	Conserve and provide access to portions of the shoreline on the west side of Barnes Lake.	1
15	Trails End Lake	Conserve and provide access to the shoreline and wetland areas located around Trails End Lake.	1
16	Henderson Blvd Pond	Conserve and provide access to the water body, shoreline, and woodland stands around the pond and Port of Olympia stormwater retention site.	1
17	Olympia Mitigation Ponds	Conserve and provide access to the wetland stormwater retention areas.	1
18	Restawhile Pond	Conserve and provide access to the water body, shoreline, and wetlands located around Restawhile Pond.	1
19	Kenneydell Pond	Conserve and provide access to the water body, woodlands, and wetlands located around Kenneydell Pond.	1
20	Belmore Marsh	Conserve and provide access to the extensive wetlands and woodlands located within this marsh area.	1
21	Railroad Pond	Conserve and provide access to the water body, woodlands, and wetlands located along this marshy area adjacent to the railroad right-of-way.	1
22	Rhondo Pond	Conserve and provide access to the water body, wetlands, and woodlands located around Rhondo Pond.	1
23	Deschutes River Open Space Addns	Conserve and provide access to additional woodlands and wetlands located within the Deschutes River floodplain from Pioneer Park south.	1
24	Black Lake Marsh	Conserve and provide access to the extensive wetland and woodlands habitat located along the Black River that flows into Black Lake.	1
25	Salmon Creek Woods	Conserve and provide access to the woodland and wetland area located southwest of the airport.	1
<i>Total proposed waterfront access sites</i>			<i>13</i>

Hand-carry craft launch sites

Existing hand-carry launch sites

The following sites provide access to significant waterfront hand-carry launch sites for kayak, canoe, and other hand-carry craft.

Existing hand-carry launch sites

Tumwater

2

1	Historical Park	18.0 acre neighborhood park located at 777 Simmons Road SW at the mouth of the Deschutes River provides hand-carry access to Capitol Lake.	1
2	Pioneer Park	85.0 acre community multi-use park located	1

		at 5800 Henderson Boulevard on the north bank of the Deschutes River with hand-carry boat launch, and trails.	
Thurston County			1
3	Kenneydell Park	41.0 acre county park site located at 6745 Fairview Road SW 1 mile west of Tumwater provides hand-carry access to the east shore of Black Lake.	1
Washington State			4
4	Heritage Park	77.0 acre state capitol grounds located on the north, west, and south shores of Capitol Lake provides hand-carry access on Simmons Street adjacent to Tumwater's Historical Park.	1
5	Black Lake Access	2.76 acre site located off Fairview Road provides hand-carry access to the southeast shoreline of Black Lake.	1
6	Munn Lake Access	0.95 acre site located in Lake Munn Park off 65th Avenue SE provides hand-carry access to the north shore of Munn Lake.	1
7	Millersylvania State Park	842.0 acre historic state park located south of Tumwater provides hand-carry access to Deep Lake.	1
Washington State			2
8	Salmon Shores Resort	Public 1 gravel ramp boat launch facility located on the southwest shoreline of Black Lake off Black Lake Boulevard. Boat launch costs \$3.00 user fee.	1
9	Black Lake Bible Camp	Private camp facility located on the east shore of Black Lake north and adjacent to Kenneydell County Park.	1
Total existing hand-carry launch sites			9

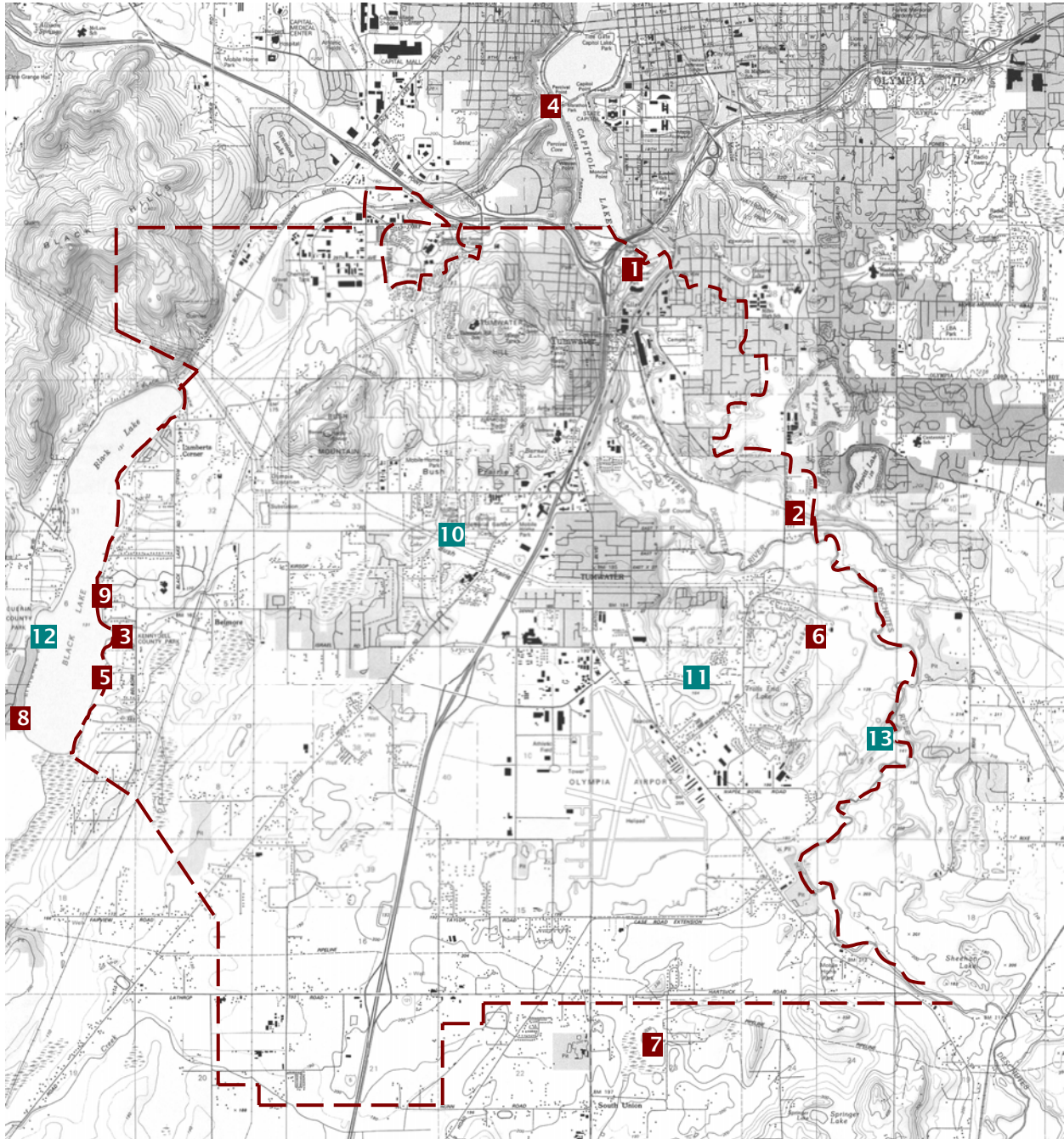
Proposed hand-carry launch access sites

The following sites may be provided access to significant waterfront hand-carry launch sites for kayak, canoe, and other hand-carry craft through easements, land use agreements, or acquisitions subject to appropriate feasibility studies with public and private participants.

Proposed hand-carry launch sites

Tumwater and other participants

			4
10	Trospen Lake Site	Develop hand-carry launch site onto Trospen Lake from 18.7 acre undeveloped neighborhood park land located at 6275 Littlerock Road SW adjacent to Tumwater Middle School.	1
11	Henderson Blvd Pond	Develop hand-carry launch site to the Port of Olympia stormwater retention site located on Henderson Boulevard.	1
12	Guerin County Park	Develop hand-carry launch site to the 41.0 acre undeveloped county park site located on the west shore of Black Lake off Black Lake Boulevard (Guerin Street).	1
13	Deschutes River Additions	Develop additional upriver hand-carry launch sites on the Deschutes River.	1
Total proposed hand-carry launch sites			4



Hand-carry launch sites

Existing hand-carry launch

- 1 Historical Park
- 2 Pioneer Park
- 3 Kenneydell Park
- 4 Heritage Park
- 5 Black Lake Access
- 6 Munn Lake Access
- 7 Millersylvania State Park
- 8 Salmon Shores Resort
- 9 Black Lake Bible Camp

Proposed hand-carry launches

- 10 Trospen Lake Site
- 11 Henderson Blvd Pond
- 12 Guerin County Park
- 13 Deschutes River Additions

hand-carry launch - existing
hand-carry launch - proposed

Boat launch ramps

Existing boat launch ramps

The following sites provide access to significant waterfront boat launch ramps.

Boat launch ramps Tumwater

1	Historical Park	18.0 acre neighborhood park located at 777 Simmons Road SW at the mouth of the Deschutes River includes Washington State DFW 1 gravel boat launch ramp with 10 car and 25 trailer parking lot on Simmons Street.	1
<i>Washington State</i>			<i>4</i>
2	Black Lake Access	2.76 acre public 2 concrete ramp boat launch facility located on the southeast shoreline of Black Lake off Fairview Road with 30 car and 30 trailer parking lot and 2 vault restroom facilities.	1
3	Munn Lake Access	0.95 acre public 1 concrete ramp boat launch facility located on the north shore of Munn Lake in Lake Munn Park off 65th Avenue SE with 5 car and 10 trailer parking lot and 1 vault restroom facilities.	1
4	Ward Lake Access	Public 1 concrete ramp boat launch facility located on the shore of Ward Lake on 42nd Street in Olympia with 10 car and 10 trailer parking lot and 2 vault restroom facilities.	1
5	Millersylvania State Park	842.0 acre historic state park located south of Tumwater with 3,300 linear feet of shoreline on Deep Lake, an asphalt boat ramp and 100 foot dock with 25 trailer parking lot, swimming beaches and fishing sites.	1
<i>Private</i>			<i>1</i>
6	Salmon Shores Resort	Public 1 gravel ramp boat launch facility located on the southwest shoreline of Black Lake off Black Lake Boulevard with 3 car and 2 trailer parking lot and 2 flush restrooms and 1 shower facilities. Boat launch costs \$3.00 user fee.	1
<i>Total boat launch ramps</i>			<i>6</i>

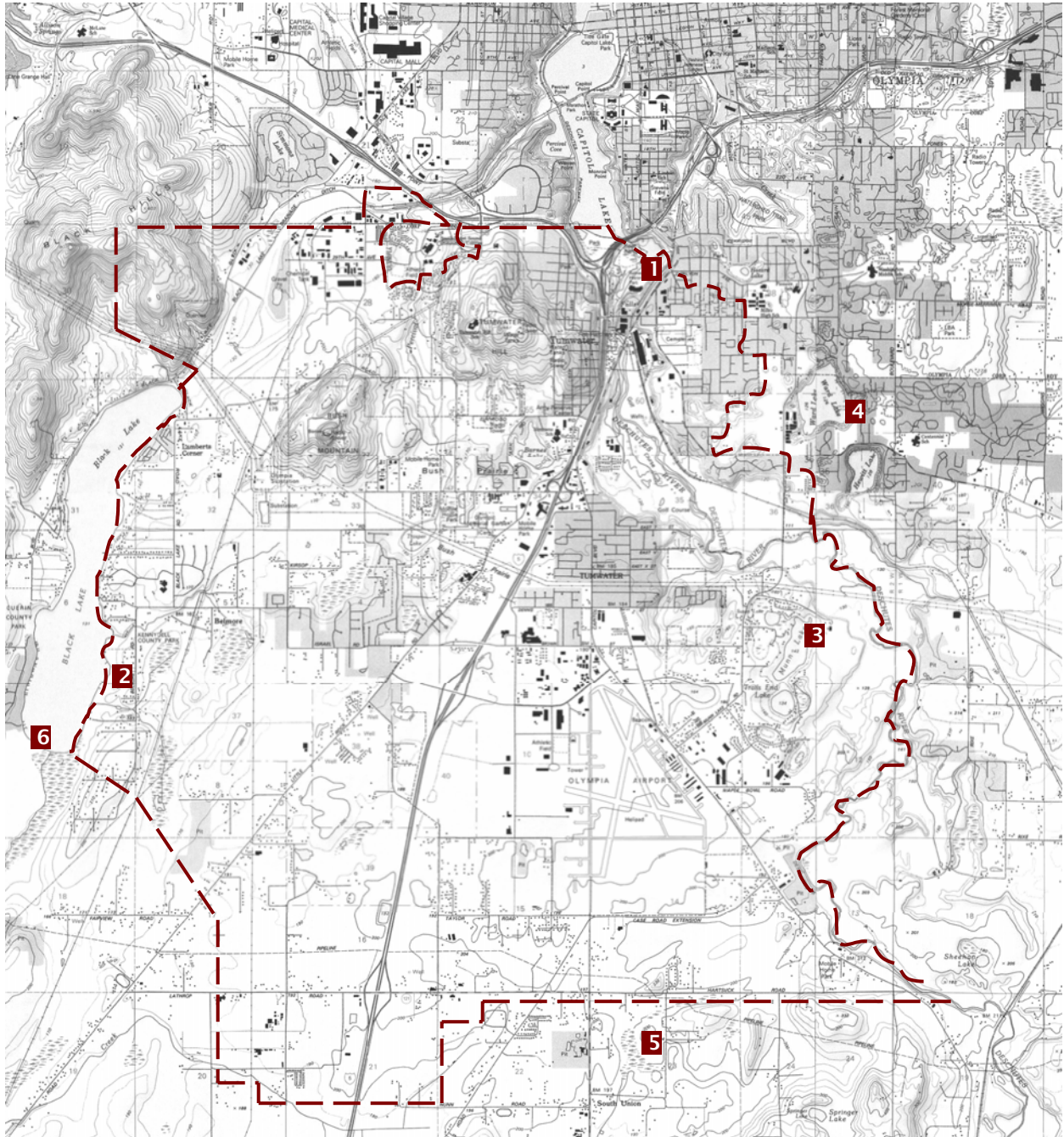
Picnic tables

Existing picnic tables

The following sites provide day-use picnicking facilities.

Existing picnic tables Tumwater

1	V Street Park	0.6 acre mini-park located at 415 V Street SW 2 blocks west of Capitol Boulevard with picnic tables, a play toy, and basketball court.	4
2	Jim Brown Park (5th & Bates)	1.41 acre mini-park located at 5th & Bates on Tumwater Hill with a children's play toy, 0.5 basketball court, 1 tennis court, picnic tables, and grassy play area.	4



Boat launches and landings

Existing ramps

- 1 Historical Park
- 2 Black Lake Access
- 3 Munn Lake Access
- 4 Ward Lake Access
- 5 Millersylvania State Park
- 6 Salmon Shores Resort

○ launch ramps – existing
○ launch ramps – proposed

3	Tumwater Hill Park	9.2 acre Neighborhood park located at 3115 Ridgeview Court SW south of Barnes Boulevard near the summit of Tumwater Hill and adjacent to Tumwater Hill Elementary School. The park provides youth baseball field, picnic tables, and trails. Restroom facilities will be provided in a future development phase.	4
4	Historical Park	18.0 acre neighborhood park located at 777 Simmons Road SW at the mouth of the Deschutes River with picnic tables and shelter, 2 children's play toys, river access, and trails.	16
5	Pioneer Park	85.0 acre community multi-use park located at 5800 Henderson Boulevard on the north bank of the Deschutes River with youth baseball field, 3 adult softball fields, 3 adult soccer fields, youth soccer field, 2 sand volleyball courts, children's play toys and playgrounds, picnic tables, picnic shelters, restrooms, hand-carry boat launch, and trails.	12
6	Overlook Point Park	1.3 acre special use park located at 1205 Barnes Boulevard on the summit of Tumwater Hill with scenic overlook of Capitol Lake, Budd Inlet, and the state campus with picnic tables, paved walkway, and parking area.	4
7	Barclift Park	3.57 acre neighborhood park under construction at Ensley Lane and Lloyd Street behind the cemetery with a children's play toy, picnic tables, picnic shelter, tennis and basketball courts.	4
Thurston County			9
8	Kenneydell Park	41.0 acre county park site located at 6745 Fairview Road SW on the east shore of Black Lake 1 mile west of Tumwater. The site has been improved with a swimming beach, disabled-accessible fishing area, picnic tables, covered picnic shelters with grills and seating capacity of 24-30 people, and a lodge facility with kitchen, fireplace, and large meeting area of 49 person capacity with restrooms, and a trail system. The park has also been improved with a baseball field and adult soccer field.	9
Washington State			199
9	Heritage Park	77.0 acre state capitol grounds located on the north, west, and south shores of Capitol Lake with linking trails, sidewalks, restrooms, picnic tables at Marathon Park.	12
10	L&I/DOC Building Campus	Washington State capitol annex buildings providing outdoor amphitheater, plazas, trails, and eating areas.	24
11	Black Lake Access	2.76 acre boat launch facility located on the southeast shoreline of Black Lake off Fairview Road with picnic and restroom	4

facilities.



12	Munn Lake Access	0.95 acre boat launch facility located on the north shore of Munn Lake in Lake Munn Park off 65th Avenue SE with picnic and restroom facilities.	4
13	Millersylvania State Park	842.0 acre historic state park located south of Tumwater with shoreline on Deep Lake, kitchen shelters, 30 sheltered and 125 unsheltered picnic tables, amphitheater, horseshoe pits, swimming beaches and fishing sites.	155

Non-profit **10**

14	Tumwater Falls Park	5.63 acre special purpose park site owned and operated by the non-profit Olympia-Tumwater Foundation located at 110 Deschutes Way SW adjacent to the upper Tumwater Falls on the Deschutes River and provides picnic tables, playground equipment, restroom, and trails along the Deschutes River.	10
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Private **36**

15	Salmon Shores Resort	Public boat launch facility located on the southwest shoreline of Black Lake off Black Lake Boulevard with picnic and restroom facilities.	4
16	Black Lake Bible Camp	Private camp facility located on the east shore of Black Lake north and adjacent to Kenneydell County Park with picnic, shoreline, trails, and sleeping accommodations.	12
17	Olympia RV Campground	Campground facility located at 1441- 83rd Avenue SW south of the airport provides cabins, tent and recreational vehicle campsites with a heated and seasonal outdoor swimming pool, playground, game room, club and meeting room, and convenience store, laundry, and fuel station.	8
18	American Heritage Campground	40.0 acre campground facility located south of the UGA at 9610 Kimmie Street SW provides log cabins, fully serviced tent and recreational vehicle campsites with a heated outdoor swimming pool, playground, covered pavilion, volleyball court, horseshoe pits, kiddie farm, clubhouse and meeting room, convenience store, laundry, dump station, showers, and trails.	12

Total existing picnic tables **306**

Proposed picnicking areas

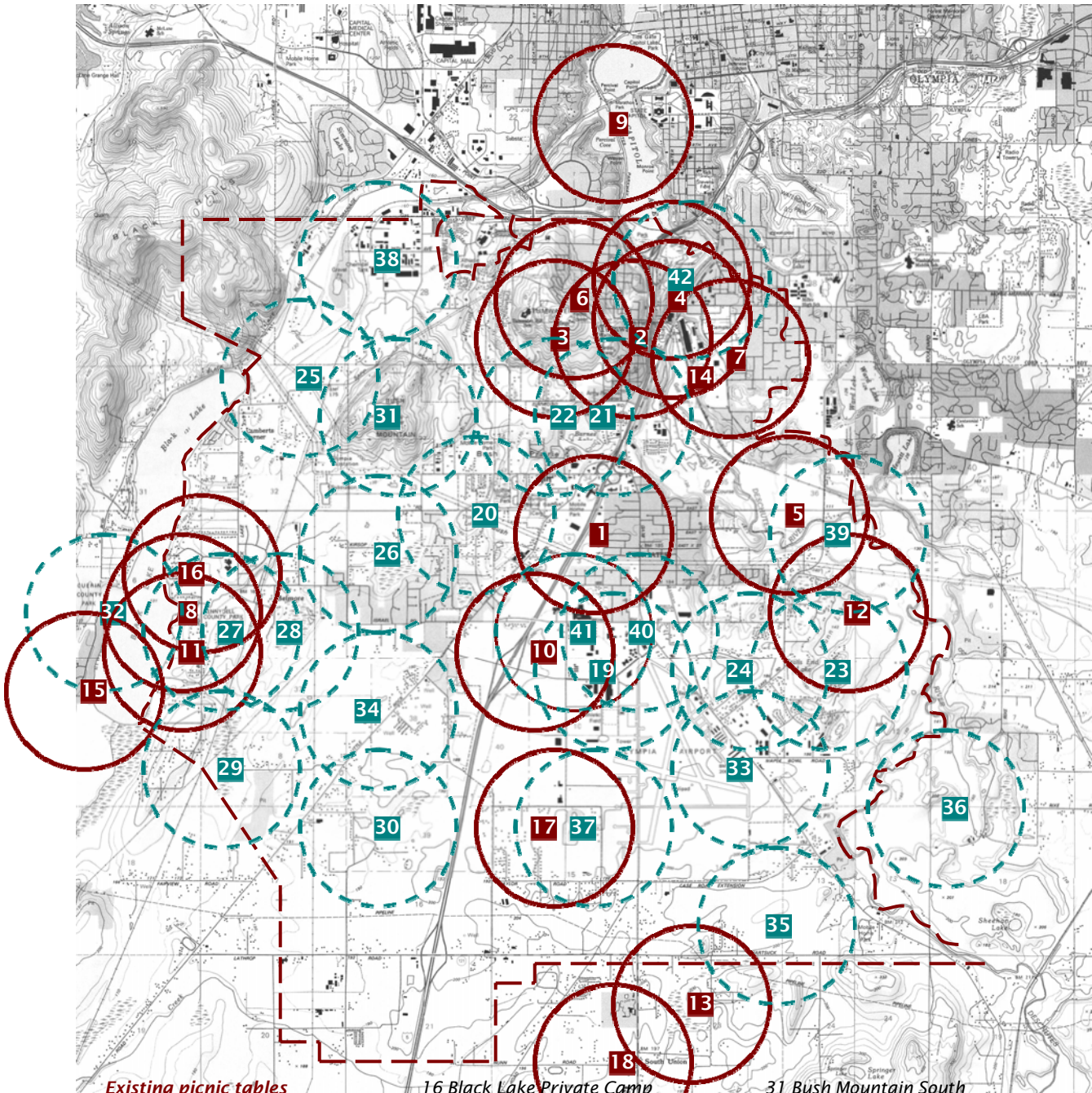
The following sites have potential for picnicking facilities that may be provided subject to appropriate feasibility studies with public and private participants.

Proposed picnic tables

Tumwater and other participants

164

19	Wellfield #7 – Town Center	Develop picnic opportunities at the wellfield site in the proposed Town Center complex adjacent to city hall and library.	6
20	Trosper Lake Site	Develop picnic opportunities on 18.7 acre undeveloped neighborhood park land located at 6275 Littlerock Road SW adjacent to Tumwater Middle School.	4



Existing picnic tables

- 1 V Street Park
- 3 Tumwater Hill Park
- 4 Historical Park
- 5 Pioneer Park
- 6 Overlook Point Park
- 7 Barclift Park
- 8 Kenneydell Park
- 9 Heritage Park
- 10 L&I/DOC Building Campus
- 11 Black Lake Access
- 12 Munn Lake Access
- 13 Millersylvania State Park
- 14 Tumwater Falls Park
- 15 Salmon Shores Resort

- 16 Black Lake Private Camp
- 17 Olympia RV Campground
- 18 American Heritage Campground

Proposed picnic tables

- 19 Wellfield #7 - Town Center
- 20 Trosper Lake Site
- 21 Barnes Lake - Tumwater SD
- 22 Barnes Lake - Westside
- 23 Trails End Lake
- 24 Henderson Blvd Pond
- 25 Olympia Mitigation Pond
- 26 Restawhile Pond
- 27 Kenneydell Pond
- 28 Belmore Marsh
- 29 Railroad Lake
- 30 Rhondo Pond
- 31 Bush Mountain South
- 32 Guerin County Park
- 33 Olympia Airport
- 34 Black Hills High School
- 35 93rd Avenue Prairie/Hillside
- 36 Deschutes River Additions
- 37 Salmon Creek Woods
- 38 Mottman Industrial Park
- 39 Pioneer Park - East
- 40 Gateway Park
- 41 The Commons
- 42 Old Brewery

picnic tables - existing
picnic tables - proposed

21	Barnes Lake – Tumwater SD	Develop picnic opportunities and provide access to portions of the shoreline on the north side of Barnes Lake.	4
22	Barnes Lake – Westside	Develop picnic opportunities and provide access to portions of the shoreline on the west side of Barnes Lake.	8
23	Trails End Lake	Develop picnic opportunities and provide access to the shoreline and wetland areas located around Trails End Lake.	4
24	Henderson Blvd Pond	Develop picnic opportunities and provide access to the water body, shoreline, and woodland stands around the pond and Port of Olympia stormwater retention site.	12
25	Olympia Mitigation Ponds	Develop picnic opportunities and provide access to the wetland stormwater retention areas.	4
26	Restawhile Pond	Develop picnic opportunities and provide access to the water body, shoreline, and wetlands located around Restawhile Pond.	4
27	Kenneydell Pond	Develop picnic opportunities and provide access to the water body, woodlands, and wetlands located around Kenneydell Pond.	4
28	Belmore Marsh	Develop picnic opportunities and provide access to the extensive wetlands and woodlands located within this marsh area.	4
29	Railroad Pond	Develop picnic opportunities and provide access to the water body, woodlands, and wetlands located along this marshy area adjacent to the railroad right-of-way.	4
30	Rhondo Pond	Develop picnic opportunities and provide access to the water body, wetlands, and woodlands located around Rhondo Pond.	6
31	Bush Mtn South	Develop picnic opportunities and provide access to a hillside overlook on the south side of Bush Mountain.	2
32	Guerin County Park	Develop picnic opportunities and provide access to the west shore of Black Lake.	12
33	Olympia Airport	Develop picnic opportunities and provide a viewpoint of aircraft landings and take-offs at Olympia Airport.	4
34	Black Hills High School	Develop picnic opportunities and provide access to the athletic field complex at Black Hills High School.	4
35	93rd Ave Prairie	Develop picnic opportunities and provide access to the prairie and hillside viewpoint located on 93rd Avenue.	4
36	Deschutes River Open Space Addns	Develop picnic opportunities and provide access to additional woodlands and wetlands located within the Deschutes River floodplain from Pioneer Park south.	12
37	Salmon Creek Woods	Develop picnic opportunities and provide access to the wetlands and woodlands located on Salmon Creek.	4
38	Mottman Industrial Park	Develop picnic opportunities for the employees within Mottman Industrial Park.	4
39	Pioneer Park – East	Develop picnic opportunities in the proposed dog park expansion of Pioneer Park across Henderson Boulevard.	6

40	Gateway Park	Develop picnic opportunities in the proposed gateway and farmers' market development adjacent to the old fire station on the corner of Capitol Boulevard and Israel Road.	12
41	The Commons	Develop picnic opportunities in the commons park proposal across from L&I on Linderson Way.	12
42	Old Brewery	Develop family and group activity picnic facilities in the plaza and 2-story warehouse facility in the old brewery complex on the Deschutes River.	24

Total proposed picnic tables

164

Existing picnic shelters

The following sites provide group use picnicking facilities.

Existing picnic shelters

Tumwater

4

1	Pioneer Park	85.0 acre community multi-use park located at 5800 Henderson Boulevard on the north bank of the Deschutes River with youth baseball field, 3 adult softball fields, 3 adult soccer fields, youth soccer field, 2 sand volleyball courts, children's play toys and playgrounds, picnic tables, picnic shelters, restrooms, hand-carry boat launch, and trails.	2
2	Historical Park	18.0 acre neighborhood park located at 777 Simmons Road SW at the mouth of the Deschutes River with picnic tables and shelter, 2 children's play toys, river access, and trails.	1
3	Barclift Park	3.57 acre neighborhood park located Ensley Lane and Lloyd Street behind the cemetery with a children's play toy, picnic tables, picnic shelter, tennis, and basketball courts.	1

Thurston County

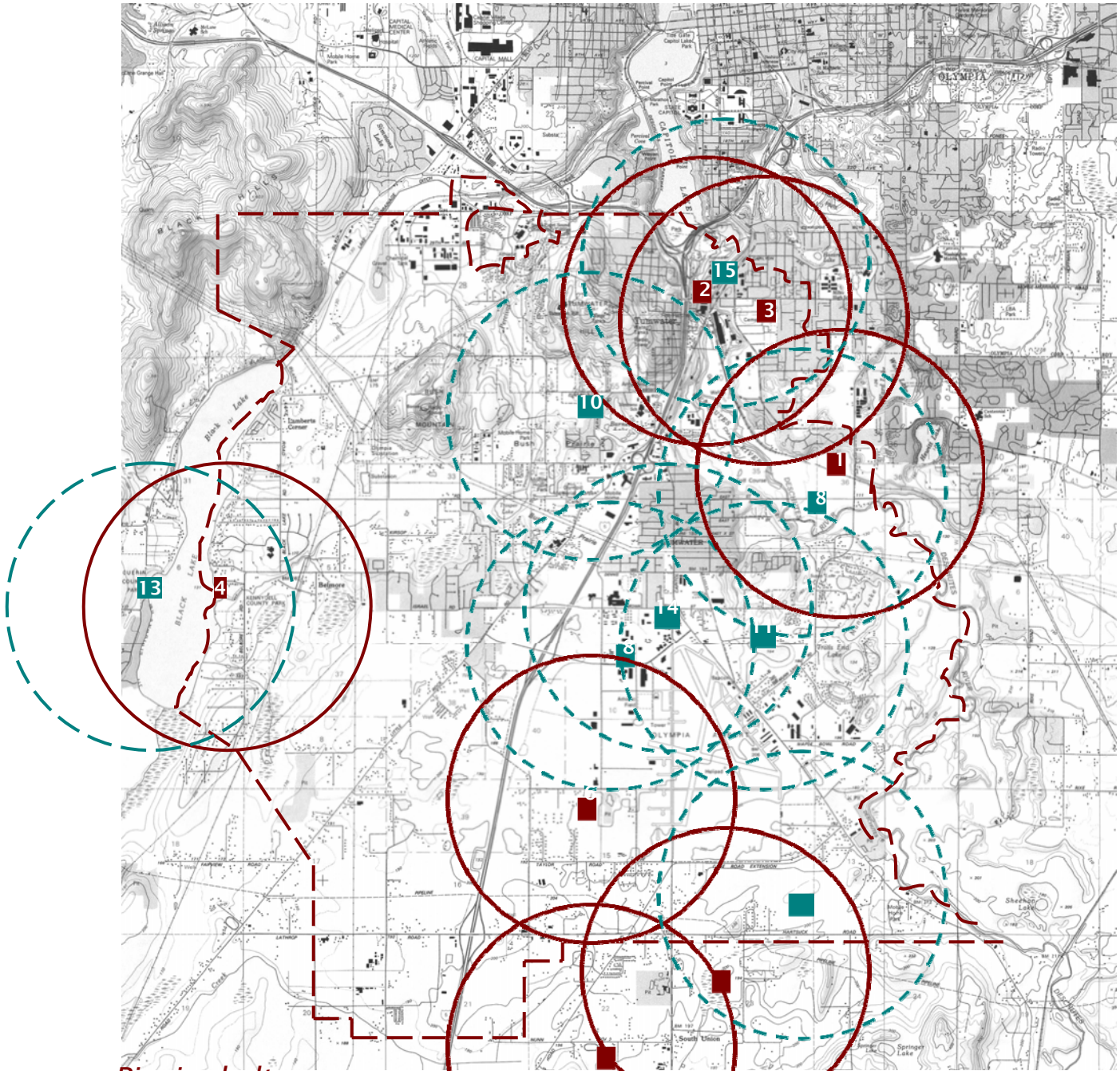
3

4	Kenneydell Park	41.0 acre county park site located at 6745 Fairview Road SW on the east shore of Black Lake 1 mile west of Tumwater with swimming beach, disabled-accessible fishing area, picnic tables, 3 covered picnic shelters with grills and seating capacity of 24-30 people, and a lodge facility with kitchen, fireplace, and large meeting area of 49 person capacity with restrooms, and a trail system. The park has also been improved with baseball field and adult soccer field.	3
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Washington State

4

5	Millersylvania State Park	842.0 acre historic state park located south of Tumwater with shoreline on Deep Lake, kitchen shelters of 100 to 250 person capacity, sheltered and unsheltered picnic tables, and a group camp for 20-40 people.	4
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Picnic shelters

Existing picnic shelters

- 1 Pioneer Park
- 2 Historical Park
- 3 Barclift Park
- 4 Kenneydell Park
- 5 Millersylvania State Park
- 6 Olympia Campground
- 7 American Heritage Campground

Proposed picnic shelters

- 8 Pioneer Park
- 9 Wellfield #7 - Town Center
- 10 Barnes Lake - Westside
- 11 Henderson Blvd Pond
- 12 93rd Avenue Prairie/Hillside
- 13 Guerin County Park
- 14 Gateway Park
- 15 Old Brewery

picnic shelters - existing
 picnic shelters - proposed

Private

2

6	Olympia Campground	Campground facility located at 1441- 83rd Avenue SW south of the airport providing cabins, tent and recreational vehicle campsites with a heated and seasonal outdoor swimming pool, playground, game room, club and meeting room, convenience store, laundry, and fuel station.	1
7	American Heritage Campground	40.0 acre campground facility located south of the UGA at 9610 Kimmie Street SW provides log cabins and 95 fully serviced tent and recreational vehicle campsites with a heated outdoor swimming pool, playground, 5,000 square foot covered pavilion, volleyball court, horseshoe pits, kiddie farm, clubhouse and meeting room, convenience store, laundry, dump station, showers, and trails.	1

Total existing picnic tables

13

Proposed picnic shelters

The following sites have potential for group picnicking facilities that may be provided subject to appropriate feasibility studies with public and private participants.

Proposed picnic shelters

Tumwater and other participants

8

9	Wellfield #7 - Town Center	Develop picnic shelter in the proposed Town Center complex between city hall and the library on Main Street.	1
10	Barnes Lake - Westside	Develop picnic shelter in the proposed park on the Westside of Barnes Lake.	1
11	Henderson Blvd Pond	Develop picnic shelter and provide access to the pond on Henderson Boulevard.	1
12	93rd Avenue Prairie/Hillside	Develop picnic shelter and provide access to the prairie and hillside on 93rd Avenue.	1
13	Guerin County Park	Develop picnic shelters in the undeveloped county park property on the west side of Black Lake.	2
14	Gateway Park	Develop a picnic shelter/outdoor access to the old fire station as part of the farmers' market development in the gateway park proposal on Capitol Way and Israel Road.	1
15	Old Brewery	Develop picnic shelter capabilities in the old 2-story warehouse facility in the old brewery complex on the east side of the Deschutes River.	1

Total proposed picnic shelters

8

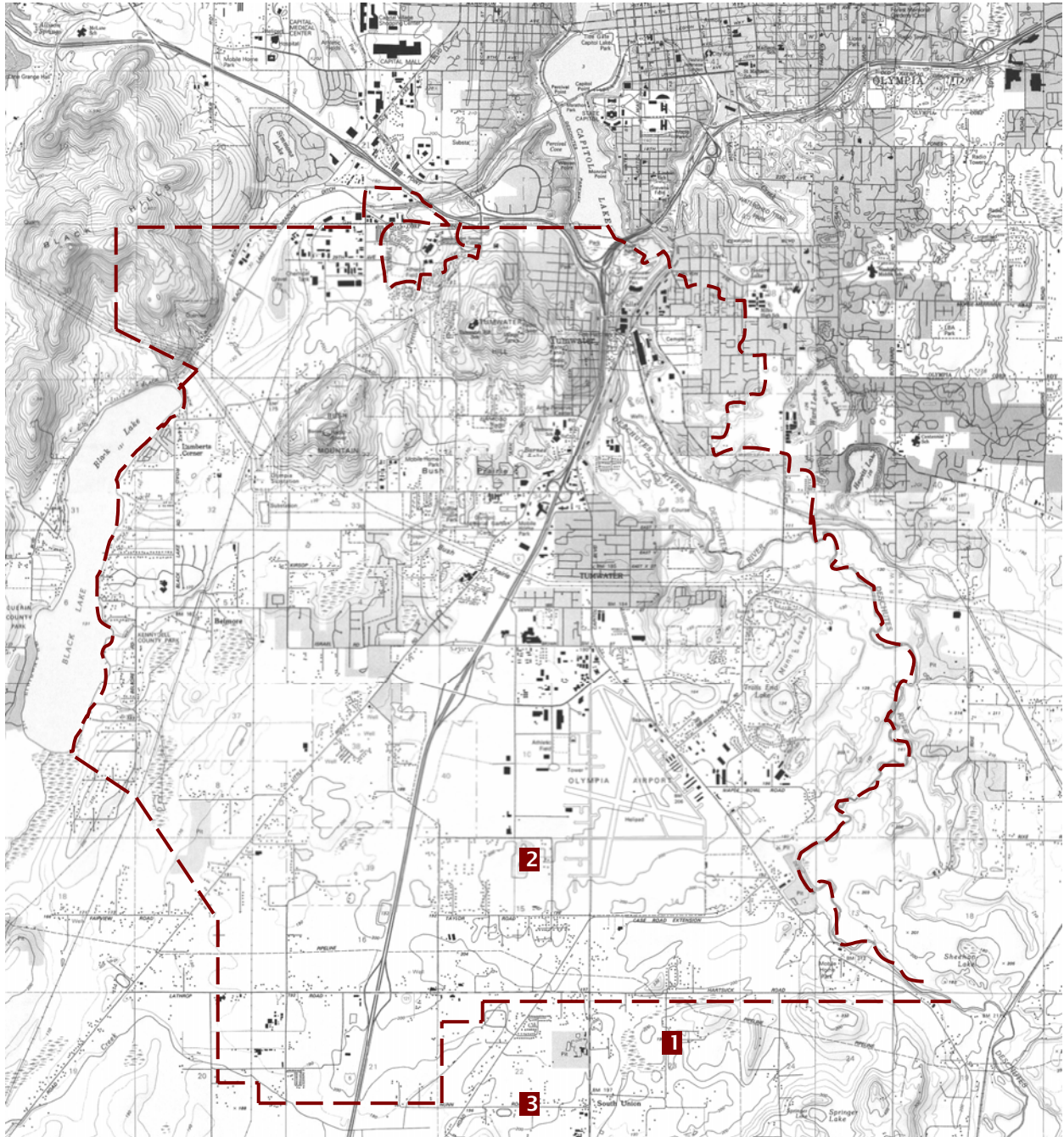
Campgrounds

Existing campground facilities

The following sites provide campground facilities with tent and recreational vehicle campsites.

Campsites
Washington State

1	Millersylvania State Park	842.0 acre historic state park located south of Tumwater with shoreline on Deep Lake. The property was homesteaded by Squire Latham in 1855 then sold to the John Miller family who deeded the site for a state park in 1921. Railroad spurs and logging roads where constructed through the site in the 1800s, park facilities were built in 1935 by the Civilian Conservation Corps (CCC). The park provides kitchen shelters, sheltered and unsheltered picnic tables, boat ramp and 100 foot dock, amphitheater, horseshoe pits, swimming beaches and fishing sites, 120 tent campsites, 48 utility spaces, a group camp for 20-40 people, 3 restrooms (1 ADA), 8 showers, a dump station, 7.6 miles of bike and 8.6 miles of hiking trails, and 1.0 mile exercise trail. <u>The Millersylvania Environmental Learning Center (ELC)</u> - provides a dining hall/kitchen, 19 cabins, 2 restroom/showers, amphitheater, private swim area, 8 canoes, 2 rowboats, 3 ball fields, volleyball court, and horseshoe pits for groups up to 150 persons. <u>Lakeside Cottage</u> - located on the shores of Deep Lake can be rented by groups of 6 or less.	120 48
Private			170
2	Olympia Campground	Campground facility open to the public located at 1441- 83rd Avenue SW south of the airport. The campground provides cabins, tent and recreational vehicle campsites with a heated and seasonal outdoor swimming pool, playground, game room, club and meeting room, convenience store, laundry, and fuel station.	75
3	American Heritage Campground	40.0 acre campground facility open to the public from Memorial to Labor Day located south of the UGA at 9610 Kimmie Street SW. The facility provides log cabins and 95 fully serviced tent and recreational vehicle campsites with a heated 1,200 square foot outdoor swimming pool, playground, 5,000 square foot covered pavilion, volleyball court, horseshoe pits, kiddie farm, clubhouse and meeting room, convenience store, laundry, dump station, showers, and trails.	95
Total existing campsites			338



Campgrounds

- Existing campgrounds
- 1 Millersylvania State Park
- 2 Olympia Campground
- 3 American Heritage Campground

○ campgrounds – existing
○ campgrounds – proposed

4.4 **Multipurpose trails**

Multipurpose trails may be developed to link major environmental assets, park and recreational facilities, community centers, and historical features in Tumwater. Generally, multipurpose trails may be developed to provide for several modes of recreational and commuters use where appropriate.

To the extent possible, multipurpose trails may be developed within corridors separate from vehicular or other motorized forms of transportation. For example, multipurpose trails may be located on utility easements or in separate property alignments. In some instances, the trail may be developed as improvements within the right-of-way of established vehicular or other transportation corridors.

Typically, multipurpose trails may be developed to Washington State Department of Transportation (WSDOT) and American Association of State Highway & Transportation Officials (AASHTO) trail standards. The trails may be concrete, asphalt or very fine crushed rock base, handicap accessible and usable by all age and skill groups.

Trail corridors may be improved with trailhead services including rest stops, parking lots, restrooms, water, and air utilities. Where the trail is located in association with another park and recreational improvement or public facility, the trailhead may be improved with active picnic, playgrounds, and play areas.

Multipurpose trail corridors may be independent properties or include portions of other sites provided for resource conservancies, resource activities, athletic facilities, and other park and recreational or public facility properties. Linked with resource conservancies and resource activities, the multipurpose trails element plans may create a system of interconnected greenways to integrate and define the developed portions of the urban area in accordance with the Growth Management Act's (GMA) provisions for urban separators.

Multipurpose trail corridors may be developed on other publicly-owned lands using public use agreements or special easements; or on lands owned as portions of road and highway right-of-way, stream corridor conservation or buffer zones of independent title.

Vision

As described, the multipurpose trails vision may be realized by providing recreational trail opportunities that:

- conserve natural features,
- define urban identities,
- link community facilities,
- serve persons with varied physical abilities and skills, and
- promote commuter and other more functional transportation methods.

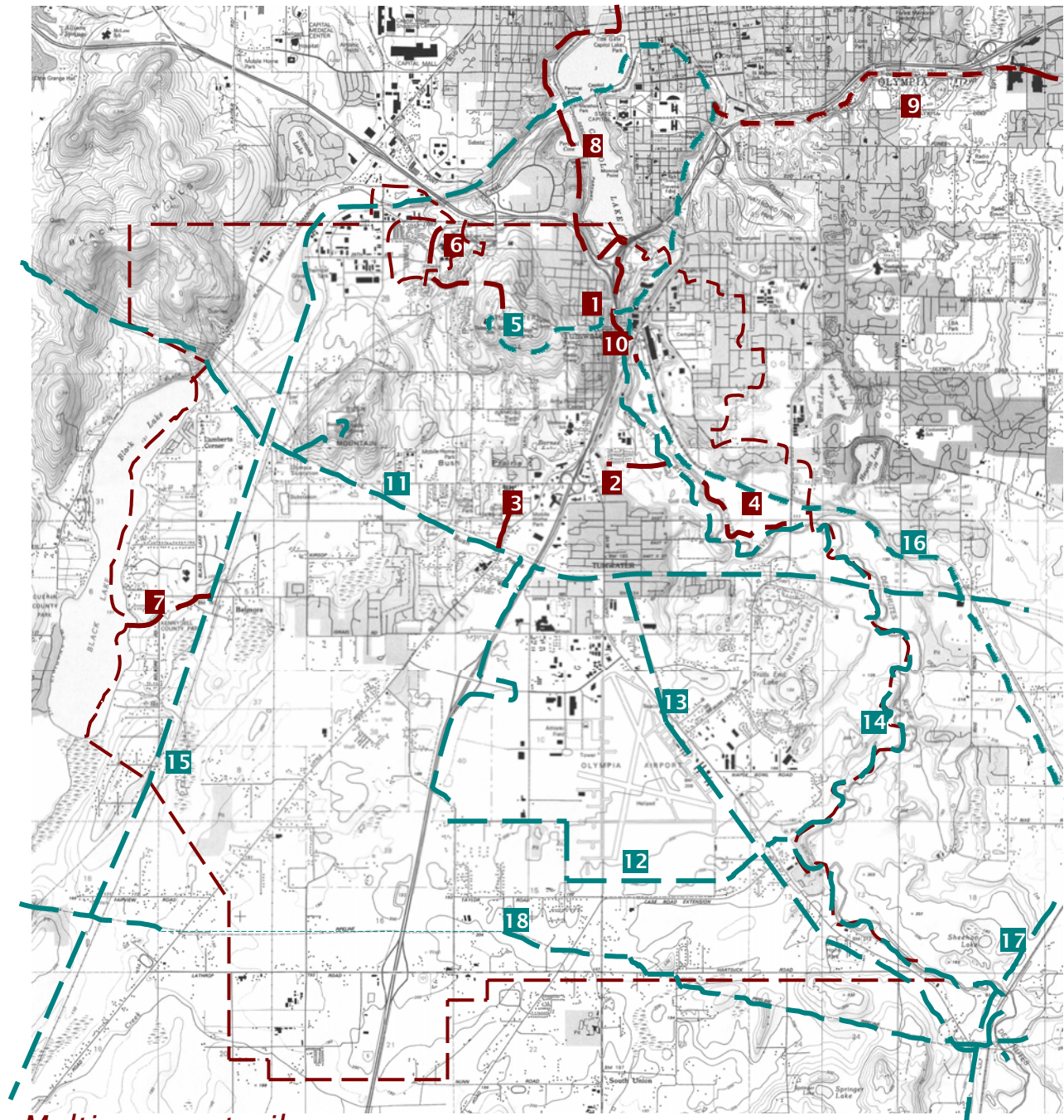
Multipurpose trails

Existing multipurpose trails

The following multipurpose trail systems have been developed to provide combined hike and bike trail opportunities across the city.

Multipurpose trail miles Tumwater

1	Historical Park/Tumwater Falls Trail	Park trails include 0.5 miles of dirt paths on the west and north sides of the park, 0.5 mile paved trail connecting to the Capitol Lake Interpretive Park, and 0.2 miles of brick trail on the east and south part of the park. Trailheads are located at end of Boston and Simmons Streets below Henderson House.	1.2
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Multipurpose trails

Existing trails

- 1 Historical Park/Falls Trail
- 2 Palermo Watershed Trail
- 3 Tye Drive Trail
- 4 Pioneer Park Trails
- 5 Tumwater Hill Trail
- 6 Somerset Hill & SPCCC
- 7 Kenneydell Park Trail
- 8 Heritage Park Trail
- 9 Lacey RR Trail
- 10 Tumwater Falls Trail

Proposed trails

- 5 Tumwater Hill Trail
- 11 BPA Powerline Trail
- 12 Airport Loop Trail
- 13 Capitol Way Trail
- 14 Deschutes River Trail
- 15 BNSF Rail Trail
- 16 UP Rail Trail
- 17 Gate to Belmore Trail
- 18 Williams Gas Pipeline Trail

- existing trails
- proposed trails

Multipurpose trail miles

2	Palermo Watershed Trail	Park trails include a looped nature/running dirt path in the woods adjacent to the Tumwater Valley Golf Course. Trailhead access is located at the back of Palermo Park or from a path from Linda Street off Capital Boulevard.	0.7
3	Tyee Drive Trail	Multipurpose spur trail extending from BPA Powerline easement north.	0.2
4	Pioneer Park Trails	Series of looping dirt (0.8 miles) and paved (1.25 miles) nature paths through open meadow and riverside woods from the parking area in Pioneer Park to the Deschutes River beach access. Trailheads are provided at several points off Henderson Boulevard.	2.1
5	Tumwater Hill Trail	Loop dirt nature trail beginning at Ridgeview Court SW adjacent to Tumwater Hill Elementary School.	0.5
Olympia and Lacey			15.8
6	Somerset Hill & SPSCC	SPSCC trail originates as a dirt nature trail at the east edge of the campus at Somerset Hill Drive then extends 0.5 miles parallel to Percival Creek, a salmon stream that flows into Capitol Lake. The Somerset Hill pathway extends 0.75 miles as an asphalt urban walk parallel to Somerset Hill Drive. Trailheads are located at Mottman Road, 3 bridges across Percival Creek, and by foot access from a parking area on Somerset Hill Drive.	1.3
7	Kenneydell Park Trail	County park site located at 6745 Fairview Road SW on the east shore of Black Lake 1 mile west of Tumwater with a multipurpose trail extending from the athletic field complex west through the park to Black Lake..	0.5
8	Heritage Park Trail	Heritage Park is located on the north, west, and south shores of Capitol Lake with linking multipurpose trails extending from Tumwater's Historical Park north along the west side of the lake to the downtown and boardwalk extending north to the Port of Olympia.	4.0
9	Lacey RR Trail	Multipurpose trail conversion of former railroad trackbed extends from I-5 at Henderson Boulevard in Olympia east parallel to I-5 though Lacey.	10.0+
Non-profit			0.5
10	Tumwater Falls Trail	Looped nature/urban trail accessed on the Westside of the bridge and extending along the Deschutes River. Trailhead located on C Street off Deschutes Parkway in Tumwater Falls Park.	0.5
Total existing multipurpose trails			21.0

Proposed multipurpose trails

The following multipurpose trail system may be developed to provide combined hike and bike trail opportunities across the city subject to feasibility studies with

appropriate public and private participants. *The trails generally follow railroad, river dike, utility right-of-way, and public road corridors, but may be relocated onto public and/or private property where owners approve.*

Multipurpose trail miles

Tumwater with other participants

38.0

5	Tumwater Hill Trail	Extend multipurpose trail from Tumwater Elementary east to join with the Historical Park/Tumwater Falls Trail system.	1.0
11	BPA Powerline Trail	Develop multipurpose asphalt hike and bike trail on the BPA Powerline corridor from Black Lake Boulevard east to Rich Road and the BNSF Rail Trail.	5.5
12	Airport Loop Trail	Develop multipurpose asphalt hike and bike trail from the BPA Powerline Trail south parallel to I-5 through the Washington State Capitol Annex then south around the boundary of Olympia Airport to the Capitol Way/Old Highway 99 and Deschutes River trails.	4.5
13	Capitol Way Trail	Develop multipurpose asphalt hike and bike trail south from the BPA Powerline Trail parallel to then joining the right-of-way of Capitol Way/Old Highway 99 south to the railroad line south of 93rd Avenue.	4.0
14	Deschutes River Trail	Develop multipurpose gravel based hike and bike trail along the Deschutes River from the brewery complex south through Pioneer Park to the railroad line south of 93rd Avenue.	5.0
15	BNSF Rail Trail	Convert existing railroad trail for a multipurpose asphalt hike and bike trail extending south from the trail system around Capitol Lake and Heritage Park to the Williams Gas Pipeline Trail.	6.0
16	UP Rail Trail	Develop a parallel multipurpose hike and bike rail trail on the UP rail line extending south from Capitol Way/the brewery complex to the joining with the railroad line Fir Tree Road.	6.0
17	Gate to Belmore Trail	Develop a parallel multipurpose hike and bike rail trail on the BNSF rail line extending north from Centralia around Olympia and Lacey.	Na
18	Williams Gas Pipeline Trail	Develop an asphalt multipurpose hike and bike trail on the gas pipeline corridor from Black Lake east to the merger with the Capitol Way, Deschutes River, and railroad trails.	6.0

Total proposed multipurpose trails

38.0

4.5 Streetscapes

Streetscape improvements, which are a more urban form of multipurpose trail, may be developed to link community facilities, public buildings, commercial buildings, and other major activity centers within the Tumwater business district. Generally, streetscapes may provide for one or more modes of recreational and commuter travel use including hiking and biking trails where appropriate - linked with public transit and other vehicular conveyance systems.

To the extent possible, streetscape improvements may be developed within the right-of-way of established vehicular or other transportation corridors. Where appropriate or necessary, however, the right-of-way or the streetscape improvement may be aligned off the roadway to incorporate gateways, parks, storefront boardwalks or plazas, and other pedestrian spaces.

Typically, the bikeway portion of streetscape corridors may be developed to Washington State Department of Transportation (WSDOT) and American Association of State Highway & Transportation Officials (AASHTO) trail standards. The trails may be concrete, brick paving or asphalt base, handicap accessible, and usable by all age and skill groups.

Streetscape corridors may be improved with trailhead services including rest stops, parking lots, and transit connections. Where the streetscape is located in association with another park and recreational improvement or public facility, the corridor may be improved with active picnic, playgrounds, and play areas, restrooms, water, and air utilities. Where the streetscape is incorporated into adjacent retail spaces or plazas, the corridor may be improved with artworks and sculptures, water fountains, outdoor dining areas, amphitheaters and performing areas, and other activities of interest.

Streetscape corridors may be contained within or extensions of the public road right-of-way or include portions of other public sites acquired to define gateways or other linear park definitions. Streetscape improvements may also be developed and maintained on privately-owned lands subject to public use agreements or public access easements.

Vision

As described, the streetscape vision may be realized by providing recreational and commuter trail opportunities within the most urban developed areas that:

- conserve natural features,
- define gateway and urban identities,
- link public facilities and commercial business centers,
- serve persons with varied physical abilities and skills,
- promote commuter and other more functional transportation methods, and
- create pedestrian-friendly access zones and activity areas that support urban core areas.

Existing beautification areas

The following street and landscape improvements have been accomplished to provide pedestrian and vehicular corridor amenities in Tumwater.

Existing beautification acres

Tumwater

1	Carlyon Park	Special use landscaped area located in a triangular configuration in northeast Tumwater 1 block southeast of Capitol Boulevard.	0.10
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2	Linderson Tartan - Dennis Linderson	Special use parcels located across Linderson Way at the I-5 pedestrian overpass on the east side between Tartan and Dennis Streets. Both parcels can be improved with landscaping and gateway furnishings.	0.79
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Total

0.89

Proposed parkway/streetscapes

The following street improvements may be accomplished to provide pedestrian amenities in Tumwater subject to feasibility studies with appropriate public and private participants.

Proposed parkway/streetscape miles

Tumwater and other participants

27.2

3	Deschutes Way	Install street trees, walkways, landscaping, and way-finder signs in Tumwater to match Olympia streetscape improvements from Historical Park south to E Street.	0.5
4	49th-54th-Trosper Road	Install street trees, walkways, landscaping, and way-finder signs from Black Lake Blvd east Littlerock Road and I-5.	3.0
5	Israel Road	Install street trees, walkways, landscaping, and way-finder signs from Littlerock Road east to Henderson Blvd.	1.2
6	Tumwater Boulevard	Install street trees, walkways, landscaping, and way-finder signs from Littlerock Road east to Capitol Way-Old Highway 99.	1.5
7	93rd Avenue	Install street trees, walkways, landscaping, and way-finder signs from Littlerock Road east to Capitol Way-Old Highway 99.	5.0
8	Littlerock Road	Install street trees, walkways, landscaping, and way-finder signs from Custer Way south to 93rd Avenue.	5.5
9	Capitol Blvd-Old Highway 99	Install street trees, walkways, landscaping, and way-finder signs from I-5 south to 93rd Avenue.	6.0
10	Henderson Blvd	Install street trees, walkways, landscaping, and way-finder signs from Yelm Highway south to Capitol Way-Old Highway 99.	2.5
11	Yelm Highway	Install street trees, walkways, landscaping, and way-finder signs from Capitol Way east to Henderson Blvd.	2.0

Total proposed parkway/streetscape miles

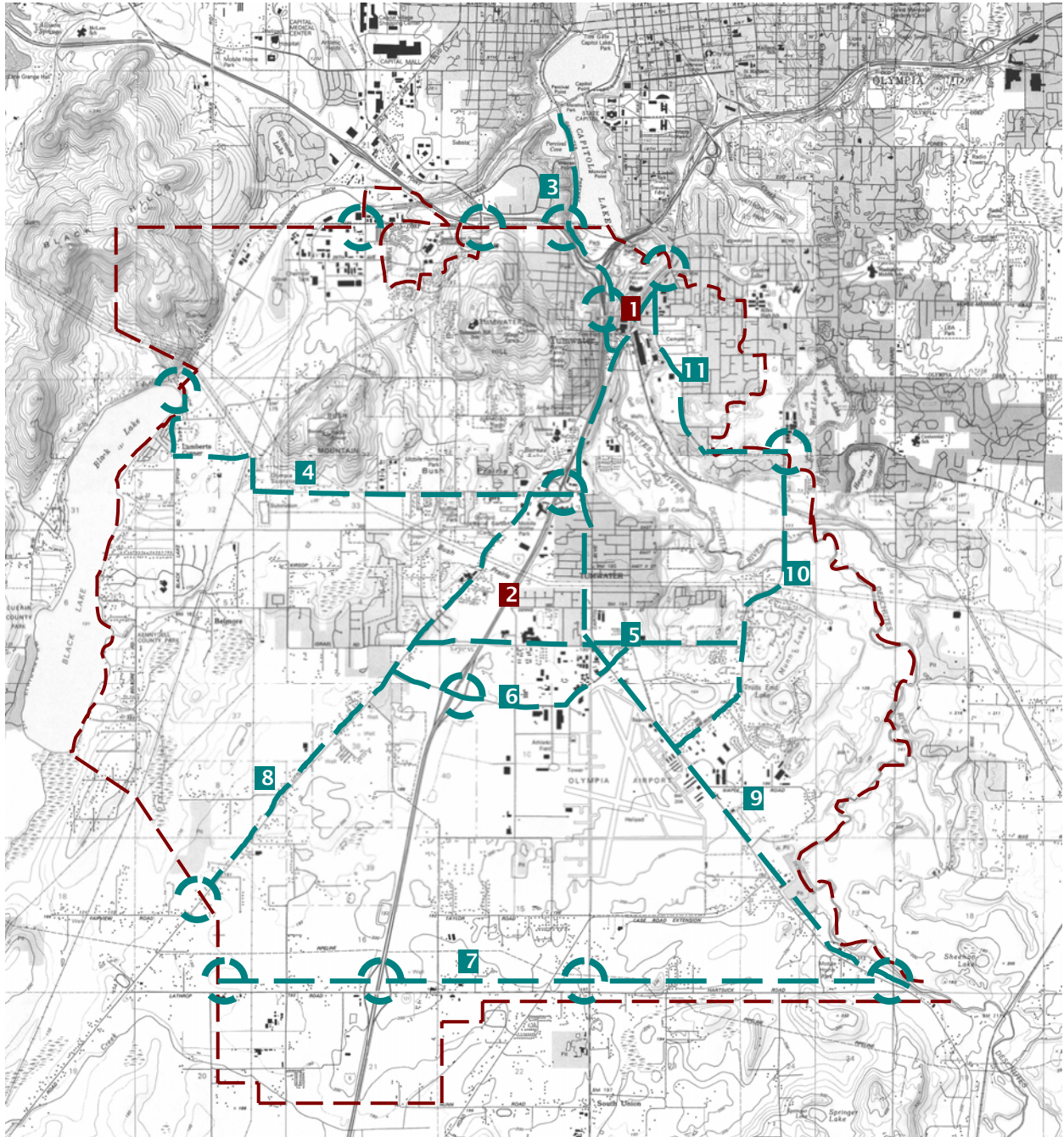
27.2

Proposed gateways

The following gateway improvements may be accomplished to provide entryway identification and amenities in Tumwater subject to feasibility studies with appropriate public and private participants.

***Proposed gateways
Tumwater***

a	I-5 interchanges	Install gateways with artworks, way-finder signage, and landscaping at the I-5 interchanges at Cooper Point Road, US-101 off-ramp, Trosper Road, Tumwater Blvd, and 93rd Avenue.	5
b	Black Lake Blvd-40th street	Install gateways with artworks, way-finder signage, and landscaping at the Black Lake Blvd intersection with 40 th Street into Tumwater.	1



Streetscape and gateways

Existing beautification areas

- 1 Carlyon Park
- 2 LindersonTartan-DennisLinderson

Proposed streetscapes

- 3 Deschutes Way
- 4 49th/54th/Trosper Road
- 5 Israel Road
- 6 Tumwater Boulevard
- 7 93rd Avenue
- 8 Littlerock Road
- 9 Capitol Blvd/Old 99
- 10 Henderson Blvd
- 11 Yelm Highway

--- existing streetscapes

--- proposed streetscapes

○ proposed gateways

c	Johnson Road-Johnson Blvd	Install gateways with artworks, way-finder signage, and landscaping at the intersection of Johnson Road with Johnson Blvd	1
d	Deschutes Parkway	Install gateways with artworks, way-finder signage, and landscaping at the city limits on Deschutes Parkway.	1
e	Capitol Blvd	Install gateways with artworks, way-finder signage, and landscaping at the north city limits on Capitol Blvd.	1
f	Yelm Highway	Install gateways with artworks, way-finder signage, and landscaping at the intersection of Yelm Highway with Henderson Blvd.	1
g	Capitol Blvd-Old Highway 99	Install gateways with artworks, way-finder signage, and landscaping at the south city limits at the intersection of Capitol Blvd with 93rd Avenue.	1
h	Tilley Road	Install gateways with artworks, way-finder signage, and landscaping at the intersection of 93rd Avenue and Tiller Road.	1
i	Littlerock Road	Install gateways with artworks, way-finder signage, and landscaping at the intersection of Littlerock Road with 93rd Avenue.	1

Total proposed gateways

13

Proposed artworks

The following sites may be improved with artworks to provide visual accent and interest to the following parks, facilities, and roadway corridor locations.

Proposed artworks

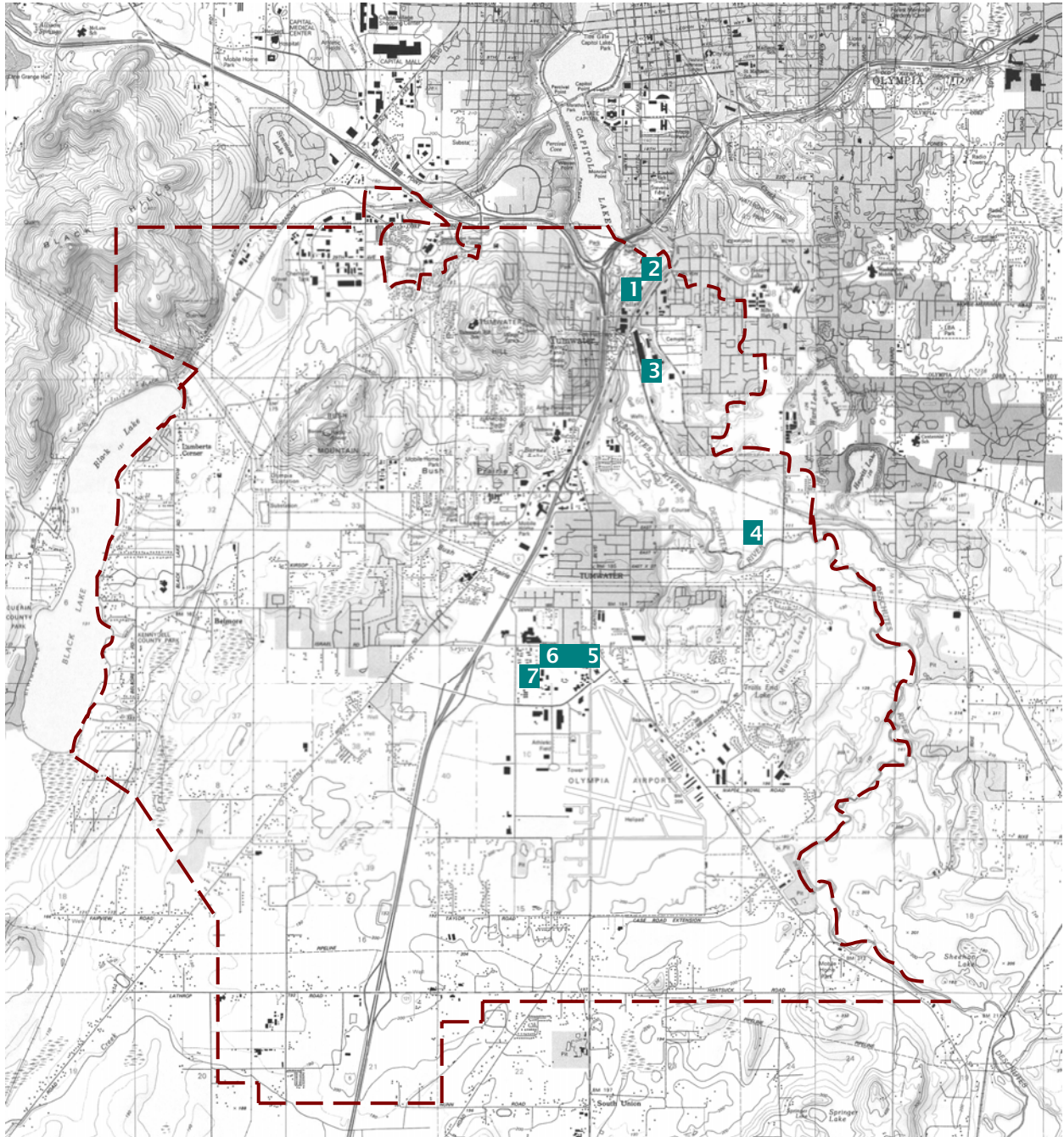
Tumwater

7

1	Historical Park	Sculptures to be created and installed of an historical nature in the park and adjacent to the historical buildings and settings.	1
2	Old Brewery	Sculptures to be created and installed of an historical nature in the brewhouse, warehouse, and grounds of the complex.	1
3	Tumwater Falls Park	Sculptures to be created and installed of an historical nature at the Falls.	1
4	Pioneer Park	Sculptures to be created and installed of an interpretive nature in the park and adjacent to the Deschutes River.	1
5	Gateway Park	Sculptures to be created and installed of an interpretive and whimsical nature at the old fire station and famers' market site.	1
6	Wellfield #7 - Town Center	Sculptures to be created and installed of an historical and interpretive nature in the Town Center proposed between city hall and the library.	1
7	The Commons	Sculptures to be created and installed of an historical and interpretive nature in the park woodlands.	1

Total proposed artwork locations



7



Artworks

Proposed artwork in parks

- 1 Historical Park
- 2 Old Brewery
- 3 Tumwater Falls Park
- 4 Pioneer Park
- 5 Gateway Park
- 6 Wellfield #7 - Town Center
- 7 The Commons

-  artworks - existing
-  artworks - proposed

4.6 **On-road bicycle touring routes**

Cross-county bicycle touring and commuter routes will be developed to access major environmental assets, park and recreational facilities, historical features, scenic corridors and vistas, and other features of interest to experienced bicycle touring enthusiasts throughout Tumwater.

Where appropriate and to the extent practical and safe bicycle touring routes will be extended into local urban neighborhoods to create an integrated on-road bicycling system. The local on-road bicycling system will provide access to local parks and recreational facilities, schools and public facilities, community centers and business districts, places of employment, and transit transfer centers for adult and youth bike riders from local areas.

To the extent possible, bicycling touring routes will be developed to Washington State Department of Transportation (WSDOT) or American Association of State Highway & Transportation Officials (AASHTO) standards with expanded, designated or marked road shoulders and lanes. In the less congested areas, bicycle-touring routes will be simply designated for joint vehicular/bicycle use.

Bicycling enthusiasts working in conjunction with public agencies and other private cycling interest groups have designated most of the bicycle touring routes proposed within this plan. Future public bicycle touring development projects will use the same cooperative, joint venture approach to designate and improve routes and trailheads and/or to develop new on-road routes, rest stops, and other bicycle touring or commuting services.

Vision

As described, the bicycle touring route vision will:

- increase on-road bicycle touring access for experienced riders to scenic areas and features,
- increase bicycle trail access for local residents, including commuters, to community facilities, schools, employment, and transit transfer centers,
- serve persons with varied physical abilities and skills, and
- expand roadway corridors to provide recreational and commuter uses.

On-road bicycle touring routes

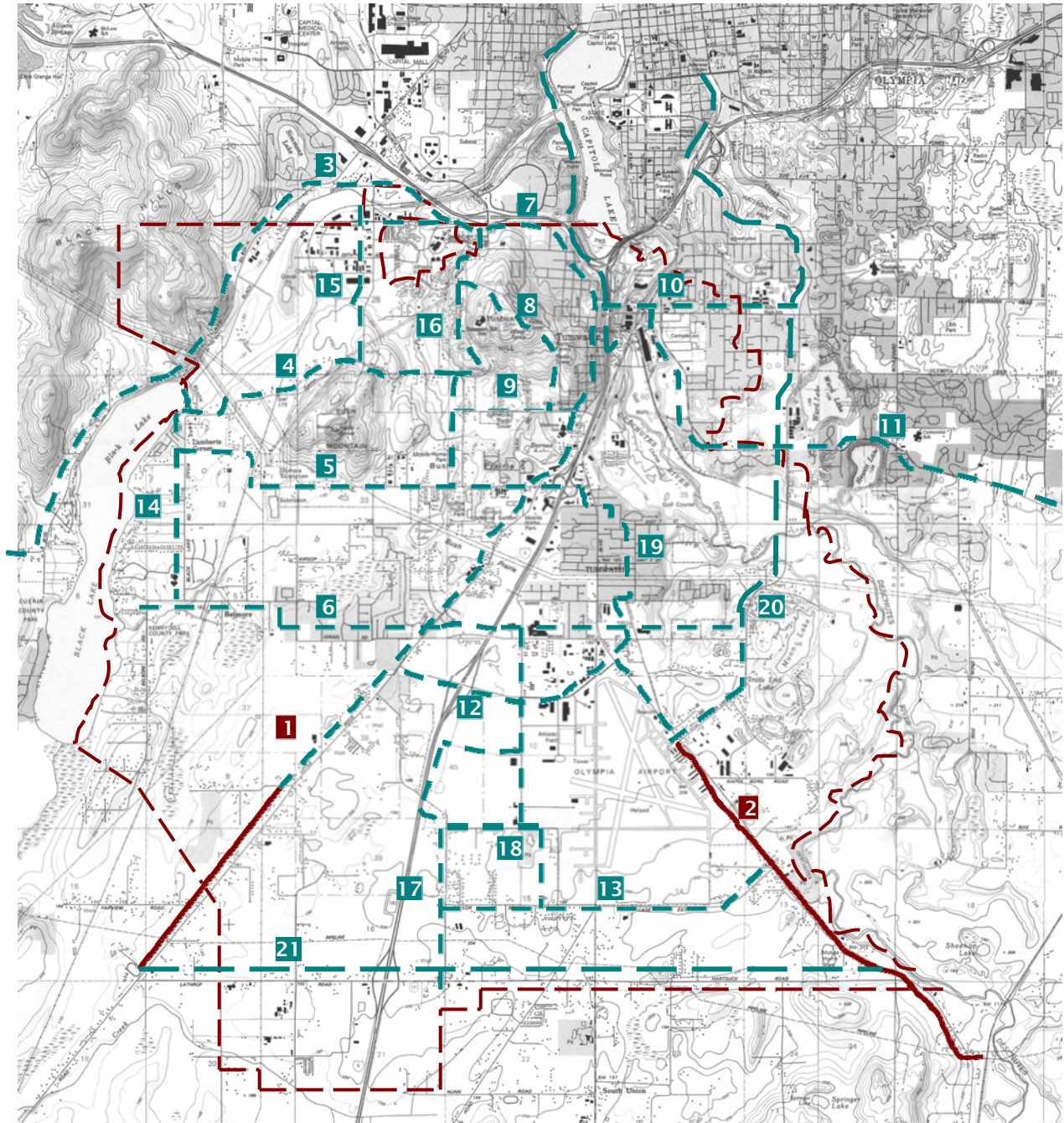
Existing on-road bicycle touring routes

The following regional roadways and linking routes have been designated or developed for on-road bicycle touring using shoulder expansions, lanes, markings, or other signage designations.

<i>Tumwater and Thurston County</i>		<i>Existing on-road bicycle touring route miles</i>
		<i>4.0</i>
1	Littlerock Road	On-road bicycle shoulders and touring route south from Black Lake High School south to 93rd Avenue.
2	Capitol Blvd-Old Highway 99	On-road bicycle shoulders and touring route from Olympia Airport south to the railroad line.
<i>Total existing on-road designated bikeway miles</i>		<i>4.0</i>

Proposed on-road bicycle touring routes

The following regional roadways and linking routes may be designated or developed for on-road bicycle touring using shoulder expansions, lanes, markings, or other signage designations subject to feasibility studies with appropriate public and private participants.



On-road bicycle routes

Existing on-road bike routes

- 1 Littlerock Road
- 2 Capitol Boulevard/Old 99

Proposed on-road bike routes

- 1 Littlerock Road Extension
- 2 Capitol Boulevard/Old 99
- 3 Black Lake Boulevard
- 4 Sapp Road
- 5 54th Avenue SW/Trospen Road
- 6 Israel Road/70th Avenue

- 7 Mottman Road
- 8 Barnes Road/7th Avenue
- 9 Linwood Avenue
- 10 Custer Way/North Street
- 11 Cleveland Avenue/Yelm Highway
- 12 Tumwater Boulevard
- 13 88th Avenue SE
- 14 Black Lake/Belmore Road
- 15 RW Johnson Boulevard
- 16 Rural/Crosby Road

- 17 Frontage Road
- 18 Center Street/Armstrong Road
- 19 Boston/Elm/Allen Streets
- 20 Henderson Road
- 21 93rd Avenue

--- existing on-road routes
 - - - proposed on-road routes

Tumwater and Thurston County**40.3**

1	Littlerock Road	Extend on-road bicycle shoulders and touring route south from Black Lake High School north to Custer Way.	3.5
2	Capitol Blvd-Old Highway 99	Extend on-road bicycle shoulders and touring route from Olympia Airport north to Tumwater Blvd.	0.8
3	Black Lake Blvd	Designate on-road bicycle touring route from I-5 south Delphi Road.	4.0
4	Sapp Road	Designate on-road bicycle touring route from	2.0
5	54th Avenue SW-Trosper Road	Designate on-road bicycle touring route from Black Lake east to Littlerock Road.	3.0
6	Israel Road-70th Avenue	Designate on-road bicycle touring route from Black Lake east to Henderson Blvd.	3.0
7	Mottman Road	Designate on-road bicycle touring route from I-5 interchange west to RW Johnson Road.	1.0
8	Barnes Road-7th Avenue	Designate on-road bicycle touring route from Crosby Blvd east to Linwood Avenue.	1.0
9	Linwood Avenue	Designate on-road bicycle touring route from Sapp Road east to Littlerock Road.	0.8
10	Custer Way-North Street	Designate on-road bicycle touring route from 2nd Avenue east to Henderson Blvd.	1.1
11	Cleveland Avenue-Yelm Highway	Designate on-road bicycle touring route from Custer Way south and east across Henderson Blvd.	2.0
12	Tumwater Blvd	Designate on-road bicycle touring route from Littlerock Road east to Capitol Blvd-Old Highway 99.	1.5
13	88th Avenue SE	Designate on-road bicycle touring route from Kimmie Road east to Capitol Blvd-Old Highway 99.	2.1
14	Black Lake-Belmore Road	Designate on-road bicycle touring route from Black Lake Blvd south to 70th Avenue-Israel Road.	1.1
15	RW Johnson Blvd	Designate on-road bicycle touring route from Johnson Road south to Sapp Road.	1.1
16	Rural-Crosby Road	Designate on-road bicycle touring route from Mottman Road south to 54th Avenue-Trosper Road.	0.5
17	Frontage Road	Designate on-road bicycle touring route from Tumwater Blvd-Center Street south to 93rd Avenue.	2.0
18	Center Street-Armstrong Road	Designate on-road bicycle touring route from Tumwater Blvd south to 88th Avenue.	1.2
19	Boston-Elm-Allen Streets	Designate on-road bicycle touring route from Trosper Road south to Capitol Blvd-Old Highway 99.	1.2
20	Henderson Blvd	Designate on-road bicycle touring route from I-5 south to Capitol Blvd-Old Highway 99.	2.4
21	93rd Avenue	Designate on-road bicycle touring route from Littlerock Road east to Capitol Blvd-Old Highway 99.	5.0
Total proposed on-road designations			40.3

4.7 **On and off-leash dog trails and parks**

A system of on and off-leash dog trails and park enclosures may be developed to provide access to select and appropriate environmental assets, park, and recreational facilities throughout Tumwater. To the extent practical and possible, dog trails and parks may be located near neighborhoods that have significant dog populations to provide convenient and safe access for animals of all variety and training.

In some locations, dog trails may parallel or coincide with other multipurpose trail corridors or within separate routes using powerline, pipeline, and other alignments of interest to the dog owner population.

Dog trails may be constructed of a sand or compacted dirt base with an additional under-story clearance on either side of the trail. When provided within a multipurpose trail corridor, the dog trail may be separated as much as possible from other hiking and biking activities. Dog owners may be required to keep their pet on-leash where the dog trail coincides with other trail activities.

Dog trails may generally share trailhead services with other trail users when the dog trail is located within a multipurpose trail corridor. When dog trails are provided in separate locations, trailheads may be provided with parking lots, waste disposal bins or composts, restrooms, and other services.

Some of the dog trails proposed within this plan have already been developed on an informal basis by dog owner organizations working in conjunction with public and private landowners. Future public dog trail and off-leash park development projects may use the same cooperative, joint venture approach to formally designate and improve trails and trailheads.

Vision

As described, the dog trails vision may:

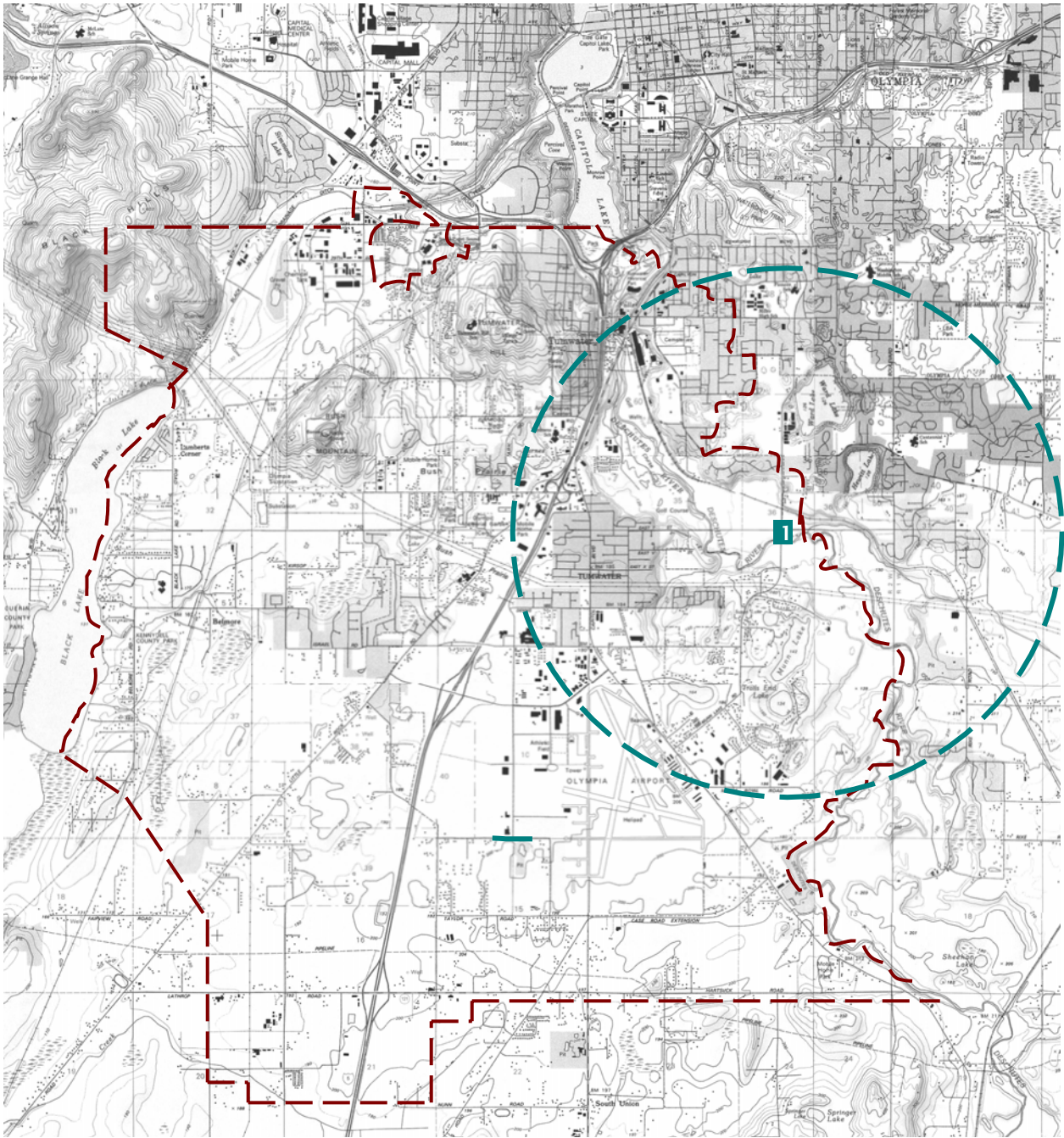
- provide or formally designate on and off-leash access to scenic areas and other features of interest,
- provide off-leash dog parks for social and exercise activities,
- for dogs of all size and training levels,
- for extended use duration, and
- within close proximity to the extent possible, to dog owning populations.

Off-leash dog parks

Proposed off-leash dog parks

The following park areas may be designated for off-leash dog use subject to potential limitations on volume and time of use.

<i>Tumwater</i>		<i>Proposed off-leash dog park</i>
1	Pioneer Park - East Develop off-leash dog park across Henderson Blvd from Pioneer Park.	1
<i>Total proposed dog parks</i>		<i>1</i>



On and off-leash dog park

Proposed off-leash dog park

1 Pioneer Park - East

--- off-leash dog trail - existing
 --- off-leash dog trail - proposed

4.8 Athletic parks

Playgrounds, recreational courts, and grassy field facilities will be developed on a local basis to provide pickup games, youth sports, and leagues of interest to neighborhood children and families. These local park improvements will be combined with picnic shelters and tables, trail systems, natural areas, local schools, and other facilities to create an accessible neighborhood service system in the Tumwater urban growth area.

More competitive athletic court and field facilities will be developed on a regional or citywide basis to provide for the highest quality competitive playing standards and requirements. The competitive regional recreational area complexes will provide field activities that satisfy the largest number of organized and older age recreational league participants - including soccer, football, rugby, lacrosse, softball, and baseball.

Generally, regional recreational areas will be developed for older youth and adult league tournaments and other peak competition days, events, and schedules - thereby freeing fields located at elementary schools, neighborhood parks, and other local sites for younger age league participant games, practices, and neighborhood resident pickup play.

Local or neighborhood recreational areas will be sited as independent properties or portions of other sites that include trail corridors, resource parks, multi-use indoor centers or other public facilities. Where practical, local or neighborhood playgrounds will be co-located with elementary and intermediate schools, and competitive athletic facilities with middle and high schools. Where feasible and appropriate, both types of facilities will also be sited on lands that are owned and operated for other public purposes.

Generally, local or neighborhood playgrounds will be located at sites serviced by trails and local bicycling streets that are convenient to younger age neighborhood youth and families. Competitive regional athletic facilities will be located at sites serviced by arterial roads that are convenient to older age youth and adult league organizations. Regional recreational areas will also be located on sites that can accommodate relatively high traffic volumes, evening lighted field use, noise, and other activities without adversely impacting adjoining land uses.

Local or neighborhood recreational sites will be developed to provide flexible play capabilities - typically providing 1 to 2 small or full-sized fields at a location. Some sites will be designed to provide high capacity, flexible configurations on large grass or dirt areas with portable goal and backstop stanchions to allow for varied age groups and activities.

Regional competitive recreational areas will be developed to provide sustained, high capacity play capabilities - typically providing at least 3 to 5 full-size competition fields at a location. Most sites will be designed to provide high capacity, fixed field configurations including grass or dirt fields with permanent goals and backstops, perimeter fencing, spectator seating, and night-lighting systems.

Both types of sites will be improved with restrooms, concessions, and parking lots including grass overflow parking areas to accommodate peak events or schedules. Depending on the location, some sites will also be improved with tennis, basketball, volleyball courts, and other recreational facilities. Where appropriate, some regionally competitive recreational sites will also be furnished with group picnic kitchens and possibly even recreational vehicle overnight campsite services to support tournament events.

When practical and feasible, regional recreational areas will also be defined to include school stadiums, particularly where the stadiums are located with other competition fields or when the stadium can be used for recreational league tournaments or special events.

Vision

As described, ***local or neighborhood*** recreational areas with playground, courts, and field vision will:

- provide flexible, informal playgrounds and areas,
- suited to younger age and local neighborhood game activities,
- in sites convenient to neighborhood youth and families,
- at sites that co-locate with elementary schools and facilities.

The ***regional recreational*** areas vision will:

- provide the highest quality competitive play athletic facilities,
- of the highest capacity playing improvement designs,
- within convenient proximity to organized adult and older age recreational league playing populations,
- at sites that do not disrupt adjacent land uses, and
- at sites that co-locate with schools and/or utilize other major public facilities.

The regional strategy will alleviate overcrowding on smaller, more local park and elementary school fields so local sites can be used for younger age league participant games, practice sessions, and neighborhood resident pickup games.

Playgrounds

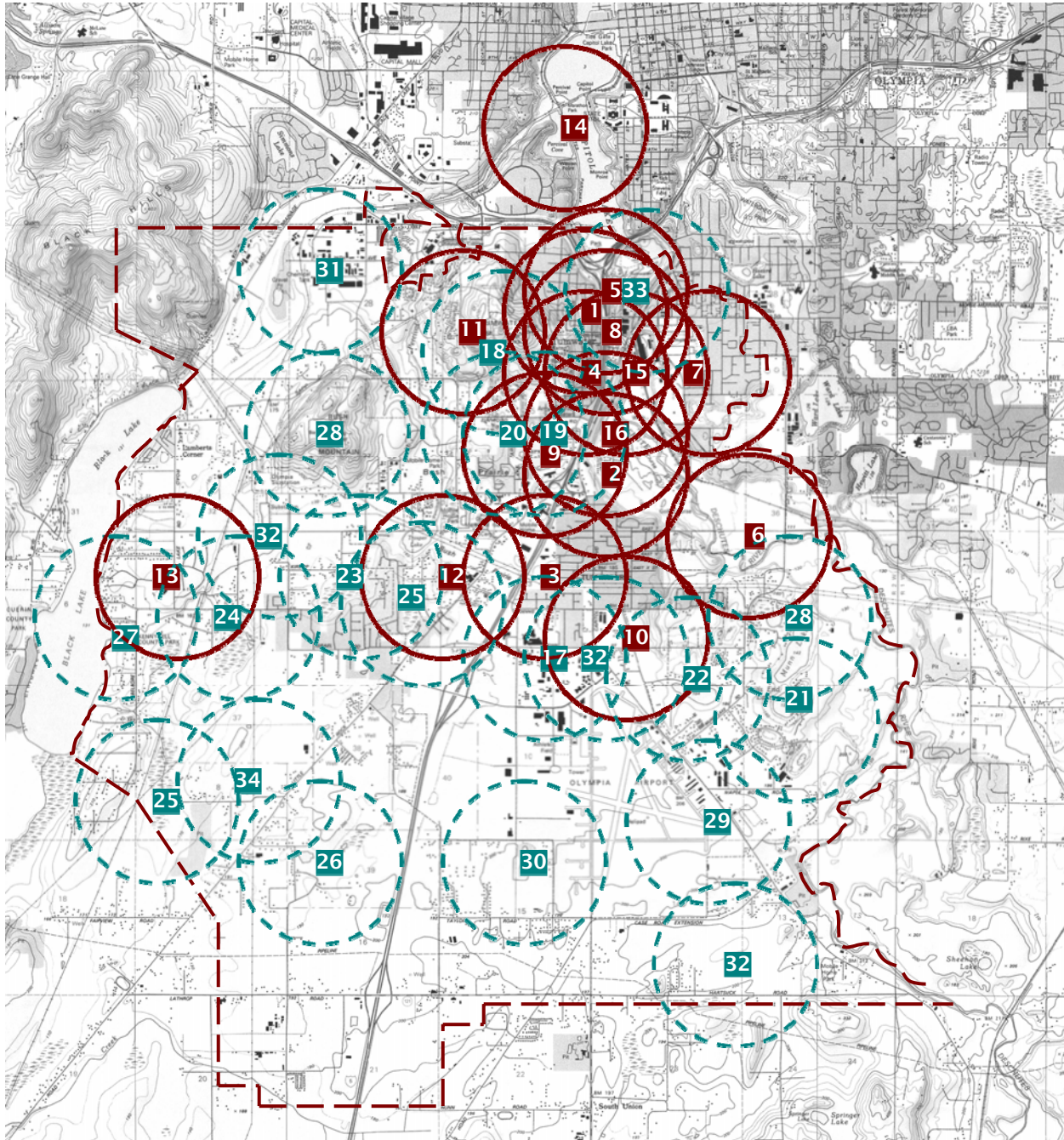
Existing playgrounds

The following covered and uncovered playground facilities and play areas have been developed in the city to support local neighborhood recreational activities.

Existing playground facilities

Tumwater

1	5th & Grant Park	0.3 acre mini-park located at 515 Hayes Street SW near the intersection of 5th & Grant Streets with small children’s play toys, half basketball court, and scenic overlook of Capitol Lake.	1
2	Palermo Park	0.3 acre mini-park located at 303 O Street SE next to the city’s well fields and watershed at Palermo & O Streets with a play toy and half basketball court.	1
3	V Street Park	0.6 acre mini-park located at 415 V Street SW 2 blocks west of Capitol Boulevard with picnic tables, play toy, and basketball court.	1
4	Jim Brown Park	1.41 acre mini-park located at 5th & Bates on Tumwater Hill with a children’s play toy, basketball court, tennis court, picnic tables, and grassy play area.	1
5	Historical Park	18.0 acre neighborhood park located at 777 Simmons Road SW at the mouth of the Deschutes River with picnic tables, shelter, children’s play toys, river access, and trails.	2
6	Pioneer Park	85.0 acre community multi-use park located at 5800 Henderson Boulevard on the north bank of the Deschutes River with youth baseball field, 3 adult softball fields, 3 adult soccer fields, youth soccer field, 2 sand volleyball courts, children’s play toys and playgrounds, picnic tables, picnic shelters, restrooms, hand-carry boat launch, and trails.	1



Playgrounds

Existing playgrounds

- 1 5th & Grant Park
- 2 Palermo Park
- 3 V Street Park
- 4 Jim Brown Park (5th & Bates)
- 5 Historical Park - 2
- 6 Pioneer Park
- 7 Barclift Park
- 8 Old Town Center
- 9 Michael T Simmons ES
- 10 Peter G Schmidt ES
- 11 Tumwater Hill ES
- 12 Tumwater MS

- 13 Black Lake ES
- 14 Heritage Park
- 15 Tumwater Falls Park
- 16 Tumwater Valley Athletic Club

Proposed playgrounds

- 17 Wellfield #7 - Town Center
- 18 Tumwater Hill Park
- 19 Barnes Lake - Tumwater SD
- 20 Barnes Lake - Westside
- 21 Trails End Lake
- 22 Henderson Blvd Pond
- 23 Restawhile Pond
- 24 Belmore Marsh

- 25 Railroad Pond
- 26 Rhondo Pond
- 27 Kenneydell Park
- 28 Munn Lake
- 29 Olympia Airport
- 30 Salmon Creek Woods
- 31 Mottman Industrial Park
- 32 Gateway Park
- 33 Old Brewery
- 34 Future ES/MS sites

- playgrounds - existing
- playgrounds - proposed
- () 1 mile diameter service area

7	Barclift Park	3.57 acre neighborhood park located Ensley Lane and Lloyd Street behind the cemetery with a children's play toy, picnic tables, picnic shelter, tennis, and basketball courts.	1
8	Old Town Center	3.0 acre senior and youth activity center located at 215 North 2nd Avenue SW serving preschool, pre-teens, teens, and seniors. The remodeled former city hall facility provides a kitchen, multipurpose room, hot serving table, and dining room, gymnasium with basketball court, and activity area with pool and foosball tables, computer room, video entertainment room, and class/meeting rooms.	1
<i>Tumwater School District</i>			<i>5</i>
9	Michael T Simmons Es	22.1 acre elementary (K-6) school facility located at 1205 South 2nd Avenue providing playground, half basketball court, 2 youth softball fields, youth soccer field, and small multiuse gymnasium.	1
10	Peter G Schmidt ES	15.0 acre elementary (K-6) school facility located at 6600 Capitol Boulevard providing playground, half basketball court, 4 softball fields, and small multiuse gymnasium.	1
11	Tumwater Hill ES	11.5 acre elementary (K-6) school facility located at 3120 Ridgeview Street SW providing playground, 2 youth softball fields, youth soccer field, and small multiuse gymnasium.	1
12	Tumwater MS	21.3 acre middle (7-8) school facility located at 6335 Littlerock Road SW providing a playground, 2 youth softball fields, youth soccer field, football field, track, and gymnasium.	1
13	Black Lake ES	18.1 acre elementary (K-6) school facility located at 6345 Belmore-Black Lake Road in Olympia providing playground, 2 youth softball fields, youth soccer field, and small multiuse gymnasium.	1
<i>Washington State</i>			<i>1</i>
14	Heritage Park	77.0 acre state capitol grounds and park is located on the north, west, and south shores of Capitol Lake with linking trails and sidewalks, restrooms, playground, and picnic tables at Marathon Park.	1
<i>Non-profit</i>			<i>1</i>
15	Tumwater Falls Park	5.6 acre special purpose park site owned and operated by the non-profit Olympia-Tumwater Foundation located at 110 Deschutes Way SW adjacent to the upper Tumwater Falls on the Deschutes River and provides picnic tables, playground equipment, restroom, and trails along the Deschutes River.	1

Private

1

16	Tumwater Valley Athletic Club	Membership-only club located on 4833 Tumwater Valley Drive provides tennis courts, pickleball courts, outdoor swimming pools (2), Jacuzzi, and lighted outdoor running track. Indoor facilities include tennis courts, racquetball courts, squash court, indoor swimming pools (2), Olympic weight room, group fitness studios, multipurpose exercise room, small gym, large gymnasium, indoor running track, and multiple exercise areas. The club also provides fitness programs and trainers, physical therapy facility, pro shop, snack bar, children's activity center, nutrition classes, massage and day spa, hair salon, travel agent, among other services.	1
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Total existing playgrounds

17

Proposed playgrounds

The following playground facilities may be developed in the city to support local neighborhood recreational activities subject to consultations with appropriate public and private participants.

Proposed playground facilities

Tumwater and other participants

18

17	Wellfield #7 - Town Center	Install playground in the proposed Town Center complex between city hall and library.	1
18	Tumwater Hill Park	Install playground in the 9.2 acre neighborhood park located at 3115 Ridgeview Court SW south of Barnes Boulevard near the summit of Tumwater Hill and adjacent to Tumwater Hill Elementary School.	1
19	Barnes Lake - Tumwater SD	Install playground and provide access to portions of the shoreline on the north side of Barnes Lake.	1
20	Barnes Lake - Westside	Install playground and provide access to portions of the shoreline on the west side of Barnes Lake.	1
21	Trails End Lake	Conserve and provide access to the shoreline and wetland areas located around Trails End Lake.	1
22	Henderson Blvd Pond	Install playground and provide access to the water body, shoreline, and woodland stands around the pond and Port of Olympia stormwater retention site.	1
23	Restawhile Pond	Install playground and provide access to the water body, shoreline, and wetlands located around Restawhile Pond.	1
24	Belmore Marsh	Install playground and provide access to the extensive wetlands and woodlands located within this marsh area.	1
25	Railroad Pond	Install playground and provide access to the water body, woodlands, and wetlands located along this marshy area adjacent to the railroad right-of-way.	1
22	Rhondo Pond	Conserve and provide access to the water body, wetlands, and woodlands located around Rhondo Pond.	1

27	Kenneydell Park	Install playground in 41.0 acre county park site located at 6745 Fairview Road SW on the east shore of Black Lake 1 mile west of Tumwater to compliment other park activities.	1
28	Munn Lake	Install playground in 0.95 acre boat launch facility located on the north shore of Munn Lake in Lake Munn Park off 65th Avenue SE.	1
29	Olympia Airport	Install playground in airport viewpoint to compliment picnic, trail, and other activities.	1
30	Salmon Creek Woods	Install playground and provide access to the woodland and wetland area located southwest of the airport.	1
31	Mottman Industrial Park	Install playground in picnic area of park to compliment other activities for employees and families.	1
32	Gateway Park	Install playground in picnic and farmers' market improvements adjacent to the old fire station.	1
33	Old Brewery	Install playground inside and outside warehouse and plaza activity areas in support of special activity events.	2
34	Future ES/MS sites	Install playgrounds at future elementary and middle school sites.	1

Total proposed playground facilities

19

Skateboard courts and climbing walls

Existing indoor climbing boulders

The following indoor climbing boulders have been developed in the city to support city-wide recreational activities.

Existing indoor climbing facilities

Tumwater School District

6

1	Michael T Simmons ES	22.1 acre elementary (K-6) school facility located at 1205 South 2nd Avenue providing small multiuse gymnasium.	1
2	Peter G Schmidt ES	15.0 acre elementary (K-6) school facility located at 6600 Capitol Boulevard providing small multiuse gymnasium.	1
3	Tumwater Hill ES	11.5 acre elementary (K-6) school facility located at 3120 Ridgeview Street SW providing small multiuse gymnasium.	1
4	Black Lake ES	18.1 acre elementary (K-6) school facility located at 6345 Belmore-Black Lake Road in Olympia providing small multiuse gymnasium.	1
5	George Washington Bush MS	19.6 acre middle (7-8) school facility located at 2120 83rd Avenue SW providing large gymnasium.	1
6	Tumwater MS	21.3 acre middle (7-8) school facility located at 6335 Littlerock Road SW providing large gymnasium.	1

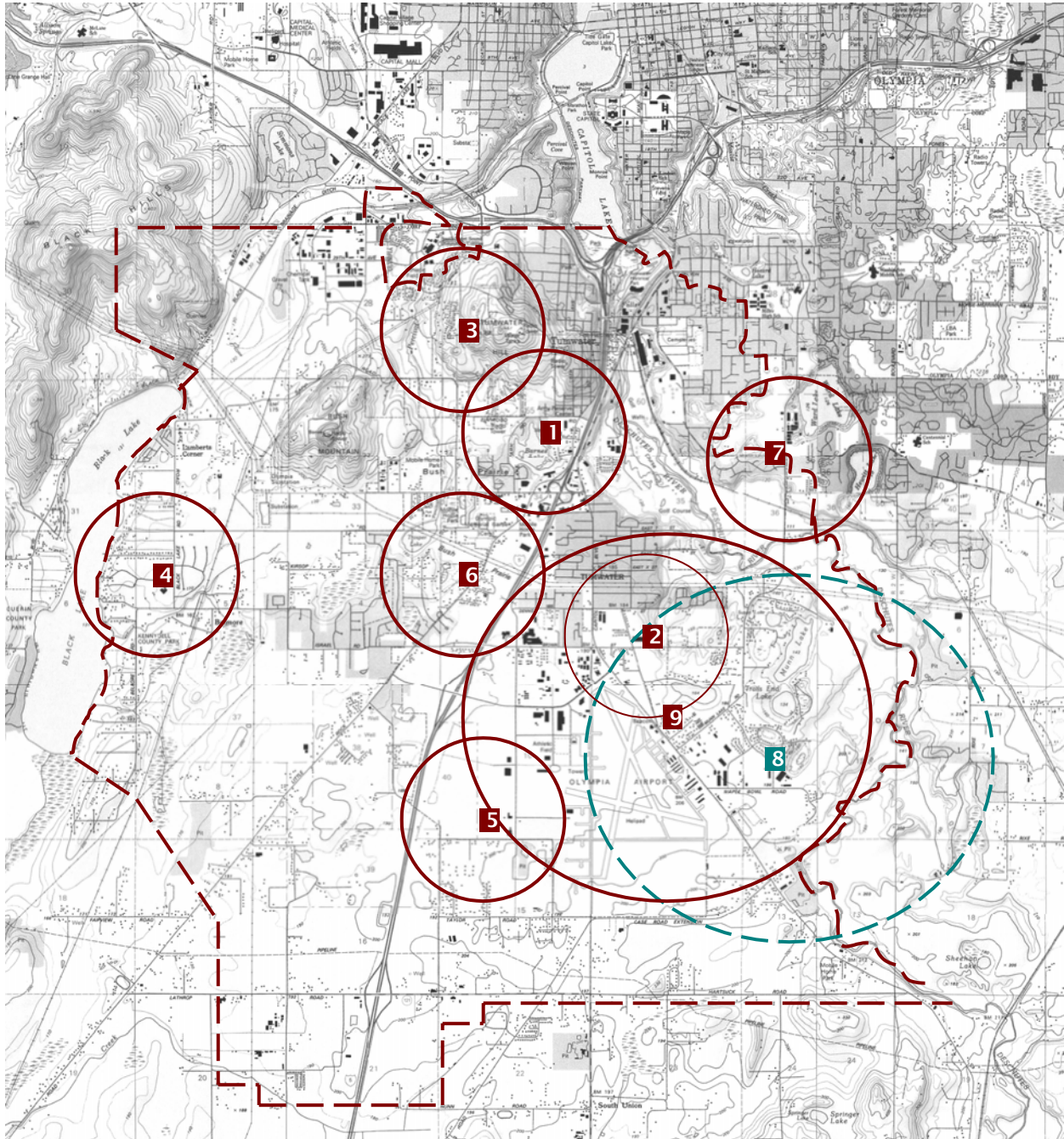
Non-profit

1

7	Briggs YMCA	YMCA branch facility located just north of Tumwater city limits at 1530 Yelm Highway SE providing gymnasium, multipurpose room, youth fitness room, climbing toy and wall.	1
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Total existing indoor climbing facilities

1



Skateboard courts, climbing walls, BMX tracks

Existing indoor climb boulders

- 1 Michael T Simmons Elementary
- 2 Peter G Schmidt Elementary
- 3 Tumwater Elementary
- 4 Black Lake Elementary
- 5 George Washington Bush Middle
- 6 Tumwater Middle
- 7 Briggs YMCA

Proposed indoor climbing wall

- 8 Tumwater Community Center

Existing BMX track

- 9 East Dennis Street - Port
- Proposed skateboard courts
- 8 Tumwater Community Center

existing facilities
proposed facilities
() 3 mile diameter service area

Proposed indoor climbing facilities

The following indoor climbing boulders may be developed in the city to support city-wide recreational activities depending of futther feasibility studies with public and private participants.

Proposed indoor climbing facilities

Tumwater and other participants

8	Tumwater Community Center	Indoor climbing wall to be developed as part of the proposed city community center complex.	1
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Total proposed indoor climbing facilities 1

Existing BMX Track

The following BMX track has been developed in the city to support city-wide recreational activities.

Existing BMX facilities

9	East Dennis Street	BMX track facility located on East Dennis Street on Port of Olympia property.	1
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Total existing BMX track 1

Proposed skateboard courts

The following skateboard facilities may be developed in the city to support city-wide recreational activities subject to consultations with appropriate public and private participants..

Proposed skateboard facilities

8	Tumwater Community Center	Outdoor skateboard court to be developed as part of the proposed city community center complex.	1
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Total proposed skateboard facilities

1

Basketball courts - outdoor

Existing basketball courts

The following basketball courts have been developed in the city to support local neighborhood recreational activities.

Existing basketball courts

Tumwater

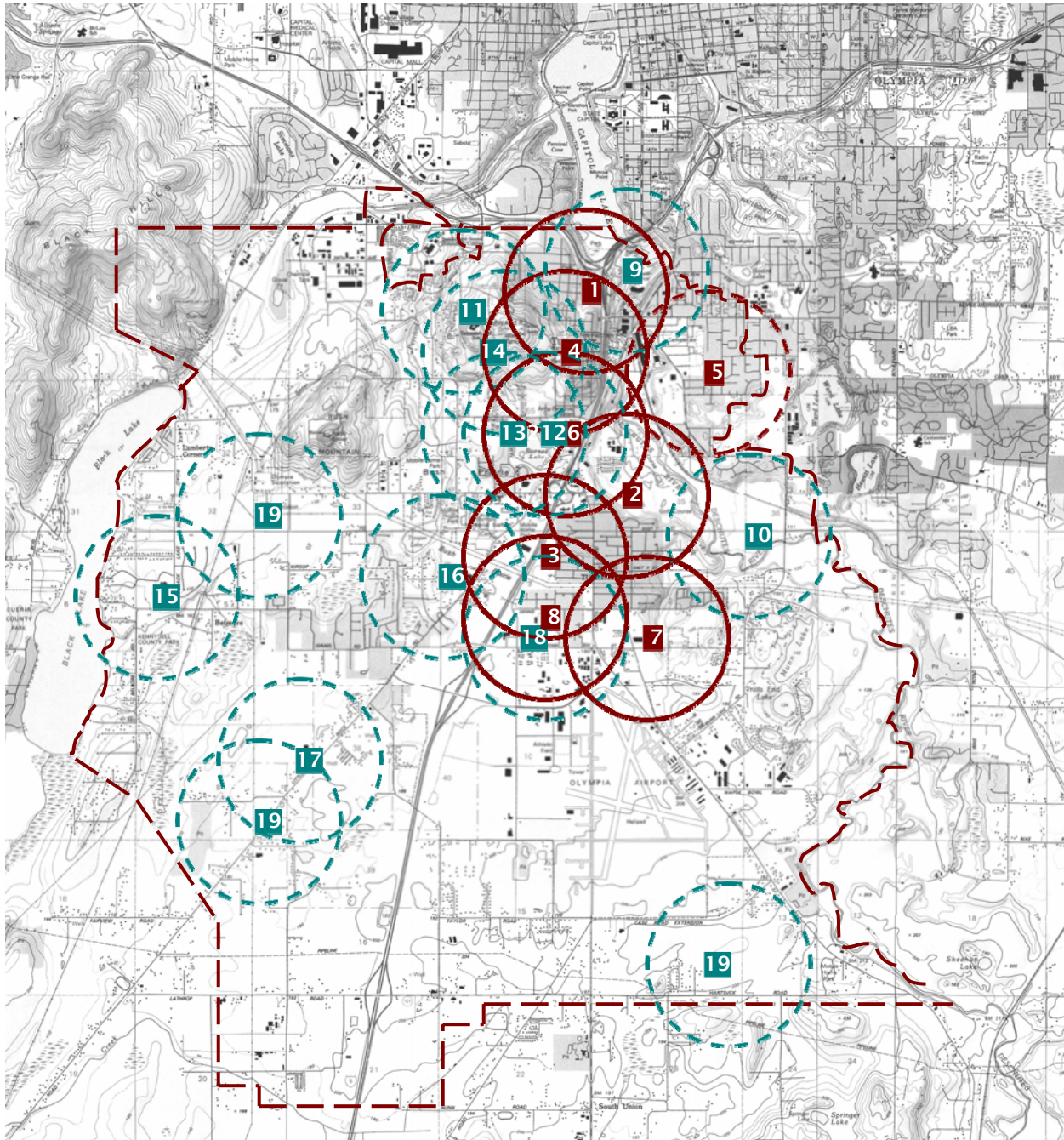
3.5

1	5th & Grant Park	0.3 acre mini-park located at 515 Hayes Street SW near the intersection of 5th & Grant Streets with small children’s play toys, half basketball court, and scenic overlook.	0.5
2	Palermo Park	0.3 acre mini-park located at 303 O Street SE next to the city’s well fields and watershed at Palermo & O Streets with a play toy and half basketball court.	0.5
3	V Street Park	0.6 acre mini-park located at 415 V Street SW 2 blocks west of Capitol Boulevard with picnic tables, play toy, and basketball court.	1.0
4	Jim Brown Park	1.41 acre mini-park located at 5th & Bates on Tumwater Hill with a children’s play toy, basketball court, tennis court, picnic tables, and grassy play area.	0.5
5	Barclift Park	3.57 acre neighborhood park located Ensley Lane and Lloyd Street behind the cemetery with a children’s play toy, picnic tables, picnic shelter, tennis, and basketball courts.	1.0

Tumwater School District

1.0

6	Michael T Simmons ES	22.1 acre elementary (K-6) school facility located at 1205 South 2nd Avenue providing playground, half basketball court, 2 youth softball fields, youth soccer field, and small multiuse gymnasium.	0.5
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Basketball courts - outdoor




Existing basketball courts

- 1 5th & Grant Park - 0.5
- 2 Palermo Park - 0.5
- 3 V Street Park - 1
- 4 Jim Brown Park (5th & Bates) - 0.5
- 5 Barclift Park - 1
- 6 Michael T Simmons ES - 0.5
- 7 Peter G Schmidt ES - 0.5
- 8 Tumwater Boys & Girls - 1

Proposed basketball courts

- 9 Historical Park
- 10 Pioneer Park
- 11 Tumwater Hill Park
- 12 Barnes Lake - Tumwater SD
- 13 Barnes Lake - Westside
- 14 Tumwater Hill ES
- 15 Black Lake ES
- 16 Tumwater MS
- 17 AG West Black Hills HS
- 18 Tumwater HS

19 Future ES/MS sites

-  basketball courts - existing
-  basketball courts - proposed
-  1 mile diameter service area

7	Peter G Schmidt ES	15.0 acre elementary (K-6) school facility located at 6600 Capitol Boulevard providing playground, half basketball court, 4 softball fields, and small multiuse gymnasium.	0.5
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Non-profit **1.0**

8	Tumwater Boys & Girls Club	Boys & Girls Club facility located at 600 Israel Road on the Tumwater high school campus in the old bus barn provides 2 gymnasiums and 2 basketball half-courts.	1.0
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Total existing basketball courts **19.5**

Proposed basketball courts

The following basketball courts may be developed in the city to support local neighborhood recreational activities subject to consultations with appropriate public and private participants.

Proposed basketball courts

Tumwater and other participants **28.0**

9	Historical Park	Install basketball courts at 18.0 acre neighborhood park located at 777 Simmons Road SW at the mouth of the Deschutes River to compliment picnic tables and shelter, and children's play toys.	2.0
10	Pioneer Park	Install basketball courts at 85.0 acre community multi-use park located at 5800 Henderson Boulevard on the north bank of the Deschutes River to compliment youth baseball field, adult softball fields, adult soccer fields, youth soccer field, sand volleyball courts, children's play toys and playgrounds, picnic tables, and picnic shelters.	4.0
11	Tumwater Hill Park	Install basketball courts at 9.2 acre neighborhood park located at 3115 Ridgeview Court SW south of Barnes Boulevard near the summit of Tumwater Hill and adjacent to Tumwater Hill Elementary School to compliment youth baseball field, picnic tables, and trails.	2.0
12	Barnes Lake - Tumwater SD	Install basketball court to compliment playground and picnic facilities on the north side of Barnes Lake.	1.0
13	Barnes Lake - Westside	Install basketball court to compliment playground and picnic facilities on the west side of Barnes Lake.	1.0
14	Tumwater Hill ES	Install basketball court at 22.1 acre elementary (K-6) school facility located at 1205 South 2nd Avenue to compliment playground, youth softball fields, youth soccer field, and small multiuse gymnasium.	2.0
15	Black Lake ES	Install basketball courts at 15.0 acre elementary (K-6) school facility located at 6600 Capitol Boulevard to compliment playground, softball fields, and small multiuse gymnasium.	2.0
16	Tumwater MS	Install basketball courts at 21.3 acre middle (7-8) school facility located at 6335 Littlerock Road SW to compliment playground, youth softball fields, youth soccer field, football field, track, and gymnasium.	4.0

17	AG West Black Hills HS	Install basketball courts at 41.0 acre high (9-12) school facility located on Littlerock Road south of 70th Avenue to compliment tennis courts, baseball field, adult softball fields adult soccer fields, football field, track, and gymnasium.	4.0
18	Tumwater HS	Install basketball courts at 32.0 acre high (9-12) school facility located at 700 Israel Road to compliment tennis courts, baseball fields, adult softball fields, adult soccer fields, football field and stadium, track, 2 gymnasiums, and weight room.	4.0
19	Future ES/MS sites	Install basketball courts at future elementary and middle school sites.	2.0

Total proposed basketball courts 28.0

Volleyball courts - outdoor sand

Existing volleyball courts

The following outdoor sand volleyball courts have been developed in the city to support city-wide recreational activities.

Existing sand volleyball courts

Tumwater

2

1	Pioneer Park	85.0 acre community multi-use park located at 5800 Henderson Boulevard on the north bank of the Deschutes River provides youth baseball field, adult softball fields, adult soccer fields, youth soccer field, sand volleyball courts, children's play toys and playgrounds, picnic tables, and picnic shelters.	2
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Total existing sand volleyball courts 2

Proposed volleyball courts

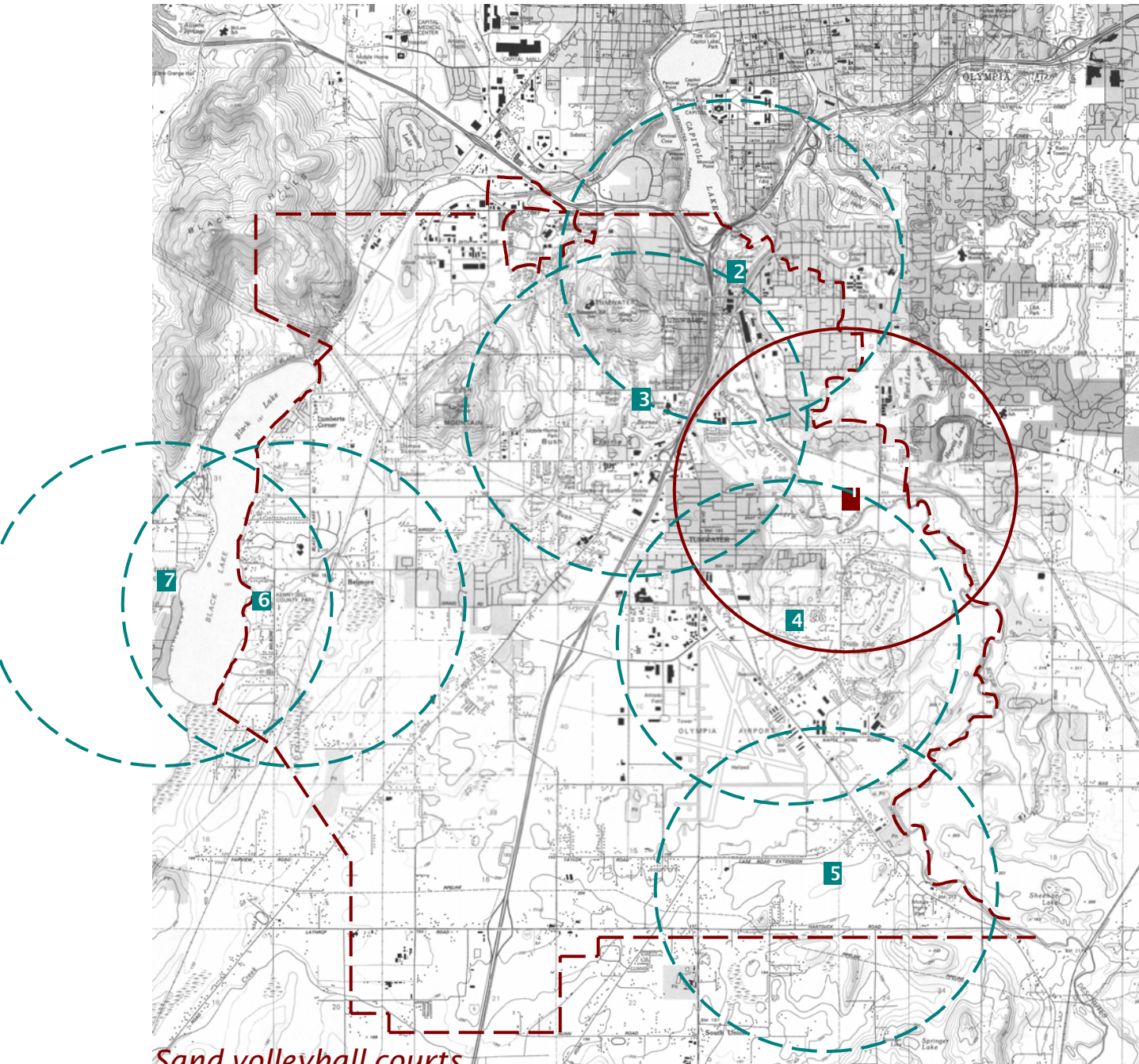
The following sand volleyball courts may be developed in the city to support city-wide recreational activities subject to consultations with appropriate public and private participants.

Proposed sand volleyball courts

Tumwater and other participants

9

2	Historical Park	Install sand volleyball courts at 18.0 acre neighborhood park located at 777 Simmons Road SW at the mouth of the Deschutes River to compliment picnic tables and shelter, and children's play toys.	2
3	Barnes Lake - Westside	Install sand volleyball court to compliment playground and picnic facilities on the west side of Barnes Lake.	1
4	Henderson Blvd Pond	Install sand volleyball court to compliment playground and picnic facilities on the shore of Henderson Blvd Pond.	1
5	93rd Avenue Prairie/Hillside	Install sand volleyball court to compliment playground and picnic facilities on the prairie on 93rd Avenue.	1
6	Kenneydell Park	Install sand volleyball courts in 41.0 acre county park site located at 6745 Fairview Road SW on the east shore of Black Lake 1 mile west of Tumwater to compliment swimming beach, disabled-accessible fishing area, picnic tables, picnic shelters, baseball field, and soccer field complex.	2

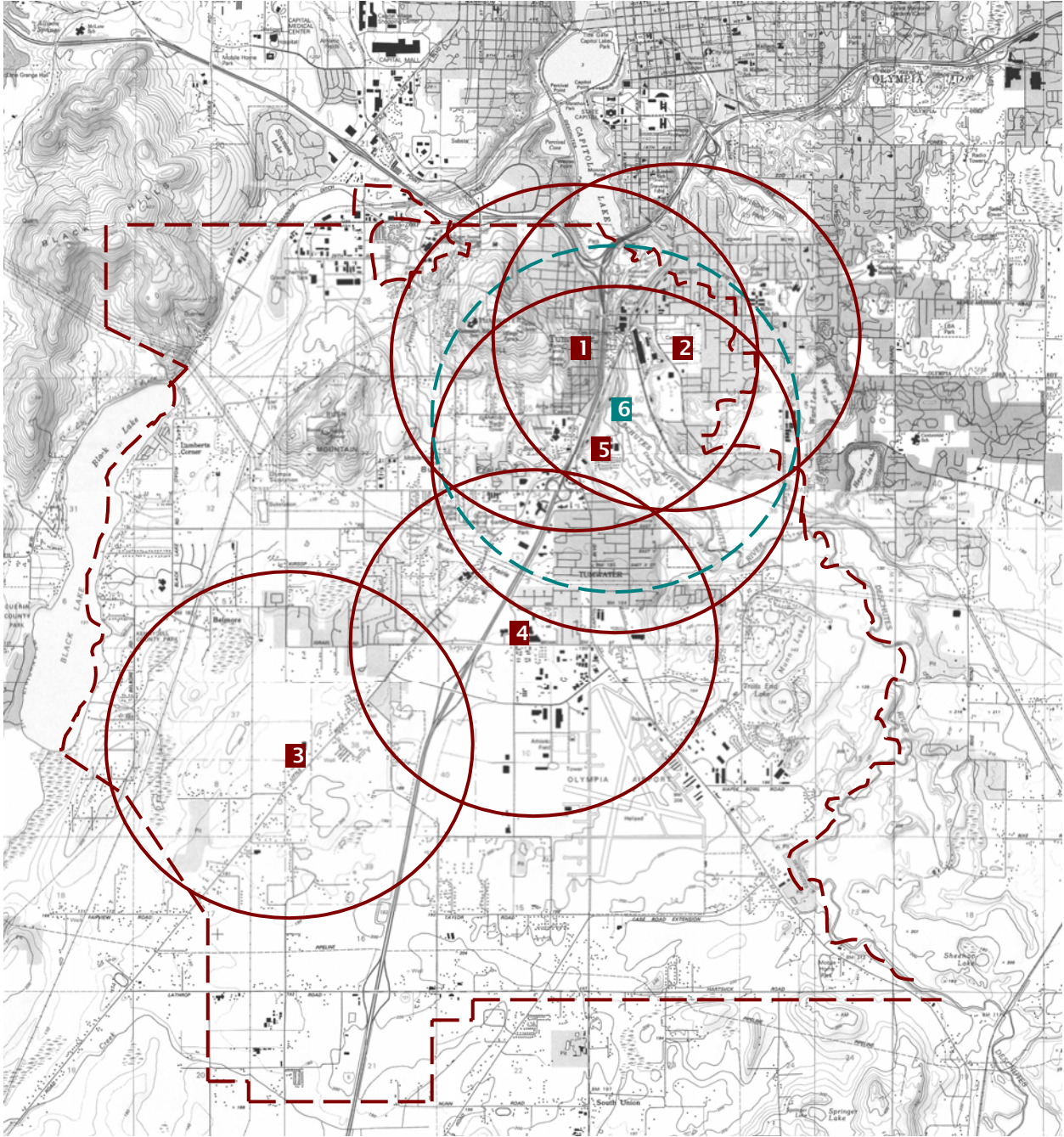


Sand volleyball courts

Existing volleyball courts
 1 Pioneer Park - 2

Proposed volleyball courts
 2 Historical Park
 3 Barnes Lake - Westside
 4 Henderson Blvd Pond
 5 93rd Avenue Prairie/Hillside
 6 Kenneydell Park
 7 Guerin County Park

volleyball courts - existing
 volleyball courts - proposed
 () 1 mile diameter service area



Tennis courts

- Existing tennis courts
- 1 Jim Brown Park - 1
- 2 Barclift Park
- 3 AG West Black Hills HS - 4
- 4 Tumwater HS - 5
- 5 Tumwater Valley Athletic - 6
- Existing tennis courts - indoor
- 5 Tumwater Valley Athletic - 6

- Proposed tennis courts
- 6 Tumwater Valley Muni Golf Course

tennis courts - existing
 tennis courts - proposed
 () 3 mile diameter service area

7	Guerin County Park	Install sand volleyball courts in 41.0 acre undeveloped county park site located on the west shore of Black Lake off Black Lake Boulevard (Guerin Street) to compliment picnic and other outdoor activities.	2
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Total proposed sand volleyball courts

9

Tennis courts

Existing tennis courts

The following outdoor tennis courts have been developed in the city to support city-wide recreational activities.

**Existing tennis courts
Tumwater**

1	Jim Brown Park	1.41 acre mini-park located at 5th & Bates on Tumwater Hill with a children's play toy, half basketball court, tennis court, picnic tables, and grassy play area.	1
2	Barclift Park	3.57 acre neighborhood park located Ensley Lane and Lloyd Street behind the cemetery with a children's play toy, picnic tables, picnic shelter, tennis and basketball courts.	1

Tumwater School District 9

3	AG West Black Hills HS	41.0 acre high (9-12) school facility located on Littlerock Road south of 70th Avenue providing tennis courts, baseball field, adult softball fields, adult soccer fields, football field, track, and gymnasium.	4
4	Tumwater HS	32.0 acre high (9-12) school facility located at 700 Israel Road providing tennis courts, baseball fields, adult softball fields, adult soccer fields, football field and stadium, track, 2 regulation gymnasiums, and weight room.	5

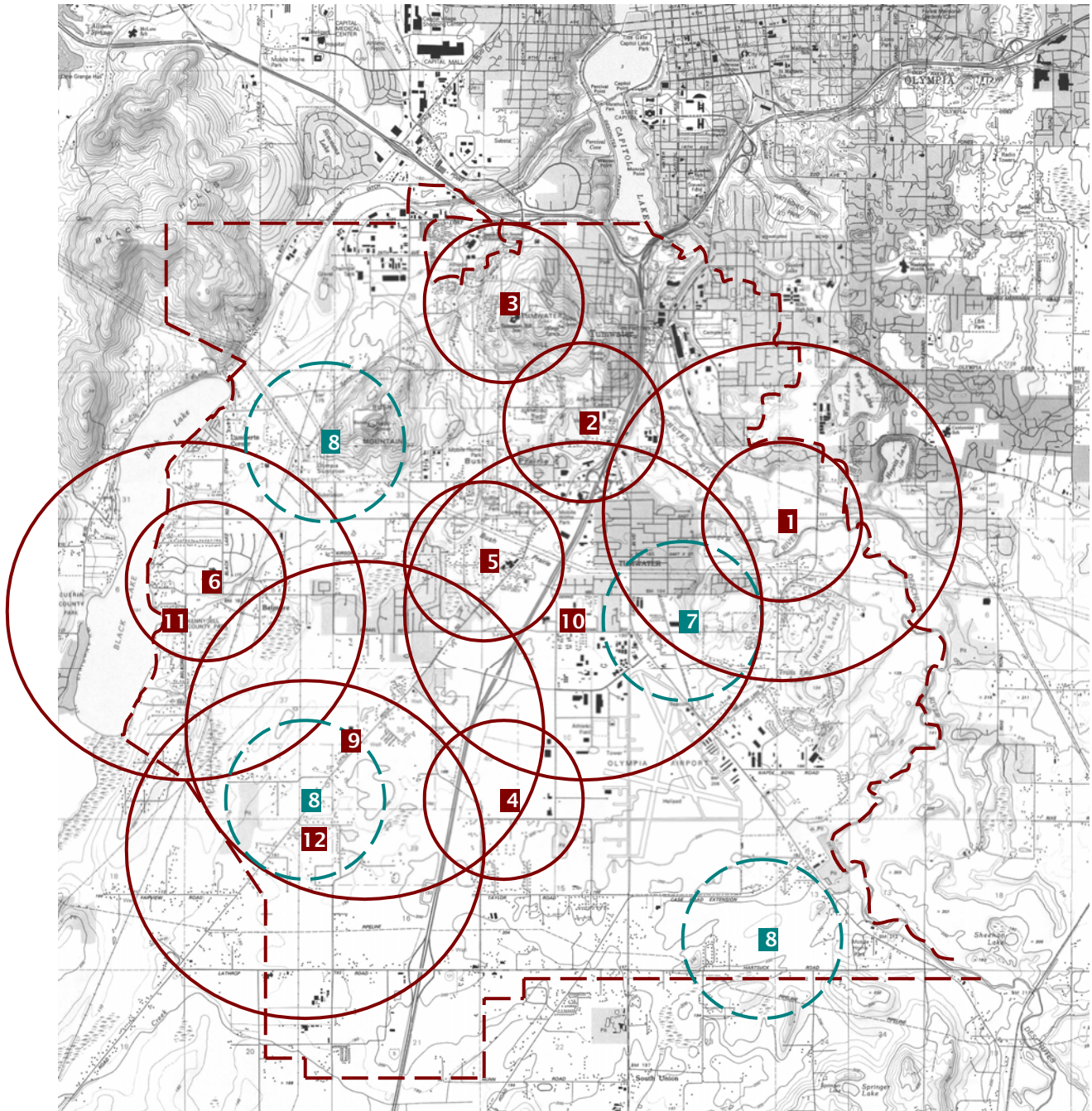
Private 12

5	Tumwater Valley Athletic Club	Membership-only club located on 4833 Tumwater Valley Drive providing 6 outdoor tennis courts, pickleball courts, outdoor swimming pools (2), Jacuzzi, and outdoor running track. Indoor facilities include 6 tennis courts, 6 racquetball courts, 1 squash court, indoor swimming pools (2), Olympic weight room, 2 group fitness studios, multipurpose exercise room, small gym, large gymnasium, indoor running track, and multiple exercise areas. The club also provides fitness programs and trainers, physical therapy facility, pro shop, snack bar, children's activity center, nutrition classes, massage and day spa, hair salon, travel agent, among other services.	12
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Total existing tennis courts 23

Proposed tennis courts

The following tennis courts may be developed in the city to support city-wide recreational activities subject to consultations with appropriate public and private participants.



Soccer fields

Existing soccer fields - youth

- 1 Pioneer Park - 1
- 2 Michael T Simmons ES - 1
- 3 Tumwater Hill ES - 1
- 4 George Washington Bush MS - 1
- 5 Tumwater MS - 1
- 6 Black Lake ES - 1

Proposed soccer fields - youth

- 7 Peter G Schmidt ES
- 8 Future ES/MS sites

Existing soccer fields - adult

- 1 Pioneer Park - 3
- 9 AG West Black Lake HS - 2
- 10 Tumwater HS - 2
- 11 Kenneydell Park - 1
- 12 Black Hills Soccer League -

Proposed soccer fields - adult

- 9 AG West Black Lake HS Addn

Proposed soccer complex

- 12 Black Hills Soccer League Addns

soccer field - existing
 soccer field - proposed
 () 1 mile diameter service area
 () 3 mile regional facility

**Proposed tennis courts
Tumwater and other participants**

6	Tumwater Valley Municipal Golf Course	Develop outdoor tennis court complex in 200 acre 18 hole public golf course located at 4611 Tumwater Valley Drive SE to compliment the driving range, pro shop, and restaurant and grill.	6
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Total proposed tennis courts **6**

Soccer fields – youth and adult competition

Existing youth soccer field sites

The following youth oriented fields have been developed in the city to support local neighborhood play and youth-oriented practice, clinics, and competition teams.

Existing youth soccer fields

Tumwater

1

1	Pioneer Park	85.0 acre community multi-use park located at 5800 Henderson Boulevard on the north bank of the Deschutes River with 1 grass 110 yard youth soccer field, picnic tables, picnic shelters, and restrooms.	1
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Tumwater School District

5

2	Michael T Simmons ES	22.1 acre elementary (K-6) school facility located at 1205 South 2nd Avenue providing playground, half basketball court, and 1 grass 100 yard youth soccer field.	1
3	Tumwater Hill ES	11.5 acre elementary (K-6) school facility located at 3120 Ridgeview Street SW providing playground and 1 grass 100 yard youth soccer field.	1
4	George Washington Bush MS	19.6 acre middle (7-8) school facility located at 2120 83rd Avenue SW providing 1 grass 100 yard youth soccer field, football field, and track.	1
5	Tumwater MS	21.3 acre middle (7-8) school facility located at 6335 Littlerock Road SW providing a playground, 1 grass 100 yard youth soccer field, football field, and track.	1
6	Black Lake ES	18.1 acre elementary (K-6) school facility located at 6345 Belmore-Black Lake Road in Olympia providing playground and 1 grass 100 yard youth soccer field.	1

Total existing youth soccer fields **6**

Proposed youth soccer fields

The following youth fields will be developed to provide future growth capacity in the city to support competition and tournament play for youth and adult teams subject to appropriate feasibility studies with public and private participants.

Proposed youth soccer fields

Tumwater

3

7	Peter G Schmidt ES	Install youth soccer field in 15.0 acre elementary (K-6) school facility located at 6600 Capitol Boulevard to compliment playground, half basketball court, and youth softball fields.	1
8	Future ES/MS sites	Develop youth soccer fields in future elementary and middle school sites.	3

Total proposed youth soccer fields **3**

Existing youth-adult soccer field sites

The following youth-adult oriented fields have been developed in the city to provide competition and tournament play for youth and adult teams.

Existing youth-adult soccer fields

Tumwater

3

1	Pioneer Park	85.0 acre community multi-use park located at 5800 Henderson Boulevard on the north bank of the Deschutes River with 3 grass 120 yard adult soccer fields.	3
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Tumwater School District

4

9	AG West Black Lake HS	41.0 acre high (9-12) school facility located on Littlerock Road south of 70th Avenue providing 2 grass 120 yard adult soccer fields.	2
10	Tumwater HS	32.0 acre high (9-12) school facility located at 700 Israel Road providing 2 grass 120 yard adult soccer fields.	2

Thurston County

1

11	Kenneydell Park	41.0 acre county park site located at 6745 Fairview Road SW on the east shore of Black Lake 1 mile west of Tumwater providing 1 grass 120 yard adult soccer field.	1
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Non-profit

8

12	Black Hills Soccer League	--- acre site located off 93 rd Avenue being developed for --- multipurpose soccer fields to support clinics, league play for all ages, and tournaments.	8
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Total existing youth-adult soccer fields

16

Proposed youth-adult soccer fields

The following youth-adult fields will be developed to provide future growth capacity in the city to support competition and tournament play for youth and adult teams subject to appropriate feasibility studies with public and private participants.

Proposed youth-adult soccer fields

Tumwater and other participants

16

9	AG West Black Hills HS	Develop additional youth-adult competition fields at the high school site to support increased growth in older age league play.	4
12	Black Hills Soccer League	Develop additional multipurpose youth-adult field complex to support increased regional growth in league activities.	12

Total proposed youth-adult soccer fields

16

Baseball/softball fields – youth and adult competition

Existing youth baseball fields

The following youth oriented fields have been developed in the city to support local neighborhood play for pickup games, youth clinics, and leagues.

Existing youth baseball fields

Tumwater

1	Tumwater Hill Park	9.2 acre neighborhood park located at 3115 Ridgeview Court SW south of Barnes Boulevard near the summit of Tumwater Hill and adjacent to Tumwater Hill Elementary School provides 1 grass 200+ foot youth baseball field.	1
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Baseball/softball fields

Existing base/softball - youth

- 1 Tumwater Hill Park - 1
- 2 Pioneer Park - 1
- 3 Michael T Simmons ES - 2
- 4 Peter G Schmidt ES - 4
- 5 Tumwater Hill ES - 2
- 6 Tumwater MS - 2
- Black Lake ES - 2
- 8 Capitol Lake Little League - 6

Proposed base/softball - youth

- 9 Future ES/MS sites

Existing softball - adult

- 2 Pioneer Park - 3
- 10 George Washington Bush MS - 1
- 11 AG West Black Hills HS - 3
- 12 Tumwater HS - 2

Existing baseball - adult

- 11 AG West Black Hills HS - 1
- 12 Tumwater HS - 2
- 13 Kenneydell Park - 1
- 14 Black Lake Babe Ruth - 1

Proposed field complex

- 11 AG West Black Hills HS Addn
- 15 Black Hills Soccer League Addn

- 7 baseball/softball field - existing
- 9 baseball/softball field - proposed
- () 1 mile diameter service area
- () 3 mile regional complex

2	Pioneer Park	85.0 acre community multi-use park located at 5800 Henderson Boulevard on the north bank of the Deschutes River provides 1 grass 200+ foot youth baseball field, picnic tables, picnic shelters, and restrooms.	1
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Tumwater School District **12**

3	Michael T Simmons ES	22.1 acre elementary (K-6) school facility located at 1205 South 2nd Avenue providing 2 grass 180 foot youth softball fields.	2
4	Peter G Schmidt ES	15.1 acre elementary (K-6) school facility located at 1205 South 2nd Avenue providing 2 grass 180 foot youth softball fields.	4
5	Tumwater Hills ES	11.5 acre elementary (K-6) school facility located at 3120 Ridgeview Street SW providing 2 grass 180 foot youth softball fields.	2
6	Tumwater MS	21.3 acre middle (7-8) school facility located at 6335 Littlerock Road SW providing 2 grass 180 foot youth softball fields.	2
7	Black Lake ES	18.1 acre elementary (K-6) school facility located at 6345 Belmore-Black Lake Road in Olympia providing 2 grass 180 foot youth softball fields.	2

Private **6**

8	Capitol Lake Little League	14.6 acre Little League organization fields located at providing 6 grass 200+ foot baseball fields.	6
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Existing youth baseball fields **20**

Proposed youth baseball fields

The following youth baseball fields may be developed to provide future growth capacity in the city to support competition and tournament play for youth and adult teams subject to appropriate feasibility studies with public and private participants.

Proposed youth baseball fields

Tumwater and other participants

3

9	Future ES/MS sites	Develop youth ball fields at future elementary and middle school sites.	3
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Total proposed youth baseball fields **3**

Existing softball fields

The following softball fields have been developed in the city to support local neighborhood play for pickup games, clinics, and leagues.

Softball fields

Tumwater

3

2	Pioneer Park	85.0 acre community multi-use park located at 5800 Henderson Boulevard on the north bank of the Deschutes River with 3 grass 275-300 foot adult softball fields.	3
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Tumwater School District **6**

10	George Washington Bush MS	19.6 acre middle (7-8) school facility located at 2120 83rd Avenue SW providing 1 grass adult 275-300 foot softball field.	1
11	AG West Black Hills HS	41.0 acre high (9-12) school facility located on Littlerock Road south of 70th Avenue providing 3 grass adult 275-300 foot softball fields.	3

12	Tumwater HS	32.0 acre high (9-12) school facility located at 700 Israel Road providing 2 grass 275-300 foot adult softball fields.	2
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Existing softball fields **9**

Existing youth-adult baseball fields

The following youth-adult baseball fields have been developed in the city to support competition and tournament play for youth and adult leagues.

Youth-adult baseball fields

Tumwater School District **3**

11	AG West Black Hills HS	41.0 acre high (9-12) school facility located on Littlerock Road south of 70th Avenue providing 1 grass lighted 300 foot baseball field.	1
12	Tumwater HS	32.0 acre high (9-12) school facility located at 700 Israel Road providing 2 grass lighted 300 foot baseball fields.	2

Thurston County **1**

13	Kenneydell Park	41.0 acre county park site located at 6745 Fairview Road SW on the east shore of Black Lake 1 mile west of Tumwater providing 1 grass 300 foot baseball field.	1
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Non-profit **1**

14	Black Lake Babe Ruth	Babe Ruth organization field located at providing 1 grass 300 foot baseball field	1
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Existing youth-adult baseball fields **4**

Proposed youth-adult baseball fields

The following youth-adult baseball fields may be developed to provide future growth capacity in the city to support competition and tournament play for youth and adult teams subject to appropriate feasibility studies with public and private participants.

Proposed youth-adult baseball fields

Tumwater and other participants **12**

11	AG West Black Hills HS Addn	Develop additional youth-adult competition fields at the high school site to support increased regional league growth.	6
15	Black Hills Soccer League Addns	Develop additional youth-adult competition fields at the Black Hills Soccer League site to support increased regional league growth.	6

Total proposed youth-adult baseball fields **12**

4.9 **Community facilities or centers**

Community centers may be developed to provide indoor activities on a year-round basis throughout and/or centrally accessible to Tumwater residents for day and evening use. The facilities may be developed within a market oriented service concept that protects the specialized investments that have already been made in these facilities by the school district, county, and private organizations.

Under some circumstances, community centers may not be developed in the expanding urban growth area where the using population will not be of sufficient size to realistically support an independent facility. In these circumstances, an existing center may be expanded within the next closest or supportable service area to provide facility requirements and programs.

Indoor community or recreation facilities may provide space for swimming pools (including outdoor facilities), gymnasiums, physical conditioning, arts and crafts, class and instruction rooms, meeting facilities, kitchens and dining, daycare and latch key, teen and senior center, and special population resource activities. Community centers may also incorporate historic museums, interpretive nature exhibits, and other buildings or constructions.

To the extent practical, community or recreation centers may utilize and/or be developed in conjunction with local school facilities. Where practical, school facilities may be utilized for after school programs that provide swimming pools, indoor gymnasiums, class and instruction space, meeting facilities, kitchen and dining either as loaned or leased space.

New buildings or additions may be built on or in conjunction with school sites as a shared resource when existing school building spaces are not available or of sufficient size to accommodate local needs. As a last resort, independent community centers may be developed to provide suitable space only where schools are not able to share space and sites.

Independent community center buildings and sites may also be developed to provide space and services for adult, senior or teen center activities that occur during or conflict with school activities and sites. Generally, these facilities may provide space and services that are not suitably provided at school sites or that may not be duplicated by school facilities and programs.

When community and recreation centers are developed independent of school facilities, the buildings may be independent properties or portions of other sites that include trail corridors, resource activities, athletic facilities or other public facilities such as civic centers and libraries.

Vision

As described, the community and recreation center vision may:

- provide a variety of indoor activities,
- within a convenient and serviceable proximity to using populations,
- within a facility and services concept that recognizes and supports the investments that have already made in existing park district, county, and school facilities and programs, and
- in cooperative ventures with other interested and participating public and private agencies.

Swimming pool facilities

Existing swimming pool facilities

The following swimming pool facilities have been developed within the city to provide instruction, recreation, and competition aquatic activities for youth and adults.

Existing outdoor swimming pool square footage

Private

1	Tumwater Athletic Club	Membership-only club located on 4833 Tumwater Valley Drive providing outdoor swimming pools (2), Jacuzzi, and lighted	3,000
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Existing swimming pool square footage

3,000

Existing indoor swimming pool square footage

Private

1	Tumwater Athletic Club	Membership-only club located on 4833 Tumwater Valley Drive providing indoor swimming pools (2). The club also provides fitness programs and trainers, physical therapy facility, pro shop, snack bar, children's activity center, nutrition classes, massage and day spa, hair salon, travel agent, among other services.	3,000
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Non-profit

2	Briggs YMCA	YMCA branch facility located just north of Tumwater city limits at 1530 Yelm Highway SE provides locker rooms, ADA changing rooms, natatorium with 25 yard, 6 lane pool, hot tub, and viewing gallery. YMCA programs include aquatic lessons and swim teams, childcare, preschool, teen clubs, sports camps and teams.	2,400
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Existing indoor swimming pool square footage

5,400

Proposed swimming pool facilities

The following swimming pool facilities may be developed within the city to provide instruction, recreation, and competition aquatic activities for youth and adults subject to consultations with appropriate public and private participants.

Proposed indoor swimming pool square footage

Tumwater and other participants

4,000

1	Tumwater	Develop indoor competition pool and leisure/therapy pool with lockers, family changing rooms, lazy river, 0-depth entry, therapy walking lanes, Jacuzzi, café, outdoor	4,000
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Proposed indoor swimming pool square footage

4,000

Gymnasiums

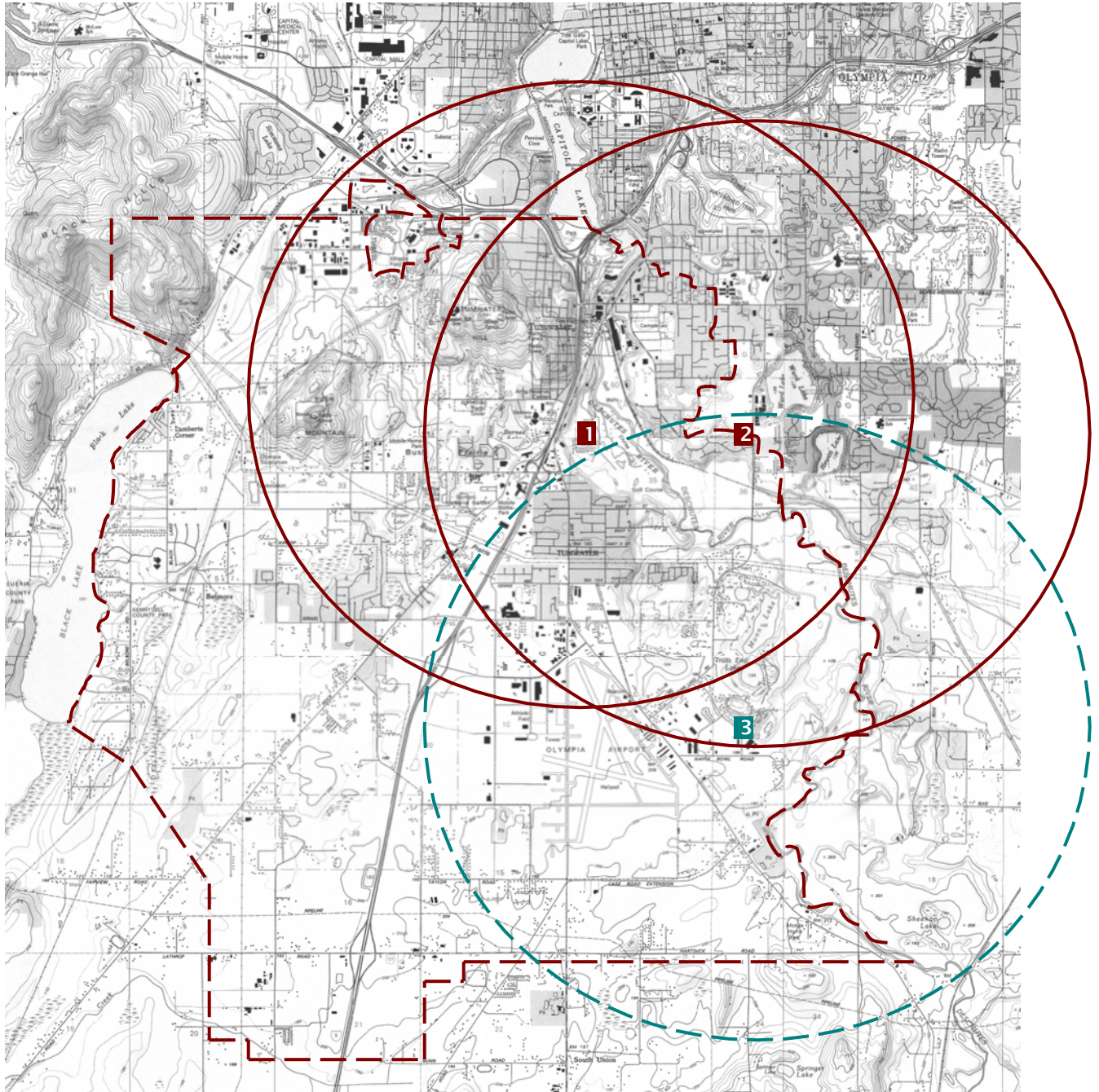
Existing youth gymnasiums

The following gymnasiums have been developed within the city to provide multipurpose space that includes instruction, recreation, and competition volleyball and basketball activities for youth.

Existing youth gymnasium square footage

Tumwater

1	Old Town Center	3.0 acre senior and youth activity center located at 215 North 2nd Avenue SW providing 700 square foot gymnasium with basketball court standards.	700
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Swimming pools

Existing swimming pools - outdr

1 Tumwater Valley Athletic Club - 2

Existing swimming pools - indr

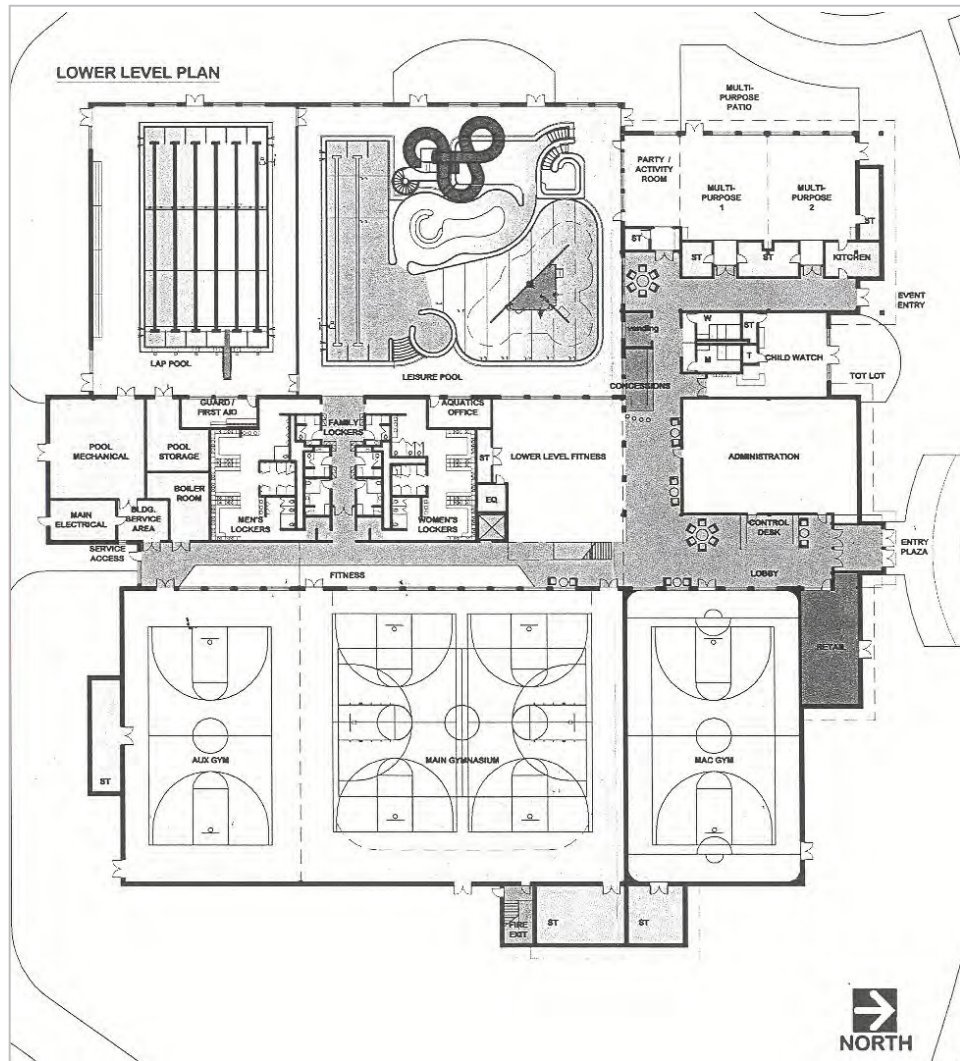
1 Tumwater Valley Athletic Club - 2

2 Briggs YMCA

Proposed swimming pool - indr

3 Tumwater Community Center

swimming pools - existing
 swimming pools - proposed
 () 5 mile diameter service area



Concepts reflect designs developed during a previous public facility planning process and may not reflect the revised concept proposed within this plan.

<i>Tumwater School District</i>			<i>32,000</i>
2	Michael T Simmons ES	22.1 acre elementary (K-6) school facility located at 1205 South 2nd Avenue providing small multiuse gymnasium.	8,000
3	Peter G Schmidt ES	15.0 acre elementary (K-6) school facility located at 6600 Capitol Boulevard providing small multiuse gymnasium.	8,000
4	Tumwater Hill ES	11.5 acre elementary (K-6) school facility located at 3120 Ridgeview Street SW providing small multiuse gymnasium.	8,000
5	Black Lake ES	18.1 acre elementary (K-6) school facility located at 6345 Belmore-Black Lake Road in Olympia providing small multiuse gymnasium.	8,000
<i>Non-profit</i>			<i>8,000</i>
6	Tumwater Boys & Road on the Tumwater	Boys & Girls Club facility located at 600 8,000 Girls Club campus in the old bus barn providing 2 gymnasiums. Club programs include sports, fitness, recreation, education and career development, technology labs, arts and crafts, game room, and special programs for teens. The club operates a bus program that collects kids from the district elementary	Israel
<i>Existing youth gymnasium square footage</i>			<i>40,700</i>

Proposed youth gymnasiums

The following youth gymnasiums may be developed within the city to provide instruction, recreation, and competition volleyball and basketball activities for youth-adults subject to consultations with appropriate public and private participants.

<i>Proposed youth-adult gymnasium square footage</i>			<i>30,000</i>
<i>Tumwater and other participants</i>			<i>30,000</i>
7	Future ES/MS sites	Develop multiuse gymnasiums able to support younger age youth activities.	30,000
<i>Proposed youth gymnasium square footage</i>			<i>30,000</i>

Existing youth-adult gymnasiums

The following youth-adult gymnasiums have been developed within the city to provide instruction, recreation, and competition volleyball and basketball activities for youth-adults.

<i>Existing youth-adult gymnasium square footage</i>			<i>57,000</i>
<i>Tumwater School District</i>			<i>57,000</i>
8	George Washington Bush MS	19.6 acre middle (7-8) school facility located at 2120 83rd Avenue SW providing regulation gymnasium.	12,000
9	Tumwater MS	21.3 acre middle (7-8) school facility located at 6335 Littlerock Road SW providing a regulation gymnasium.	12,000
10	AG West Black Hills HS	41.0 acre high (9-12) school facility located on Littlerock Road south of 70th Avenue providing regulation gymnasium.	15,000
11	Tumwater HS	32.0 acre high (9-12) school facility located at 700 Israel Road providing 2 regulation gymnasiums.	30,000

Non-profit			12,000
12	Briggs YMCA	YMCA branch facility located just north of Tumwater city limits at 1530 Yelm Highway SE provides a regulation gymnasium, locker rooms, and ADA changing rooms. YMCA programs include aquatic lessons and swim teams, childcare, preschool, teen clubs, sports camps and teams.	12,000

Private			23,000
13	Tumwater Athletic	Membership-only club located on 4833 23,000 Club Tumwater Valley Drive provides small 8,000 square foot gym and large 15,000 square foot gymnasium with indoor running track, and multiple exercise areas. The club also provides fitness programs and trainers, physical therapy facility, pro shop, snack bar, children's activity center, nutrition classes, massage and day spa, hair salon,	

Existing youth-adult gymnasium square footage 92,000

Proposed youth-adult gymnasiums

The following youth-adult gymnasiums may be developed within the city to provide instruction, recreation, and competition volleyball and basketball activities for youth-adults subject to consultations with appropriate public and private participants.

**Proposed youth-adult gymnasium square footage
Tumwater and other participants 23,000**

14	Tumwater	Develop regulation gymnasium and 23,000 Community Center multipurpose youth gymnasium space in the	
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Proposed youth-adult gymnasium square footage 23,000

Physical conditioning facilities

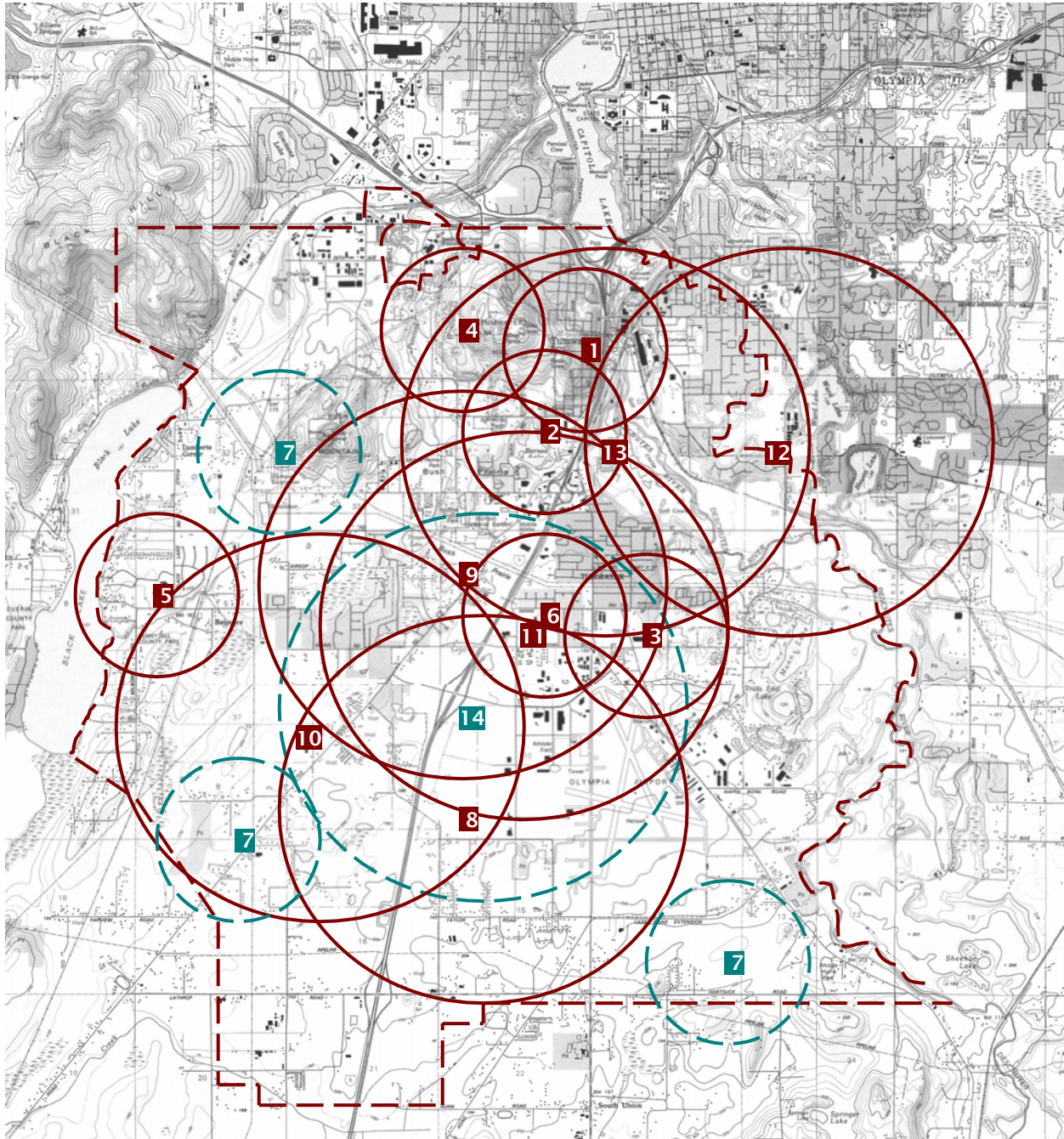
Existing physical conditioning facilities

The following physical conditioning facilities have been developed within the city to provide instruction, aerobics, condition training, and individual conditioning activities for youth and adults.

**Existing physical conditioning facilities square footage
Tumwater School District 2,400**

1	Tumwater HS	32.0 acre high (9-12) school facility located at 700 Israel Road provides weight room.	1,200
2	AG West Black Hills HS	41.0 acre high (9-12) school facility located on Littlerock Road south of 70th Avenue provides weight room.	1,200

Non-profit			2,400
3	Briggs YMCA	YMCA branch facility located just north of Tumwater city limits at 1530 Yelm Highway SE provides a 1,200 square foot multipurpose room, cardio room, 1,200 square foot youth fitness room, playcare, locker rooms, ADA changing rooms, and massage room. YMCA programs include aquatic lessons and swim teams, childcare, preschool, teen clubs, sports camps and teams.	2,400



Gymnasiums

Existing gymnasiums - youth

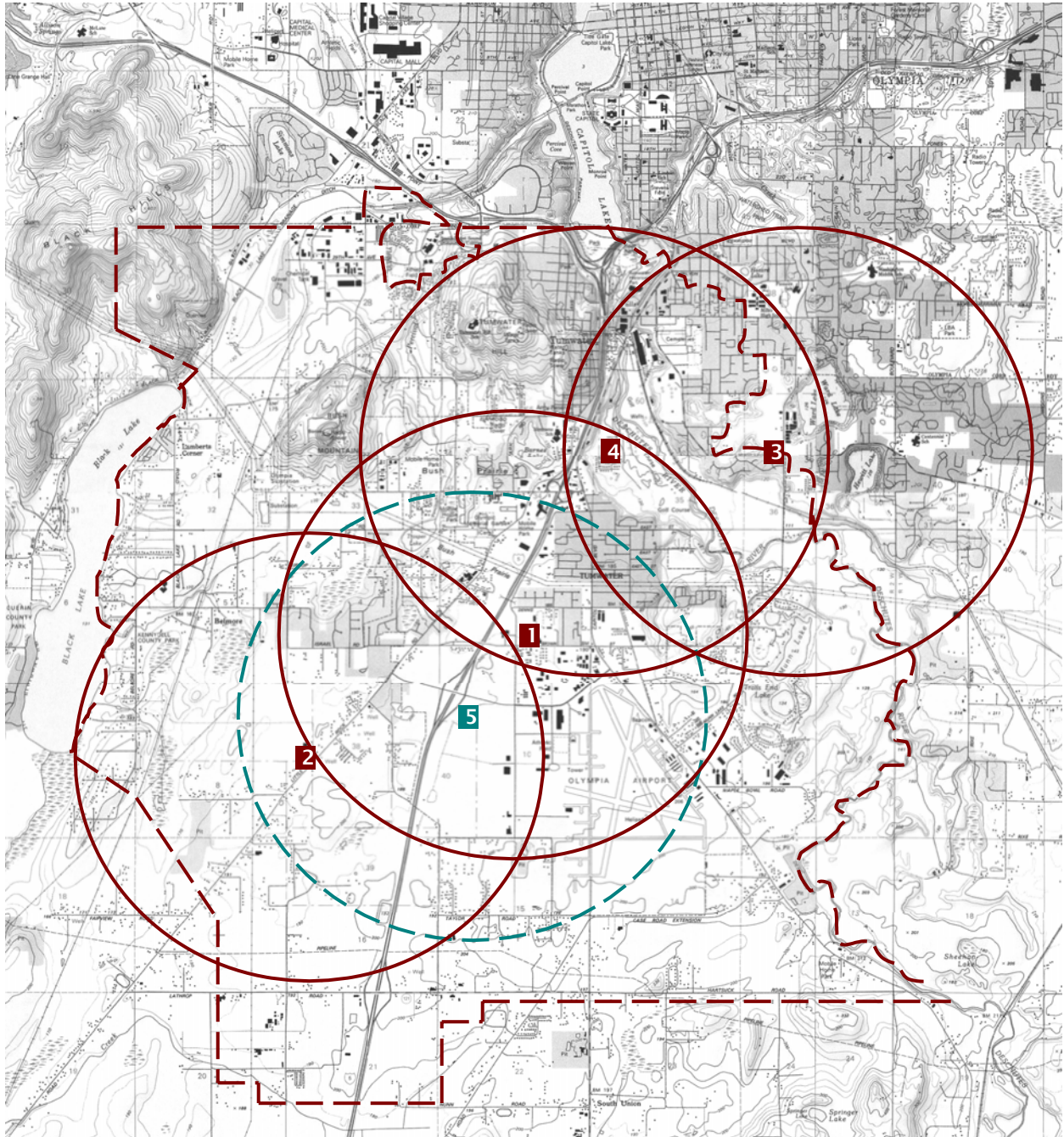
- 1 Old Town Center
- 2 Michael T Simmons Elementary
- 3 Peter G Schmidt Elementary
- 4 Tumwater Hill Elementary
- 5 Black Lake Elementary
- 6 Tumwater Boys & Girls Club - 2
- Proposed gymnasiums - youth
- 7 Future ES/MS sites

Existing gymnasiums - adult

- 8 George Washington Bush Middle
- 9 Tumwater Middle
- 10 AG West Black Hills High School
- 11 Tumwater High School
- 12 Briggs YMCA
- 13 Tumwater Valley Athletic Club
- Proposed gymnasiums
- 14 Tumwater Community Center

gymnasiums - existing

- gymnasiums - proposed*
 () 1 mile diameter service area
 () 3 mile regional complex



Physical conditioning facilities

Existing conditioning facilities

- 1 Tumwater High School
- 2 AG Black Hills High School
- 3 Briggs YMCA
- 4 Tumwater Valley Athletic Club

Proposed conditioning facilities

- 5 Tumwater Community Center

() 3 mile diameter service area

Private **7,000**

4	Tumwater Valley	Membership-only club located on 4833 7,000 Athletic Club Tumwater Valley Drive provides 5,000 square feet of Olympic weight room, 2 group fitness studios, 2,000 square foot multipurpose exercise room, indoor running track, and multiple exercise areas. The club also provides fitness programs and trainers, physical therapy facility, pro shop, snack bar, children’s activity center, nutrition classes, massage and day spa, hair salon,	
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Existing physical conditioning facility square footage **11,800**

Proposed physical conditioning facilities

The following physical conditioning facilities may be developed within the city to provide instruction, aerobics, condition training, and individual conditioning activities for youth and adults subject to consultations with appropriate public and private participants.

Proposed physical conditioning facilities square footage

Tumwater and other participants **2,000**

5	Tumwater	Develop youth, adult, and senior physical 2,000 Community Center conditioning facilities, exercise rooms, and other programs in the city community	
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Proposed physical conditioning facility square footage **2,000**

Classroom, meeting, and small training rooms

Existing classroom, meeting, and small training rooms

The following meeting facilities have been developed within the city to support multipurpose nutrition and health programs, recreational and social activities, and other supporting services for seniors, adults, and other community members.

**Existing class, meeting, and training seating capacity
Tumwater**

1	Old Town Center	Senior and Youth Activity Center located at 215 North 2nd Avenue SW serving preschool, pre-teens, teens, and seniors. The remodeled former city hall facility provides a 400 square foot kitchen, 1,000 square foot multipurpose room (150 person seating capacity), hot serving table, and dining room, 700 square foot gymnasium with basketball court, and 4,000 square foot activity area with pool and foosball tables, computer room, video entertainment room, and class and meeting rooms.	80
2	City Hall	Public facility located at 555 Israel Road with 480 square foot meeting rooms and 1,000 square foot council chambers.	100 24
3	Library	Public facility located on Israel Road with 480 square foot community meeting room.	24
4	Fire Station	Public facility located on Israel Road with 960 square foot community meeting room.	48
Tumwater School District			2,200
5	Michael T Simmons ES	Elementary (K-6) school facility located at 1205 South 2nd Avenue providing small 8,000 square foot multiuse gymnasium.	300

6	Peter G Schmidt ES	Elementary (K-6) school facility located at 6600 Capitol Boulevard providing small 8,000 square foot multiuse gymnasium.	300
7	Tumwater Hill ES	Elementary (K-6) school facility located at 3120 Ridgeview Street SW providing small 8,000 square foot multiuse gymnasium.	300
8	Black Lake ES	Elementary (K-6) school facility located at 6345 Belmore-Black Lake Road in Olympia providing small 8,000 square foot multiuse gymnasium.	300
9	George Washington Bush MSI	Middle (7-8) school facility located at 2120 83rd Avenue SW providing 12,000 square foot gymnasium.	500
10	Tumwater MS	Middle (7-8) school facility located at 6335 Littlerock Road SW providing 12,000 square foot gymnasium.	500

Non-profit

1,100

11	Briggs Community YMCA	YMCA branch facility located just north of Tumwater city limits at 1530 Yelm Highway SE. The 45,700 square foot facility provides a 12,000 square foot gymnasium and 4,000 square foot multipurpose meeting-classrooms. YMCA programs include childcare, preschool, teen clubs, sports camps and teams.	700
12	Tumwater Boys & Girls Club	Boys & Girls Club facility located at 600 Israel Road on the Tumwater high school campus in the old bus barn. The remodeled 14,000 square foot bus barn facility provides 2 gymnasiums in 8,000 square feet and 6,000 square feet of computer lab, classrooms, kitchen, reception lobby, and administrative offices. Club programs include sports, fitness, recreation, education and career development, technology labs, arts and crafts, game room, and special programs for teens. The club operates a bus program that collects kids from the district elementary schools.	400

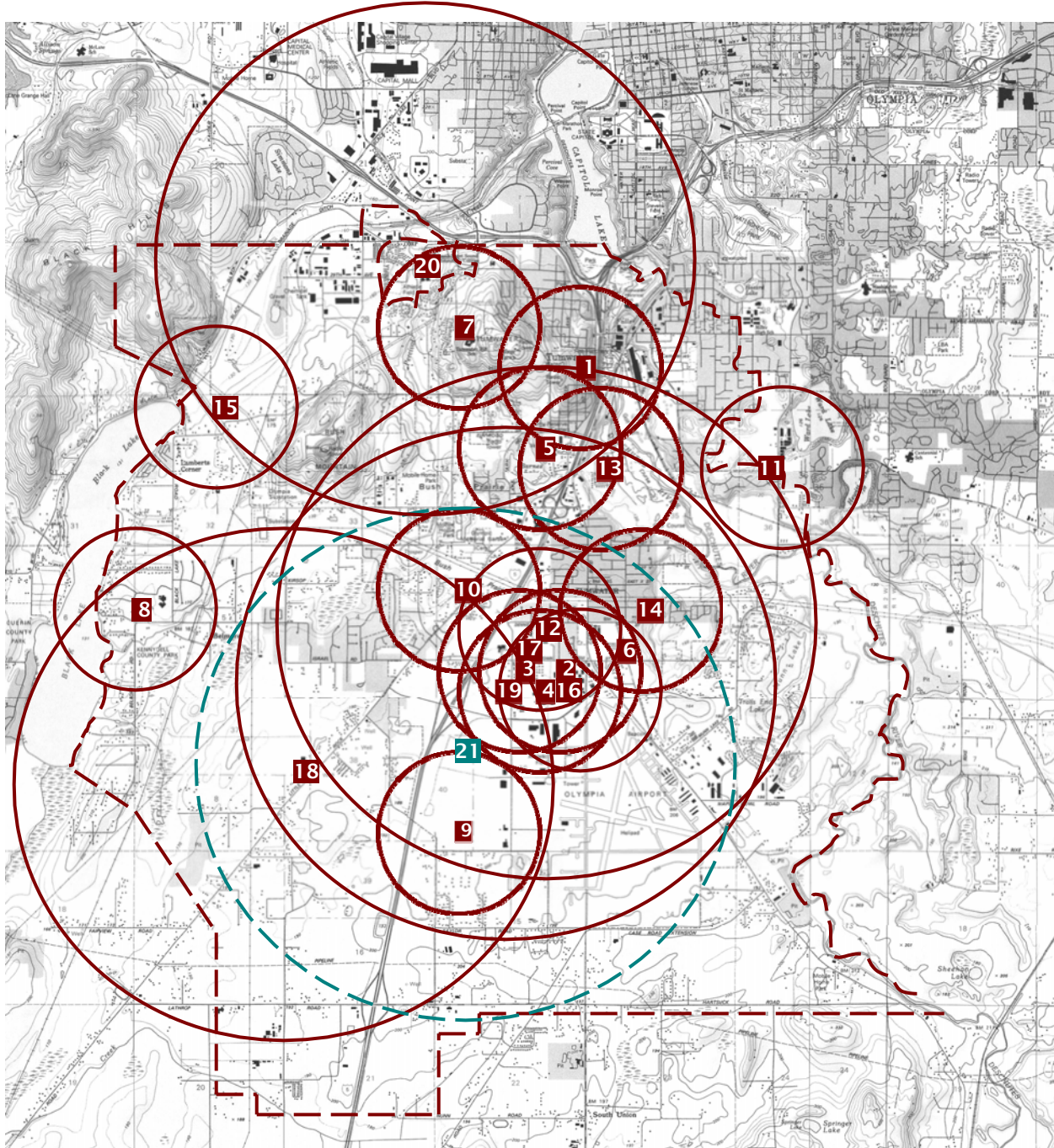
Private

1,050

13	Tumwater Valley Athletic Club	Membership-only club located on 4833 Tumwater Valley Drive providing 120,000 square feet of outdoor and 145,000 square feet of indoor facility. Indoor facilities include small 8,000 square foot gym.	300
14	Tumwater Community Hall	Former Grange facility located on West X Street with 6,000 square foot meeting room and adjacent kitchen and serving area.	250
15	Black Lake Grange	Grange facility located on Sapp Road SW with 6,000 square foot meeting room and adjacent kitchen and serving area.	250
16	Brighton Grange	Former Grange facility located on 73rd Avenue with 6,000 square foot meeting room and adjacent kitchen and serving area.	250

Total existing meeting facility seating capacity

4,626



Classroom, meeting, and small training rooms

- Existing class, meeting, training**
- 1 Old Town Center
- 2 City Hall
- 3 Library
- 4 Fire Station
- 5 Michael T Simmons ES
- 6 Peter G Schmidt ES
- 7 Tumwater Hill ES
- 8 Black Lake ES
- 9 George Washington Bush MS
- 10 Tumwater MS

- 11 Briggs YMCA
- 12 Tumwater Boys & Girls Club
- 13 Tumwater Valley Athletic Club
- 14 Tumwater Community Hall
- 15 Black Lake Grange
- 16 Brighton Grange
- Existing large meeting rooms**
- 17 Tumwater HS
- 18 A G West Black Hills HS
- 19 L&I Facility
- 20 South Puget Sound Comty College

- Proposed meeting complex**
- 21 Tumwater Community Center
- meeting rooms - existing
- meeting rooms - proposed
- () 1 mile diameter service area
- () 3 mile regional facility

Auditorium and theater facilities

Existing auditoriums and theater facilities

The following regionally oriented meeting halls have been developed within the city to support large gatherings, celebrations, stage, and theater productions for youth, adults, and other community members.

			<i>Existing auditorium seating capacity</i>
<i>Tumwater School District</i>			<i>1,500</i>
17	Tumwater High School	High (9-12) school facility located at 700 Israel Road providing 750 seat auditorium and meeting facility.	750
18	AJ West Black Hills High School	High (9-12) school facility located on Littlerock Road south of 70th Avenue providing 750 seating auditorium and meeting facility.	750
<i>Washington State</i>			<i>2,400</i>
19	L&I Facility	Washington State Department of Labor & Industries (L&I) office building located on Linderson Street with adjoining meeting and training facility providing large indoor auditorium and complex of flexible meeting rooms. Complex includes an outdoor amphitheater sunning and meeting area.	1,200
20	South Puget Sound Community College	Community College complex located on Mottmann Road providing auditorium facility with stage and series of flexible meeting rooms.	1,200
<i>Total existing meeting hall seating capacity</i>			<i>3,900</i>

Proposed meeting complex

The following regionally oriented meeting facility may be developed within the city to support large gatherings and celebrations for youth, adults, and other community members subject to consultations with appropriate public and private participants.

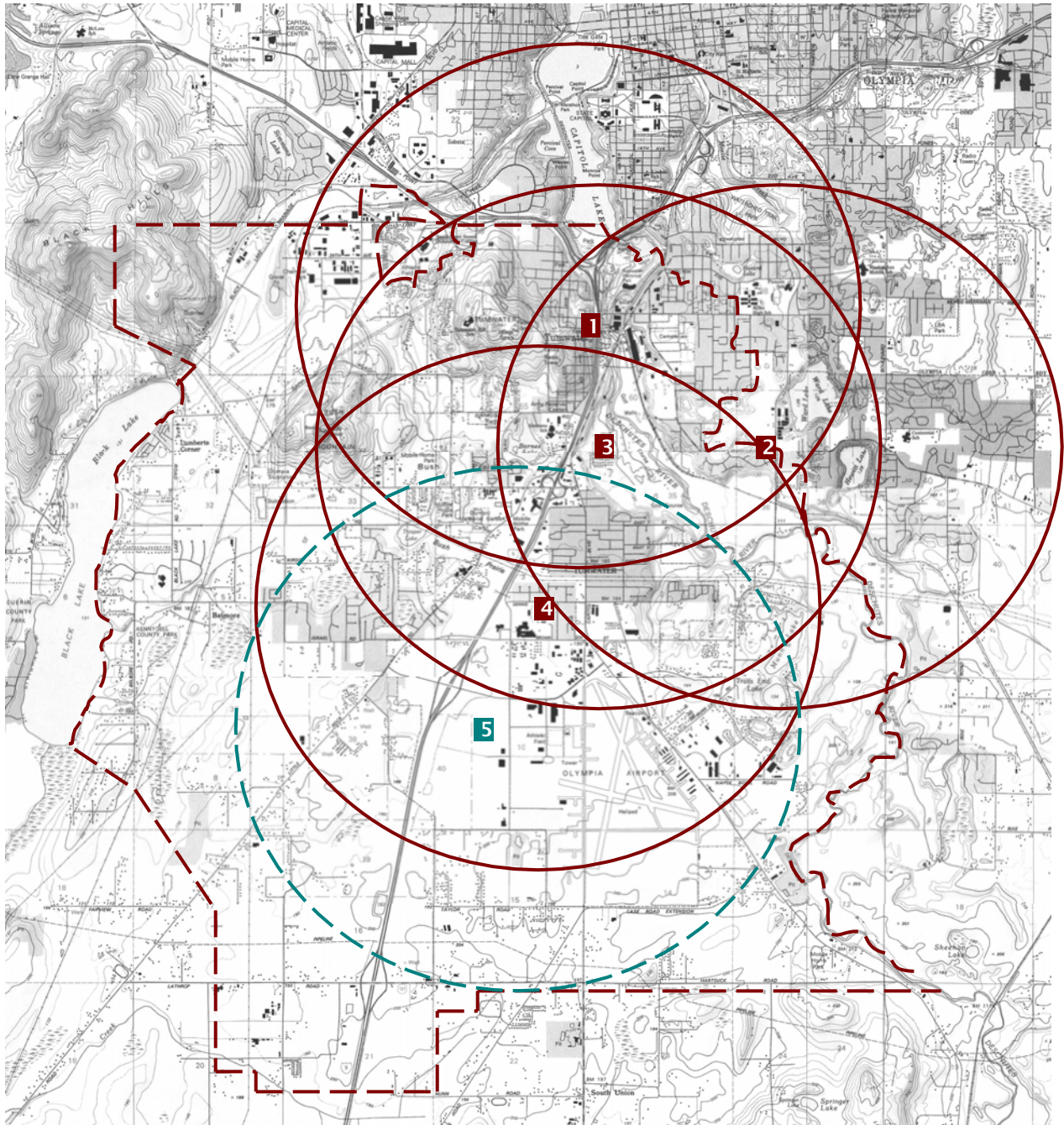
			<i>Proposed seating capacity</i>
<i>Tumwater</i>			<i>750</i>
21	Tumwater Community Center	Community center with large, flexible great hall meeting facility with adjacent catering kitchen.	750
<i>Total proposed seating capacity</i>			<i>750</i>

Before/after school programs, teen, and senior centers

Existing before/after school programs, teen, and senior centers

The following facilities have been developed within the city to support before/after school programs, teen centers, and senior nutrition and health programs, recreational and social activities, and other supporting services.

			<i>Existing facility square footage</i>
<i>Tumwater</i>			<i>14,400</i>
1	Old Town Center	Senior and Youth Activity Center located at 215 North 2nd Avenue SW serving preschool, pre-teens, teens, and seniors. The remodeled former city hall facility provides a 400 square foot kitchen, 1,000 square foot multipurpose room (80 person seating capacity), hot serving table, and dining room, 700 square foot gymnasium with	14,400



Before/after school programs, teen, and senior centers

Existing daycare

- 1 Old Town Center
- 2 Briggs YMCA
- 3 Tumwater Valley Athletic Club

Existing before/after school

- 1 Old Town Center
- 2 Briggs YMCA
- 4 Tumwater Boys & Girls Club

Existing teen centers

- 1 Old Town Center
- 2 Briggs YMCA
- 3 Tumwater Valley Athletic Club
- 4 Tumwater Boys & Girls Club

Existing senior center

- 1 Old Town Center

Proposed child/teen/senior cntr

- 5 Tumwater Community Center

facilities – existing

facilities – proposed

() 1 mile diameter service area
 () 3 mile regional facility

		basketball standards, and 4,000 square foot activity area with pool and foosball tables, computer room, video entertainment room, and class and meeting rooms.	
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Non-profit ***11,200***

2	Briggs Community YMCA	YMCA branch facility located just north of Tumwater city limits at 1530 Yelm Highway SE. The 45,700 square foot facility provides 1,200 square foot youth fitness room, playcare, 4,000 square foot multipurpose meeting/classrooms, climbing toy and wall. YMCA programs include aquatic lessons and swim teams, childcare, preschool, teen clubs, sports camps and teams.	5,200
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3	Tumwater Boys & Girls Club	Boys & Girls Club facility located at 600 Israel Road on the Tumwater high school campus in the old bus barn. The remodeled 14,000 square foot bus barn facility provides 6,000 square feet of computer lab, classrooms, kitchen, reception lobby, and administrative offices. Club programs include sports, fitness, recreation, education and career development, technology labs, arts and crafts, game room, and special programs for teens. The club operates a bus program that collects kids from the district elementary schools.	6,000
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Private ***2,000***

4	Tumwater Valley	Membership-only club located on 4833 2,000 Athletic Club Tumwater Valley Drive providing 120,000 square feet of outdoor and 145,000 square feet of indoor facility. Indoor facilities	
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Existing childcare, teen, and senior square footage ***27,600***

Proposed daycare, teen, and senior center complex

The following facility may be developed within the city to support before/after school programs, teen centers, and senior nutrition and health programs, recreational and social activities, and other supporting services.

Proposed square footage

Tumwater ***10,000***

5	Tumwater	Community center with daycare, 10,000 Community Center before/after school classrooms and activity center, teen activity room, and senior meeting, health support, and other facilities	
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Total proposed square footage ***10,000***

4.10 *Special use facilities*

Facilities may be acquired or developed to provide special activities for the general population on a limited or special event occasion and/or for special interest populations at appropriate sites throughout Tumwater. Special use facilities may include nature interpretive centers, historical museums, and similar special interest services.

Special use facilities may be independent properties or portions of other sites that include trail corridors, resource park activities, recreational areas or facilities, community facilities or centers or other public facilities.

Special use facilities may be sited on other publicly owned lands or under lease agreements with private landowners or organizations or on purchased properties.

Vision

As described, the special use facilities vision may:

- provide specialized facilities for the general population for a special event or activity,
- for specialized user group interests that are able and willing to pay user fees and charges or donate labor, operation, and other services,
- in a manner that is cost effective, and
- equitable in regards to those activities that accommodate the general population.

Special use facilities – historical, environmental, special event

Proposed special use facilities – historical, environmental, and special event

The following historical facility may be acquired, restored, and enhanced to provide interpretive exhibits of historical, cultural, and environmental features, as well as special events and activities of interest to city residents subject to consultations with appropriate public and private participants.

<i>Tumwater</i>		<i>Proposed special use facility</i>	
		<i>2</i>	
1	Old Tumwater Brewery	Acquire, restore, and enhance the original 34.9 acre, 132,500 square foot complex including the 5-story brewhouse, 5-story warehouse and addition, 2-story warehouse and storage structure, and 2-story keg house to provide an interpretive exhibit, special use rooms, indoor/outdoor special event space, and some offices (in the 5-story warehouse) for non-profit historical and environmentally related tenants.	17,000 37,500 60,000 5,300 12,750
2	Old Fire Station - Gateway Park	Adapt the old fire station located at Israel Road and Capitol Boulevard to provide restrooms, open air farmers' market, group picnic facilities, and other special events as a gateway park and feature to the city center.	12,000

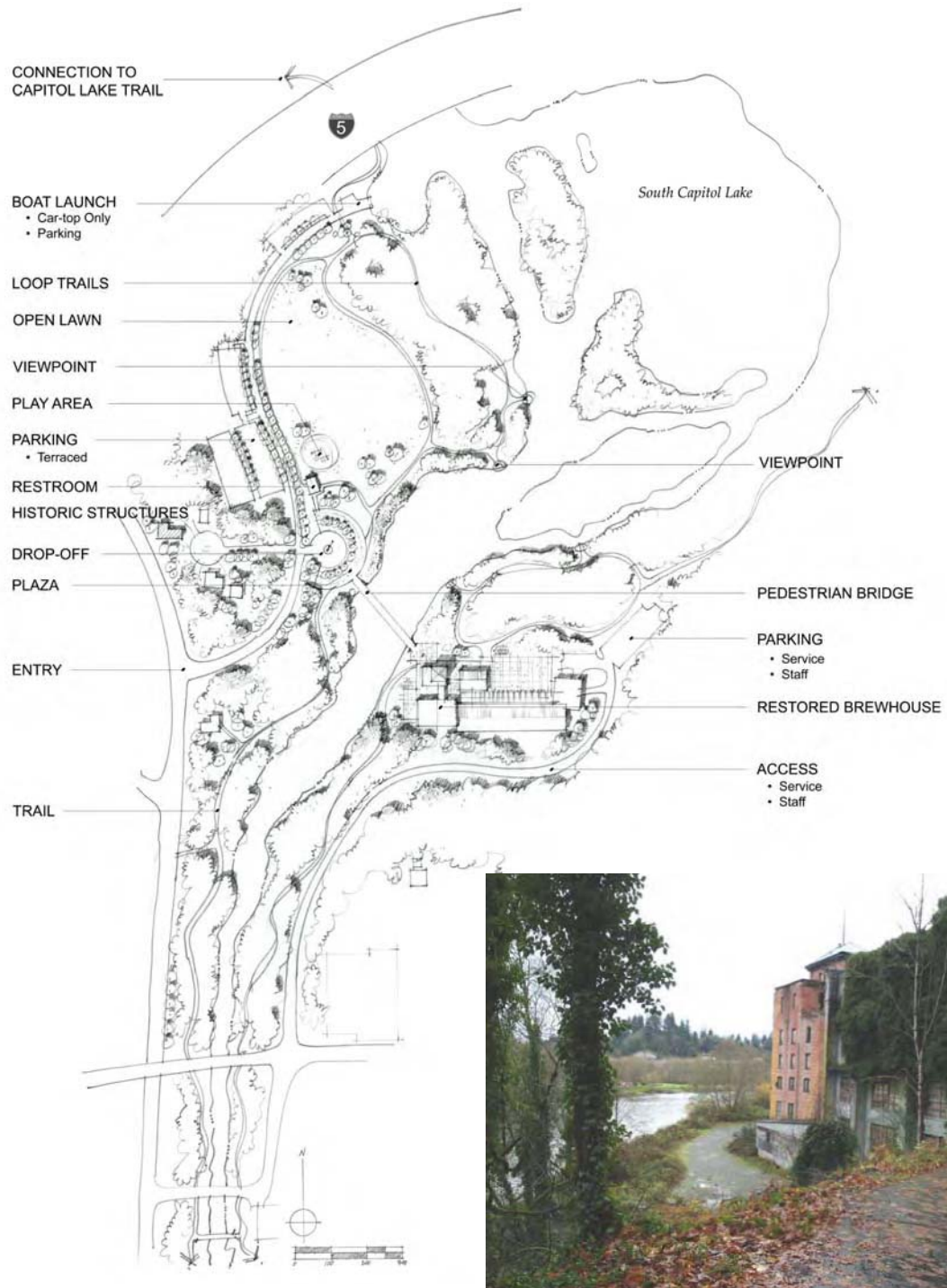
Special use facility

2

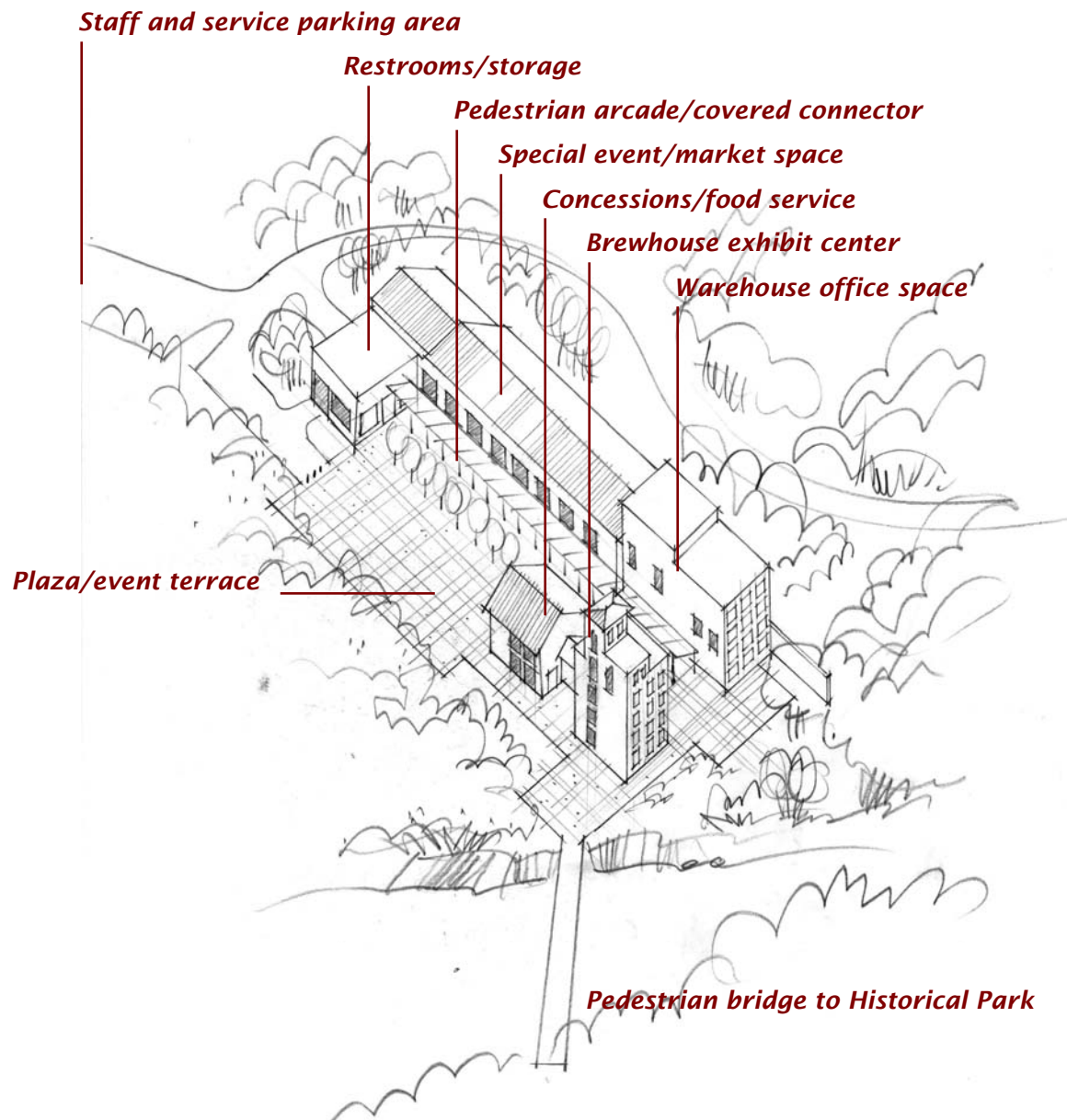
Interpretive exhibits

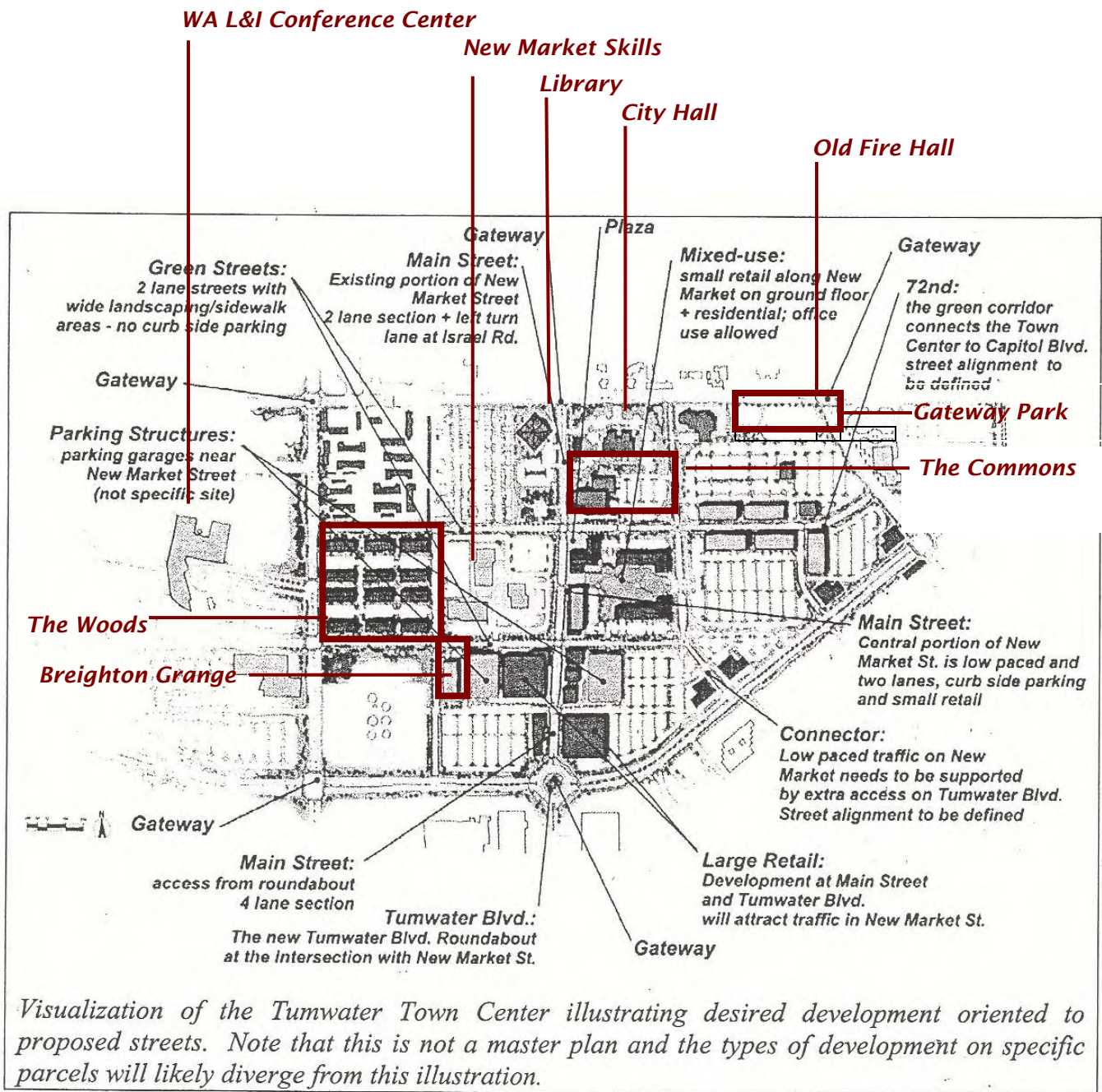
Existing interpretive exhibits

The following interpretive exhibits have been developed within the city to provide educational exhibits of environmental, wildlife, and other nature oriented programs of interest to city residents.



Historical Park/Old Tumwater Brewery Site Plan Concept





Existing interpretive exhibits

Tumwater			2
1	Historical Park	Interpretive signage located in the historical area and along the Deschutes River.	1
2	Pioneer Park	Interpretive signage located along the river trail and natural area.	1
Thurston County			1
3	Kenneydell Park	Interpretive signage located along the Black Lake shoreline.	1
Washington State			5
4	Heritage Park	Interpretive signage located along the waterfront trail corridors.	1
5	Millersylvania State Park	Interpretive signage located along the waterfront and natural area trails.	1
6	Black Lake Access	Interpretive signage located at the boat launch.	1
7	Munn Lake Access	Interpretive signage located at the boat launch.	1
8	Deschutes River Fish Culture	Interpretive signage located at the viewing areas of the fish hatchery.	1
Non-profit			1
9	Tumwater Falls Park	Interpretive signage located at the overlook of the dam and falls.	1
Total existing interpretive exhibits			9

Proposed interpretive exhibits

The following nature interpretive facilities may be developed within the city to provide educational exhibits of environmental, wildlife, and other nature oriented programs of interest to city residents subject to consultations with appropriate public and private participants.

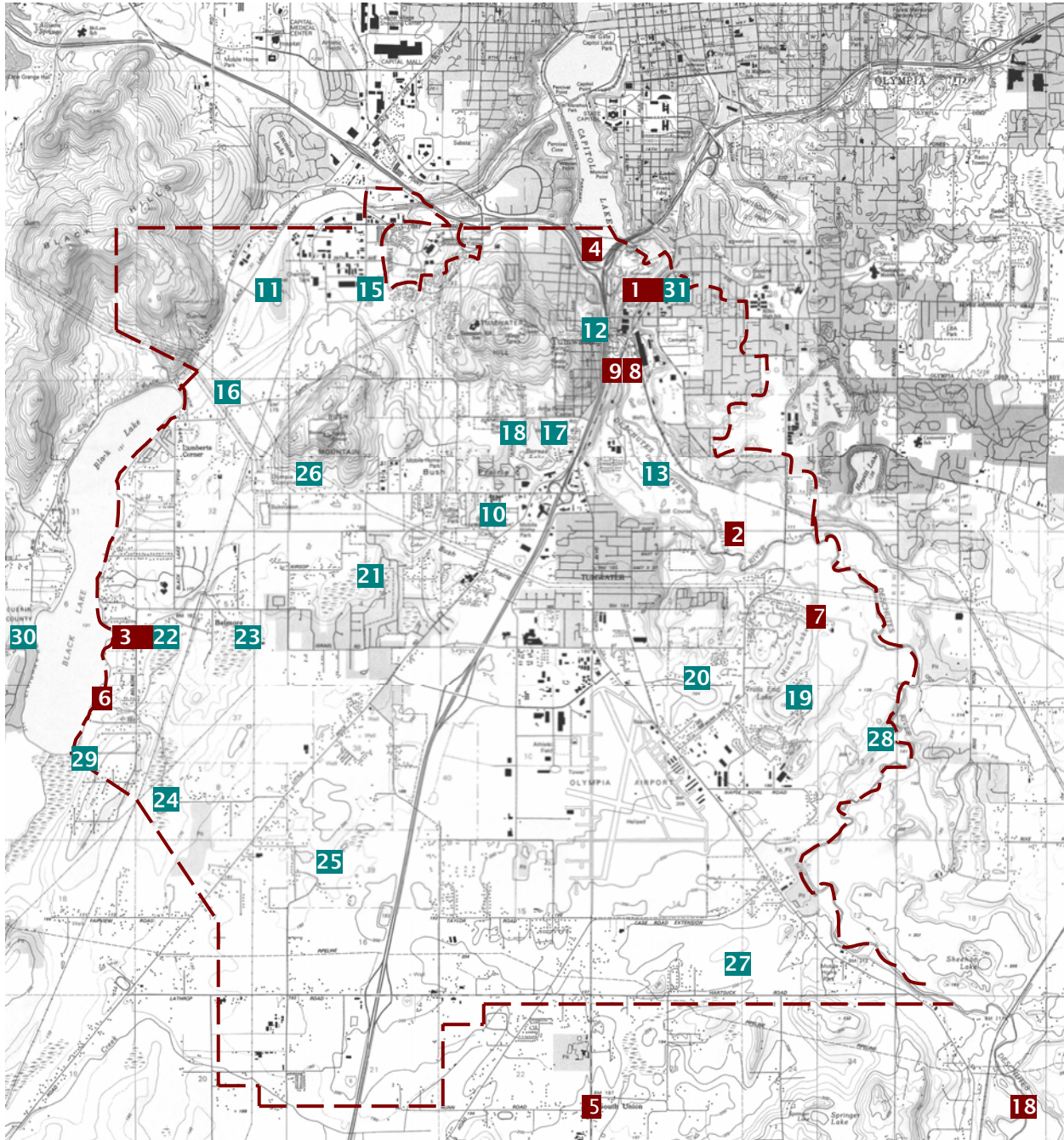
Proposed interpretive exhibits

Tumwater and other participants			22
10	Trosper Lake Site	Install interpretive signage describing the natural system on Trosper Lake.	1
11	Percival Creek Greenway	Install interpretive signage describing the natural system within Percival Creek.	1
12	DeSoto Canyon	Install interpretive signage describing the natural system within DeSoto Canyon.	1
13	Tumwater Watershed	Install interpretive signage describing the natural system within the watershed.	1
14	Black River Greenway	Install interpretive signage describing the natural system in the Black River.	1
15	Percival Creek Canyon	Install interpretive signage describing the natural system in the creek canyon.	1
16	Olympia Mitigation Ponds	Install interpretive signage describing the natural system established with the mitigation ponds.	1
17	Barnes Lake - Tumwater SD	Install interpretive signage describing the natural system of Barnes Lake.	1
18	Barnes Lake - Westside	Install interpretive signage describing the natural system of Barnes Lake.	1
19	Trails End Lake	Install interpretive signage describing the natural system of Trails End Lake.	1
20	Henderson Blvd Ponds	Install interpretive signage describing the natural system and Port's stormwater retention of Henderson Boulevard Pond.	1
21	Restawhile Ponds	Install interpretive signage describing the natural system of Restawhile Ponds.	1

22	Kenneydell Ponds	Install interpretive signage describing the natural system of Kenneydell Ponds.	1
23	Belmore Marsh	Install interpretive signage describing the natural system of Belmore Marsh.	1
24	Railroad Pond	Install interpretive signage describing the natural system of Railroad Pond.	1
25	Rhondo Pond	Install interpretive signage describing the natural system of Rhondo Pond.	1
26	Bush Mountain South	Install interpretive signage describing the natural system existing on Bush Mountain.	1
27	93rd Avenue Prairie	Install interpretive signage describing the natural system of the 93rd Prairie.	1
28	Deschutes River Additions	Install interpretive signage describing the natural system and historical events of the Deschutes River.	1
29	Black Lake Marsh	Install interpretive signage describing the natural system of Black Lake Marsh.	1
30	Guerin County Park	Install interpretive signage describing the natural system of Black Lake and River.	1
31	Old Tumwater Brewery	Install interpretive signage describing the historical events surrounding the development and operation of the Old Brewery complex.	1

Proposed interpretive exhibits

22



Nature interpretive exhibits

Existing nature interpretive

- 1 Historical Park
- 2 Pioneer Park
- 3 Kenneydell Park
- 4 Heritage Park
- 5 Millersylvania State Park
- 6 Black Lake Access
- 7 Munn Lake Access
- 8 Deschutes River Fish Culture
- 9 Tumwater Falls Park

Proposed nature interpretive

- 10 Trospen Lake Site
- 11 Percival Creek Greenway
- 12 DeSoto Canyon
- 13 Tumwater Watershed
- 14 Black River Greenway
- 15 Percival Creek Canyon
- 16 Olympia Mitigation Ponds
- 17 Barnes Lake – Tumwater SD
- 18 Barnes Lake – Westside
- 19 Trails End Lake
- 20 Henderson Blvd Ponds
- 21 Restawhile Ponds

- 22 Kenneydell Ponds
- 23 Belmore Marsh
- 24 Railroad Pond
- 25 Rhondo Pond
- 26 Bush Mountain South
- 27 93rd Avenue Prairie
- 28 Deschutes River Additions
- 29 Black Lake Marsh
- 30 Guerin County Park
- 31 Old Tumwater Brewery

nature interpretive – existing
 nature interpretive – proposed

4.11 **Support facilities**

Facilities will be developed to provide maintenance yard, plant nursery, and administrative activities necessary to support park, recreation, and open space programs and facilities.

Support facilities will be independent properties or portions of other sites that include other administrative offices, maintenance yards and shops, as well as trail corridors, resource activities, athletic facilities, indoor recreation centers or other park and recreation facilities.

Vision

As described, the support facilities vision will:

- provide facilities necessary to service park, recreation, and open space programs and activities for the general population, and
- in a manner that is cost effective.

Restroom facilities

Existing restroom facilities

The following restroom facilities have been developed to support park and recreational facilities within the city park system.

Existing restroom facility fixtures

Tumwater

1	Historical Park	Neighborhood park located at 777 Simmons Road SW at the mouth of the Deschutes River with picnic tables, shelter, and restroom facilities.	12
2	Pioneer Park	Community multi-use park located at 5800 Henderson Boulevard on the north bank of the Deschutes River with picnic tables, picnic shelters, and restrooms.	12

Thurston County

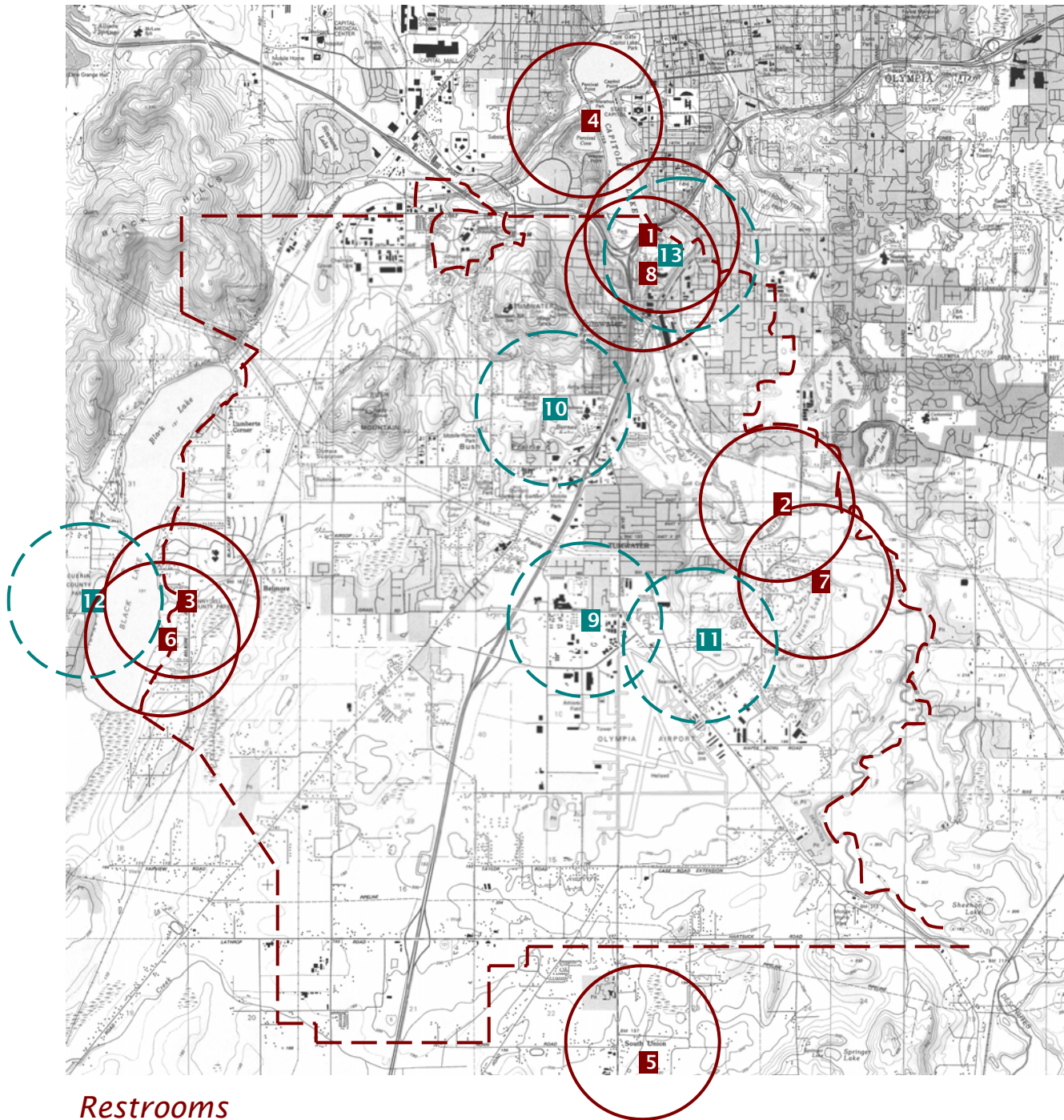
16

3	Kenneydell Park	County park site located at 6745 Fairview Road SW on the east shore of Black Lake 1 mile west of Tumwater with picnic tables, covered picnic shelters and large meeting area with restrooms.	16
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Washington State

33

4	Heritage Park	Heritage Park is located on the north, west, and south shores of Capitol Lake with linking trails and sidewalks, picnic tables, and restrooms.	12
5	Millersylvania State Park	Historic state park located south of Tumwater with 3,300 linear feet of shoreline on Deep Lake with kitchen shelters, unsheltered picnic tables, and 3 restrooms (1 ADA), and 8 showers.	18
6	Black Lake Access	Public boat launch facility located on the southeast shoreline of Black Lake off Fairview Road with 2 vault restroom facilities.	2
7	Munn Lake Access	Public boat launch facility located on the north shore of Munn Lake in Lake Munn Park off 65th Avenue SE with 1 vault restroom facilities.	1



Restrooms

Existing public restrooms

- 1 Historical Park
- 2 Pioneer Park
- 3 Kenneydell Park
- 4 Heritage Park
- 5 Millersylvania State Park
- 6 Black Lake Access – sanican
- 7 Munn Lake Access – sanican
- 8 Tumwater Falls Park

Proposed public restrooms

- 9 Town Center
- 10 Barnes Lake – Westside
- 11 Henderson Blvd Pond
- 12 Guerin County Park
- 13 Old Tumwater Brewery

- ◻ public restrooms – existing
- ◻ public restrooms – proposed
- () 1 mile diameter service area

Non-profit **8**

8	Tumwater Falls Park	Special purpose park is located at 110 Deschutes Way SW adjacent to the upper Tumwater Falls on the Deschutes River with picnic tables and restroom.	8
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Existing restroom facility fixtures **81**

Proposed restroom facilities

The following restroom facilities may be developed to support park and recreational facilities within the city park system.

Proposed restroom facility fixtures

Tumwater **58**

9	Town Center - Gateway Park	Develop permanent restroom facilities in the old Fire Station located at Israel Road and Capitol Way Boulevard for Farmers' Market and special events.	16
10	Barnes Lake - Westside	Develop permanent restroom facilities in this waterfront picnic and playground park.	6
11	Henderson Blvd Pond	Develop permanent restroom facilities in this waterfront picnic and playground park.	8
12	Guerin County Park	Develop permanent restroom facilities in this county multi-use waterfront picnic and playground park.	12
13	Old Tumwater Brewery	Develop permanent restroom facilities in this interpretation and special event park facility.	16

Proposed restroom facility fixtures **58**

Operational administration and parks yard facilities

Existing support facilities

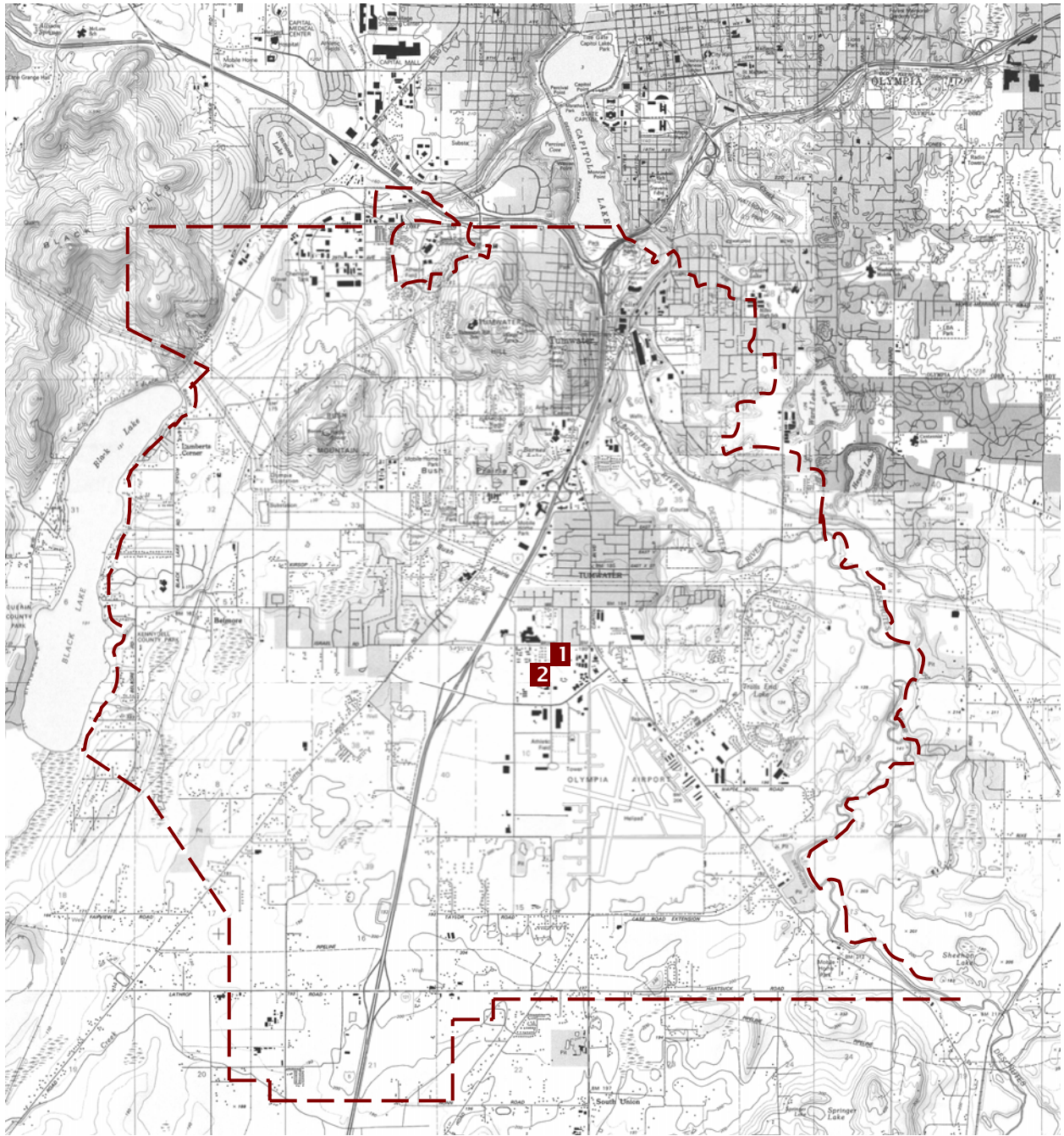
The following administration, maintenance, and parks yard facilities have been developed to support park and recreational facilities within the city park system.

Operational facility square footage

Tumwater **8,000**

1	Tumwater Park Headquarters	Park headquarters complex located in city hall on Israel Road.	4,000
2	Parks Yard	Parks shop and yard facility located on Public Works complex on Main Street.	4,000



Total existing operational facility square footage **8,000**



Support facilities

Existing park facilities

- 1 Administrative offices
- 2 Parks/Public Works Yard

-  park facilities - existing
-  park facilities - proposed

Chapter 5: Park plan exhibits

The following condition assessments and proposals concerning Tumwater Park & Recreation parklands and properties (except for mini-parks) are based on the results of field analysis and workshop planning sessions – and the vision developed for park plan elements in Chapter 4. The proposals are CONCEPTUAL, in some instances, subject to further study and coordination with public and private participants that may modify the eventual project particulars.

Barclift Park
Black River Greenway
BPA Powerline Trail
DeSoto Canyon
Historical Park
Linwood Property
Old Town Center
Overlook Point Park
Percival Creek Canyon
Percival Creek Greenway
Pioneer Park
Sapp Road Park
Town Center
Trospen Lake Property
Tumwater Hill Park
Tumwater Municipal Golf Course
Tumwater Watershed
Union Cemetery

Park plan exhibits do not include mini-parks 5th & Grant Pocket Park, Palermo Pocket Park, V Street Pocket Park, and Jim Brown Park.





Tumwater

Barclift Park

Ensley Lane & Lloyd Street

This recently completed 3.57-acre neighborhood park is located on Ensley Lane and Lloyd Street behind the cemetery.

The park has been improved with a children's play area, 4 picnic tables, a picnic shelter, tennis, and basketball courts.

Tumwater

Black River Greenway

Black River

This 8.78-acre conservation area is located along the Black River north of Black Lake.



Tumwater

BPA Powerline Trail

BPA Powerline Easement

This 5.84-acre 100-foot wide Bonneville Power Administration (BPA) powerline corridor easement extends west from Capitol Boulevard through the Tumwater urban growth area.

Possible improvements

A multipurpose trail could be developed on the right-of-way west past Black Lake for a connection with the proposed BNSF Trail, and east to connect with the Deschutes River and Union Pacific Rail Trail.



Tumwater

DeSoto Canyon

DeSoto Street

This 3.53-acre forested ravine is located on the west side of 2nd Avenue at DeSoto Street.

The greenway is defined by steep slopes and a small stream draining a portion of Tumwater Hill into the Deschutes River.



Tumwater

Historical Park

777 Simmons Road SW

This 18.0-acre neighborhood park is located at 777 Simmons Road SW at the mouth of the Deschutes River.

The park has been improved with 16 picnic tables and shelter, and 2 children’s play toys. A series of loop trails provide access around the park’s open lawn area and through the wetlands overlooking the river. The trails also extend west and north to link with the trails within Heritage Park and downtown Olympia, and south onto Deschutes Parkway to link on-street with Tumwater Falls Park.

The park is located at the mouth of the Deschutes River at the site of the original settlement of Tumwater. The park includes 2 historical houses – the Crosby House & Museum and Henderson House & Museum and about 9.0 acres of conservancy.

Thurston County’s boat launch ramp is located north of the park adjacent to Interstate 5 bridge over Capitol Lake – and shares access and parking with Historical Park.

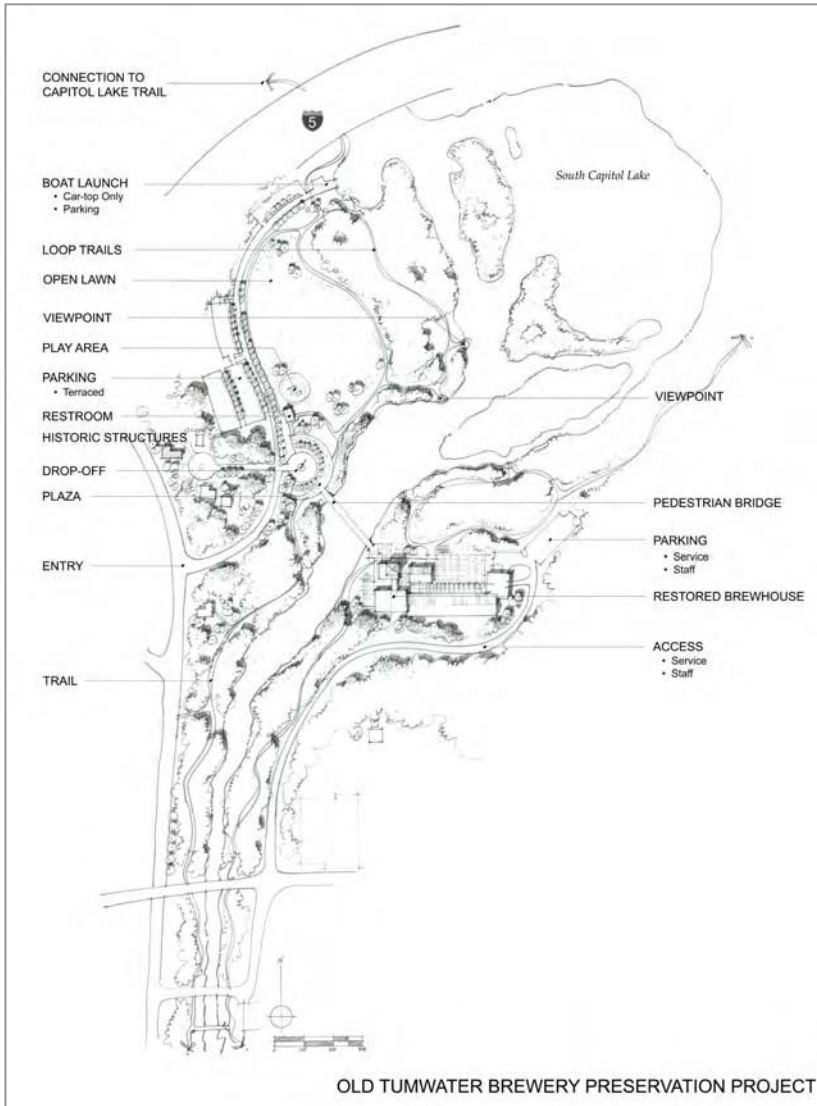
Possible improvements

A new lower park access road entry could reuse the former access road alignment that has been closed to vehicle traffic. The new (old) access to the park would provide greater visibility from Deschutes Parkway, reduce park access roadway grades, and increase parking area capacity in the lower park.

The park access road could be moved east in the lower park area to consolidate existing and proposed additional parking lots and increase parking lot capacity. The access road’s relocation would also provide direct access from the parking lot to the park’s grounds, picnic areas, and waterfront – and distinguish roadway and parking activities from pedestrian activity areas.

Vehicle and parking access to the historical houses (Crosby and Henderson House) could be reconfigured from the park access road - or separated from the lower park and provided directly from Deschutes Parkway as it is in the current park configuration. If separated, access to the houses could incorporate greater





parking capacity and distinguish the upper park historical and special events from the lower park's vehicle access activities.

A lower park passenger drop-off should be developed to accommodate buses during special events in the park – particularly if the Old Tumwater Brewery is acquired and provided access from Historical Park. The drop-off could be improved with a plaza space that overlooks the Deschutes River and Brewery, and provides access to a pedestrian bridge across the river to the Brewery site.

The Historical Park trail system should be extended south to provide direct access through Olympia-Tumwater Foundation's Tumwater Falls Park and remove necessity for the existing chain link fence around the Foundation's property and park. The linked trails could provide viewpoints and access to some of the historical sites and landmarks that are located in the Foundation's park.

The city could assume management and maintenance of Tumwater Falls Park under an inter-local agreement with the Foundation to reduce liability to the Foundation and consolidate responsibility for the adjoining parks under a single entity.

The Historical Park trail system should also be extended across the Deschutes River to the Old Brewery site, then south along the east side of the river to create a looping trail system on both sides of the riverfront.

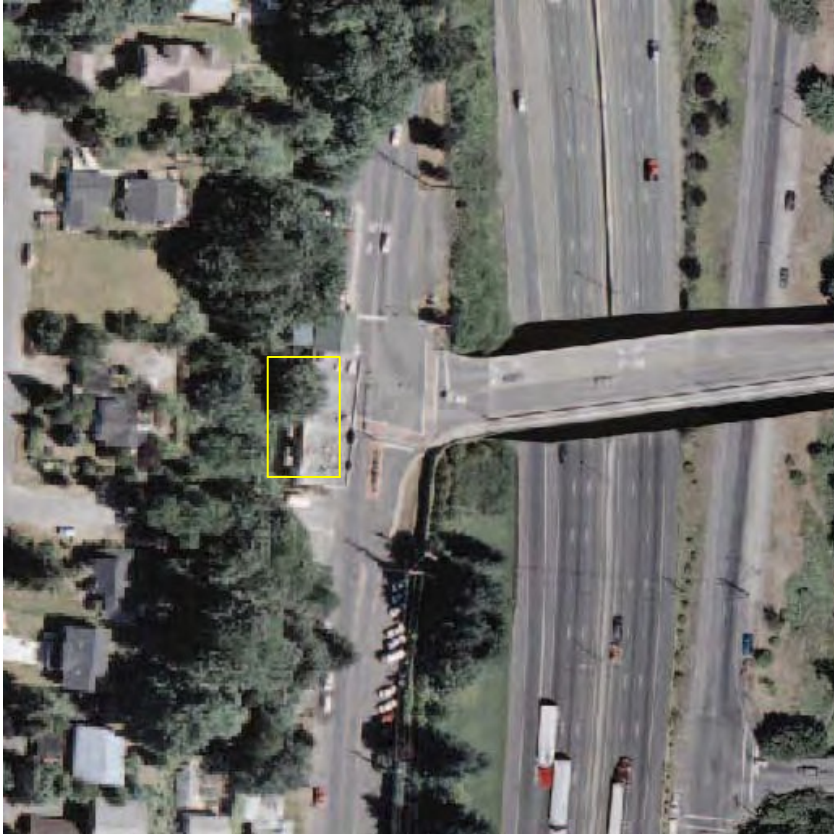


Tumwater

Linwood Property

Linwood Road

This wetland conservancy dedication is located on Linnwood Road.



Tumwater
Old Town Center

215 North 2nd Avenue SW

This 3.0-acre Senior and Youth Activity Center is located at 215 North 2nd Avenue SW. The former city hall facility is located at a major intersection between 2nd Avenue, Bates Street, and the Custer Way Bridge over Interstate 5.

The site has good transit access from Olympia and through Tumwater, but limited on-street parking capacity, and no grounds or other park amenities.

The remodeled facility provides a 400 square foot kitchen, 1,000 square foot multipurpose room (80 person seating capacity), hot serving table, and dining room that are used for senior center activities, and major special events.

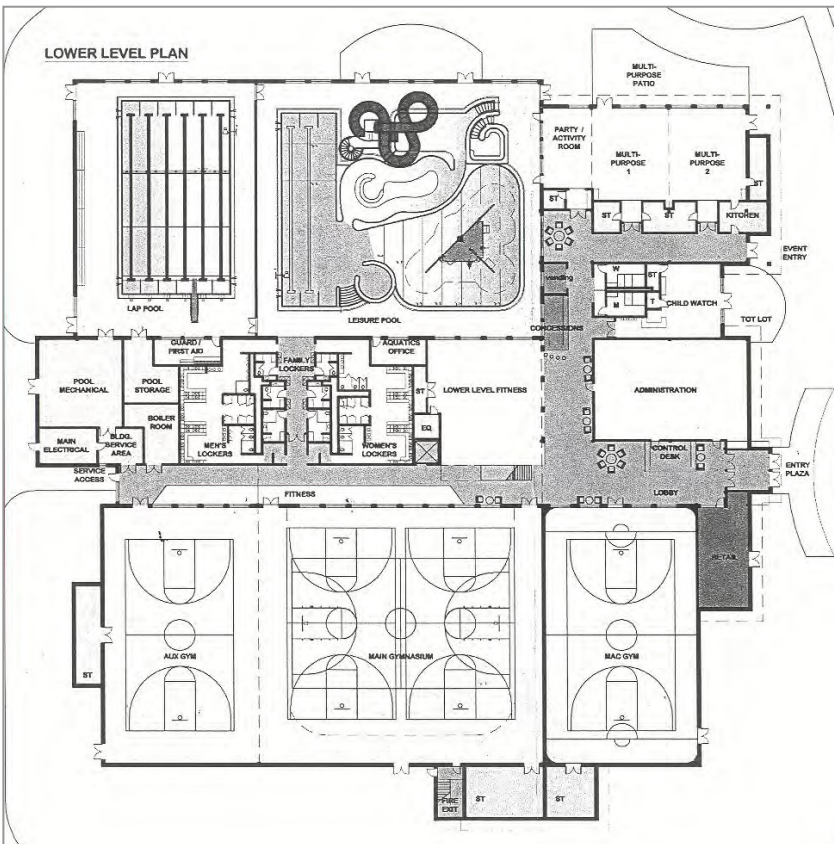
The building also houses a 700 square foot gymnasium with basketball court standard and 4,000 square foot activity area with pool and foosball tables, computer room, video entertainment room, and class and meeting rooms for pre-teens and teen activities.

Head Start previously rented a portion of the building to house their regional program services – but relocated to Olympia.

Possible improvements

The facility has out-lived its usefulness and should be replaced with a new community center that provides more space, greater flexibility, and grounds able to support some outdoor activities of interest to pre-teens, teens, and seniors.

The previous proposal for a community-aquatic center is a good start and should be updated as a replacement facility.





Tumwater

Overlook Point Park

1205 Barnes Boulevard

This 1.3-acre special use park is located at 1205 Barnes Boulevard on the summit of Tumwater Hill adjacent to a city water storage tank.

The park has been improved with a scenic overlook of Capitol Lake, Budd Inlet, and the state campus with 4 picnic tables, paved walkway, and parking area.

Possible improvements

The surrounding property is being developed for single family homes. The developer has improved the roadway surrounding the park for parking and handicap access – and installed a new rock identification marker.

Tumwater

Percival Creek Canyon

Percival Creek

This 7.52-acre City of Olympia greenway extends into the Tumwater urban growth area.

Tumwater

Percival Creek Greenway

Mottman Road

This 5.50-acre forested ravine is located north of Mottman Road along Percival Creek with steep slopes and the Black Lake Drainage Ditch that flows into Percival Creek.



Tumwater

Pioneer Park

5800 Henderson Boulevard

This 85.0-acre community multi-use park is located at 5800 Henderson Boulevard on the northeast bank of the Deschutes River. The site adjoins Tumwater's Municipal Golf Course on the western boundary. The entire site is within the river floodplain.

The northeastern portion of the site has been improved with 1 grass 200+ foot youth baseball field, 3 grass 275-300 foot adult softball fields, 3 grass 120 yard adult soccer fields, 1 grass 110 yard youth soccer field, 2 sand volleyball courts, children's play toys and playgrounds, 12 picnic tables, 2 picnic shelters, and restrooms.

The southwestern portion of the park along the north bank of the Deschutes River has been improved with a hand-carry boat launch and trails through the river buffer and natural areas. The trails extend north through the golf course.

Possible improvements

Approximately 45.0 acres of the site have been developed as part of a 5 phase development process that will eventually add 1 more softball field and additional parking.

Under an inter-local agreement with the city, DFW will develop a state-of-the art fish hatchery and public viewing and interpretation facilities along the riverfront in the southeastern portion of the park.

The park trail system should be extended north along the riverfront and around the golf course to connect with residential neighborhoods, Tumwater Falls Park, Historical Park, and Olympia's Heritage Park trails system.

The Park trail should also be extended south through Thurston County's river greenways to eventually connect with the regional Deschutes River, BNSF Rail Trail, and Gate to Belmore Trails.



Tumwater

Sapp Road Park

Sapp Road

This wetland conservancy dedication is located on Sapp Road with trailhead parking area.

Tumwater
Town Center

Israel Road & Main Street

The 3.0-acre city hall facility located at 555 Israel Road with 480 square foot meeting rooms and 1,000 square foot council chambers.

The 3.0-acre library facility is located on Israel Road with 480 square foot community meeting room.

In addition, the city owns the adjacent fire station headquarters on Israel Road with 960 square foot meeting room.

The city also owns the old fire station located at the corner of Israel Road and Capitol Boulevard that is currently used for storage, the Public Works Yard located south of city hall on Main Street, and Wellfield #7 between city hall and the yard.

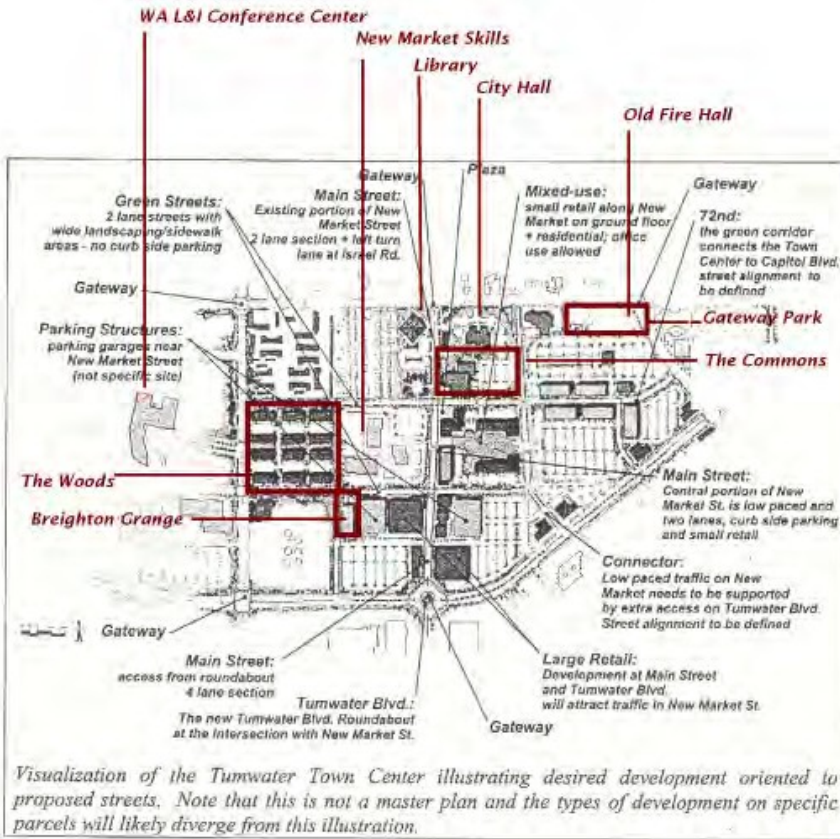
Possible improvements

The Town Center Vision proposed to establish a formal entry to the city core by constructing a roundabout on Tumwater Boulevard and installing a streetscape on Main Street to Israel Road.

The Public Works Yard was to be relocated to an industrial site and the yard property improved with a Commons or formal gathering space.

The old fire station could be retrofit to provide public restrooms, an indoor/outdoor shelter and pavilion to support the Farmers' Market and other special events as a Gateway Park.

And, if there is public support, the city could acquire the surplus school property and Beighton Grange property to conserve the woodlands on Linderson Road across from the L&I Building, and preserve the historic Grange Hall.





Tumwater

Trospen Lake Site

6275 Littlerock Road SW

This 18.7-acre undeveloped neighborhood park land is located at 6275 Littlerock Road SW adjacent to Tumwater Middle School.

The park includes 3 acres of forested wetland habitat and provides access to Trospen Lake.

Possible improvements

The site could be developed to provide interpretive trails, picnic facilities, and other neighborhood park amenities.



Tumwater

Tumwater Hill Park

3115 Ridgeview Court SW

This 9.2-acre neighborhood park is located at 3115 Ridgeview Court SW south of Barnes Boulevard near the summit of Tumwater Hill and adjacent to Tumwater Hill Elementary School.

The park has been improved with 1 grass 200+ foot youth baseball field, 4 picnic tables, and a trail system that extends south towards Barnes Lake.

Possible improvements

Restroom facilities will be provided in a future development phase.





Tumwater

**Tumwater Municipal
Golf Course**

4611 Tumwater Valley Drive SE

This 200.0-acre 18-hole, 7,038-yard, par 72 public golf course is located at 4611 Tumwater Valley Drive SE.

The site adjoins Pioneer Park on the southeast, the city watershed on the west, Tumwater Valley Athletic Club on the northwest, and the Olympia Brewery railroad yard and warehouses on the north.

The Deschutes River flows through the middle of the site and the entire property is within the river floodplain.

Built in 1970, the course has a rating of 73.1 and slope rating of 120. The facility also provides a 50 tee driving range, 8,000 square foot pro shop, and restaurant and grill, and 1,000 square foot maintenance area.

Possible improvements

The course is popular with local residents and well used.

The city is currently completing a market study to determine the best and most economical returns it can expect from the course's restaurant and pro shop concessions.

Possible expansion

The city may extend E Street east through the lower portion of the old Tumwater Brewery warehouse area to Cleveland Avenue to improve city traffic flow.

If so, the existing gravel parking area and warehouse improvements would be removed and this portion of the site redeveloped to provide more golf course and athletic fields. The hillside would be reclaimed with trail improvements, an overlook from Cleveland Avenue, and a possible amphitheater.



Tumwater

Tumwater Watershed

DeSoto Street

This 9.68-acre forested hillside is located adjacent to Palermo Park on the west side of the Deschutes River Valley and the west side of the Tumwater Municipal Golf Course.

The mostly forested site is steeply sloped on the west, flat on the east with seasonal wetland areas.

Local residents have created several informal trails through the site.



Tumwater

Union Cemetery

Littlerock Road

This 3.95-acre historic cemetery is located at on the west side of Littlerock Road immediately south of a privately-owned cemetery.

The rehabilitated facility has been improved with an interpretive sign, parking area, and security lighting.

Chapter 6: Implementation

Following is a summary description of the major tasks determined to be necessary to effectively implement the park, recreation, and open space plan. The tasks represent the general priorities established by the Parks Board, charrette and public forum participants, and the mail-out/phone-back survey of registered voter households.

As shown, a number of parties may be responsible for the lead and management, participation, and supporting aspects of each action – as described in the following summaries. The tasks are grouped according to subject matter and not priority.

6.1 *Adopt plan*

1 Adopt plan

Tumwater will complete actions necessary to adopt this planning document as a compliant element of the city's comprehensive in accordance with Growth Management Act (GMA) provisions.

- ***Participants*** – City Council and Planning Commission with the assistance of the Park & Recreation and Development Services Departments and the participation of the county, adjacent cities, school district, WA DFW, YMCA, Boys & Girls Club, and citizens at large.

Action

- ***Disseminate copies of this plan document*** – on city website and CDs to appropriate public agencies and interested public and private parties in accordance with GMA adoption provisions.
- ***Conduct public hearing and record comments with Planning Commission*** – of this document as a stand-alone park, recreation, and open space element plan and make recommendations to City Council in accordance with GMA provisions.
- ***Conduct public hearing and record comments with City Council*** – of this document, comments received by Planning Commission, recommendations made by Planning Commission, and comments provided at hearing in accordance with GMA provisions.
- ***Adopt this plan and accompanying Capital Facilities Program (CFP) by City Council*** – as an element of the city comprehensive plan and implementing CFP in accordance with GMA provisions.

6.2 *Implement program financing strategies*

2 Create TumwaterParks.com

City Council will develop and operate an internet web-based recreational clearinghouse coordinating recreational program offerings that include as wide a variety of activities as there is an interest by city residents, regardless of age, skill level, income – or program provider.

The clearing house will offer recreational program activities providing health, education, social, recreational, and other welfare activities for children, teens, adults, seniors, and special populations.

To the extent possible, practical, and consistent with the city's mission, programs will be conducted by city staff or contractors. However, depending on demand, cost, and feasibility, the clearing house will also coordinate programs to be conducted by other public, non-profit, or for-profit organizations and even vendors.

To the extent possible and practical, program offerings will include activities that will be conducted in city parks, community centers, and trail facilities. However, depending on demand, the clearinghouse will also include program offerings that

Tumwater Park, Recreation & Open Space Plan

Participants

A=approval role
L=lead management role
P=major participating role

- 1. City Council
- | 2. Planning Commission
- | | 3. Park & Recreation Department
- | | | 4. Development Services/Public Works Departments
- | | | |
- | | | | 5. Thurston County
- | | | | | 6. Adjacent Cities - Olympia, Lacey
- | | | | | 7. Tumwater School District
- | | | | | | 8. South Puget Sound Community College
- | | | | | | |
- | | | | | | | 9. WA DFW/WSDOT
- | | | | | | | |
- | | | | | | | | 10. Tumwater Falls Foundation
- | | | | | | | | 11. Non-profit/Private
- | | | | | | | | |
- | | | | | | | | | By year

	1	2	3	4	5	6	7	8	9	0	1	3	6	7+	Comments
5.1 Adopt plan															
1 Adopt plan as GMA element	A	P	L	P	P	P	P	P	P	P	P	X			Including CFP
5.2 Adopt program financing strategies															
2 Create TumwaterParks.com	A		L			P	P	P	P		P	X			Clearinghouse role
3 Revise user fee schedules	A		L									X			Per benefit system
4 Recruit program vendors	A		L								P	X	X	X	On-going
5.3 Adopt project financing strategies															
5 Allocate capital facility funds	A	P	L	L								X			CF/THT/STS/REET/CRF
6 Increase park impact fees	A	P	L	P		A	A	P				X			Community and local
7 Institute park property tax levy	A		L	P		P	P	P				X			Shared project accomplishment
5.4 Initiate city-wide projects															
8 Acquire resource/historical conservancies	A	P	L	P		P	P		P	P		X	X	X	Fee and development rights
9 Acquire/develop resource parks	A	P	L	P		P	P	P	P			X	X	X	Citywide emphasis
10 Develop trail systems	A	P	L	P		P	P	P	P			X	X	X	Multipurpose priority
11 Develop streetscapes/parkways/gateways	A	P	L	P		P	P		P	P		X	X	X	Design standards
12 Acquire regional sports sites	A	P	L	P		P	P	P			P	X	X	X	Leased to leagues
13 Lease/develop community center	A	P	L	P		P	P	P				X	X	X	Joint venture w/Boys & Girls Club
5.5 Follow-up															
14 Conduct progress assessments	A	P	L	P		P	P		P	P	P	X	X	X	With every CFP update
	1	2	3	4	5	6	7	8	9	0	1	3	6	7+	

may be conducted in schools and other public facilities inside or out of the city, as well as at non-profit and for-profit sites and facilities.

- ***Participants*** – City Council with the assistance of the Park & Recreation Department, and the participation of the county, adjacent cities, school district, non-profit organizations, and private vendors.

Action

- **Create and operate an internet web-based recreational clearinghouse for recreational activities** – allocating web-site information for recreational programs in accordance with this plan regardless of agency sponsor.

3 Revise user fee schedules

City Council will assess the mission criteria for all program offerings the city is considering of providing with staff, contract instructors, or vendors. If the program is consistent with the city’s park and recreation mission and level-of-service proposals shown in this plan, the city will offer the program under a pricing policy or goal that establishes a public versus private good or benefit scale under one of the following 3 cost recovery scenarios:

- **Enterprise (full cost recovery) programs** - will recover all direct costs (including full and part-time staff, supplies, materials, maintenance, and utilities) and indirect costs (including department overhead for staff benefits).
 - **Merit pricing (partial cost recovery) programs** – will partially recover direct and indirect costs based on a policy decision about the degree to which each program provides public versus private goods or benefits. Merit pricing programs may also include the providing of scholarships to eligible user individuals or user groups that would prevent the program for realizing full cost recovery.
 - **Subsidy (no or very low cost recovery) programs** – will not attempt to recover costs as a fee, although it may ask for donations or grants from using individuals, groups, or organizations who benefit or are likely sponsors.
- ***Participants*** – City Council with the assistance of the Park & Recreation Department, and the participation of the county, adjacent cities, school district, non-profit organizations, and private vendors.

Action

- **Revise user fee schedules to reflect a public versus private goods and benefits scale for recreational activities** – collecting user fees under an enterprise, merit, or subsidy based cost recovery policy for recreational programs in accordance with this plan regardless of activity provider.

4 Recruit program vendors

City Council will assess the mission criteria for all program offerings the city is considering of providing with staff, contract instructors, or vendors. If programs are not consistent with the city’s park and recreation mission and level-of-service proposals shown in this plan, the city will not offer the program, but will recruit and facilitate the program to be offered by other providers including the option of partnering or brokering the program, and/or offering scholarships or other services, and/or publishing the program offering on the clearinghouse. Depending on the program activity, other vendors may include:

- **Other jurisdictions** – including Thurston County, Olympia, Lacey, Tumwater School District, South Puget Sound Community College, and Washington State Departments of Fish & Wildlife.
- **Non-profit organizations** – such as the YMCA, Boys & Girls Club, Boy and Girl Scouts, Campfire USA, Lions, Rotary, and Kiwanis Clubs, Elks, VFW, and Granges, 4-H Clubs, and Volunteers for Outdoor Recreation, among others.
- **Private for-profit entities and vendors** – such as Tumwater Athletic Club, American Heritage Campground, and Olympia Campground, among others.

- ***Participants*** – City Council with the assistance of the Park & Recreation Department, and the participation of the county, adjacent cities, school district, non-profit organizations, and private vendors.

Action

- ***Recruit and facilitate sponsors and vendors to provide recreational activities*** – that will not be provided by city staff for recreational programs in accordance with this plan regardless of the public or private nature of the activity provider.

6.3 ***Adopt project financing strategies***

5 Allocate capital facility funds

City Council will allocate a proportional amount of the monies received from dedicated resource-oriented revenue programs to provide funds for resource conservancy acquisitions that reflect the objectives of these programs. The revenue programs to be coordinated for resource conservancy acquisitions will include Conservation Futures (CF), Timber Harvest Sales, State Timber Sales, and Real Estate Excise Taxes (REET) 1 and 2 programs.

City Council will also allocate a proportional amount of the monies received from tourism, transportation, and flood management revenue programs to provide funds for the development of citywide trail systems that benefit tourists, multimodal transportation development, and maintenance of river dikes. At the present time, these funds are not contributing to the development of trail systems even through such projects directly implement the goals of these revenue programs. This action will provide a balance of priorities.

The revenue programs to be coordinated for trail system development will include the Hotel/Motel Tax for tourism.

- ***Participants*** – City Council and Planning Commission with the assistance of the Park & Recreation, Development Services, and Public Works Departments.

Action

- ***Allocate a proportional amount from existing resource-oriented revenue programs to fund the acquisition of resource conservancies*** – designating monies from Conservation Futures (CF), Timber Harvest Sales (THS), State Timber Sales, and Real Estate Excise Taxes (REET) 1 and 2 programs.
- ***Allocate a proportional amount from existing tourist and transportation-oriented revenue programs to fund the development of countywide trail systems*** – designating monies from the Hotel/Motel Tax and City Road Fund.

6 Increase GMA park impact fees

City Council will adopt a coordinated GMA park impact fee system on a city-wide basis for community or city-wide facility acquisition and development, and on a UGA basis with the county for UGA-wide facility acquisition and development.

The Washington State Growth Management Act (GMA) allows the city to impose a park impact fee on proposed residential developments within the city as a means of maintaining existing park, recreation, and open space levels-of-service (ELOS). The ordinance for impact fees will estimate the impact each development project will have on park, recreation, and open space facilities within the project's citywide or local service zone and make provisions for setting aside the resources, including lands or monies, necessary to offset the projects citywide or local 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 the city and/or another providing agency 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 park impact fee ordinance will consider 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. Under GMA provisions, 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.

The city will conduct periodic program reviews with residents, user groups, the school district, and other agencies to decide the most efficient and representative way of delivering the facilities mitigated by the ordinance. Alternative delivery methods could 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.
 - 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.
- **Participants** - City Council and Planning Commission with the assistance of the Park & Recreation and Development Services Departments, and the participation of the county and school district.

Action

- Adopt a GMA park impact fee for **community** facilities on a city-wide basis - collecting a proportional fee based on the value of community facilities regardless of facility ownership, and allocating the fees for citywide acquisition and development in accordance with this plan regardless of agency sponsor.
- Adopt a GMA park impact fee for **local** facilities on a neighborhood basis - collecting a proportional fee based on the value of local facilities located within the neighborhood boundaries regardless of facility ownership, and allocating the fees for local facility acquisition and development by the local agency in accordance with the local plan for the neighborhood area.

7 Institute city-wide park capital facility and O&M levy

City Council will place a property tax levy proposal for voter approval on a city-wide basis for the acquisition, development, and operation of parks, recreation, and open space facilities throughout the city (possibly using a Metropolitan Park District). The funds collected from the levy will be allocated to the appropriate sponsoring agency, which may include the city, county, school district or non-profit organization, for the realization of park, recreation, and open space facilities identified within this plan.

Under Washington State enabling acts, Tumwater may levy a property tax for general governmental purposes at a rate not to exceed \$3.60 per \$1,000 on the

assessed value of all taxable property within the city. The total of all property taxes for all taxing authorities can not 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 (currently pending a Supreme Court appeal), a statutory provision limiting the growth of the regular property tax levy 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.

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 Tumwater's registered voters. Tumwater voters will be asked to approve a resetting of the property tax levy rate that will adjust the amount of revenue the city can generate. (The new total revenue that will be generated by a resetting of the rate will be subject to the same 1.0% limitation, however, and the total amount of revenue and the resulting property tax rate will start to decline again in accordance with the Proposition.)

The adjusted rate and revenue will be used to finance the proposed park, recreation, and open space facility proposals in this plan – or the projects and programs from this plan that involve construction, maintenance, and operations aspects that a majority of the voters are willing to pay for under the adjusted rate.

Tumwater voters may be asked to reset the rate on a permanent basis with the new differential rate dedicated to city-wide parks, recreation, and open space proposals, subject to the provisions of Proposition 747. Or Tumwater voters may be asked to reset the rate on a temporary basis, where the rate is adjusted until a specific amount of revenue has been generated to finance a specified number of parks, recreation, and open space projects or programs – whereupon the rate reverts to the original or a specified amount defined in the referendum.

- **Participants** – City Council with the assistance of the Park & Recreation and Development Services Departments, and the participation of the school district.

Action

- **Submit and approve a property tax levy rate adjustment (on permanent or temporary basis) to acquire, develop, and operate facilities** – allocating the additional revenues for acquisition, development, and operation in accordance with this plan regardless of agency sponsor.

6.4

Initiate park, recreation, and open space projects

8 Acquire resource/historical conservancies

Using funds generated from tasks 2-4 above, City Council will acquire and conserve significant wildlife, forestland, and open spaces indicated within this plan. Where appropriate, monies will be allocated to and/or combined with monies provided by the county, state agencies, and non-profit organizations for significant projects.

Depending on schedules and availabilities, initial acquisitions may include Barnes Lake Westside, Trails End Lake, Henderson Blvd Pond, Restawhile Pond, Kenneydell Pond, Belmore Marsh, Railroad Pond, Rhondo Pond, Bush Mountain South, 93rd Avenue Prairie, Deschutes River Additions, Black Lake Marsh, and Salmon Creek Woods, among others. Initial acquisitions may also include the Old Tumwater Brewery site and wetland surroundings.

- ***Participants*** – City Council with the assistance of the Park & Recreation and Development Services Departments, and the participation of the county, school district, WA DFW, and other non-profit organizations.

Action

- ***Initiate the acquisition and conservancy of significant resource conservancy sites*** – allocating revenues for significant properties in accordance with this plan regardless of agency sponsor.

9 Acquire/develop resource parks

Using funds generated from tasks 2-4 above, City Council will acquire, develop, maintain, and operate of significant resource parks indicated within this plan. Where appropriate, monies will be allocated and/or combined with monies provided by the county, state agencies, and non-profit organizations.

Depending on schedules and availabilities, initial acquisitions and developments may include Barnes Lake Westside, Trails End Lake, Henderson Blvd Pond, Deschutes River Additions, and Old Tumwater Brewery, among others.

- ***Participants*** – City Council with the assistance of the Park & Recreation Department, and the participation of the county, school district, and WA DFW.

Action

- ***Initiate the acquisition, development, maintenance, and operation of significant resource or multiuse parks*** – allocating revenues for significant properties in accordance with this plan regardless of agency sponsor.

10 Acquire/develop trail systems

Using funds generated from tasks 2-4 above, City Council will acquire, develop, maintain, and operate significant trail systems indicated within this plan. Where appropriate, monies will be allocated to and/or combined with monies provided by the county, state agencies, and non-profit organizations for significant projects.

Depending on schedules and availabilities, initial acquisitions and developments may include the BPA Powerline, Airport Loop, Capitol Way, Deschutes River, BNSF Rail, Gate to Belmore, and Williams Gas Pipeline Trails, among others.

- ***Participants*** – City Council with the assistance of the Park & Recreation, Development Services, and Public Works Departments, and the participation of the county, and WA WSDOT, and DFW.

Action

- ***Initiate the acquisition, development, maintenance, and operation of significant corridors and on and off-road trail systems*** – allocating revenues for significant projects in accordance with this plan regardless of agency sponsor.

11 Conserve/designate streetscape, parkway, and gateways

Using funds generated from tasks 2-4 above, City Council will designate and conserve significant streetscape, parkway, and gateway corridors indicated within this plan. Where appropriate, way-finder signage, trailheads, and vista development monies will be allocated to and/or combined with monies provided by the county and state agencies for significant projects.

Depending on schedules and availabilities, initial designations may include the streetscapes and gateways on Deschutes Way, 49th/54th/Trosper Road, Israel Road, Tumwater Boulevard, 93rd Avenue, Littlerock Road, Capitol Boulevard/Old 99, Henderson Boulevard, and Yelm Highway, among others.

- ***Participants*** – City Council with the assistance of the Park & Recreation, Development Services, and Public Works Departments, and the participation of the county and WA WSDOT.

Action

- Initiate the designation, management, acquisition, development, maintenance, and operation of significant scenic streetscapes, parkways, and gateways – allocating revenues for significant projects in accordance with this plan regardless of agency sponsor.

12 Acquire/lease sports sites

Using funds generated from tasks 2-4 above, City Council will acquire and lease for development regionally-significant athletic field sites indicated within this plan. Where appropriate, acquisition monies will be allocated to and/or combined with monies provided by the county and non-profit organizations for regionally significant projects.

Depending on schedules and availabilities, initial acquisitions may include the regional sports park complex at Black Lake Soccer League and AG West Black Hills High School, among others.

- **Participants** – City Council with the assistance of the Park & Recreation Department, and the participation of the county and non-profit athletic leagues.

Action

- Initiate the acquisition and lease for development of regionally-significant athletic field sites – allocating revenues for regionally-significant acquisition projects in accordance with this plan regardless of agency sponsor.

13 Lease and develop community center facilities

Using funds generated from tasks 2-4 above, City Council will lease for development or otherwise provide the recreation and community center indicated within this plan. Where appropriate, acquisition, development, and/or lease monies will be allocated to and/or combined with monies provided by the county, school district, and non-profit organizations for significant projects.

Depending on schedules and availabilities, initial lease and developments may include a new community center and swimming pool facility.

- **Participants** – City Council with the assistance of the Park & Recreation and Development Services Departments, and the participation of the county and non-profit organizations.

Action

- Initiate the lease and development of recreation and community center facilities – allocating revenues for lease and development projects in accordance with this plan regardless of agency sponsor.

6.5 Follow-up

14 Conduct progress assessments

City Council will conduct progress assessments reviewing action on the projects and programs identified above and improve methods, assign responsibilities, or take other measures necessary to ensure effective implementation.

- **Participants** – City Council and Planning Commission with the assistance of the Parks & Recreation, Development Services, and Public Works Departments and the participation of the county, adjacent cities, school district, WA DFW, non-profit organizations, private vendors, and citizens at large.

Action

- Adjust parks, recreation, and open space vision, strategies, and implementing measures – based on the results of the follow-up assessments.

Appendix A: Community setting

Tumwater planning area boundaries – are generally described as the Tumwater urban growth area extending on the:

- north – US 101,
- east – Yelm Highway and the Deschutes River,
- south – Nunn Road, and
- west – Black Lake.

The urban growth area may also be described as lands located within portions of:

- Sections 20-29 and 32-36 of Township 16 North, Range 2 West,
- Sections 1-5 and 8-24 of Township 17 North, Range 2 West, and
- Sections 6-7 of Township 17 North, Range 1 West.

A.1 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 Tumwater, mean temperatures vary from a high of 75 degrees in August to a low of 30 degrees Fahrenheit in January with extreme variations recorded at -1 to a high of 95 degrees Fahrenheit. Average annual precipitation is about 12 inches with a mean growing season with temperatures above 32 degrees Fahrenheit for about 300 days. Approximately 80 percent of the precipitation occurs from October through March with less than 6 percent falling during June, July, and August.

A.2 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.

Tumwater 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.

Tumwater is located within the Deschutes River valley with topography ranging from 0 to about 750 feet above Puget Sound. The hilltops overlooking the Deschutes River valley floor and Capitol Lake drop off abruptly in places, particularly on Bush Mountain, with slopes ranging from 25 to 50%.

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.

A.3 Water

- **Deschutes River** – drains the southern portion of Thurston and Lewis Counties flowing north through Tumwater, down Tumwater Falls, and into Capitol Lake. Capitol Lake originally flowed directly into south Puget Sound at Budd Inlet but was dammed during subsequent development of the state capitol grounds and Olympia to control flooding from the Deschutes.
- **Black River** – drains the southern portion of Thurston and Lewis Counties flowing north into Black Lake in Tumwater. A small dam was erected at the north end of the lake to retain the lake’s height and depth.
- **Percival Creek** – drains Black Lake flowing north through Percival Canyon to empty into Percival Cove and then into Capitol Lake adjacent to the BNSF railroad lake crossing.

Lakes

Lakes are water bodies greater than 20 acres in size or more than 6 feet in depth. There are a number of significant lakes within the urban growth area including:

- **Black Lake** – a large water body fed by Black Lake located on the west side of the urban growth area. The lake is fronted by 2 county parks, a Washington State Department of Fish & Wildlife boat ramp and access, a private marina and resort, a private bible camp, and numerous residential developments use the lake extensively for recreational purposes.
- **Munn Lake** – a sizable water body located on the east side of the urban growth area. Washington State Department of Fish & Wildlife provides a motorized boat ramp and access on the north end of the lake within a residential neighborhood.
- **Barnes Lake** – a sizable but shallow water body located in the middle of the urban growth area. The lakefront abuts an elementary school and homeowner’s common open space but is not accessed or suitable for waterborne recreational activities.
- **Trosper Lake** – a sizable but shallow water body located in the middle of the urban growth area. The lake is not accessed or suitable for waterborne recreational activities.
- **Lake Susan** – a small, shallow water body located in the eastern portion of the urban growth area. The lake is not accessed or suitable for public waterborne recreational activities but is used for non-motorized craft by adjacent private residential landowners.
- **Trails End Lake** – a small, shallow water body located in the eastern portion of the urban growth area. The lake is not accessed or suitable for public waterborne recreational activities but is used for non-motorized craft by adjacent private residential landowners.
- **Ski Lake** – a small, shallow water body located in the southwestern portion of the urban growth area. The lake was modified by adjacent private residential landowners to accommodate private water skiing activities.

There are numerous ponds of varying sizes located on the plateau the largest of which is “Henderson Pond” – the Port of Olympia’s stormwater collection system for the airport.

Wetlands

Small or moderate sized wet spots, bogs, peat and muck deposits of from 1 to 5 acres are scattered throughout the urban growth area. Numerous wetland areas are located around Black Lake, south of Trosper Lake, and within mild depressions scattered throughout the area.

Floodplains

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.

The complete floor of the Deschutes River valley is subject to flooding during major spring thaws and heavy storms. Historical and Pioneer Parks, and the Tumwater Municipal Golf Course are subject to flood risk during these events.

All segments along the river shoreline are affected by the floodwaters possible during the worst storm in an average 100-year period. In such instances, floodwater depths are shallow but extensive.

A.4 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. Tumwater has 2 categories of wildlife habitat.

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 bio-diversity 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 the Tumwater urban growth area:

- **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 Deschutes and Black Rivers, and Percival Creek corridor, and Barnes and Trospen Lakes. 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 within the Deschutes River valley has substantially reduced wildlife habitat through the years. However, valuable habitat qualities still remain in the undeveloped, large native vegetation tracts and around the remaining wetlands and riparian (streamside) forests of sections of the Deschutes and Black Rivers, and Percival Creek.

The wetlands and riparian zones may support muskrat, mink, otter, beaver, raccoon, and weasel. Water bodies, wetlands, and adjacent agricultural 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 the Deschutes and Black Rivers 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 Tumwater urban growth area.

Fisheries - the lower reaches of the Deschutes and Black Rivers 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.

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 area 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, that restrict access from the upper reaches and spawning areas of stream and river runs.

The Washington Department of Fisheries & Wildlife and various Tribal Governments supplement the natural stocks in order to maintain river runs for most of these species - the latter at an existing hatchery above Tumwater Falls and a proposed hatchery to be developed in Pioneer Park.

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, and
- timberline and alpine areas.

Western portions of Thurston County 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 courses.

Portions of the Tumwater urban growth area 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 Deschutes River valley - 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, deer, bear, and cougar.

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 the Tumwater urban growth area have substantially reduced wildlife habitat through the years. However, valuable habitat qualities still remain in undeveloped, large native vegetation tracts and around the remaining wetlands and riparian (streamside) forests along the Black and Deschutes Rivers.

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.

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

Portions of the Deschutes River valley floor and other low-lying areas are now devoted to pastures and meadows with some agricultural crops, 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. 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.

A.5 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 (lobellia 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,
- fringed 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,

A.6 Wildlife habitat concerns

Freshwater habitat

Some freshwater courses have been altered in the Tumwater urban growth area by landfill or piped diversions. 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.

A.7 Land use implications

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 valley 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 will irretrievably be lost as the Tumwater urban growth area population continues to grow. 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 shoreline and along 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.

A.8 Historical development

Indian settlements

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 and the unearthing of Kennewick Man along the Columbia River indicate man was in the area as early as 12,000 years ago.

There are more than 5,000 Indian sites on record in the state, of which few have been professionally evaluated. Generally, sites are located at river junctions

within valleys and along the shoreline of Puget Sound. Known sites have been grouped into three rather broad time periods:

- early sites - approximately 12,000-8,000 years old,
- middle-period sites - between 8,000-3,000 years old, and
- late period sites - about 3,000 years old.

Archaeologists and historians have verified tribal village sites throughout the Puget Lowlands including some reported sites that date 2,000 to 8,000 years before the Christian era.

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.

Lower Hood Canal, Budd Inlet, and the Deschutes River valley was the traditional and current homeland for a number of Indian tribes of the Coast Salish groups including the Squaxins (or Squaxons), Sahewamish, and Kwaiailk.

- The Squaxins - (the name means alone) lived between Hood Canal and Case Inlet on the southern reaches of Puget Sound. The Squaxins had ties with neighboring peoples (such as the Twanas of Hood Canal) with whom tribal members intermarried.

Under the Medicine Creek Treaty of 1854, Squaxin Island in southern Puget Sound was set aside as the Squaxin Reservation. Most present day Squaxins, however, reside in Kamilche and Shelton.

- The Sahewamish - lived on the innermost fingerlike reaches of southern Puget Sound. Some of their villages were located on several bays and inlets including Budd Inlet.

The large Sahewamish village near Arcadia, Sahewabsh or Sahewabsh commanded outlets of Budd and Shelton inlets and Mud and Oyster Bays. Because of the village's prominence, the name of the Sahewabsh village, sounding like sawewamish, was extended to the natives of other villages.

Smallpox decimated the Sahewamish numbers in 1983. The Sahewamish, who were closely related to the Squaxins, settled on the Squaxin Reservation or merged with other tribes on other reservations in the state.

- The Kwaiailk - were also known as the Upper Chehalises, were one of at least 4 bands in the upper Chehalis River country.

The Kwaiailks in the prairie and foothill country subsisted on roots, game, and fish. The tribes burned prairie lands every 2-3 years to encourage the growth of berries and camas roots. The Kwaiailks fished for salmon and traveled up Black River to Mud Bay to gather clams and catch flounders. They also hunted deer and elk. Around 1800, the Kwaiailks acquired horses, which they grazed on prairie lands.

The Kwaiailks traded goods with the Hudson's Bay Company in Vancouver, on the Columbia River, and at Fort Nisqually. Some Kwaiailks also tended sheep for the Puget Sound Agricultural Company, a subsidiary of the Hudson's Bay Company.

Early settlement

The location of a cascading river within a mile of saltwater made Tumwater an ideal site for settlement. The location combined waterpower potential with easy access to and from Puget Sound. Prairie openings in the surrounding forest allowed

farming without major clearing efforts, and the nearby forests provided timber for early constructions.

Tumwater was the site of the first American settlement north of the Columbia River in 1845. A party of 32 Missourians arrived led by Michael T Simmons and George Bush. The group came en masse from the Midwest, uprooting New Market, Missouri, and replanting it on the Deschutes as New Market, Oregon Territory.

The group had originally selected the Willamette River valley in Oregon, but decided to settle north of the Columbia River so that Bush – a black American, could own land – which was prohibited in Oregon. The northern reaches of the Oregon Territory were still under British control, which allowed more leeway than Oregon.

Bush had been employed by the Hudson’s Bay Company in 1820, and traveled extensively through British Columbia. He returned to Missouri in 1830, married a German-American woman, and settled into family life until convinced by the group, to help lead a resettlement to the Oregon Territories.

Within a few months of arrival at New Market (later renamed Tumwater), Michael Simmons built a water-powered gristmill using a buhrstone from Mud Bay – one of thousands of rocks that the glaciers had carried into Puget Sound. By early 1847, the new settlement also constructed a sawmill that was situated below Tumwater Falls so that logs could be floated directly into Budd Inlet.

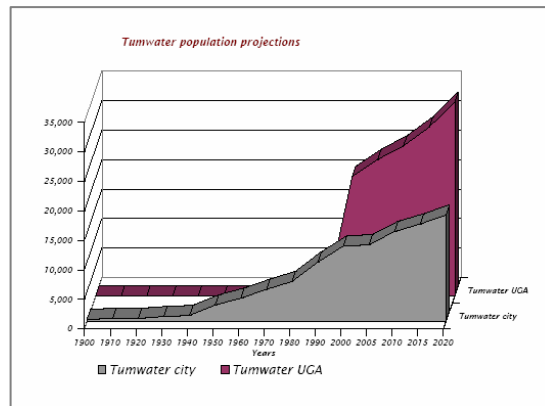
In the years following, the site was augmented by a succession of additional mills and hydropower plants, breweries, a tannery, a furniture factory, a box mill, and other industries.

A.9 Population

Population trends – Tumwater’s population was estimated to be 12,698 persons in 2000 and 12,950 in the year 2005 - equal to an average annual increase of 0.4% per year over the 5 year period. By comparison, Thurston County increased at an average annual rate of 1.6%, Puget Sound by 1.5%, and Washington State by 1.1% during the same period.

Population projections - according to the Washington State Office of Financial Management (OFM) and Thurston County’s Regional Planning Department, the city’s population will increase to 17,990 persons by the year 2020 – or by 5,040 persons for an increase of 39%.

By the year 2020, however, Tumwater’s urban growth area population may increase to 32,760 persons – or by 19,810 persons equal to an increase of 153% over this 15-year time period. Most of this increase will come from development and annexation of lands south of existing city limits within the urban growth area.



Population projections

	United States	Washington State	Puget Sound (King/Kitsap/Pierce/Snohomish Counties)		1852	Tumwater	Tumwater
				Thurston County		1869	UGA
Historical							
1900	76,094,000	518,100	196,285	9,927		270	
1910	92,407,000	1,142,000	492,306	17,581		490	
1920	106,466,000	1,356,600	634,254	22,366		472	
1930	123,077,000	1,563,400	736,996	31,351		793	
1940	132,594,000	1,736,200	820,202	37,285		955	
1950	152,271,000	2,379,000	1,196,172	44,884		2,725	
1960	180,671,000	2,853,200	1,512,979	55,069		3,885	
1970	204,879,000	3,413,300	1,938,899	76,894		5,373	
1980	226,500,000	4,132,200	2,240,269	124,264		6,705	
1990	250,410,000	4,866,663	2,748,895	161,238		9,976	
2000	274,634,000	5,894,121	3,275,847	207,355		12,698	20,128
2005	285,981,000	6,233,345	3,524,000	224,100		12,950	23,050
Projections							
2010	297,716,000	6,648,112	3,636,420	258,687		15,180	25,340
2015	310,133,000	7,096,501	3,856,545	286,449		16,460	28,480
2020	322,742,000	7,545,269	4,080,990	312,029		17,990	32,760
2025	335,050,000	7,975,471	4,295,432	336,825			

Average annual rate of growth

1900-1910	2.0%	8.2%	9.6%	5.9%		6.1%	
1910-1920	1.4%	1.7%	2.6%	2.4%		-0.4%	
1920-1930	1.5%	1.4%	1.5%	3.4%		5.3%	
1930-1940	0.7%	1.1%	1.1%	1.7%		1.9%	
1940-1950	1.4%	3.2%	3.8%	1.9%		11.1%	
1950-1960	1.7%	1.8%	2.4%	2.1%		3.6%	
1960-1970	1.3%	1.8%	2.5%	3.4%		3.3%	
1970-1980	1.0%	1.9%	1.5%	4.9%		2.2%	
1980-1990	1.0%	1.6%	2.1%	2.6%		4.1%	
1990-2000	0.9%	1.9%	1.8%	2.5%		2.4%	
2000-2005	0.8%	1.1%	1.5%	1.6%		0.4%	2.7%

Projected average annual rate

2005-2010	0.8%	1.3%	0.6%	2.9%		3.2%	1.9%
2010-2015	0.8%	1.3%	1.2%	2.1%		1.6%	2.4%
2015-2020	0.8%	1.2%	1.1%	1.7%		1.8%	2.8%
2020-2025	0.8%	1.1%	1.0%	1.5%			

US Bureau of the Census, Current Population Reports, Series P-25, Number 1018, Mid Series 14:

fertility=1.8 births/woman, mortality=81.2 years, 500,000 yearly net immigration.

Washington State, Office of Financial Management, Population Trends for Washington State, Jan 200

Washington State Data Book, Office of Financial Management, Mid series

Thurston County Regional Planning

Appendix B: Existing facilities

Tumwater, Thurston County, Port of Olympia, Washington State Parks & Recreation Commission and Departments of Natural Resources and Fish & Wildlife (DFW), Tumwater School District, and other public and private agencies have assembled a significant amount of land within or adjacent to Tumwater.

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

B.1 Tumwater

The Tumwater Parks & Recreation Department owns the following properties for public parks, recreation, and open space use.

<i>Parks</i>		<i>Acres</i>
1	5th & Grant Pocket Park	0.3
2	Palermo Pocket Park	0.3
3	V Street Pocket Park	0.6
4	Jim Brown Park	1.41
5	Wellfield #7	3.03
6	Barclift Park	3.57
7	Tumwater Hill Park	9.2
8	Historical Park	18.0

		Museum and Henderson House & Museum and about 9.0 acres of conservancy.	
9	Trosper Lake Site	Undeveloped neighborhood park land located at 6275 Littlerock Road SW adjacent to Tumwater Middle School. The park includes 3 acres of forested wetland habitat and provides access to Trosper Lake.	18.7
10	Pioneer Park	Community multi-use park located at 5800 Henderson Boulevard on the north bank of the Deschutes River with 1 grass 200+ foot youth baseball field, 3 grass 275-300 foot adult softball fields, 3 grass 120 yard adult soccer fields, 1 grass 110 yard youth soccer field, 2 sand volleyball courts, children's play toys and playgrounds, 12 picnic tables, 2 picnic shelters, restrooms, hand-carry boat launch, and trails. Approximately 45.0 acres of the site have been developed as part of a 5 phase development process.	85.0
11	Overlook Point Park	Special use park located at 1205 Barnes Boulevard on the summit of Tumwater Hill with scenic overlook of Capitol Lake, Budd Inlet, and the state campus with 4 picnic tables, paved walkway, and parking area.	1.3
12	Bonneville Powerline Easement	100 foot wide BPA powerline corridor easement through extends west from Capitol Boulevard through the Tumwater urban growth area.	5.84
13	Old Town Center	Senior and Youth Activity Center located at 215 North 2nd Avenue SW serving preschool, pre-teens, teens, and seniors. The remodeled former city hall facility provides a 400 square foot kitchen, 2,000 square foot multipurpose room (150 person seating capacity), hot serving table, and dining room, 8,000 square foot gymnasium with basketball court, and 4,000 square foot activity area with pool and foosball tables, computer room, video entertainment room, and class and meeting rooms.	3.00
14	City Hall	Public facility located at 555 Israel Road with 480 square foot meeting rooms and 1,000 square foot council chambers.	3.00
15	Library	Public facility located on Israel Road with 480 square foot community meeting room.	3.00
16	Tumwater Valley Municipal Golf Course	18 hole, 7,038 yard, par 72 public golf course located at 4611 Tumwater Valley Drive SE with a course rating of 73.1 and slope rating of 120. Built in 1970 - the facility provides a 50 tee driving range, 8,000 square foot pro shop, and restaurant and grill, and 1,000 square foot maintenance area.	200.0
17	Carlyon Park	Special use landscaped area located in a triangular configuration in northeast Tumwater 1 block southeast of Capitol Boulevard.	0.10

18	Union Calvary/Cemetery	Historic cemetery located at on the west side of Littlerock Road immediately south of a privately-owned cemetery. The rehabilitated facility has been improved with an interpretive sign, parking area, and security lighting.	3.95
19	Linderson-Tartan and Dennis, 11th, and Linderson	Special use parcels located across Linderson Way at the I-5 pedestrian overpass on the east side between Tartan and Dennis Streets. Both parcels can be improved with landscaping and gateway furnishings.	0.79

Total acres

Open space

Acres

20	Percival Creek Greenway	Forested ravine located at north of Mottman Road along Percival Creek with steep slopes and the Black Lake Drainage Ditch that flows into Percival Creek.	5.50
21	DeSoto Canyon	Forested ravine located on the west side of 2nd Avenue at DeSoto Street with steep slopes and a small stream draining a portion of Tumwater Hill into the Deschutes River.	3.53
22	Tumwater Watershed	Forested hillside located at adjacent to Palermo Park on the west side of the Deschutes River Valley and the east side of the Tumwater Municipal Golf Course. The mostly forested site is steeply sloped on the west, flat on the east with seasonal wetland areas. Local residents have created several informal trails through the site.	19.68 or 19.65
23	Black River Greenway	Conservation area located along the Black River north of Black Lake.	8.78
24	Percival Creek Canyon	City of Olympia greenway that extends into the Tumwater urban growth area	7.52
25	Mottman Road Stormwater		
26	Sapp Road Park	Wetland conservancy dedication located on Sapp Road with trailhead parking area.	
27	Linnwood	Wetland conservancy dedication located on Linnwood Road.	

Total acres

47.04

Trails

Miles

1	Somerset Hill & SPSCC	SPSCC trail originates as a dirt nature trail at the east edge of the campus at Somerset Hill Drive then extends 0.5 miles parallel to Percival Creek, a salmon stream that flows into Capitol Lake. The Somerset Hill pathway extends 0.75 miles as an asphalt urban walk parallel to Somerset Hill Drive. Trailheads are located at Mottman Road, 3 bridges across Percival Creek, and by foot access from a parking area on Somerset Hill Drive.	1.25
2	Tumwater Hill Trail	Loop dirt nature trail beginning at Ridgeview Court SW adjacent to Tumwater Hill Elementary School.	0.5

3	Tumwater Historical Park Trails	Park trails include 0.5 miles of dirt paths on the west and north sides of the park, 0.5 mile paved trail connecting to the Capitol Lake Interpretive Park, and 0.2 miles of brick trail on the east and south part of the park. Trailheads are located at the end of Boston and Simmons Streets below the Henderson House museum.	1.2
4	Tumwater Falls Trail	Looped nature/urban trail accessed on the Westside of the bridge and extending along the Deschutes River. Trailhead located on C Street off Deschutes Parkway in Tumwater Falls Park.	0.5
5	Palermo Park Trails	Park trails include a looped nature/running dirt path in the woods adjacent to the Tumwater Valley Golf Course. Trilahead access is located at the back of Palermo Park or from a path from Linda Street off Capital Boulevard.	0.7
6	Pioneer Park Trails	Series of looping dirt (0.8 miles) and paved (1.25 miles) nature paths through open meadow and riverside woods from the parking area in Pioneer Park to the Deschutes River beach access. Trailheads are provided at several points off Henderson Boulevard.	2.1

Total miles

6.25

B.2 **Tumwater School District**

The Tumwater School District owns the following properties for public parks, recreation, and open space use.

Tumwater facilities			Acres
1	Michael T Simmons Elementary School	Elementary (K-6) school facility located at 1205 South 2nd Avenue providing playground, 0.5 basketball court, 2 grass 180 foot youth softball fields, 1 grass 100 yard youth soccer field, and small 8,000 square foot multiuse gymnasium.	8.00 (22.10)
2	Peter G Schmidt Elementary School	Elementary (K-6) school facility located at 6600 Capitol Boulevard providing playground, 0.5 basketball court, 4 grass 180 foot youth softball fields, and small 8,000 square foot multiuse gymnasium.	9.70 (15.01)
3	Tumwater Hill Elementary School	Elementary (K-6) school facility located at 3120 Ridgeview Street SW providing playground, 2 grass 180 foot youth softball fields, 1 grass 100 yard youth soccer field, and small 8,000 square foot multiuse gymnasium.	6.50 (11.50)
4	George Washington Bush Middle School	Middle (7-8) school facility located at 2120 83rd Avenue SW providing 1 grass adult 275-300 foot softball field, 1 grass 120 yard adult soccer field, 1 grass 100 yard youth soccer field, 1 grass 100 yard football field, 0.25 mile rubber surfaced track, and 12,000 square foot gymnasium.	14.00 (19.62)

5	Tumwater Middle School	Middle (7-8) school facility located at 6335 Littlerock Road SW providing a playground, 2 grass 180 foot youth softball fields, 1 grass 100 yard youth soccer field, 1 grass 100 yard football field, 0.25 mile rubber surfaced track, and 12,000 square foot gymnasium.	8.00 (21.29)
6	AJ West Black Hills High School	High (9-12) school facility located on Littlerock Road south of 70th Avenue providing 4 tennis courts, 1 grass lighted 300 foot baseball field, 3 grass adult 275-300 foot softball fields 2 grass 120 yard adult soccer fields, 1 grass lighted 100 yard football field, 0.25 mile rubber surfaced track, and 15,000 square foot gymnasium.	41.00 (38.80)
7	Tumwater High School	High (9-12) school facility located at 700 Israel Road providing 5 tennis courts, 2 grass lighted 300 foot baseball fields, 2 grass 275-300 foot adult softball fields, 2 grass 120 yard adult soccer fields, 1 grass lighted 100 yard football field and stadium, 0.25 mile rubber surfaced track, 2 regulation 15,000 square foot gymnasiums, and 1,200 square foot weight room.	32.00 or 36.0
8	New Market Vocational Skills Center	High (11-12) school vocational facility located at 7299 New Market Street providing	Na

Total

119.20

Olympia facilities

Acres

9	Black Lake Elementary School	Elementary (K-6) school facility located at 6345 Belmore-Black Lake Road in Olympia) providing playground, 2 grass 180 foot youth softball fields, 1 grass 100 yard youth soccer field, and small 8,000 square foot	12.00 (18.13)
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Total

12.00

* portion of site used for recreational purposes estimated to be 40% of elementary and 60% of junior and high school sites.

B.3 Thurston County

Thurston County owns the following park and recreation facilities:

Parks

Acres

1	Bush Memorial Park	Historic site located on 85th Avenue SW in Tumwater with interpretive marker and parking.	2.0
2	Kenneydell Park	County park site located at 6745 Fairview Road SW on the east shore of Black Lake 1 mile west of Tumwater. The site has been improved with a 1,000 linear foot swimming beach, disabled-accessible fishing area, 9 picnic tables, 3 covered picnic shelters with grills and seating capacity of 24-30 people, and a 1,000 square foot lodge facility with kitchen, fireplace, and large meeting area of 49 person capacity with restrooms, and a trail system. The park has also been	41.0

		improved with a grass 300 foot baseball field and grass 120 yard adult soccer field.	
3	Guerin County Park	Undeveloped county park site located on the west shore of Black Lake off Black Lake Boulevard (Guerin Street).	41.0
4	Gate to Belmore Trail Corridor	12.45 miles of abandoned railroad right-of-way for trail linking Kenneydell Park, Tumwater, and the Rochester-Gate area. The trail corridor includes access sites along the Black River and various preserves.	243.0
5	Deschutes River Park	Undeveloped open space including 0.75 miles of riverfront along the Deschutes River to provide future access to the Chehalis Western Trail to Lacey and Yelm.	50.0

Total acres

17.30

B.4 **Washington State agencies**

Department of General Administration (DGA)

The Washington State Department of General Administration manages lands in and around the state capitol campus and Heritage Lake adjacent to Tumwater.

			<i>Acres</i>
1	Heritage Park	Heritage Park is located on the north, west, and south shores of Capitol Lake with linking trails and sidewalks, restrooms, and picnic tables at Marathon Park. Includes a 1 gravel boat launch ramp with 10 car and 25 trailer parking lot on Simmons Street adjacent to Tumwater's Historical Park.	77.0

Total acres

77.0

Parks & Recreation Commission (P&RC)

The Washington State Parks & Recreation Commission (P&RC) owns and operates 2,099 acres of land within Tumwater. The Commission provides a diverse variety of facilities ranging from formal gardens and interpretative facilities to primitive trails and camping sites. The Commission's principal facilities in Tumwater include:

			<i>Acres</i>
2	Millersylvania State Park	Historic state park located south of Tumwater with 3,300 linear feet of shoreline on Deep Lake. The property was homesteaded by Squire Lathum in 1855 then sold to the John Miller family who deeded the site for a state park in 1921. Railroad spurs and logging roads were constructed through the site in the 1800s, park facilities were built in 1935 by the Civilian Conservation Corps (CCC). The park provides 4 kitchen shelters of 100 to 250 person capacity, 30 sheltered and 125 unsheltered picnic tables, an asphalt boat ramp and 100 foot dock with 25 trailer parking lot, amphitheater, horseshoe pits, swimming beaches and fishing sites, 120 tent campsites, 48 utility spaces, a group camp for 20-40 people, 3 restrooms (1 ADA), 8 showers, a dump station, 7.6 miles of bike and 8.6 miles of hiking trails, and 1.0 mile exercise trail.	842.0

The Millersylvania Environmental Learning Center (ELC) - provides a dining hall/kitchen, 19 cabins, 2 restroom/showers, amphitheater, private swim area, 8 canoes, 2 rowboats, 3 ballfields, volleyball court, and horseshoe pits for groups up to 150 persons.

Lakeside Cottage - located on the shores of Deep Lake can be rented by groups or 6 or less.

Total acres **842.0**

Department of Fish & Wildlife (DFW)

The Washington State Department of Fish & Wildlife (DFW) owns and operates a variety of fish and boating access sites throughout Tumwater.

Fish and boating access **Acres**

3	Black Lake Access	Public 2 concrete ramp boat launch facility located on the southeast shoreline of Black Lake off Fairview Road with 30 car and 30 trailer parking lot and 2 vault restroom facilities.	2.76
4	Munn Lake Access	Public 1 concrete ramp boat launch facility located on the north shore of Munn Lake in Lake Munn Park off 65th Avenue SE with 5 car and 10 trailer parking lot and 1 vault restroom facilities.	0.95
5	Deschutes River Fish Culture Facility	Located in Tumwater Falls Park with hatchery and viewing of salmon spawning.	4.0

Total acres **7.11**

Department of Natural Resources (DNR)

The Washington State Department of Natural Resources owns and manages forest and timber lands with recreational access sites in the areas adjacent to Tumwater.

Acres

6	Capitol Forest 92,000 Multiple Use Area located west of Black Lake designated for (MUA)	Extensive timber and forestland tracts multiple use activities including overnight camping, hiking trails, equestrian trails, mountain bike trails, Off-Road Vehicle (ORV)	
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Total acres **92,000.0**

B.5 Other publicly accessible

Other public groups own the following properties that may be used for public parks, recreation, and open space use.

Nonprofit organizations **Acres**

1	Briggs Community	YMCA branch facility located just north of Na YMCA Tumwater city limits at 1530 Yelm Highway SE. The 45,700 square foot facility provides a 12,000 square foot gymnasium, 1,200 square foot multipurpose room, cardio room, 1,200 square foot youth fitness room, playcare, locker rooms, ADA changing rooms, natorium with 25 yard, 6 lane, 2,400	
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		gallery, 4,000 square foot multipurpose meeting/classrooms, climbing toy and wall, and massage room. YMCA programs include aquatic lessons and swim teams, childcare, preschool, teen clubs, sports camps and teams.	
2	Tumwater Boys & Girls Club	Boys & Girls Club facility located at 600 Israel Road on the Tumwater high school campus in the old bus barn. The remodeled 14,000 square foot bus barn facility provides 2 gymnasiums in 8,000 square feet, and 6,000 square feet of computer lab, classrooms, kitchen, reception lobby, and administrative offices, and 2 basketball half-courts. Club programs include sports, fitness, recreation, education and career development, technology labs, arts and crafts, game room, and special programs for teens. The club operates a bus program that collects kids from the district elementary schools.	Na
3	Tumwater Falls Park	This special purpose park site is owned and operated by the non-profit Olympia-Tumwater Foundation. The park is located at 110 Deschutes Way SW adjacent to the upper Tumwater Falls on the Deschutes River and provides 10 picnic tables, playground equipment, restroom, and trails along the Deschutes River. The park also contains the Department of Fish & Wildlife fish-rearing facility.	5.63
4	Black Lake Babe Ruth	Babe Ruth organization field located at providing 1 grass 300 foot baseball field	
5	Capitol Lake Little League Complex	Little League organization fields located at Providing 6 grass 200+ foot baseball fields.	14.62

Total

20.25

Private facilities

Acres

6	Salmon Shores Resort	Public 1 gravel ramp boat launch facility located on the southwest shoreline of Black Lake off Black Lake Boulevard with 3 car and 2 trailer parking lot and 2 flush restrooms and 1 shower facilities. Boat launch costs \$3.00 user fee.	
7	Tumwater Valley Athletic Club	Membership-only club located on 4833 Tumwater Valley Drive providing 120,000 square feet of outdoor and 145,000 square feet of indoor facility. Outdoor facilities include 6 tennis courts, 2 pickleball courts, 3,000 square feet of outdoor swimming pools (2), Jacuzzi, and lighted 0.2 mile outdoor running track. Indoor facilities include 6 tennis courts, 6 racquetball courts, 1 squash court, 3,000 square feet of indoor swimming pools (2), 5,000 square feet of Olympic weight room, 2 group fitness studios, 2,000 square foot multipurpose exercise room, small 8,000 square foot gym, large 15,000 square foot gymnasium, indoor running track, and multiple exercise areas.	

		The club also provides fitness programs and trainers, physical therapy facility, pro shop, snack bar, children’s activity center, nutrition classes, massage and day spa, hair salon, travel agent, among other services.	
8	Olympia Campground	Campground facility open to the public located at 1441- 83rd Avenue SW south of the airport. The campground provides cabins, tent and recreational vehicle campsites with a heated and seasonal outdoor swimming pool, playground, game room, club and meeting room, convenience store, laundry, and fuel station.	
9	American Heritage Campground	Campground facility open to the public from Memorial to Labor Day located south of the UGA at 9610 Kimmie Street SW. The facility provides log cabins and 95 fully serviced tent and recreational vehicle campsites with a heated 1,200 square foot outdoor swimming pool, playground, 5,000 square foot covered pavilion, volleyball court, horseshoe pits, kiddie farm, clubhouse and meeting room, convenience store, laundry, dump station, showers, and trails.	40.0

Total

B.6 **Inventory implications**

- **Tumwater and other public and private agencies have amassed an impressive amount of acreage** - that includes every conceivable kind of parkland and recreational facility within or directly adjacent to Tumwater’s UGA.
- **Almost every kind of park, recreation, and open space land** - is presently provided by Tumwater and other public and private agencies within the city service area.
- **A significant portion of the inventory are regional facilities** - that are used by populations who reside outside of Tumwater service areas boundaries even though the maintenance and operation of these sites has been financed by the city.

B-10
Appendix B: Existing land and facilities

Tumwater Park, Recreation & Open Space Plan

Appendix C: Opportunities

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

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

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

C.1 Environmental resources

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

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

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

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

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

Critical area ordinances

GMA required local jurisdictions that were affected by rapid population growth (including Tumwater) to identify and adopt regulations to protect such areas. In accordance with the act's requirements, the Tumwater Planning & Facilities Department completed comprehensive inventories and analyses of critical areas within the city.

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

For example, the protecting measures retain, enhance, and sometimes expand wetlands in a permanent, natural state to recharge and filter stormwater. Likewise, environmental protection measures conserve steep slopes in a wooded natural

state, particularly slopes with hazardous seismic combinations of erodible soil, underlying bedrock, and subsurface drainage features.

Open space potentials

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

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

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

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

C.2 *Public ownership*

Various public agencies own a considerable amount of land within the city or adjacent to the city urban growth area. Some portions of these lands are presently provided for public parks and recreational activities, though most are used primarily for other agency purposes. These lands may be available for multiple use, however, if a park and recreation activity does not interfere with the agency's primary use of the land - and if agreements can be negotiated with the property owner concerning use, development, operation costs, and responsibilities.

Port of Olympia

The Port of Olympia owns, operates, and is developing the Olympia Regional Airport within the Tumwater urban growth area. The Port assumed ownership of the airport in 1963 and has improved it to accommodate corporate jets, commuter-size airplanes, and is capable of accommodating commercial air service. The airport provides an FAA control tower, full-instrument approach, 2 runways, a modern terminal, apron parking, centralized fuel storage, and ground support.

In 1997, the Port acquired additional off-site property to provide protection to the runway approach zones. The Port owns 300 acres of potential building sites within the airfield access - most of which are slated to be developed for airport or airport-related activities.

The Port partners with Tumwater by supporting annual fly-ins hosted by the Olympic Flight Museum and other local aviation events. The airport does not presently provide, however, any park, trail or other recreational facilities.

C.3 *Private rail and utility ownership*

Various private entities own a considerable amount of land within or adjacent to the Tumwater urban growth area. Some portions of these lands may be available for public use if a park and recreation activity does not interfere with the landowner's primary use of the land and if the city can negotiate local agreements with the property owners concerning use, development, and operation costs and responsibilities.

Railroad corridors and properties

Railroad lines were constructed around and through the Tumwater urban growth area to provide access to waterfront, logging, agricultural, and other market areas. In addition, extensive rail systems were developed through Tumwater to access Olympia waterfront developments and provide connections to rail lines into Canada and east across the continental United States.

- **Burlington Northern Santa Fe Railroad (BNSF)** – tracks extend north from Portland around the east side of Tumwater and Lacey to continue north through Tacoma to Seattle and Canada.

A branch BNSF track extends north along the east side of Black Lake with a spur continuing north along the west shore of Des Chutes Waterway and another spur continuing across Capitol Lake to the Olympia waterfront. The spurs were originally connected to a branch line that extended on through downtown Olympia then north through Lacey to reconnect with the BNSF mainline in Lacey to continue north to Tacoma. Portions of this line were abandoned and have been converted into a multipurpose trail extending parallel to I-5 into Lacey.

The remaining BNSF branch and spur tracks are lightly used and may eventually also be abandoned depending on the long term rail utilization of rail-oriented industries on Des Chutes Waterway and the Olympia waterfront. These spur corridors will make very desirable multipurpose trails and should be retained for that purpose and connected to the existing multipurpose trail in Lacey.

- **Union Pacific Railroad (UP)** – tracks extend from the BNSF mainline tracks in East Olympia north on the east side of the Deschutes River through the Deschutes River valley and under I-5 and through downtown Olympia to the waterfront.

Like the remaining BNSF branch and spur tracks, this UP spur track is also lightly used and may eventually also be abandoned depending on the long term rail utilization of rail-oriented industries on the Olympia waterfront. This spur corridor will make a very desirable multipurpose trail and should be retained for that purpose and connected to the existing multipurpose trail in Lacey and the BNSF rail/trail possibilities.

Power transmission lines

Bonneville Power Administration (BPA) owns land rights or use agreements for an extensive system of overhead electric transmission lines traversing within and adjacent the Tumwater urban growth area. Lines extend west from Kelly's Corner to a substation in west Tumwater, then west towards the Olympic Peninsula. Another line extends from the substation south parallel to Littlerock Road towards Centralia.

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

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

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

A portion of the BPA powerline easement has already been designated for trail use west of Littlerock Road – the remainder of the easement could also be accessed for an extended trail system.

Natural gas pipelines

Williams Gas own and operate a natural gas pipeline that extends east-to-west across the southern portion of the urban growth area just north of 93rd Avenue.

Natural gas is colorless, odorless, and highly flammable. Gas is odorized to make leaks more perceptible. Gas pipelines are heavy gauge, routinely inspected, and safe corridors under normal conditions and maintenance schedules.

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

C.4 Private land ownership

Common properties

Private property owners and developers have set aside a significant amount of land for commonly owned open spaces. These properties contain some of the most valuable and unique environmental features, and strategically located sites in the area. Some of these sites are accessible by members only, some by the public.

Some of these privately owned facilities are located in central locations with woodlands, greenways, water features, and other interesting park and environmental characteristics. While these properties are primarily for the benefit of the private members or homeowners, portions of these commonly owned properties can also provide perimeter public trail systems in adjacent road rights-of-way or even within the borders of the private commonly-owned property. In most circumstances, the private commonly owned trail systems and open spaces could link with other proposed public trails and corridors to provide opportunities of interest to the common property owners as well as the public.

Homeowner associations

Private community homeowner associations have also set aside a significant amount of land for commonly owned open spaces and activities. Most of these sites are accessible by members only.

Some of these privately owned facilities are located in central locations with potential connections to woodlands, greenways, water features, and other park and environmental characteristics. While these properties are primarily for the benefit of the private members or homeowners, portions of these commonly owned properties could also provide perimeter public trail systems in adjacent road rights-of-way or even within the borders of the private commonly-owned property. In most circumstances, the private commonly owned trail systems and open spaces could link with other proposed public trails and corridors to provide opportunities of interest to the common property membership as well as the public.

Private and nonprofit landholdings

Various private and nonprofit entities own a considerable amount of land within or adjacent the Tumwater urban growth area. Some portions of these lands may be available for public use if a park and recreation activity does not interfere with the landowner's primary use of the land and if the city can negotiate local agreements with the property owners concerning use, development, and operation costs and responsibilities.

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

C.5 **Private facilities**

Various non-profit and private entities own a considerable amount of facilities within the Tumwater urban growth area or close in to the area serviced by Tumwater recreational facilities. Some of these facilities are available for public use for a membership, use fee, or special arrangement – ***all of these facilities should be noted in the event they should cease operations and/or become available on the market for possible public or joint venture use.***

Golf facilities

1	Indian Summer Country Club	This private non-equity 18-hole, 7,216-yard, par 72 golf course is located at 5900 Troon Lane SE in Olympia east of the Deschutes River Valley. The course opened in 1992 with an overall rating of 74.5 with a slope rating of 133 on Bent grass. The course has a 35 tee driving range and 8,000 square foot community facility.	18
2	Capitol City Golf Course	This public 18-hole, 6,533-yard, par 72 course is located at 5225 Yelm Highway SE in Olympia east of the Deschutes River Valley. The course was opened in 1962 with a course rating of 70.9 and a slope rating of 121. The course has a 10 tee driving range.	18
3	Olympia Country & Golf Club	This private non-equity 18-hole, 6,048-yard, par 71 course is located at 3636 Country Club Drive NW in Olympia north of Budd Inlet. The course opened in 1926 with a course rating of 69.6 and a slope rating of 116 on Bent grass. The course has a 10 tee driving range.	18
4	Delphi Country Club	This public 9-hole, 1,937-yard, par 32 course is located at 6340 Neylon Drive SW in Olympia west of Black Lake. The course opened in 1972 with an 8,000 square foot community facility.	9
5	Scott Lake Golf & Country Club	This public 9-hole, 2,550-yard, par 35 course is located at 11746 Scott Creek Drive SW. The course opened in 1964.	9
6	Airport Golf Center	This public 9-hole, 1,692-yard, par 29 course is located at 8080 Center Street SW in Tumwater. The course opened in 1993 and has a 32 tee driving range.	9
7	The Golf Club at Hawk's Prairie - Links Course	This public 18-hole, 6,910-yard, par 72 course is located at 8383 Vicwood Lane NE in Lacey. The course opened in 1995 with a rating of 72.8 and a slope rating of 123 on Blue grass. The course has an 80 tee driving range and an 8,000 square foot clubhouse.	18
8	The Golf Club at Hawk's Prairie - Woodlands Course	This public 18-hole, 7,170-yard, par 72 course is located at 8383 Vicwood Lane NE in Lacey. The course opened in 1995 with a course rating of 75.1 and slope rating of	18

135 on Blue grass. The course shares an 80 tee driving range and an 8,000 square foot community facility with the Links Course.

Total

117

Other miscellaneous

9	Tumwater Community Hall	Former Grange facility located on West X Street with 6,000 square foot meeting room and adjacent kitchen and serving area.	250
10	Black Lake Grange	Grange facility located on Sapp Road SW with 6,000 square foot meeting room and adjacent kitchen and serving area.	250
11	Brighton Grange	Former Grange facility located on 73rd Avenue with 6,000 square foot meeting room and adjacent kitchen and serving area.	250
12	Black Lake Gun Club	Private gun club facility located on the west shore of Black Lake with access from Black Lake Boulevard.	
13	Black Lake Marina	Private marina located on the southwest shore of Black Lake with access from Cattail Lane.	
14	Black Lake Girl Scout Camp	Private girl scout summer camp located on the east shore of Black Lake adjacent to Kenneydell County Park.	
15	Black Lake Bible Camp	Private camp facility located on the east shore of Black Lake north and adjacent to Kenneydell County Park.	
16	Community Hall	Public meeting facility located on Sapp Road SW east of Black Lake.	
17	Olympia Campground	Private camping facility located west of the airport off 83rd Avenue.	

Total acres

C.6 Conclusions

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

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 most widely used park land and facility ratios have been formulated by the National Recreation & Park Association (NRPA) using standards that have been 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 published a comprehensive list of ratios in 1985 that have subsequently been updated and qualified to account for local methodologies in the years since. The methodology the NRPA currently recommends is similar in content to the Washington State Interagency for Outdoor Recreation (IAC) participation model described in the following section. However, the 1985 ratios are presented for comparison in this plan since most park and recreation managers still use the 1985 ratios as the industry standard.

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 Interagency Committee for Outdoor Recreation (IAC) surveys for six age groups (male and female) for the northeast region of the state (east of the Cascade Mountains) that were accomplished in 2001.

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 can not account for all possible 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 - like beach walks along public tidelands, or on-road bicycling routes, or indoor facilities of all kinds.

Ultimately, department staff with public assistance through telephone or mailed 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 population.

	units	2006 inventory		ELOS/city			PLOS		IAC			NRPA Stnds /1000 1983	
		City	All	All	City	All	All	All	Participation model				
			public	public/ private		public	public/ private	fcty addns	public/ private	per 1,000 population	1990		2000
21 football/rug	turf lighted field				0.00	0.00	0.00		0.00				0.05
	grass lighted field	0	2	2	0.00	0.15	0.15		0.06				
	grass unlighted field	0	2	2	0.00	0.15	0.15		0.06				
	practice field field				0.00	0.00	0.00		0.00				
22 soccer	120 yd indoor field				0.00	0.00	0.00		0.00				
	120 yd turf lighted field				0.00	0.00	0.00		0.00				
	120 yd grass lighted field				0.00	0.00	0.00		0.00	0.32	0.31	0.29	0.10
	120 yd grass unlighted field	3	8	8	0.23	0.62	0.62	16	0.73				
	120 yd all weather field				0.00	0.00	0.00		0.00				
	100 yd youth-non-regul field	1	6	6	0.08	0.46	0.46	4	0.31				
23 lacrosse	grass field				0.00	0.00	0.00		0.00				0.05
24 baseball	300+grass lighted field	0	5	5	0.00	0.39	0.39	4	0.27	0.53	0.52	0.49	0.40
	300+grass unlighted field				0.00	0.00	0.00		0.00				
	bs/sfbll 250+grass lighted field				0.00	0.00	0.00		0.00				
	250+grass unlighted field	3	9	9	0.23	0.69	0.69	8	0.52				
	250+dirt lighted field				0.00	0.00	0.00		0.00				
	250+dirt unlighted field				0.00	0.00	0.00		0.00				
	baseball 200+ grass lighted field				0.00	0.00	0.00		0.00				
	200+ grass unlighted field	2	2	8	0.15	0.15	0.62	3	0.34				
	youth - under 200 ft field	0	12	12	0.00	0.93	0.93		0.37				
25 swim pool	indoor sq ft	0	0	5,400	0.00	0.00	416.99	4,000	286.94	540.8	527.2	502.8	0.05
	outdoor sq ft	0	0	3,000	0.00	0.00	231.66		91.58				
	pool bathhouse bldg sq ft				0.00	0.00	0.00		0.00				
26 ice rink	indoor sq ft				0.00	0.00	0.00		0.00				
27 rctn cntr	indoor gymnasium sq ft	800	109,800	132,800	61.78	8,478.76	10,254.83	53,000	5,671.55				
28	physical conditioning sq ft	0	4,800	11,800	0.00	370.66	911.20	2,000	421.25				
29	racquetball-indoor each/sf	0	0	6	0.00	0.00	0.46		0.18				
	squash/handball-indoo each/sf	0	0	1	0.00	0.00	0.08		0.03				
30 cmtty cntr	arts/crafts/classroom sq ft	3,920	36,920	47,420	302.70	2,850.97	3,661.78		1,447.50				
31	lodge/meeting room sq ft				0.00	0.00	0.00		0.00				
32	auditorium sq ft	0	39,000	39,000	0.00	3,011.58	3,011.58	7,500	1,419.41				
33	kitchen facilities sq ft	400	400	400	30.89	30.89	30.89	1,000	42.74				
34	dining facilities sq ft				0.00	0.00	0.00		0.00				
35 child ctr	daycare/childcare sq ft				0.00	0.00	0.00		0.00				
	pre/after-school sq ft				0.00	0.00	0.00		0.00				
36 special	teen/senior sq ft	14,400	25,600	27,600	1,111.97	1,976.83	2,131.27	10,000	1,147.74				
	senior sq ft				0.00	0.00	0.00		0.00				
37 cultural	museum/historical sq ft	0	0	0	0.00	0.00	0.00	132,550	4,046.09				
	lodge/amphitheater sq ft				0.00	0.00	0.00		0.00				
	viewpoint sq ft	1	1	1	0.08	0.08	0.08		0.03				
	nature interpretive exhi each	2	9	9	0.15	0.69	0.69	22	0.95				
	historical markers/tour each				0.00	0.00	0.00		0.00				
38 golf	par 3/18 hole holes	18	18	135	1.39	1.39	10.42		4.12	0.41	0.42	0.43	0.13
	driving range tees	1	1	7	0.08	0.08	0.54		0.21				
	clubhouse sq ft	8,000	8,000	40,000	617.76	617.76	3,088.80		1,221.00				
	maintenance sq ft	1,000	1,000	1,000	77.22	77.22	77.22		30.53				
39 firing range	gun range-indoor target				0.00	0.00	0.00		0.00				
	gun range-outdoor target				0.00	0.00	0.00		0.00	0.14	0.13	0.13	0.02
	archery range-outdoor target				0.00	0.00	0.00		0.00	0.06	0.06	0.05	0.02
40 operations	administration offices sq ft	4,000	4,000	4,000	308.88	308.88	308.88		122.10				
	maintenance bldg sq ft	4,000	4,000	4,000	308.88	308.88	308.88		122.10				
	shopyard/nursery sq ft				0.00	0.00	0.00		0.00				
	caretaker houses each/sf				0.00	0.00	0.00		0.00				
	Subtotal facility utilization sq ft	36,659	234,331	317,603	2,830.80	18,095.00	24,525.30	210,544	16,121.60				
Source:	rooms permanent fixtures	24	81	81	1.85	6.25	6.25	58	4.24				
Recreation, Parks & Open Space Standards & Guidelines, National Recreation & Park Association (NRPA), 1988					1.85	6.25	6.25		4.24				
Washington State Interagency Committee for Outdoor Recreation (IAC), 2001.					0.00	0.00	0.00		0.00				

Note – this plan compares all three 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 possible to quantify in a participation model or ratio.

D.1 Land requirements

Total park lands

The IAC does not have a standard for park, recreation, and open space land. According to National Recreation & Park Association (NRPA) standards, a park, recreation, and open space system should provide approximately 34.45 acres of all types of parkland per every 1,000 persons in the population.

	Standards		Existing supply		Rcmnd*
	NRPA	IAC	Tumwater	All total	Add/std
Acres of park land			509.5	2,702.1	509.1
Ratio per 1,000**	34.45	Na	39.34	208.65	98.02

* Identifies 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 (32,760 persons in the UGA by 2020) if no additional land or facilities are recommended.

** Ratio is expressed per 1,000 residents within the Tumwater urban growth area (current city population of 12,950) under Tumwater and for all public and private facilities under All total and Recommended additional standard.

By comparison, Tumwater owns 509.5 acres of parkland or about 39.34 acres per every 1,000 city residents including the Tumwater Municipal Golf Course. All public and private agencies including the Thurston County, Tumwater School District, Washington State Department of Fish & Wildlife and Parks & Recreation Commission, Olympia Tumwater Foundation, and other public and private organizations own 2,702.1 acres or about 208.65 acres per 1,000 residents including Millersylvania State Park.

Generally, the city, county, school district, and state combined provide a significant amount of land for park, recreation, and open space interests within the urban growth area to satisfy most local and significant regional interests.

The total land requirement is also partially satisfied by the availability of other public park lands that are within a one-hour driving distance. Major park holdings within the immediate area are provided by Washington State Parks & Recreation Commission (WAP&RC) and Department of Fish & Wildlife (DFW),.

However, even though significant, the present allocation is not balanced between different types of park, recreation, and open space land requirements – particularly within the developing urban growth area. Select acquisitions of additional parkland to be described in following pages, may provide another 509.1 acres equal to a ratio of 98.02 acres per 1,000 residents by the year 2020. The resulting standard should be sufficient to provide for local needs and to conserve important regional attributes within the urbanizing area including the Historical Tumwater Brewery and additional acquisitions within the Deschutes River floodplain.

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.

According to the NRPA, a suitable standard for resource conservancies is about 10.00 acres per every 1,000 residents. In practice, however, there are no minimum or maximum standards concerning conservancies - a site should provide whatever is necessary to protect the resource.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Acres of park land			191.4	1,125.4	311.9
Ratio per 1,000	10.0	Na	14.78	86.90	43.87

Tumwater presently provides 191.4 acres of open space and resource conservancies or 14.78 acres per 1,000 Tumwater residents. All other agencies combined provide 1,125.4 acres or 86.90 acres per 1,000 residents.

These relatively high ratios include the extensive resource landholdings referred to in the preceding land totals including Tumwater’s Historical and Pioneer Parks, and watershed, Thurston County’s Guerin and Deschutes River Parks, and WA P&RC’s Millersylvania State Park that is adjacent to the developing urban area. These extensive landholdings, however, do not meet resource conservancy objectives within the urban growth area – particularly the conservation of significant wetlands and other habitat areas.

Consequently, the present supply (existing level-of-service (ELOS) standard) should be increased by another 311.9 acres to set-aside conservancy zones along critical wetland, stream, and river corridors within Tumwater and to acquire additional significant floodplains within the Deschutes River valley within and upstream of the UGA.

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 park 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.

According to the NRPA, a suitable standard for resource conservancies is about 16.50 acres per every 1,000 residents. In practice, however, there are no minimum or maximum standards concerning conservancies - a site should provide whatever is necessary to protect the resource.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Acres of park land			24.7	1,075.0	6.0
Ratio per 1,000	16.50	Na	1.91	83.01	33.00

Tumwater presently provides 1.91 acres of resource activities per 1,000 Tumwater residents. All other agencies combined provide 83.01 acres per 1,000 residents.

These relatively high ratios include the extensive resource landholdings of Tumwater at Historical and Pioneer Parks, and the watershed, Thurston County’s Guerin and Deschutes River Parks, and WA P&RC’s Millersylvania State Park that is adjacent to the developing urban area. These extensive landholdings, however, do not provide balanced resource activities within the urban growth area – particularly for picnicking, waterfront access, and non-motorized boat launches.

The resource conservancy land acquisitions described in the preceding section include site areas that are proposed to be used for picnicking, waterfront access, and other resource activities. Additional resource activity lands do not need to be acquired if these proposed resource conservancies are.

However, the present supply (existing level-of-service (ELOS) standard) should be increased by another 6.0 acres to include the acquisition of waterfront sites in addition to the conservancy proposals along Barnes Lake, Black Lake, and Henderson Pond.

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.

According to the NRPA, a suitable standard for linear park trails is about 0.5 miles of hiking and jogging trail and 0.5 miles of separate biking trail per 1,000 residents. The equivalent acreage would be 4.85 acres of linear park trail facility units per 1,000 residents if the different types are provided within a combined multi-use corridor – assuming the trail is used primarily by local residents.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Acres of park land			5.8	66.2	184.2
Ratio per 1,000	4.85	Na	0.45	5.11	7.64

Tumwater presently provides 0.45 acres of linear trail corridor per 1,000 Tumwater residents. All public or private agencies combined provide 5.11 acres of linear trail systems per 1,000 residents.

Tumwater has developed relatively few trails outside of a segment of the Deschutes River and BPA Powerline Trails. Regional agencies have developed extended trails around Capitol Lake and along the abandoned BNSF rail corridor into Lacey that could be extended through Tumwater.

Therefore, the present supply should be increased by another 184.2 acres to provide for the acquisition of critical linkage connections between these major regional trail and greenway corridors within and through the Tumwater urban growth area.

Athletic fields and playgrounds

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 a number of 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 field. 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.

According to the NRPA, a suitable standard for athletic fields and playgrounds is 3.10 acres per 1,000 population.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Acres of park land			69.4	215.2	1.0
Ratio per 1,000	3.10	Na	5.36	16.62	6.60

Tumwater presently provides 5.36 acres per 1,000 Tumwater residents of athletic fields and playgrounds. Other public and private agencies combined provide 16.62 acres per 1,000 residents.

The total supply of athletic field and playground land in Tumwater is significant and includes school district fields and a site being jointly developed by the city and a non-profit league organization for a system of regional regulation fields to be used to support competition games and practices.

The present supply, including land to be developed as well as future school sites, should be sufficient to meet future athletic field and recreational court needs. Future playgrounds sites are included in the resource conservancy and activity park proposals described in the preceding sections. Consequently, additional playground sites do not need to be acquired as separate parklands if the proposed resource conservancy and activity sites are.

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 study, 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 at least 7,500 square feet of 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 that is less than 7,500 square feet in area 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.

There are no NRPA standards for recreation centers or other indoor facilities.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Acres of park land			9.0	9.0	6.0
Ratio per 1,000	Na	Na	0.69	0.69	0.46

Tumwater presently provides 0.69 acres per 1,000 Tumwater residents consisting primarily of the aging and dysfunctional Old Town Center facility and site. Other public and private agencies provide public indoor recreation or community center facilities and lands per 1,000 residents that are not, however, included in this land category including all middle and high schools, the Boys & Girls Club, YMCA, and Tumwater Athletic Club.

The existing level-of-service would likely meet recreation center objectives were the inventory to include indoor space provided by the school district, Boys & Girls Club, YMCA, and Tumwater Athletic Club facilities. However, school and Boys & Girls Club facilities are not available for use during school hours to meet the needs of seniors, parents, or preschool children. The YMCA and Tumwater Athletic Club provide for a resident population that extends well beyond Tumwater's service area

Consequently, at least another 6 acres (15 acres in total) should be acquired for the development of a Tumwater community center that will replace and surplus the existing Old Town Center facility.

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 are no standards concerning the development of special use facilities - demand being defined by opportunity more than a ratio standard. Nor are there minimum or maximum facility or site sizes - size being a function of the facility rather than a separately established design standard.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Acres of park land			209.2	211.2	0.0
Ratio per 1,000	Na	Na	16.15	16.31	6.45

Tumwater presently provides 16.15 acres per 1,000 Tumwater residents devoted to golf courses, arboretums, cemeteries, museums, interpretive centers, or similar special use facilities. Other public and private agencies provide a ratio of 16.31 acres per 1,000 residents when the Olympia-Tumwater Foundation property is included. (The ratio would be considerably higher were the numerous private golf courses within the surrounding cities included in the total.)

User fees and other special interest population revenues generally determine the demand for these facilities. Therefore, any increase in the land to be provided these facilities will be determined by market conditions or strategic opportunities. (Note - the proposed acquisition of the 34.9-acre Historical Tumwater Brewery is included in resource conservancy proposals described earlier.)

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.

There are no standards concerning the development of support use facilities - demand being defined by functional operating requirements more than a ratio standard. 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.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Acres of park land			0.0	0.0	0.0
Ratio per 1,000	Na	Na	0.00	0.00	0.00

Tumwater provides park supporting facilities including administrative offices in city hall and maintenance operations in the public works yard. These facilities and sites are included in the larger city municipal property holdings are not separately itemized here. No other public or private agency provides supporting facilities within the urban growth area.

The current arrangement is sufficient for administrative offices - which will need to expand to meet expanding staff requirements. Park maintenance activities will likely remain in the public works yard - which could be relocated to another site and expanded if the Town Center Commons plan is implemented to accommodate additional citywide maintenance and operations requirements.

D.2 Facility requirements

Waterfront access

There is no behavioral data with which the participation model can project waterfront access requirements. The NRPA does not have a standard for waterfront access.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Waterfront - freshwater			3	12	13
Ratio per 1,000	Na	Na	0.23	0.93	0.76

Tumwater provides a ratio of 0.23 freshwater access sites per 1,000 city residents. All public and private agencies provide a ratio of 0.93 freshwater access sites per 1,000 residents. All of these facilities are shared with out-of-area residents during peak summer use seasons.

The present supply should be increased by another 13 freshwater sites to protect and preserve access to significant wetlands, streams, river corridors, and lakes waterfront sites to meet future population growth requirements and offset increasing demands from out-of-area residents.

Kayaking and canoeing

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

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Kayak - freshwater			2	9	4
Ratio per 1,000	Na	Na	0.15	0.69	0.40

Tumwater presently provides a ratio of 0.15 non-motorized craft (kayak or canoe) freshwater launch sites per 1,000 Tumwater residents. All public and private agencies combined provide a ratio of 0.69 kayak or canoe freshwater launch sites per 1,000 residents.

These facilities are used on a regional basis by populations who reside inside and outside the Tumwater urban growth area - sometimes during special events by tourists, sometimes on a regular basis due to a lack of similar access opportunities and facilities in the surrounding area.

The present supply should be increased by another 4 freshwater launch sites to protect and preserve access to significant waterfront access sites to meet future population growth requirements and off set increasing demands from out-of-area residents.

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 standard for boating facilities

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Boat ramps-freshwater			1	6	0
Ratio per 1,000	Na	Na	0.08	0.46	0.18

Tumwater presently provides a ratio of 0.08 freshwater launch ramps consisting of the Washington State Department of Fish & Wildlife boat ramp in Historical Park per 1,000 Tumwater residents. All public and private agencies combined provide a ratio of 0.46 freshwater launch ramps per 1,000 residents.

These facilities are used on a regional basis by populations who reside inside and outside the Tumwater urban growth area - sometimes during special events by tourists, sometimes on a regular basis due to a lack of similar access opportunities and facilities in the surrounding area.

Other than Thurston County's undeveloped Guerin Park on the west side of Black Lake, there are no other feasible locations for motorized craft launches within the Tumwater urban growth area.

Picnic tables and shelters

Participation model projections indicate public agencies should be providing a ratio of 1.77 picnic tables of all types (open and under shelters) per every 1,000 residents then gradually decline to 1.67 as the population ages into 2010. The NRPA does not have a standard for picnic facilities.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Picnic tables			48	302	164
Ratio per 1,000	Na	1.77	3.71	23.32	14.22
Picnic shelters			4	13	8
Ratio per 1,000	Na	Na	0.31	1.00	0.64

Tumwater presently provides a ratio of 3.71 tables per 1,000 Tumwater residents. All public and private agencies combined provide a ratio of 23.32 tables per 1,000 residents - though this supply includes tables maintained at Kenneydell County Park and Millersylvania State Park used by out-of-area residents and tourists.

In general, Tumwater facilities do not provide a sufficient number of tables with which to meet the requirements for local residents in neighborhood parks and the large number of regional users who frequent Historical and other community park sites during peak summer seasons. Nor are the tables and shelters equally distributed to provide access to all neighborhoods and residential areas.

Consequently, another 164 picnic tables and 8 picnic shelters should be provided to meet future population growth, distribute facilities amongst neighborhoods, and accommodate tourist or group facility users.

Tent and vehicle camping

Participation model projections indicate public agencies should provide a ratio of 1.28 tent campsites and 2.00 vehicle campsites per every 1,000 residents then gradually decline to 1.15 tent and increase to 2.03 vehicle campsites as the population ages into 2010. The NRPA does not have a standard for campsites.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tumwater	All total	
Tent/RV campsites			0	120	0
Ratio per 1,000	Na	1.28	0.00	9.27	3.66
Vehicle campsites			0	218	0
Ratio per 1,000	Na	2.00	0.00	16.83	6.65
Cabins/cottages			0	20	0
Ratio per 1,000	Na	2.00	0.00	1.54	0.61

Tumwater does not presently provide tent or recreational vehicle camping facilities or cabins or cottages. All public and private agencies combined provide a ratio of 9.27 tent, 16.83 recreational vehicle campsites, and 1.54 cabins and cottages per 1,000 residents – though this supply includes campsites maintained at Kenneydell County Park, Millsersylvania State Park, and 2 private campgrounds used by out-of-area residents and tourists.

Tumwater does not have sites that are suitable for campground use. However, the city should be prepared in the event either of the 2 private campgrounds should close or go up for sale as a means of preserving this opportunity, particularly for group camp experiences, within the local area.

Multipurpose 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 residents. The ratio will decline to 0.14 walking and 0.29 biking trails per 1,000 residents as the population ages into 2010. The NRPA recommends a combination ratio of 0.50 miles walk and bike trail per 1,000 residents.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tumwater	All total	
Trail miles			4.7	20.9	38.0
Ratio per 1,000	0.50	0.13	0.36	1.61	1.80

Tumwater currently provides 0.36 miles of multipurpose trail per 1,000 city residents consisting of a segment of the Deschutes River Trail through Historical and Pioneer Parks and the Municipal Golf Course. All public or private agencies currently provide 1.61 miles of multipurpose trails per 1,000 residents including the trails around Capitol Lake and into Lacey on the former BNSF railroad corridor.

Multipurpose trails provide access to environmental features within the urban growth area as well as access between city neighborhoods, schools, business and employment areas, and regional destinations for recreational and commuting

purposes. Out-of-area residents and tourists use a significant portion of the existing multipurpose trails during peak summer seasons.

Another 38.0 miles of multipurpose trails should be added to the Tumwater system to connect to the existing regional trails in Olympia and Lacey, and increase commuter access to local schools and business centers, and recreational access to parks and regional environmental resources of interest of local and out-of-area residents as well as tourists alike.

Parkways, streetscape, gateways, and artworks

There are no participation models or NRPA standards for streetscape, parkway, or gateway improvements. These are custom urban design and recreational improvements with no established service standards.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Streetscape miles			0.0	0.0	4.7
Ratio per 1,000	Na	Na	0.00	0.00	0.14
Parkway miles			0.0	0.0	22.5
Ratio per 1,000	Na	Na	0.00	0.00	0.69
Gateways			0	0	13
Ratio per 1,000	Na	Na	0.00	0.00	0.40
Artworks			0	0	7
Ratio per 1,000	Na	Na	0.00	0.00	0.21

Tumwater does not presently provide streetscapes, parkways, urban gateway improvements, or artworks - nor does any other public agency in Tumwater at the present time.

These facilities establish community image and identity, enhance amenities and appearances, and co-locate sidewalk and trail corridors with recreational and access potentials of interest to local residents and tourists.

Consequently, 4.7 miles of streetscape, 22.5 miles of parkway, 13 gateways, and 7 artworks including a system of way-finding signs and directories should be added to enhance the historic districts and other points of interest in the city.

On-road bicycle routes

Participation model projections indicate public agencies should be providing a ratio of 0.03 miles of designated and shoulder improved roadways per every 1,000 residents - assuming local roads provide routes with interesting viewpoints and other characteristics preferred by bike touring enthusiasts. The ratio should remain the same as the population ages into 2010. The NRPA does not have a standard for bicycle touring.

Note - bicycle touring is a specialized form of bicycling activity and is not the same as bicycling on a trail or bicycling on a road for commuter or other more functional purposes. Bicycle touring is usually accomplished by an organized group of cyclists on scenic roads or along scenic shoreline routes on designated road shoulders or sometimes in traffic on designated roadways.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Designated on-road miles			4.0	4.0	40.3
Ratio per 1,000	Na	0.03	0.31	-.31	1.35

Tumwater roadways presently provide 0.31 miles of specially marked road shoulders or lanes for bicycling on major commuter and recreational routes. No other public agency provides bicycle roadway shoulders or in-lane markings within the urban growth area - though some portion of Tumwater's existing system is located on Capitol Way or Old Highway 99.

Bicycle user groups and commuting school children unofficially use roadways of various conditions and standards along the most scenic roadways or between residential neighborhoods and local parks and school facilities. Most of the routes favored by enthusiasts and school children are gradually being improved and designated to correct inadequate pavements, shoulder widths, and other safety standard concerns using roadway improvement funds.

A significant volume of regional and tourist bicycle touring groups also use local roadways due to the area's scenic beauty and relatively low traffic volumes, as well as groups interested in access to backcountry areas.

The present supply should be expanded to include another 40.3 miles of shoulders or lanes along major commuting roadways to school and community facilities, business areas and employment centers, and along scenic routes to increase access and improve safety for local residents and tourists.

Off-road bicycle trails

The participation model projections indicate public agencies should be providing a ratio of 0.30 miles of off-road biking trails in parks per every 1,000 residents during the 1990s declining to 0.29 miles by 2010. The participation model does not provide data for BMX courses, day-biking trails, or backcountry mountain bike trails. The NRPA recommends a ratio of 0.50 miles off off-road bike park trails per 1,000 residents - but for no other off-road trails.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tumwater	All total	
BMX course - each			1	1	0
Ratio per 1,000	Na	Na	0.08	0.08	0.03

Tumwater presently provides a BMX course along the BPA Powerline corridor or 0.08 facilities per 1,000 residents. No other public or private agencies provide BMS or off-road bicycle trails within the urban growth area.

The proposed multipurpose trails allow for off-road bicycle use that will accommodate commuting school children between residential neighborhoods and local parks and school facilities.

The proposals for the multipurpose trail system should be sufficient to meet this requirement within the urban growth area without creating a separate off-road bicycle system.

Off-leash dog parks

There are no participation model standards for off-leash dog parks or trails. These are new and unique recreational phenomenon with no established standards.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tumwater	All total	
Dog park - each			0	0	1
Ratio per 1,000	Na	Na	0.00	0.00	0.03

Tumwater does not presently provide designated off-leash dog parks or off-leash dog trails nor does any other public agency within the urban growth area.

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

Off-leash dog parks and trails are growing phenomenon and should be provided within the park system. Consequently, a dedicated and fenced off-leash dog park should be added to the park system to accommodate future increases in population and animals and separate this use from other park activity areas.

Playgrounds

The participation model projections indicate public agencies should be providing a ratio of 0.60 playgrounds of all types per every 1,000 residents during the 1990s, then gradually decline to 0.53 playgrounds as the population ages to the year 2010. The NRPA does not have a standard for playground facilities.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tumwater	All total	
Playgrounds			9	17	18
Ratio per 1,000	Na	0.53	0.69	1.31	1.07

Tumwater presently provides a ratio of 0.69 playgrounds per 1,000 Tumwater residents. All public and private agencies combined provide a ratio of 1.31 playgrounds per 1,000 residents.

All public and private agency facilities combined provide a significant inventory to provide for playground activities assuming most users are local residents. However, the present supply is not adequate to meet future population growth requirements nor is the inventory evenly distributed to provide equal access to all neighborhood areas – especially the developing areas in the southern portion of the urban growth area. In addition, major transportation barriers are and will inhibit movement between some playgrounds in the local neighborhood areas.

Another 18 playgrounds should be added to the system to provide future populations access to this activity within the developing neighborhoods of the urban growth area.

Skateboard courts and climbing walls

There are no participation model standards for skateboard courts or climbing walls - or similar roller-blade or in-line skating activities. These are recent recreational phenomenon with no established service standards.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tumwater	All total	
Skateboard courts			0	0	1
Ratio per 1,000	Na	Na	0.00	0.00	0.03
Climbing walls			0	7	1
Ratio per 1,000	Na	Na	0.00	0.54	0.24

Tumwater does not currently provide skateboard courts or climbing walls. Other public and private agencies do not provide skateboard courts but do provide a ratio of 0.54 climbing walls per 1,000 residents.

The demand for these facilities will increase to meet the needs of younger age area residents over the planning period for major competitive or advanced activities. Therefore, a skateboard court and indoor climbing wall should be installed at the proposed Tumwater Community Center to provide access to these activities throughout the city including for younger, less skilled riders and climbers.

Outdoor basketball courts

Participation model projections indicate public agencies should be providing a ratio of 0.10 basketball of all types per every 1,000 residents during the 1990s and then gradually decline to a ratio of 0.09 as the population ages. The NRPA recommends a standard of 0.30 courts per 1,000 residents.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Basketball courts			3.5	5.5	28.0
Ratio per 1,000	0.30	0.09	0.27	0.42	1.02

Tumwater presently provides a ratio of 0.27 courts in local parks per 1,000 Tumwater residents. All public and private agencies combined provide a ratio of 0.42 courts per 1,000 residents.

These facilities are distributed at parks and school sites within established neighborhoods, but not in the developing neighborhoods of the urban growth area. Another 28 courts should be added to the system to provide facilities for future populations in the developing areas.

Outdoor volleyball courts

There is no behavioral data with which the participation model can project volleyball requirements. The NRPA recommends 0.20 courts of all types per every 1,000 residents.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Volleyball courts - sand			2	2	9
Ratio per 1,000	0.20	Na	0.15	0.15	0.34

Tumwater currently provides a ratio of 0.1 sand volleyball facilities per 1,000 Tumwater residents – no other public or private agency provides this type of facility.

These facilities are located in community parks along with picnic shelters and other group activities that are used by a large volume of out-of-area and out-of-state residents and tourists. Another 9 courts should be added to group activity sites in the system to provide for future population growth and offset tourist use at city sites.

Tennis courts

Participation model projections indicate public agencies should be providing a ratio of 0.24 outdoor tennis courts per every 1,000 residents during the 1990s then gradually decline to 0.22 as the population ages into 2010. The NRPA recommends a ratio of 0.50 outdoor courts per 1,000 residents.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Tennis courts - indoor			0	6	0
Ratio per 1,000	Na	Na	0.00	0.46	0.18
Tennis courts - outdoor			2	23	6
Ratio per 1,000	0.50	0.22	0.15	1.78	0.89
Pickelball courts			0	2	0
Ratio per 1,000	0.50	0.22	0.00	0.15	0.06

Tumwater provides a ratio of 0.15 outdoor tennis courts per 1,000 Tumwater residents – but no indoor tennis or pickelball courts. All public and private agencies combined provide a ratio of 0.46 indoor and 1.78 outdoor tennis courts and 0.15 pickelball courts per 1,000 residents.

In general, existing facilities meet tennis court needs for local residents and school children and are located in convenient locations. The present supply should be increased by another 6 outdoor courts, however, to meet future population growth requirements over the planning period.

Soccer fields

Participation model projections indicate public agencies should be providing a ratio of 0.32 soccer fields of all types (regulation and junior sized) per every 1,000 residents during the 1990s then gradually decline to 0.29 as the population ages to 2010. The NRPA recommends a ratio of 0.10 fields per 1,000 residents.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tumwater	All total	
Soccer fields – youth			1	6	4
Ratio per 1,000	Na	Na	0.08	0.46	0.31
Soccer fields – adult			3	8	16
Ratio per 1,000	0.10	0.29	0.23	0.69	0.52

Tumwater presently provides a ratio of 0.08 youth sized fields and 0.23 regulation youth and adult regulation sized fields per 1,000 Tumwater residents. All public and private agencies combined provide a ratio of 0.46 youth and 0.69 youth and adult regulation fields per 1,000 residents.

The supply includes practice or non-regulation fields not suitable for competition play and some school fields not available for public use. City fields are also used for competition games by out-of-area resident teams.

The existing supply should be increased by another 4 youth-sized fields to meet future population growth requirements and provide local practice and game needs of younger age players. Another 16 regulation or youth and adult regulation sized fields should be developed to meet population growth requirements and accommodate regional tournament and competition game field use on the site being developed as a joint venture between the city and a regional soccer league organization.

In addition, the city should participate in school facility planning efforts to ensure that existing school fields are upgraded to meet demands for practice and competition games.

Baseball/softball fields

Participation model projections indicate public agencies should be providing a ratio of 0.53 baseball and softball fields of all types (adult, bronco, and little league regulation and practice) per every 1,000 residents during the 1990s then gradually decline to 0.49 as the population ages into 2010. The NRPA recommends a ratio of 0.40 fields per 1,000 residents.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tumwater	All total	
Baseball/softball–youth			2	20	3
Ratio per 1,000	Na	Na	0.15	1.55	0.71
Baseball/softball–adult			3	14	12
Ratio per 1,000	0.40	0.49	0.23	1.08	0.79

Tumwater presently provides a ratio of 0.15 youth or little league fields (200 foot and under outfield) and 0.23 competition youth and adult softball and baseball fields (250-300 foot+ outfield) per 1,000 Tumwater residents. All public and private agencies combined provide a ratio of 1.55 youth and 1.08 competition youth and adult softball and baseball fields per 1,000 residents – although the supply includes undersized and non-regulation fields. In addition, city park fields are also used for competition games by out-of-area resident teams.

The existing supply should be increased by another 3 new youth sized fields and 12 youth and adult softball and baseball fields to meet future population growth requirements and accommodate tournaments and other youth competition use.

In addition, Tumwater should participate in school facility planning efforts to ensure that existing fields are upgraded and made available to meet youth team and practice requirements.

Swimming pool

Participation model projections indicate public agencies should be providing a ratio of 541.00 square feet of swimming pool area per every 1,000 residents declining to 503.00 square feet as the population ages into 2010. The NRPA recommends a standard of 0.05 swimming pool facility per 1,000 residents.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tumwater	All total	
Indoor pool sq ft			0	5,400	4,000
Ratio per 1,000	0.05	503	0.00	416.99	286.94
Outdoor pool sq ft			0	3,000	0
Ratio per 1,000	Na	Na	0.00	231.66	91.58

Tumwater presently does not provide indoor or outdoor swimming pool facilities. All public and private agencies combined presently provide a ratio of 416.99 square feet of indoor and 231.66 square feet of outdoor swimming pool per 1,000 residents – including pools provided at the YMCA and Tumwater Athletic Club.

The YMCA swimming pool is used for instructions, athletic competitions, and family swim activities by residents of the surrounding Tumwater, Olympia, and Lacey areas. The Tumwater Athletic Club’s indoor and outdoor pools are used exclusively for members of the club’s surrounding regional service area. Assuming these facilities are the principal facilities available for public use, the present supply is not sufficient to meet needs of the future population at the end of the planning period.

The swimming pool capacity should be increased by at least 4,000 square feet of indoor aquatic facility including lap pools and leisure and therapy elements int eh new Tumwater Community Center to meet future population requirements.

Indoor recreation centers

There are no comparable participation model data with which to project demand for indoor recreation center facilities. The NRPA does not have a recreation center standard.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tumwater	All total	
Gymnasium sq ft			800	132,800	53,000
Ratio per 1,000	Na	Na	62	10,255	5,672
Physical condition sq ft			0	11,800	2,000
Ratio per 1,000	Na	Na	0.00	911	421
Racquetball/handball/etc			0	7	0
Ratio per 1,000	Na	Na	0.00	0.54	0.21

Tumwater presently provides 62 square feet of gymnasium facilities per 1,000 Tumwater residents but no physical conditioning or indoor racquetball or handball facilities. All public and private agencies combined provide a ratio of 10,255 square feet of gymnasium, 911 square feet of physical conditioning space, and 0.54 racquetball/handball/squash courts per 1,000 residents – including school facilities, non-profit, and private athletic clubs.

The existing facilities are not sufficient to provide public access to recreational facilities by retired persons, at-home mothers, or workers during school hours or events now or for future population projections.

The existing inventory should be increased by another 53,000 square feet of gymnasium and 2,000 square feet of physical conditioning space to provide for

adult daytime and combination youth and adult evening activities in additional elementary and middle school facilities, and the new Tumwater Community Center.

Indoor community centers

There are no comparable participation model data with which to project demand for public indoor community center facilities. The NRPA does not have a community center standard.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tumwater	All total	
Arts/crafts/meeting sq ft			3,920	47,420	0
Ratio per 1,000	Na	Na	303	3,662	1,448
Auditorium sq ft			0	39,000	7,500
Ratio per 1,000	Na	Na	0.00	3,012	1,419
Kitchen sq ft			400	400	1,000
Ratio per 1,000	Na	Na	30.89	30.89	42.74

Tumwater presently provides a ratio of 303 square feet of classroom and 30.89 square feet of kitchen facilities per 1,000 Tumwater residents - but no auditorium or large meeting facilities. All public and private agencies combined provide a ratio of 3,662 square feet of arts/crafts/meeting, 3,012 square feet of auditorium or large meeting rooms, and 30.89 square feet of kitchen space per 1,000 residents.

Most of this inventory is provided at schools that are not available for public use during daytime use hours for preschool, seniors, or other at-home family members - or at clubs requiring membership or private facilities requiring fees.

The present supply should be increased by 7,500 square feet of auditorium or large meeting space and 1,000 square feet of kitchen or catering area for special multipurpose large meeting activities in the Tumwater Community Center. These proposed new facilities will provide for future population increases and broaden the services available for community activities.

Daycare, teen, and senior centers

There are no comparable participation model data with which to project demand for daycare, teen, and senior center facilities. The NRPA does not have a community center standard.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tumwater	All total	
Teen/senior center sq ft			14,400	27,600	10,000
Ratio per 1,000	Na	Na	1,112	2,131	1,148

Tumwater currently provides a ratio of 1,112 square feet of shared teen and senior activity space at the aging and dysfunctional Old Town Center facility. All public and private agencies combined provide a ratio of 2,131 square feet of daycare and childcare, teen center, and senior center space per 1,000 residents.

Most of the daycare and childcare inventory is provided by commercial vendors at various locations throughout the city, or by Boys & Girls Club located at the high school site and the YMCA.

Another 10,000 square feet of combined teen and senior center space should be provided at the proposed new Tumwater Community Center to replace the aging Old Town Center, provide for future population increases, and broaden the services available for community activities.

Museums, nature exhibits, and historical markers

There are no comparable participation model data with which to project demand for museum or nature center facilities. The NRPA does not have a standard for museums and nature centers.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Museum sq ft			0	0	132,550
Ratio per 1,000	Na	Na	0.00	0.00	4,046
Viewpoints-each			1	1	0
Ratio per 1,000	Na	Na	0.08	0.08	0.03
Interpretive exhibits-each			2	9	22
Ratio per 1,000	Na	Na	0.15	0.69	0.95

Tumwater presently provides a ratio of 0.08 viewpoints and 0.15 nature exhibits per 1,000 Tumwater residents – but no formal historical or museum facilities other than the historical houses in Historical park. All other public and private agencies combined presently provide a ratio of 0.69 interpretive exhibits but no museum or viewpoints per 1,000 residents.

Another 22 interpretive exhibits and signage should be added to the inventory to provide unique exhibition opportunities associated with the proposed resource conservancy sites at wetlands, streams, rivers, and lakefront areas and parks.

In addition, approximately 132,550 square feet of the historical Tumwater Brewery facilities, including the brewhouse, warehouse, and storage buildings, should be restored and retrofitted to house historical and environmental interpretive exhibits, and old machinery and equipment. The large warehouse spaces should be adapted to host special summer time events in association with Historical Park and Tumwater Falls, and a portion possibly converted into office space for suitable environmental or historical non-profit group use.

Golf course

Participation model projections indicate public agencies should be providing a ratio of 0.41 holes of golf and related facilities per every 1,000 residents increasing to 0.43 holes as the population ages into 2010. The NRPA standard is 0.13 holes per 1,000 residents.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Golf course holes			18	135	0
Ratio per 1,000	0.13	0.43	1.39	10.42	4.12
Driving ranges			1	7	0
Ratio per 1,000	Na	Na	0.08	0.54	0.21

Tumwater presently provides a ratio of 1.39 golf course holes and 0.08 driving ranges per 1,000 Tumwater residents. All public and private agencies combined within the surrounding Olympia and Lacey areas provide a ratio of 10.42 holes and 0.54 driving ranges per 1,000 residents – some of which are available for public play for a fee or membership.

Generally, the present market arrangement is sufficient to provide the golfing needs of the local area.

Support facilities

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

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tumwater	All total	Add/std
Admin sq ft			4,000	4,000	0
Ratio per 1,000	Na	Na	308.88	308.88	122.10

Maintenance sq ft			4,000	4,000	0
Ratio per 1,000	Na	Na	308.88	308.88	122.10
Restroom fixtures-perm			24	81	58
Ratio per 1,000	Na	Na	1.85	6.25	4.24

Tumwater presently provides a ratio of 308.88 square feet of administration space, 308.88 square feet of maintenance shop, and 1.85 restroom fixtures per 1,000 Tumwater residents. All public agencies combined provide a ratio of 6.25 restroom fixtures per 1,000 residents – but no additional administration, shop, or yard facilities within the urban growth area.

Existing administration and maintenance facilities may need to be expanded, and the maintenance yard relocated and re-built to provide for additional park and trail developments in the future. Another 58 restroom fixtures should be added to major parks to meet the needs of local residents and tourist users.

D.3 Future growth implications

The Washington State Office of Financial Management (OFM) and the Tumwater Planning Department expect the population of Tumwater will increase from 12,950 persons in 2005 to an estimated 32,760 persons in the urban growth area by the year 2020 – or by 19,810 or 153% more persons.

This forecasted population increase will create significant requirements for all types of park, recreation, and open space lands and facilities, especially within the developed city which presently provides the park, recreation, and open space facilities that service most of the urban growth area.

City of Tumwater ELOS value

	2007 supply	Value
Land acres	509.5	\$ 27,490,000
Facility units	36,659	14,835,532
Total		\$ 42,325,532
Per capita		\$ 3,268
Per household*		\$ 7,190

* Household of 2.20 persons/unit

City of Tumwater ELOS (existing level-of-service) requirement 2002-2020

	2007 supply	2020 reqmnt	2020 deficit	2020 cost
Land acres	509.5	1,288.9	779.4	\$ 42,052,270
Facility units	36,659	92,738	56,079	22,694,354
Total cost				\$ 64,746,625

Under the existing level-of-service (ELOS) for city-owned park land and facilities within existing city limits, the forecasted population increase will create a citywide need for an additional 779.4 acres of land and 56,079 facility units (square feet, courts, fields, etc.) by the year 2020.

The continuation of the city's existing level-of-service (ELOS) for the existing city limits could require an expenditure of \$64,746,625 by the year 2020 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 \$3,268 per every new person added to the city's population or about \$7,190 for every new single family housing unit. ***This assumes the city 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 2002-2022

	2007 supply	2020 addns	2020 total	2020 cost
Land acres	509.5	509.1	1,018.6	\$ 10,668,561
Facility units	36,659	94,265	130,924	75,951,723
Total cost				\$ 86,620,284
Tumwater share				\$ 38,379,752
Tumwater share				44%

Under the composite agencies proposed level-of-service (PLOS) for all public and privately-owned park land and facilities within Tumwater, the forecasted population increase will create a city-wide proposal for an additional 509.1 acres of land and 94,265 facility units (square feet, courts, fields, etc.) by the year 2020. **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 the Tumwater urban growth area could require a total of \$86,620,284 by the year 2020 - not accounting for any maintenance, operation or repair costs. **Based on the project proposals described in the plan chapters, Tumwater's share of the cost would be \$38,379,752 or 44%.**

Urban encroachments

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

- **encroach upon** - or preclude the preservation and public accessibility of the more sensitive and appealing environmental sites, particularly within the developing urban growth area, and
- **develop** - or otherwise preclude the purchase and development of close-in, suitable lands for athletic fields, recreation centers, and other more land intensive recreational facilities.

Forcing city and urban growth area residents to:

- **use crowded** - picnic areas, and swim or fish at crowded beaches,
- **commute to play** - at overcrowded existing facilities and/or organized athletic programs may have to be reduced for local youth, and
- **commute to use** - available facilities in other jurisdictions 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 the local residents who have paid the costs of developing and operating these facilities.

Financial implications

These levels of facility investment can not be financed with the resources available to Tumwater, Thurston County, and Tumwater School District if each jurisdiction pursues an independent delivery approach or uses traditional methods of funding. None of these agencies will be financially able to develop, manage, and maintain a comprehensive, independent park, recreation, and open space system using traditional financing methods in light of the needs projected.

These needs require an area-wide financing approach by Tumwater, Thurston County, and Tumwater School District. An area-wide approach may use a combination of shared user fees, excise taxes, joint grant applications, impact fees, and voter approved bonds to maintain and improve facilities in the face of continued Tumwater urban growth area population increases.

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

Population in development 1
 Population in city 2005 12,950
 Population in city 2020 32,760

		2006 ELOS	standard	Year 2020		Facility	Project/	Year 2020
units		fcilty	/1000	facility	deficit	cost	per capita	funding
		total		rqmnt		/unit	fee	deficit
land	resource conservanc	191.4	14.78	484.2	292.8	\$15,000	\$221.70	\$4,391,854
	resource activities	24.7	1.91	62.5	37.8	\$20,000	\$38.15	\$755,686
	linear trails	5.8	0.45	14.7	8.9	\$25,000	\$11.20	\$221,811
	athletic fields/playgr	69.4	5.36	175.6	106.2	\$100,000	\$535.91	\$10,616,324
	recreation centers/poacres	9.0	0.69	22.8	13.8	\$150,000	\$104.25	\$2,065,135
	special use facilities	209.2	16.15	529.2	320.0	\$75,000	\$1,211.58	\$24,001,459
	support facilities/yar	0.0	0.00	0.0	0.0	\$75,000	\$0.00	\$0
Subtotal for land impact		509.5	39.34	1,288.9	779.4		\$2,122.78	\$42,052,270

Facilities

1	waterfront	beach - fresh	each	3	0.23	8	5	\$43,880	\$10.17	\$201,374
		beach - salt	each		0.00	0	0	\$43,880	\$0.00	\$0
		parking	pkng sp		0.00	0	0	\$4,388	\$0.00	\$0
2	kayak	handcarry - fresh	each	2	0.15	5	3	\$9,614	\$1.48	\$29,414
		fishing - salt	each		0.00	0	0	\$9,614	\$0.00	\$0
3	boat	launch ramps - fresh	each	1	0.08	3	2	\$25,000	\$1.93	\$38,243
		launch ramps - salt	each		0.00	0	0	\$25,000	\$0.00	\$0
		fishing from a dock	sq ft		0.00	0	0	\$250	\$0.00	\$0
		pier/dock platform	sq ft		0.00	0	0	\$50	\$0.00	\$0
		boat slips	each		0.00	0	0	\$25,000	\$0.00	\$0
4	picnic	tables w/o shelter	table	48	3.71	121	73	\$13,532	\$50.16	\$993,615
		shelters-group use	shelter	4	0.31	10	6	\$38,555	\$11.91	\$235,915
5	camping	tent camping	smpsite		0.00	0	0	\$30,935	\$0.00	\$0
		vehicle camping	cmpsite		0.00	0	0	\$30,454	\$0.00	\$0
		cabins	sq ft		0.00	0	0	\$125	\$0.00	\$0
6	multipurpo	asphalt trail	mile	2.2	0.17	5.6	3.4	\$212,960	\$36.18	\$716,697
		gravel/dirt trail	mile	2.5	0.19	6.3	3.8	\$133,216	\$25.72	\$509,461
	park trail	asphalt trail	mile		0.00	0.0	0.0	\$212,960	\$0.00	\$0
		gravel/dirt trail	mile		0.00	0.0	0.0	\$133,216	\$0.00	\$0
7	parkways	sidewalk w/trees	mile		0.00	0.0	0.0	\$200,000	\$0.00	\$0
		boardwalk	sidewalk w/amenities		0.00	0.0	0.0	\$10	\$0.00	\$0
		gateways	entry improvements		0.00	0.0	0.0	\$75,000	\$0.00	\$0
		artworks	sculptures		0.00	0.0	0.0	\$75,000	\$0.00	\$0
8	park trail	asphalt trail	mile		0.00	0.0	0.0	\$212,960	\$0.00	\$0
		gravel/dirt trail	mile		0.00	0.0	0.0	\$133,216	\$0.00	\$0
	dayhiking	asphalt trail	mile		0.00	0.0	0.0	\$212,960	\$0.00	\$0
		gravel/dirt trail	mile		0.00	0.0	0.0	\$133,216	\$0.00	\$0
	backcount	dirt trail s/campsites	mile		0.00	0.0	0.0	\$56,195	\$0.00	\$0
	shoreline	beach walk	mile		0.00	0.0	0.0	\$5,619	\$0.00	\$0
	boardwalk	promenade/pier	mile		0.00	0.0	0.0	\$100	\$0.00	\$0
9	bike on-ro	on-road w/shoulder	mile	4.0	0.31	10.1	6.1	\$252,587	\$78.02	\$1,545,559
		on-road designated	omile		0.00	0.0	0.0	\$19,667	\$0.00	\$0
10	bike off-ro	BMX course	mile	1.0	0.08	2.5	1.5	\$188,306	\$14.54	\$288,057
	park trail	asphalt trail	mile		0.00	0.0	0.0	\$188,306	\$0.00	\$0
		gravel/dirt trail	mile		0.00	0.0	0.0	\$133,216	\$0.00	\$0
	daybiking	asphalt trail	mile		0.00	0.0	0.0	\$188,306	\$0.00	\$0
		gravel/dirt trail	mile		0.00	0.0	0.0	\$133,216	\$0.00	\$0
	backcount	dirt trail	mile		0.00	0.0	0.0	\$58,294	\$0.00	\$0
11	horse park	gravel/dirt trail	mile		0.00	0.0	0.0	\$5,517	\$0.00	\$0
	dayrides	gravel/dirt trail	mile		0.00	0.0	0.0	\$5,517	\$0.00	\$0
	backcount	dirt trail	mile		0.00	0.0	0.0	\$5,517	\$0.00	\$0
	stables	fenced	sq ft		0.00	0.0	0.0	\$35	\$0.00	\$0
12	dog trail	off-leash parks	acre		0.00	0	0	\$10,000	\$0.00	\$0
		off-leash trails	mile		0.00	0	0	\$5,517	\$0.00	\$0
13	playgroun	covered	each		0.00	0	0	\$125,000	\$0.00	\$0
		uncovered	each	9	0.69	23	14	\$94,842	\$65.91	\$1,305,744
	play area	improved	acre		0.00	0.0	0.0	\$97,054	\$0.00	\$0
14	skateboards	skateboard court	court		0.00	0	0	\$100,000	\$0.00	\$0
15	handball (1	outdoor uncovered	court		0.00	0	0	\$19,723	\$0.00	\$0
16	basketball	outdoor covered	court		0.00	0.0	0.0	\$98,462	\$0.00	\$0
		outdoor lighted	court		0.00	0	0	\$88,462	\$0.00	\$0
		outdoor uncovered	court	3.5	0.27	8.9	5.4	\$78,462	\$21.21	\$420,090
17	volleyball	outdoor covered	court		0.00	0	0	\$65,000	\$0.00	\$0
		outdoor uncovered	court		0.00	0	0	\$45,929	\$0.00	\$0
		sand	court	2	0.15	5	3	\$7,500	\$1.16	\$22,946
18	tennis	indoor	court		0.00	0	0	\$200,000	\$0.00	\$0
		outdoor lighted	court		0.00	0	0	\$161,453	\$0.00	\$0
		outdoor unlighted	court	2	0.15	5	3	\$95,552	\$14.76	\$292,337
		pickleball	court		0.00	0	0	\$15,000	\$0.00	\$0
		bocce ball	court		0.00	0	0	\$7,500	\$0.00	\$0
19	parcourse	parcourse	stations		0.00	0	0	\$4,536	\$0.00	\$0
20	field track	rubber surface	miles		0.00	0.00	0.00	\$85,168	\$0.00	\$0
		cinder surface	miles		0.00	0.00	0.00	\$42,584	\$0.00	\$0

			2006 ELOS	standard	Year 2020		Facility	Project/	Year 2020
	units		fcilty	/1000	facility	deficit	cost	per capita	funding
			total		rgmnt		/unit	fee	deficit
21	football /r	turf lighted field		0.00	0	0	\$1,200,000	\$0.00	\$0
		grass lighted field		0.00	0	0	\$503,183	\$0.00	\$0
		grass unlighted field		0.00	0	0	\$250,000	\$0.00	\$0
		practice field field		0.00	0	0	\$100,000	\$0.00	\$0
22	soccer	indoor field		0.00	0	0	\$1,500,000	\$0.00	\$0
		turf lighted field		0.00	0	0	\$1,187,702	\$0.00	\$0
		grass lighted field		0.00	0	0	\$760,837	\$0.00	\$0
		grass unlighted field	3	0.23	8	5	\$380,419	\$88.13	\$1,745,815
		all weather field		0.00	0	0	\$250,000	\$0.00	\$0
		youth field	1	0.08	3	2	\$200,000	\$15.44	\$305,946
23	lacrosse	grass field		0.00	0	0	\$500,000	\$0.00	\$0
24	baseball	300+ grass lighted field		0.00	0	0	\$677,632	\$0.00	\$0
		300+ grass unlighted field		0.00	0	0	\$520,000	\$0.00	\$0
	base/softb	250+ grass lighted field		0.00	0	0	\$647,527	\$0.00	\$0
		250+ grass unlighted field	3	0.23	8	5	\$260,000	\$60.23	\$1,193,189
	baseball	200+ grass lighted field		0.00	0	0	\$510,000	\$0.00	\$0
		200+ grass unlighted field	2	0.15	5	3	\$207,248	\$32.01	\$634,067
		practice field field		0.00	0	0	\$100,000	\$0.00	\$0
25	swim pool	indoor sq ft		0.00	0	0	\$784	\$0.00	\$0
		outdoor sq ft		0.00	0	0	\$525	\$0.00	\$0
		building elements sq ft		0.00	0	0	\$250	\$0.00	\$0
26	ice rink	indoor sq ft		0.00	0	0	\$250	\$0.00	\$0
27	rctn cntr	indoor gymnasium sq ft	800	61.78	2,024	1,224	\$300	\$18.53	\$367,135
28		physical conditioning sq ft		0.00	0	0	\$250	\$0.00	\$0
29		racquetball (1600 ea ea/sq ft)		0.00	0	0	\$349,600	\$0.00	\$0
		handball (1200 sf) ea/sq ft		0.00	0	0	\$225,000	\$0.00	\$0
30	comty cntr	arts/crafts/classrooms sq ft	3,920	302.70	9,917	5,997	\$270	\$81.73	\$1,619,066
31		meeting facilities sq ft		0.00	0	0	\$270	\$0.00	\$0
32		auditorium/staging/ sq ft		0.00	0	0	\$400	\$0.00	\$0
33		kitchen facilities sq ft	400	30.89	1,012	612	\$400	\$12.36	\$244,757
34		dining facilities sq ft		0.00	0	0	\$250	\$0.00	\$0
35	child cntr	daycare/childcare sq ft		0.00	0	0	\$250	\$0.00	\$0
		pre/after-school sq ft		0.00	0	0	\$250	\$0.00	\$0
36	special	teen center sq ft	14,400	1,111.97	36,428	22,028	\$350	\$389.19	\$7,709,838
		senior center sq ft		0.00	0	0	\$250	\$0.00	\$0
37	cultural	museum/historical fasq ft		0.00	0	0	\$300	\$0.00	\$0
		amphitheater each		0.00	0	0	\$50	\$0.00	\$0
		viewpoint sq ft	1	0.08	3	2	\$50	\$0.00	\$76
		nature interpretive e each	2	0.15	5	3	\$1,500	\$0.23	\$4,589
		historical signage each		0.00	0	0	\$5,000	\$0.00	\$0
38	golf	par 3/18 hole hole	18	1.39	46	28	\$111,111	enterprise	enterprise
		driving range each	1	0.08	3	2	\$150	enterprise	enterprise
		clubhouse sq ft	8,000	617.76	20,238	12,238	\$300	enterprise	enterprise
		maintenance faciltie sq ft	1,000	77.22	2,530	1,530	\$90	enterprise	enterprise
39	firing rang	gun range - indoor range		0.00	0	0	\$50,000	\$0.00	\$0
		gun range - outdoor range		0.00	0	0	\$20,000	\$0.00	\$0
		archery range - outdor range		0.00	0	0	\$10,000	\$0.00	\$0
40	operations	admin facilities sq ft	4,000	308.88	10,119	6,119	\$250	\$77.22	\$1,529,730
		maintenance fclties sq ft	4,000	308.88	10,119	6,119	\$120	\$37.07	\$734,270
		shop yard sq ft		0.00	0	0	\$15	\$0.00	\$0
		caretaker ea/sq ft		0.00	0	0	\$60	\$0.00	\$0.00
		concession stands sq ft		0.00	0	0	\$40	\$0.00	\$0.00
	restrooms	permanent fixture	24	1.85	61	37	\$175	\$0.32	\$6,425
		temporary/sanican each		0.00	0	0	\$1,000	\$0.00	\$0
Subtotal for facility impact			36,659	2,830.83	92,738	56,079		\$1,145.60	\$22,694,354
Total impact for land and facilities - per capita								\$3,268.38	\$64,746,625
Total impact for land and facilities - persons/household of					2.20			\$7,190.44	
Total value of existing park lands									\$27,490,000
Total value of existing park facilities									\$14,835,532
Total value of existing park lands and facilities									\$42,325,532

Proposed composite level-of-service (PLOS) additions - 2006-2020

28 February 2007

Survey priority	units	PLOS facility addtn	Facility cost /unit	PLOS funding required	Tumwt fundin share	Tumwater funding required	Comments	
a	land resource conserv	acres	1.0	\$15,000	\$15,000	0%	\$0	Barnes Lake - School District
		acres	1.0	\$15,000	\$15,000	100%	\$15,000	Barnes Lake - Westside
		acres	1.0	\$15,000	\$15,000	100%	\$15,000	Trails End Lake
		acres	10.0	\$15,000	\$150,000	0%	\$0	Henderson Blvd Pond
		acres	4.0	\$15,000	\$60,000	0%	\$0	Olympia Mitigation Ponds
		acres	5.0	\$15,000	\$75,000	100%	\$75,000	Restawhile Pond
		acres	5.0	\$15,000	\$75,000	100%	\$75,000	Kenneydell Pond
		acres	5.0	\$15,000	\$75,000	100%	\$75,000	Belmore Marsh
		acres	10.0	\$15,000	\$150,000	100%	\$150,000	Railroad Pond
		acres	3.0	\$15,000	\$45,000	100%	\$45,000	Rhondo Pond
		acres	2.0	\$15,000	\$30,000	100%	\$30,000	Bush Mountain South
		acres	3.0	\$15,000	\$45,000	100%	\$45,000	93rd Avenue Prairie/Hills
		acres	200.0	\$15,000	\$3,000,000	50%	\$1,500,000	Deschutes River Addns
		acres	25.0	\$15,000	\$375,000	100%	\$375,000	Black Lake Marsh
		acres	2.0	\$15,000	\$30,000	100%	\$30,000	Salmon Creek Woods
		acres	30.0	\$15,000	\$450,000	100%	\$450,000	Old Brewery
b	resource activities	acres	2.0	\$15,000	\$30,000	100%	\$30,000	Barnes Lake - Westside
		acres	2.0	\$15,000	\$30,000	100%	\$30,000	Henderson Blvd Pond
		acres	2.0	\$15,000	\$30,000	100%	\$30,000	Rhondo Pond
c	linear trails	acres	4.8	\$25,000	\$121,212	0%	\$0	Tumwater Hill Trail
		acres	26.7	\$25,000	\$666,667	0%	\$0	BPA Powerline Trail
		acres	21.8	\$25,000	\$545,455	0%	\$0	Airport Loop Trail
		acres	19.4	\$25,000	\$484,848	0%	\$0	Capitol Way Trail
		acres	24.2	\$25,000	\$606,061	0%	\$0	Deschutes River Trail
		acres	29.1	\$25,000	\$727,273	50%	\$363,636	BNSF Rail Trail
		acres	29.1	\$25,000	\$727,273	50%	\$363,636	UP Rail Trail
		na		\$25,000	\$0	0%	\$0	Gate to Belmore Trail
		acres	29.1	\$25,000	\$727,273	0%	\$0	Williams Gas Pipeline Trail
d	athletic flds/plyg	acres	1.0	\$100,000	\$100,000	100%	\$100,000	Pioneer Park - East
e	rtc centers/poo	acres	6.0	\$150,000	\$900,000	100%	\$900,000	Tumwater Community Ce
f	special use facili	acres	4.9	\$75,000	\$367,500	100%	\$367,500	Old Brewery
g	support facilities	acres		\$75,000	\$0		\$0	
Subtotal for land impact			509.1		\$10,668,561		\$5,064,773	
Facilities								
1	waterfr access	lr ft		\$0	\$0		\$0	
	parking-freshwat	pkng sp		\$4,388	\$0		\$0	
	parking-saltwat	pkng sp		\$4,388	\$0		\$0	
2	beach swimming beach	sq ft		\$0	\$0		\$0	
	parking	pkng sp		\$4,388	\$0		\$0	
3	boating crew house	sq ft		\$100	\$0		\$0	
	hand-carry-fresh	ea/pkng	1	\$9,614	\$9,614	100%	\$9,614	Trosper Lake Site
		ea/pkng	1	\$9,614	\$9,614	100%	\$9,614	Henderson Blvd Pond
		ea/pkng	1	\$9,614	\$9,614	0%	\$0	Guerin County Park
		ea/pkng	1	\$9,614	\$9,614	0%	\$0	Deschutes River Addns
	hand-carry-salt	ea/pkng		\$9,614	\$0		\$0	
	power boat - salt	each		\$25,000	\$0		\$0	
	floating platform	sq ft		\$50	\$0		\$0	
	boat moorage sli	wet		\$25,000	\$0		\$0	
	docks/piers	sq ft		\$250	\$0		\$0	
4	picnic tables w/o shel	table	6	\$5,000	\$30,000	100%	\$30,000	Wellfield #7 - Town Center
	table		4	\$5,000	\$20,000	100%	\$20,000	Trosper Lake Site
	table		4	\$5,000	\$20,000	50%	\$10,000	Barnes Lake - Tumwater S
	table		8	\$5,000	\$40,000	100%	\$40,000	Barnes Lake - Westside
	table		4	\$5,000	\$20,000	100%	\$20,000	Trails End Pond
	table		12	\$5,000	\$60,000	50%	\$30,000	Henderson Blvd Pond
	table		4	\$5,000	\$20,000	50%	\$10,000	Olympia Mitigation Pond
	table		4	\$5,000	\$20,000	100%	\$20,000	Restawhile Pond
	table		4	\$5,000	\$20,000	100%	\$20,000	Kenneydell Pond
	table		4	\$5,000	\$20,000	100%	\$20,000	Belmore Marsh
	table		4	\$5,000	\$20,000	100%	\$20,000	Railroad Lake
	table		6	\$5,000	\$30,000	100%	\$30,000	Rhondo Pond
	table		2	\$5,000	\$10,000	100%	\$10,000	Bush Mountain South
	table		12	\$5,000	\$60,000	0%	\$0	Guerin County Park
	table		4	\$5,000	\$20,000	0%	\$0	Olympia Airport
	table		4	\$5,000	\$20,000	50%	\$10,000	Black Hills HS
	table		4	\$5,000	\$20,000	100%	\$20,000	93rd Avenue Prairie
	table		12	\$5,000	\$60,000	0%	\$0	Deschutes River Addns
	table		4	\$5,000	\$20,000	100%	\$20,000	Salmon Creek Woods
	table		4	\$5,000	\$20,000	100%	\$20,000	Mottman Industrial Park
	table		4	\$5,000	\$20,000	100%	\$20,000	Pioneer Park - East
	table		12	\$5,000	\$60,000	100%	\$60,000	Gateway Park
	table		12	\$5,000	\$60,000	100%	\$60,000	The Commons
	table		24	\$5,000	\$120,000	100%	\$120,000	Old Brewery

Survey priority	units	PLOS facility addtn	Facility cost /unit	PLOS funding required	Tumwt fundin share	Tumwater funding required	Comments	
	shelters-group u shelter	1	\$38,555	\$38,555	100%	\$38,555	Wellfield #7 - Town Center	County
	shelter	1	\$38,555	\$38,555	100%	\$38,555	Barnes Lake - Westside	
	shelter	1	\$38,555	\$38,555	100%	\$38,555	Henderson Blvd Pond	
	shelter	1	\$38,555	\$38,555	100%	\$38,555	93rd Avenue Prairie	
	shelter	2	\$38,555	\$77,110	0%	\$0	Guerin County Park	
	shelter	1	\$38,555	\$38,555	100%	\$38,555	Gateway Park	
	shelter	1	\$385,550	\$385,550	100%	\$385,550	Old Brewery - conversion	
5	campin tent camping cmpsite		\$30,935	\$0		\$0		
	vehicle camping cmpsite		\$30,454	\$0		\$0		
	special event cmpsite		\$1,500	\$0		\$0		
6	multiplu asphalt	1.0	\$250,000	\$250,000	100%	\$250,000	Tumwater Hill Trail	w/Port
	mile	5.5	\$250,000	\$1,375,000	100%	\$1,375,000	BPA Powerline Trail	
	mile	4.5	\$250,000	\$1,125,000	25%	\$281,250	Airport Loop Trail	w/Cou
	mile	4.0	\$250,000	\$1,000,000	100%	\$1,000,000	Capitol Way Trail	
	mile	5.0	\$250,000	\$1,250,000	50%	\$625,000	Deschutes River Trail	w/Cou
	mile	6.0	\$250,000	\$1,500,000	50%	\$750,000	BNSF Rail Trail	
	mile	6.0	\$250,000	\$1,500,000	50%	\$750,000	UP Rail Trail	w/Oly
	mile	na	\$250,000	\$0	0%	\$0	Gate to Belmore Trail	
	mile	6.0	\$250,000	\$1,500,000	100%	\$1,500,000	Williams Gas Pipeline Trail	
	limestone	mile	\$133,216	\$0		\$0		
	dirt	mile	\$83,769	\$0		\$0		
7	streetsc parkways	0.5	\$200,000	\$100,000	0%	\$0	Deschutes Way	by Roa
	mile	3.0	\$200,000	\$600,000	0%	\$0	49th/54th/Trosper Road	
	mile	5.0	\$200,000	\$1,000,000	0%	\$0	93rd Avenue	by Roa
	mile	5.5	\$200,000	\$1,100,000	0%	\$0	Littlelock Avenue	
	mile	6.0	\$200,000	\$1,200,000	0%	\$0	Capitol Blvd/Old 99	by Roa
	mile	2.5	\$200,000	\$500,000	0%	\$0	Henderson Blvd	
	streetscape	mile	\$450,000	\$540,000	0%	\$0	Israel Road	by Roa
	mile	1.5	\$450,000	\$675,000	0%	\$0	Tumwater Boulevard	
	mile	2.0	\$450,000	\$900,000	0%	\$0	Yelm Highway	by Roa
	gateways	each	\$20,000	\$100,000	0%	\$0	I-5 interchanges	
	each	1	\$20,000	\$20,000	100%	\$20,000	Black Lake Blvd	Blvd
	each	1	\$20,000	\$20,000	100%	\$20,000	Johnson Road	
	each	1	\$20,000	\$20,000	100%	\$20,000	Deschutes Parkway	Blvd
	each	1	\$20,000	\$20,000	100%	\$20,000	Capitol Blvd	
	each	1	\$20,000	\$20,000	100%	\$20,000	Yelm Highway/Henderson	Blvd
	each	1	\$20,000	\$20,000	100%	\$20,000	Capitol Blvd/Old 99 Tilley	
	each	1	\$20,000	\$20,000	100%	\$20,000	Road/93rd Avenue	Blvd
	each	1	\$20,000	\$20,000	100%	\$20,000	Littlelock Road Extension	
	artworks	each	\$20,000	\$20,000	100%	\$20,000	Historical Park	Blvd
	each	1	\$20,000	\$20,000	100%	\$20,000	Old Brewery	
	each	1	\$20,000	\$20,000	100%	\$20,000	Tumwater Falls Park	Blvd
	each	1	\$20,000	\$20,000	100%	\$20,000	Pioneer Park	
	each	1	\$20,000	\$20,000	100%	\$20,000	Gateway Park	Blvd
	each	1	\$20,000	\$20,000	100%	\$20,000	Wellfield #7 - Town Center	
	each	1	\$20,000	\$20,000	100%	\$20,000	The Commons	
8	dayhiki concrete sidewal	mile	\$250,000	\$0		\$0		
	asphalt	mile	\$133,216	\$0		\$0		
	limestone	mile	\$133,216	\$0		\$0		
	dirt	mile	\$56,195	\$0		\$0		
	shoreline	mile	\$5,619	\$0		\$0		
	boardwalks	mile	\$250,000	\$0		\$0		
	over-water walks	mile	\$500,000	\$0		\$0		
	trailhead	pkng sp	included	\$0		\$0		
9	backpa dirt trail w/camp	mile	\$47,399	\$0		\$0		by Roa
	trailhead	pkng sp	\$4,241	\$0		\$0		
10	on-road shoulder	mile	\$252,587	\$884,055	0%	\$0	Littlelock Road Extension	by Roa
	mile	0.8	\$252,587	\$202,070	0%	\$0	Capitol Bld/Old 99	
	mile	4.0	\$252,587	\$1,010,348	0%	\$0	Black Lake Boulevard	by Roa
	mile	2.0	\$252,587	\$505,174	0%	\$0	Sapp Road	
	mile	3.0	\$252,587	\$757,761	0%	\$0	54th Avenue SW/Trosper	by Roa
	mile	3.0	\$252,587	\$757,761	0%	\$0	Israel Road/70th Avenue	
	mile	1.0	\$252,587	\$252,587	0%	\$0	Mottman Road	by Roa
	mile	1.0	\$252,587	\$252,587	0%	\$0	Barnes Road/7th Avenue	
	mile	0.8	\$252,587	\$202,070	0%	\$0	Linwood Avenue	by Roa
	mile	1.1	\$252,587	\$277,846	0%	\$0	Custer Way/North Street	
	mile	2.0	\$252,587	\$505,174	0%	\$0	Cleveland Avenue/Yelm H	by Roa
	mile	1.5	\$252,587	\$378,881	0%	\$0	Tumwater Boulevard	
	mile	2.1	\$252,587	\$530,433	0%	\$0	88th Avenue SE	by Roa
	mile	1.1	\$252,587	\$277,846	0%	\$0	Black Lake/Belmore Road	
	mile	1.1	\$252,587	\$277,846	0%	\$0	RW Johnson Boulevard	by Roa
	mile	0.5	\$252,587	\$126,294	0%	\$0	Rural/Crosby Road	
	mile	2.0	\$252,587	\$505,174	0%	\$0	Frontage Road	by Roa
	mile	1.2	\$252,587	\$303,104	0%	\$0	Center Street/Armstron R	
	mile	1.2	\$252,587	\$303,104	0%	\$0	Boston/Elm/Allen Streets	by Roa
	mile	2.4	\$252,587	\$606,209	0%	\$0	Henderson Road	
	mile	5.0	\$252,587	\$1,262,935	0%	\$0	93rd Avenue	

Survey priority	units	PLOS facility addtn	Facility cost /unit	PLOS funding required	Tumwt fundin share	Tumwater funding required	Comments	
	in-lane marking trailhead	mile	\$19,667	\$0		\$0		
	trailhead	pkng sp	included	\$0		\$0		
11	bike tra asphalt	mile	\$188,306	\$0		\$0		
	limestone	mile	\$133,216	\$0		\$0		
	dirt trailhead	mile	\$58,294	\$0		\$0		
	trailhead	pkng sp	included	\$0		\$0		
12	horse dirt trail	mile	\$5,517	\$0		\$0		
	trailhead	pkng trlr	included	\$0		\$0		
13	dog tra fenced area	lr ft	880	\$12	\$10,560	100%	\$10,560	Pioneer Park - East
	trail - signed	mile		\$5,517	\$0		\$0	
	trailhead	pkng sp	12	\$4,388	\$52,656	100%	\$52,656	Pioneer Park - East
14	playgro covered	plygrnd	1	\$125,000	\$0		\$0	
	uncovered	plygrnd	1	\$94,842	\$94,842	100%	\$94,842	Wellfield #7 - Town Center
		plygrnd	1	\$94,842	\$94,842	100%	\$94,842	Tumwater Hill Park
		plygrnd	1	\$94,842	\$94,842	50%	\$47,421	Barnes Lake - Tumwater S w/TSD
		plygrnd	1	\$94,842	\$94,842	100%	\$94,842	Barnes Lake - Westside
		plygrnd	1	\$94,842	\$94,842	100%	\$94,842	Trails End Lake
		plygrnd	1	\$94,842	\$94,842	100%	\$94,842	Henderson Boulevard Pond
		plygrnd	1	\$94,842	\$94,842	100%	\$94,842	Restawhile Pond
		plygrnd	1	\$94,842	\$94,842	100%	\$94,842	Belmore Marsh
		plygrnd	1	\$94,842	\$94,842	100%	\$94,842	Railroad Pond
		plygrnd	1	\$94,842	\$94,842	100%	\$94,842	Rhondo Pond
		plygrnd	1	\$94,842	\$94,842	100%	\$94,842	Kenneydell Park
		plygrnd	1	\$94,842	\$94,842	50%	\$47,421	Munn Lake
		plygrnd	1	\$94,842	\$94,842	50%	\$47,421	Olympia Airport
		plygrnd	1	\$94,842	\$94,842	100%	\$94,842	Salmon Creek Woods
		plygrnd	1	\$94,842	\$94,842	100%	\$94,842	Mottman Industrial Park
		plygrnd	1	\$94,842	\$94,842	100%	\$94,842	Gateway Park
		plygrnd	2	\$94,842	\$189,684	100%	\$189,684	Old Brewery
		plygrnd	1	\$94,842	\$94,842	0%	\$0	Future ES/MS sites
15	play are improved	acre		\$97,054	\$0		\$0	
16	skateboskateboard court	court	1	\$100,000	\$100,000	100%	\$100,000	Tumwater Community Center
	ramps	each	1	\$50,000	\$0		\$0	
	indoor climbing	each	1	\$50,000	\$50,000	100%	\$50,000	Tumwater Community Center
17	handba 1-wall outdoor u	court		\$19,723	\$0		\$0	
18	basketb covered	court	2	\$98,462	\$0		\$0	
	uncovered	court	4	\$78,462	\$156,924	100%	\$156,924	Historical Park
		court	4	\$78,462	\$313,848	100%	\$313,848	Pioneer Park
		court	2	\$78,462	\$156,924	100%	\$156,924	Tumwater Hill Park
		court	1	\$78,462	\$78,462	50%	\$39,231	Barnes Lake - Tumwater S w/TSD
		court	1	\$78,462	\$78,462	100%	\$78,462	Barnes Lake - Westside
		court	2	\$78,462	\$156,924	0%	\$0	Tumwater Hill ES
		court	2	\$78,462	\$156,924	0%	\$0	Black Lake ES
		court	4	\$78,462	\$313,848	0%	\$0	Tumwater MS
		court	4	\$78,462	\$313,848	0%	\$0	AG West Black Hills HS
		court	4	\$78,462	\$313,848	0%	\$0	Tumwater HS
		court	2	\$78,462	\$156,924	0%	\$0	Future ES/MS sites
19	volleyb covered	court		\$65,000	\$0		\$0	
	uncovered	court		\$45,929	\$0		\$0	
	sand	court	2	\$7,500	\$15,000	100%	\$15,000	Historical Park
		court	1	\$7,500	\$7,500	100%	\$7,500	Barnes Lake - Westside
		court	1	\$7,500	\$7,500	100%	\$7,500	Henderson Blvd Pond
		court	1	\$7,500	\$7,500	100%	\$7,500	93rd Avenue Prairie
		court	2	\$7,500	\$15,000	0%	\$0	Kenneydell Park
		court	2	\$7,500	\$15,000	0%	\$0	Guerin County Park
20	tennis indoor	court		\$200,000	\$0		\$0	
	tennis-outdoor li	court	6	\$161,453	\$968,718	100%	\$968,718	Tumwater Valley Muni Golf
	outdoor unlighte	court		\$95,552	\$0		\$0	
	pickleball	court		\$15,000	\$0		\$0	
	bocce ball	court		\$7,500	\$0		\$0	
21	parcour parcours statio	stations		\$4,536	\$0		\$0	
22	field tra rubberized surfa	miles		\$85,168	\$0		\$0	
	cinder surface	miles		\$42,584	\$0		\$0	
23	football turf lighted	field		\$1,200,000	\$0		\$0	
	grass lighted	field		\$503,183	\$0		\$0	
	grass unlighted	field		\$250,000	\$0		\$0	
	practice field	field		\$100,000	\$0		\$0	
24	soccer indoor	field		\$2,000,000	\$0		\$0	
	turf lighted	field		\$1,187,702	\$0		\$0	
	grass lighted	field		\$760,837	\$0		\$0	
	grass unlighted	field	4	\$380,419	\$1,521,676	50%	\$760,838	AG West Black Hills HS Ad w/TSD
	allweather	field	12	\$380,419	\$4,565,028	0%	\$0	Black Hills Soccer League by leag
	youth	field	1	\$200,000	\$200,000	0%	\$0	Peter G Schmidt ES
		field	3	\$200,000	\$600,000	0%	\$0	Future ES/MS sites

Survey priority	units	PLOS facility addtn	Facility cost /unit	PLOS funding required	Tumwt fundin share	Tumwater funding required	Comments
25	lacross grass lighted field		\$500,000	\$0		\$0	
26	basebal 300+ grass light field		\$677,632	\$0		\$0	
	300+ grass unlig field	2	\$520,000	\$1,040,000	50%	\$520,000	AG West Black Hills HS Ad w/TSD
	field	2	\$520,000	\$1,040,000	0%	\$0	Black Hills Soccer League by leag
	bs/sfba 250+ grass light field	4	\$647,527	\$2,590,108	50%	\$1,295,054	AG West Black Hills HS Ad w/TSD
	field	4	\$647,527	\$2,590,108	0%	\$0	Black Hills Soccer League by leag
	250+ grass unlig field		\$260,000	\$0		\$0	
	basebal 200+ grass light field		\$510,000	\$0		\$0	
	200+ grass unlig field	3	\$207,248	\$621,744	0%	\$0	Future ES/MS sites by TSD
	200- youth field		\$100,000	\$0		\$0	
27	swim p indoor competiti sq ft	9,000	\$400	\$3,600,000	100%	\$3,600,000	Tumwater Community Center
	indoor leisure sq ft	6,000	\$400	\$2,400,000	100%	\$2,400,000	Tumwater Community Center
	lockers sq ft	5,000	\$400	\$2,000,000	100%	\$2,000,000	Tumwater Community Center
	outdoor sq ft		\$300	\$0		\$0	
28	ice rink indoor sq ft		\$100	\$0		\$0	
29	rcn cnt indoor gymnasium sq ft	20,000	\$300	\$6,000,000	100%	\$6,000,000	Tumwater Community Center
	sq ft	27,000	\$300	\$8,100,000	0%	\$0	Future ES/MS sites by TSD
	physical conditio sq ft	1,200	\$250	\$300,000	100%	\$300,000	Tumwater Community Center
	climbing wall sq ft	200	\$250	\$50,000	100%	\$50,000	Tumwater Community Center
	racquetball 1600ea/sq ft		\$349,600	\$0		\$0	
	handball 1200 sf ea/sq ft		\$225,000	\$0		\$0	
30	arts cnt arts/crafts room sq ft	800	\$270	\$216,000	100%	\$216,000	Tumwater Community Center
31	cmt y cn class/meeting ro sq ft	1,200	\$270	\$324,000	100%	\$324,000	Tumwater Community Center
	sq ft	800	\$270	\$216,000	100%	\$216,000	Old Brewery restore
	cultural stage sq ft		na	\$0		\$0	
	auditorium sq ft		\$400	\$0		\$0	
32	child cn day care/nursery sq ft		\$250	\$0		\$0	
33	special teen activities sq ft		\$350	\$0		\$0	
	senior activities sq ft		\$250	\$0		\$0	
34	cultural museum sq ft	1,200	\$400	\$480,000	100%	\$480,000	Old Brewery restore old fire
	farmers market sq ft	5,000	\$75	\$375,000	100%	\$375,000	Gateway Park
	amphitheater each	1	\$50,000	\$50,000	100%	\$50,000	The Commons
	nature intreprti each	1	\$1,500	\$1,500	100%	\$1,500	Trosper Lake Site
	each	1	\$1,500	\$1,500	100%	\$1,500	Percival Creek Greenway
	each	1	\$1,500	\$1,500	100%	\$1,500	DeSoto Canyon
	each	1	\$1,500	\$1,500	100%	\$1,500	Tumwater Watershed
	each	1	\$1,500	\$1,500	100%	\$1,500	Black River Greenway
	each	1	\$1,500	\$1,500	100%	\$1,500	Percival Creek Canyon
	each	1	\$1,500	\$1,500	100%	\$1,500	Olympia Mitigation Ponds
	each	1	\$1,500	\$1,500	50%	\$750	Barnes Lake - Tumwater S w/TSD
	each	1	\$1,500	\$1,500	100%	\$1,500	Barnes Lake - Westside
	each	1	\$1,500	\$1,500	100%	\$1,500	Trails End Lake
	each	1	\$1,500	\$1,500	100%	\$1,500	Henderson Blvd Ponds
	each	1	\$1,500	\$1,500	100%	\$1,500	Restawhile Pond
	each	1	\$1,500	\$1,500	100%	\$1,500	Kenneydell Ponds
	each	1	\$1,500	\$1,500	100%	\$1,500	Belmore Marsh
	each	1	\$1,500	\$1,500	100%	\$1,500	Railroad Pond
	each	1	\$1,500	\$1,500	100%	\$1,500	Rhono Pond
	each	1	\$1,500	\$1,500	100%	\$1,500	Bush Mountain South
	each	1	\$1,500	\$1,500	100%	\$1,500	93rd Avenue Prairie
	each	1	\$1,500	\$1,500	50%	\$750	Deschutes River Addns w/Cou
	each	1	\$1,500	\$1,500	100%	\$1,500	Black Lake Marsh
	each	1	\$1,500	\$1,500	0%	\$0	Guerin County Park by Cou
	each	1	\$1,500	\$1,500	100%	\$1,500	Old Brewery
	historical interpr each	1	\$5,000	\$5,000	100%	\$5,000	Old Brewery
35	golf golf-par 3/18 ho hole		\$111,111	enterprise		\$0	
	driving range each		\$150	enterprise		\$0	
	clubhouse sq. ft		\$300	enterprise		\$0	
	maintenance sq ft		\$90	enterprise		\$0	
36	firing ragun range-outdo range		\$20,000	\$0		\$0	
	archery range-ou range		\$10,000	\$0		\$0	
37	Depart admin offices sq ft	5,000	\$250	\$1,250,000	100%	\$1,250,000	Old Brewery restore
	maintenance fclt sq ft	500	\$50	\$25,000	100%	\$25,000	Gateway Park
	sq ft	10,000	\$75	\$750,000	100%	\$750,000	Old Brewery mainta
	shop yard sq ft		\$15	\$0		\$0	
	caretaker each/sf		\$60	\$0		\$0	
	restroo permanent fixture	8	\$28,936	\$231,488	100%	\$231,488	Wellfield #7 - Town Center
	fixture	6	\$28,936	\$173,616	100%	\$173,616	Barnes Lake - Westside
	fixture	8	\$28,936	\$231,488	100%	\$231,488	Henderson Blvd Pond
	fixture	16	\$28,936	\$462,976	0%	\$0	Guerin County Park by Cou
	fixture	8	\$28,936	\$231,488	100%	\$231,488	Gateway Park
	fixture	8	\$28,936	\$231,488	100%	\$231,488	Old Brewery
	temporary/sanic each		\$1,000	\$0		\$0	
Subtotal for facility impact		94,265		\$75,951,723		\$33,314,979	
Total impact for land and facilities				\$86,620,284		\$38,379,752	

Appendix E: Finances

An analysis was accomplished of recent financial trends in Tumwater 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 city revenues and the affect alternative revenue sources may have on financial prospects. Following is a brief summary of major findings:

E.1 Revenue and expenditures - general government

Tumwater'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 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. Park, recreation, and open space programs and facilities are funded primarily from general fund accounts.

- ***Property tax*** - under Washington State's constitution cities may levy a property tax rate not to exceed \$3.10 per \$1000 of the assessed value of all taxable property within incorporation limits. The total of all property taxes for all taxing authorities, however, can not 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.

- ***Sales tax*** - is the city's largest single revenue source and may be used for any legitimate city purpose. The city has no direct control over this source. The sales tax is collected and distributed by the state and may fluctuate with general economic and local business conditions.
- ***Licenses and permits*** - includes revenues generated from business and occupational licenses, 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. Federal governmental grants and funding pass-through funds include the Department of Housing and Urban Development's (HUD) Community Development Block Grants (CDBG) and revenue sharing.
- ***Charges for services*** - includes revenue generated to pay for garbage, landfill, utility, and other operating services provided by the county or a county concession or licensee.

- ***Fines and forfeits*** - includes monies generated from business fines, code violations, traffic fines, property forfeitures, and other penalties.

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).

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.

Municipal debt capacity

2004 assessed valuation			\$1,263,251,017
Debt type	limit*	amount	debt@12/31/04**
Councilmanic bond capacity	1.5%	\$ 18,948,765	\$ 11,198,601
General obligation bond capacity***	2.5%	31,581,275	0
Utility bond capacity***	2.5%	31,581,275	0
Park/open space bond capacity***	2.5%	31,581,275	0
Total allowable (legal limit)	7.5%	\$ 94,743,826	11,198,601
Available capacity			\$ 83,545,225

* Percent of the total estimated assessed valuation.

** Includes installment contracts and debt service funds.

*** Require 60% voter validation where voter turnout equals at least 40% of the total votes cast in the last general election.

- ***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.

- ***Unlimited general obligation bonds*** - must be approved by at least 60% of resident voters during an election which 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. Enterprise funds have been used on a limited basis for golf courses, marinas, and similar self-financing operations.

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.

E.2 Revenue prospects - general government

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

User fees and charges

Tumwater 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.

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 county 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

Tumwater 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 can not 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 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 Tumwater’s registered voters. Voters can be asked to approve a resetting of the property tax levy rate or of approving a special purpose property tax levy 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 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.

E.3 Expenditures – parks, recreation, and open space

Park expenditures

In total, all expenditures for Parks & Recreation categories including the park facility maintenance provided by Planning & Facilities Department were \$2,065,129 in 2006 or 16% of all city general fund expenditures. The amount of funds that have been available to expense for Parks & Recreational purposes has not yet reflected the expected impacts from Proposition 747 on overall city revenues.

2006 Budget	City Expenditures		Parks & Recreation	
	Operating funds	Amount	Percent	
Parks & Recreation	\$ 12,970,768	\$ 1,020,120	7.9%	
Planning & Facilities (O/M)	\$ 12,970,768	1,045,009	8.1%	
Total	\$ 12,970,768	\$ 2,065,129	16.0%	

Source: Annual Statement 2004 (note includes Parks & Facilities O/M activities)

Tumwater Department of Park & Recreation budgets provide for a variety of operational activities including staff costs, supplies, services and capital outlays, and some facility development activities including debt service on bonds, capital improvement projects, and physical development grants. The Department is organized into 3 operating divisions focused on:

- **Administration** – including management of the Park Board and citizen committees, and of department financial assets and accounts,
- **Recreation Programs & Special Events** – including full and part-time staff providing outdoor recreational programs in parks and facilities,
- **Old Town Center** – including full and part-time staff managing senior and teen activities in the building, and oversight of building tenants, and
- **Tumwater Valley Municipal Golf Course** – including full-time and seasonal golf professionals and course superintendents and maintenance staff.

The Tumwater Department of Planning & Facilities is organized into 3 operating divisions focused on:

- **Long Range Planning** – including coordination with Council and the Planning Commission, and compliance with Growth Management Act (GMA) provisions,
- **Facilities** – including full-time and seasonal staff maintaining city buildings and park grounds,
- **Museum** – including coordination of heritage programs and use of Henderson House.

Park revenues

Park revenues are generated from a number of sources in addition to the General Fund including:

- **Recreation and Old Town Center revenue** – derived from user fees for group picnic shelter fees, athletic field fees, snack bars and other concessions, and the rental of tenant space in Old Town Center,
- **Other funds** – from capital maintenance fund and park acquisition set-asides, Real Estate Excise Tax (REET), and Hotel/Motel Tax (Tourism Fund), among others

In the 2004 budget, the Park & Recreation Department’s revenues totaled \$172,637 from recreation fees and Old Town Center rental revenues equal to 16.9% of the Park & Recreation Department’s 2006 budget.

Funding implications

Tumwater acquired a quality park, recreation, and open space inventory using land donations, grants, project development mitigation, and a healthy allocation of property 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.

To meet the park, recreation, and open space interests of city residents, Tumwater must devise new financial strategies.

E.4 Prospects – park, recreation, and open space organization

Given current and projected fiscal conditions affecting general government, and the revenues affecting park, recreation, and open space services in particular, the following options could be used to deal with future capital needs:

Metropolitan park districts (SB 2557)

In 2002, the state legislature authorized the establishment of metropolitan park districts 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. Like recreation service districts, 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.

E.5 Public revenue prospects – parks, recreation, and open space

Environmental impact mitigation – subdivision regulations

City and county subdivision policies can require developers of subdivisions within the county, or on lands that may eventually annex to adjacent cities, 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. The city and county 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 an adjacent city or school district who assumes maintenance responsibilities using local city or school funds.

The city and county 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. The city or county may be contracted by any of the other agencies to provide or oversee a maintenance contract on the owner's behalf provided all city or county costs are reimbursed by an approved method of local financing.

Growth impact fees

Tumwater has adopted and could increase the growth impact fee provision in accordance with the Washington State Growth Management Act (GMA). A park impact fee is currently applied to all proposed residential developments within the city as a means of maintaining existing park, recreation, and open space levels-of-service (ELOS). The current city 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 the city 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 city ordinance should consider 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.

The city could conduct periodic program reviews with residents, user groups, cities, school districts, and other agencies to decide the most efficient and representative way of delivering the facilities mitigated by the ordinance. Alternative delivery methods could 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.

Inter-local agreements

Tumwater could work with the county to determine an equitable means whereby growth mitigation park impact fees can be collected for residential developments occurring within the urban growth area outside of existing city limits, but within the area the city eventually expects to annex.

A joint growth impact fee should be collected where the county and city maintain the same local and regional or citywide level-of-service (LOS) presently existing within the incorporated (city) and unincorporated (county) sections, and for the urban growth area in total. A common fee could be collected by each agency, then shared on a project by project basis for improvements benefiting local neighborhoods (and potential residents of proposed subdivisions) or residents of the community and urban growth area-at-large.

The city and county should also work with the school districts to determine to what extent the county could cooperatively finance shared or common facility improvements. Such improvements could use co-located school and park sites, commonly improved and scheduled fields and facilities, and the sharing of park and school growth impact fees - among other options.

It is to the county's advantage that the county will assist the city and school district with the development and operation of common facilities since these facilities serve residents of the county.

In return, however, the county, city, and school district must determine some equitable means whereby the city and school district perform or reimburse each other for some of the added facility maintenance and operational impacts that users create on each agency's facilities.

User fees and charges

The city may 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, the city 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 include the municipal golf course and could also include recreational vehicle parks 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 the city would provide on a direct costs/benefit basis. To date, city user fee revenues provide a significant source of operating funds for recreational programs. 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 the City Council to determine to what extent the public benefits merit the subsidized fee revenues.

Special funding sources

Tumwater has approved and could submit for approval the following special financing options.

- **REET (Real Estate Excise Tax)** - RCW 82.46 gives city governments the option of adding up to two 0.0025% increments to the real estate excise tax (REET) for the sole purpose of financing local capital improvement projects. The state legislature is considering authorizing cities to adopt a 3rd REET which would be dedicated exclusively to park, recreation, and open space. REET funds may not be used to finance operation and maintenance requirements.

Tumwater has adopted 1 REET option and could propose to adopt the 2nd REET option to be dedicated solely to park, recreation, and open space purposes if approved by City Council.

REET remains a viable financing tool for park, recreation, and open space acquisition and development projects. However, since REET funds are to be used for all city capital requirements, the funds may not be as easy to expense for park, recreation, and open space purposes as in years past.

State grants

Washington State 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 program is administered by the Heritage Resource Center (HRC).
- **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 program is administered by the Community Outdoor Athletic Fields Advisory Council (COAFAC) of the RCO.
- **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 Recreation & 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 (N RTP)*** - 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.

E.6 Private revenue prospects – park, recreation, and open space

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.

The city 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 the city 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 the city may prefer to avoid any implied responsibility or liability for the utility worthiness which the city'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

The city 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 golf course,

the city'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.

The city 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 the city of a capital risk should market or user interest fail to materialize to a least break-even levels.

Concessionaire's 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

The city 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. The city 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 the city could use for other development opportunities. Examples include the possible joint development on city 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 the city may lease land at low or not 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

The city 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, 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 when and where the user organization can provide financial commitments.

E.7 General funding strategies

Using the strategies described above, 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. General 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 the City Council deems to have special social benefits to the city.

Facility operation, maintenance, and minor construction

General 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. General 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 area users should be reimbursed or provided by the city and 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 general funds, the monies collected from excise taxes 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 Tumwater's programs but satisfy relatively small proportions of the population compared with park and trail facilities. 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 general funds, excise tax revenues, and other more flexible sources of financing.

Tumwater should investigate the possibility of implementing a wide range of joint recreational facility developments with the county and school district. These agencies could finance acquisition and development costs using open space and school facility development bonds, or conservation futures and real estate excise taxes - and Tumwater could finance annual operating and maintenance needs using service charges and general 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 State of

Washington Interagency (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. Tumwater 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 annual program requirements and provide city residents services and facilities not available otherwise.

Growth impact fee mitigation

Continued residential developments within Tumwater's unincorporated urban growth area will severely stress existing city and county facilities and services. Consequently, Tumwater and the county should institute environmental and growth impact fee mitigation measures in accordance with the Washington State Growth Management Act (GMA) as a means of preserving unique sites and of requiring land developers to help finance facility developments offsetting project impacts.

E.8 Park and maintenance funding strategies 2008-2014

A Tumwater financial strategy for the next 6-year period (2008-2013) must generate sufficient revenue to maintain existing facilities, provide recreational program services, renovate facilities, and implement priority projects chosen from the 20-year (CFP) capital facility program.

Three alternative financial strategies illustrate the choices available Tumwater under an integrated funding strategy. The strategies combine possible scenarios concerning general funds, growth impact fees, another REET, and approval of a property tax levy lid lift.

The forecasts are conservative, based on the average trends indicated in capital facility program fund expenditures by the city during the past year. The projected revenues have been adjusted to account for expected increases in the tax and revenue base valuations over the 6-year forecast period.

<i>Proposed 6-year expenditures</i>	<i>Alt 1</i>	<i>Alt 2</i>	<i>Alt 3</i>
Park admin/design/recreation	\$ 6,820,439	\$ 6,820,439	\$ 6,820,439
Facilities - O/M	6,986,844	6,986,844	6,986,844
Renovations and repairs	741,777	741,777	741,777
PLOS additions	11,000,000	11,000,000	11,000,000
Total	25,549,060	25,549,060	25,549,060

<i>Proposed 6-year revenues</i>			
General funds	\$ 17,916,772	\$ 17,916,772	\$ 17,916,772
Growth impact fee	4,575,200	5,032,720	5,490,240
REET	0	767,740	877,417
General obligation bond/levy	3,057,087	1,831,827	1,264,630
Total	\$ 25,549,060	\$ 25,549,060	\$ 25,549,060

<i>Annual cost for levy</i>			
\$250,000 mean house value	\$ 96.66	\$ 57.92	\$ 39.99

Alternative 1

This scenario would finance \$25,549,060 in combined park administration, design, recreation program management, facility operations and maintenance, renovations and repairs, and Tumwater's share of proposed composite level-of-service (PLOS) facility improvements, and the maintenance of the PLOS improvements over the 6-year period if:

- ***General Fund and other revenue contributions*** - from facility use and rental fees, public utility and gambling taxes, REET, hotel/motel tax, the capital facilities

fund, state and federal grants, SEPA mitigation values, and volunteers and donations remain in the same proportions as recent years except for the property tax contribution which would decline an average -2.0% per year as a result of proposition 747 or the 1% tax limitation,

- **Growth impact fee** - would be increased to capture 50% of the \$3,268 cost per person of maintaining Tumwater's existing level-of-service (ELOS) standards through additional population increases equal to \$1,634 per person or \$3,595 per dwelling unit where the typical unit averages 2.20 residents,
- **Real Estate Excise Tax (REET) 2** - which would allow another \$0.0025 per \$1.00 of sales value would not be utilized under this option,
- **Property tax levy lid lift** - would be sought to finance remaining costs necessary to realize combined administration and design, operations and maintenance, recreation programs, renovations, necessary to realize the city's portion of the combined proposed level-of-service (PLOS) standard equal to an annual property tax levy payment of \$96.66 for a city median \$250,000 house value for 6 years.

Alternative 2

This scenario would finance the same \$25,549,060 in combined park administration, design, recreation program management, facility operations and maintenance, renovations and repairs, and Tumwater's share of proposed composite level-of-service (PLOS) facility improvements, and the maintenance of the PLOS improvements over the 6-year period as Alternative 1 except:

- **General Fund and other revenue contributions** - would remain the same as Alternative 1,
- **Growth impact fee** - would be increased to capture 55% of the \$3,268 cost per person of maintaining Tumwater's existing level-of-service (ELOS) standards through additional population increases equal to \$1,797 per person or \$3,955 per dwelling unit where the typical unit averages 2.20 residents,
- **Real Estate Excise Tax (REET) 2** - which would allow another \$0.0025 per \$1.00 of sales value would be adopted and 35% of the annual proceeds would be devoted to park capital development,
- **Property tax levy lid lift** - would be sought to finance remaining costs necessary to realize combined administration and design, operations and maintenance, recreation programs, renovations, necessary to realize the city's portion of the combined proposed level-of-service (PLOS) standard equal to an annual property tax levy payment of \$57.92 for a city median \$250,000 house value for 6 years.

Alternative 3

This scenario would finance the same \$25,549,060 in combined park administration, design, recreation program management, facility operations and maintenance, renovations and repairs, and Tumwater's share of proposed composite level-of-service (PLOS) facility improvements, and the maintenance of the PLOS improvements over the 6-year period as Alternative 1 and 2 except:

- **General Fund and other revenue contributions** - would remain the same as Alternative 1 and 2,
- **Growth impact fee** - would be increased to capture 60% of the \$3,268 cost per person of maintaining Tumwater's existing level-of-service (ELOS) standards through additional population increases equal to \$1,961 per person or \$4,314 per dwelling unit where the typical unit averages 2.20 residents,
- **Real Estate Excise Tax (REET) 2** - which would allow another \$0.0025 per \$1.00 of sales value would be adopted and 40% of the annual proceeds would be devoted to park capital development,
- **Property tax levy lid lift** - would be sought to finance remaining costs necessary to realize combined administration and design, operations and maintenance, recreation programs, renovations, necessary to realize the city's portion of the combined proposed level-of-service (PLOS) standard equal to an annual property tax levy payment of \$39.99 for a city median \$250,000 house value for 6 years.

Financial strategies 2008-2014

Proposed expenditures - ELOS/PLOS standards

				Alternative 1	Alternative 2	Alternative 3
Admin/Design/Rctn programs - 2006	(\$1,020,120) /year	4.3%		(\$6,820,439)	(\$6,820,439)	(\$6,820,439)
O/M Facilities - 2006	(\$1,045,009) /year	4.3%		(\$6,986,844)	(\$6,986,844)	(\$6,986,844)
Deferred renovations and repairs (%curr	\$14,835,532 value	5.0%		(\$741,777)	(\$741,777)	(\$741,777)
PLOS land and facility additions				(\$11,000,000)	(\$11,000,000)	(\$11,000,000)
TOTAL EXPENDITURES				(\$25,549,060)	(\$25,549,060)	(\$25,549,060)

Proposed revenues - year 2004 trends

Capital facility program re	Total taxes	PRO Plan	%	Inflate			
General Fund property t	\$12,970,768	\$2,065,129	16%	-2.0%	\$11,787,510	\$11,787,510	\$11,787,510
Recreation/OTC revenu	\$172,637	\$172,637	100%	4.3%	\$1,154,237	\$1,154,237	\$1,154,237
Public Utility Tax - cable	\$143,648	\$14,365	10%	4.3%	\$96,042	\$96,042	\$96,042
Gambling Tax	\$48,777	\$4,878	10%	4.3%	\$32,612	\$32,612	\$32,612
MVFT - Paths & Trails	\$262,400	\$1,312	0.5%	4.3%	\$8,772	\$8,772	\$8,772
REET 1 & 2	\$629,107	\$157,277	25%	4.3%	\$1,051,539	\$1,051,539	\$1,051,539
Hotel/Motel Tax	\$194,027	\$48,507	25%	4.3%	\$324,312	\$324,312	\$324,312
Capital Facilities Fund	\$1,478,191	\$369,548	25%	4.3%	\$2,470,766	\$2,470,766	\$2,470,766
Tree Fund Mitigation	\$21,700	\$21,700	100%	4.3%	\$145,084	\$145,084	\$145,084
Transportation Impact F	\$1,351,235	\$67,562	5%	4.3%	\$451,712	\$451,712	\$451,712
RCO, ALEA, TEA21 gra	\$150,000	\$150,000	100%	na	\$150,000	\$150,000	\$150,000
SEPA mitigation fees	\$1,057,866	\$211,573	20%	na	\$211,573	\$211,573	\$211,573
Volunteers/donations	\$32,612	\$32,612	100%	na	\$32,612	\$32,612	\$32,612
CFP totals	\$18,512,968	\$3,317,099			\$17,532,622	\$17,916,772	\$17,916,772
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					\$17,532,622	(\$7,632,287)	(\$7,632,287)

6-year strategy options - combine annual revenue:

Option 1 - Growth impact fee (GIF)	person per/du	per sf du				
Population in city limits	12,950	3.3%	15,750	2,800	2,800	2,800
ELOS local/regional value/person	\$3,268	2.20	\$7,190	\$3,268	\$3,268	\$3,268
Percent of value assessed for fee			100%	50%	55%	60%
Growth Impact fee revenue 2003-2008			\$9,150,400	\$4,575,200	\$5,032,720	\$5,490,240
Annual in 2004:	\$53,004					

Option 2 - Real Estate Excise Tax (REET)

Annual average real estate sales year 2003-2008	\$125,803,600	4.3%	\$131,233,547	\$131,233,547	\$131,233,547	\$131,233,547
Assessed rate per \$1.00 sales			\$0.0025	\$0.0025	\$0.0025	\$0.0025
Annual allocation for PRO Plan projects			100%	0%	35%	40%
Annual allocation for PRO Plan projects			\$328,084	\$0	\$114,829	\$131,234
REET revenue 2007-2013 with annual growth=	4.3%	\$2,193,542	\$0	\$767,740	\$877,417	

Option 3 - Property Tax Levy (PTLevy)

Assessed valuation year 2001	\$1,263,251,017	4.3%	\$1,317,775,580	\$1,317,775,580	\$1,317,775,580	\$1,317,775,580
Assessed rate per \$1.00 valuation(2)			\$0.00000	\$0.00232	\$0.00139	\$0.00096
PTLevy totals			\$0	\$3,057,087	\$1,831,827	\$1,264,630
TOTAL CFP+GIF+REET+PTLevy			\$28,876,564	\$25,549,060	\$25,549,060	\$25,549,060
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES			\$0	\$0	\$0	\$0

annual cost with average house value of	\$250,000	\$0.00	\$96.66	\$57.92	\$39.99
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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

Financial strategies 2008-2028 **20**

Proposed expenditures - ELOS/PLOS standards:

				Alternative 1	Alternative 2	Alternative 3
Admin/Design/Rctn programs - 2006	(\$1,020,120) /year	5.3%		(\$34,853,874)	(\$34,853,874)	(\$34,853,874)
Operations and maintenance - 2006	(\$1,045,009) /year	5.3%		(\$35,704,242)	(\$35,704,242)	(\$35,704,242)
Renovations and repairs (% facility value	\$14,835,532	16.5%		(\$2,447,863)	(\$2,447,863)	(\$2,447,863)
PLOS land and facility additions				(\$39,000,000)	(\$39,000,000)	(\$39,000,000)
TOTAL EXPENDITURES				(\$112,005,979)	(\$112,005,979)	(\$112,005,979)

Proposed revenues - year 2004 trends

Capital facility program re	Total taxes	PRO Plan	%	Inflate			
Recreation user fees	\$12,970,768	\$2,065,129	16%	-2.0%	\$34,321,621	\$34,321,621	\$34,321,621
Recreation/OTC revenue	\$172,637	\$172,637	100%	5.3%	\$5,898,393	\$5,898,393	\$5,898,393
Public Utility Tax - cable	\$143,648	\$14,365	10%	5.3%	\$490,794	\$490,794	\$490,794
Gambling Tax	\$48,777	\$4,878	10%	5.3%	\$166,654	\$166,654	\$166,654
MVFT - Paths & Trails	\$262,400	\$1,312	0.5%	5.3%	\$44,826	\$44,826	\$44,826
REET 1 & 2	\$629,107	\$157,277	25%	5.3%	\$5,373,587	\$5,373,587	\$5,373,587
Hotel/Motel Tax	\$194,027	\$48,507	25%	5.3%	\$1,657,303	\$1,657,303	\$1,657,303
Capital Facilities Fund	\$1,478,191	\$369,548	25%	5.3%	\$12,626,133	\$12,626,133	\$12,626,133
Tree Fund Mitigation	\$21,700	\$21,700	100%	5.3%	\$741,412	\$741,412	\$741,412
Transportation Impact F	\$1,351,235	\$67,562	5%	5.3%	\$2,308,345	\$2,308,345	\$2,308,345
RCO, ALEA, TEA21 gra	\$500,000	\$500,000	100%	na	\$500,000	\$500,000	\$500,000
SEPA mitigation fees	\$3,526,220	\$705,244	20%	na	\$705,244	\$705,244	\$705,244
Volunteers/donations	\$108,707	\$108,707	100%	na	\$108,707	\$108,707	\$108,707
CFP totals	\$21,407,417	\$4,236,864			\$62,702,235	\$64,943,018	\$64,943,018
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					\$62,702,235	(\$47,062,960)	(\$47,062,960)

20-year strategy options - combine annual revenue:

Option 1 - Growth impact fee (GIF)

	person per/du		per sf du			
Population in city limits/urban growth ar	12,950	4.3%	32,760	19,810	19,810	19,810
ELOS local/regional value/person	\$3,268	2.20	\$7,190	\$3,268	\$3,268	\$3,268
Percent of value assessed for fee			100%	50%	55%	60%
Growth Impact fee revenue 2003-2022			\$64,739,080	\$32,369,540	\$35,606,494	\$38,843,448

Option 2 - Real Estate Excise Tax (REET)

Annual average real estate sales year 20	\$125,803,600	5.3%	\$131,233,547	\$131,233,547	\$131,233,547	\$131,233,547
Assessed rate per \$1.00 sales			\$0.0025	\$0.0025	\$0.0025	\$0.0025
Annual allocation for PRO Plan projects			100%	0%	35%	40%
Annual allocation for PRO Plan projects			\$328,084	\$0	\$114,829	\$131,234
REET revenue 2003-2022 with annual growth=		5.3%	\$11,209,459	\$0	\$3,923,311	\$4,483,784

Option 3 - Property Tax Levy (PTLevy)

Assessed valuation year 2001	\$1,263,251,017	5.3%	\$1,330,316,313	\$1,330,316,313	\$1,330,316,313	\$1,330,316,313
Assessed rate per \$1.00 valuation(2)			\$0.00000	\$0.01105	\$0.00566	\$0.00281
PTLevy totals			\$0	\$14,693,420	\$7,533,156	\$3,735,729
TOTAL CFP+GIF+REET+PTLevy			\$138,650,774	\$112,005,979	\$112,005,979	\$112,005,979
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES				\$0	\$0	\$0

annual cost with average house value o	\$250,000	\$0.00	\$138.06	\$70.78	\$35.10
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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

E.9 Park and maintenance funding strategies 2008-2028

If the 6-year financial strategies are effective, the scenarios should generate sufficient revenue to provide administration, design, recreational program management, maintain existing facilities, renovate facilities, implement priority projects, and the associated maintenance involved with new facilities if implemented over the 20-year planning period.

The 3 alternative financial strategies were extended over the entire 20-year planning period to determine the impact of the scenarios.

Proposed 20-yr expenditures	Alt 1	Alt 2	Alt 3
Park admin/design/recreation	\$ 34,853,874	\$ 34,853,874	\$ 34,853,874
Facilities - O/M	35,704,242	35,704,242	35,704,242
Renovations and repairs	2,447,863	2,447,863	2,447,863
PLOS additions	39,000,000	39,000,000	39,000,000
Total	\$112,005,979	\$112,005,979	\$112,005,979
Proposed 20-yr revenues			
General funds	\$ 64,943,018	\$ 64,943,018	\$ 64,943,018
Growth impact fee	32,369,540	35,606,494	38,843,448
REET	0	3,923,311	4,483,784
General obligation bond/levy	14,693,420	7,533,156	3,735,729
Total	\$112,005,979	\$112,005,979	\$112,005,979
Annual cost for levy			
\$250,000 mean house value	\$ 138.06	\$ 70.78	\$ 35.10

Alternative 1

This scenario would finance \$112,005,979 in combined park administration, design, recreation program management, facility operations and maintenance, renovations and repairs, and Tumwater's share of proposed composite level-of-service (PLOS) facility improvements, and the maintenance of the PLOS improvements over the 20-year period if:

- **General Fund and other revenue contributions** - from facility use and rental fees, public utility and gambling taxes, REET, hotel/motel tax, the capital facilities fund, state and federal grants, SEPA mitigation values, and volunteers and donations remain in the same proportions as recent years except for the property tax contribution which would decline an average -2.0% per year as a result of proposition 747 or the 1% tax limitation,
- **Growth impact fee** - would be increased to capture 50% of the \$3,268 cost per person of maintaining Tumwater's existing level-of-service (ELOS) standards through additional population increases equal to \$1,634 per person or \$3,595 per dwelling unit where the typical unit averages 2.20 residents,
- **Real Estate Excise Tax (REET) 2** - which would allow another \$0.0025 per \$1.00 of sales value would not be utilized under this option,
- **Property tax levy lid lift** - would be sought to finance remaining costs necessary to realize combined administration and design, operations and maintenance, recreation programs, renovations, necessary to realize the city's portion of the combined proposed level-of-service (PLOS) standard equal to an annual property tax levy payment of \$138.06 for a city median \$250,000 house value for 20 years.

Alternative 2

This scenario would finance the same \$112,005,979 in combined park administration, design, recreation program management, facility operations and maintenance, renovations and repairs, and Tumwater's share of proposed composite level-of-service (PLOS) facility improvements, and the maintenance of the PLOS improvements over the 6-year period as Alternative 1 except:

- **General Fund and other revenue contributions** - would remain the same as Alternative 1,

- **Growth impact fee** – would be *increased to capture 55%* of the \$3,268 cost per person of maintaining Tumwater’s existing level-of-service (ELOS) standards through additional population increases *equal to \$1,797 per person or \$3,955 per dwelling unit* where the typical unit averages 2.20 residents,
- **Real Estate Excise Tax (REET) 2** – which would allow another \$0.0025 per \$1.00 of sales value *would be adopted and 35% of the annual proceeds* would be devoted to park capital development,
- **Property tax levy lid lift** – would be sought to finance remaining costs necessary to realize combined administration and design, operations and maintenance, recreation programs, renovations, necessary to realize the city’s portion of the combined proposed level-of-service (PLOS) standard equal to *an annual property tax levy payment of \$70.78* for a city median \$250,000 house value for 20 years.

Alternative 3

This scenario *would finance the same \$112,005,979* in combined park administration, design, recreation program management, facility operations and maintenance, renovations and repairs, and Tumwater’s share of proposed composite level-of-service (PLOS) facility improvements, and the maintenance of the PLOS improvements over the 20-year period as Alternative 1 and 2 except:

- **General Fund and other revenue contributions** – would remain the same as Alternative 1 and 2,
- **Growth impact fee** – would be *increased to capture 60%* of the \$3,268 cost per person of maintaining Tumwater’s existing level-of-service (ELOS) standards through additional population increases *equal to \$1,961 per person or \$4,314 per dwelling unit* where the typical unit averages 2.20 residents,
- **Real Estate Excise Tax (REET) 2** – which would allow another \$0.0025 per \$1.00 of sales value *would be adopted and 40% of the annual proceeds* would be devoted to park capital development,
- **Property tax levy lid lift** – would be sought to finance remaining costs necessary to realize combined administration and design, operations and maintenance, recreation programs, renovations, necessary to realize the city’s portion of the combined proposed level-of-service (PLOS) standard equal to *an annual property tax levy payment of \$35.10* for a city median \$250,000 house value for 20 years.

E.10 Recommendations

A feasible 6 and 20-year Tumwater financial strategy for park facilities and recreation programs lies between alternative 2 and 3 where:

- **General Fund and other revenue contributions** – from facility use and rental fees, public utility and gambling taxes, REET, hotel/motel tax, the capital facilities fund, state and federal grants, SEPA mitigation values, and volunteers and donations remain in the same proportions as recent years *except for the property tax contribution which would decline an average -2.0% per year as a result of proposition 747 or the 1% tax limitation,*
- **Growth impact fee** – would be *increased to capture between 55%-60%* of the \$3,268 cost per person of maintaining Tumwater’s existing level-of-service (ELOS) standards through additional population increases *equal to \$1,797-\$1,967 per person or \$3,955-\$4,314 per dwelling unit* where the typical unit averages 2.20 residents,
- **Real Estate Excise Tax (REET) 2** – which would allow another \$0.0025 per \$1.00 of sales value *would be adopted and between 35-40% of the annual proceeds* would be devoted to park capital development,
- **Property tax levy lid lift** – would be sought to finance remaining costs necessary to realize combined administration and design, operations and maintenance, recreation programs, renovations, necessary to realize the city’s portion of the combined proposed level-of-service (PLOS) standard equal to *an annual property tax levy payment of between \$70.78-\$35.10* for a city median \$250,000 house value for 20 years.

Appendix F.1: Mail-out/phone-back survey

In January 2007 a random sample of resident voter households in Tumwater were contacted to participate in a controlled sample survey concerning park, recreation, and open space planning proposals.

400 households agreed to participate in the survey and were mailed a copy of a summary description of the plan and a copy of the questionnaire. Survey results were compiled for the first 200 households who completed the surveys by follow-up telephone call - the number planned for in the original survey scope.

The resulting survey results are accurate to within 8+/-% of the opinions of the general population (the statistics are rounded and may not add to 100% and do not list don't know responses). The statistics also account for undecided, did not know, or refused a response. Following is a summary of the results for the total sample group.

Recreation program priorities and financing options

5	Have any household members used recreational programs provided by Tumwater in the last year?	34% yes 66% no
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What recreational programs do you think Tumwater should offer (that your household members would use) on a scale of 1 to 5 where 1 is the least important and 5 is the most important?

		<i>lowest / highest</i>				
		1	2	3	4	5
6	Before/after school child care/latch key programs?	53%	6%	11%	11%	17%
7	Teen social and education activities?	41%	5%	16%	23%	13%
8	Senior social and health activities?	23%	7%	22%	27%	22%
9	Aquatic instruction and recreation - all ages?	26%	10%	21%	23%	21%
10	Boating and kayaking - all ages?	38%	24%	26%	6%	6%
11	Skiing, hiking, and special events - all ages?	29%	22%	27%	15%	7%
12	Physical conditioning and fitness classes - all ages?	16%	14%	32%	23%	16%
13	Indoor basketball and volleyball leagues - all ages?	33%	16%	26%	18%	7%
14	Baseball, softball, and soccer leagues - all ages?	27%	15%	24%	19%	15%
15	Self-help classes - finance, health, fashion - all ages?	21%	26%	28%	17%	8%
16	Arts and crafts instruction - all ages?	24%	25%	27%	15%	9%
17	Drama and performing arts instruction - all ages?	35%	25%	21%	13%	6%
18	Environmental education and involvement - all ages?	21%	20%	25%	19%	14%
19	Special needs populations - programs, athletics, and social events for all ages, skills, and abilities?	32%	14%	22%	20%	12%
20	Special events - Festivals and Farmers Markets?	6%	9%	22%	39%	26%

If it requires more money than can be budgeted from **Tumwater** resources to provide future recreation programs, how would you rate the following methods of paying for them?

		<i>lowest / highest</i>				
		1	2	3	4	5
21	Reduce the number - of programs to control costs?	16%	19%	29%	21%	16%
22	Reduce the content, variety, and duration - of programs to control costs?	18%	20%	29%	21%	13%
23	Increase user fees for non-residents - to finance program services?	9%	9%	15%	29%	40%
24	Increase user fees for everyone - to finance program services?	14%	15%	29%	28%	14%
25	Increase city taxes - to finance needed program services?	46%	18%	20%	11%	5%

Facility priorities in general

In general, how would you rate the **existing** inventory of **city** parks, recreation, and open space facilities provided in **Tumwater** by the city?

		lowest / highest				
		1	2	3	4	5
26	Quantity - the number, size and location of existing park and trail sites to serve the existing population?	5%	20%	36%	29%	9%
27	Quality - of maintenance conditions and furnishings including parking, restrooms, trails, courts, fields, picnic shelters, and other facilities in existing parks?	2%	5%	34%	41%	17%

How would you rate the **need** for the following **additional** facilities within the city in general **whether provided by the city, county, school district, state, or another park provider?**

Conservation needs		lowest / highest				
		1	2	3	4	5
28	Wildlife habitat and conservation areas?	8%	12%	28%	27%	26%
29	River valley/floodplain conservation areas?	9%	14%	26%	27%	24%
30	Open space and scenic area preservation?	9%	11%	29%	27%	26%
31	Historical buildings and sites?	9%	13%	29%	28%	23%
Resource park needs		lowest / highest				
32	Waterfront access sites?	13%	16%	26%	30%	15%
33	Hand-carry boat (kayak/canoe) launch sites?	20%	20%	30%	21%	9%
34	Powerboat launching and moorage facilities?	35%	28%	22%	10%	3%
35	Picnic tables, play areas, and shelters	4%	9%	27%	36%	25%
Trail needs		lowest / highest				
36	Water trails for canoe and kayak excursions?	26%	23%	26%	13%	10%
37	Multipurpose (bike and hike) trails to parks and environmental areas citywide?	7%	11%	26%	27%	30%
38	On-road bicycle routes to schools, employment centers, business districts - citywide?	12%	14%	20%	25%	30%
39	Streetscapes, gateways, artworks, and amenities?	27%	25%	27%	15%	5%
40	Off-leash dog trails?	38%	18%	22%	15%	8%
Outdoor recreational facility needs		lowest / highest				
41	Children's playgrounds and play areas?	7%	6%	25%	33%	30%
42	Skateboard, climbing walls, and BMX tracks?	21%	27%	25%	17%	10%
43	Basketball, volleyball, and tennis courts?	11%	13%	35%	30%	13%
44	Soccer fields?	16%	10%	36%	26%	14%
45	Baseball and softball fields?	12%	11%	29%	27%	21%
Indoor recreational facility needs		lowest / highest				
46	Swimming and leisure pools?	15%	15%	18%	18%	34%
47	Gymnasium and physical conditioning facilities?	12%	15%	32%	26%	15%
48	Arts and crafts facilities?	17%	29%	35%	15%	5%
49	Community classrooms and meeting facilities?	13%	18%	37%	22%	11%
50	Daycare and child nursery facilities?	21%	21%	125	19%	12%
51	Teen activity center?	11%	12%	25%	33%	18%
52	Senior activity center?	10%	11%	30%	26%	24%
53	Nature interpretive facilities?	18%	24%	33%	18%	7%
54	Public restrooms?	5%	14%	31%	23%	28%
55	Other _____?	0%	0%	1%	0%	6%

Development plan proposal priorities

Under the proposed park plan, the city, county, school district, and other park providers may **jointly conserve and develop** wildlife and open space preservations, waterfront parks, picnic facilities, trails, athletic fields, meeting facilities, and other activities within the city. How would you rate the following proposals - **as shown in the accompanying concept graphics?**

<i>Conservancy parks - see pages 10-11</i>		<i>lowest</i>	<i>/</i>	<i>highest</i>		
		<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>
56	<u>Conservancies environmental</u> - protect and provide access to important environmental areas of the city including the Deschutes and Black Rivers, Barnes, Black, Trosper Lakes and Henderson Blvd Ponds?	4%	9%	19%	36%	34%
57	<u>Conservancies historical</u> - identify historical buildings and exhibit interpretive information about the city's history and other heritage features?	7%	11%	31%	29%	22%
<i>Resource parks - see pages 12-15</i>		<i>lowest</i>	<i>/</i>	<i>highest</i>		
58	<u>Waterfront access</u> - acquire/develop more waterfront access sites along the Deschutes River, Henderson Blvd Pond, and other wetland sites and ponds?	11%	15%	29%	24%	22%
59	<u>Hand-carry non-motorized cartop (kayak/canoe) launch sites</u> - develop additional access and launch sites on the Deschutes River, Barnes and Trosper Lakes?	21%	19%	33%	20%	8%
60	<u>Picnic shelters and group activity sites</u> - develop additional picnic shelters and group picnic facilities at major community park sites?	5%	11%	26%	38%	20%
<i>Trail systems - see pages 16-21</i>		<i>lowest</i>	<i>/</i>	<i>highest</i>		
61	<u>Water trails</u> - develop kayak and canoe trail system along the Deschutes and Black Rivers?	19%	23%	33%	18%	8%
62	<u>Multipurpose trails</u> - develop the proposed off-road citywide network of walking and biking trails?	8%	9%	20%	36%	28%
63	<u>On-road bicycle routes</u> - develop the proposed citywide system of on-road routes using road shoulders and designated bike lanes?	14%	15%	17%	27%	28%
64	<u>Streetscapes and urban parks</u> - upgrade landscaping, benches, signage, urban plazas, and other amenities within the Town Center?	12%	21%	35%	26%	7%
65	<u>Gateways</u> - develop gateway entries into the city from I-5, Ylem Highway, Littlerock Road, Capitol Way/Old 99, and Black Lake Road?	24%	35%	21%	14%	5%
66	<u>Artworks</u> - create a series of plazas, pedestals, and other areas to display public artwork within the Town Center and along the Deschutes riverfront?	32%	29%	26%	11%	4%
67	<u>Off-leash dog trails</u> - develop and designate off-leash dog trails near Pioneer Park?	39%	21%	18%	14%	9%
<i>Outdoor recreational facilities - see pages 22-28</i>		<i>lowest</i>	<i>/</i>	<i>highest</i>		
68	<u>Playgrounds</u> - develop a system of playgrounds within a ½ mile radius of all residential areas?	10%	17%	27%	30%	17%
69	<u>Skateboard/climbing walls, BMX track</u> - develop specialized court facilities at key park sites throughout the city?	27%	27%	26%	13%	8%
70	<u>Basketball courts</u> - develop courts at neighborhood parks within easy access of residential areas?	11%	20%	38%	22%	9%
71	<u>Volleyball courts</u> - develop sand volleyball courts at major community parks in the city?	17%	23%	39%	16%	7%
72	<u>Tennis courts</u> - expand and possibly cover tennis courts near the Municipal Golf Course?	17%	26%	33%	14%	11%
73	<u>Soccer fields</u> - acquire and develop a major new regional field complex at the Black Hills Soccer League and Black Hills High School to meet future needs?	16%	15%	26%	29%	15%
74	<u>Baseball/softball fields</u> - acquire and develop a major new regional field complex at Black Hills High School to meet future needs?	14%	10%	28%	28%	20%

<i>Indoor recreational facilities - see pages 29-37</i>		<i>lowest</i>	<i>/</i>	<i>highest</i>			
75	<i>Swimming pools</i> - develop the proposed Tumwater Community Center with indoor aquatic facilities?	19%	7%	18%	24%	33%	
76	<i>Gymnasiums</i> - develop the proposed Tumwater Community Center with multipurpose gymnasium?	13%	11%	28%	29%	19%	
77	<i>Physical conditioning</i> - develop the proposed Tumwater Community Center with fitness facilities?	13%	13%	33%	22%	19%	
78	<i>Arts and crafts</i> - develop the proposed Tumwater Community Center with arts and crafts facilities?	22%	23%	31%	17%	8%	
79	<i>Classroom and small meeting rooms</i> - jointly schedule small meetings and other community events using existing city, school, church, and other private facilities?	11%	15%	29%	24%	20%	
80	<i>Auditoriums and large meeting rooms</i> - jointly schedule large meeting and community events using Tumwater, Black Hills High Schools, the South Puget Sound Community College, and L&I meeting complex?	9%	14%	24%	31%	23%	
81	<i>Child care</i> - support continued operation of pre-school and before/after school recreation programs by Old Town Center, the Briggs YMCA, and Tumwater Boys & Girls Club?	13%	10%	22%	23%	33%	
82	<i>Teen center</i> - support continued operation of teen programs by the Old Town Center, Briggs YMCA and Tumwater Boys & Girls Club?	8%	5%	25%	33%	29%	
83	<i>Senior center</i> - support continued operation of senior and elderly programs at Old Town Center?	7%	8%	21%	34%	32%	
84	<i>Environmental exhibits</i> - install exhibits displaying historical, cultural, environmental, wildlife, and other features at open space parks throughout the city?	13%	25%	34%	19%	9%	
85	<i>Restrooms</i> - develop additional restroom facilities at major community parks throughout the city?	6%	13%	30%	30%	23%	
<i>Town Center proposals - see page 38</i>		<i>lowest</i>	<i>/</i>	<i>highest</i>			
86	<i>Gateway Park</i> - develop the Gateway Park concept to provide space for indoor/outdoor Farmers' Market and other special festival events between the new and old Fire Stations on Israel Road?	10%	14%	24%	31%	21%	
87	<i>The Commons</i> - develop The Commons concept to provide space for outdoor music festivals, artworks, and other day use activities adjacent to City Hall and the Library on Main Street?	11%	13%	26%	29%	21%	
88	<i>The Woods</i> - acquire and preserve the wooded property as a passive open space between the L&I Conference Center and New Market Vocational School?	10%	13%	27%	25%	25%	
89	<i>Breighton Grange</i> - acquire and preserve the Breighton Grange as a specialized meeting facility located adjacent to the New Market Vocational School?	19%	20%	30%	20%	8%	
<i>New Market Historic District - see page 39</i>		<i>lowest</i>	<i>/</i>	<i>highest</i>			
90	<i>Park connections</i> - create a continuous public park and trail system from Historical Park through and including Tumwater Falls and the Brewery facilities to the Municipal Golf Course and Pioneer Park?	4%	8%	18%	34%	36%	
91	<i>Footbridge</i> - develop a pedestrian footbridge across the Deschutes River to access a trail system along the east bank and the Old Brewery site?	8%	10%	22%	31%	30%	

Old Tumwater Brewery proposals - see page 40		lowest / highest				
92	Acquisition - acquire the old brewery site and the property surrounding South Capitol Lake for park activities whether or not the structures can be saved?	16%	9%	18%	23%	34%
93	Brewhouse - restore the 5 story old brewhouse for a public use possibly including museum exhibits and viewpoints?	14%	12%	22%	22%	30%
94	Warehouses - to the extent feasible and practical, preserve the original warehouse buildings for a future public park activity possibly including space for special festivals and other summer events?	16%	20%	25%	21%	17%

Population growth impact management options

In the next 15 years the city population is projected to increase by another 5,040 people or 39% more than the existing population of 12,950 persons. The Tumwater urban growth area is projected to increase by another 9,710 people or 42% more than the existing population of 23,050 persons.

95	In your opinion, will existing park and recreation facilities (not including any of the plan's proposals) within the city, county, and school district systems be enough to provide for this population increase?	12%	yes	64%	no	24%	don't know
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The existing inventory of city parks and recreational facilities is estimated to be worth about \$2,500 per person or \$5,400 for an average single family house. **This amount is the cost required for additional park facilities for new housing residents if the city is to maintain the same standards for park, recreation, and open space facilities that are currently provided existing residents.** Given this fact, how would you rate the following methods for dealing with the impact of new population growth on parks and the methods existing residents may use to finance park improvements?

Growth management financing		lowest / highest				
		1	2	3	4	5
96	Lower standards - for the number of park facilities provided to future populations?	35%	21%	30%	6%	6%
97	Collect a one-time growth impact fee from new housing development projects - to pay for park improvements?	5%	4%	14%	28%	49%
98	Increase city taxes - to acquire and develop park facilities to offset population growth impacts?	32%	22%	24%	16%	6%

Growth impact fees		Percent of cost		
99	If a park growth impact fee were to be collected from new housing development projects , what percent of this cost would you recommend be charged for every new single family house to be developed in the county? (The city currently charges a growth impact fee of \$XXX for a single family unit and \$XXX for a multifamily unit.)	17%	100%=	\$5,400
		14%	75%=	\$4,050
		25%	50%=	\$2,700
		17%	25%=	\$1,350
		17%	10%=	\$ 540
		2%	0%=	\$ 0
		10%	Don't know	

Growth impact fees **can not** be used to expand or improve park facilities **for existing residents**. Projects that improve or develop the existing park system **that benefit existing residents** must be financed by other methods. How would you rate the following methods of financing park improvements for **existing residents**?

Note - Tumwater, like all jurisdictions in Washington State, must restructure fiscal policies to reflect recently adopted restraints on the use of property, license, and other taxes for the financing of general governmental services. The following questions outline a number of alternative methods for delivering park, recreation,

and open space facilities and programs in the city for your evaluation. City Council could adopt some, most, or all of the following ways and methods for restructuring the way the city delivers and finances park and recreation facilities and services depending on the results of this survey, and subsequent voter approvals.

Joint venture opportunity and partner options

Besides Tumwater – the county, school district, athletic organizations, private operators, and a variety of other public and private agencies own and operate park facilities and recreational programs within the city. How would you rate joint venture projects with the following organizations?

Park facility development		lowest	/	highest		
		1	2	3	4	5
00	With other public agencies – like the county and school district for the <u>development</u> of parks, trails, and athletic fields?	6%	4%	23%	32%	34%
01	With nonprofit organizations – for the <u>conservation</u> of sensitive environmental areas or the <u>preservation</u> of historical areas or the <u>development</u> of athletic fields for public use?	8%	5%	25%	35%	27%
02	With for-profit organizations – for the <u>development</u> of specialized facilities like golf and conference centers for public use for a fee?	16%	18%	27%	20%	18%
Recreation program operation		lowest	/	highest		
03	With other public agencies – like the county and school district for the <u>operation</u> of recreational programs at community park sites for public use?	6%	5%	26%	31%	31%
04	With nonprofit organizations – for the <u>management</u> of sensitive environmental areas or the <u>operation</u> of childcare, teen, senior, or other community programs?	7%	7%	27%	32%	26%
05	With for-profit organizations – for the <u>operation</u> of specialized facilities like golf and conference centers for public use paid with a user fee?	18%	18%	28%	14%	21%

General obligation bond or property tax levy option

Subject to voter approval, City Council could also propose a bond or levy as an optional means of financing parks, recreation, and open space improvements for specific projects or the programs in general. How would you rate the following?

- **General obligation bond** - City Council could submit a general obligation bond for voter approval to finance acquisition and development of specific parks, recreation, and open space improvements. The bond, which can not be used to finance operation and maintenance, would be financed over a 20-year period.

General obligation bond		Amount per year
06	If a bond were to be put on the ballot <u>to finance the highest priority projects</u> , how much, if anything, would your <u>household</u> be willing to pay <u>per year</u> for this source of funding?	99% response \$147.50 = mean 17% = \$0 29% = don't know

- **Or, property tax levy** – instead, City Council could submit a dedicated property tax levy for voter approval to finance acquisition, development, operation, and maintenance of all city parks, recreation, and open space improvements and programs. The property tax levy would provide a continuous, dedicated source of funds with which to finance all requirements over a 20-year period.

Dedicated property tax levy		Amount per year
07	If a dedicated property tax levy were to be put on the ballot <u>to finance the acquisition, development, operation, and maintenance of all city parks, recreation, and open space facilities and programs</u> , how much, if anything, would your <u>household</u> be willing to pay <u>per year</u> for this <u>dedicated</u> source of funding?	99% response \$141.20 20% = \$0 26% = don't know

Your characteristics		
08	Which area of the city do you live in?	36% west of I-5 and north of Trospen Road 16% west of I-5 and south of Trospen Road 41% east of I-5 and north of Israel Road 7% east of I-5 and south of Israel Road
09	How long have you lived in the city?	0-1 2-5 6-10 10+ years 2% 18% 17% 64%
10	What type of housing do you live in?	own rent 93% 8%
11	What age group are you in?	18-24 25-34 35-49 50-64 65+ 2% 4% 20% 43% 33%

Comments	
12	Do you have any specific comments or recommendations to make about the proposed park plan or this survey? 121 comments

NEED THE AQUATIC / COMMUNITY CENTER\I RUN AN IN HOME DAYCARE AND WOULD GLADLY PAY FOR GROUP MEMBERSHIP FOR FACILITY USE\JUST NOT ENOUGH FUN STUFF FOR KIDS TO DO IN TUMWATER

I LIKE THE DIRECTION THE CITY IS GOING IN IN MOST AREAS. I USED TO RUN THE PUBLIC WORKS FOR THE CITY. THEY ARE PUTTING PARKS IN VARIOUS AREAS OF THE CITY AND THEY JUST NAMED ONE AFTER ME. I LIKE SPACES TO BE UTILIZED AND NOT JUST USED FOR OPEN SPACE. THEY JUST MOVED CITY EMPLOYEES FROM OLYMPIA TO TUMWATER, WHICH HAS MORE OPEN SPACES AVAILABLE. CHUCK DENNEY IS DOING A GOOD JOB FOR THE CITY. I KNOW HIM PERSONALLY. I HOPE SOME GOOD RESULTS COME FROM THIS.

HEARD THAT CAPTIAL LAKE WANTED TO MAKE IT FREE WATER HOW WOULD THIS EFFECT THE CITY'S PLANS IN THAT AREA(Tour# (Tour# (Tour# (Tour# (Tour#)

I WANT TO SEE NO NEW TAXES AND MORE POLICE PROTROLS\THROUGH THE PARKS.

I USE AREA PARKS WEEKLY. i AM VERY SUPPORTIVE OF NEW PARKS BEING CREATED AND MAINTANED

I THINK THE SURVEY IS A GREAT IDEA THE MAPS WERE\KINDA SMALL BUT HELPFUL\I THINK IT IS A GOOD IDEA TO GET IDEAS FROM THE COMMUNITY MEMBERS\I THINK SIMPLE IS BEST LIKE SOCCOR FIELDS \I DONT MIND PAYING A LITTLE MORE TO HAVE IMPROVEMENTS

ALL MY ANSWERS THAT ARE THREE'S ARE THINGS I WOULD LOVE TO SEE BUT NOT MOST IMPORTANT THEY WOULD BE IN THE FUTURE

SOME CONCERN WITH GENERAL GROWTH IN THE AREA ROADS INFRASTRUCTURE NOT ABLE TO HANDLE TRAFFIC AND I DON'T SEE MANY OPTIONS IN RESOLVING TRANSPORTATION ISSUES. THE ROADS ARE PUSHED BEYOND CAPACITY.

I THINK WHAT THEY ARE DOING IS GOOD JOINING PARKS AROUND THE LAKES AT THE BOTTOM OF CAPITOL LAKE. THE PLANS FOR THE OLD BURRY ARE GOOD AND I WOULD LIKE A WALKING BRIDGE ONLY PEDESTRIAN ONLY.

MAKING SURE THE FACILITIES ARE HANDICAPPED ACCESSIBLE FOR YOUNGER AND OLDER ALL TERRAIN

QUESTION 95 THERE WAS NOT ENOUGH INFORMATION WAS NOT ENOUGH INFORMATION \QUESTION 106 & 107 I DON'T KNOW HOW TO CALCULATE THAT WITHOUT \KNOWING THE TOTAL COST I DON'T KNOW WHAT ANSWER TO PUT \IF I WOULD HAVE TO COME UP WITH AN AMOUNT I WOULD SAY 200 A YEAR

QUESTION 38 RE: BICYCLING IT SCARES ME TO HAVE \BICYCLES RIDING ON THE ROAD WITH CARS WEATHER ITS ADULTS OR KIDS \IM NOT AGAINST RIDING I JUST DON'T WANT TO RIDE WITH THEM ON THE \STREET

WOULD LIKE TO SEE A FOLLOW UP ON THE OLD BREW HOUSE IT'S A TERRIFIC LANDMARK AND SCENIC, FOR TRAILS, AND PARK AREAS AND COULD DRAW A LOT OF PEOPLE.

BIKE LANES ON CITY STREETS SHOULD BE PAID FOR BY THE RAODS NOT THE PARKS BUDGET \DUE TO LIMITED SITES WE NEED ALOT MORE INDOOR/OUTDOOR SITES AND DON'T BUY A LARGE PIECE OF WOODED LAND THIS IS A WASTE. AS FAR AS THE ARTS GO THE LAW IS 2% OF PUBLIC BUILDING ON THE LAND AND BENEFITS FEW PEOPLE AND THE PARKS SHOULD NOT HAVE TO PAY FOR THE ART. PARKS BUDGET SHOULD PAY FOR PARKS AND RECREATION ONLY.

WE LIVE ABOVE THE BREWERY AND WE DON'T USE THE PARK MUCH AND I WONDER IF THEY ARE USED. I DON'T MIND PAYING IF THEY ARE USED. IIT IS HISTORICAL PARK.

I AM AGAINST INCREASING TAXES TO FINANCE ANY OF THE TUMWATER PARKS DEPTS. IT IS A HARDSHIP ON ELDERLY TO PAY MORE TAXES AND SHOULD BE FUNDED THROUGH THE PEOPLE USING THE PARKS THE MOST

WE ARE RETIRED AND ON A FIXED INCOME AND IT WOULD \BE HARD TO HAVE ANY TAXES OR LEVYS PUT UPON US

THERE ARE OTHER WAYS TO FUND CERTAIN ELEMENTS. I THINK THE PROPERTY TAXES AND ACQUISITION SHOULD OFFER MORE OPTIONS SUCH AS ATERNATIVE WAYS OF FUNDING.

IS IT PROPOSED IN THIS SURVEY RIVERFRONT PROPERTY \NEAR THE BREWERY I DON'T THINK IT IS COVERED IN HERE

THIS SURVEY WAS COMPLICATED AND THE GRAPHS WERE MOST COMPLICATED THAN MOST PEOPLE WOULD BE INTERESTED IN.

QUESTION 58 IT DEPENDS ON WHAT YOU ARE GOING TO \DO WITH THE WATERFRONT ACCESS \QUESTION 64 WHY IS THIS LIMITED TO THE TOWNCENTER WHY DOES IT NOT \INCLUDE LITTLE ROCK AREA OR OTHERS \QUESTION 99 THIS QUESTION IS UNCLEAR DOES THE CITY COLLECT IMPACT \FEES NOW I DON'T UNDERSTAND IT FULLY \BOTTOM OF PAGE 7 AND PAGE 8 ON THE JOINT VENTURE AND PARTNER OPTIONS \HOW WOULD YOU RATE JOINT VENTURE PROJECTS? \IT IS UNCLEAR WHAT YOU MEAN IF IT NOW IR IN THE FUTURE \I CHOSE TO ANSWER AS POSSIBILITIES FOR THE FUTURE

GATEWAY MEANS NOTHING TO ME. DON'T UNDERSTAND THE TERMINOLOGY. THE MAPS WERE ONLY HELPFUL TO ORIENT ME TO NAMES OF PLACES. WAY PRESENTED NOT HELPFUL TO ME AS AN AVERAGE TAX PAYER TEST WITH OTHER'S FIRST WRITTEN BY AN ARTICTUAL GEEK

IN AFFECT WE ALLREADY HAVE OFF LEASH DOG PARKS AS PEOPLE DON'T KEEP THIER DOGS ON LEASHES ANYWAY IN THE PARKS. THE REAL QUESTION SHOULD BE SHOULD THE PARKS DEPARTMENT ENFORCE OFF LEASH DOG LAWS.

ALOT OF WORK WENT INTO THIS SURVEY AND I HAD A HARD TIME READING THE MAPS.

QUESTION 69 COMMENT GOING BY THE ONE ON OLYMPIA \YOU RARELY SEE ANYBODY THERE AND I WOULD THINK INSURANCE RATES \WOULD BE FAIRLY HIGH \QUESTION 75 IN

LEU OF TAX PAYERS PAYING FOR IT LET THE YMCA TAKE CARE OF IT AND FOR QUESTION 76 & 77 QUESTION 86 OLYMPIA HAS A FARMERS MARKET WHY BOTHER

USER FEES TO THOSE WHO USE, MAINTAIN WHAT YOU HAVE AND PAY FOR WHAT YOU USE. IF IT DOESN'T WORK RAISE THE FEE'S OR CUT BACK THE SERVICES.

I WISH THEY WOULD PRESERVE THE OLD BREWERY

IF SURVEYS ARE DONE IN THE FUTURE, PLEASE BARROW THEM DOWN AND NOT MAKE IT SO LENGTHY

1. BARNES LAKE IS ON THE SURVEY AND I AM UPSET THAT WE DON'T HAVE BETTER COMMUNICATION FROM OUR BOARD MEMBERS WITH THE CONDO ASSOCIATION. 2. THE PARKS AND RECREATION NOT PROPERLY UTILIZED AND THERE IS SPARCE ATTENDANCE. \3\ I WOULD PREFER BARNES LAKE NOT BE CONSIDERED BUT I REALIZE WHY IT IS CONSIDERED AND THERE IS ALOT OF NEW DEVELOPMENT AROUND US AND AS A HOMEOWNER I DO NOT WANT TO SEE IT CONSIDERED.

MY HUSBAND AND I DO ALOT OF WALKING AND ENJOY NATURE AND WANT TO SEE YOUNG PEOPLE PLAYING IN OUR PARKS. WE WILL FINANCIALLY SUPPORT THIS.

SURVEY WAS NICE, LAND IS AT A MINIMUM, DONT KNOW WHTAT THE SOLUTION WOULD BE, A,

A COUPLE OF YEARS AGO I HEARD OF A SOCCER FIELD WAS GOING TO BE BUILT ON THE WEST SIDE OF CAPITOL BLVD AND I HAVEN'T SEEN ANYTHING YET. IT WOULD MAKE A GREAT PLACE FOR A BASEBALL/SOCCER PARK PLAYFIELD

COVERED EATING AREA LIKE IN TUMWATER HISTORICAL PARK, WHEEL CHAIR AND ELECTRIC SCOOTER ACCESSIBILITY IN PARKS AND SOME PARK TRAILS

DONT SPEND MONEY CREATING NEW FACILITIES, SUCH AS BREWERY, RATHER USE THE MONEY TO UPGRADE AND MAINTAIN

WE NEED ALL THE PARKS WE CAN GET. AND KAYAKING WE DON'T NEED AS MUCH AS THE TEEN PROGRAMS AND GYMS ETC.

I REALLY LIKE THE IDEA OF A TRAIL SYSTEM LINKING PIONEES PARK TO DESCHUTES PARK TO DOWNTOWN OLYMPIA

YES, CONSIDER TO WORK WITH OTHER JURISDICTIONS TO FORM A METROPOLITIAN PARKS DISTRICT.

WE LOVE PIONEER PARK

WANT MORE INFO ABOUT 106V AND 107 AND 107, THE SURVEY MAPS ARE DIFFICULT TO READ, MAPS LOOK LIKE THEY'VE BEEN REDUCED IN SIZE, LINES ON TRAILS LOOK THE EXACT SAME SIZE, WATER TRAILS AND OTHER TRAILS LOOK INDISTINGUISHABLE, LARGE BLACK LINES LOOK LIKE THEY ARE BOUNDARIES BUT NOT SURE WHAT OF, VERY CONFUSING

PRETTY LONG SURVEY, TOO LONG AND PRETTY INTENSE

REMEMBER THERE ARE A LOT OF SENIORS IN THIS AREA THAT ALSO LIVE ON SOCIAL SECURITY

REASONABLE CHARGE FOR ADULT USE, NOT CHILDRENS SPORTS TEAMS

THIS IS AN EXPENSIVE CONSULTING PACKAGE, WOULDN'T THOSE FUNDS BE BETTER SPENT FOR THE PARKS AND RECREATION FACILITIES.

WAY TOO COMPLICATED AND THE PICTURES WERE IMPOSSIBLE TO UNDERSTAND UNLESS YOU REALLY KNEW TUMWATER THE PICTURE IS TOO SHRUNK DOWN

TRY TO CUT DOWN AS LITTLE TREES AS YOU CAN, GRASS NOT CEMENT, PLANTS AND FLOWERS THAT ATTRACT BEES AND BUTTERFLIES AND BIRDS

COULDN'T READ THE MAPS

START WITH 5'S, DONT BANKRUPT CITY

I THINK THAT THE PEOPLE WHO USE THE PARKS\SHOULD PAY FOR THEM, I DON'T HAVE MUCH EXPERIENCE

IF WE COULD, LIKE TO SEE OUT BY THE PORT BY THE BASEBALL FIELDS PUT A DOG RUN OR DOG PARK, LIKE TO SEE A DOG PARK DOWN BY THE RIVER,

WOULD LIKE TO SEE REVENUE FROM BIG BOX, CITY SHOULD BE LOOKING AT INCLUDING A CORRECTIONAL FACILITY

SOME OF THE RECREATION OFFERED WE WOULD NOT BE \INVOLVED IN AT ALL LIKE THE TEEN PROGRAMS BUT I ANSWERED ANYWAY

IMPROVE THE PROGRAMS OF THE OLD TOWN CENTER FOR\SENIORS

LIKE TO SEE SOMETHING SET OUT TO SHOW ALL THE PARKSIF THEY ARE A WALKING PARK, WHERE THEY ARE AND WHAT THEY ARE FOR

MORE NAREAS FOR BBQS

MAKE SURE PARKS ARE ACCESSIBLE BY BUS

QUESTION 26 IT WOULD DEPEND ON IF WE HAVE ACCESS TO CHALIS TRAIL IN TUMWATER 106 & 107 QUESTION 106 & 107 WE COULD PAY SOME BUT IT WOULD BE HARD TO SAY AN AMOUNT BECAUSE WE DNOT HAVE AN INCREASING IN

DEFINITELY SE A NEED FOR A PUBLIC TYPE POOL \THE OLD BREWERY I WOULD LOVE TO SEE IT RESTORED WITH A PARK AROUND IT WITH RESTURANT OR SHOPS I WOULD LIKE TO SEE SOME MORE YOUTH ART CLASSES\CONCERNED IF THEY ARE GOING TO DO IT ALL AT ONCE OR IN PHASES

OFF LEASH DOG TRAILS THEY HAVE ONLY 1 MENTIONED BUT THEY SHOULD HAVE MORE

WHY ARE YOU WASTING YOUR MONEY ON THIS SURVEY?

I DONT THINK THE CITY SHOULD PURCHASE THE BREWERY\ACCESS AND PARKING ARE LIMITED, IT WOULD BE COSTLY,\DEMOLITION WOULD BE COSTLY, PRIVATE DEVELOPMENT WOULD BE NICE

BUILD A POOL AND ATHLETIC COMPLEX MAKE HIGH DENSITY DEVELOPMENT PAY ALL THE COST OF NEW IMPROVEMENTS

I AM THE BIGGEST ADVOCATE FOR DEVELOPING THE CHUTES RIVER, IT'S PRIVATE PROPERTY RIGHT NOW, SHOULD BE DEVELOPED, WOULD BE BIGGEST PRIORITY IF I WAS THE CITY PLANNER

IN EXISTING SUBDIVISIONS, ARE THERE ANY PLANS TO PUT PARKS? THERE'S REALLY NO PARKS IN OUR AREA, IN THE FIRLANDS SUBDIVISION, AND IT WOULD BE NICE TO HAVE A PARK OR TWO

VERY COMPREHENSIVE AND I HOPE ALOT OF IT CAN BE ACCOMPLISHED, PARTICULARLY THE OLD BREWERY

106 & 107 I WOULD BE WILLING TO PAY MY SHARE BUT I AM NOT SURE OF AN AMOUNT THE REASON IM NOT SURE BECAUSE I WOULD NEED TO VISIT THE FOLLOWING AND ITS USE I THINK ALL CHILDREN SHOULD HAVE A PLAYGROUND AND A BALL PARK TO USE I LIKE THE COMMUNITY CONCEPT BUT NOT AS IMPORTANT AS NEIGHBORHOOD FACILITIES FOR PROFIT JOINT VENTURES SHOULD NOT INCREASE THEIR PROFIT ON TAX PAYERS MONEY

GOOD SURVEY, HOW ARE THEY GOING TO FIGURE THE BOND OR TAX LEVY SO WHEN WE ANSWER A QUESTION LIKE THIS ARE THEY GOING TO BASE IT ON INCOME OR HOUSE VALUE, OR USER FEES? SHARED WITH ANOTHER AGENCY? DONE ON GRANTS?

IM STRONGLY OPPOSED TO ALL DEVELOPMENT PROPOSALS\FOR BARNES LAKE, THE OWNERS AROUND THE LAKE HAVE WORKED\FOR MANY YEARS TO SET UP A LAKE MANAGEMENT DISTRICT AND A\CONSERVANCY TO PROTECT THE LAKE. ANY PROPOSED DEVELOPMENTS\OF PARK SITES INCLUDING BOAT LAUNCHES, WATERFRONT ACCESS,\PICNIC TABLES, PICNIC SHELTERS, WATER TRAILS, PLAYGROUNDS,\BASKETBALL COURTS, VOLLEYBALLCOURTS, AND PUBLIC RESTROOMS\WOULD BE DETRIMENTAL TO THE WILDLIFE ON THE LAKE AND A\NUSANCE TO THE HOMEOWNERS WHO SET UP THE LAKEMANAGEMENT DISTRICT\TO PAY FOR IMPROVEMENTS TO SAVE THIS PRIVATE LAKE.

JUST WISH SOME OF THE PARKS WERE OPEN LATER IN THE SUMMER TIME, THE CITY DEFINITELY NEEDS A COMMUNITY CENTER FOR POOL AND FACILITIES FOR CHILDREN AND TEENAGERS WHERE IT WONT COST THEM A WHOLE LOT OF MONEY

THE MAPS WERE TOO SMALL TO READ AND I COULDN'T FIGURE THEM OUT

I FEEL IT IS A LITTLE LATE ON PROPOSALS WHERE DEVELOPERS HGAVE BUILT NEW HOMES. THERE IS NO PLACE FOR THE KIDS TO PLAY. DO NOT PUT ALOT OF MONEY IN THE OUTLYING AREAS IN BULILDING FANCY RESTROOMS BECAUSE THEY WILL JUST BE VANDALIZED. IF THEY HAVE A COMMUNITY CENTER, DO NOT CHARGE HIGH USER FEES SO THE POOR PEOPLE CAN USE IT. THE BREWERY IS AN EYESORE AND NEEDS TO BE USED COMMERCIALY OR PRESERVED AND IS A BAD REPRESENTATION OF OUR COMMUNITY.

I BELIEVE WE SHOULD CONSERVE OPEN SPACE FOR THE\FUTURE; WE SHOULD NOT BUILD IN FLOOD PLAINS, BUT WE COULD\UTILIZE FLOOD PLAINS FOR RECREATION SPACES THAT COULD FLOOD AND\DRAIN AS NEEDED. WE GET MORE BANG FOR OUR BUCKS WITH CONSERVATION.

THEY SURVEY IS DETAILED AND COMPREHENSIVE AND GOOD. EVERYTHING IS TOO EXPENSIVE FOR THE CITY, COUNTY, AND STATE TO BUY AND RENOVATE WHICH IS ABOUT 40-50 MILLION TO BUY. I WOULD LIKE THE CITY TO BUY THE BRICK BUILDING FURTHER UP THE ROAD ON CAPITOL AND CUSTER .I WOULD LIKE TUMWATER TO BUY A PIECE OF LAND OR DONATE ONE AND HAVE SOMEONE WHO HAS MONEY IN THE COMMUNITY TO TURN THAT BUILDING INTO AQ SENIOR CITIZENS HOUSING WITH LOW INCOME AND A CLINIC AND THRIFT STORE WITH A ACTIVITY CENTER FOR DANCING ETC. THIS WAY IF THEY HAVE A THRIFT STORE AND CRAFTS STORE THEY WILL BE ABLE TO MAKE MONEY FOR THEMSELVES. AN EXAMPLE IS WENATCHEE ENIOR CITIZEN PROGRAM ON MAPLE STREET. \93.- NO TOO MUCH MONEY IN DIFFERENT PLACES PEOPLE DON'T WANT TO SPEND MONEY ON BASKETBALL COURTS, SWIMMING POOLS ETC FOR THE KIDS. HAVE SOMEONE IN THE COMMUNITY DONATE THE MONEY FOR AN INSIDE BASKETALL COURT ETC. SO THEY CAN BE LOVINGLY SUPERVISED IN AN ENCLOSED BUILDING, COMPREHENSIVE AND GOOD. I APTSE CLINIC A SENIOR CEMTERENTER AN EXAMPLE WOULD BE IN WENATCHEE ON MAPLE PEND

PUBLIC POOL AND BIKE TRAILS ARE NEEDED.\PUBLIC SUPPORT THE EXISTING LITTLE LEAUGE FIELDS.

THE MAPS ARE TERRIBLE, THEY ARE TOO SMALL. WE SAW THAT THEY USE TOGGLE MAPS. THEY DONT REDUCE WELL,\THE SYMBOLS ARE DIFFICULT TO UNDERSTAND , SOME OF THE QUESTIONS\NEEDED QUA;LIFIERS, I THINK THE IDEA OF THE SURVEY IS A GOOD\IDEA.

QUESTION 99,106,107 POORLY WRITTEN TOO AMBIGUOUS IN THE EXTREME IT ALL NEEDS MORE DEFINITION TO GET A REASONABLE ANSWER.\IF THEREIS A CHANCE FOR THE PARKS DEPT. TO BUY POSSIBLE LAND THATIS CLOSE JUMP ON IT AND BUY IT.\BREWERY IT IS OLD AND CAUSES A PRESENT DANGER TO THE PUBLICIF THERE IS AN EARTHQUAKE AND IT IS NOT A BEAUTIFUL BUILDING SO DON'T PRESERVE IT.

IF THEY WANT ACCURATE IMPUT IT SHOULDN'T BE AS\LONG, IT SHOULD BE A SHORTER SURVEY

A PLAN SHOULD BE A PROGRESSIVE PLAN, SLOW\DEVELOPMENT. \DK

I THINK THEY HAVE DONE AN INTENSIVE SURVEY AND I SURE WOULD LIKE TO SEE A SWIMMING POOL COME TO TUMWATER. A GOOD JOB AND NEEDS TO BE DONE

I WOULD LOVE TO SEE A SWIMMING POOL, PLEASE MAIN-\TAIN THE SPORTS PROGRAMS FOR SCHOOL AGE KIDS.

THE DEVELOPMENTS GOING ON HAVE LARGE HOUSES BUT NO YARDS AROUND THE HOUSES. NO PARKS AROUND TUMWATER HILL. THE DEVELOPMENTS SHOULD HAVE SOME PARKS. IF THEY HAVEN'T THE DEVELOPMENT SHOULD CONTRIBUTE FOR THEIR DEVELOPMENT.

HAVE THE DEVELOPERS SET ASIDE MORE AREAS FOR\TRAILS, PLAYGROUNDS AND OPEN AREAS AS IT WOULD ALLOW THE CHILDREN\AREAS TO PLAY OTHER THAN THE STREETS

A GREAT FORM AND A GREAT WAY TO INVOLVE THE COMMUNITY

I WAS NOT AWARE OF A PARKS PROGRAM BECAUSE I\ONLY SEE CITY OF OLYMPIA AND CITY OF LACEY PARKS AND RECREATION\BROCHURES, MY RECOMMENDATION TO BE WOULD BE TO PROMOTE\THE TUMWATER PARKS AND RECREATION PROGRAM AND EDUCATE THE PUBLIC\ABOUT IT

MORE JOGGING TRAILS IN THE AREA

I APPRECIATE BEING INCLUDED IN THE PLAN. THE PLAN IS THE MOST COMPREHENSIVE I HAVE EVER SEEN. I AM SOON GOING TO BE BICYCLING AND WOULD LIKE TO SEE BIKE PATHS. I WOULD LIKE TO SEE THE RESULTS OF THE SURVEY.

TRAILS BE CONSTRUCTED FOR FOOT ONLY WITHOUT \BYCICLES, I WOULD OPPOSE PLACING BASKETBALL OR VOLLEYBALL IN\THE HISTORICAL PARKS

IT WAS A LITTLE DIFFICULT TO FOLLOW. IT WAS A LITTLE TOO LONG AND THE MAPS TOO SMALL.

TAXPAYERS NEED TO BE CONFIDENT THAT MONEY IS SPENT\WISELY. THE TUMWATER/AQUATICS CENTER MUST BE AT LEAST SELF\SUPPORTING, BETTER WOULD BE IF IT OPERATED AT A PROFIT TO\SUPPORT OTHER PROGRAMS. CONSIDER COMPETITION WITH\AQUATICS CENTER NEAR CENTRALIA. HAVE HIGH PRIORITY TO LAKE ACCESS\FOR SWIMMING. PROVIDE SPECIFIC PROPOSALS FOR PROJECTS WITH\COST PER HOUSEHOLD.

IT IS RIGHT FOR THE PLANNING DEPARTMENT. I THILNK THEY NEED TO HAVE ROOM FOR EMERGENCY VEHICLES IN THE CASE OF EMERGENCY. I HAD AN EMERGENCY AND THE EMERGENCY VEHICLES COULD NOT GET THROUGH. FIRE TRUCK AND MEDICS BECAUSE HOUSES CRAMMED IN BUT FROM SAFETY POINT, THERE IS NO ROOM FOR THE EMERGENCY VEHICLES TO COME IN. I LIVE IN SOMERSET HILL. AFTER THERE IS CONSRDUCTION MAKE SURE CONTRACTORS FIX THE ROADS THEY DAMAGE DURING THE TIME THE CONSTRUCTION IS GOING ON.

I DONT FEEL QUALIFIED TO DO THIS BECAUSE I HAVE\BEEN INVOLVED IN NONPROFIT ORGS FOR MANY YEARS, I FEEL THAT\MANY COULD BE DONE THRU NON PROFIT ORGS RATHER THAN THE CITY

PRESERING WILD AREAS IS VERY IMPORTANT, WE NEED\NEIGHBORHOOD CONECTORS FOR THE WALKERS

#65 SHOULD BE A CITY RESPONSIBILITY NOT A PARK DEPT RESPONSIBILILTY. AQUATIC AND COMM CENTER SHOULD BE THE HIGHEST PRIORITY. USER FEES FOR SPECIALIZED RECREATION. THE NEW DOWNTOWN AREAS SHOUDL BE A SPECIAL PLACE TO WORK. IT NEEDS TO BE MADE INTO TO ENCOURAGE RECREATION ACTIVITIES. WE DO NEED TO EXPAND THE ACREAGE TO MAKE WAY FOR THE FUTURE.

I FEEL STRONGLY ABOUT AN AQUATICS CENTER AND \POOL TO BE SHARED WITH EDUCATIONAL FACILITIES, I FEEL\STRONGLY ABOUT DESCHUTES RIVER HIKING TRAIL AND PRESERVATION\OF THE HISTORICAL OLD BREWERY

I LIKE THE IDEA OF A TUMWATER COMMUNITY CENTER

PUSH FOR AN OFF-LEASH DOG PARK. NEED AN INDOOR FACILITY FOR HELPING DISABLED AND DISADVANTAGED PEOPLE.

PRIORITIES THE CONNECTING PARKS

PUT IN SWIMMING POOL

LOT OF WORK IN THIS LENGHTY SURVEY, GOOD JOB

LAST SECTION IS CONFUSSING

PROPOSED NTUMWATER COMMUNITY CENTER IS BADLY SITED, IT IS NOWHERE THE CENTRAL PART OF TOWN. IT IS NOT\ACCESSABLEBY BUS, THE SITE IDENTIFIED ON THE MAP IS NOWHERE NEAR DENNIS STREET, SO WHERE IS IT. REGARDING THE OFF\LEASH DOG TRAILS THERE IS ONLY 1 SITE IDENTIFIED, THERE NEEDS\TO BE OTHER SITES.

AN INTERCONNECTED SYSTEM OF MULTI USE TRAILS\WILL SERVE THE GREATEST NUMBER OF PEOPLE AND LEVELS OF ACTIVITY.\IT WILL REDUCE USE OF FOSSIL FUELS, FOREIGN DEPENDENCE ON OILS,\DECREASE AIR POLUTION AND PROVIDE IPORTANT OPPORTUNITIES FOR\ EXCERCISE FOR ALL AGES.

THE TAXES ARE FORCING SENIOR CITIZENS OUT OF \THEIR HOMES, PUT USER FEES ON THE PARKS, HAVE NEW CONSTRUCTION\PAY FOR PARKS. IN THE LAST 40 YEARS OUR PROPERY EVALUATIONS HAS GONE UP ABOUT 1000 PERCENT AND OUR TAXES THE SAME. WE\HAVENT HAD ANY KIDS IN SCHOOL FOR 35 YEARS BUT WE STILL PAY\SCHOOL TAXES. TAKE THE LOAD OFF OF SENIOR CITIZENS AND STOP\FORCING THEM OUT OF THEIR HOMES.

WE ARE IMPRESSED WITH THE EFFORT PUT INTO THIS\SURVEYTHESE ARE IMPORTANT ISSUES THAQT NEED TO BE ADDRESSED\WHERE WE LIVE NEAR CAPITAL AND TROSPER, WE ARE SURROUNDED BY\TRAFFICAND PAVEMENT. THERE ARE OPEN SPACES NEARBY BUT TO ACCESS\THEM REQUIRES EXTENDED PEDESTRIAN ROUTES THRU HEAVY TRAFFIC\WE WOULD LIKE ACCESS TO NEARBY OPEN SPACES TO PROVIDE LINKAGE\TO TRAILS AND TRAILS WHICH ARE CONTINUOUS. THERE ARE MANY\WETLANDS AND CONSERVANCY AREAS WHICH ARE BEING PRIVATISED\WITH NO WELCOME ACCESS AND INTERPRATIVE TRAILS. ALSO HISTORICALLY\THERE IS LITTLE REFERENCE TO NATIVE AMERICAN TRIBAL CULTURE AND\HISTORY. A LANDSCAPED AND OR VEGETABLE COMMUNITY GARDED WOULD\BE A NICE ADDITION TO OUR CITY. CREATIVE FUNDING FORE TRAILS\COULD INCLUDE COMBINATION OF GRANTS, PRIVATE SECTOR, NONPROFIT\AND GOVERNMENT COORDINATION.

TO ME THE BASICS ARE PROVIDING SAFETY FOR CHILDREN\WITH CHILDCARE AND AFTER SCHOOL PROGRAMS, PRESERVING NATURAL\AMENITIES INCLUDING INTERLINKING OF TRAILS AND ACQUIRING\PROPERTY WHILE WE STILL CAN. MAYBE NEEDING TO DEVELOP IT\LATER AS THE NEEDS EVOLVE. I LIKE THE IDEA OF SHARING \FACILITIES OPERATION, MAINTENANCE AND PROGRAMS WITH\OTHER ENTITIES NON PROFIT AND PUBLIC. I AM NOT SO SURE WITH FOR\PROFIT. AVOID DUPLICATION OF PROGRAMS THAT ARE ALREADY AVAILABLE\THRU OTHER ENTITIES. I THINK WE SHOULD FOCUS ON THE THINGS THAT\SERVE THE GREATEST NUMBER OF PEOPLE.

SMALL POCKET PARKS ARE IMPORTANT. THERE SHOULD\BE A CONNECTION BETWEEN DEVELOPERS AND FUNDING NEW PARKS.\OPEN SPACES FOR CHILDREN TO PLAY ARE IMPORTANT.

ITS WAS HARD TO ANSWERS THE QUESTIONS WITHOUT KNOWING THE CITIES BUDGET\FOR THESE ITEMS. I WANT TO UNDERSCORE THE FACT FOR THE NEED OF\CONVENTION CENTER. I THINK TUMWATER HAS THE OPERATUNITY TO DO WHAT\OLYMPIA HASN'T DONE THAT IS TO BUILD A CONVENTION CENTER.

I THINK THE COSTS OF THE INDOOR RECREATIONAL\FACILITY CANBE OFFSET BY RENTING OUT MEETING ROOMS WITH 300\PLUS CAPACITY. REGARDING 89 DOABLE IF IT SEATS 300 PLUS.

IM EXCITED ABOUT THE SURVEY AND WILL PARTICIPATE IN ANY WAY THAT I CAN

THE OLD TOWN CENTER HAS LIMITED FACILITIES FOR SENIORS. THE SENIOR POPULATION ARE GOING TO INCREASE DUE TO BABYBOOMERS. WE NEED MORE ACTIVITIES AND FACILITIES FOR SENIORS.

WE REALLY NEED A SWIMMING POOL

I LIVE ABOUT 2 BLOCKS FROM OLYMPIA. AFTER READING THIS STUFF I WILL BE MUCH MORE INTERESTED IN THE AFFAIRS OF TUMWATER. IT IS IMPORTANT PARKS SBE AVAILABLE IN THE COMMUNITY. WE LIVE IN A COMMUNITY WITH A NUMBER OF JURISDICTIONS. MAINTAINING PARKS WITHIN EACH JURISDICTION IS IMPORTANT. THERE SHOULD BE COOPERATION BETWEEN EACH JURISDICTION. I AM REALLY NOT AWARE OF THE USAGE OF EACH TYPE OF THING.

MAYBE DO THIS MORE OFTEN AND HAVE SHORTER SURVEYS

MAKE THE SURVEY SHORTER.

THE MAPS WERE HARD TO READ. THE NUMBERS HELPED. THE STREETScape AND\GATEWAYS--I NEVER FOUND THE SOLID CIRCLE ON THE MAP. NO ALTE

FOCUS ON FACILITIES THAT GENERATE THE HIGHEST USE THROUGHOUT THE ENTIRE YEAR SUCH AS INDOOR SPORTING FACILITIES, ACTIVITY CENTERS AND MULTIPURPOSE MEETING ROOMS AS WELL AS FACILITIES THAT ENCOURAGE SHARE COMMUNITY EXPERIENCES SUCH AS SOCCER FIELDS, LARGE SCALE PARKS WITH PLAYGROUNDS AND TRAIL SYSTEMS AND THE MUCH NEEDED PROPOSED WATER PARK AND COMMUNITY CENTER. DO NOT FOCUS ON SMALL NEIGHBORHOOD PARKS WHICH ARE UNDER UTILIZED AND SOME WHAT EXCLUSIONARY IN NATURE OR MAJOR PROJECTS TO BEAUTIFY OUR EXISTING STREET SCAPES OR URBAN PLAZAS SINCE NICE SIDEWALKS AND LANDSCAPING DONT PROVIDE OPPORTUNITIES FOR PEOPLE TO PLAY OR HAVE FUN TOGETHER. THE OLD BREWERY IS ALSO A POTENTIAL MONEY PIT AND HUGE WASTE OF LIMITED RESOURCES.

I HAVE A CONCERN ABOUT PROVIDING ACCESS TO ENVIRONMENTALLY SENSITIVE AREAS BECAUSE HUMAN ACCESS CAN CAUSE DAMAGE.\I THINK WE SHOULD CONSIDER COOPERATION TO USE FACILITIES WITH OUR CONNECTING CITIES.

HOW WOULD GERAL OBLIGATION BOUND BE ASSET\HOW MUCH IS NEED TO FINANCE THE HIGHEST PRIORITY PROJECTS\HOW MANY HOUSEHOLDS WOULD BE ASSET FOR THE

GENERAL OBLIGATION BOND HOW ARE PARKS RECREATION PAID FOR NOENE \ HOW MUCH
WOULD THE PROPOSED COMUNITY CENTER COST

TOO LONG, POOR MAPS

NEXT TIME IT WOULD BE EASIER IF THERE WAS A DROP BOX \ BOX AT CITY HALL.

SEE PREVIOUS ANSWER

LOT OF QUESTIONS ARE REDUNDANT. I WOULD LIKE TO SEE MORE \ MORE BIKE TRAILS

Appendix F.2: Tumwater School Student Survey

5	Have you used recreation programs provided by the city, county, YMCA, Boys & Girls Club, school, church, or other public or private agency in the past year?	66% yes 12% no 21% no rs
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Whose programs are you using?

How many times **in the past 12 months** have you participated in programs sponsored by the following organizations (circle the appropriate responses)?

Participated in following programs		times per year				
		0	1-6	7-12	12+	nr
6	Tumwater Parks Department activities?	42%	32%	12%	8%	6%
7	Thurston County Parks Department activities?	64%	24%	4%	2%	7%
8	YMCA?	54%	29%	4%	6%	7%
9	Boys & Girls Club?	78%	10%	3%	4%	5%
10	Boy or Girl Scouts?	83%	4%	2%	3%	8%
11	School District sponsored activity?	35%	43%	9%	6%	7%
12	Church sponsored activity?	64%	18%	4%	5%	8%
13	Athletic league sponsored activity?	44%	25%	10%	16%	6%
14	Other _____?	48%	13%	4%	8%	28%

Should we be providing more recreational programs?

What **additional physical or educational programs** do you think should be organized and run by the city, county, YMCA, Boys & Girls Club, school districts, or another public or private agency on a scale of 1 to 5 where 1 is the lowest and 5 the highest priority?

Programs needs		lowest / highest					
		1	2	3	4	5	nr
15	Band nights - fall, winter, spring, summer?	50%	17%	14%	5%	9%	5%
16	Job training programs?	33%	18%	23%	12%	8%	5%
17	Teen trips?	16%	12%	20%	20%	29%	4%
18	Tumwater youth program dances/activity nights?	13%	4%	13%	13%	54%	3%
19	Special events targeting teens?	24%	13%	19%	16%	21%	7%
20	Before/after school care and school child latch key programs?	43%	19%	19%	6%	5%	7%
21	Physical conditioning and fitness classes?	23%	12%	21%	20%	20%	5%
22	Recreational sports/health and fitness classes?	23%	13%	17%	19%	23%	6%
23	Aquatic recreation?	28%	13%	18%	14%	21%	6%
24	Teen leagues - baseball, softball, basketball, and volleyball?	16%	6%	13%	15%	46%	4%
25	Open mike nights?	41%	13%	17%	8%	14%	6%
26	Kayak or canoe rentals and classes?	40%	16%	16%	11%	11%	6%
27	Self-help classes - balancing checkbooks, fashion, etc.	42%	15%	18%	11%	8%	6%
28	Counseling, health checks at reduced or free rates?	51%	17%	15%	7%	5%	5%
29	Art, graphic design, sculpting classes?	36%	11%	22%	12%	14%	5%
30	Drama - acting, puppetry, set design classes?	43%	14%	13%	11%	15%	5%
31	Music classes - instruments and vocals?	40%	13%	17%	11%	13%	6%
32	Other programs _____?	29%	3%	8%	5%	19%	35%

Which city parks do you use?

How many times **in the past 12 months** have you used the following parks and recreational facilities in Tumwater (circle the appropriate response)?

Used following facilities		times per year				
		0	1-6	7-12	12+	nr
33	Jim Brown Park?	79%	8%	2%	4%	6%
34	Tumwater Hill Park?	64%	24%	2%	4%	5%
35	Overlook Point Park?	79%	12%	2%	2%	6%
36	Tumwater Historical Park?	61%	26%	4%	4%	6%
37	Pioneer Park?	38%	35%	13%	10%	4%

		<i>times per year</i>				
		<i>0</i>	<i>1-6</i>	<i>7-12</i>	<i>12+</i>	<i>nr</i>
Used following facilities						
38	Old Town Center?	67%	17%	2%	7%	7%
39	Tumwater Valley Municipal Golf Course?	68%	17%	4%	6%	6%
40	Tumwater Falls Park?	39%	39%	8%	9%	4%
41	Kenneydell Park?	66%	16%	7%	5%	7%
42	Capitol Lake Heritage Park?	79%	10%	3%	1%	7%
43	Tumwater City Library?	45%	33%	10%	7%	6%
44	Briggs YMCA?	56%	23%	8%	8%	5%
45	Boys & Girls Club?	75%	11%	3%	5%	6%

Should we provide more park facilities?

How would you rate **the need for additional facilities within the city in general** whether provided by the city, county, YMCA, Boys & Girls Club, school district, or another park provider?

Facility needs		<i>lowest / highest</i>					<i>nr</i>
		<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	
46	Nature center and wildlife habitat areas?	31%	17%	23%	10%	14%	6%
47	Picnic tables and shelters?	26%	21%	25%	12%	10%	6%
48	Boat launching facilities?	27%	17%	22%	14%	13%	7%
49	Off-road walking and hiking trails?	22%	13%	22%	17%	19%	6%
50	On-road sidewalks and walkways?	25%	16%	20%	14%	18%	8%
51	On-road bicycle lanes?	26%	13%	18%	15%	21%	6%
52	Track for BMX biking?	23%	11%	16%	15%	29%	5%
53	Children's playgrounds and play areas?	25%	12%	23%	16%	18%	7%
54	Skateboard park and in-line skating area?	22%	9%	15%	16%	32%	6%
55	Basketball, volleyball, and tennis courts?	16%	6%	13%	15%	44%	6%
56	Soccer, baseball, and softball fields?	18%	7%	14%	15%	40%	6%
57	Indoor gymnasium and physical conditioning facilities?	20%	9%	17%	17%	32%	6%
58	Teen activities center?	20%	9%	18%	17%	30%	6%
59	Arts, crafts, and pottery facilities?	33%	14%	18%	11%	15%	8%
60	Performing arts theatre?	36%	15%	17%	10%	16%	7%
61	Daycare and child nursery facilities?	40%	16%	19%	7%	9%	9%
62	Recreation shuttle - get kids to park sites after school?	34%	14%	16%	13%	17%	7%
63	Other _____?	26%	4%	6%	3%	14%	47%
64	Other _____?	27%	3%	5%	2%	11%	51%

Which school programs are you interested in?

Which school programs would you like to participate in - Physical Education (PE) during the school day, Intramural/Extracurricular teams that play students in your school before or after hours, Interscholastic Sports Teams that require practice and play other schools after school hours and on the weekends?

Activity	Physical Education			Intramural or Extracurricular			School Teams					
	<i>yes</i>	<i>no</i>	<i>nr</i>	<i>yes</i>	<i>no</i>	<i>nr</i>	<i>yes</i>	<i>no</i>	<i>nr</i>			
Aerobics?	65	33%	57%	10%	90	21%	59%	20%	115	16%	66%	18%
Archery?	66	58%	34%	8%	91	44%	39%	17%	116	39%	44%	17%
Basketball?	67	66%	28%	6%	92	51%	31%	18%	117	55%	28%	16%
Bowling?	68	54%	38%	9%	93	43%	38%	19%	118	39%	44%	17%
Conditioning/weight loss?	69	49%	42%	8%	94	36%	46%	18%	119	30%	52%	18%
Cross-country?	70	38%	53%	9%	95	33%	47%	20%	120	33%	47%	20%
Cycling?	71	37%	55%	8%	96	32%	49%	19%	121	24%	57%	19%
Dance (folk, social, ethnic, etc.)?	72	31%	62%	7%	97	27%	55%	18%	122	26%	57%	18%
Disc sports (frisbee golf, etc.)?	73	38%	54%	8%	98	28%	53%	19%	123	27%	54%	19%
Fencing?	74	39%	53%	8%	99	30%	51%	20%	124	31%	51%	19%
Field hockey?	75	40%	51%	9%	100	32%	49%	19%	125	29%	51%	19%
Football (flag or touch)?	76	60%	32%	8%	101	47%	35%	18%	126	49%	35%	16%

Activity	Physical Education			Intramural or Extracurricular			School Teams					
	yes	no	nr	yes	no	nr	yes	no	nr			
Golf?	77	34%	57%	9%	102	30%	51%	19%	127	26%	56%	18%
Handball?	78	31%	60%	9%	103	26%	55%	19%	128	20%	62%	18%
Jump rope?	79	32%	60%	9%	104	23%	58%	19%	129	19%	63%	18%
Racket sports (tennis, badminton, etc.)?	80	47%	44%	9%	105	40%	42%	18%	130	35%	46%	18%
Roller skating?	81	40%	50%	9%	106	36%	46%	18%	131	28%	54%	18%
Self-defense?	82	50%	39%	11%	107	40%	40%	20%	132	34%	46%	20%
Soccer?	83	57%	33%	10%	108	45%	35%	20%	133	47%	35%	18%
Softball?	84	40%	49%	11%	109	33%	46%	21%	134	35%	46%	19%
Swimming?	85	54%	36%	11%	110	47%	34%	19%	135	43%	37%	20%
Track and field?	86	49%	39%	12%	111	40%	40%	21%	136	44%	37%	19%
Volleyball?	87	52%	37%	11%	112	41%	39%	20%	137	44%	38%	19%
Wrestling?	88	33%	55%	12%	113	31%	48%	21%	138	35%	46%	19%
Other _____?	89	28%	26%	46%	114	25%	26%	49%	139	24%	29%	47%

What are your characteristics?

140	Which school do you attend?	1% <i>Tumwater High School</i> 2% <i>A G West Black Hills High School</i> 47% <i>George Washington Bush Middle School</i> 38% <i>Tumwater Middle School</i> 12% <i>no response</i>
141	What grade are you in?	0% <i>6th</i> 40% <i>7th</i> 45% <i>8th</i> 0% <i>9th</i> 0% <i>10th</i> 0% <i>11th</i> 1% <i>12th</i> 13% <i>no response</i>
142	How long have you lived in the Tumwater area?	13% <i>0-1</i> 20% <i>2-5</i> 16% <i>6-10</i> 37% <i>10+ years</i> 14% <i>no response</i>
143	Are you interested in working on projects for teens? If so, what _____?	13% <i>yes</i> 32% <i>no</i> 41% <i>don't know</i> 15% <i>no response</i>

Do you have any comments?

144	Do you have any specific comments or recommendations to make about the proposed park, recreation, and open space plan or this survey?
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#	Q#	Comments
0001	143	Anything.
	144	No.
0004	140	Other – Olympia High School
	143	Tumwater Youth Programs
0008	144	For the Middle School dances, I think you should get the songs people request, if you don't already have them.
0009	144	No, I don't care.
0013	14	Little Rock fire rescue activities.
	32	EMT/Fire training classes.
	144	During the school dances, you should have more options for those who don't want to dance, play basketball or play on the inflatable. There could be a drawing room, teen book chat, "online-----?" corner. You know, other stuff that we teen are interested in.
0014	144	Nope.
0015	144	We need more space & maybe fans for the TYP dances.
0025	32	Poetry contests.
	143	Protests.
	144	I think that the Old Town Center in Tumwater absolutely NEEDS to get internet on their computers!
0027	14	Ballet Northwest Company.
	143	Volunteering.
	144	I think there needs to be more teen programs, like dances.
0029	143	Conditioning/weight loss.
	144	Laser tag place.
0032	144	No, Tumwater Middle School – awesome!
0033	32	Paintballing.
0034	14	Community services
	32	More sport leagues
	89/	More basketball.
	114	
	/13	
	9	
	144	Basketball is a huge attraction in the Tumwater area and alto to many teens. More basketball leagues would provide entertainment and would also provide a healthier community.
0040	143	Basketball
	144	I love having TYP around because it gives us a chance to get involved with my community.
0041	32	Skateboarding or bikes.
0042	144	I really like TYP.
0043	144	Thanks for all you do!
0046	144	I like the TYP dances.
0048	144	Not really. Bagels are really gross, though.
0049	143	Basketball.
0051	144	I hate PE and working!!
0052	32	Skateboarding league.
	89/	Skateboarding & hockey.
	114	
	/13	
	9	
	143	Building skate parks.
	144	We need a new skate park with a decent wood halfpipe and we need an ice rink.
0055	89/	Paintball/Airsoft?
	114	
	/13	
	9	
0056	89/	Paintball/Airsoft.
	114	
	/13	

9
 144 Please include more gun sports like paintball, airsoft, lazer tag. More soccer!!!
 0058 89/ Basketball.
 114
 /13
 9
 0061 144 Make better food at the OTC. Have more teen feed nights – have a buffet. Have
 more TYP dances. Have more field trips @ OTC.
 0066 144 I love life and recommendation from me, more dances.
 0067 144 I hate anything that deals with PE.
 0068 144 Lots of more basketball.
 0074 89/ Basketball.
 114
 /13
 9
 143 Basketball.
 0075 89 Ice Hockey
 144 How come Tumwater doesn't have an Ice Arena and a Hockey team?
 0076 140 Tumwater Middle School
 0077 144 No
 0078 89 Tennis
 0079 144 No
 0081 32 Political
 140 Tumwater Middle School
 143 Murals, Community Services
 144 More public ponds and small parks would be nice
 0082 32 Bowling team
 63 Paintball course
 64 Bowling
 89 Paintball
 0083 63 Paintball
 64 Bowling
 89 Paintball
 144 I like pie
 0084 63/ Bowling
 64
 144 No
 0085 32 Dance
 63 Bowling
 64/ Football
 89
 0088 89 Paintballing
 140 TMS
 141 8
 142 14
 143 No
 0089 143 Community Service
 0090 144 Elno
 0091 14 MWR
 32 airsoft
 0093 144 Nope
 0094 14 School
 63 Paintball course
 89 Paintball
 144 We should have a public paintball course
 0095 32/ Paintball
 63
 64 Football fields
 144 No
 0096 32 Motorcross
 63 Motorcross trucks

	64	BMX & skating parks
	89	Motorcross
	143	Staying drug free
	144	I think we really, really need skate parks and motorcross tracks
0097	144	No
0098	32	Fishing & hunting
0099	89	Basketball
	144	No
0101	89	Hip-hop dance
0102	89	Hip-hop dance & paintball
0104	144	Nope
0107	32/	Paintball
	89	
	140	TMS
	143	Good job
0108	63	Archery fields
	140	Tumwater Middle School
	143	Teen trips
	144	No
0109	144	None
0110	89	Paintball
0111	63	Paintball course
	64	Dirt bike/quad track
	89	Paintball
	144	There should be a recreational paintball course also a dirt bike/quad track
0112	89	Baseball
0113	32	Paintball
	63	Paintball field
0015	32	Chicken
	63	Nemo
	64	Cars
	89	Backing
	140	T.M.S.
	143	???????
	144	Nope
0116	89	Football
	140	Tumwater Middle School
	143	Yes lots of school dances
0117	14	Paintball
	63	Football
	64	Dirt biking
	89	Dancing
	140	TMS
	143	No
	/14	
	4	
0118	140	TMS
	142	Hole life
	143	No
	144	No, I like it the way it is
0121	63/	Bowling
	64	
0122	32	Airsoftor 6mm shooting
	140	TMS
	141	7 th
	143	?
0123	32	Paintball
0124	32/	Archery
	63	
	64/	Canoeing
	89	

0125	144	I think you guys need Archery, fencing and canoeing
	32	Airsoft
	89	Laser tag
	144	No
0126	14	O.T.C.
	144	None
0127	32	Paintball, airsoft
	63	Motorcross
	64	BMX track
	144	You should build BMX and dirt bike areas
0128	32	BMX tracks
	144	Nope
0130	63	Hockey
	64	Paintballing
	89	Baseball
	143	More school dances
	144	Yes - more school dances
0133	140	TMS
	141	7 th
	142	My life
	144	State park
0134	32	Paintballing
	144	No
0135	14	School
	63	Paintball course
	64	Dirt bike track
	89	Public dirt bike track
	144	Paintball course, dirt bike track & BMX track
0136	140	TMS
	144	I think that we should have a dirt bike track and for quads also
0138	89	Pickleball
0140	144	No
0141	140	Tumwater Middle School
	144	Nope - I don't think so Charlie Brown
0142	144	No
0144	144	No comments
0146	140	TMS
	141	7
	142	2-3
	144	No! I have no specific comments
0148	144	No
0149	63	ATV track
0150	144	No
0151	144	More basketball and football sports
0153	63	BMX park
	64	Paintball course
	140	T.M.S.
	144	I think there should be a BMX skate park and a paintball course
0155	140	TMS
	141	7
	142	2 years
	144	No
0156	144	It would be nice for more side walks and bike lanes
0157	140	Tumwater Middle School
	141	7 th
	144	Lots of track & basketball
0158	32	Paintball
	63	Skate park for biking (BMX)
	140	T.M.S.
	144	I really think we should have a skate park for BMX riders
0159	32	Sports

0160 140 TMS
 140 Tumwater Middle School
 144 No
 0161 144 PLEASE! Have Archery and self defence, THANKS
 0162 63 Motorbike track
 144 We should have a motorbike track
 0163 144 No
 0164 14 Skate board club
 63 Skate boarding
 64 runescape club
 89 Skating
 140 TMS
 143 No
 144 I would really like a skating club and a runescape club
 0165 89 Gymnastics
 143 Helping, mostly anything
 144 No
 0166 144 Please have more dances! Thanks
 0167 140 Tumwater Middle School
 143 Basketball
 144 No
 0170 89 Paintball
 144 I think you should build a paintball field
 0173 140 Tumwater Middle School
 144 No - thank you!
 0174 140 TMS
 144 Nope
 0175 32/ Sex ed demonstrations
 143
 144 Don't care - prep's
 0176 140 Tumwater Middle School
 144 No
 0177 143 Sex ed demonstrations
 144 Make it so preps can go there please
 0179 143 Volleyball
 0182 140 Tumwater Middle School
 144 0
 0183 140 Tumwater Middle School
 144 No comment
 0184 140 Tumwater Middle School
 141 8
 142 13 years
 0185 144 I think it's cool and I really like the dances
 0186 144 Make better skate parks and dirt bike tracks!!
 0187 140 TMS
 0189 140 TMS
 0190 32 Fun
 63 Quad
 64 Pinball
 89 Eating
 0191 32 Football
 0192 89 BMX
 144 No
 0193 63 Archery classes
 64 Kayaking classes
 144 Yes - make a class for Archery!
 0194 140 Tumwater Middle School

0197	144	All sports
0198	76	Tackle
	144	More football for girls
0199	144	No
0200	140	Bush Middle School
	141	7 th
	142	2
	143	No
	/14	
	4	
0201	140	BMS
0202	140	BMS
0204	141	7 th
	143	Spray paning
	144	No
0207	140	Bush Middle School
	144	No
0208	32	Teen league football
	89	Football
	140	George W. Bush Middle School
0209	144	No
0210	144	No
0212	140	Bush Middle School
	144	No
0214	140	G W Bush
	144	None
0215	32	Skate boarding
	63	More skate boarding
	64	More half pipes
	89	Skate boarding
	143	Skate parks
	144	They need more half pipes and rails. (skate is not a crime)
0216	63/	Skate boarding
	89	
	64	More half pipes
	143	Skate board parks
	144	Need more half-pipes (skate boarding is not a crime)
0217	144	No
0218	140	Bush Middle School
0220	140	George Washington Bush Middle School
	144	No
0221	141	7 th
	142	4 years
	144	No
0222	144	No
0223	140	BMS
	141	7 th
	142	Few years
	143	No
0226	140	BMS
	144	No
0227	140	BMS
	144	No
0228	140	Bush Middle School
	141	7
	142	12
0230	144	More basketball courts
0231	76	Tackle
	89	Baseball
	140	G. W. Bush

	141	7 th
0232	140	Bush Middle School
	141	7 th
	142	8 months
	143	More volleyball, some teen nights and dances at our school
0234	144	No
0236	140	BMS
	141	8 th
	142	2 years
	144	Lots of basketball
0237	144	Dances, kids should not be allowed to go to dances....their gross
0238	140	Mutual Washington
	144	We need more type dances - better music; not just rap - no stupid gym activities they suck! No blow ups - More dances @THS
0239	63	Fast pitch teams
	64	Fast pitch fields
	89	Fast pitch
	144	You should bring more in fast pitch
0241	144	More cafes
0242	140	Bush Middle School
	141	8
	144	YO!!!!!!!!!!!!!!!!!!!!
0243	140	BMS
	141	8
	144	No
0244	140	BMS
	141	8
	144	No
0245	32	Dance
	140	BMS
	143	Art (all types)
	144	I think more art things would be nice.
0247	63	Martial arts
	64	Equestrian
	143	Martial arts
	144	Tennis courts, martial arts
0249	140	Bush Middle School
	141	8 th
	142	9 years
	143	No
0250	140	Bush
	141	8
	142	2 years
	143	No
	144	I like dances at Black Hills
0251	140	Tumwater Bush Middle School
	143	Art projects
0253	140	Bush Middle School
0254	32	Dancing
	140	Bush Middle
	141	8
	144	Nope
0255	144	No
0256	144	More dances at Tumwater High School - no blow ups - they always suck - a trip to Europe would be good
0259	89	Hip-hop dancing
0260	140	Bush Middle
	144	Trip to Europe. More dances at Tumwater High School! More dances - no blow-up toys
0261	140	BMS - George Washington - Bush Middle School
0262	144	Nope

0264 140 BMS
 143 Typ dances or ????? night
 0265 144 Build some more skate parks
 0267 144 Habebe!
 0269 144 No
 0270 140 Bush
 0272 144 No
 0273 89 Baseball
 140 Bush Middle School
 144 I think we should have more dances for middle school. More children like them
 0276 144 No
 0277 140 Bush Middle School
 141 8th
 142 2 years
 144 No
 0279 144 More paintball trips
 0281 32 A lot more dances
 143 Basketball, fashion
 144 Yes, I think that we should have more dances. I think that everybody enjoys and looks up to dances sometimes, to maybe get out of the house, or take a break from school. Dances are enthusiastic and fun. It's a good way to earn money for more dances etc. Please can we have more dances with better songs?
 0282 89 Baseball
 140 BMS
 141 8
 142 13 years
 0286 140 GW Bush
 0287 14 Valley
 32 Water skiing
 89 Basketball
 144 No
 0288 144 No
 0289 144 No
 0290 140 Tumwater Bush Middle School
 0291 141 Bush
 141 8th
 142 14 years
 143 No
 144 Yes - just keep adding more stuff that makes it fun to go to.
 0293 143 Skate boarding parks
 0294 143 KENDO
 0295 144 No
 0296 140 Bush
 144 Middle school fast pitch
 0297 144 I think the programs running are fine.
 0299 144 I love you guys!
 0300 144 No
 0301 144 We really should be taught self defense
 0303 144 No - I am ok
 0304 63 Teen field trips
 141 7th
 143 More activities out of school
 144 We need more middle school dances.
 0305 144 I love cupcakes and I like to party
 0306 140 BMS
 144 We need a pool for the school
 0307 140 Bush Middle School
 144 No
 0308 140 Bush Middle School
 141 7th
 142 2-3 years

	143	No
	144	We should have a water park
0309	140	Bush Middle School
	141	7 th
	142	1
	143	No
	144	No I don't have any
0310	144	No
0313	144	No
0314	18	Lot
	27	Lot
	32	Depends
	63	Young teen hang out & dance areas
0315	49	Horse trails
	140	BMS Bush Middle School
	143	Anything
	144	We should have horse back riding
0316	140	Bush Middle School
	143	Drama acting
	144	Yes, lots of drama & acting and plays
0318	144	No
0319	140	Bush Middle School
0320	140	BMS
0321	144	No
0323	140	Bush Middle School
	144	Nope
0325	144	No
0326	140	Bush Middle School
0327	140	Bush Middle School
0330	14	Activity nights & dances
0331	144	No
0332	144	No
0333	32	Dance, dance, dance
	55	Volleyball
	63	Dance more dance
	64	Dance
	140	G. W. Bush Middle School
	143	Volleyball, dances in summer, dances in High School
	144	We need a dance like every other or every Friday. Teens in middle school like going to dances they are so much fun. More volleyball!
0334	144	More dances
0336	140	BMS
	144	The dances are awesome!
0338	144	No
0339	140	George Washington Bush Middle School
	143	Anything
	144	We should have horses rides at this school
0341	144	More dances
0343	144	Sorry no
0345	144	No
0346	140	BMS
	143	Yes - I ok
0347	144	I think we should have more dances
0348	63/	None
	64/	
	89/	
	143	
	144	No
0350	144	No
0353	14	Juvee
	140	Bush

0356	140	Bush Middle
	141	7 th
0357	144	No
0359	140	BMS
	141	7 th
0361	144	No
0362	140	BMS
	141	7 th
	143	4 years
	144	Nope
0363	14/	dance
	32/	
	63/	
	89	
	140	BWH MS
0364	143	Nothing
	144	None
0365	140	BMS
	144	More dances @ BHHS
0366	140	Bush Middle School
	144	No
0367	144	More dances
0368	89	Bike riding
0370	32	Scouts
	63/	None
	64	
0372	144	You should get a football team started
0373	144	I think some water slides would be fun
0374	144	More dances per month
0375	89	Lacross
	144	More dances at high schools
0377	63	Movie theater
	64	Private parks
	144	Have not gone there, sorry
0378	144	Dk
0380	63	Paintball
0381	144	No I don't
0382	32	Skate boarding
	89	Video games
0383	140	G. W. Bush Middle School
	141	8 th
	142	10
	144	No
0385	144	No
0386	144	Do the best you can & include golf & swimming! Try to put in the water aerobics in this
0387	140	George Washington Bush Middle School
	144	Thank you for wanting to know what I think
0388	63/	Fun stuff
	64	
	89	Roller hockey
	140	Bush
	141	8
	142	8 years
	143	No
	144	No
0389	143	No
	144	Dances cost too much \$\$\$
0390	63	Indoor mountain bike park
	64	Mountain biking trails
	89	Mountain biking

	140	Bush Middle School
	141	8 th
	144	More biking allowed at parks
0391	140	Bush Middle School
	141	8
	142	Never
	143	No
0393	89	Skiing and motorcross
	140	Bush
	144	Yes, get some more motorcross tracts open for teens
0394	140	George Washington Bush Middle School
0395	140	Bush Middle School
	142	12 years
	143	No
	144	No
0396	144	We need more sports teams and parks with fields to practice on
0399	140	BMS
0400	143	Sports
0401	144	Dances we need more not enough!!!!
0402	140	G W Bush Middle School
	141	8
0403	140	Bush Middle School
	144	No I do not
0405	140	Bush Middle School
	142	13 years
0407	143	Bowling
0409	143	Nothing
0412	144	No
0415	144	No
0416	140	Bush Middle School
0419	144	I like it!
0423	141	8
	142	10 years
	143	No
	144	No comments
0424	143	No
	144	No
0430	144	No
0431	32	Soccer/football
	89	Basketball
0434	140	Bush
0435	144	No I don't have any comments
0436	144	No I don't have any
0438	140	BMS
	143	I don't know
	144	No

Appendix G.1: Prototype facility development costs

Playground - 10 child capacit		unit	unit cost	qty	qty cost
a	clear playground, parking, access road	acre	\$1,520.00	0.5	\$760
b	earthwork for playground, parking, access road	cu yd	\$7.00	746	\$5,222
c	site preparation, 12" sand or bark @100'diameter	sq ft	\$1.10	15,700	\$17,270
d	medium play structure	each	\$15,000.00	1	\$15,000
e	parent bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	3	\$2,775
f	trash receptacle w/concrete support	each	\$800.00	2	\$1,600
g	drinking fountain, precast concrete	each	\$2,000.00	1	\$2,000
h	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
i	parking, 2"asphalt concrete/4"crushed rock, 10 cars	sq ft	\$3.00	3,000	\$9,000
j	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	10	\$1,560
k	access road, 2"asphalt concrete/4"crushed rock, 24'x50	sq ft	\$2.00	1,200	\$2,400
l	water service, 8"service line	lr ft	\$30.00	100	\$3,000
m	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per playground					\$66,417

a	construction sales tax (const)	8.2%			\$5,446
b	design/engineering fees (const)	12.0%			\$7,970
c	financing costs (const, tax, design)	8.0%			\$6,387
d	contingency (const, tax, design, financing)	10.0%			\$8,622
Total development cost per playground					\$94,842

Grassy playfield - 1 acr		unit	unit cost	qty	qty cost
a	clear field, structures, parking, access road	acre	\$1,520.00	1	\$1,520
b	earthwork for field, structures, parking, road	cu yd	\$7.00	1,613	\$11,293
c	restroom facility, sani-can w/concrete platform	each	\$100.00	2	\$200
d	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
e	playfield, grass seed w/subdrain	sq ft	\$3.20	43,560	\$139,392
f	irrigation system-quick coupler	sq ft	\$0.45	43,560	\$19,602
g	drinking fountain	each	\$2,000.00	1	\$2,000
h	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
i	parking, 2"asphalt concrete/4"crushed rock, 20 spaces	sq ft	\$3.00	6,000	\$18,000
j	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	35	\$5,460
k	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
l	water service, 8"service line	lr ft	\$30.00	500	\$15,000
m	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field					\$229,497

a	construction sales tax (const)	8.2%			\$18,819
b	design/engineering fees (const)	12.0%			\$27,540
c	financing costs (const, tax, design)	8.0%			\$22,068
d	contingency (const, tax, design, financing)	10.0%			\$29,792
Total development cost per field					\$327,717

Outdoor handball courts - 3 wall 20'x4		unit	unit cost	qty	qty cost
a	earthwork for court and support area	cu yd	\$7.00	50	\$350
b	3"asphalt/4"aggreg/6"gravel	sq ft	\$3.20	1,000	\$3,200
c	concrete side walls	lr ft	\$25.00	80	\$2,000
d	trash receptacles w/conc support	each	\$800.00	1	\$800
e	drinking fountain	each	\$2,000.00	1	\$2,000
f	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
g	parking, 2"asphalt concrete/4"crushed rock, 2 spaces	sq ft	\$3.00	600	\$1,800
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	2	\$312
i	access road, 2"asphalt concrete/4"crushed rock, 24'x25	sq ft	\$2.00	600	\$1,200
j	water service, 8"service line	lr ft	\$30.00	100	\$3,000
k	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per court					\$20,492

a	construction sales tax (const)	8.2%			\$1,680
b	design/engineering fees (const)	12.0%			\$2,459
c	financing costs (const, tax, design)	8.0%			\$1,971
d	contingency (const, tax, design, financing)	10.0%			\$2,660
Total development cost per court					\$29,262

Outdoor basketball - 70'x114					
	unit	unit cost	qty	qty cost	
a	earthwork for court, parking, access road	cu yd	\$7.00	460	\$3,220
b	3"asphalt/4"aggreg/6"gravel	sq ft	\$3.20	7,980	\$25,536
c	standards w/hoop and net, 6"steel poles	each	\$800.00	2	\$1,600
d	trash receptacles w/conc support	each	\$800.00	1	\$800
e	drinking fountain	each	\$2,000.00	1	\$2,000
f	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
g	parking, 2"asphalt concrete/4"crushed rock, 10 spaces	sq ft	\$3.00	3,000	\$9,000
h	wheel stops, 10"x6"x8"precast concrete	each	\$156.00	10	\$1,560
i	access road, 2"asphalt concrete/4"crushed rock, 24'x50	sq ft	\$2.00	1,200	\$2,400
j	water service, 8"service line	lr ft	\$30.00	100	\$3,000
k	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per court				\$54,946	
a	construction sales tax (const)	8.2%		\$4,506	
b	design/engineering fees (const)	12.0%		\$6,594	
c	financing costs (const, tax, design)	8.0%		\$5,284	
d	contingency (const, tax, design, financing)	10.0%		\$7,133	
Total development cost per court				\$78,462	

Outdoor volleyball - 42'x72					
	unit	unit cost	qty	qty cost	
a	earthwork for court, parking, access road	cu yd	\$7.00	276	\$1,932
b	playing surface, 6"sand/compacted subgrade	cu yd	\$25.00	56	\$1,400
c	boundary lines, imbedded 4"x4"cedar	lr ft	\$2.65	180	\$477
d	net and anchors, 6"x6" treated wood posts	each	\$515.00	1	\$515
e	line judges stand, galvanized pipe w/2"x4" frame	each	\$700.00	2	\$1,400
f	players bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	2	\$1,850
g	trash receptacles w/concrete support	each	\$800.00	1	\$800
g	drinking fountain	each	\$2,000.00	1	\$2,000
i	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
j	parking, 2"asphalt concrete/4"crushed rock, 10 spaces	sq ft	\$3.00	3,000	\$9,000
k	wheel stops, 10"x6"x8"precast concrete	each	\$156.00	10	\$1,560
l	access road, 2"asphalt concrete/4"crushed rock, 24'x50	sq ft	\$2.00	1,200	\$2,400
m	water service, 8"service line	lr ft	\$30.00	100	\$3,000
n	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per court				\$32,164	
a	construction sales tax (const)	8.2%		\$2,637	
b	design/engineering fees (const)	12.0%		\$3,860	
c	financing costs (const, tax, design)	8.0%		\$3,093	
d	contingency (const, tax, design, financing)	10.0%		\$4,175	
Total development cost per court				\$45,929	

Outdoor tennis - 60'x120' with light					
	unit	unit cost	qty	qty cost	
a	earthwork for court, parking, access road	cu yd	\$7.00	320	\$2,240
b	colorcoat/1"asphalt/2"asphalt/4"crushed rock	sq ft	\$5.00	7,200	\$36,000
c	perimeter fencing, 12'galvanized w/1.75"fabric	lr ft	\$27.00	360	\$9,720
d	lighting system, 4 poles w/2 km projectors	system	\$46,150.00	1	\$46,150
e	net and anchors, 3.5"galvanized pipe posts	each	\$700.00	1	\$700
f	trash receptacles w/conc support	each	\$800.00	1	\$800
g	drinking fountain	each	\$2,000.00	1	\$2,000
h	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
i	parking, 2"asphalt concrete/4"crushed rock, 4 spaces	sq ft	\$3.00	1,200	\$3,600
j	wheel stops, 10"x6"x8"precast concrete	each	\$156.00	4	\$624
k	access road, 2"asphalt concrete/4"crushed rock, 24'x50	sq ft	\$2.00	1,200	\$2,400
l	water service, 8"service line	lr ft	\$30.00	100	\$3,000
m	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per court				\$113,064	
a	construction sales tax (const)	8.2%		\$9,271	
b	design/engineering fees (const)	12.0%		\$13,568	
c	financing costs (const, tax, design)	8.0%		\$10,872	
d	contingency (const, tax, design, financing)	10.0%		\$14,678	
Total development cost per court				\$161,453	

Outdoor tennis - 60'x120' without ligh					
	unit	unit cost	qty	qty cost	
a	earthwork for court, parking, access road	cu yd	\$7.00	320	\$2,240
b	colorcoat/1"asphalt/2"asphalt/4"crushed rock	sq ft	\$5.00	7,200	\$36,000
c	perimeter fencing, 12'galvanized w/1.75"fabric	lr ft	\$27.00	360	\$9,720
d	net and anchors, 3.5"galvanized pipe posts	each	\$700.00	1	\$700
e	trash receptacles w/conc support	each	\$800.00	1	\$800
f	drinking fountain	each	\$2,000.00	1	\$2,000
g	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
h	parking, 2"asphalt concrete/4"crushed rock, 4 spaces	sq ft	\$3.00	1,200	\$3,600
i	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	4	\$624
j	access road, 2"asphalt concrete/4"crushed rock, 24'x50	sq ft	\$2.00	1,200	\$2,400
k	water service, 8"service line	lr ft	\$30.00	100	\$3,000
l	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per court				\$66,914	
a	construction sales tax (const)	8.2%		\$5,487	
b	design/engineering fees (const)	12.0%		\$8,030	
c	financing costs (const, tax, design)	8.0%		\$6,434	
d	contingency (const, tax, design, financing)	10.0%		\$8,687	
Total development cost per court				\$95,552	

Football field - 150'x300					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	2	\$3,040
b	earthwork, 1'depth	cu yd	\$7.00	1,667	\$11,667
c	playing surface, grass turf/12" sand w/subdrain	sq ft	\$4.50	45,000	\$202,500
d	irrigation system-quick coupler	sq ft	\$0.45	45,000	\$20,250
e	spectator stands, movable metal (40 seats)	each	\$6,500.00	4	\$26,000
f	restroom facility, sani-can on concrete platform	each	\$1,044.00	2	\$2,088
g	trash receptacles w/conc support	each	\$800.00	2	\$1,600
h	drinking fountain	each	\$2,000.00	1	\$2,000
i	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
j	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$3.00	15,000	\$45,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	50	\$7,800
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
m	water service, 8"service line	lr ft	\$30.00	500	\$15,000
n	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$352,375	
a	construction sales tax (const)	8.2%		\$28,895	
b	design/engineering fees (const)	12.0%		\$42,285	
c	financing costs (const, tax, design)	8.0%		\$33,884	
d	contingency (const, tax, design, financing)	10.0%		\$45,744	
Total development cost per field				\$503,183	

Soccer field - 240'x330' with grass tur					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	2.1	\$3,192
b	earthwork for field, structures, parking, road	cu yd	\$7.00	5,094	\$35,658
c	playing surface, grass turf/12" sand w/subdrain	sq ft	\$4.50	79,200	\$356,400
d	irrigation system-quick coupler	sq ft	\$0.45	79,200	\$35,640
e	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
f	trash receptacles w/conc support	each	\$800.00	2	\$1,600
g	drinking fountain	each	\$2,000.00	1	\$2,000
h	restroom facility, sani-can w/conc platform	each	\$1,044.00	2	\$2,088
i	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
j	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$3.00	15,000	\$45,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	50	\$7,800
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
m	water service, 8"service line	lr ft	\$30.00	500	\$15,000
n	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$532,808	
a	construction sales tax (const)	8.2%		\$43,690	
b	design/engineering fees (const)	12.0%		\$63,937	
c	financing costs (const, tax, design)	8.0%		\$51,235	
d	contingency (const, tax, design, financing)	10.0%		\$69,167	
Total development cost per field				\$760,837	

Soccer field - 240'x330' with dirt surfac					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	2.1	\$3,192
b	earthwork for field, structures, parking, road	cu yd	\$7.00	5,094	\$35,658
c	playing surface, cinder w/subdrain	sq ft	\$0.25	79,200	\$19,800
d	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
e	trash receptacles w/conc support	each	\$800.00	2	\$1,600
f	drinking fountain	each	\$2,000.00	1	\$2,000
g	restroom facility, sani-can w/conc platform	each	\$1,044.00	2	\$2,088
h	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
i	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$3.00	15,000	\$45,000
j	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	50	\$7,800
k	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
l	water service, 8"service line	lr ft	\$30.00	500	\$15,000
m	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$160,568	
a	construction sales tax (const)	8.2%		\$13,167	
b	design/engineering fees (const)	12.0%		\$19,268	
c	financing costs (const, tax, design)	8.0%		\$15,440	
d	contingency (const, tax, design, financing)	10.0%		\$20,844	
Total development cost per field				\$229,287	

Soccer field - regulation 300'x390' with grass turf wi					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	3.1	\$4,712
b	earthwork for field, structures, parking, road	cu yd	\$7.00	5,094	\$35,658
c	playing surface, grass turf/1 2"sand w/subdrain	sq ft	\$4.50	117,000	\$526,500
d	irrigation system-quick coupler	sq ft	\$0.45	117,000	\$52,650
e	lighting system, 8 poles w/luminaires	system	\$92,300.00	1	\$92,300
f	goal posts, galvanized pipe	each	\$2,500.00	2	\$5,000
g	spectator stands, movable metal (50 seats)	each	\$6,500.00	4	\$26,000
h	trash receptacles w/conc support	each	\$800.00	2	\$1,600
i	drinking fountain	each	\$2,000.00	1	\$2,000
j	restroom facility, sani-can w/conc platform	each	\$1,044.00	2	\$2,088
k	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
l	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$3.00	15,000	\$45,000
m	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	50	\$7,800
n	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
o	water service, 8"service line	lr ft	\$30.00	500	\$15,000
p	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$831,738	
a	construction sales tax (const)	8.2%		\$68,203	
b	design/engineering fees (const)	12.0%		\$99,809	
c	financing costs (const, tax, design)	8.0%		\$79,980	
d	contingency (const, tax, design, financing)	10.0%		\$107,973	
Total development cost per field				\$1,187,702	

Soccer field - regulation 300'x390' with dirt surfa					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	3.1	\$4,712
b	earthwork for field, structures, parking, road	cu yd	\$7.00	5,094	\$35,658
c	playing surface, cinder w/subdrain	sq ft	\$0.25	117,000	\$29,250
d	goal posts, galvanized pipe	each	\$2,500.00	2	\$5,000
e	spectator stands, movable metal (50 seats)	each	\$6,500.00	4	\$26,000
f	trash receptacles w/conc support	each	\$800.00	2	\$1,600
g	drinking fountain	each	\$2,000.00	1	\$2,000
h	restroom facility, sani-can w/conc platform	each	\$1,044.00	2	\$2,088
i	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
j	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$3.00	15,000	\$45,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	50	\$7,800
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
m	water service, 8"service line	lr ft	\$30.00	500	\$15,000
n	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$189,538	
a	construction sales tax (const)	8.2%		\$15,542	
b	design/engineering fees (const)	12.0%		\$22,745	
c	financing costs (const, tax, design)	8.0%		\$18,226	
d	contingency (const, tax, design, financing)	10.0%		\$24,605	
Total development cost per field				\$270,656	

Baseball field - 200' with grass turf					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	1.2	\$1,824
b	earthwork for field, structures, parking, road	cu yd	\$7.00	2,586	\$18,102
c	infield mix w/subdrain	cu yd	\$34.00	133	\$4,533
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$4.50	36,400	\$163,800
e	irrigation system-quick coupler	sq ft	\$0.45	36,400	\$16,380
f	backstop, 3"pipe posts w/supports, 2"chain link	each	\$7,400.00	1	\$7,400
g	players bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	4	\$3,700
h	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
i	trash receptacles w/conc support	each	\$800.00	2	\$1,600
j	drinking fountain	each	\$2,000.00	1	\$2,000
k	restroom facility, sani-can w/conc platform	sq ft	\$1,044.00	2	\$2,088
l	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
m	parking, 2"asphalt concrete/4"crushed rock, 35 spaces	sq ft	\$1.90	10,500	\$19,950
n	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	35	\$5,460
o	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
p	water service, 8"service line	lr ft	\$30.00	500	\$15,000
q	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$290,267	
a	construction sales tax (const)	8.2%		\$23,802	
b	design/engineering fees (const)	12.0%		\$34,832	
c	financing costs (const, tax, design)	8.0%		\$27,912	
d	contingency (const, tax, design, financing)	10.0%		\$37,681	
Total development cost per field				\$414,495	

Baseball field - 200' with dirt surfac					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	1.2	\$1,824
b	earthwork for field, structures, parking, road	cu yd	\$7.00	2,586	\$18,102
c	infield mix w/subdrain	cu yd	\$34.00	133	\$4,533
d	backstop, 3"pipe posts w/supports, 2"chain link	each	\$7,400.00	1	\$7,400
e	players bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	4	\$3,700
f	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
g	trash receptacles w/conc support	each	\$800.00	2	\$1,600
h	drinking fountain	each	\$2,000.00	1	\$2,000
i	restroom facility, sani-can w/conc platform	sq ft	\$1,044.00	2	\$2,088
j	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
k	parking, 2"asphalt concrete/4"crushed rock, 35 spaces	sq ft	\$3.00	10,500	\$31,500
l	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	35	\$5,460
m	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
n	water service, 8"service line	lr ft	\$30.00	500	\$15,000
o	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$121,637	
a	construction sales tax (const)	8.2%		\$9,974	
b	design/engineering fees (const)	12.0%		\$14,596	
c	financing costs (const, tax, design)	8.0%		\$11,697	
d	contingency (const, tax, design, financing)	10.0%		\$15,790	
Total development cost per field				\$173,695	

Baseball field - 250' with grass/lights/concessio					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	3.1	\$4,712
b	earthwork for field, structures, parking, road	cu yd	\$7.00	3,700	\$25,900
c	infield mix w/subdrain	cu yd	\$34.00	300	\$10,200
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$4.50	44,700	\$201,150
e	irrigation system-quick coupler	sq ft	\$0.45	44,700	\$20,115
f	lighting system, 8 poles w/luminaires	system	\$92,300.00	1	\$92,300
g	backstop, 3"pipe posts w/supports, 2"chain link	each	\$7,400.00	1	\$7,400
h	players bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	4	\$3,700
i	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
j	trash receptacles w/conc support	each	\$800.00	2	\$1,600
k	drinking fountain	each	\$2,000.00	1	\$2,000
l	concession facility, warming and refrigeration	sq ft	\$100.00	250	\$25,000
m	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
n	parking, 2"asphalt concrete/4"crushed rock, 35 spaces	sq ft	\$3.00	10,500	\$31,500
o	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	35	\$5,460
p	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
q	water service, 8"service line	lr ft	\$30.00	500	\$15,000
r	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$474,467	
a	construction sales tax (const)	8.2%		\$38,906	
b	design/engineering fees (const)	12.0%		\$56,936	
c	financing costs (const, tax, design)	8.0%		\$45,625	
d	contingency (const, tax, design, financing)	10.0%		\$61,593	
Total development cost per field				\$677,527	

Baseball field - 250' w/o lights or concessio					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	3.1	\$4,712
b	earthwork for field, structures, parking, road	cu yd	\$7.00	3,700	\$25,900
c	infield mix w/subdrain	cu yd	\$34.00	300	\$10,200
d	backstop, 3"pipe posts w/supports, 2"chain link	each	\$7,400.00	1	\$7,400
e	players bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	4	\$3,700
f	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
g	trash receptacles w/conc support	each	\$800.00	2	\$1,600
h	drinking fountain	each	\$2,000.00	1	\$2,000
i	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
j	parking, 2"asphalt concrete/4"crushed rock, 35 spaces	sq ft	\$3.00	10,500	\$31,500
k	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	35	\$5,460
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
m	water service, 8"service line	lr ft	\$30.00	500	\$15,000
n	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$135,902	
a	construction sales tax (const)	8.2%		\$11,144	
b	design/engineering fees (const)	12.0%		\$16,308	
c	financing costs (const, tax, design)	8.0%		\$13,068	
d	contingency (const, tax, design, financing)	10.0%		\$17,642	
Total development cost per field				\$194,065	

Baseball field - 300' w/grass/lights/concessio					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	3.5	\$5,320
b	earthwork for field, structures, parking, road	cu yd	\$7.00	4,000	\$28,000
c	infield mix w/subdrain	cu yd	\$34.00	296	\$10,074
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$4.50	38,000	\$171,000
e	irrigation system-quick coupler	sq ft	\$0.45	45,000	\$20,250
f	lighting system, 8 poles w/luminaires	system	\$92,300.00	1	\$92,300
g	backstop, 3"pipe posts w/supports, 2"chain link	each	\$7,400.00	1	\$7,400
h	players bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	4	\$3,700
i	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
j	trash receptacles w/conc support	each	\$800.00	2	\$1,600
k	drinking fountain	each	\$2,000.00	1	\$2,000
l	concession facility, warming and refrigeration w/pa system	sq ft	\$100.00	250	\$25,000
m	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
n	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$3.00	15,000	\$45,000
o	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	35	\$5,460
p	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
q	water service, 8"service line	lr ft	\$30.00	500	\$15,000
r	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$460,534	
a	construction sales tax (const)	8.2%		\$37,764	
b	design/engineering fees (const)	12.0%		\$55,264	
c	financing costs (const, tax, design)	8.0%		\$44,285	
d	contingency (const, tax, design, financing)	10.0%		\$59,785	
Total development cost per field				\$657,632	

Baseball field - 300' w/dirt w/o lights/concessio					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	3.5	\$5,320
b	earthwork for field, structures, parking, road	cu yd	\$7.00	4,000	\$28,000
c	infield mix w/subdrain	cu yd	\$34.00	296	\$10,074
d	backstop, 3"pipe posts w/supports, 2"chain link	each	\$7,400.00	1	\$7,400
e	players bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	4	\$3,700
f	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
g	trash receptacles w/conc support	each	\$800.00	2	\$1,600
h	drinking fountain	each	\$2,000.00	1	\$2,000
i	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
j	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$3.00	15,000	\$45,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	35	\$5,460
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
m	water service, 8"service line	lr ft	\$30.00	500	\$15,000
n	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$151,984	
a	construction sales tax (const)	8.2%		\$12,463	
b	design/engineering fees (const)	12.0%		\$18,238	
c	financing costs (const, tax, design)	8.0%		\$14,615	
d	contingency (const, tax, design, financing)	10.0%		\$19,730	
Total development cost per field				\$217,030	

Softball field - 200-300' w/grass/lights/concessio					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	0.8	\$1,216
b	earthwork for field, structures, parking, road	cu yd	\$7.00	1,335	\$9,345
c	infield mix w/subdrain	cu yd	\$34.00	150	\$5,100
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$4.50	15,950	\$71,775
e	irrigation system-quick coupler	sq ft	\$0.45	15,950	\$7,178
f	lighting system, 5 poles w/luminaires	system	\$57,700.00	1	\$57,700
g	backstop, 3"pipe posts w/supports, 2"chain link	each	\$7,400.00	1	\$7,400
h	players bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	4	\$3,700
i	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
j	trash receptacles w/conc support	each	\$800.00	2	\$1,600
k	drinking fountain	each	\$2,000.00	1	\$2,000
l	concession facility, warming and refrigeration	sq ft	\$100.00	250	\$25,000
m	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
n	parking, 2"asphalt concrete/4"crushed rock, 35 spaces	sq ft	\$3.00	10,500	\$31,500
o	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	35	\$5,460
p	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
q	water service, 8"service line	lr ft	\$30.00	500	\$15,000
r	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$272,404	
a	construction sales tax (const)	8.2%		\$22,337	
b	design/engineering fees (const)	12.0%		\$32,688	
c	financing costs (const, tax, design)	8.0%		\$26,194	
d	contingency (const, tax, design, financing)	10.0%		\$35,362	
Total development cost per field				\$388,986	

Softball field - 200-300' w/dirt w/o lights/concessio					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	0.8	\$1,216
b	earthwork for field, structures, parking, road	cu yd	\$7.00	1,335	\$9,345
c	infield mix w/subdrain	cu yd	\$34.00	150	\$5,100
d	backstop, 3"pipe posts w/supports, 2"chain link	each	\$7,400.00	1	\$7,400
e	players bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	4	\$3,700
f	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
g	trash receptacles w/conc support	each	\$800.00	2	\$1,600
h	drinking fountain	each	\$2,000.00	1	\$2,000
i	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
j	parking, 2"asphalt concrete/4"crushed rock, 35 spaces	sq ft	\$3.00	10,500	\$31,500
k	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	35	\$5,460
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
m	water service, 8"service line	lr ft	\$30.00	500	\$15,000
n	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$110,751	
a	construction sales tax (const)	8.2%		\$9,082	
b	design/engineering fees (const)	12.0%		\$13,290	
c	financing costs (const, tax, design)	8.0%		\$10,650	
d	contingency (const, tax, design, financing)	10.0%		\$14,377	
Total development cost per field				\$158,150	

Parcourse facility - 5 stations/0.25 mil					
	unit	unit cost	qty	qty cost	
a	clear/earthwork parcourse corridor	sq ft	\$0.75	8,070	\$6,053
b	crushed rock, 6"depth, 4'wide, 3/8" minus	sq ft	\$1.00	5,380	\$5,380
c	interpretative signs, 4"x4"cedar framed	each	\$200.00	5	\$1,000
d	bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	2	\$1,850
e	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
Total construction cost per facility				\$15,883	
a	construction sales tax (const)	8.2%		\$1,302	
b	design/engineering fees (const)	12.0%		\$1,906	
c	financing costs (const, tax, design)	8.0%		\$1,527	
d	contingency (const, tax, design, financing)	10.0%		\$2,062	
Total development cost per facility (5 stations)				\$22,680	

Jogging track - 0.25 mile w/starting spu					
	unit	unit cost	qty	qty cost	
a	clear track, parking, access road	acre	\$1,520.00	0.9	\$1,368
b	earthwork for track, parking, access road	cu yd	\$7.00	1,532	\$10,724
c	12'track, 1"rubber/4"cinder/4"crushed rock	sq ft	\$1.10	18,464	\$20,311
d	bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	2	\$1,850
e	trash receptacles	each	\$800.00	2	\$1,600
f	drinking fountain, precast concrete	each	\$2,000.00	1	\$2,000
g	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
h	parking, 2"asphalt/4"crushed rock, 10 spaces	sq ft	\$3.00	3,000	\$9,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	10	\$1,560
j	access road, 2"asphalt/4"crushed rock, 24'x50'	sq ft	\$2.00	1,200	\$2,400
k	water service, 8"service line	lr ft	\$30.00	100	\$3,000
l	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per track				\$59,643	
a	construction sales tax (const)	8.2%		\$4,891	
b	design/engineering fees (const)	12.0%		\$7,157	
c	financing costs (const, tax, design)	8.0%		\$5,735	
d	contingency (const, tax, design, financing)	10.0%		\$7,743	
Total development cost per track				\$85,168	

Picnic site - 25 table capacity w/o shelte					
	unit	unit cost	qty	qty cost	
a	clear picnic sites, parking, access road	acre	\$1,520.00	2.3	\$3,496
b	earthwork for sites, parking, access road	cu yd	\$7.00	3,748	\$26,236
c	picnic tables and benches, 4"x6"wood beams w/conc suppor	each	\$2,100.00	25	\$52,500
d	barbecue stand, metal with iron grill	each	\$300.00	12	\$3,600
e	group barbecue, 3'x8' concrete w/iron grill	each	\$900.00	2	\$1,800
f	trash receptacle, galvanized metal can w/holder	each	\$800.00	12	\$9,600
g	drinking fountain	each	\$2,000.00	2	\$4,000
h	parking, 2"asphalt concrete/4" crushed rock (50 cars)	sq ft	\$3.00	15,000	\$45,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	50	\$7,800
j	access road, 2"asphalt concrete/4"crushed rock, 24'x1,000	sq ft	\$2.00	24,000	\$48,000
k	water service, 8"service line	lr ft	\$30.00	1,000	\$30,000
l	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost for 25 tables				\$236,912	
a	construction sales tax (const)	8.2%		\$19,427	
b	design/engineering fees (const)	12.0%		\$28,429	
c	financing costs (const, tax, design)	8.0%		\$22,781	
d	contingency (const, tax, design, financing)	10.0%		\$30,755	
Total development cost for 25 tables				\$338,305	
Prorated per table				\$13,532	

Picnic site - shelter					
	unit	unit cost	qty	qty cost	
a	picnic shelter (20'x30'), cedar pole w/shake roof	each	\$27,000.00	2	\$54,000
Total construction cost for 25 tables				\$54,000	
b	construction sales tax (const)	8.2%		\$4,428	
c	design/engineering fees (const)	12.0%		\$6,480	
d	financing costs (const, tax, design)	8.0%		\$5,193	
e	contingency (const, tax, design, financing)	10.0%		\$7,010	
Total development cost for 1 shelter				\$77,111	
Prorated per shelter				\$38,555	

Swimming beach - 100 swimmer capacity					
	unit	unit cost	qty	qty cost	
a	clear site for improvements	acre	\$1,520.00	0.3	\$456
b	earthwork for site improvements	cu yd	\$7.00	511	\$3,577
c	beach sand, 6" depth of area 200'x50'	cu yd	\$20.00	200	\$4,000
d	safety markers, pilings w/nylon ropes and buoys	each	\$1,100.00	4	\$4,400
e	diving/swimming platform, 2"x6" wood over buoys	sq ft	\$28.00	80	\$2,240
f	lifeguard stand, 8" cedar poles w/2"x4" framing	each	\$1,400.00	1	\$1,400
g	exterior shower facilities	each	\$1,200.00	1	\$1,200
h	drinking fountain	each	\$2,000.00	1	\$2,000
i	restroom/changing facility, 6 stalls w/4 sinks	sq ft	\$100.00	600	\$60,000
j	parking, 2" asphalt concrete/4" crushed rock (40 cars)	sq ft	\$3.00	12,000	\$36,000
k	wheel stops, 10"x6"x8" precast concrete	each	\$156.00	30	\$4,680
l	access road, 2" asphalt concrete/4" crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
m	water service, 8" service line	lr ft	\$30.00	400	\$12,000
n	sewer line, 8" service line	lr ft	\$17.00	400	\$6,800
o	fire hydrants	each	\$2,675.00	1	\$2,675
p	water meter, 2" size	each	\$4,880.00	1	\$4,880
q	trash receptacles	each	\$800.00	4	\$3,200
Total construction cost per site				\$159,108	
a	construction sales tax (const)	8.2%		\$13,047	
b	design/engineering fees (const)	12.0%		\$19,093	
c	financing costs (const, tax, design)	8.0%		\$15,300	
d	contingency (const, tax, design, financing)	10.0%		\$20,655	
Total development cost per site				\$227,202	
Prorated per parking space (2.5 swimmers/car=40 spaces)				\$5,680	

Fishing from a bank or dock - 25 car capacity					
	unit	unit cost	qty	qty cost	
a	clear site improvements	acre	\$1,520.00	0.3	\$380
b	earthwork for site improvements	cu yd	\$7.00	550	\$3,850
c	pier supported dock, treated wood 12'x100'	sq ft	\$50.00	1,200	\$60,000
d	fishing platform, treated wood/styrofoam 12'x20'	sq ft	\$32.00	240	\$7,680
e	parking, 2" asphalt concrete/4" crushed rock - 25 spaces	sq ft	\$3.00	7,500	\$22,500
f	wheel stops, 10"x6"x8" precast concrete	each	\$156.00	25	\$3,900
g	access road, 2" asphalt concrete/4" crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
h	picnic tables and benches, 4'x6" wood beams w/concrete platf	each	\$2,100.00	8	\$16,800
i	restroom facility, sanican w/concrete platform	each	\$1,044.00	2	\$2,088
j	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
Total construction cost per site				\$128,398	
a	construction sales tax (const)	8.2%		\$10,529	
b	design/engineering fees (const)	12.0%		\$15,408	
c	financing costs (const, tax, design)	8.0%		\$12,347	
d	contingency (const, tax, design, financing)	10.0%		\$16,668	
Total development cost per facility				\$183,349	
Prorated per parking space				\$7,334	

Boat launch - 25 boat capacity					
	unit	unit cost	qty	qty cost	
a	clear site improvements	acre	\$1,520.00	0.4	\$532
b	earthwork for site improvements	cu yd	\$7.00	2,400	\$16,800
c	boat access ramp, precast concrete ramp units	each	\$17,500.00	1	\$17,500
d	mooring platform, treated wood/styrofoam	sq ft	\$32.00	400	\$12,800
e	bank stabilization/landscape plantings	each	\$7,200.00	1	\$7,200
f	marker buoys and signage	each	\$250.00	4	\$1,000
g	car/trailer parking, 2" asphalt concrete/4" crushed rock	sq ft	\$3.00	12,500	\$37,500
h	wheel stops, 10"x6"x8" precast concrete	each	\$156.00	25	\$3,900
i	access road, 2" asphalt concrete/4" crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
j	trash receptacles	each	\$800.00	2	\$1,600
Total construction cost per site				\$108,432	
a	construction sales tax (const)	8.2%		\$8,891	
b	design/engineering fees (const)	12.0%		\$13,012	
c	financing costs (const, tax, design)	8.0%		\$10,427	
d	contingency (const, tax, design, financing)	10.0%		\$14,076	
Total development cost per ramp				\$154,838	
Prorated per boat trailer parking stall				\$6,194	

Handboat launch - 10 car capac					
	unit	unit cost	qty	qty cost	
a	clear site improvements	acre	\$1,520.00	0.3	\$380
b	earthwork for site improvements/launching ramp	cu yd	\$7.00	2,400	\$16,800
c	concrete launching ramp	each	\$17,500.00	1	\$17,500
d	launching platform, treated wood/styrofoam 10'x20'	sq ft	\$32.00	200	\$6,400
e	landscape/bank stabilization plantings	each	\$7,200.00	1	\$7,200
f	parking, 2"asphalt concrete/4"crushed rock - 10 spaces	sq ft	\$3.00	3,000	\$9,000
g	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	10	\$1,560
h	access road, 2"asphalt concrete/4"crushed rock, 24'x100	sq ft	\$2.00	2,400	\$4,800
i	restroom facility, sanican w/concrete platform	each	\$1,044.00	2	\$2,088
j	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
Total construction cost per site				\$67,328	
a	construction sales tax (const)	8.2%		\$5,521	
b	design/engineering fees (const)	12.0%		\$8,079	
c	financing costs (const, tax, design)	8.0%		\$6,474	
d	contingency (const, tax, design, financing)	10.0%		\$8,740	
Total development cost per facility				\$96,143	
Prorated per parking space				\$9,614	

Tent camping - 25 campsites capac					
	unit	unit cost	qty	qty cost	
a	clear camping area, parking, access road	acre	\$1,520.00	5.6	\$8,512
b	earthwork in camping area, parking, access road	cu yd	\$7.00	9,157	\$64,099
c	campsite parking, 2"asphalt concrete/4"crushed rock	sq ft	\$3.00	20,000	\$60,000
d	picnic tables and benches, 4"x6"wood beams w/conc suppor	each	\$2,100.00	25	\$52,500
e	barbecue pits, concrete with iron grill	each	\$300.00	25	\$7,500
f	camp shelter (10'x6'), cedar pole w/shake roof	each	\$2,700.00	25	\$67,500
g	trash receptacle, galvanized can w/4"x4" post	each	\$800.00	25	\$20,000
h	restroom/showering fclty, 6 stalls/4 sinks/4 show	sq ft	\$100.00	850	\$85,000
i	camp directory signs, 4"x4"cedar pole framed	each	\$200.00	20	\$4,000
j	access road, 6"crushed rock, 24'x5,380	sq ft	\$2.00	129,120	\$258,240
k	water service, 8"service line	lr ft	\$30.00	5,380	\$161,400
l	sewage disposal, campgrnd septic tank drainfield	each	\$20,000.00	1	\$20,000
m	fire hydrant	each	\$2,675.00	1	\$2,675
n	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost for 25 campsites				\$816,306	
a	construction sales tax (const)	8.2%		\$66,937	
b	design/engineering fees (const)	12.0%		\$97,957	
c	financing costs (const, tax, design)	8.0%		\$78,496	
d	contingency (const, tax, design, financing)	10.0%		\$105,970	
Total development cost for 25 campsites				\$1,165,665	
Prorated per campsite				\$46,627	

Group daycamping facility - 100 person capac					
	unit	unit cost	qty	qty cost	
a	clear camping site, parking, access road	acre	\$1,520.00	3.1	\$4,712
b	earthwork for sites, parking, access road	cu yd	\$7.00	5,134	\$35,938
c	group campfire/amphitheater, wood stage/benches	each	\$26,200.00	1	\$26,200
d	camp directory signs, 4"x4"cedar pole framed	each	\$200.00	20	\$4,000
e	group cooking, 4'x12' concrete w/iron grill	each	\$1,800.00	2	\$3,600
f	eating shelter (30'x30'), cedar pole w/shake roof	sq ft	\$45.00	900	\$40,500
g	picnic tables and benches, 4"x6"wood beams w/conc suppor	each	\$2,100.00	25	\$52,500
h	trash bin, metal dumpster w/wood fence screen	each	\$1,500.00	3	\$4,500
i	restroom facility, 6 stalls w/4 sinks	sq ft	\$100.00	600	\$60,000
j	drinking fountain	each	\$2,000.00	1	\$2,000
k	parking, 2"asphalt concrete/4"crushed rock, 50 cars	sq ft	\$3.00	15,000	\$45,000
l	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	50	\$7,800
m	access road, 2"asphalt concrete/4"crushed rock, 24'x1,000	sq ft	\$2.00	24,000	\$48,000
n	water service, 8"service line	lr ft	\$30.00	1,000	\$30,000
o	sewage disposal, septic tank w/drainfield	system	\$20,000.00	1	\$20,000
p	fire hydrant	each	\$2,675.00	1	\$2,675
q	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per group camp				\$392,305	
a	construction sales tax (const)	8.2%		\$32,169	
b	design/engineering fees (const)	12.0%		\$47,077	
c	financing costs (const, tax, design)	8.0%		\$37,724	
d	contingency (const, tax, design, financing)	10.0%		\$50,927	
Total development cost per group camp				\$560,202	
Prorated per person				\$5,602	

Recreational vehicle camping - 25 campsite capacity					
	unit	unit cost	qty	qty cost	
a	clear campsite, parking, access road	acre	\$1,520.00	10.1	\$15,352
b	earthwork for campsite, parking, access road	cu yd	\$7.00	16,460	\$115,220
c	campsite parking, 2"asphalt concrete/4"crushed rock	sq ft	\$3.00	30,000	\$90,000
d	picnic tables and benches, 4"x6"wood beams w/conc support	each	\$2,100.00	25	\$52,500
e	barbecue pits, concrete with iron grill	each	\$300.00	25	\$7,500
f	drinking fountain	each	\$2,000.00	1	\$2,000
g	trash receptacle, galvanized can w/4"x4" post	each	\$800.00	25	\$20,000
h	sanitary dump facility, 2 stalls	each	\$18,000.00	1	\$18,000
i	camp directory signs, 4"x4"cedar pole framed	each	\$200.00	20	\$4,000
j	access road, 2"asphalt concrete/4"crushed rock, 24'x8,070	sq ft	\$2.00	193,680	\$387,360
k	water service, 3"service line	lr ft	\$13.50	8,070	\$108,945
l	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost for 25 campsites				\$825,757	
a	construction sales tax (const)	8.2%		\$67,712	
b	design/engineering fees (const)	12.0%		\$99,091	
c	financing costs (const, tax, design)	8.0%		\$79,405	
d	contingency (const, tax, design, financing)	10.0%		\$107,196	
Total development cost for 25 campsites				\$1,179,161	
Prorated per campsite				\$47,166	

Outdoor swimming pool - 75'x42'=3,150 sf of 294 pe					
	unit	unit cost	qty	qty cost	
a	clear pool area, deck, parking, access road	acre	\$1,520.00	1.1	\$1,672
b	earthwork, 1'depth except pool @5'depth	cu yd	\$7.00	2,370	\$16,590
c	diving area, 1 meter board capacity = 3 in pool + 9 in line/board/10'radius = 12 divers/board	sq ft	\$41.00	628	\$25,748
d	swimming area, 50'x42' less diving area reqmnt capacity = 27 sq ft/swimmer with 75% of swimmers in pool = 54 in pool + 18 on deck = 72 swimmers	sq ft	\$41.00	1,472	\$60,352
e	nonswimming area, 25'x42' capacity = 10 sq ft/person with 50% in pool = 105 in pool + 105 on land = 210 persons	sq ft	\$41.00	1,050	\$43,050
f	pool deck, 10'on sides, 20'on ends, tile/concrete	sq ft	\$4.00	1,590	\$6,360
g	lifeguard stand, galvanized pipe w/2"x4"framing	each	\$700.00	2	\$1,400
h	drinking fountain	each	\$2,000.00	1	\$2,000
i	locker/shower facility, 20 showers w/50 lockers	sq ft	\$100.00	1,000	\$100,000
j	restroom facility, 10 stalls w/6 sinks	sq ft	\$100.00	1,000	\$100,000
k	concession facility, grill and refrigeration	sq ft	\$100.00	250	\$25,000
l	bike rack, prefab galvanized pipe	each	\$950.00	3	\$2,850
m	parking, 2"asphalt concrete/4"crushed rock, 128 spaces 2.5 swimmers/car = 118 cars + 10 employees = 128	sq ft	\$3.00	38,400	\$115,200
n	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	128	\$19,968
o	access road, 2"asphalt concrete/4"crushed rock, 24'x250	sq ft	\$2.00	6,000	\$12,000
p	water service, 8"service line	lr ft	\$30.00	400	\$12,000
q	sewer service, 8"side sewer	lr ft	\$17.00	400	\$6,800
r	fire hydrant	each	\$2,675.00	1	\$2,675
s	water meter, 8"size	each	\$19,520.00	1	\$19,520
t	chainlink perimeter fence, 6'	lr ft	\$17.00	317	\$5,389
u	seed grass over 4"topsoil	sq ft	\$0.85	1,564	\$1,329
Total construction cost for 294 swimmers				\$579,903	
a	construction sales tax (const)	8.2%		\$47,552	
b	design/engineering fees (const)	12.0%		\$69,588	
c	financing costs (const, tax, design)	8.0%		\$55,764	
d	contingency (const, tax, design, financing)	10.0%		\$75,281	
Total development cost for 294 swimmers/3,150 sq ft pool				\$828,088	
Prorated per square foot of total pool				\$263	

Indoor swimming pool - 75'x42'=3,150 sf of 294 pers					
	unit	unit cost	qnty	qnty cost	
a	clear pool area, deck, parking, access road	acre	\$1,520.00	1.1	\$1,672
b	earthwork, 1'depth except pool @5'depth	cu yd	\$7.00	2,370	\$16,590
c	diving area, 1 meter board capacity = 3 in pool + 9 in line/board/10'radius = 12 divers/board	sq ft	\$41.00	628	\$25,748
d	swimming area, 50'x42' less diving area reqmnt capacity = 27 sq ft/swimmer with 75% of swimmers in pool = 54 in pool + 18 on deck = 72 swimmers	sq ft	\$41.00	1,472	\$60,352
e	nonswimming area, 25'x42' capacity = 10 sq ft/person with 50% in pool = 105 in pool + 105 on land = 210 persons	sq ft	\$41.00	1,050	\$43,050
f	pool deck, 10'on sides, 20'on ends, tile/concrete	sq ft	\$4.00	1,590	\$6,360
g	enclosed structure for pools et.al.	sq ft	\$60.00	4,740	\$284,400
h	lifeguard stand, galvanized pipe w/2"x4"framing	each	\$700.00	2	\$1,400
i	drinking fountain	each	\$2,000.00	1	\$2,000
j	locker/shower facility, 20 showers w/50 lockers	sq ft	\$100.00	1,000	\$100,000
k	restroom facility, 10 stalls w/6 sinks	sq ft	\$100.00	1,000	\$100,000
l	concession facility, grill and refrigeration	sq ft	\$100.00	250	\$25,000
m	bike rack, prefab galvanized pipe	each	\$950.00	3	\$2,850
n	parking, 2"asphalt concrete/4"crushed rock, 128 spaces 2.5 swimmers/car = 118 cars + 10 employees = 128	sq ft	\$3.00	38,400	\$115,200
o	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	128	\$19,968
p	access road, 2"asphalt concrete/4"crushed rock, 24'x250	sq ft	\$2.00	6,000	\$12,000
q	water service, 8"service line	lr ft	\$30.00	400	\$12,000
r	sewer service, 8"side sewer	lr ft	\$17.00	400	\$6,800
s	fire hydrant	each	\$2,675.00	1	\$2,675
t	water meter, 8"size	each	\$19,520.00	1	\$19,520
u	chainlink perimeter fence, 6'	lr ft	\$17.00	317	\$5,389
v	seed grass over 4"topsoil	sq ft	\$0.85	1,564	\$1,329
Total construction cost for 294 swimmers				\$864,303	
a	construction sales tax (const)	8.2%		\$70,873	
b	design/engineering fees (const)	12.0%		\$103,716	
c	financing costs (const, tax, design)	8.0%		\$83,111	
d	contingency (const, tax, design, financing)	10.0%		\$112,200	
Total development cost for 294 swimmers/3,150 sq ft pool)				\$1,234,205	
Prorated per square foot of total pool				\$392	

Community center - 250 person capacity					
	unit	unit cost	qnty	qnty cost	
a	clear building site, parking, access road	acre	\$1,520.00	3	\$4,560
b	earthwork for structure, parking, access road	cu yd	\$7.00	1,613	\$11,293
c	gymnasium, 2 full basketball courts	sq ft	\$80.00	11,280	\$902,400
d	racquetball courts	sq ft	\$95.00	3,680	\$349,600
e	kitchen facility	sq ft	\$75.00	360	\$27,000
f	game/classroom	sq ft	\$65.00	960	\$62,400
g	exercise/aerobics room, 50 persons	sq ft	\$65.00	5,000	\$325,000
h	physical conditioning/hydro/wellness facility	sq ft	\$65.00	2,745	\$178,425
i	office and reception area	sq ft	\$65.00	1,000	\$65,000
j	multipurpose, restroom, locker room, showers	sq ft	\$110.00	3,400	\$374,000
k	bike rack	each	\$950.00	1	\$950
l	parking, 2"asphalt concrete/4"crushed rock, 175 cars	sq ft	\$3.00	52,500	\$157,500
m	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	75	\$11,700
n	access road, 2"asphalt concrete/4"crushed rock, 24'x250	sq ft	\$2.00	6,000	\$12,000
o	water service, 8"service line	lr ft	\$30.00	400	\$12,000
p	sewage disposal, 8"service line	lr ft	\$17.00	400	\$6,800
q	fire hydrant	each	\$2,675.00	1	\$2,675
r	water meter, 2"size	each	\$4,880.00	1	\$4,880
s	parking lot lighting, 10 poles	system	\$100,400.00	1	\$100,400
t	art sculpture	each	\$5,000.00	1	\$5,000
Total construction cost per center				\$2,613,583	
a	construction sales tax (const)	8.2%		\$214,314	
b	design/engineering fees (const)	12.0%		\$313,630	
c	financing costs (const, tax, design)	8.0%		\$251,322	
d	contingency (const, tax, design, financing)	10.0%		\$339,285	
Total development cost per center				\$3,732,134	
Prorated per square foot				\$131.30	

Restroom/support facilitie		unit	unit cost	qty	qty cost
a	restroom facility, 4 stalls w/2 sinks	sq ft	\$100.00	500	\$50,000
b	sewer service, 8"side sewer	lr ft	\$17.00	500	\$8,500
c	water service, 8"service line	lr ft	\$30.00	500	\$15,000
d	fire hydrant	each	\$2,675.00	1	\$2,675
e	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per facility/4 fixtures					\$81,055
a	construction sales tax (const)	8.2%			\$6,647
b	design/engineering fees (const)	12.0%			\$9,727
c	financing costs (const, tax, design)	8.0%			\$7,794
d	contingency (const, tax, design, financing)	10.0%			\$10,522
Total development cost per 4 stall facility					\$115,745

Source: the Beckwith Consulting Group

Appendix G.2: Prototype trail development costs

Multipurpose trail - 8 foot wide crushed rock (5 miles)				
	unit	unit cost	qty	qty cost
a	clear/grade/earthwork along trail corridor - 12' wide	\$0.75	322,800	\$242,100
b	crushed rock, rolled to 4", 3/8" minus - 8' wide	\$1.00	215,200	\$215,200
c	trail directory, 4"x4"cedar pole framed	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	\$1,900.00	5	\$9,500
e	trash receptacles w/concrete support	\$800.00	10	\$8,000
f	restroom facilities, sanican w/concrete platforms	\$1,500.00	2	\$3,000
g	parking, 2" asphalt concrete/4"crushed rock (30 cars)	\$3.00	9,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	\$156.00	30	\$4,680
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$526,080
j	construction sales tax (const)	8.2%		\$43,139
k	design/engineering fees (const)	12.0%		\$63,130
l	financing costs (const,tax, design)	8.0%		\$50,588
m	contingency (const, tax, design, financing)	15.0%		\$102,440
Total development cost per 5 miles				\$785,376
Prorated per mile				\$157,075
Multipurpose trail - 8 foot asphalt (5 miles w/service)				
	unit	unit cost	qty	qty cost
a	clear/grade/earthwork along trail corridor - 12' wide	\$0.75	322,800	\$242,100
b	2"asphalt over 4"crushed rock - 8' wide	\$2.50	215,200	\$538,000
c	trail directory, 4"x4"cedar pole framed	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	\$1,900.00	5	\$9,500
e	trash receptacles w/concrete support	\$800.00	10	\$8,000
f	restroom facilities, sanican w/concrete platforms	\$1,500.00	2	\$3,000
g	parking, 2" asphalt concrete/4"crushed rock (30 cars)	\$3.00	9,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	\$156.00	30	\$4,680
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$848,880
j	construction sales tax (const)	8.2%		\$69,608
k	design/engineering fees (const)	12.0%		\$101,866
l	financing costs (const,tax, design)	8.0%		\$81,628
m	contingency (const, tax, design, financing)	15.0%		\$165,297
Total development cost per 5 miles				\$1,267,279
Prorated per mile				\$253,456
Multipurpose trail - 10 foot crushed rock (5 miles w/s)				
	unit	unit cost	qty	qty cost
a	clear/grade/earthwork along trail corridor - 14' wide	\$0.75	376,600	\$282,450
b	crushed rock, rolled to 4", 3/8" minus - 10' wide	\$1.00	269,000	\$269,000
c	trail directory, 4"x4"cedar pole framed	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	\$1,900.00	5	\$9,500
e	trash receptacles w/concrete support	\$800.00	10	\$8,000
f	restroom facilities, sanican w/concrete platforms	\$1,500.00	2	\$3,000
g	parking, 2" asphalt concrete/4"crushed rock (30 cars)	\$3.00	9,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	\$156.00	30	\$4,680
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$620,230
j	construction sales tax (const)	8.2%		\$50,859
k	design/engineering fees (const)	12.0%		\$74,428
l	financing costs (const,tax, design)	8.0%		\$59,641
m	contingency (const, tax, design, financing)	15.0%		\$120,774
Total development cost per 5 miles				\$925,931
Prorated per mile				\$185,186

Multipurpose trail - 10 foot asphalt (5 miles w/servic					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corridor - 14' wide	sq ft	\$0.75	376,600	\$282,450
b	2"asphalt over 4"crushed rock - 10' wide	sq ft	\$2.50	269,000	\$672,500
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	5	\$9,500
e	trash receptacles w/concrete support	each	\$800.00	10	\$8,000
f	restroom facilities, sanican w/concrete platforms	each	\$1,500.00	2	\$3,000
g	parking, 2" asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$1,023,730	
j	construction sales tax (const)	8.2%		\$83,946	
k	design/engineering fees (const)	12.0%		\$122,848	
l	financing costs (const,tax, design)	8.0%		\$98,442	
m	contingency (const, tax, design, financing)	15.0%		\$199,345	
Total development cost per 5 miles				\$1,528,310	
Prorated per mile				\$305,662	

Park walking trail class 1 - crushed rock (1 mile w/o					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork trail corridor - 10' wide	sq ft	\$0.75	53,800	\$40,350
b	crushed rock, 6"depth, 3/8" minus - 6' wide	sq ft	\$1.10	32,280	\$35,508
c	interpretative signs, 4"x4"cedar framed	each	\$1,000.00	5	\$5,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	10	\$19,000
e	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
Total construction cost per mile				\$101,458	
f	construction sales tax (const)	8.2%		\$8,320	
g	design/engineering fees (const)	12.0%		\$12,175	
h	financing costs (const,tax, design)	8.0%		\$9,756	
i	contingency (const, tax, design, financing)	15.0%		\$19,756	
Total development cost per mile				\$151,465	

Park walking trail class 1 - asphalt (1 mile w/o servic					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork trail corridor - 10' wide	sq ft	\$0.75	53,800	\$40,350
b	2"asphalt over 4"crushed rock - 6' wide	sq ft	\$2.50	32,280	\$80,700
c	interpretative signs, 4"x4"cedar framed	each	\$200.00	5	\$1,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	10	\$19,000
e	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
Total construction cost per mile				\$142,650	
f	construction sales tax (const)	8.2%		\$11,697	
g	design/engineering fees (const)	12.0%		\$17,118	
h	financing costs (const,tax, design)	8.0%		\$13,717	
i	contingency (const, tax, design, financing)	15.0%		\$27,777	
Total development cost per mile				\$212,960	

Park walking trail class 2 - crushed rock (1 mile w/o					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork trail corridor - 8' wide	sq ft	\$0.75	43,040	\$32,280
b	crushed rock, 6"depth, 3/8" minus - 5' wide	sq ft	\$1.00	26,900	\$26,900
c	interpretative signs, 4"x4"cedar framed	each	\$1,000.00	5	\$5,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	10	\$19,000
e	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
Total construction cost per mile				\$84,780	
f	construction sales tax (const)	8.2%		\$6,952	
g	design/engineering fees (const)	12.0%		\$10,174	
h	financing costs (const,tax, design)	8.0%		\$8,152	
i	contingency (const, tax, design, financing)	15.0%		\$16,509	
Total development cost per mile				\$126,567	

Park walking trail class 2 - asphalt (1 mile w/o servic					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork trail corridor - 8' wide	sq ft	\$0.75	43,040	\$32,280
b	2"asphalt over 4"crushed rock - 5' wide	sq ft	\$2.50	26,900	\$67,250
c	interpretative signs, 4"x4"cedar framed	each	\$200.00	5	\$1,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	10	\$19,000
e	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
Total construction cost per mile				\$121,130	
f	construction sales tax (const)	8.2%		\$9,933	
g	design/engineering fees (const)	12.0%		\$14,536	
h	financing costs (const,tax, design)	8.0%		\$11,648	
i	contingency (const, tax, design, financing)	15.0%		\$23,587	
Total development cost per mile				\$180,833	

Day hiking trail class 3 - crushed rock (5 miles w/ser)					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corridor - 6' wide	sq ft	\$0.75	161,400	\$121,050
b	crushed rock, rolled to 4", 3/8" minus - 4' wide	sq ft	\$1.00	107,600	\$107,600
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	5	\$9,500
e	trash receptacles w/concrete support	each	\$800.00	10	\$8,000
f	restroom facilities, sanican w/concrete platforms	each	\$1,500.00	2	\$3,000
g	parking, 2" asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$297,430	
j	construction sales tax (const)	8.2%		\$24,389	
k	design/engineering fees (const)	12.0%		\$35,692	
l	financing costs (const,tax, design)	8.0%		\$28,601	
m	contingency (const, tax, design, financing)	15.0%		\$57,917	
Total development cost per 5 miles				\$444,028	
Prorated per mile				\$88,806	

Day hiking trail class 3 - asphalt (5 miles w/service)					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corridor - 6' wide	acre	\$0.75	161,400	\$121,050
b	2" asphalt over 4" crushed rock - 4' wide	sq ft	\$2.50	107,600	\$269,000
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	5	\$9,500
e	trash receptacles w/concrete support	each	\$800.00	10	\$8,000
f	restroom facilities, sanican w/concrete platforms	each	\$1,500.00	2	\$3,000
g	parking, 2" asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$458,830	
j	construction sales tax (const)	8.2%		\$37,624	
k	design/engineering fees (const)	12.0%		\$55,060	
l	financing costs (const,tax, design)	8.0%		\$44,121	
m	contingency (const, tax, design, financing)	15.0%		\$89,345	
Total development cost per 5 miles				\$684,980	
Prorated per mile				\$136,996	

Day hiking trail class 4 - crushed rock (5 miles w/ser)					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corridor - 5' wide	sq ft	\$0.75	134,500	\$100,875
b	crushed rock, rolled to 4", 3/8" minus - 3' wide	sq ft	\$1.00	80,700	\$80,700
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	5	\$9,500
e	trash receptacles w/concrete support	each	\$800.00	10	\$8,000
f	restroom facilities, sanican w/concrete platforms	each	\$1,500.00	2	\$3,000
g	parking, 2" asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$250,355	
j	construction sales tax (const)	8.2%		\$20,529	
k	design/engineering fees (const)	12.0%		\$30,043	
l	financing costs (const,tax, design)	8.0%		\$24,074	
m	contingency (const, tax, design, financing)	15.0%		\$48,750	
Total development cost per 5 miles				\$373,751	
Prorated per mile				\$74,750	

Day hiking trail class 5 - compacted dirt (10 miles w/)					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corridor - 4' wide	sq ft	\$0.75	215,200	\$161,400
b	finish grade compacted dirt trail - 2' wide	sq ft	\$0.20	107,600	\$21,520
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	40	\$14,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	10	\$19,000
e	trash receptacles w/concrete support	each	\$800.00	20	\$16,000
f	restroom facilities, sanican w/concrete platforms	each	\$1,500.00	4	\$6,000
g	parking, 2" asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 10 miles				\$279,200	
j	construction sales tax (const)	8.2%		\$22,894	
k	design/engineering fees (const)	12.0%		\$33,504	
l	financing costs (const,tax, design)	8.0%		\$26,848	
m	contingency (const, tax, design, financing)	15.0%		\$54,367	
Total development cost per 10 miles				\$416,813	
Prorated per mile				\$41,681	

Shoreline hiking trail - access improvements only (5					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork for site improvements	sq ft	\$0.75	10,890	\$8,168
b	landscape/bank stabilization plantings about access site	sq ft	\$3.25	2,723	\$8,848
c	picnic tables and benches, 4"x6"wood beams w/conc suppor	each	\$2,100.00	3	\$6,300
d	barbecue pits, concrete with iron grill	each	\$300.00	3	\$900
e	trail shelter (10'x6'), cedar pole w/shake roof	each	\$2,700.00	1	\$2,700
f	trail directory signs, 4"x4"cedar pole framed	each	\$200.00	10	\$2,000
g	parking, 2"asphalt concrete/4"crushed rock - 10 spaces	sq ft	\$3.00	3,000	\$9,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	10	\$1,560
i	access road, 2"asphalt concrete/4"crushed rock, 24'x100	sq ft	\$2.00	2,400	\$4,800
j	restroom facility, sanican w/concrete platform	each	\$1,500.00	2	\$3,000
k	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
Total construction cost per 5 miles				\$48,876	
l	construction sales tax (const)	8.2%		\$4,008	
m	design/engineering fees (const)	12.0%		\$5,865	
n	financing costs (const,tax, design	8.0%		\$4,700	
o	contingency (const, tax, design, financing	15.0%		\$9,517	
Total development cost per 5 miles				\$72,966	
Prorated per mile/access site				\$14,593	

Off-road mountain biking trail class 1 - dirt (10 miles					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corridor - 6' wide	sq ft	\$0.75	322,800	\$242,100
b	finish grade bike trail - 2' wide	sq ft	\$0.20	107,600	\$21,520
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	10	\$3,500
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	10	\$19,000
e	bike rack, prefab galvanized pipe (54 bikes)	each	\$950.00	1	\$950
f	trash receptacles w/concrete support	each	\$800.00	5	\$4,000
g	restroom facilities, sani-can w/concrete platform	each	\$1,500.00	2	\$3,000
h	parking, 2"asphalt concrete/4"crushed rock (20 cars)	sq ft	\$3.00	6,000	\$18,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	20	\$3,120
j	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 10 miles				\$324,790	
k	construction sales tax (const)	8.2%		\$26,633	
l	design/engineering fees (const)	12.0%		\$38,975	
m	financing costs (const,tax, design	8.0%		\$31,232	
n	contingency (const, tax, design, financing	15.0%		\$63,244	
Total development cost per 10 miles				\$484,874	
Prorated per mile				\$48,487	

Off-road mountain biking trail class 2 - dirt (20 miles					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corridor - 5' wide	sq ft	\$0.75	538,000	\$403,500
b	finish grade bike trail - 1.5' wide	sq ft	\$0.20	161,400	\$32,280
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	15	\$28,500
e	bike rack, prefab galvanized pipe (54 bikes)	each	\$950.00	2	\$1,900
f	trash receptacles w/concrete support	each	\$800.00	10	\$8,000
g	restroom facilities, sani-can w/concrete platform	each	\$1,500.00	2	\$3,000
h	parking, 2"asphalt concrete/4"crushed rock (20 cars)	sq ft	\$3.00	6,000	\$18,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	20	\$3,120
j	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 20 miles				\$514,900	
k	construction sales tax (const)	8.2%		\$42,222	
l	design/engineering fees (const)	12.0%		\$61,788	
m	financing costs (const,tax, design	8.0%		\$49,513	
n	contingency (const, tax, design, financing	15.0%		\$100,263	
Total development cost per 20 miles				\$768,686	
Prorated per mile				\$38,434	

Off-road mountain biking trail class 3 - dirt (25 miles)					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corridor - 4' wide	sq ft	\$0.75	538,000	\$403,500
b	finish grade bike trail - 1' wide	sq ft	\$0.20	134,500	\$26,900
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	25	\$8,750
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	20	\$38,000
e	bike rack, prefab galvanized pipe (54 bikes)	each	\$950.00	3	\$2,850
f	trash receptacles w/concrete support	each	\$800.00	15	\$12,000
g	restroom facilities, sani-can w/concrete platform	each	\$1,500.00	2	\$3,000
h	parking, 2"asphalt concrete/4"crushed rock (20 cars)	sq ft	\$3.00	6,000	\$18,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	20	\$3,120
j	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 25 miles				\$525,720	
k	construction sales tax (const)	8.2%		\$43,109	
l	design/engineering fees (const)	12.0%		\$63,086	
m	financing costs (const,tax, design)	8.0%		\$50,553	
n	contingency (const, tax, design, financing)	15.0%		\$102,370	
Total development cost per 25 miles				\$784,839	
Prorated per mile				\$31,394	

Off-road bicycling trail AASHTO class 1 - crushed roc					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corridor - 14' wide	sq ft	\$0.75	376,600	\$282,450
b	crushed rock, rolled to 4", 3/8" minus - 10' wide	sq ft	\$1.00	269,000	\$269,000
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	10	\$19,000
e	bike rack, prefab galvanized pipe (54 bikes)	each	\$950.00	1	\$950
f	trash receptacles w/concrete support	each	\$800.00	10	\$8,000
g	restroom facilities, sani-can w/concrete platform	each	\$1,500.00	2	\$3,000
h	parking, 2"asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
j	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$630,680	
k	construction sales tax (const)	8.2%		\$51,716	
l	design/engineering fees (const)	12.0%		\$75,682	
m	financing costs (const,tax, design)	8.0%		\$60,646	
n	contingency (const, tax, design, financing)	15.0%		\$122,809	
Total development cost per 5 miles				\$941,532	
Prorated per mile				\$188,306	

Off-road bicycling trail AASHTP class 1 - asphalt (5 m					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corridor - 14' wide	sq ft	\$0.75	376,600	\$282,450
b	class 2 asphalt 2"crushed rock - 10'wide	sq ft	\$2.50	269,000	\$672,500
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	10	\$19,000
e	bike rack, prefab galvanized pipe (54 bikes)	each	\$950.00	1	\$950
f	trash receptacles w/concrete support	each	\$800.00	10	\$8,000
g	restroom facilities, sani-can w/concrete platform	each	\$1,500.00	2	\$3,000
h	parking, 2"asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
j	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$1,034,180	
k	construction sales tax (const)	8.2%		\$84,803	
l	design/engineering fees (const)	12.0%		\$124,102	
m	financing costs (const,tax, design)	8.0%		\$99,447	
n	contingency (const, tax, design, financing)	15.0%		\$201,380	
Total development cost per 5 miles				\$1,543,911	
Prorated per mile				\$308,782	

On-road bicycle touring AASHTO class 2 - bicycle lan					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along road shoulder - 8' wide	sq ft	\$0.75	860,800	\$645,600
b	asphalt, 2"class 1/4"crushed rock - 6' wide	sq ft	\$2.50	645,600	\$1,614,000
c	pavement markings, paint stripes and symbols	lr ft	\$1.15	107,600	\$123,740
d	route directory, steel post w/reflective sign	each	\$100.00	80	\$8,000
Total construction cost per 10 miles				\$2,391,340	
e	construction sales tax (const)	8.2%		\$196,090	
f	design/engineering fees (const)	12.0%		\$286,961	
g	financing costs (const,tax, design)	8.0%		\$229,951	
h	contingency (const, tax, design, financing)	15.0%		\$465,651	
Total development cost per 10 miles				\$3,569,993	
Prorated per mile				\$356,999	

On-road bicycle touring AASHTO class 3 - road should					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along road shoulder - 6' wide	sq ft	\$0.75	645,600	\$484,200
b	asphalt, 2" class 1/4" crushed rock - 4' wide	sq ft	\$2.50	430,400	\$1,076,000
c	pavement markings, paint stripes and symbols	lr ft	\$1.15	107,600	\$123,740
d	route directory, steel post w/reflective sign	each	\$100.00	80	\$8,000
Total construction cost per 10 miles				\$1,691,940	
e	construction sales tax (const)	8.2%		\$138,739	
f	design/engineering fees (const)	12.0%		\$203,033	
g	financing costs (const, tax, design)	8.0%		\$162,697	
h	contingency (const, tax, design, financing)	15.0%		\$329,461	
Total development cost per 10 miles				\$2,525,870	
Prorated per mile				\$252,587	

On-road bicycle touring AASHTO class 4 - in lane (10					
	unit	unit cost	qty	qty cost	
a	pavement markings, paint symbols and occasional strips	lr ft	\$1.15	107,600	\$123,740
b	route directory, steel post w/reflective sign	each	\$100.00	80	\$8,000
Total construction cost per 10 miles				\$131,740	
c	construction sales tax (const)	8.2%		\$10,803	
d	design/engineering fees (const)	12.0%		\$15,809	
e	financing costs (const, tax, design)	8.0%		\$12,668	
f	contingency (const, tax, design, financing)	15.0%		\$25,653	
Total development cost per 10 miles				\$196,673	
Prorated per mile				\$19,667	

On-road bicycle touring - backcountry (10 miles w/o					
	unit	unit cost	qty	qty cost	
a	route directory, steel post w/reflective sign	each	\$100.00	80	\$8,000
Total construction cost per 10 miles				\$8,000	
b	construction sales tax (const)	8.2%		\$656	
c	design/engineering fees (const)	12.0%		\$960	
d	financing costs (const, tax, design)	8.0%		\$769	
e	contingency (const, tax, design, financing)	15.0%		\$1,558	
Total development cost per 10 miles				\$11,943	
Prorated per mile				\$1,194	

Horse trail - separate trail (5 miles w/services)					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corridor - 6' wide	sq ft	\$0.75	32,280	\$24,210
b	finish grade horse trail, compacted dirt - 2' wide	sq ft	\$0.20	10,760	\$2,152
c	trail directory, 4"x4" cedar pole framed	each	\$350.00	20	\$7,000
d	hitching posts, galvanized pipe w/cedar posts	each	\$500.00	10	\$5,000
e	trash receptacles w/concrete support	each	\$800.00	4	\$3,200
f	restroom facilities, sanican w/concrete platform	each	\$1,500.00	2	\$3,000
g	trailer parking, 2" asphalt concrete/4" crushed rock (20 stalls)	sq ft	\$3.00	10,000	\$30,000
h	wheel stops, 10"x6"x8" precast concrete	each	\$156.00	20	\$3,120
i	access road, 2" asphalt concrete/4" crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$87,282	
j	construction sales tax (const)	8.2%		\$7,157	
k	design/engineering fees (const)	12.0%		\$10,474	
l	financing costs (const, tax, design)	8.0%		\$8,393	
m	contingency (const, tax, design, financing)	15.0%		\$16,996	
Total development cost per 5 miles				\$130,302	
Prorated per mile				\$26,060	

Water trailhead - access improvements for handboat					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork for site improvements	sq ft	\$0.75	10,890	\$8,168
b	landscape/bank stabilization plantings about site	sq ft	\$2.50	2,723	\$6,806
c	picnic tables and benches, 4"x6" wood beams w/conc support	each	\$2,100.00	3	\$6,300
d	barbecue pits, concrete with iron grill	each	\$300.00	2	\$600
e	camp shelter (10'x6'), cedar pole w/shake roof	each	\$2,700.00	1	\$2,700
f	camp directory signs, 4"x4" cedar pole framed	each	\$200.00	10	\$2,000
g	restroom facility, sanican w/concrete platform	each	\$1,500.00	2	\$3,000
h	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
i	parking, 2" asphalt concrete/4" crushed rock - 10 spaces	sq ft	\$3.00	3,000	\$9,000
j	wheel stops, 10"x6"x8" precast concrete	each	\$156.00	10	\$1,560
k	access road, 2" asphalt concrete/4" crushed rock, 24'x100	sq ft	\$2.00	2,400	\$4,800
Total construction cost per 5 miles				\$46,534	
l	construction sales tax (const)	8.2%		\$3,816	
m	design/engineering fees (const)	12.0%		\$5,584	
n	financing costs (const, tax, design)	8.0%		\$4,475	
o	contingency (const, tax, design, financing)	15.0%		\$9,061	
Total development cost per 5 miles				\$69,469	
Prorated per mile/access site				\$13,894	

Trailhead - w/sanican service					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork for site improvements	sq ft	\$0.75	10,890	\$8,168
b	landscape/bank stabilization plantings about site	sq ft	\$3.25	2,723	\$8,848
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	2	\$700
d	trail bench, 8"x8"x10"wood beams w/conc support	each	\$1,900.00	3	\$5,700
e	bike rack, prefab galvanized pipe (54 bikes)	each	\$950.00	1	\$950
f	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
g	restroom facilities, sani-can w/concrete platform	each	\$1,500.00	2	\$3,000
h	parking, 2"asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
i	wheel stops, 10"x6"x8"precast concrete	each	\$156.00	30	\$4,680
j	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$70,246	
k	construction sales tax (const)	8.2%		\$5,760	
l	design/engineering fees (const)	12.0%		\$8,429	
m	financing costs (const,tax, design)	8.0%		\$6,755	
n	contingency (const, tax, design, financing)	15.0%		\$13,679	
Total development cost per site				\$104,869	
Trailhead - w/permanent restroom facilitie					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork for site improvements	sq ft	\$0.75	10,890	\$8,168
b	landscape/bank stabilization plantings about site	sq ft	\$2.50	2,723	\$6,806
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	2	\$700
d	trail bench, 8"x8"x10"wood beams w/conc support	each	\$1,900.00	3	\$5,700
e	bike rack, prefab galvanized pipe (54 bikes)	each	\$950.00	1	\$950
f	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
g	restroom facility, 4 stalls w/2 sinks	sq ft	\$125.00	500	\$62,500
h	sewer service, 8" side sewer	lr ft	\$17.00	500	\$8,500
i	water service, 8" service line	lr ft	\$30.00	500	\$15,000
j	fire hydrant	each	\$2,675.00	1	\$2,675
k	water meter, 2" size	each	\$4,880.00	1	\$4,880
l	parking, 2"asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
m	wheel stops, 10"x6"x8"precast concrete	each	\$156.00	30	\$4,680
n	access road, 2"asphalt concrete/4"crushed rock, 24'x200	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$158,759	
o	construction sales tax (const)	8.2%		\$13,018	
p	design/engineering fees (const)	12.0%		\$19,051	
q	financing costs (const,tax, design)	8.0%		\$15,266	
r	contingency (const, tax, design, financing)	15.0%		\$30,914	
Total development cost per site				\$237,008	

Source: Beckwith Consulting Group

Guidelines for non-motorized systems

Guidelines for motorized systems

Walking and hiking

Sidewalk		Barrier-free		Hiking	
1	2+	1	2+	1	2+
14-8'	8-5'	8'	8-4'		
		4'	4-3'	2'	1.5-1'

0'	0'	2'	2-1'	1'	1-0.5'
8'	8'	8'	8'	8'	8'

5%	8.3%	5%	12.5%	10%	10%
80'	80+'	80'	160'	100'	300+
8.3%	8.3%	8.3%	20%	20%	30+%
30'	30'	30'	50'		
2%	2%	2%	3-5%	5%	10%

yes	yes	yes	yes		
yes	yes	yes	yes		
yes	yes	yes	yes		
			yes		
			yes	yes	yes
			yes	yes	
			yes	yes	yes

Bicycling

On-road			Off-road		
1	2	3+	1	2+	
6-4'	0*	na	2'	1.5-1'	

-	-	-	1'	1'	
8'	8'	8'	8'	8'	

			5%	15%	
			100'	300+'	
11%	11%	11%	10%	30+%	
2%	2%	2%	5%	5%	

yes	yes	yes			
			yes	yes	
			yes	yes	
			yes	yes	

			6'	3-2'	

* ideal lane 18-14'
na - backcountry road

Other non-motorized

Horse		X-country ski	
1	2+	1	2+
2'	2-1.5'	0.5'	0.5'

8'	6-3'	4'	5-6.5'
10'	10'	10'*	10'*

15%	30%	7.5%	17%
200'	300+'		
		10%	20%
		35'	70+'
5%	5%		

yes	yes		
yes	yes		
		2"	2"

**above snow

Motorized

Trail bike		ATV		4-wheel		Snowmobile	
1	2+	1	2+	1	2+	1	2+
1.5'	1.5-1'	6.2'	5.2-4.	10'	5'	12'	11-10'

2'	2-1.5'	3.1'	2.5'	15'	2.5-8'	16'	15-14'
8'	8'	6'	6'	12'	9-8'	7'***	7'***

		15%	25-35	20%	20-30	8%	12-15
		200'	300+'	200'	250+'		
15%	30-50	20%	30-50	20%	30-50	25%	30-35
5%	8-10%	5%	5%	5%	8-10%		

	yes		yes		yes		
	yes	yes	yes		yes		
yes	yes	yes	yes	yes	yes		
	yes		yes		yes		
	yes		yes		yes		
						4"	4"

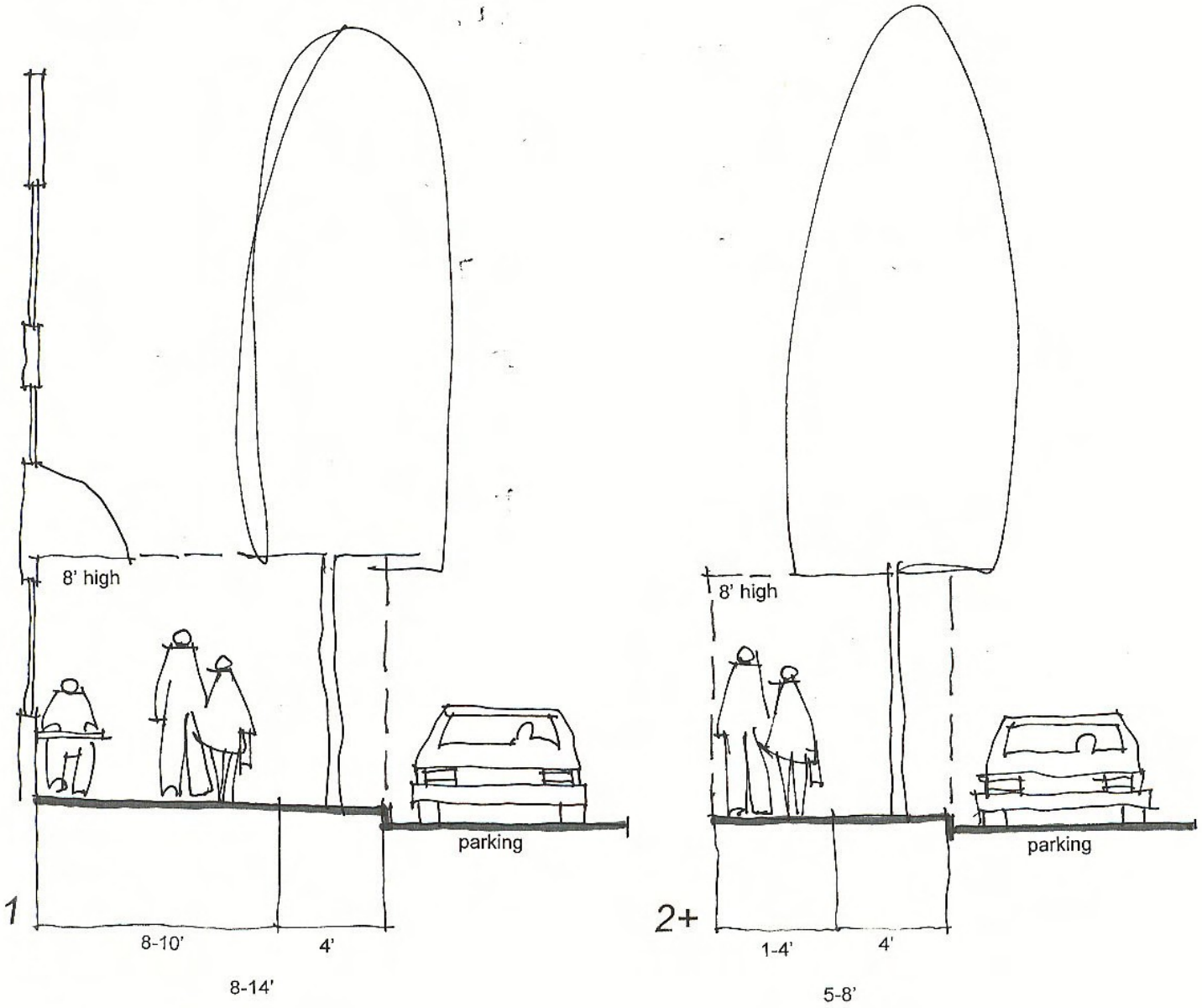
						25'	25'
2'	5-11'	2'	6-11'				
			0	2-5			

0	5	0	5	0	5		
	6-16"		8"		6-10"		
		6"	10"				
		10'	25'				

** above sno

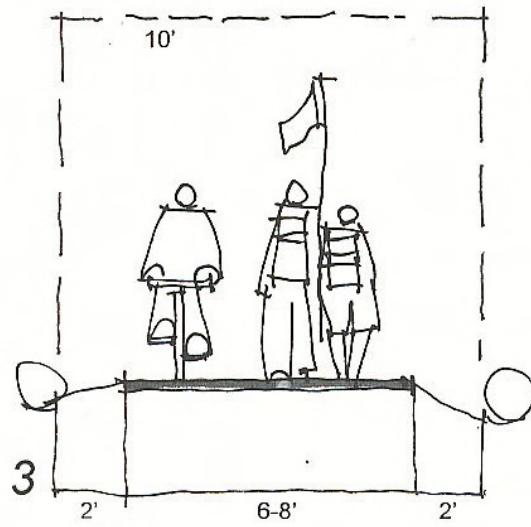
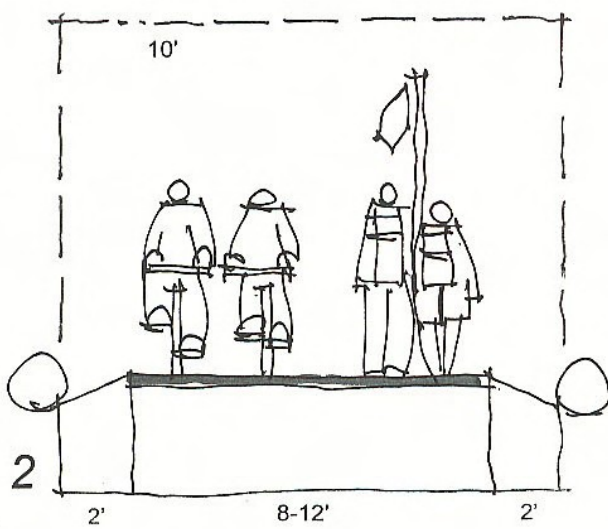
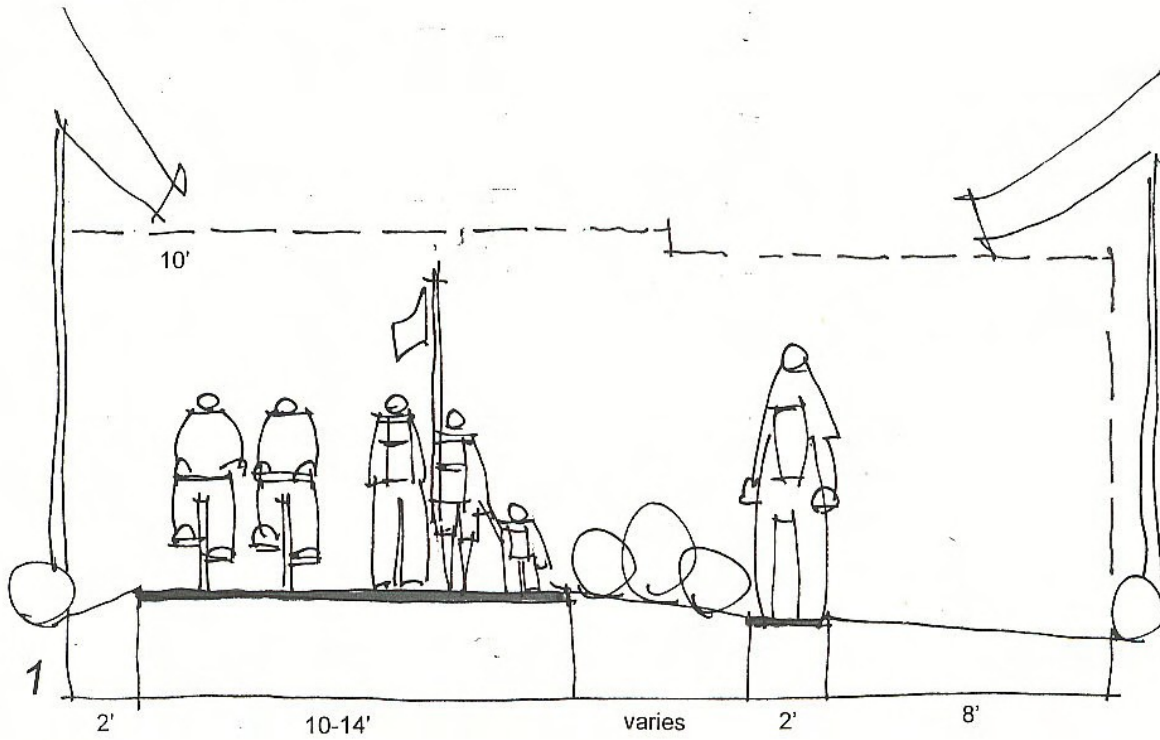
Source:
US Forest Service Handbook, Washington 1987

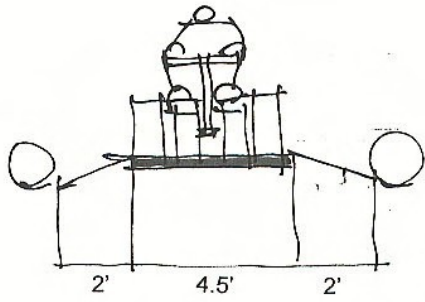
Walking and hiking trails



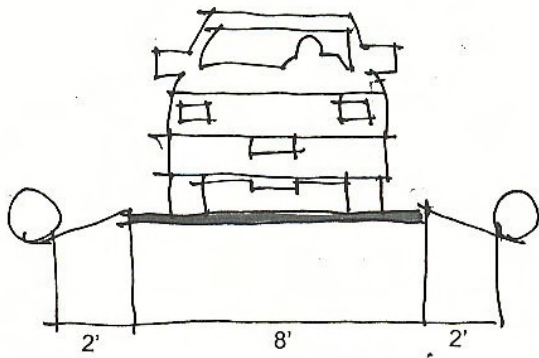
Streetscape and sidewalk

Multipurpose trails

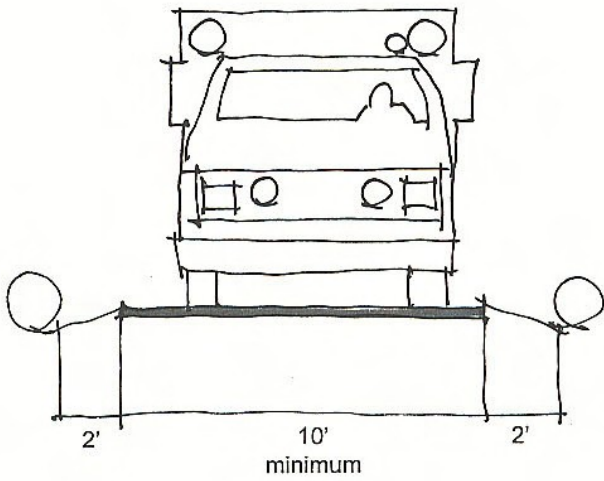




Maintenance ATV

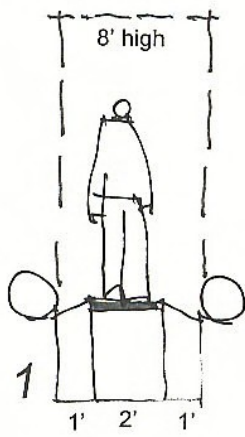
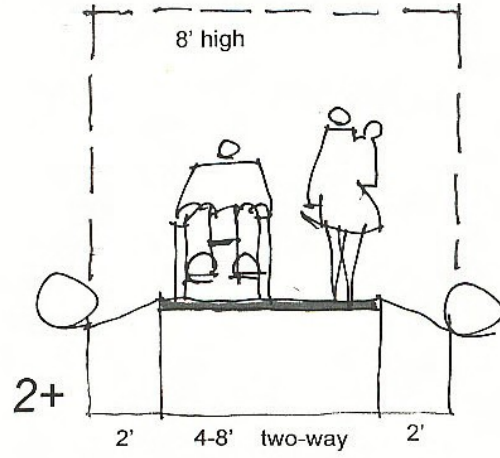
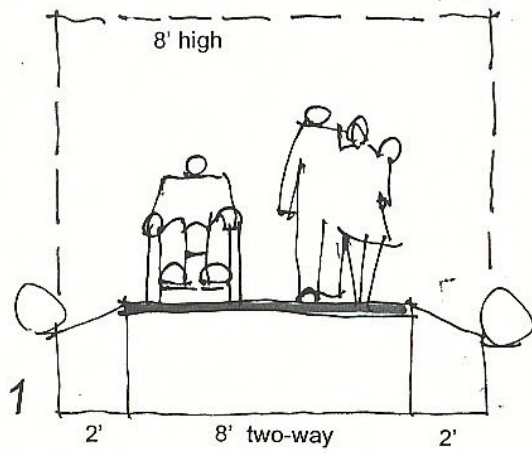


Pickup



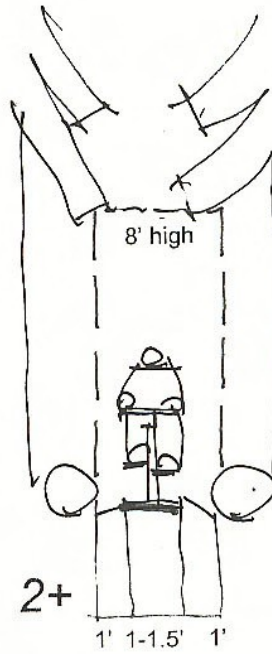
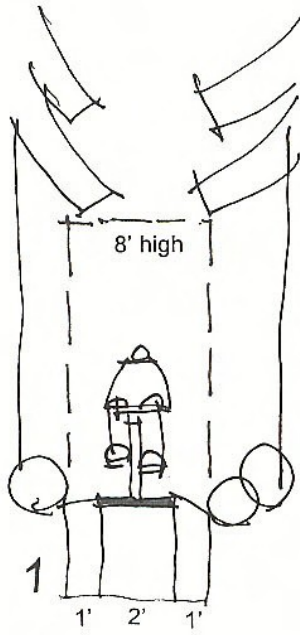
Aid car/truck

Barrier-free

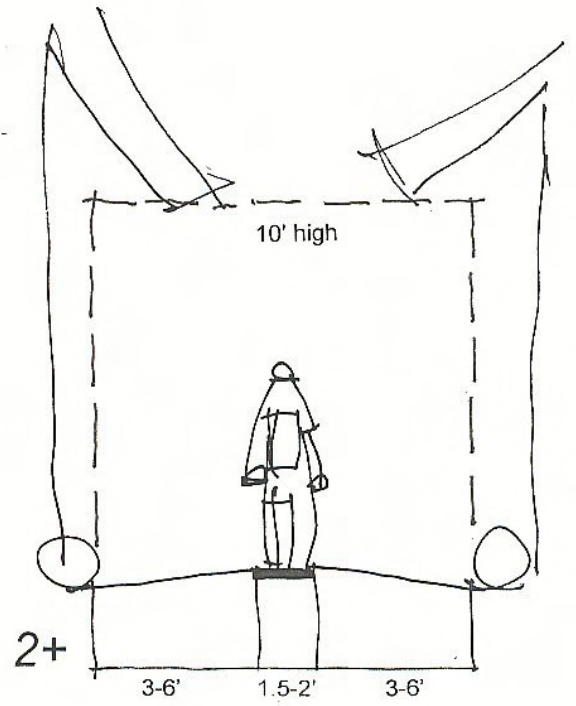
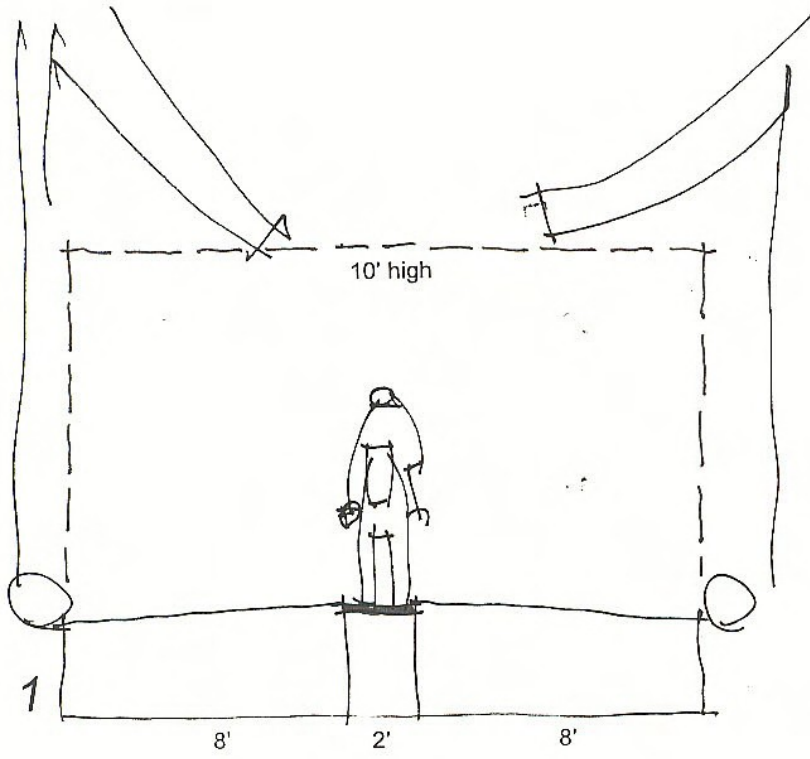


Hiking trails

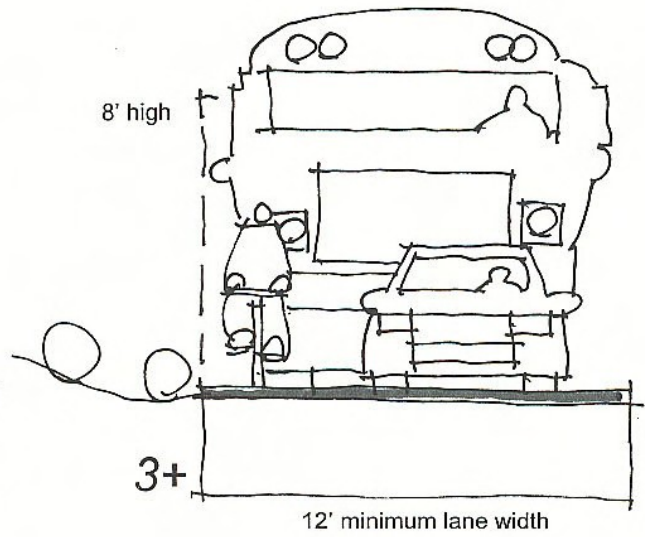
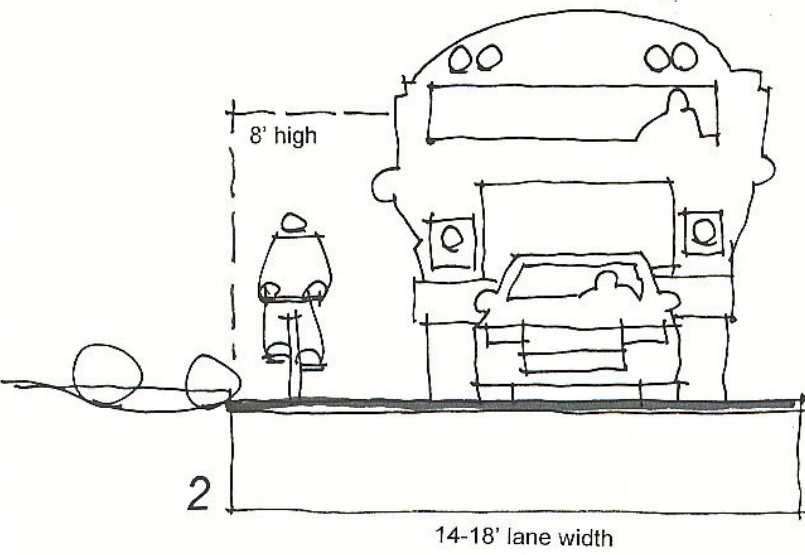
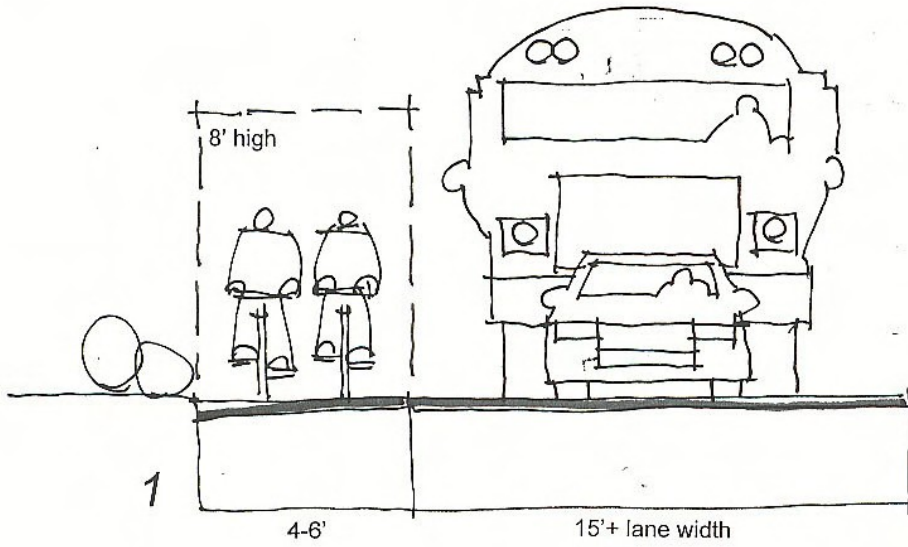
Bicycling off-road



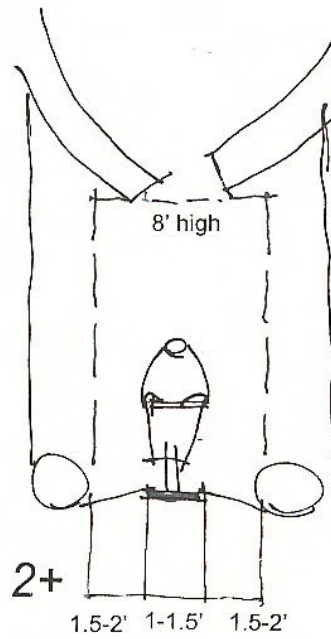
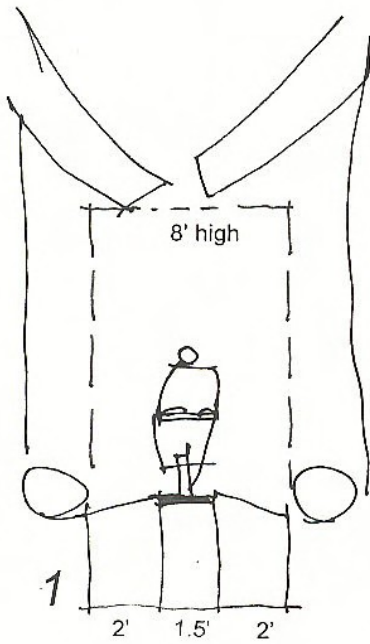
Horse trails



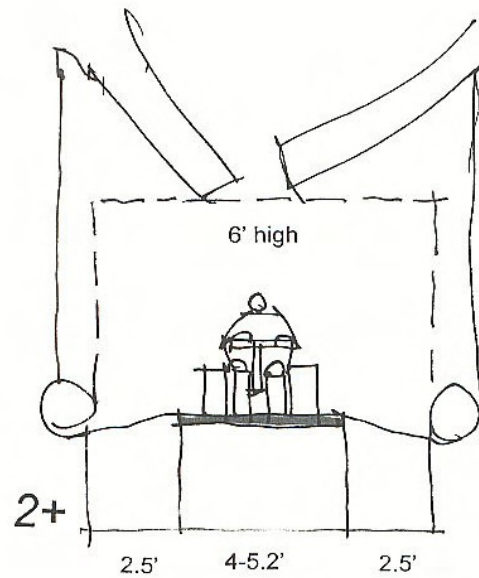
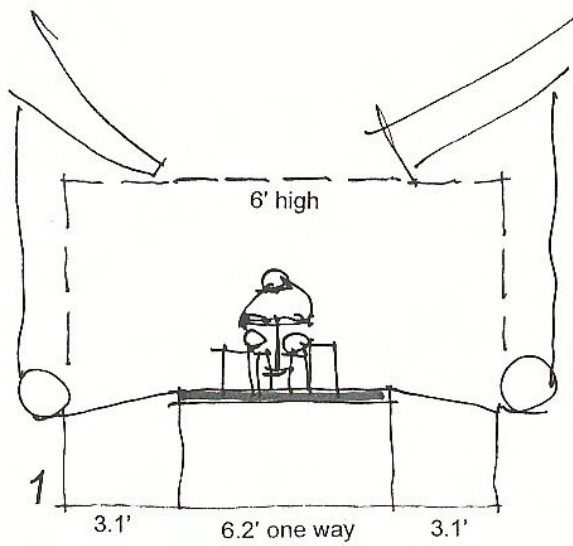
Bicycling on-road



Motorized trails



Trail bike



All-terrain vehicle (ATV)

Appendix G.3 Endangered, threatened, and sensitive plant species

<i>Endangered species</i>	<i>common name</i>	<i>federal status</i>
<i>Castilleja levisecta</i>	Golden Indian paintbrush*	
<i>Sensitive species</i>		
<i>Agoseris elata</i>	Tall agoseris*	
<i>Aster curtus</i>	White-top aster	
<i>Aster junciformis</i>	Rush aster	
<i>Botrychium lanceolatum</i>	Lance-leaved grape-fern	
<i>Botrychium pinnatum</i>	St. John's moonwort	
<i>Carex comosa</i>	Bristly sedge*	
<i>Castilleja cryptantha</i>	Obscure Indian-paintbrush	
<i>Chaenactis thompsonii</i>	Thompson's Chaenactis*	
<i>Cimicifuga elata</i>	Tall bugbane*	
<i>Erythronium revolutum</i>	Pink fawn lily*	
<i>Githopsis speculariodes</i>	Common blue-cup*	
<i>Luzula arcuata</i>	Curved woodrush*	
<i>Lycopodium inundatum</i>	Bog clubmoss	
<i>Microseris borealis</i>	Northern microseris*	
<i>Montai diffusa</i>	Branching montia*	
<i>Pedicularis rainierensis</i>	Mt. Rainer lousewort	
<i>Polystichum californicum</i>	California sword-fern	
<i>Saxifraga debilis</i>	Pygmy saxifrage*	
<i>Trillium parviflorum</i>	Small-flowered trillium	
<i>Woodwardia fimbriata</i>	Chain-fern*	
<i>Possibly extinct or extirpated</i>		
<i>Arenaria paludicola</i>	Swamp sandwort*	
<i>Lathyrus Torreyi</i>	Torrey's peavine*	

* Known from historical record only. - no state threatened species identified in Chelan or Douglas Co
Source: WA DNR, Natural Heritage Information System, 1993.

State endangered, threatened, sensitive, candidate, and monitor species

<i>Endangered</i>	<i>common name</i>	<i>federal status</i>
Birds	American White Pelican	endangered
	Brown Pelican	endangered**
	Peregrine Falcon	endangered**
	Sandhill Crane	
	Snowy Plover	threatened
	Upland Sandpiper	
Mammals	Spotted Owl	threatened
	Pygmy Rabbit	species of concern
	Sperm Whale	endangered
	Fin Whale	endangered
	Sei Whale	endangered
	Blue Whale	endangered
	Humpback Whale	endangered
	Black Right Whale	endangered
	Gray Wolf	endangered
	Grizzly Bear	threatened
	Fisher	species of concern
Sea Otter		
Reptiles	Columbian White-tailed Deer (fe)	endangered
	Woodland Caribou	endangered
	Western Pond Turtle	species of concern
Amphibians	Leatherback Sea Turtle	endangered
	Oregon Spotted Frog	candidate
Insects	Oregon Silverspot Butterfly	threatened

Threatened		
Birds	Aleutian Canada Goose	threatened
	Bald Eagle	threatened**
	Ferruginous Hawk	species of concern
	Marbled Murrelet	threatened
	Sage Grouse	species of concern
Mammals	Sharp-tailed Grouse	species of concern
	Western Gray Squirrel	species of concern
	Steller Sea Lion	threatened
Reptiles	North American Lynx	proposed threatened
	Green Sea Turtle	threatened
	Loggerhead Sea Turtle	threatened

Sensitive		
Mammals	Gray Whale	
Fish	Pygmy Whitefish	
	Margined Sculpin	species of concern
Amphibians	Larch Mountain Salamander	species of concern

Candidate		
Birds	Common Loon***	
	Short-tailed Albatross	proposed threatened
	Brandt's Cormorant	
	Northern Goshawk	species of concern
	Golden Eagle	
	Merlin	
	Common Murre***	
	Cassin's Auklet	
	Tufted Puffin	
	Yellow-billed Cuckoo	
	Flammulated Owl	
	Burrowing Owl	species of concern
	Vaux's Swift	
	Lewis' Woodpecker	
	Whited-headed Woodpecker	
	Black-backed Woodpecker	
	Pileated Woodpecker	
	Loggerhead Shrike	species of concern
	Streaked Horned Lark	
	Purple Martin	
	Slender-billed White-breasted Nuthatch	
	Sage Thrasher	
	Oregon Vesper Sparrow	
	Sage Sparrow	
Mammals	Merriam's Shrew	
	Townsend's Big-eared Bat	species of concern
	Gray-tailed Vole	
	Brush Prairie Pocket Gopher	
	Western Pocket Gopher	species of concern
	Washington Ground Squirrel	species of concern
	Wolverine	species of concern
Reptiles	Pacific Harbor Porpoise	
	Sharp-tailed Snake	
	California Mountain Kingsnake	
	Striped Whipsnake	
Amphibians	Dunn's Salamander	
	Van Dyke's Salamander	species of concern
	Columbian Torrent Salamander	species of concern
	Cascade Torrent Salamander	
	Western Toad	
	Columbian Spotted Frog	species of concern
	Northern Leopard Frog***	
Beetles	Beller's Ground Beetle	species of concern
	Columbian River Tiger Beetle	
	Hatch's Click Beetle	species of concern
	Long-horned Leaf Beetle	

Mollusks	Giant Columbia River Limpet	
	Great Columbia River Spire Snail	species of concern
	Newcomb's Littorine Snail	species of concern
	California Floater	species of concern
	Northern Abalone	
	Olympia Oyster	

Not state candidates

Fish	Coho Salmon	
	Puget Sound/Strait of Georgia	candidate
	Lower Columbia/SW Washington	candidate
	Coastal Cutthroat Trout	
	SW Washington/Columbia River	proposed threatened
	Bull Trout	
	Coastal/Puget Sound	proposed threatened

* Candidates only within Puget Sound, San Juan Islands, Strait of Juan de Fuca east of Sekiu River

** Status under review.

*** Listing currently under review.

Endangered = any wildlife species to the state of Washington that is seriously threatened with extinct throughout all or a significant portion of its range within the state - WAC 232-12-014

Threatened = any wildlife species native to the state of Washington that is likely to become endangered within the foreseeable future throughout a significant portion of its range within the state without cooperative management or removal of threats - WAC 232-12-011

Sensitive = any wildlife species native to the state of Washington that is vulnerable or declining and is likely to become endangered or threatened in a significant portion of its range within the state without cooperative management or removal of threats - WAC 232-12-011

Source: Washington State Department of Fish & Wildlife, 6 July 1999

Appendix H: GMA Park Impact Fee

Ordinance Number

An ordinance of the City of Tumwater, Washington relating to:

- 1) the regulation of the use and development of land in the incorporated areas of the City of Tumwater, Washington;
- 2) imposing an impact fee on land development in Tumwater for providing new parks and related facilities necessitated by such new development;
- 3) stating the authority for adoption of the ordinance;
- 4) providing definitions;
- 5) providing findings and declarations of the Council;
- 6) providing for the payment and time of payment of a park impact fee;
- 7) providing for review of park impact fees and fee schedules;
- 8) providing for the establishment of park impact fee service areas;
- 9) providing for the placement of revenue collected from park impact fees into park impact fee trust funds established for that purpose;
- 10) providing for exemptions and credits;
- 11) providing for refund of unexpended funds;
- 12) providing for use of funds derived from park impact fees;
- 13) providing that park impact fees may be pledged toward payment of bond issues and similar debt instruments;
- 14) providing for penalties for violation of this ordinance;
- 15) providing for severability; and
- 16) providing an effective date.

Contents

Sections:

- Section 1: Findings and authority
- Section 2: Short title, authority, and applicability
- Section 3: Intents and purposes
- Section 4: Rules of construction
- Section 5: Definitions
- Section 6: Imposition of park impact fee
- Section 7: Computation of the amount of the fee
- Section 8: Payment of fee
- Section 9: Park impact fee districts
- Section 10: Park impact fee trust funds established
- Section 11: Use of funds
- Section 12: Refund of fees paid
- Section 13: Exemptions
- Section 14: Credits
- Section 15: Review
- Section 16: Penalty provision
- Section 17: Severability
- Section 18: Effective date

Section 1: Legislative findings

The Council of Tumwater finds, determines, and declares that:

A: In order to meet development requirements and maintain park standards Tumwater must expand the park system. This must be done in order to promote and protect the public health, safety, and welfare.

B: The Washington State Legislature authorized local jurisdictions to enact impact fees through the enactment of the Washington State Growth Management Act - (Chapter 17, Law of 1990, 1st Executive Session, Chapter 36.70A of the Revised Code of Washington (RCW) et sequitur, and Chapter 32 Laws of 1991, 1st Special Session, RCW 82.02.050 et sequitur, as not in existence or as hereafter amended). The Washington State Legislature clarified the basis of fees by including sections on development impact fees (Sections 40-44, 46-48, RCW 82.46.050, RCW 82.46.060, RCW 82.02.050, RCW 82.02.060, RCW 82.02.070, RCW 82.02.080, RCW 82.02.090). The fees are intended to be a means of implementing Goal 12 in Section 2 of the GMA (RCW 36.70A.020) that reads: "...Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards."

C: The imposition of impact fees is one of the preferred methods of ensuring that new development bears a proportionate share of the cost of capital facilities necessary to accommodate new growth.

D: Each type of land development described in Section 7 hereof will create demand for the acquisition or expansion of parks and the construction of recreational facilities and other park improvements.

E: The fees established in Section 7 are derived from, based upon, and do not exceed the costs of providing additional park and park improvements necessitated by the new land developments for which the fees are levied.

Section 2: Short title, authority, and applicability

a: This ordinance shall be known and may be cited as the Tumwater Park Impact Fee Ordinance.

H-2

Appendix H: GMA Park Impact Fee
Tumwater Park, Recreation & Open Space Plan

A: The Council of Tumwater has the authority to adopt this ordinance pursuant to the Washington State Growth Management Act - (Chapter 17, Law of 1990, 1st Executive Session, Chapter 36.70A of the Revised Code of Washington (RCW) et sequitur, and Chapter 32 Laws of 1991, 1st Special Session, RCW 82.02.050 et sequitur, as now in existence or as hereafter amended).

B: This ordinance shall apply to all new residential development submitted after the effective date of this ordinance.

Section 3: Intent and purpose

A: This ordinance is intended to assist in the implementation of the capital facilities program element of the Tumwater Comprehensive Plan, and to help achieve the goals of the Tumwater Comprehensive Park, Recreation & Open Space Plan Element therein.

B: The purpose of this ordinance is to regulate the use and development of land so as to assure that new development bears a proportionate share of the cost of capital expenditures necessary to provide parks, recreation, and open space improvements in Tumwater.

Section 4: Rules of construction

A: The provisions of this ordinance shall be liberally construed so as to effectively carry out its purpose in the interest of the public health, safety, and welfare.

B: For the purposes of administration and enforcement, unless otherwise stated in this ordinance, the following rules of construction shall apply to the text of this ordinance:

1) In case of any difference of meaning or implication between the text of this ordinance and any caption, illustration, summary table, or illustrative table, the text shall control.

2) The word "shall" is always mandatory and not discretionary; the word "may" is permissive.

3) Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.

4) The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".

5) The word "person" includes an individual, a corporate entity, a partnership, an incorporated association, or any other similar entity.

6) Unless the context clearly indicates the contrary, where a regulation involves 2 or more items, conditions, provisions, or events connected by the conjunction "and", "or", or "either...or", the conjunction shall be interpreted as follows:

a) "And" indicates that all the connected terms, conditions, provisions, or events shall apply.

b) "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.

c) "Either...or" indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.

7) The word "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.

8) Local Official means the official or staff representative the Council may designate to carry out the administration of this ordinance.

Section 5: Definitions

1) **Capital improvement** - includes park planning, land acquisition, site improvements, buildings, and equipment but excludes maintenance, operation, repair, alteration, or replacement.

2) Capital facilities program (CFP) - a 6 year plan that is annually updated and approved by the Council to finance the development of capital facilities necessary to support the population projected within Tumwater over the 6 year projection period. As defined in the GMA, the capital improvement program will include:

- a) forecast of future needs for park facilities;
- b) identification of additional demands placed on existing public facilities by new development;
- c) long-range construction and capital improvement projects of the City;
- d) parks under construction or expansion;
- e) proposed locations and capacities of expanded or new park facilities;
- f) inventory of existing park facilities;
- g) at least a 6 year financing component, updated as necessary to maintain at least a 6-year forecast period, for financing needed for park facilities within projected funding levels, and identifying sources of financing for such purposes, including bond issues authorized by the voters; and
- h) identification of deficiencies in park facilities and the means by which existing deficiencies will be eliminated within a reasonable period of time.

In accordance with GMA requirements, the current 6 year capital facilities program (CFP) will identify all projects that are to be included in the calculation of existing levels-of-service (ELOS) for the purposes of identifying a growth impact fee assessment.

3) City - the City of Tumwater, Washington.

4) Comprehensive Park, Recreation & Open Space Plan - Tumwater - the planning document that includes a park and recreation inventory, facility demand, policy and guidance on developing regional/citywide and local park and recreation facilities.

5) Developer - the person or entity who owns or holds purchase options or other development control over property for which development activity is proposed.

6) Development activity - any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, that creates additional demand for park and recreational facilities (GMA, Section 48, RCW 82.090).

7) Development approval - any written authorization from a county, city or other municipal jurisdiction that authorizes the commencement of development activity.

8) Elderly - a person aged 62 or older.

9) Encumbered - impact fees identified by the City as being committed as part of the funding for a park facility for which the publicly funded share has been assured or building permits sought or construction contracts let.

10) Environments and facilities - regional/citywide - have:

- a) significant physical qualities,
- b) historical, cultural or social values,
- c) are not duplicated elsewhere in the city,
- d) are of citywide interest, and
- e) are accessible to residents of the city by trails, park features or local roads.

Regional/citywide facilities may:

- a) have high population participation rates,
- b) have high user volumes,
- c) benefit residents of a number of neighborhoods including adjacent jurisdictions,
- d) involve joint ventures,
- e) represent the ultimate competition level play facility,
- f) have no or low user fee recapture opportunities,
- g) have unique location requirements that require regional coordination, and
- h) be activities for which there are no other logical or available sponsors.

11) **Environments and facilities - local** - have:

- a) significant character,
- b) local historical or social values, but
- c) are duplicated elsewhere within the city, though not elsewhere within the local area, and
- d) are of local rather than citywide interest.

Local facilities:

- a) have significant but not high user participations,
- b) are oriented to local user preferences,
- c) are limited in appeal,
- d) are developed to minimum levels of playing skill or competition,
- e) provide no or low fee recapture potentials,
- f) are not subject to special siting considerations, and
- g) have a number of other public and private sponsors.

12) **Growth impact requirement** - caused by population increases created by new developments determined by:

- a) **calculating** - the inventory of existing park and recreational lands and facilities [optionally including funded projects listed within the current capital facilities program (CFP)],
- b) **dividing** - by the existing population in order to determine the existing level-of-service (ELOS),
- c) **multiplying** - by the population estimated to be created by the development project (per person or housing unit),
- d) **multiplying** - by the estimated land and facility acquisition and development cost or value for each kind of land and facility unit, in order
- e) **to determine** - the composite level-of-service (LOS) value or cost required per person (or housing unit) by the composite development project in order to sustain the existing level-of-service (ELOS).

The growth impact requirement will differentiate the proportional impact (cost or value) required to sustain regional or citywide facilities and local facilities.

13) **Growth impact fee assessment** - a payment of money imposed upon development as a condition of development approval to pay for:

- a) public facilities needed to serve new growth and development,
- b) that is reasonably related to the new development that creates additional demand for public facilities,
- c) that is a proportionate share of the cost of the public facilities, and
- d) that is used for facilities that reasonably benefit the new development.

Park impact fees will be a proportionate amount (less than 100 percent) of the land acquisition and facility development value or cost required to sustain the existing level-of-service (ELOS) as a result of new development.

The assessment fee proportion of the actual impact (as defined in item 5 above) will be determined on an annual basis by the Council. The Council will review and consider projected park and recreation facility requirements, funding capabilities and trends, citizen preferences concerning park improvement financing, and other issues when determining the proportionate amount to be charged new developments.

The growth impact fee assessment will include a proportionate amount:

- a) **for regional or citywide facilities** - that may be distributed amongst other park providers for the creation of a citywide system of park and recreation facilities on a citywide basis; and
- b) **a local facilities** - that may be distributed amongst or jointly invested by Tumwater and other park providers for the creation of local facilities servicing the residents of Tumwater neighborhoods.

Park growth impact fees do not include reasonable permit or application fees or charges.

14) Growth impact fee - schedule - the table of impact fees to be charged per unit of development as computed by the formula adopted under this ordinance, and indicating the standard fee amount per dwelling unit type to be paid as a condition of development within the city.

15) Improvements - project - site improvements and facilities planned and designed to provide service for a particular development project. Project improvements are necessary for the use and convenience of the occupants or users of the project, and are not system improvements. Project improvement examples include the construction of water and sewer lines or interior roads that serve only the structures and occupants located within the development.

No improvement or facility in a capital facilities program (CFP) approved by the City Council shall be considered a project improvement. The developer normally pays project improvements as a condition of development approval. Project improvements are not financed with public funds nor included within the City's capital facilities program and development impact fees.

16) Improvements - system - public facilities designed to serve areas within the community at large, in contrast to project improvements designed to service occupants of a particular development project or site. System improvement examples include collector or arterial roads, schools, and parks.

Systems improvements are financed with public funds in accordance with the City's capital facilities program (CFP). An impact fee may be imposed for a system improvement only if the improvement is included within Tumwater's capital facilities program (CFP).

17) Level-of-service - existing/proposed (ELOS/PLOS) - the ratio of park and recreation land and facility units (acres, fields, square feet, etc) to the number of persons in the population (expressed as a unit per 1,000 persons).

The existing level-of-service (ELOS) includes all park and recreation land and facility units that have been improved to the present time and funded for improvement within the current (existing) time period specified in the capital facilities program (CFP).

The proposed level-of-service (PLOS) includes park and recreational land and facility units that are intended to be added to the current inventory over Tumwater's

Comprehensive Park, Recreation & Open Space Plan's time period (20 years) to improve upon existing standards.

Growth impact fees are to be imposed on new developments in order to finance the development of additional facilities necessary to maintain the existing level-of-service (ELOS) as a result of the additional population requirements created by new development.

Existing and proposed level-of-service (ELOS/PLOS) requirements will be estimated:

- a) **for regional or citywide facilities** - that may be distributed amongst other park providers for the creation of a citywide system of park and recreation facilities on a citywide basis, and
- b) **local facilities** - that may be distributed amongst or jointly invested by Tumwater and other park providers for the creation of local facilities servicing the residents of Tumwater neighborhoods.

18) Owner - the owner of record of real property, although when real property is being purchased under a real estate contract, the purchaser shall be considered the owner of the real property if the contract is recorded.

19) Previously incurred system improvements - system projects that were accomplished that will serve new growth and development. Impact fees can be imposed on an adjacent development to recover a proportionate share of the money Tumwater spent or previously incurred to provide for the future demand that the adjacent development now requires.

20) Prior system deficiencies - are improvements that are necessary to expand the existing system to meet current level-of-service (LOS) requirements. Impact fees may not be used for prior system deficiencies or for improvements that do not benefit or serve new growth.

21) Private recreational facility - are any recreational facility that is not owned by or dedicated to any public or governmental entity.

22) Proportionate share - that portion of the cost of public facility improvements that are reasonably related to the service demands and needs of new development.

23) Public facility - the following capital facilities owned or operated by government entities:

- a) public streets and roads,
- b) publicly owned parks, open space, and recreation facilities,
- c) school facilities, and
- d) fire protection facilities in jurisdictions that are not part of a fire district.

24) Service areas - regional/local park and recreational - a geographic area in which a defined set of public facilities provide service to the population within the area. Park and recreational lands, facilities, and services will be provided under a tiered approach that includes:

- a) a regional or citywide system that will be organized on a citywide basis; and
- b) a local system that may be organized on a neighborhood basis.

Separately calculated growth impact fee assessments and capital facilities program (CFP) projects may support each type of facility.

Section 6: Imposition of park impact fee

A: Any person or entity who, after the effective date of this ordinance seeks to develop land within Tumwater by applying for a building permit for a residential building or permit for residential mobile home installation, is hereby required to pay a park impact fee in the manner and amount set forth in this ordinance.

B: No new residential building permit or new permit for residential mobile home installation for any activity requiring payment of an impact fee pursuant to Section 7 of this ordinance shall be issued unless and until the park impact fee hereby required has been paid.

C: No extension of a residential building permit or permit for residential mobile home installation issued prior to the effective date of this ordinance for any activity requiring payment of an impact fee pursuant to Section 7 of this ordinance shall be granted unless and until the park impact fee hereby required has been paid.

Section 7: Computation of the park impact fee amount

A: Schedule - the regional/citywide and local park impact fee value per person shall be determined in accordance with Section 5: Definition items 4, 5 and 6 as defined above and documented in Attachment A to this ordinance.

1) If a building permit is requested for mixed uses, then the fee shall be determined using the above schedule by apportioning the space committed to uses specified on the schedule.

2) If the type of development activity that a residential building permit is applied for is not specified on the above fee schedule, the Local Official shall use the fee applicable to the most comparable type of land use on the above fee schedule. The Local Official shall be guided in the selection of a comparable type by the Tumwater Comprehensive Plan, supporting documents of the Tumwater Comprehensive Park, Recreation & Open Space Plan, and the Tumwater Zoning Ordinance. If the Local Official determines that there is not a comparable type of land use on the above fee schedule then the Local Official shall determine the appropriately discounted fee by considering demographic or other documentation that is available from state, local, and regional authorities.

3) In the case of change of use, redevelopment, or expansion or modification of an existing use that requires the issuance of a building permit or permit for mobile home installation, the impact fee shall be based upon the net positive increase in the impact fee for the new use as compared to the previous use. The Local Official shall be guided in this determination by the source and agencies listed above.

B: Calculation - if a developer opts not to have the impact fee determined according to Paragraph A of this section, then:

1) The developer shall prepare and submit to the Local Official an independent fee calculation study for the land development activity for which a building permit or permit for mobile home installation is sought. The documentation submitted shall show the basis upon which the independent fee calculation was made.

2) The Local Official shall consider the documentation submitted by the developer but is not required to accept such documentation as he/she shall reasonably deem to be inaccurate or not reliable and may, in the alternative, require the developer to submit additional or different documentation for consideration.

3) If an acceptable independent fee calculation study is not presented, the developer shall pay park impact fees based upon the schedule shown in Paragraph A of this section.

4) If an acceptable independent fee calculation study is presented, the Local Official may adjust the fee to that appropriate to the particular development. The adjustment may include a credit against the fee otherwise payable up to --- percent for private recreational facilities constructed or deed restricted or otherwise set aside for recreational purposes by the developer that serve the same purposes

and functions as set forth for public parks in the Tumwater Comprehensive Park, Recreation & Open Space Plan Element.

5) In cases where the developer requests an independent fee calculation, the costs of such calculation shall be borne by the developer.

C: Appeals

1) Determinations made by the Local Official pursuant to this section may be appealed to the Council by filing a written request with the Local Official within 10 days of the Official's determination.

2) Any appeal of the decision of the City with regard to fee amounts shall follow the process for the appeal of the underlying development activity, as set forth in the Tumwater Municipal Code.

3) Impact fees may be paid under protest in order to obtain a permit or other approval of development activity.

Section 8: Payment of fee

A: Impact fees shall be imposed upon development activity in the City, based upon the schedule set forth in this ordinance, and may be collected by the City from any applicant where such development activity requires final plat, PUD approval, issuance of a residential building permit or a mobile home permit and the fee for the lot or unit has not been previously paid.

B: For a plat or PUD applied for on or after the effective date of this ordinance, 50% of the impact fees due on the plat or the PUD shall be assessed and collected from the applicant at the time of final approval, using the impact fee schedule in effect when the plat or PUD was approved. The balance of the assessed fee shall be allocated to the dwelling units in the project, and shall be collected when the building permits are issued. Residential development proposed for short plats shall not be governed by this section, but shall be governed by subsection D below.

C: If on the effective date of this ordinance, a plat or PUD has already received preliminary approval, such plat or PUD shall not be required to pay 50% of the impact fees at the time of final approval, but the impacts fees shall be assessed and collected from the lot owner at the time the building permits are issued, using the impact fee schedule then in effect. If on the effective date of this ordinance, an applicant has applied for preliminary plat or PUD approval, but has not yet received such approval, the applicant shall follow the procedures set forth in subsection B above.

D: For existing lots or lots not covered by subsection B above, application for single family and multifamily residential building permits, mobile home permits, and site plan approval for mobile home parks proposed, the total amount of the impact fees shall be assessed and collected from the applicant when the building permit is issued, using the impact fee schedules then in effect.

E: Any application for preliminary plat or PUD approval or multifamily zoning which has been approved subject to conditions requiring the payment of impact fees established pursuant to this ordinance shall be required to pay the fee in accordance with the conditions of approval.

F: Arrangement may be made for later payment of the impact fee with the approval of the City only if the City determines that it will be unable to use or will not need the payment until a later time, provided that sufficient security, as defined by the City, is provided to assure payment. Security shall be made to and held by the City, which will be responsible for tracking and documenting the security interest.

Section 9: Park impact fee service areas

A: Regional/citywide service area - a single park impact fee service area will be created for regional or citywide park and recreational facilities to include the entire city.

B: Local service areas - local park and recreation facilities will be located in neighborhood service areas which may be oriented around neighborhood parks, elementary and middle schools, and similar sites. There may be multiple local service areas within the city depending on residential neighborhood boundaries and the location of proximate or nearby sites and facilities.

Section 10: Park impact fee trust funds established

A: All funds collected shall be promptly transferred for deposit in a park impact fee interest-bearing trust fund to be held in separate account as determined by Section 10 of this ordinance and used solely for the purposes specified in this ordinance.

1) A separate park impact fee trust fund is hereby created for regional/citywide park and recreational facilities to include the entire city.

2) A separate impact fee trust fund will also be created for local park and recreational facilities to include neighborhoods within the city.

B: Funds withdrawn from these accounts must be used in accordance with the provisions of section 11 of this ordinance.

Section 11: Use of funds

A: Funds collected from park impact fees shall be used solely for the purpose of acquiring and/or making capital improvements to regional/citywide or local parks under the jurisdiction of Tumwater, and shall not be used for maintenance or operations.

B: Funds shall be used exclusively for acquisitions, expansions, or capital improvements within the regional/citywide or local park impact fee service areas. Funds shall be expended in the order in which they were collected.

C: In the event that bonds or similar debt instruments are issued for advanced provision of capital facilities for which park impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities provided are of the type described in Paragraph A above and are located within the appropriate impact fee service areas created by Section 9 of this ordinance or as provided in Paragraph B of this section.

D: Impact fees for system improvements shall be expended by the City only in conformance with the Capital Facilities Program (CFP).

E: Impact fees shall be expended or encumbered by the City for a permissible use within 6 years of receipt by the City, unless there exists an extraordinary or compelling reason for fees to be held longer than 6 years. The City Council shall identify the City's extraordinary and compelling reasons for the fees to be held longer than 6 years in the Council's own written findings.

F: At least once each fiscal period the Local Official shall present to the Council a proposed capital facility program (CFP) for parks, assigning funds, including any accrued interest from the several park impact fee trust funds to specific park improvement projects and related expenses. Monies, including any accrued interest, not assigned in any fiscal period shall be retained in the same park impact fee trust funds until the next fiscal period, except as provided by the refund provisions of this ordinance.

G: Funds may be used to provide refunds as described in Section 12.

H: Tumwater shall be entitled to retain not more than ____ percent of the funds collected as compensation for the expense of collecting the fee and administering this ordinance.

Section 12: Refunds of fees paid

A: If a residential building permit or permit for residential mobile home installation expires without commencement of construction, then the developer shall be

H-10

Appendix H: GMA Park Impact Fee
Tumwater Park, Recreation & Open Space Plan

entitled to a refund, with interest, of the impact fee paid as a condition for its issuance except that Tumwater shall retain a percent of the fee to offset a portion of the costs of collection and refund. The developer must submit an application for such a refund to the Local Official within 30 days of the expiration of the permit.

B: Any funds not expended or encumbered by the end of the calendar quarter immediately following 6 years from the date the park impact fee was paid shall, upon application by the current landowner, be returned to such landowner with interest at the interest rate accrued in the trust fund account, provided that the landowner submits an application for a refund to the City of Tumwater within 1 year of the expiration of the 6 year period.

C: Any impact fees that are not expended or encumbered by the City in conformance with the capital facilities program (CFP) within these time limitations, and for which no application for a refund has been made within this 1 year period, shall be retained and expended consistent with the provisions of this section.

D: Interest due upon the refund of impact fees required by this section shall be calculated according to the average rate received by the City on invested funds throughout the period during which the fees were retained.

Section 13: Exemptions

The following development activities shall be exempted from payment of impact fees:

A: Reconstruction, remodeling or construction - of the following facilities, subject to the recording of a covenant or recorded declaration of restrictions precluding use of the property for other than the exempt purpose. Provided, that if the property is used for a nonexempt purpose, then the park impact fees then in effect shall be paid:

- 1) Shelters or dwelling units for temporary placement which provide housing to persons on a temporary basis for not more than 4 weeks.
- 2) Construction or remodeling of transitional housing facilities or dwelling units that provide housing to persons on a temporary basis for not more than 24 months, in connection with job training, self-sufficiency training and human services counseling - the purpose of which is to help persons make the transition from homelessness to placement in permanent housing.

B: Rebuilding or replacement - of a legally established dwelling unit(s) destroyed or damaged by fire, flood, explosion, act of God or other accident or catastrophe provided that such rebuilding takes place within a period of 1 year after destruction with a new building or structure of the same size and use.

C: Alteration or expansion:

- 1) of an existing building where no additional residential units are created and where the use is not changed, and/or
- 2) the construction of accessory buildings or structures.

D: Mobile home where:

- 1) The installation of a replacement mobile home on a lot or other such site when a park impact fee for such mobile home site has previously been paid pursuant to this ordinance or where a mobile home legally existed on such site on or prior to the effective date of this ordinance.
- 2) The construction of any nonresidential building or structure or the installation of a nonresidential mobile home.

Any claim or exemption must be made no later than the time of application for a building permit or permit for mobile home installation. Any claim not so made shall be deemed waived.

E: Condominium projects - in which existing dwelling units are converted into condominium ownership where no new dwelling units are created.

F: Previous mitigation where:

1) The development activity is exempt from the payment of an impact fee pursuant to RCW 82.02.100, due to mitigation of the same system improvement under the State Environmental Policy Act (SEPA).

2) The development activity for which park impacts have been mitigated pursuant to a condition of plat or PUD approval to pay fees, dedicate land or construct or improve park facilities, unless the condition of the plat or PUD approval provides otherwise - provided that the condition of the plat or PUD approval predates the effective date of fee imposition as provided herein.

3) Any development activity for which park impacts have been mitigated pursuant to a voluntary agreement entered into with the City to pay fees, dedicate land or construct or improve park facilities, unless the terms of the voluntary agreement provide otherwise - provided that the agreement predates the effective date of fee imposition as provided herein.

Section 14: Credits

Park land and/or park capital improvements may be offered by the developer as total or partial payment of the required impact fee. The offer must specifically request or provide for a park impact fee credit. If the Local Official accepts such an offer, whether the acceptance is before or after the effective date of this ordinance, the credit shall be determined and provided in the following manner:

A: Credit for the dedication of land shall be valued at 100 percent of the most recent assessed value by the Snohomish County Property Appraiser; by such other appropriate method as the Council may have accepted prior to the effective date of this ordinance for particular park improvements; or by fair market value established by private appraisers acceptable to Tumwater. Credit for the dedication of park land shall be provided when the property has been conveyed at no charge to, and accepted by, --- in a manner satisfactory to the Council.

B: Applicants for credit for construction of park improvements shall submit acceptable engineering drawings and specifications, and construction cost estimates to the Local Official. The Local Official shall determine credit for construction based upon either these cost estimates or upon alternative engineering criteria and construction cost estimates if the Local Official determines that such estimates submitted by the applicant are either unreliable or inaccurate. The Local Official shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and the legal description of the project or development to which the credit may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating their agreement to the terms of the letter or certificate and return such signed document to the Local Official before credit will be given. The failure of the applicant to sign, date, and return such document within 60 days shall nullify the credit.

C: Except as provided in Subparagraph 4) below, credit against impact fees otherwise due will not be provided until:

1) The construction is completed and accepted by _____;

2) A suitable maintenance and warrant bond is received and approved by the _____ of _____, when applicable.

D: Credit may be provided before completion of specified park improvements if adequate assurances are given by the applicant that the standards set out in Subparagraph 3) above will be met and if the developer posts security as provided below for the costs of such construction. Security in the form of a performance bond, irrevocable letter of credit, or escrow agreement shall be posted with and approved by the _____ of _____ in an amount determined by the Local Official. If the park construction project will not be constructed within 1 year of the acceptance of the offer by the Local Official, the amount of the security shall be

increased by 10% compounded for each year of the life of the security. The security shall be reviewed and approved by the _____ prior to acceptance of the security. If the park construction project is not to be completed within 5 years of the date of the developer's offer, the Council must approve the park construction project and its scheduled completion date prior to the acceptance of the offer by the Local Official.

E: Any claim for credit must be made no later than the time of application for a building permit or permit for mobile home installation. Any claim not so made shall be deemed waived.

F: Credits shall not be transferable from one project or development to another without the approval of the Council and may only be transferred to a different development upon a finding by the Council that the dedication for which the credit was given benefits the different impact fee service area.

G: Determinations made by the Local Official pursuant to this paragraph may be appealed to the Council by filing a written request with the Local Official within 10 days of the Official's determination.

Section 15: Review

The fee schedule contained in Section 7A shall be reviewed by the Council at least once each fiscal year. The review shall occur in conjunction with any update of the capital facilities program (CFP) element of the City's Comprehensive Plan - provided, that failure to conduct this review shall not invalidate the fee schedule previously adopted.

Section 16: Penalty provision

A violation of this ordinance shall be prosecuted in the same manner as misdemeanors are prosecuted and upon conviction the violator shall be punishable according to law; however, in addition to or in lieu of any criminal prosecution Tumwater shall have the power to sue in civil court to enforce the provisions of this ordinance.

Section 17: Severability

If any section, phrase, sentence, clause or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 18: Effective date

This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, shall be effective 5 days after passage and publication of the ordinance or a summary thereof consisting of the title.

Approved:

Mayor

Attest/Authenticated:

Clerk

Approved as to form:
Office of the City Attorney

By _____

Filed with the City Clerk:

Passed by the City Council:

Published:

Effective date: Ordinance number:

7 March 2007

Attachment A

The fee for different types of housing products may be determined by the following schedule.

	<u>housing products</u>					
	<u>single family detached</u>	<u>single family attached</u>			<u>mobile home</u>	
		duplex		3-4 units/structure		
			5+ units/structure			
Calculation of park impact fee/unit						
Value of ELOS parks/person	\$2,802.15	\$2,802.15	\$2,802.15	\$2,802.15	\$2,802.15	
Average number persons/type of housing unit*	2.5	2.1	2.1	2.0	2.0	
Value of ELOS parks/type of housing unit	\$7,005.38	\$5,884.52	\$5,884.52	\$5,604.30	\$5,604.30	
Percent of value to be charged for impact fee	50%	50%	50%	50%	50%	
Total impact fee/unit	\$3,502.69	\$2,942.26	\$2,942.26	\$2,802.15	\$2,802.15	

Amount of fee allocated to neighborhood/citywide facilities

Percent allocated to neighborhood facilities	0%	0%	0%	0%	0%
Local facilities allocation/unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Percent allocated to citywide facilities	100%	100%	100%	100%	100%
Regional facilities allocation/unit	\$3,502.69	\$2,942.26	\$2,942.26	\$2,802.15	\$2,802.15

* Based on census statistics for each housing type.