

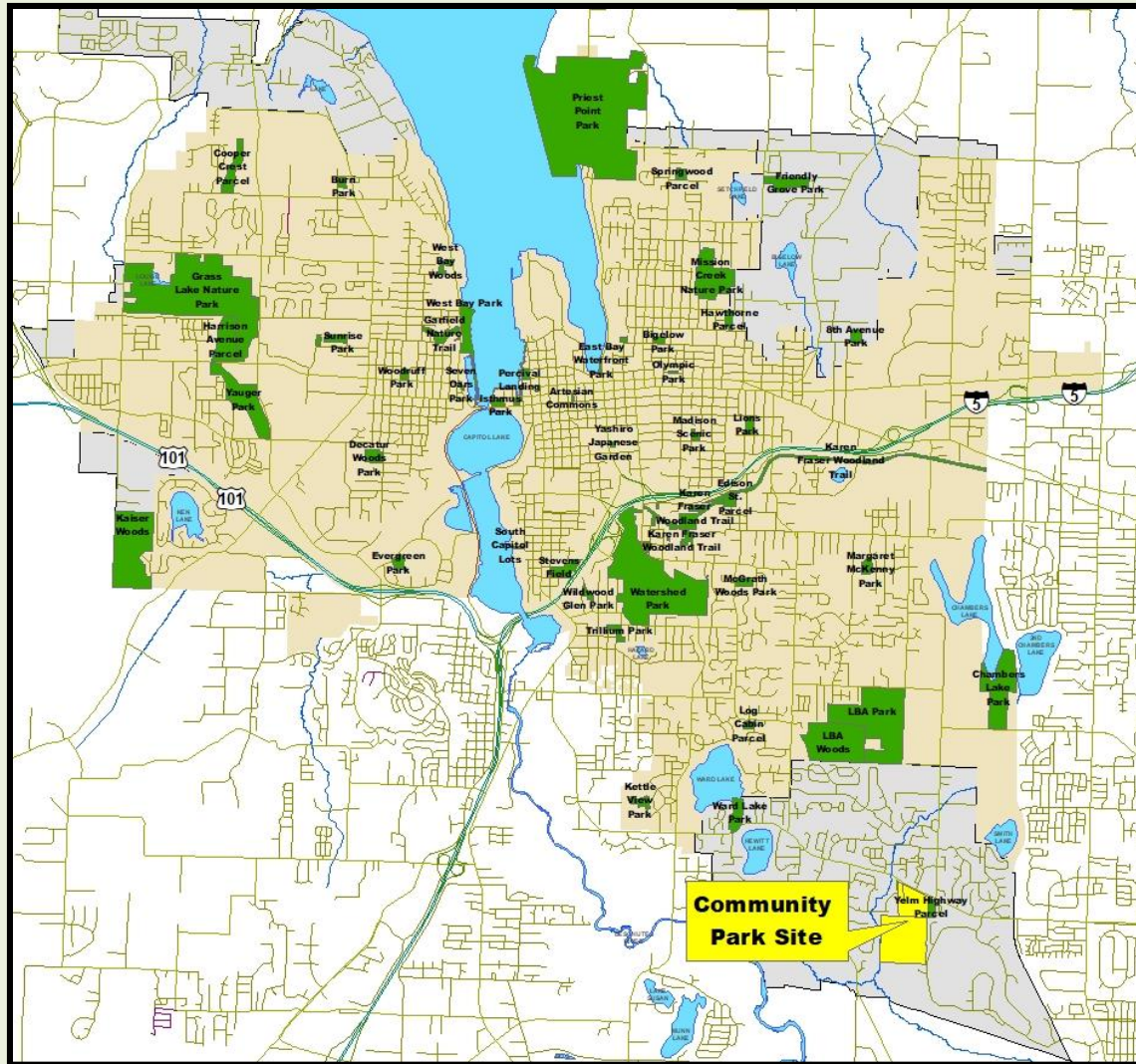


## ZAHN PARCEL ACQUISITION

OLYMPIA PARKS, ARTS & RECREATION



# Zahn Parcel





# Zahn Parcel

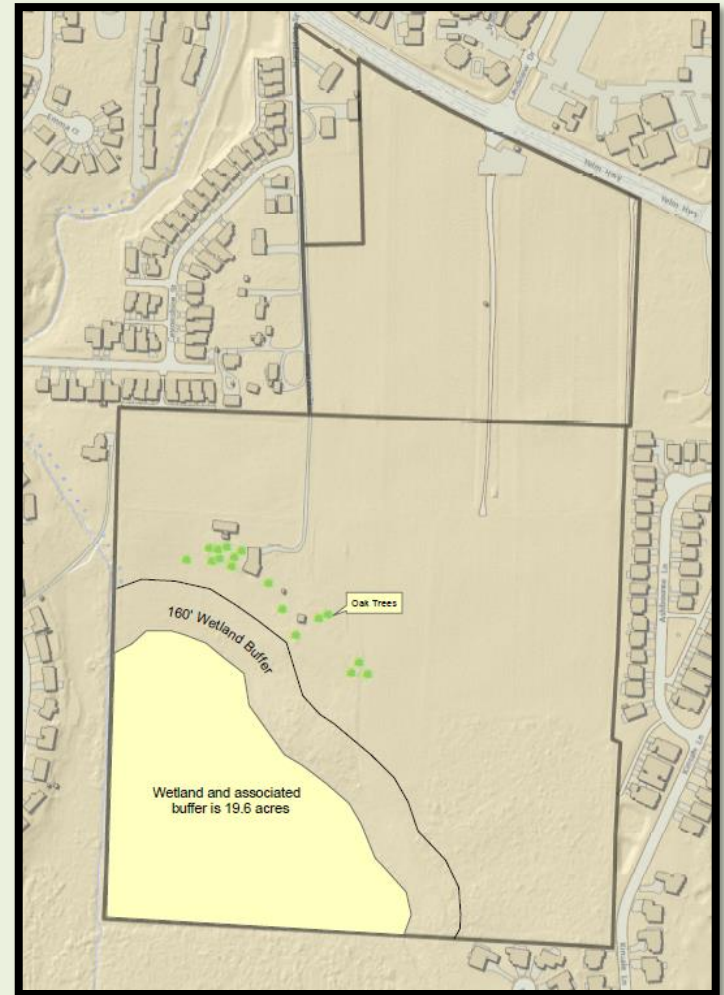


## Zahn Parcels

- 83 Acres
- \$10.7 million
- Owned by Jim and Sandy Zahn

# Zahn Parcel

- Mostly open upland
- ~20 acres of forested wetlands
- Oak Trees





# Site Photos





# Site Photos





# Public Need

- Olympia has no dedicated soccer fields in its park system
- Olympia has not developed an athletic-field complex in 35 years (Yauger Park in 1982)



# Public Need

- Since that time, Olympia's population has increased nearly 80%
- Youth soccer participation has grown over 100%
- Lacrosse, ultimate Frisbee, rugby and youth/flag football also growing





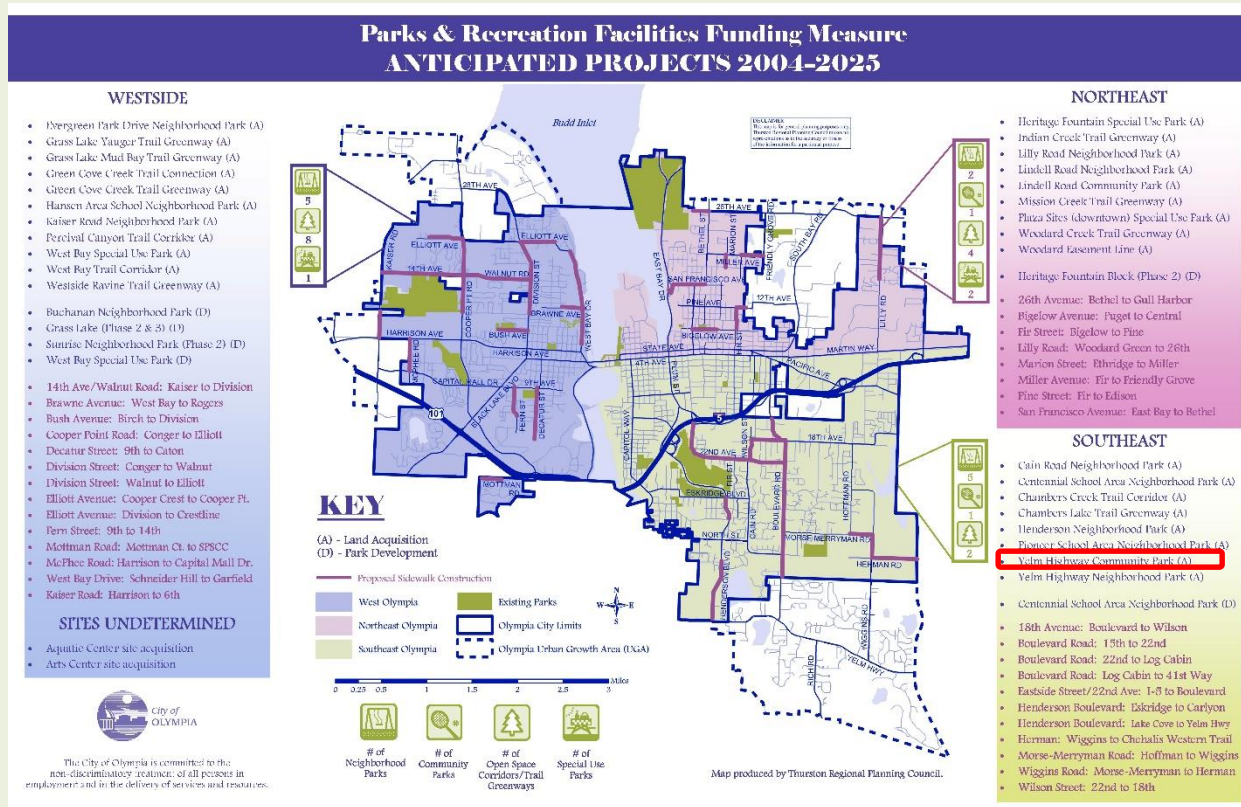
# Public Need

- Overuse of school district fields leading to poor conditions



# Public Need

- Project identified in 2004 Funding Measure





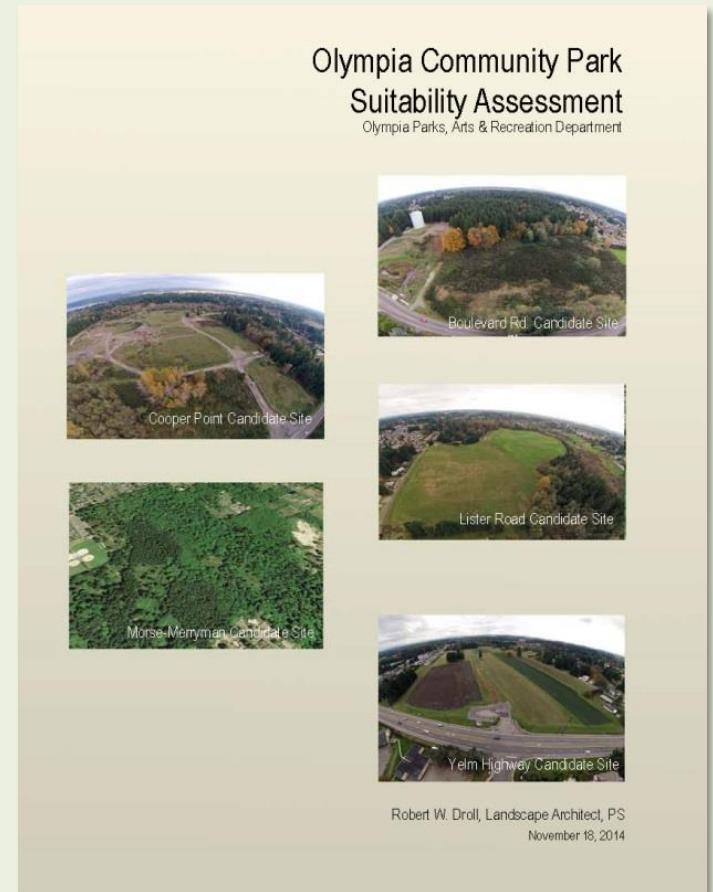
# Public Need

- Project identified in 2002, 2010, 2016 Parks Plans



# Suitability Assessment

- 2014 Community Park Suitability Assessment
- Assessed 5 largest undeveloped properties remaining in City/UGA





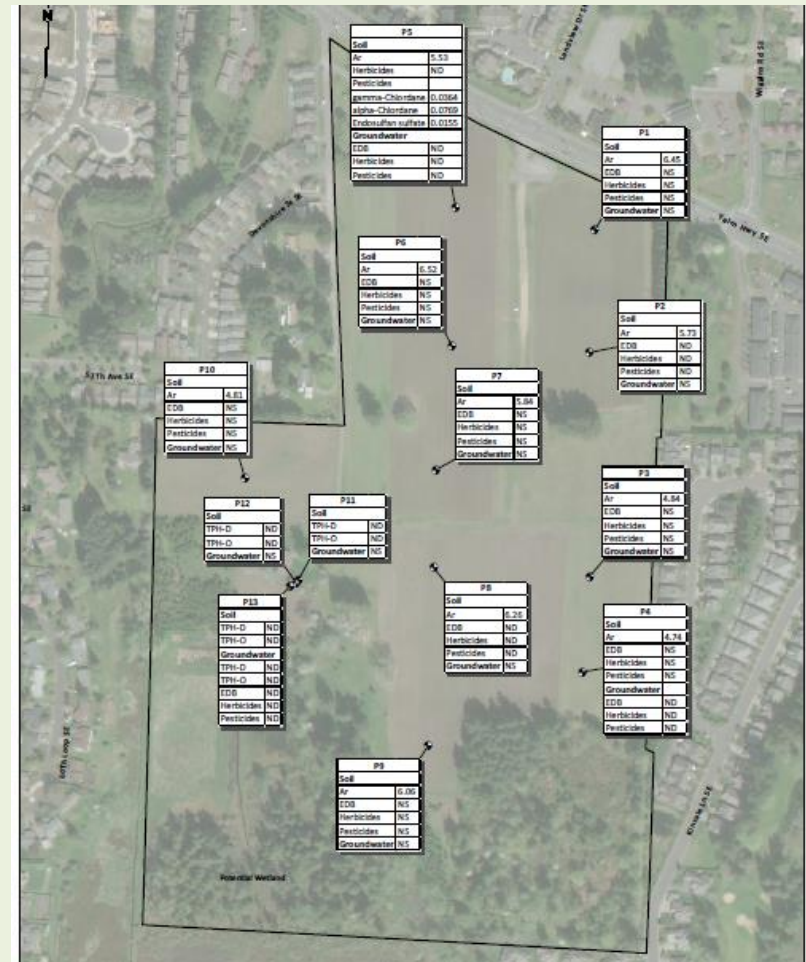
# Suitability Assessment

- Good topography
- Least stormwater impact
- Least impact on existing habitat
- Utilities available
- Lowest development cost
- Best Access

	Candidate Site: Boulevard Road	Candidate Site: Cooper Point Road	Candidate Site: Lister Road	Candidate Site: Morse-Merryman Road	Candidate Site: Yelm Road
Parcel Size	E	E	E	E	E
Location	G	E	P	G	E
Configuration	G	G	G	G	G
Assessed Value	not rated	not rated	not rated	not rated	not rated
Zoning	G	G	G	G	G
Adjacent Properties	E	G	E	E	E
Topography	P	P	P	E	E
Soils / Stormwater	F	G	G	F	E
Vegetation/Habitat	P	E	E	F	E
Critical Area Constraints	E	E	P	E	E
Utilities Availability	E	P	E	E	E
Park Development Costs	P	F	F	G	E
OPARD Program Elements Fulfillment	E	E	E	E	E
Constraints identified in Title Reports	G	G	G	G	G
Site Availability	E	G	P	G	G

# Environmental Site Assessments

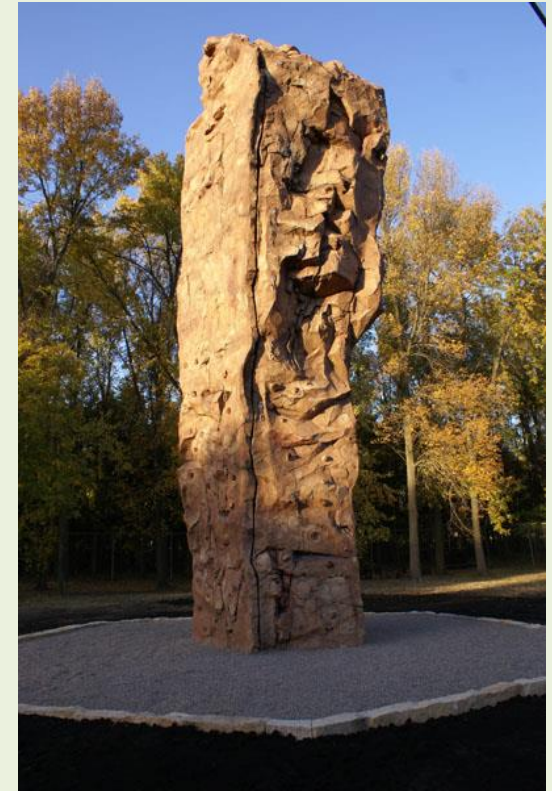
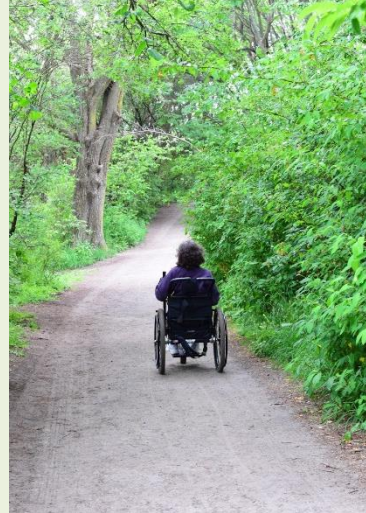
- Phase I & II ESA
- Soil and groundwater sampled at 13 locations .5 – 30ft.
- No arsenic, herbicides, pesticides, EDB, or Petroleum Hydrocarbons at cleanup levels





# Public Planning Process

Potential for variety of recreation opportunities





# Questions?

