

City of Olympia Community Park Site Suitability Assessment

City Council-Approved Scope of Work --- July 8, 2014

The Community Park Site Suitability Study will assess the suitability of potential sites (40 acres +) within Olympia and its Urban Growth Area (UGA) for a new City community park. The study will be prepared by a consultant from the City's On-Call Consultant Roster. Olympia Parks, Arts & Recreation (OPARD) planning staff will provide the consultant with any information that the City has on any of the potential sites.

The site suitability assessment will:

- Identify the program requirements (provided by OPARD)
- Review title reports (ordered by OPARD)
- Estimate the site acquisition and park development costs for each site
- Develop a criteria-based site assessment rating system
- Assess each site against each of the rating criteria

The site rating criteria will be based upon:

- Parcel size, location, configuration & assessed value
- Zoning & use of adjacent properties
- Topography & soil type
- Vegetation cover and type
- Critical area constraints
- Utility availability
- Planning-level site development costs for:
 - Street frontage improvements
 - Utility extensions – water, sewer, storm, electricity, gas
 - Park facilities
- Fulfillment of OPARD program requirements
- Constraints identified in title reports
- Site availability
- Open space evaluation and habitat protection
- Stormwater impacts of park development
- Benefit to stormwater management

The deliverable consists of:

- A written report containing a brief analysis of each of the rating criteria, presenting Findings and identifying challenges and opportunities
- A conceptual site “bubble-plan” overlaid on an aerial photo for each site
- A rating chart for each site, using the site rating criteria
- A prioritized site ranking of all sites
- A Maintenance Management Plan (MMP) on the highest-ranked site
- An Executive Summary that outlines the pros and cons of each site and identifies a preferred alternative.