

Parks, Arts and Recreation Capital Projects



The 2026-2031 Financial Plan for Parks, Arts and Recreation is based on the Capital Investment Strategy adopted as part of the 2022 Parks, Arts and Recreation Plan. This strategy includes proposed projects and funding sources reviewed by the community and approved by City Council. Pulling projects from this road map of investments is a crucial first step in developing the capital budget.

Another critical step is to review the current project inventory in the Capital Asset Management Program (CAMP). Annually, one-third of the park system infrastructure is inspected, and the condition of facilities is scored. Based on the scoring, projects are ranked and then submitted for funding in the CFP.

Capital Project Funding Sources

Park capital projects are funded primarily by six sources:

1. Park impact fees
2. State Environmental Policy Act (SEPA) mitigation fees
3. Non-voted utility tax
4. Voted utility tax revenue from the Parks and Pathways Funding Measure
5. Olympia Metropolitan Park District (OMPD)
6. Grants

The general direction in the CFP is that new park development is funded through Park Impact fees, SEPA mitigation fees, Metropolitan Park District Funds, and grants. Land acquisition is funded primarily through the Voted Utility Tax and Non-voted Utility Tax.

While acquisition is funded primarily through the voted utility tax (VUT), the 2004 ballot measure outlines a shift of some of the voted utility tax revenues towards development and maintenance. This is specifically for park properties that were acquired with voted utility tax and non-voted utility tax revenues. Due to extensive progress on acquisition goals and the direction of the 2022 Parks, Arts, and Recreation Plan, this CFP will use some VUT for development and maintenance.

Base Programs

The Parks, Arts and Recreation Chapter of the Capital Facilities Plan consists of seven program categories:

1. Armory Arts Center
2. Community Park Development
3. Capital Asset Management Program (includes ADA Facility Upgrades)
4. Neighborhood Park Development
5. Open Space Development
6. Percival Landing Major Maintenance and Reconstruction
7. Park Land Acquisition

In 2026, the ADA Facility Upgrades Program will be combined with the Capital Asset Management Program. This consolidation will allow the Department to continue addressing ADA deficiencies while achieving greater construction efficiencies and cost savings, particularly in mobilization and project oversight. Over the past seven years, the number of ADA deficiencies has been reduced by 50%.

Levels of Service Standards

Levels of Service Standards are the ratio of developed park land per 1,000 residents. This is how the City evaluates whether we need to acquire more park land or build more recreation facilities. The Capital Facilities Plan identifies the means by which the City finances new park acquisition and development. Park land acquisition and development is funded by a variety of sources including the Voted Utility Tax, OMPD revenue, Park Impact fees, SEPA mitigation fees, grants and donations.

The following table presents the existing and target levels of service standards from the 2022 Parks, Arts and Recreation (PAR) Plan. It shows that additional park land and development are needed if the target

levels of service standards are to be met. In the category of Open Space, the existing ratio of parks to population is slightly higher than the target ratio. While this would appear to indicate no additional open space acquisition is needed, this is not the case; substantial population growth is projected during the plan's 20-year horizon. In order to meet the target level of service standard, the open space inventory will need to be increased.

Existing & Target Levels of Service Standards for Parks*

2022 Parks, Arts & Recreation Plan			
Park Type	Existing Developed Acres	Existing Ratio	Target Ratio
		Acres/1,000	Acres/1,000
Neighborhood Parks	53.05	0.78	0.83
Community Parks	147.79	2.18	2.35
Open Space	1190.93	17.55	15.96
*For levels of service standard calculations, only developed parks are included.			

Performance Measures

In addition to Level of Service Standards, the Department also has performance measures that help us make data-informed decisions, improve ability to tell data stories, improve performance and demonstrate progress towards achieving the community's vision. The Parks Performance Dashboard is found on the City's website at <https://olympia.clearpointstrategy.com/parks-arts-recreation/>

New Debt Issuance

The City anticipates issuing debt to fund two historic large scale projects, Yelm Highway Community Park Phase I and the Armory Arts Center Phase I Renovations. While the debt package has not been finalized, it would be completed in 2025 and will require an annual commitment of OMPD and Voted Utility Tax revenues.

The financial impact of taking on additional debt is that OMPD and Voted Utility Tax revenues will be fully committed for many years, unless new funding sources are identified. Staff will continue to actively seek grant opportunities and leverage impact fees and SEPA mitigation fees as matching funds, allowing for smaller-scale development to move forward.

Armory Arts Center

Where is this project happening?

Downtown

Are there other CFP projects that impact this project?

N/A

Description

On May 18, 2021, Governor Inslee approved the 2021 Washington State Capital Budget, which directed the Military Department to transfer the Olympia Armory at no cost to the City of Olympia, “for use as a community asset dedicated to using the arts to support community development, arts education, and economic development initiatives.”

Development of the Armory comes at a pivotal moment in our community, to better support the arts, heritage, culture, workforce development, equity and inclusion, and low-income and/or artist live/work housing. Building acquisition is a milestone in the community’s thirty-year quest for an arts center.

Development of the space is a high priority for the Department with the potential to inform future budget decisions and staffing levels. A working vision is to repurpose the Olympia Armory for use as a Creative Campus – a cultural anchor for building community through the arts.

Project List

In 2026, funding is requested for:

- **Armory Arts Center Phase I Renovations**
This project funds the first phase of essential design and safety improvements needed to open the building to the public. Phase I includes ADA access improvements, mechanical, electrical, plumbing, and sprinkler systems. Construction will start in 2025. As demonstrated in the 2022 Parks, Arts, and Recreation Capital Investment Strategy, funding will include a combination of grants and OMPD debt service.

Is there a level of service standard or measurable outcome?

N/A

What Comprehensive Plan goals and policies does this project address?

This CFP reflects the goals and policies of the 2022 Parks, Arts and Recreation Plan and the following policy of the Olympia Comprehensive Plan:

- **Goal Public Health, Parks, Arts, and Recreation 8**
Arts in Olympia are supported.
- **Policy Public Health, Parks, Arts, and Recreation 8.1**

Pursue a regional community arts center.

– **Policy Public Health, Parks, Arts, and Recreation 8.2**

Pursue affordable housing and studio/rehearsal space for artists, including support for, or participation in, establishing or constructing buildings or sections of buildings that provide living, work and gallery space exclusively for artists.

– **Policy Public Health, Parks, Arts, and Recreation 8.3**

Encourage broad arts participation in the community.

– **Policy Public Health, Parks, Arts, and Recreation 8.4**

Provide opportunities for the public to learn about and engage in the art-making process.

– **Policy Public Health, Parks, Arts, and Recreation 8.5**

Provide opportunities that highlight the talent of visual, literary and performing artists.

– **Policy Public Health, Parks, Arts, and Recreation 8.6**

Provide technical support to art organizations.

– **Policy Public Health, Parks, Arts, and Recreation 8.8**

Create a range of opportunities for the public to interact with art; from small workshops to large community events.

– **Policy Public Health, Parks, Arts, and Recreation 8.9**

Encourage early arts education opportunities.

Armory Creative Campus

Capital Cost:	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Total
Armory Creative Campus - Phase 1 Improvements	\$18,200,000	\$0	\$0	\$0	\$0	\$0	\$18,200,000
Total	\$18,200,000	\$0	\$0	\$0	\$0	\$0	\$18,200,000
Funding Sources:							
General Obligation Bond Issuance	\$12,200,000	\$0	\$0	\$0	\$0	\$0	12,200,000
Use of Fund Balance	3,000,000	0	0	0	0	0	3,000,000
Local Grants, Entitlements, or Other Payments	2,500,000	0	0	0	0	0	2,500,000
Transfers from Olympia Metro Park District	500,000	0	0	0	0	0	500,000
Total	\$18,200,000	\$0	\$0	\$0	\$0	\$0	\$18,200,000

Community Park Development

Where is this project happening?

Various locations Citywide

Are there other CFP projects that impact this project?

N/A

Description

Community parks are places for large-scale community use. Community parks include facilities such as athletic fields, picnic shelters, sport courts, water access and other facilities.

Project List

In 2026, funding is requested for the following projects:

- **Yelm Highway Community Park Maintenance Facility**

This project will fund the construction of a park maintenance facility at Yelm Highway Community Park. The maintenance facility will be constructed simultaneously with Phase I construction of the park. It will include staff offices and a garage shop for storage and workshop spaces. This facility is intended to serve parks in SE Olympia.
- **Yelm Highway Community Park Phase I Construction**

This project will fund the construction of Phase 1 improvements at the park. This phase will include a soccer field, parking, restroom, pickleball and basketball courts, soccer mini-pitch, inclusive playground, walking loop, and dog park. Three grants totaling \$2,850,000 have been awarded from the Washington State Recreation and Conservation Office. Construction is anticipated to start in early 2026.
- **Rebecca Howard Park Master Plan**

This property at 911 Adams Street was purchased for a future downtown park in March 2021 and officially named Rebecca Howard Park, after a prominent African American businesswoman, in December 2021. This park property is the location of Olympia's Juneteenth event, and a primary theme for the future park will be celebrating the history and accomplishments of some of Olympia's African American and Black community members. Parks staff have been working with a steering committee to develop the narrative and design for this park. The development plan for the park was completed in 2025 and a preliminary cost estimate was developed. Staff will develop a funding strategy for the next phase of design and research/apply for funding opportunities (grants, non-profits).
- **2028 Parks, Arts and Recreation Plan**

This project helps fund development of the 2028 Parks Plan. Required to be updated every six years, the Parks Plan is a State requirement for grant eligibility. A major component of the plan includes development of a Capital Improvement Strategy that outlines capital projects and their estimated costs, funding sources, and timelines.

- **Japanese Garden Relocation**

With the sale of the Lee Creighton Justice Center property, which includes the Yashiro Japanese Garden, the City will begin the process of relocating and reimagining the Garden. In 2026, the Department will engage with the community to ensure the future garden is a place to celebrate our Sister City and honor Japanese culture for generations to come. The project will be funded with proceeds from the property sale.

Is there a level of service standard or measurable outcome?

- Target level of service standard (2022 Parks, Arts and Recreation Plan): 2.41 acres/1,000 population
- Existing Ratio (2022 Parks, Arts and Recreation Plan): 2.18 acres/1,000 population

What Comprehensive Plan goals and policies does this project address?

This CFP reflects the goals and policies of the 2022 Parks, Arts and Recreation Plan and the following policies of the Olympia Comprehensive Plan:

- **Policy Public Health, Parks, Arts, and Recreation 1.3**
Be responsive to emerging needs for programs, facilities and community events.
- **Policy Public Health, Parks, Arts, and Recreation 2.5**
Search for opportunities for mixed-use facilities and public/private partnerships.
- **Policy Public Health, Parks, Arts, and Recreation 9.2**
Provide programs and facilities that stimulate creative and competitive play for all ages.

Community Park Development

Capital Cost:	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Total
Yelm Highway Community Park Maintenance Facility	\$4,500,000	\$0	\$0	\$0	\$0	\$0	\$4,500,000
Yelm Highway Community Park Phase I Construction	21,000,000	0	0	0	0	0	21,000,000
Rebecca Howard Park Master Plan	170,000	0	0	0	0	0	170,000
2028 Parks, Arts and Recreation Plan	85,000	85,000	0	0	0	0	170,000
Japanese Garden Relocation	175,000	175,000	0	0	0	0	350,000
Aquatic Facility Design	0	100,000	0	0	0	0	100,000
Urban Farm Park	0	150,000	0	0	0	0	150,000
Total	\$25,930,000	\$510,000	\$0	\$0	\$0	\$0	\$26,440,000
Funding Sources:							
General Obligation Bond Issuance	\$14,700,000	\$0	\$0	\$0	\$0	\$0	\$14,700,000
State Grants from the Recreation and Conservation Office	2,850,000	0	0	0	0	0	2,850,000
Transfers from Olympia Metro Park District	2,390,000	335,000	0	0	0	0	2,725,000
Transfers from Park & Rec Sidewalk Utility Tax	4,000,000	0	0	0	0	0	\$4,000,000
Use of Fund Balance	1,345,000	175,000	0	0	0	0	1,520,000
Transfers from SEPA Mitigation Funds	645,000	0	0	0	0	0	645,000
Total	\$25,930,000	\$510,000	\$0	\$0	\$0	\$0	\$26,440,000

Capital Asset Management Program (CAMP)

Where is this project happening?

Various locations Citywide

Are there other CFP projects that impact this project?

- Citywide Asset Management Program

Description

Sustaining a maintenance fund for parks is as important as building new facilities. It is critical that future maintenance requirements are identified and funded concurrently with new construction, so the community is assured uninterrupted access to its inventory of public recreation facilities.

The Capital Asset Management Program (CAMP) incorporates a systematic inspection and criteria-based prioritization process for maintaining current park assets. One-third of all park assets are inspected annually by a City staff engineer and Park maintenance staff person.

Many of Olympia's parks and associated facilities were constructed before the Americans with Disabilities Act (ADA) passed in 1990. In 2017, the City conducted an ADA assessment of its parks system. The assessment identified the various components within the parks that do not comply with current ADA compliance standards. The assessment reviewed all the park facilities, parking and access pathways and identified the modifications necessary to bring the components into compliance with ADA standards. In 2026, the ADA program will merge with the CAMP program to create program efficiencies and cost savings on construction mobilization and oversight.

With voter approval of the Olympia Metropolitan Park District and the Parks, Arts and Recreation Plan, funding for CAMP is targeted at \$750,000 per year. This stable and predictable funding source provides the foundation to schedule and make repairs. With new repair needs identified every year, the steady revenue source will improve the park Facility Condition Index (FCI) over time.

Project List

In 2026, funding is allocated for the following projects:

- **Bigelow Park Improvements**
This project will demolish the existing restroom and picnic shelter structure, build a new restroom and shelter, and improve ADA accessibility to pathways and parking areas.
- **Decatur Woods Playground Replacement**
The playground and safety surfacing are past their useful design life and will be replaced in 2026. Planning and community outreach to determine the new design and play features is anticipated to be completed in 2025.
- **LBA Park Field 3 Renovation**
This project will include new backstops and dugouts on LBA Fields 3, improve ADA accessibility to the field and common areas, replace aging irrigation components and recondition both the infield and

outfield surfaces. In 2026, the City will re-apply for a \$750,000 grant from the State Recreation and Conservation Office (RCO) and if successful will start construction in 2027.

Why is this project a priority?

CAMP is the maintenance backbone of Olympia’s park system. Funding maintenance is not glamorous, but it is essential to responsibly maintain public assets. CAMP is necessary to ensure that existing park facilities are rehabilitated and replaced as needed to maintain the park amenities community members expect. This program supports sustainability by extending the life of our park facilities. Deferred maintenance can result in unsafe conditions, closed facilities or additional maintenance costs.

The Americans with Disabilities Act prohibits discrimination against individuals on the basis of disability and requires local governments to make their facilities accessible for all. For parks, the requirements focus on providing accessibility by addressing and eliminating structural barriers associated with park facilities and supporting the Department’s efforts toward increasing inclusivity in the park system.

Is there a level of service standard or measurable outcome?

The overall condition of the park system infrastructure is expressed in a Facility Condition Index (FCI) rating. The FCI shows what percentage of park infrastructure needs major maintenance. For 2024, the FCI rating was 85 percent, which falls within the Good range and represents \$6.9 Million of estimated major maintenance repairs.

To date, half of the ADA deficiencies identified in the 2017 ADA park system audit have been addressed. CAMP projects will continue to include accessibility improvements to systematically address all legacy deficiencies in the park system.

What Comprehensive Plan goals and policies does this project address?

This CFP reflects the goals and policies of the 2022 Parks, Arts and Recreation Plan and the Olympia Comprehensive Plan.

- **Goal Public Health, Parks, Arts, and Recreation 6**
Olympia’s parks, arts and recreation system investments are protected.
 - **Policy Public Health, Parks, Arts, and Recreation 6.1**
Continue to implement and refine the Citywide Asset Management Program to make sure the City’s public facilities remain functional and safe for as long as they were designed for.
 - **Policy Public Health, Parks, Arts, and Recreation 6.5**
Establish a strategy for funding maintenance and operation of new park facilities before they are developed.
 - **Policy Public Health, Parks, Arts, and Recreation 10.1** Enhance recreation opportunities for the Olympia area’s physically and mentally disabled populations.

Capital Asset Management Program (CAMP)

Capital Cost:	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Total
Bigelow Park Improvements	\$150,000	\$0	\$0	\$0	\$0	\$0	\$150,000
Decatur Woods Playground Replacement	450,000	0	0	0	0	0	450,000
LBA Park Field 3 Renovation	50,000	1,500,000	0	0	0	0	1,550,000
LBA Shelter and Tennis Court Replacement	0	50,000	850,000	0	0	0	900,000
Squaxin Park Playground	0	50,000	900,000	0	0	0	950,000
Kettle View Play Field Drainage	0	0	150,000	750,000	0	0	900,000
Squaxin Park Carpenter Shop Remodel	0	0	0	275,000	0	0	275,000
Yauger Park Site Improvements	0	0	0	50,000	0	650,000	700,000
Yauger Park Paving Maintenance	0	0	0	0	750,000	0	750,000
Stevens Field Tennis Court Resurfacing	0	0	0	0	0	750,000	750,000
Total	\$650,000	\$1,600,000	\$1,900,000	\$1,075,000	\$750,000	\$1,400,000	\$7,375,000
Funding Sources:							
Transfers from Olympia Metro Park District	\$650,000	\$850,000	\$1,400,000	\$750,000	\$750,000	\$1,400,000	\$5,800,000
State Grants from the Recreation and Conservation Office	0	750,000	500,000	325,000	0	0	1,575,000
Total	\$650,000	\$1,600,000	\$1,900,000	\$1,075,000	\$750,000	\$1,400,000	\$7,375,000

Neighborhood Park Development

Where is this project happening?

N/A

Are there other CFP projects that impact this project?

N/A

Description

Neighborhood parks are an integral part of implementing the urban design strategy for Olympia's neighborhoods. They are typically small and are designed primarily for non-organized recreation activities. Facilities found in neighborhood parks include items such as playgrounds, picnic areas, restrooms and open grass areas for passive and active use. Amenities may also include trails, tennis courts, basketball courts, skate courts, public art and community gardens.

Project List

There are no neighborhood park projects proposed in 2026. The cost to develop a new neighborhood park exceeds the annual neighborhood impact fee and SEPA mitigation fee collections and will require several years to save funds and pursue grant opportunities.

Is there a level of service standard or measurable outcome?

- Target level of service standard (2022 Parks, Arts and Recreation Plan): 0.83 acres/1,000 population.
- Existing Ratio (2022 Parks, Arts and Recreation Plan): 0.78 acres/1,000 population.

What Comprehensive Plan goals and policies does this project address?

This CFP reflects the goals and policies of the 2022 Parks, Arts and Recreation Plan and the following goals and policies of the Olympia Comprehensive Plan:

- **Goal Public Health, Parks, Arts, and Recreation 1**
Unique facilities, public art, events and recreational programming encourage social interaction, foster community building and enhance the visual character and livability of Olympia.
 - **Policy Public Health, Parks, Arts, and Recreation 1.3**
Be responsive to emerging needs for programs, facilities and community events.
 - **Policy Public Health, Parks, Arts, and Recreation 10.6**
Provide convenient, safe, active, outdoor recreation experiences suited for families.

Neighborhood Park Development

Capital Cost:	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Total
Lilly Road Park Master Plan	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000
Lilly Road Park Design & Construction	0	0	225,000	3,250,000	0	0	3,475,000
8th Avenue Park Master Plan	0	0	0	0	0	275,000	275,000
Total	\$0	\$50,000	\$225,000	\$3,250,000	\$0	\$275,000	\$3,800,000
Funding Sources:							
Transfers from Impact Fees (Neighborhood Parks)	\$0	\$50,000	\$225,000	\$1,125,000	\$0	\$275,000	\$1,675,000
State Grants from the Recreation and Conservation Office	0	0	0	1,625,000	0	0	\$1,625,000
Transfers from Olympia Metro Park District	0	0	0	500,000	0	0	\$500,000
Total	\$0	\$50,000	\$225,000	\$3,250,000	\$0	\$275,000	\$3,800,000

Open Space Development

Where is this project happening?

West Olympia

Are there other CFP projects that impact this project?

N/A

Description

Open space is property acquired to protect the special natural character of Olympia's landscape. Open Space includes trail corridors, forests, streams, wetlands and other natural features. Facility development includes trails and trailhead facilities that may include parking, restrooms, information kiosks and environmental education and interpretation facilities.

Project List

In 2026 funding is allocated for the following projects:

- Kaiser Woods Park**
 This project will transform the currently undeveloped 68-acre parcel into an open space park for the community. The park will include dedicated mountain bike trails, walking trails, a paved parking lot trailhead and restroom. Currently Olympia does not have any dedicated mountain bike trails in its park system. A \$605,000 Washington State Recreation and Conservation Office grant was awarded for this project. The project was delayed in 2025 due to additional time needed for permitting. Final design and permitting work will continue in early 2026 with construction anticipated to begin summer 2026.
- West Bay Park Environmental Clean-Up Phase II**
 The City received a Department of Ecology grant in 2006 to help fund environmental clean-up at West Bay Park. When the first phase of the park was constructed in 2010, clean-up actions were completed within the construction area. This project focuses on the remaining undeveloped portions of the park and will continue work with a consultant and the Department of Ecology to complete a Cleanup Action Plan.

Is there a level of service standard or measurable outcome?

- Target level of service standard (2022 Parks, Arts and Recreation Plan): 15.96 acres/1,000 population.
- Existing Ratio (2022 Parks, Arts and Recreation Plan): 17.55 acres/1,000 population.

What Comprehensive Plan goals and policies does this project address?

This CFP reflects the goals and policies of the 2022 Parks, Arts and Recreation Plan and the following goals and policies of the Olympia Comprehensive Plan:

- **Goal Public Health, Parks, Arts, and Recreation 4**
An urban trails system interconnects parks, schools, neighborhoods, open spaces, historical settings, neighboring jurisdictions' trails systems, important public facilities and employment centers via both on and off-street trails.
 - **Policy Public Health, Parks, Arts, and Recreation 4.1**
Coordinate with adjacent jurisdictions and State agencies to build a regional trail network and coordinated trail signage program that is consistent with the *Thurston Regional Trails Plan*.

Open Space Acquisition and Development

Capital Cost:	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Total
Kaiser Woods Park Improvements	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$1,500,000
West Bay Cleanup Phase II	52,500	52,500	500,000	500,000	0	0	1,105,000
Springwood Park Enhancements	0	0	0	0	500,000	0	500,000
Total	\$1,552,500	\$52,500	\$500,000	\$500,000	\$500,000	\$0	\$3,105,000
Funding Sources:							
Transfers from Impact Fees (Open Space)	\$951,250	\$26,250	\$250,000	\$250,000	\$500,000	\$0	\$1,977,500
State Grants from the Recreation and Conservation Office	575,000	0	0	0	0	0	575,000
State Grants from the Department of Ecology	26,250	26,250	250,000	250,000	0	0	552,500
Total	\$1,552,500	\$52,500	\$500,000	\$500,000	\$500,000	\$0	\$3,105,000

Park Land Acquisition

Where is this project happening?

Various locations Citywide

Are there other CFP projects that impact this project?

N/A

Description

The 2022 Parks, Arts & Recreation Plan identified acquisition of additional areas for Community Parks, Neighborhood Parks, and Open Space as important steps to providing adequate park and recreation spaces for a growing Olympia. Land acquisition funds are also used for pre-purchase investigations, as well as minimal actions necessary to make the property safe for public access and to protect sensitive areas on the property.

To protect the City's negotiating position, it is not always possible or desirable to identify specific parcels to acquire for future parks in the CFP. Each parcel requires a willing seller and considerable negotiation to secure a purchase and sale agreement.

The 1 percent Non-Voted Utility Tax is used to purchase new park land. As stated in the Olympia Metropolitan Park District Interlocal Agreement, this tax will sunset by 0.5% in 2025 and the remaining 0.5% in 2029.

Debt Service

In 2019, the City issued Limited-Term General Obligation (LTGO) bonds to refinance \$14 million used to purchase park land and an additional \$2 million for future park land purchases and/or capital development. The \$14 million was used to purchase 132.89 acres known as LBA Woods, 69 acres known as Kaiser Woods, 1.61 acres known as West Bay Woods and 83 acres known as the Yelm Highway parcel. This effort was critical in helping the City achieve the goal of acquiring 500 new acres of park land.

The 2 percent Voted Utility Tax from the Parks and Pathways Funding Measure is used to pay the annual debt service payment.

Land Acq. Costs	2026	2027	2028	2029	2030	2031	Total
2020 Bond	\$1,005,763	\$1,008,013	\$1,008,513	\$1,007,263	\$1,009,263	\$1,008,263	\$6,047,078
Land Acquisition	539,111	544,970	551,013	557,239	0	0	2,192,333
Total	\$1,544,874	\$1,552,983	\$1,559,526	\$1,564,502	\$1,009,263	\$1,008,263	\$8,239,411

Land Acq. Funding	2026	2027	2028	2029	2030		Total
Voted Utility Tax	\$1,005,763	\$1,008,013	\$1,008,513	\$1,007,263	\$1,009,263	\$1,008,263	\$6,047,078
Non-Voted Utility Tax	539,111	544,970	551,013	557,239	0	0	2,192,333
Total	\$1,544,874	\$1,552,983	\$1,559,526	\$1,564,502	\$1,009,263	\$1,008,263	\$8,239,411

Project List

In 2026, funding is allocated for the following:

- **Park Land Appraisals**

This project will fund appraisals and Environmental Site Assessments for potential park land properties.

Why is this project a priority?

Additional park land is needed to meet the target outcome ratios established for parks.

Is there a level of service standard or measurable outcome?

Having parks within close proximity to residents provides many social, health and environmental benefits.

What Comprehensive Plan goals and policies does this project address?

This CFP reflects the goals and policies of the 2022 Parks, Arts and Recreation Plan and the following policies of the Olympia Comprehensive Plan:

- **Policy Public Health, Parks, Arts, and Recreation 3.1**
Provide parks in close proximity to all residents.
- **Policy Public Health, Parks, Arts, and Recreation 3.4**
Identify and acquire future park and open space sites in the Urban Growth Area.
- **Policy Public Health, Parks, Arts, and Recreation 7.2**
Provide urban green spaces that are in people's immediate vicinity and can be enjoyed or viewed from a variety of perspectives.
- **Policy Natural Environment 1.4**
Conserve and restore natural systems, such as wetlands and stands of mature trees, to contribute to solving environmental issues.
- **Policy Natural Environment 2.1**
Acquire and preserve land by a set of priorities that considers environmental benefits, such as stormwater management, wildlife habitat or access to recreation opportunities.

Park Land Acquisition

Capital Cost:	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Total
Park Land Appraisals	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$180,000
Total	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$180,000
Funding Sources:							
Transfers from Park & Rec Sidewalk Utility Tax	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$180,000
Total	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$180,000

Percival Landing Major Maintenance and Reconstruction

Where is this project happening?

Port Plaza southward along the shoreline of Budd Inlet to its southern terminus at the 4th Avenue Bridge.

Are there other CFP projects that impact this project?

N/A

Description

Percival Landing is one of the most popular destinations in the region, drawing a wide range of visitors to the waterfront and downtown. Percival Landing was constructed in three phases in the 1970s and 1980s and is exhibiting the effects of years of exposure to the harsh marine environment.

In 2004, the City began managing Percival Landing in two ways. The first is to maintain the boardwalk in a safe manner, until it can be replaced, and the second is to plan for its complete replacement.

To maintain the Landing, walk-through assessments of the Landing are conducted on an annual basis and every five years a complete assessment is performed. The five-year, in-depth assessments identify deficiencies needing repair and form the scope of work for the Percival Landing repair projects. The annual assessments monitor the Landing to make sure it is safe and operational.

Efforts to replace Percival Landing began in 2004. In 2007, a concept plan was completed for the entire length of Percival Landing. Phase I rehabilitation was the first section of the Landing to be replaced. Phase I was dedicated in August 2011 and extends from Water Street to Thurston Avenue. In 2019, a new bulkhead was installed in the area near 4th Avenue and Water Street. Also, the Sea Level Rise Response Plan was completed in 2019 and will have significant impacts on rebuilding Percival Landing, which has spurred a need to redesign the future reconstruction of Percival Landing.

In 2023, the City hired a consultant team to update the Percival Landing Master Plan. The first phase of the project involved working with City departments to identify needs and impacts of revisioning the Olympia downtown waterfront. The project objective is to help protect the City from sea level rise, enhance the shoreline, address the aging boardwalk, and create a waterfront park experience. The team is in the process of finalizing the preliminary concept designs and will likely begin community outreach in 2026.

In 2025, the City completed the 5-year facility condition assessment report of Percival Landing. The report presents the current overall condition assessment rating of the boardwalk and docks, provides a summary of observations and findings resulting from the facility condition assessment, and provides repair recommendations with a construction cost estimate for assets that were found to be deficient of their intended use. Overall, the boardwalk is in Fair condition and will need some minor repairs in 2026 and additional near-term repairs in 2030. The Department will also need to address Docks D and E, which were constructed in the 1980s and are in need of more significant repairs.

Project List

In 2026, funding is allocated for the following projects:

- **Annual Inspection**
Each year a consultant is hired to inspect the condition of the boardwalk to ensure it is safe and accessible to the public. The inspection will be completed in Spring 2026.
- **Olympia Waterfront Revisioning Plan**
The Department will continue work on the revisioning plan and will begin the community engagement process.
- **Percival Repairs**
Based on the 2025 5-year Assessment, a contractor will be hired to make safety repairs to the boardwalk. These repairs include replacing timber cross-bracing between pilings, repairing deck boards to eliminate tripping hazards, and addressing other damaged or missing items. Some smaller repairs will also be completed by Parks Maintenance staff.

Is there a level of service standard or measurable outcome?

The repair and replacement of the Percival Landing boardwalk is necessary to ensure public safety.

What Comprehensive Plan goals and policies does this project address?

This CFP reflects the goals and policies of the 2022 Parks, Arts and Recreation Plan and the following policies of the Olympia Comprehensive Plan:

- **Goal Public Health, Parks, Arts, and Recreation 5**
A lively public waterfront contributes to a vibrant Olympia.
 - **Policy Public Health, Parks, Arts, and Recreation 5.1**
Complete Percival Landing reconstruction and West Bay Park construction.

Percival Landing Major Maintenance and Reconstruction

Capital Cost:	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Total
Annual Inspection	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000	\$10,000	\$100,000
Olympia Waterfront Revisioning Plan	250,000	0	0	0	0	0	250,000
Percival Repairs	250,000	0	0	0	470,000	250,000	970,000
Total	\$510,000	\$10,000	\$10,000	\$10,000	\$520,000	\$260,000	\$1,320,000
Funding Sources:							
Transfers from Olympia Metro Park District	\$510,000	\$10,000	\$10,000	\$10,000	\$520,000	\$260,000	\$1,320,000
Total	\$510,000	\$10,000	\$10,000	\$10,000	\$520,000	\$260,000	\$1,320,000

Long Term Needs & Financial Planning

The following table lists future capital projects expected to occur in 7 to 20 years. The projects identified are needed to meet anticipated growth or to replace existing infrastructure that is beyond its useful life.

The scope, costs, and revenue projections are estimates. Timing for these projects may be impacted by the pace of growth and other factors. The projects are listed in the Parks, Art and Recreation Master Plan and are not in priority order.

7-20 Year Future Needs

Description	Cost	Probable Funding
Aquatic Facility	\$20,000,000	Impact Fees, OMPD, Grants
Armory Arts Center	\$20,000,000	OMPD, Grants
Yelm Highway Community Park Phase II	\$7,462,000	Impact Fees, OMPD, Grants
Karen Fraser Woodland Trail Phase III (Eastside to Henderson)	\$4,500,000	Impact Fees, OMPD, Grants
Karen Fraser Woodland Trail Phase IV (Henderson to Tumwater)	\$25,000,000	Impact Fees, OMPD, Grants
West Bay Park and Trail Phase II	\$46,000,000	Impact Fees, OMPD, Grants
Percival Landing Phase 2	\$20,000,000	OMPD, Grants
Neighborhood Park Development	\$5,638,000	Impact Fees, Voted Utility Tax, OMPD, Grants
Parks Maintenance Facility	\$2,500,000	OMPD
Grass Lake Connection to Yauger Park	\$900,000	Impact Fees, Grants
Chambers Lake Development	\$2,000,000	Impact Fees, Grants
Off-street Walking Connections	\$350,000	Voted Utility Tax