



2026 -2031 PRELIMINARY CAPITAL FACILITIES PLAN

AUGUST 21, 2025



Agenda



Parks Funding 101



CAMP Program History and Management



2026 Preliminary CFP Projects



Discussion and Questions

Agenda



Parks Funding 101



CAMP Program History and Management



2026 Preliminary CFP Projects



Discussion and Questions

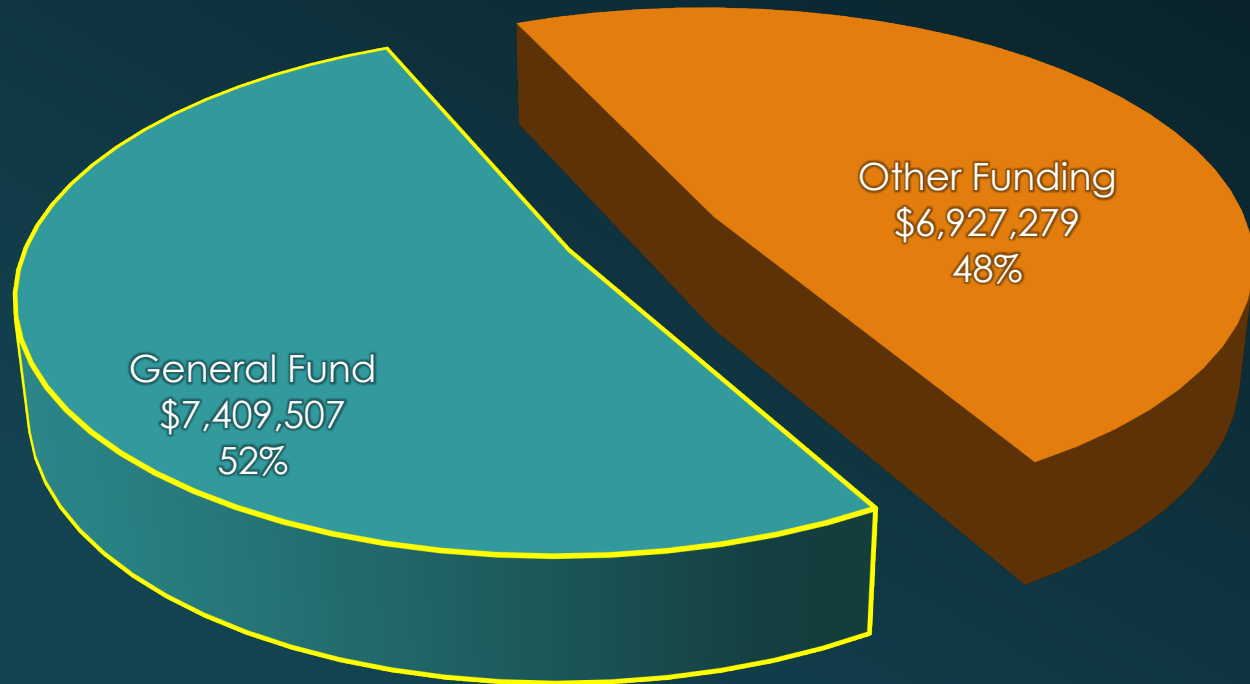
OPARD's Funding Overview

- 11% General Fund Revenue
- Program Revenue
- Impact Fees
- SEPA Mitigation Fees
- Voted Utility Tax
- Non-Voted Utility Tax
- Metropolitan Park District
- Grants



11% General Fund Revenue

- OMPD Interlocal Agreement Section 4.1.1 (i)...the City will annually allocate 11% of General Funds to Parks, Arts and Recreation **to the Operating Budget**
- General Funds
 - Sales Tax
 - B&O Tax
 - Property Tax
 - Private Utility Tax
 - Public Utility Tax



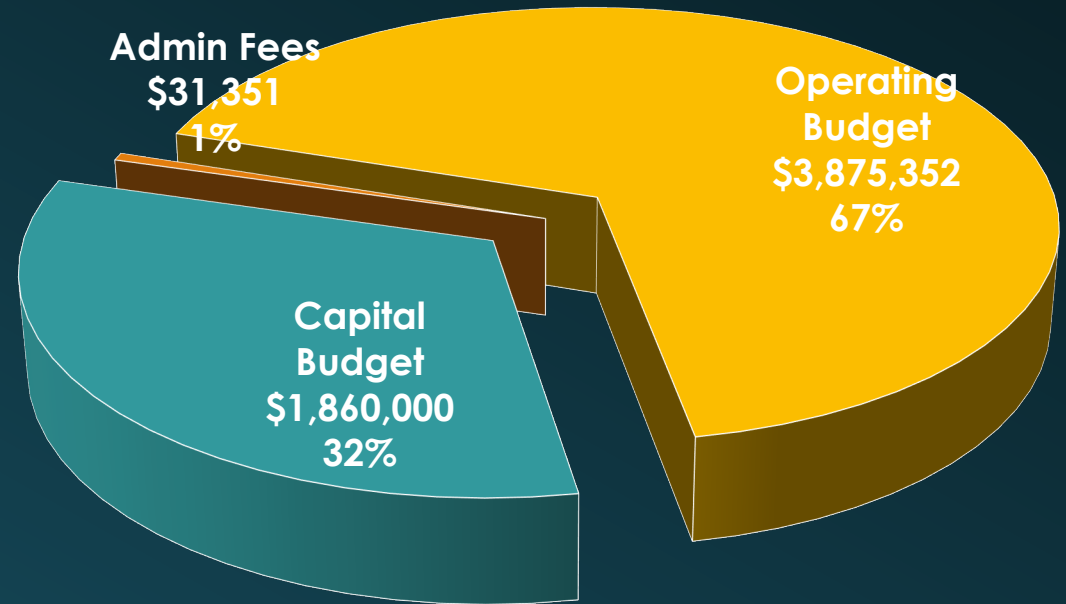
Program Revenue

- Recreation Program Fees
- Park Shelter Reservations
- Ballfield Fees
- Boating Moorage Fees
- The Olympia Center/Harbor House Facility Reservations
- Armory Reservations



Metropolitan Park District

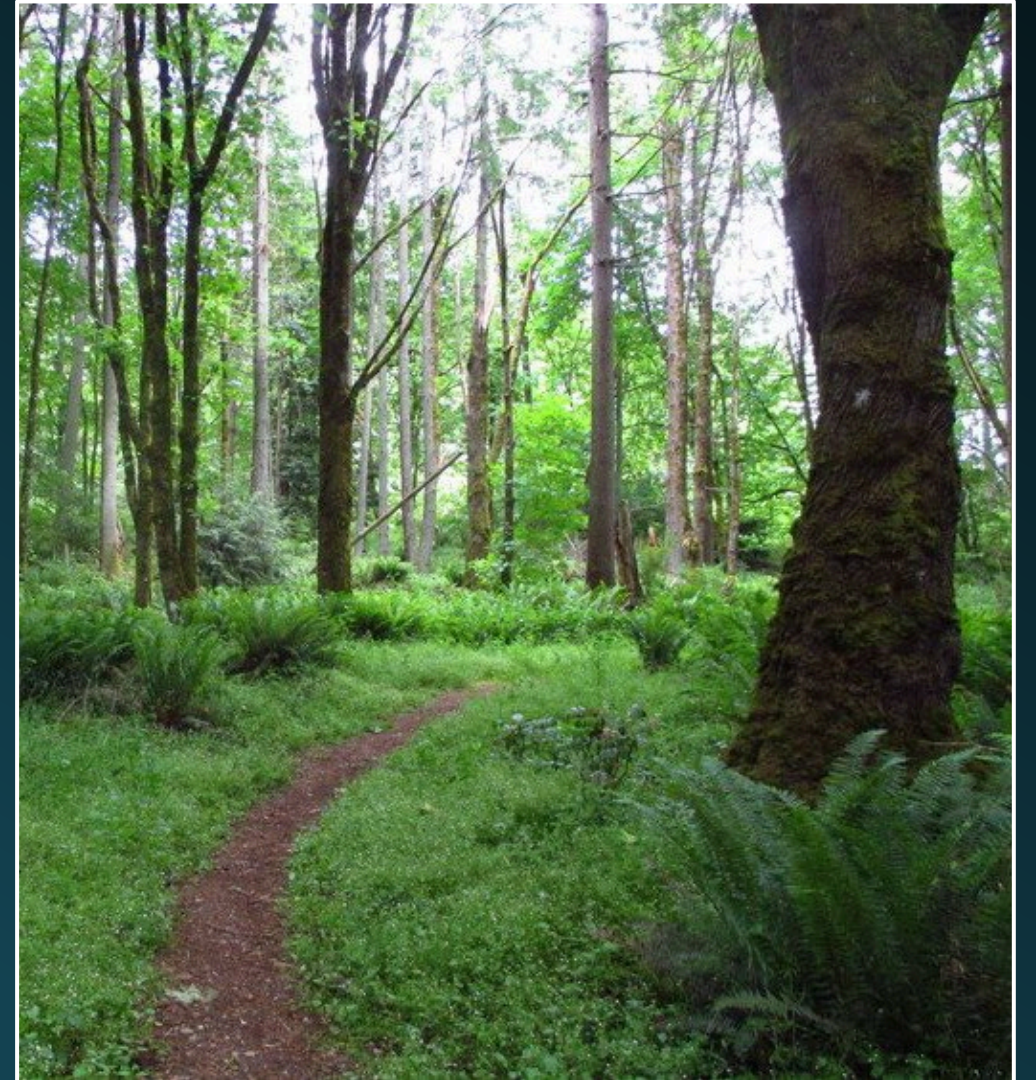
- Voter Approved in 2015
- Property Tax
- \$0.4797/1,000 Assessed Value



2025 OMPD Budget: \$5,766,703

Voted Utility Tax

- Voter-approved in 2004
- Tax on Natural Gas, Electricity and Telephone
- Interlocal Agreement 4.1.1 (ii) commits 2% to land acquisition and to maintain and develop those acquired properties
- Currently generates ~\$2.1M annually



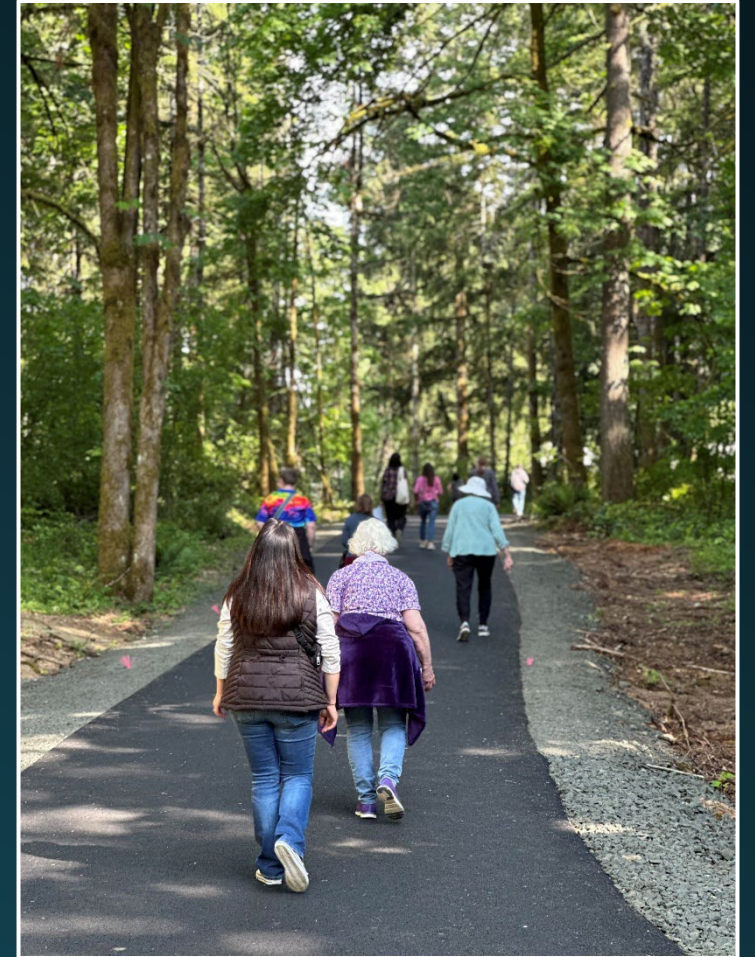
Impact Fees & SEPA Mitigation Fees

Impact Fees:

- Fee on new residential construction in City limits
- \$2,907 - \$6,798 based on dwelling type

Urban Growth Area SEPA Mitigation Fees:

- Fee on new residential construction (10+ units)
- Individual analysis for each project, fee varies by project
- Very few subdivisions over 10 units in recent years so revenue is unreliable



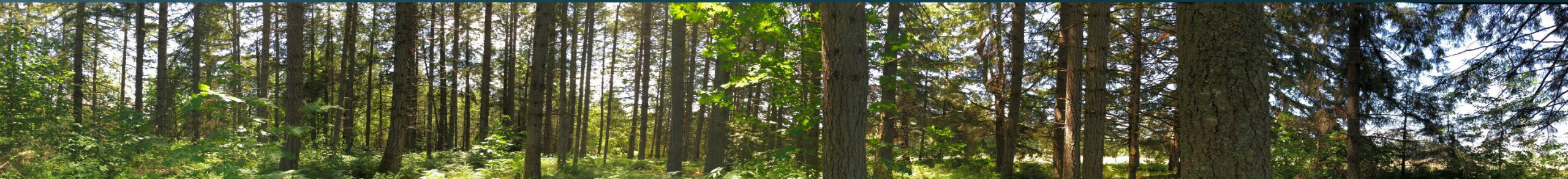
Non-Voted Utility Tax

- Tax on Natural Gas, Electricity and Telephone
- OMPD Interlocal Agreement 4.1.1 (iii) commits $\frac{1}{2}\%$ of revenues until January 1, 2030
- OMPD Interlocal Agreement 4.1.1 (iv) commits an additional $\frac{1}{2}\%$ of revenues **2025 last year to receive**
- Each $\frac{1}{2}\%$ generates approximately \$525,000
- Dedicated to land acquisition
- After 2029, approx. \$270,000 will be committed to repayment of 2025 bond



Grants

- Since 2016, OPARD received 28 grants resulting in over \$15M for park projects
- 2026 Project Grant Awards:
 - \$3,300,000 – Armory Creative Campus
 - \$2,850,000 – Yelm Highway Phase I
 - \$673,497 – Kaiser Woods Park Improvements



Debt Service

2020 Bond for Land Acquisition

- Approx \$1M annual payment
- 20 Years
- Final payment in 2039
- Use Voted Utility Tax for repayment

2025 Bond for Yelm Highway and Armory (upcoming)

- Approx \$1.7M annual payment
- 30 Years
- Final payment in 2055
- Use Voted Utility Tax, OMPD and Non-Voted Utility Tax for repayment

Agenda



Parks Funding 101



CAMP Program History and Management



2026 Preliminary CFP Projects



Discussion and Questions

Why Do Asset Management?

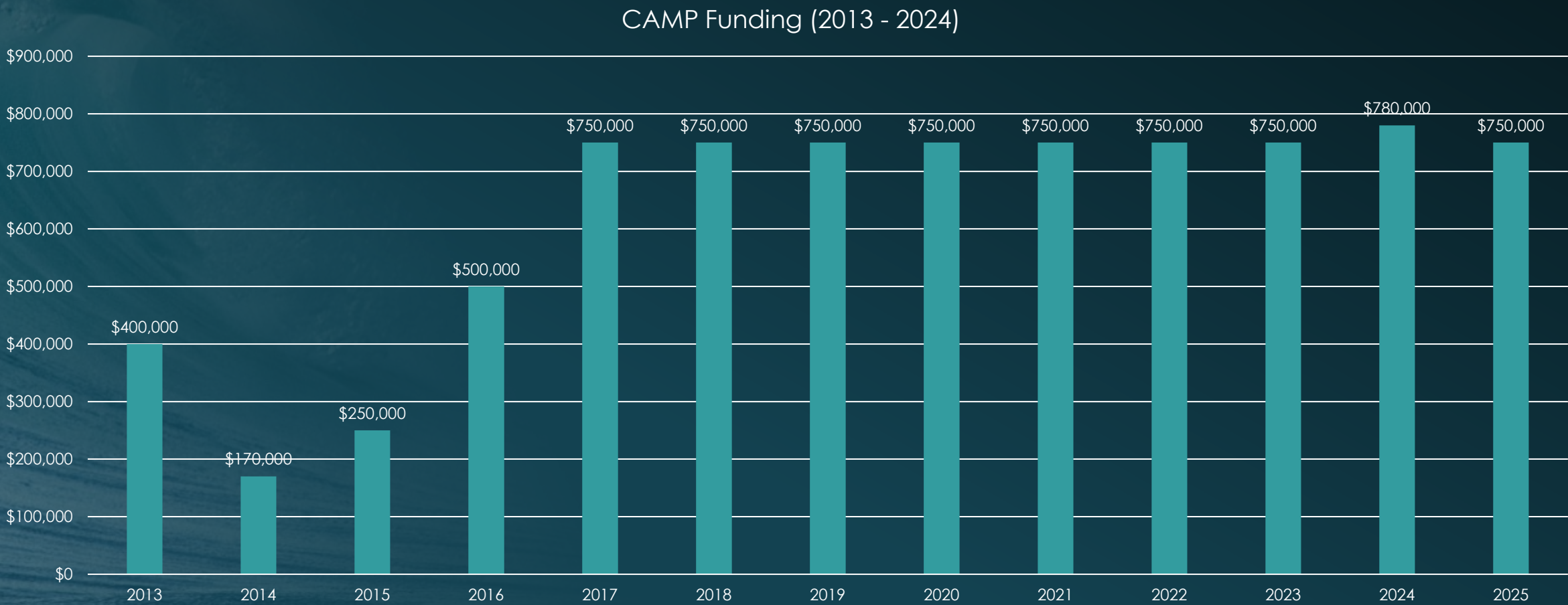


- Optimize limited resources
- Ensure safe and accessible parks
- Public satisfaction
- Support budget and grant requests
- Extend park asset life and plan for the future

History of CAMP

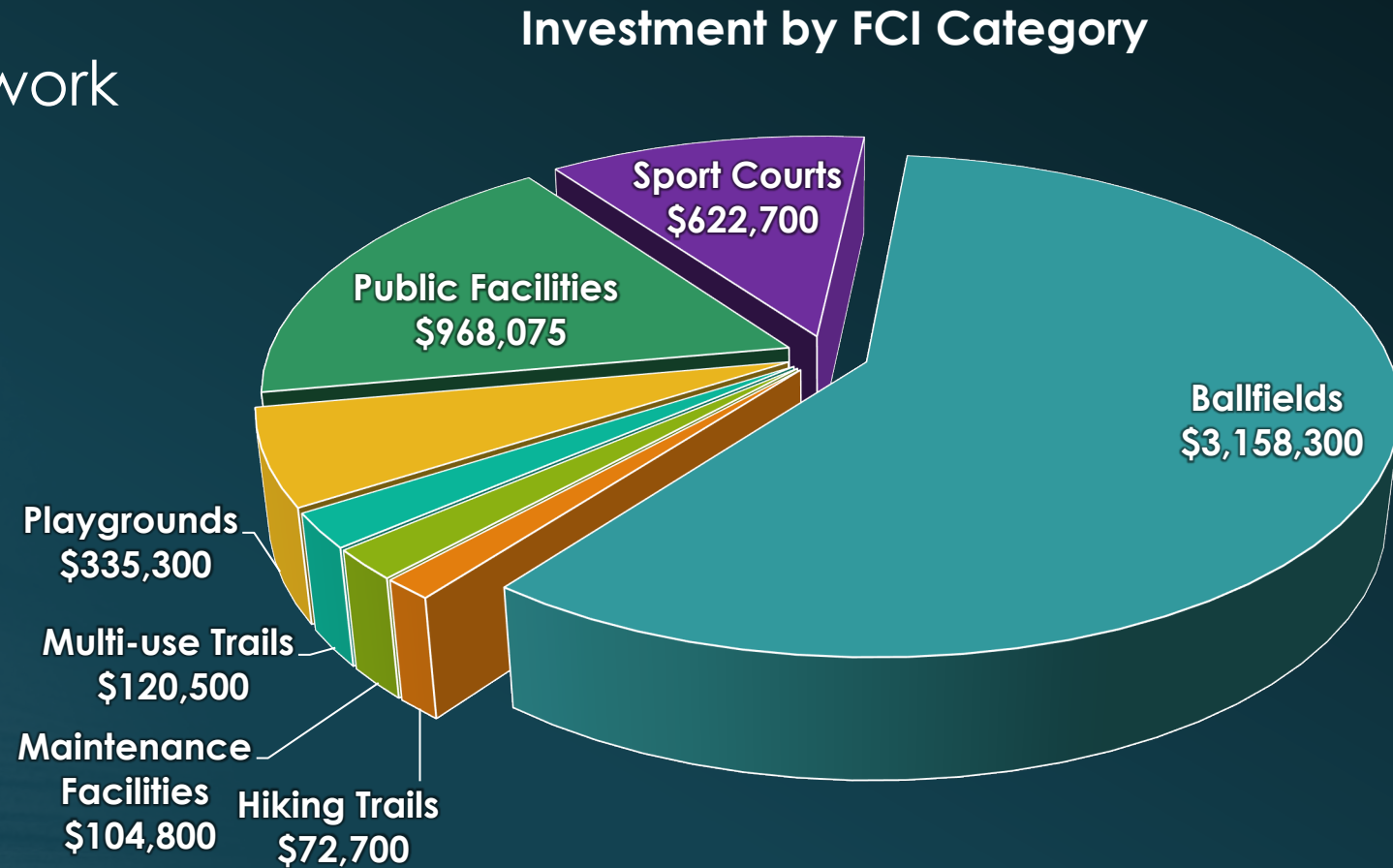
- Created the Capital Asset Management Program as part of the 2008 CFP
- Percival Landing was broken out of CAMP in 2015 because it was eclipsing the other assets
- CAMP began receiving consistent funding in 2017 with the passage of the Olympia Metropolitan Parks District
- Transitioned to Asset Essentials software from Excel in 2021

CAMP Funding Since 2013



CAMP Investments - 2017-2024

- 33 Projects
- \$5.4M worth of work



Capital Asset Management Process

- What is the process?
 - STEP 1) Update Park System Asset Inventory (new and removed)

The screenshot displays the 'ASSETS' section of a Capital Asset Management System. The interface includes a sidebar with navigation options: Menu, Dashboard, Calendar, Map, Work Orders, Assets, and Parts & Purchase Orders. The main header shows 'Asset Essentials' and 'ASSETS'. The top right corner features a notification badge with the number '4', and links for Resource Center, Help, and Profile. Below the header, there are buttons for '+ New', 'Delete', 'More ...', and 'Print/Report'. A toolbar on the right contains 'Columns', 'View', 'No View - Default', 'Search', and 'Advanced Filter'. The left sidebar lists various locations, with 'Bigelow Park' selected. The main table lists assets with columns for Name, Asset #, Location, Category, Asset Status, Crew, Photo, and Documents. The table contains 10 rows of data, including 'Art - Piece', 'Basketball Court', 'Bathroom/Shelter - Interior', 'Bathroom/Shelter - Roof', 'Bathroom/Shelter - Structure', 'Bathroom/Shelter - Utilities', 'Benches', and 'Domestic Water Service'.

<input type="checkbox"/>	Name	Asset #	Location	Category	Asset Status	Crew	Photo	Documents
<input type="checkbox"/>	Art - Piece	20-0009	Bigelow Park	Public Facilities				
<input type="checkbox"/>	Basketball Court	20-0010	Bigelow Park	Sport Courts				
<input type="checkbox"/>	Bathroom/Shelter - Interior	20-0011	Bigelow Park	Public Facilities				
<input type="checkbox"/>	Bathroom/Shelter - Roof	20-0012	Bigelow Park	Public Facilities				
<input type="checkbox"/>	Bathroom/Shelter - Structure	20-0013	Bigelow Park	Public Facilities				
<input type="checkbox"/>	Bathroom/Shelter - Utilities	20-0014	Bigelow Park	Public Facilities				
<input type="checkbox"/>	Benches	20-0015	Bigelow Park	Public Facilities				
<input type="checkbox"/>	Domestic Water Service	20-0016	Bigelow Park	Utilities				

Capital Asset Management Process

- What is the process?
 - STEP 1) Update Park System Asset Inventory (new and removed)
 - **STEP 2) Update Current Replacement Values**

Capital Asset Management Process

- What is the process?
 - STEP 1) Update Park System Asset Inventory
 - STEP 2) Update Current Replacement Values
 - **STEP 3) Inspect Assets and Rate**

Condition Rating Scale		
1	Excellent	New, Cosmetic Defects Only
2	Good	Limited System Defects
3	Fair	Limited System Failures
4	Poor	Multiple System Failures
5	Failed	Total System Failure

Capital Asset Management Process

- What is the process?
 - STEP 1) Update Park System Asset Inventory (new and removed)
 - STEP 2) Update Current Replacement Values
 - STEP 3) Inspect Assets and Rate
 - **STEP 4) Determine Asset Priority Rating**
 - Assign a Severity Rating

Severity Rating Criteria		
1	Low	Limited effect on function and safety
2	Medium	Increased safety concern and affect use
3	High Severity	Has major safety impacts, fails in catastrophic nature, renders facility useless

- Calculate an Asset Priority Rating

$$\text{Asset Condition Rating} \times \text{Severity Rating} = \text{Asset Priority Rating}$$

Capital Asset Management Process

- STEP 1) Update Park System Asset Inventory (new and removed)
- STEP 2) Update Current Replacement Values
- STEP 3) Inspect Assets and Rate
- STEP 4) Determine Asset Priority Rating
- **STEP 5) Create and Prioritize Projects**
 - Project Rating
 - Grant Opportunities
 - Emergencies/Emerging Issues
 - Construction Efficiencies

Friendly Grove Tennis Court

- Resurfaced existing court
- Completed 2017



Squaxin Park Restroom

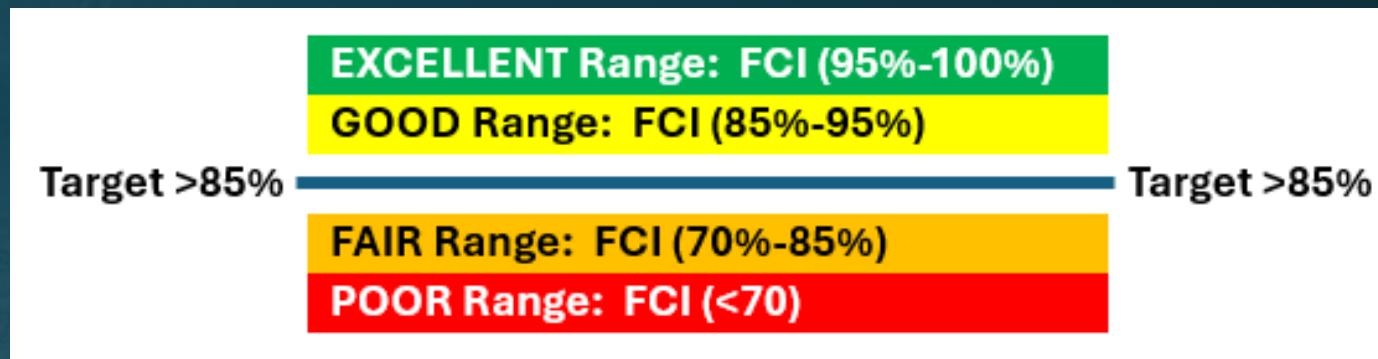
Reconstructed Restroom #2 (2021)

- Improved parking
- Improved ADA access

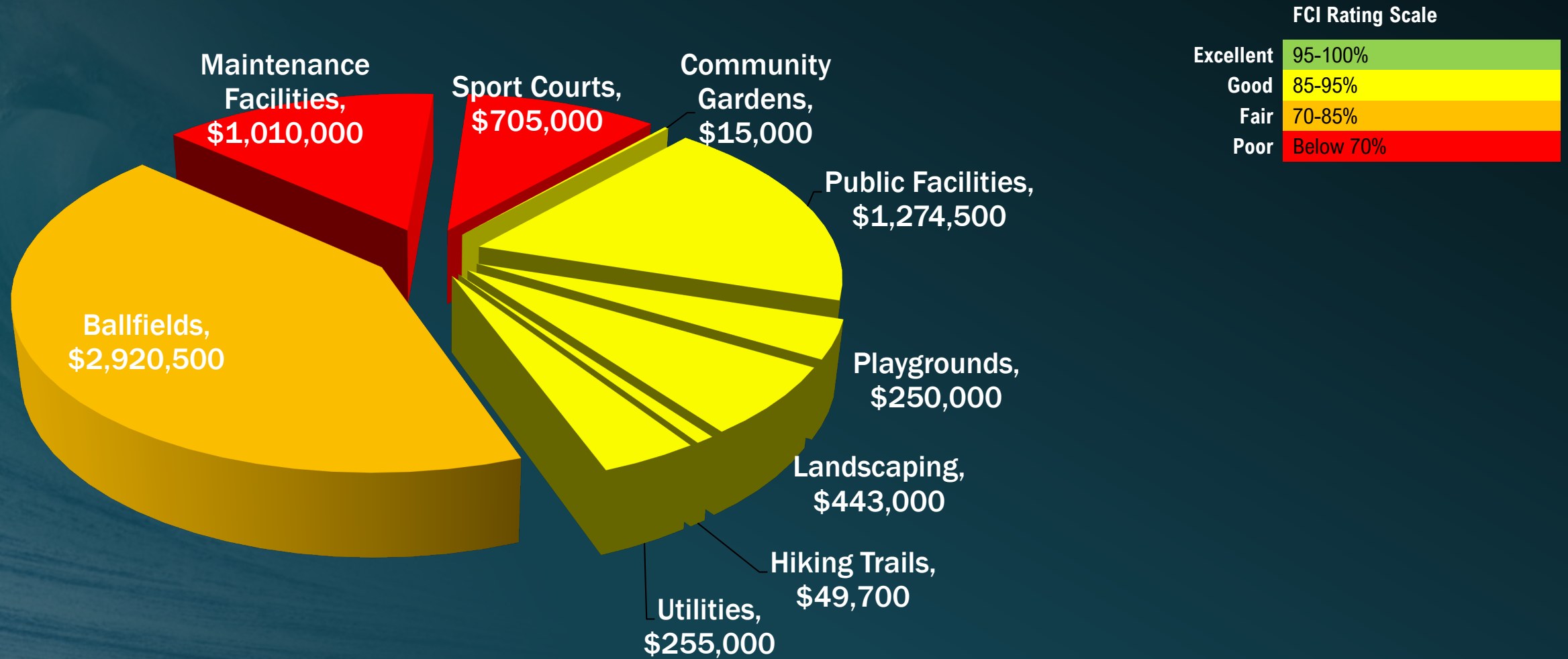


Capital Asset Management Program (CAMP)

Estimated Replacement Value of All Assets	\$46M
Estimated Maintenance Backlog	\$6.9M
2024 Citywide Facility Condition Index (FCI) Rating	85%

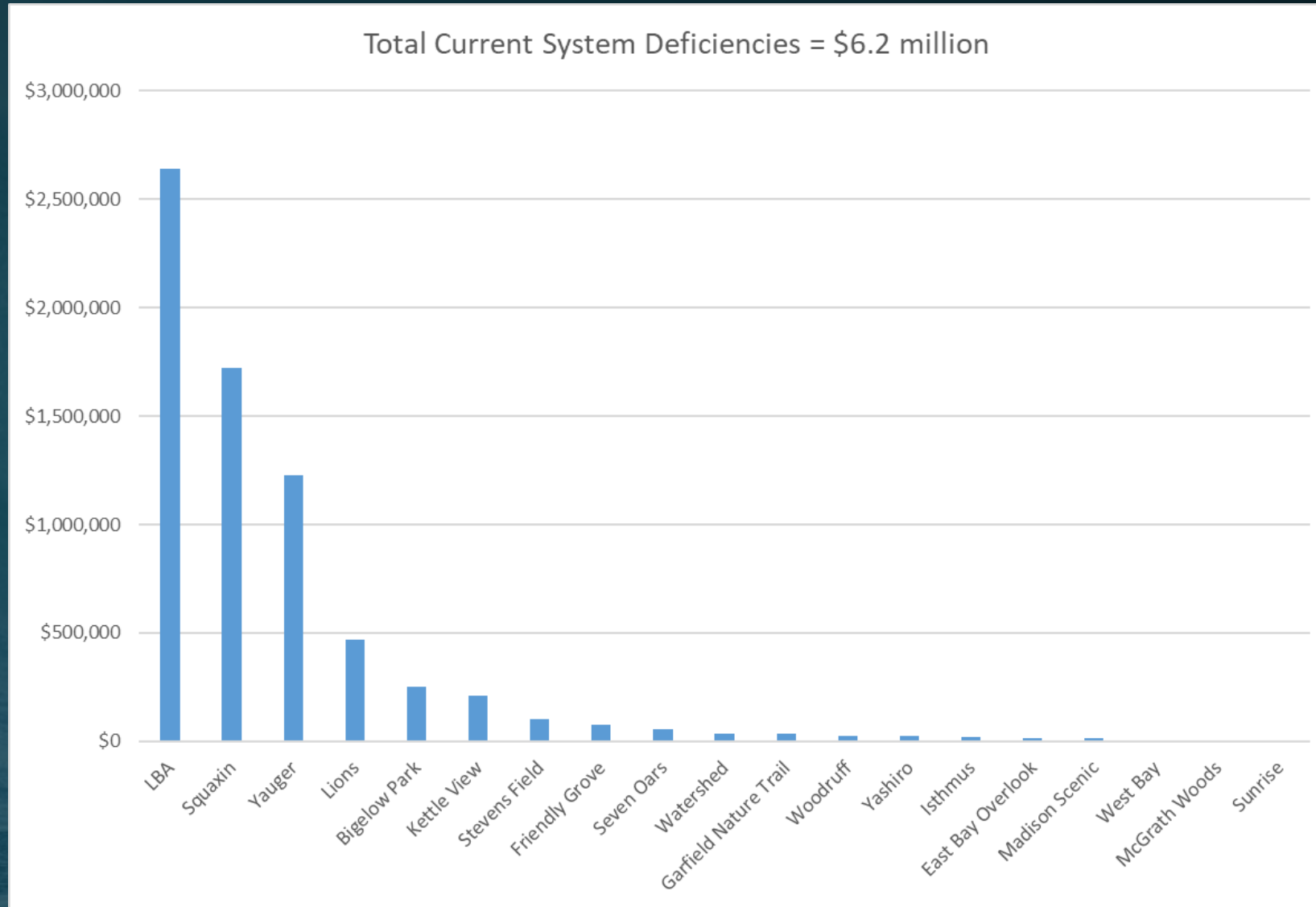


Maintenance Backlog by Category



Total Maintenance Backlog: \$6.9M

Deficiencies by Park



Agenda



Parks Funding 101



CAMP Program History and Management



2026 Preliminary CFP Projects



Discussion and Questions

From Comp Plan to CFP Annual Budget



Parks, Arts and Recreation Plan

Figure 7.2 - Parks Arts and Recreation Plan Capital Investment Strategy (2022-2041)

6 Year Capital Facilities Plan (2022-2027)

2% Voted Utility Tax	Fund Balance	2022	2023	2024	2025	2026	2027	Total
Revenue	982,000	1,766,274	1,782,895	1,799,787	1,816,955	1,834,404	1,852,141	11,834,456
Debt Payment - \$16M Bond (2020)		(1,012,513)	(1,005,263)	(1,007,013)	(1,012,263)	(1,005,763)	(1,008,013)	(6,050,825)
Land Acquisition		(700,000)	(500,000)					
Maintenance Staff for new land & projects			(300,000)	(500,000)	(700,000)	(700,000)	(700,000)	(2,900,000)
Off-Street Walking Connection Program		(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(150,000)
Evergreen Park Playground and Restrooms					(700,000)			(700,000)
8th Avenue Parcel Clean-up and Park Design							(750,000)	(750,000)
Running Balance	982,000	1,010,762	963,394	1,231,169	610,661	714,503	83,631	
Est. Revenue from Potential SE Annexation				251,459	251,459	251,459	251,459	1,005,836
Neighborhood Park Development							(1,000,000)	
Running Balance of Annexation Funds	0	0	0	251,459	502,918	754,377	5,836	

Non-Voted Utility Tax	Fund Balance	2022	2023	2024	2025	2026	2027	Total
Non VUT (1/2%) Revenue		421,426	425,629	429,899	434,239	438,649	443,131	2,592,971
Non VUT (1/2%) Revenue or year-end funds		421,426	425,629	429,899	434,239			1,711,192
Park Land Acquisition					(2,604,363)			
4 Neighborhood Park Acquisitions					(1,700,000)			
Est. Revenue from Potential SE Annexation				62,155	62,155	62,155	62,155	248,620

Long Range Options (2028-2041)

2% Voted Utility Tax	2028-2041
Revenue	25,929,974
Debt Payment - \$16M Bond (2020)	(12,112,406)
Maintenance Staff for new land & projects	(9,800,000)
Off-Street Walking Connection Program	(350,000)
8th Avenue Parcel Development	(1,650,000)
Running Balance	0
Est. Revenue from Potential SE Annexation	3,520,426
Log Cabin Parcel Development	(1,500,000)
Running Balance of Annexation Funds	20,426

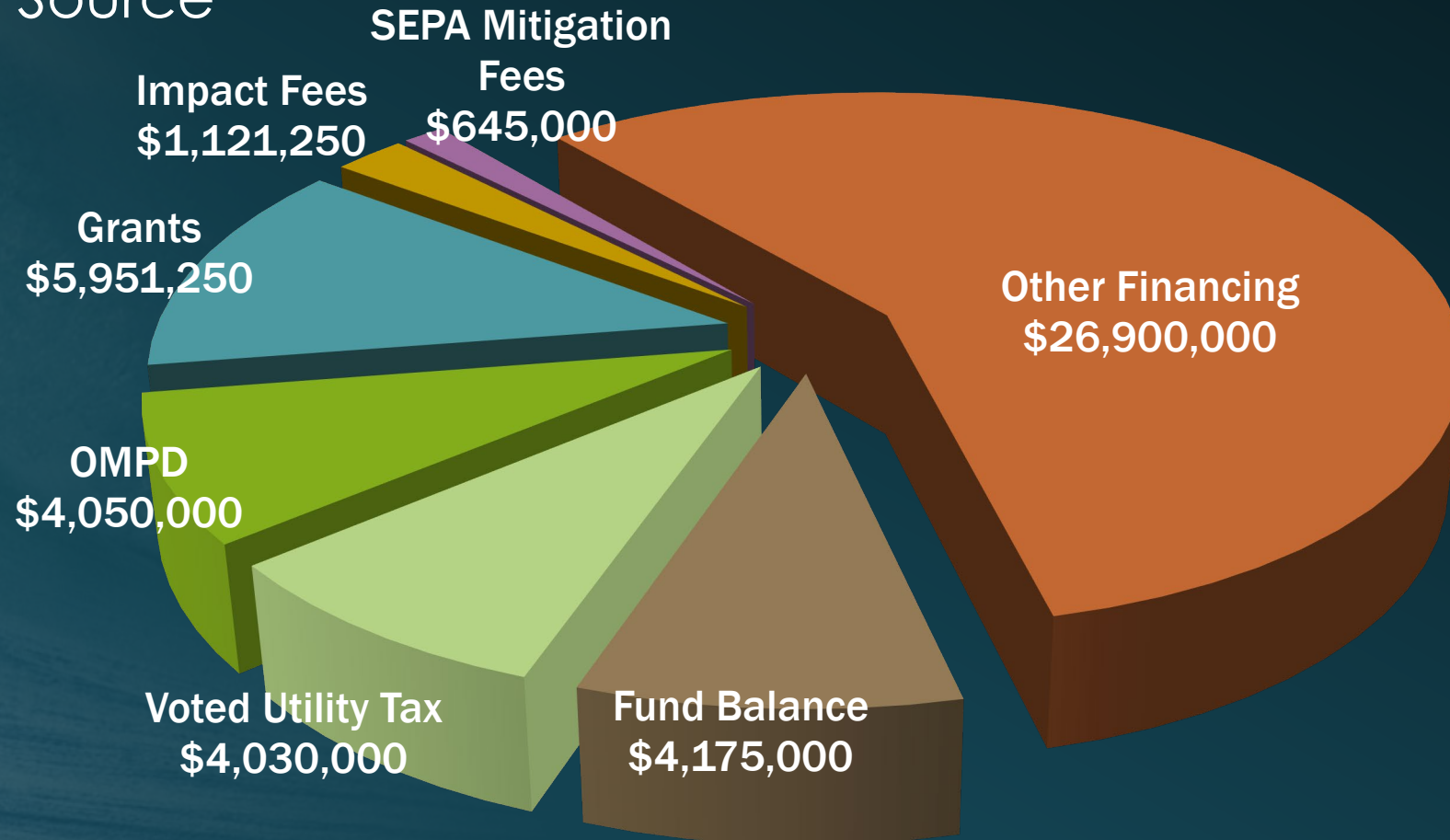
Non-Voted Utility Tax	2028-2041
Non VUT (1/2%) Revenue	886,261
Park Land Acquisition	(886,261)
Est. Revenue from Potential SE Annexation	124,310

2026-2031 Preliminary CFP Budget

Programs	2026 Budget	2027	2028	2029	2030	2031	Total
Armory	18,200,000						\$18,200,000
Community Parks	25,930,000	510,000					\$26,440,000
CAMP/ADA	650,000	1,600,000	1,900,000	1,075,000	750,000	1,400,000	\$7,375,000
Neighborhood Parks		50,000	225,000	3,250,000		275,000	\$3,800,000
Open Space	1,552,500	52,500	500,000	500,000	500,000	0	\$3,105,000
Park Land Acq.	30,000	30,000	30,000	30,000	30,000	30,000	\$180,000
Percival Landing	510,000	10,000	10,000	10,000	520,000	260,000	\$1,320,000
Total	\$ 46,872,500	\$ 2,252,500	\$ 2,665,000	\$ 4,865,000	\$ 1,800,000	\$1,965,000	\$ 60,420,000

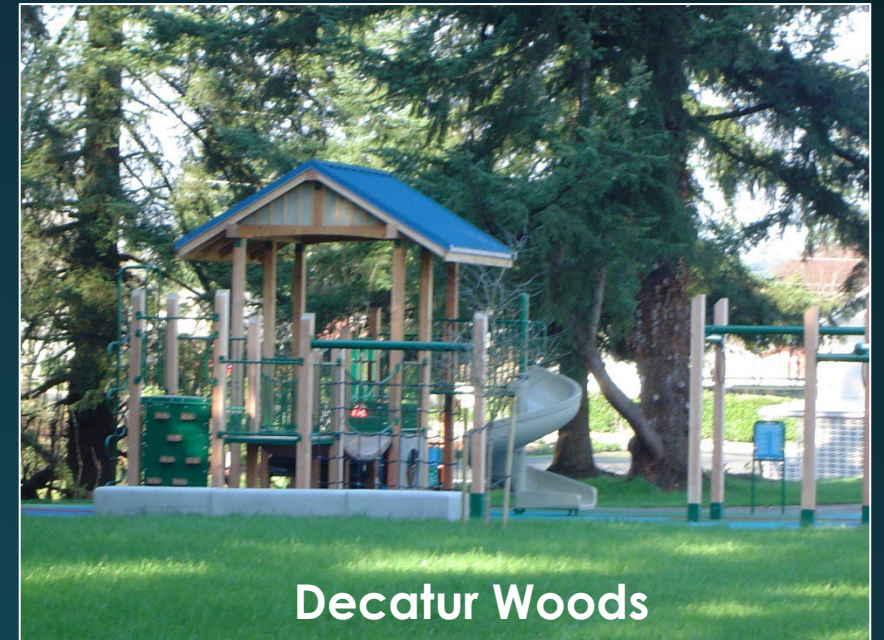
2026 Preliminary CFP Budget - \$46,872,500

By Funding Source



Capital Asset Management Program (CAMP)

- Bigelow Park Improvements
- Decatur Woods Playground Replacement



Capital Asset Management Program (CAMP)

Ballfields

- LBA Field #3 Renovation Design



CAMP and ADA Facility Upgrades

- New for 2026 - Combined Programs
 - Same funding source
 - Create program efficiencies
 - Cost savings on construction mobilization and oversight
- Significant progress in completing ADA deficiencies

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

Armory Creative Campus



Yelm Highway Community Park Phase I



Neighborhood Park Development

- No projects in 2026
- Lilly Road Park Master Plan process to start in 2027



Planning Projects – 2026 Projects

Japanese Garden Relocation

Rebecca Howard Park Funding Strategy



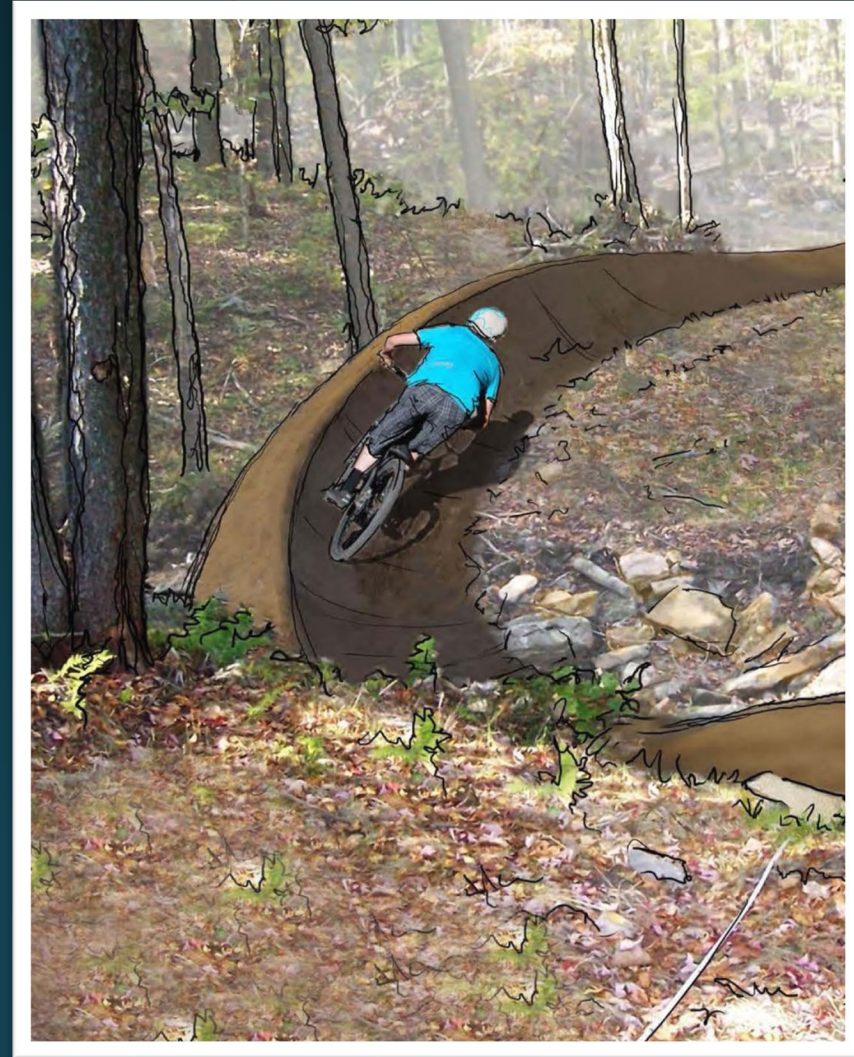
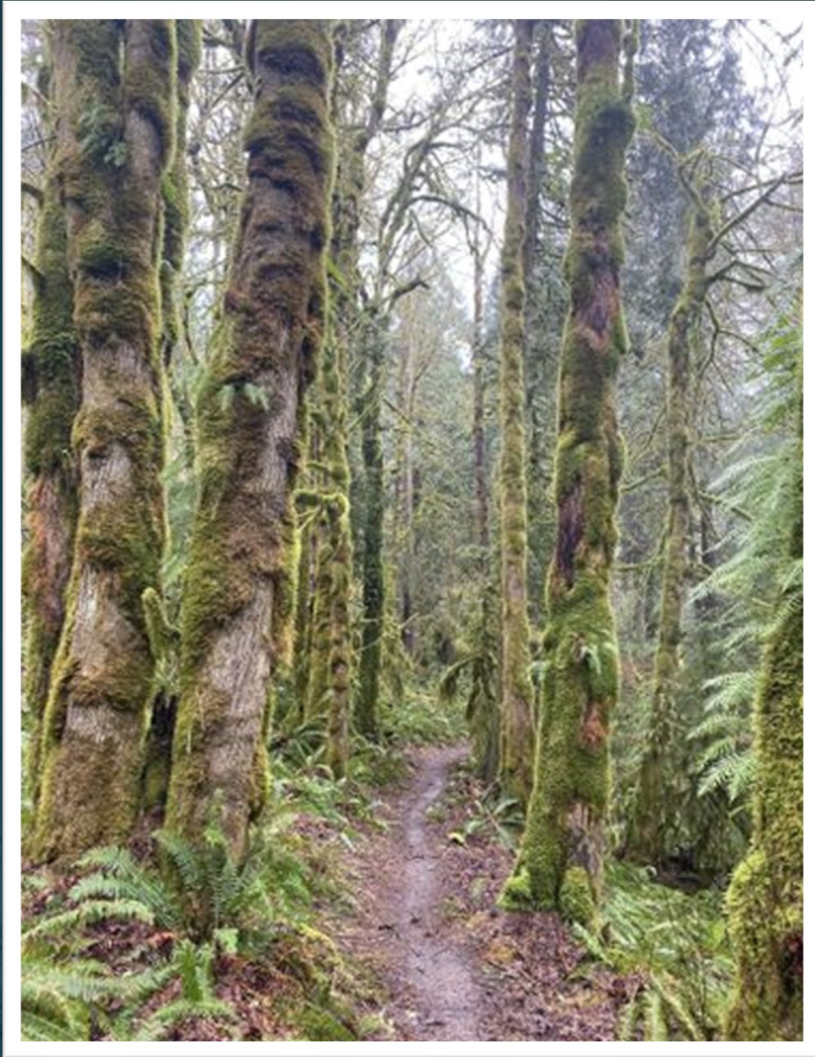
2028 Parks Plan



West Bay Park Phase II Cleanup



Kaiser Woods Park Improvements



Park Land Acquisition

Voted Utility Tax (\$30,000):

- Appraisals

Non-Voted Utility Tax (\$525,000):

- Land Acquisition (as available)



28th Avenue Parcel

Percival Landing Major Maintenance

- 5 Year In-Depth Inspection and Repairs
 - Assessment completed in 2025
 - Repairs to be completed in 2026



Percival Landing Revisioning

- Downtown Olympia Waterfront Visioning Process
 - Protect City from sea level rise
 - Enhance the shoreline
 - Address the aging boardwalk
 - Create a waterfront park experience



Agenda



Parks Funding 101



CAMP Program History and Management



2026 Preliminary CFP Projects



Discussion and Questions



Discussion and Questions