

## CFP Letter Draft Parks Section – To Be Inserted

### PARKS

#### Community Parks

The City of Olympia, Parks, Arts, and Recreation Department, 2010 Parks Plan identifies a need for two large community parks, as does the Parks chapter of the draft CFP (page 39). With land values in decline, this would be an excellent time to begin negotiating with possible sellers of large land parcels that would meet the criteria for community parks. The 2004 increase in the utility tax was designated for purchase of future community parks. We realize some of the utility tax funds had to be used in the rebuilding of Percival Landing; however, there was a commitment to the citizens of Olympia that the utility tax funds would be used to secure additional park land. The time is right to pursue purchasing these large community park sites before all the large parcels of land in the City of Olympia are committed to other types of development.

Current utility tax bonds will be paid off in 2016. Because the cost of land is relatively low and land appropriate for park sites will become less available as the city densifies, it should be the city's priority to achieve the 2010 targeted outcome ratio for park land before using the utility tax funds for parks improvement and parks maintenance.

**Recommendation:** After the initial utility bonds are retired in 2016, the first priority for new bonds should be purchase of additional community parks. We support the Parks Department identifying potential sites now, and, if necessary, buying an option to purchase when funds become available prior to 2017.

#### **Other Parks issues to discuss at OPC meeting:**

1. We should expand our partnership work with the Olympia School District to make more playfields available.
2. More funding needed for capital maintenance through the Condition Assessment and Major Maintenance (CAMMP) program. The Parks Department requested \$500K/year but are scheduled to receive \$170K in this CFP.
3. The Percival Landing Boardwalk structure was inspected in 2004 and again in 2009; the next inspection is due in 2014. The first inspection showed that, after nearly 30 years, the wooden creosote pilings and other wood framing and planks were succumbing to rot and marine organisms. As a result, the City Council agreed it was necessary to replace the entire Percival Landing structure at an estimated cost of \$50 million. The size of this project requires it to be broken down into phases. Phase 1 has been completed at a cost of \$14.5 million. In this CFP, funding is being requested for the 5-year structural condition analysis (2014) and for Percival Landing maintenance as identified through CAMMP.

## Rough Draft - 2014-2019 Capital Facilities Plan Letter

Though \$500,000/year has been requested for maintenance, only \$170,000 is available for 2014. With regard to continued reconstruction of the Landing (Phases 2 and 3), this CFP requests funding of \$1 million for Phase 2 Design and Engineering studies only. Funding sources for this include Impact fees and SEPA fees. We [Percival Landing: Funding is still needed for Section A Phase 2, Section B, and Section C. Section A Phase 2 estimated to cost \$6.5M to replace the floats and \$15M to replace floats and walkways; repair estimate (if no construction) is \$750K within 3 to 4 years. Section B replacement, \$20M; repair, \$1.6M within 3 to 4 years. Section C replacement, \$20M; repair, \$1.3M within 5 to 10 years.] We discussed including in the letter, getting data out to the public and the importance of addressing sea-level rise.]

4. Neighborhood parks within 1/2 mile of all citizens.

**Recommendation: Given that the projected costs of continued Percival Landing reconstruction far exceeds the capacity of available funding sources, the CFP should identify (new) potential funding sources before further study or reconstruction.**