

Kaiser Woods Park Pre-submission Narrative

A. Project Specifics

The Olympia Parks Department is planning to construct dedicated mountain biking trails and hiking trails at Kaiser Woods Park. The concept plan proposes building ~5.3 miles of trails (some of those miles on existing trails) with widths ranging from 1' to 4'. A Consultant provided three concept plans for community feedback and they still need to go back to rework and finalize a plan based on the critical areas report and community feedback. This project also includes adding a paved parking lot trailhead and associated paved access road off Black Lake Boulevard.

B. Site conditions-existing

Kaiser Woods is a currently an undeveloped 68-acre forested park in Southwest Olympia just west of Ken Lake. The site currently has an informal trail network that is used by hikers, bikers and dog walkers. There were two houses on site when the property was purchased and both were demolished. One garage was preserved for maintenance use and is the only structure on site. There are existing gravel driveways that lead to the areas of the demolished houses.

C. Proposed vehicle access

Currently, the only access to the park is via Park Drive. Two additional parcels to the south of the original parkland were purchased in 2020 (2.51 acres) to provide a dedicated parking area (15 stalls) and a primary access (0.21 miles/1,108.8 feet) directly off a major arterial, Black Lake Boulevard. An emergency vehicle turnaround will also be provided.

SCJ Alliance is currently working on a traffic study. The approach they are taking is to look at many (33) bike parks to determine the typical amount of parking stalls provided.

D. Proposed utilities to serve project

There are no proposed utilities to serve this project.

E. Any other relevant project information

Property Ownership:

The original parkland that was purchased in 2016 is located in the City of Olympia. The two parcels purchased in 2020 are located in the City of Tumwater (see map). This is where the access road and parking lot are proposed to be located. There is an easement granted to Manke Timber Company to allow them to access their property through these parcels. We would like to discuss the options for coordinating permitting given that this project spans two jurisdictions.

Below is a breakdown of the square footage calculations listed in the application and separated into City of Olympia and City of Tumwater.

	City of Olympia	Description	City of Tumwater	Description
Parcel Area - Existing	2,948,576.4 sf; 281,833.2 sf	Kaiser Woods Park (9 parcels); ROW	109,335.6 sf	Access Parcels (2 parcels)
Parcel Area – To Be Added	0 sf		0 sf	
Parcel Area - Total	2,948,576.4 + 281,833.2 sf + 109,335.6 sf = 3,339,745.2 sf			

Paved Parking – Existing	725 sf	In front of maintenance garage	5,100 sf	Existing gravel area at proposed parking location
Paved Parking – To Be Added	0 sf		1,800 sf	Expanding parking area (150'x12')
Paved Parking - Total	725 sf		6,900 sf	
	725 sf + 6,900 sf = 7,625 sf			
Total Impervious Area – Existing	14,125 sf	Road/Driveway	7,100 sf	Timber land access road (12' wide)
Total Impervious Area – Added	69,960 sf	Trails: 27,984' x 2.5' wide (avg.)	19,850 sf	Access road (26' wide)
Total Impervious Area – Total	14,125 sf + 69,960 sf + 725 sf = 84,085 sf		7,100 sf + 19,850 sf + 6,900 sf = 33,850 sf	
	84,085 sf + 33,850 sf = 117,935 sf			