



## City Council

### Approval of a Resolution Authorizing a Professional Services Agreement with Berger Partnership for Phase 1 Design Services at the Yelm Highway Community Park

**Agenda Date:** 7/13/2021  
**Agenda Item Number:** 6.C  
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**Type:** resolution **Version:** 1 **Status:** Passed

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#### Title

Approval of a Resolution Authorizing a Professional Services Agreement with Berger Partnership for Phase 1 Design Services at the Yelm Highway Community Park

#### Recommended Action

##### City Manager Recommendation:

Move to approve a Resolution authorizing a Professional Services Agreement with Berger Partnership for Phase 1 Design Services at the Yelm Highway community park.

#### Report

##### Issue:

Whether to approve a Resolution authorizing a Professional Services Agreement with Berger Partnership for Phase 1 Design Services at the Yelm Highway community park.

#### Staff Contact:

Laura Keehan, Planning & Design Manager, Parks, Arts and Recreation, 360.570.5855

#### Presenter(s):

Jonathon Turlove, Director of Parks Planning & Maintenance

#### Background and Analysis:

In late 2018 Olympia Parks, Arts and Recreation Department (OPARD) purchased 83 acres located at 3323 Yelm Highway for a future community park. The property is located next to a previously purchased 3.54-acre park parcel, also on Yelm Highway.

The park master planning project was delayed in March 2020 due to the COVID-19 pandemic. Shortly thereafter, OPARD was approached by the Olympia School District (OSD) with a request to consider allowing the OSD to utilize a 20-acre portion of the park site for a future secondary school to be constructed in ten years or more. The OSD would either purchase the property outright or trade an as-yet-to-be-identified parcel for the 20-acres. As part of a larger public outreach effort around this concept, the Parks and Recreation Advisory Committee (PRAC) identified several questions and

concerns with the potential partnership that needed further investigation (see attached). Prior to making a decision, the City Council would like to spend time evaluating PRAC's concerns. Also, the OSD has contracted with Berger Partnership to further study the issues raised by PRAC.

While a partnership decision has yet to be made, staff proposes to move forward with a Phase 1 design that would work with or without a partnership with OSD. A Phase 1 design could include 1-3 rectangular fields and associated support facilities as well as a walking loop, playground or sport court (as budget allows). The location of Phase 1 improvements (on the southern part of the property) is not in the area that could be traded as a potential school location and could be constructed in either event.

The current goal is to break ground on Phase I of Yelm Highway community park in 2024. In order to achieve that, OPARD needs to be prepared for upcoming deadlines for significant grant opportunities. Phase 1 design will provide concept plans and preliminary cost estimates that are required for grant application materials and will also allow us to begin the necessary permitting process for the project.

The proposed contract would authorize Berger Partnership to prepare these materials in support of grant requests and allow a portion of the project (Phase 1) to move forward and not lose valuable time while the partnership with OSD is still under consideration.

### **Historical Project Timeline**

- **2004:** Olympia voters pass the Voted Utility Tax Measure to increase the park system by 500 acres. Yelm Highway Community Park site identified in voter fact sheet.
- **2004:** Greene Parcel (3.24 acres) purchased at SW corner of Wiggins and Yelm Hwy.
- **2010:** Olympia community identifies the need for a community park to accommodate soccer fields in the 2010 Parks, Arts and Recreation Plan.
- **2014:** Yelm Highway property identified as the preferred site for a future community park in the 2014 Community Park Suitability Assessment.
- **2016:** Community Park to include soccer fields is again included in the Parks, Arts and Recreation Plan.
- **2018:** OPARD purchases 83 acres for \$10.7 million from the Zahn family for a Community Park with four soccer fields.
- **2019:** OPARD hires Berger Partnership to develop a community park master plan with the community:
  - Two public meetings (~148 attendees)
  - Two online community surveys (753 respondents)
  - Three concept park drawings developed
- **Spring 2020:** Olympia School District asks OPARD if a secondary school could be accommodated at the site.
- **Fall 2020:** Public Meeting (Zoom) and Online Survey to request feedback on school co-location at park site.
- **Winter 2020/2021:** PRAC reviews all public input and makes a recommendation to Council to not pursue partnership with school district.
- **Spring 2021:** OPARD awarded \$1 million acquisition grant from WA State Recreation and Conservation Office.

**Neighborhood/Community Interests (if known):**

There is community-wide interest in the future of development of Yelm Highway Community Park, particularly from the soccer community and surrounding neighborhoods.

**Options:**

1. Approve the Resolution authorizing a Professional Services Agreement with Berger Partnership for Phase 1 Design Services at the Yelm Highway community park.
2. Modify the Resolution authorizing a Professional Services Agreement with Berger Partnership for Phase 1 Design Services at the Yelm Highway community park.
3. Do not approve the Resolution authorizing the City Manager to sign the contract with Berger Partnership for Phase 1 Design Services. Upcoming opportunities for grant applications would likely be lost and construction would be delayed beyond 2024.

**Financial Impact:**

The Phase 1 Design Services contract for \$310,708.42 will utilize capital funding identified in the 2021-2026 Capital Facilities Plan. If a partnership with OSD is approved by Council, a cost sharing agreement for any shared Phase 1 Design Services will be developed.

**Attachments:**

Resolution  
Agreement  
PRAC Letter  
Project Webpage