



City of Lacey, Washington Parks Improvement Funding Workgroup Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Monday, October 28, 2024

5:30 PM

Council Chambers and Online

1. Call to Order

2. Roll Call

3. Land Acknowledgment

The Parks Improvement Funding Workgroup meets on the ancestral land of the Tribal People of the Treaty of Medicine Creek, including the Nisqually Indian Tribe and Squaxin Island Tribe. We acknowledge and remember those Tribal People not recognized today who were absorbed or relocated into other tribes for survival. We recognize the ancestors and their descendants who are still here. We recognize and respect the Tribal People of the Treaty of Medicine Creek as the traditional stewards of this land since time immemorial and their role today in taking care of these lands in perpetuity. We recognize and have the responsibility to call attention to the histories of dispossession, forced removal, and abridged treaty rights that allowed our nation, state, and city to develop as they have today. We recommend that community members read the [Medicine Creek Treaty of 1854](#).

4. Approval of Agenda and Minutes

A. Approval of Agenda*

B. Approval of the October 14, 2024 Meeting Minutes*

5. Public Comment

Please refer to the bottom of the agenda for instructions on how to provide public comment.

6. Business Items

A. Workgroup Recap

Jen Burbidge, Director

B. Activity: Initial Parks Capital Improvement Program Priorities

Jenny Wilson, Senior Parks Planner

7. Adjourn

*Item Action Requested

Upcoming Meetings

Parks Improvement Funding Workgroup Meeting: Monday, November 4, 2024, 5:30 PM, Council Chambers and online

Attend Remote or In Person

There are several ways to attend the Parks Improvement Funding Workgroup meeting:

- In Person: Council Chambers at Lacey City Hall
420 College Street SE, Lacey, WA 98503
- Zoom: https://us02web.zoom.us/webinar/register/WN_XjzHK4g-TeO8ixvXGClmDg
- Website: <https://cityoflacey.org/government/public-meetings/>
- YouTube: <https://youtube.com/live/rTDQtCuwxEO>
- Phone: (888) 788-0099 or (877) 853-5247 (Webinar ID 893 8227 9550)

Verbal Public Comment

Each speaker is limited to three minutes. Comments are welcome on matters connected to City business or specific agenda items.

Prior to starting your comments, please provide your:

- a. Name
- b. City of residence or connection to the City
- c. Topic or subject matter of your comments

The opportunity for verbal public comment is available in-person or by Zoom:

- In Person: Use the sign-up sheet at the meeting location.
- Zoom: Preregister using the following Zoom link no later than two hours prior to the meeting:
- https://us02web.zoom.us/webinar/register/WN_XjzHK4g-TeO8ixvXGClmDg
- Instructions and access details will be provided once registration is complete.

Written Public Comment

Please submit written public comment at <https://laceyparks.org/about/board> up to two hours prior to the start of the meeting. Public comments received by the deadline will be



sent to Workgroup prior to the meeting, but will not be read at the meeting.





City of Lacey, Washington
Parks Improvement Funding Workgroup Meeting Minutes
Monday, October 14, 2024 - Council Chambers and Online

1. Call to Order

Director Burbidge called the meeting to order at 5:01 p.m. in the absence of the Chair and Vice Chair.

2. Roll Call

Voting Members Present: Vice Chair Rachel Murata (arrived at 5:34 p.m.), Mark Brown (arrived at 5:37 p.m.), Cathy Cook, Jim Eychaner, Karen Ideker, Brooklyn McReynolds, Phillip Roybal, Cheri Wilkins

Non-Voting Members Present: Wendy Goodwin, Jon Hegwood, Lauren Howard, Haley Ortega, Daphne Rezlaff, Ruth Weigelt

Voting Members Absent (unexcused): Evette Temple

3. Land Acknowledgment

Workgroup Member Rezlaff read the land acknowledgment.

4. Approval of Agenda and Minutes

A. Approval of Agenda

Workgroup Member Wilkins motioned to approve the agenda. Workgroup Member Ideker seconded. Motion carried.

B. Approval of the September 30, 2024 Meeting Minutes

Workgroup Member Wilkins motioned to approve the minutes as presented. Workgroup Member Cook seconded. Motion carried.

5. Public Comment

No public comment.

6. Business Items

A. Workgroup Recap Jen Burbidge, Director

Director Burbidge provided the Workgroup a recap of the items covered in previous Workgroup meetings thus far.

B. Capital Projects and Design Process Ashley Smith, Engineering Design Manager

Engineering Design Manager Smith provided an overview of the capital project and design process.

C. Parks Tour Highlights Workgroup Members

Workgroup Members shared personal highlights from the parks tour held for Parks Improvement Funding Workgroup Members on October 4, 2024.

D. Comprehensive Review: Parks Capital Improvement Program Jenny Wilson, Senior Parks Planner Jamie Oakland, Parks Maintenance Supervisor Jen Burbidge, Director

Staff provided a comprehensive review of the projects on the Parks Capital Improvement Program.

7. Adjourn

Vice Chair Murata adjourned the meeting at 7:50 p.m.



Parks Capital Improvement Program (PCIP)

REPLACEMENT CAPITAL PROJECTS



Homann Park



Cost

Picnic Area Renovation:

- Development: \$324,000
- M&O: \$0

Project Overview:

- Replace the asphalt in the picnic area.
- Two large Douglas Fir trees in the picnic area have grown too large for the enclosure. In addition, the asphalt is buckling.

Benefits / Need:

- This project needs to happen. It can be done soon as a proactive measure, saving the trees from dying. If the trees die, the project will still be necessary – to excavate and remove the stumps.
- The cracked asphalt is a safety hazard.



Homann Park



Huntamer Park



Cost

Play Area Replacement:

- Development: \$486,000
- M&O: \$56,000

Project Overview:

- Replace the climbing structure.
- The climbing structure needs to be replaced, it is 19 years old and is starting to show fiberglass damage.

Benefits / Need:

- Each feature is a single piece, so once there is significant damage to the structure the entire piece must be removed, resulting in fewer amenities.



Huntamer Park



Lakepointe Park



Cost

Tennis, and Basketball Court Surfacing:

- Development: \$40,000
- M&O: \$0

Project Overview:

- This project would add an acrylic play surfacing to the existing asphalt courts and repair large cracks.
 - 1 basketball court
 - 1 pickleball court
 - 1 tennis court

Benefits / Need:

- Court surfaces would be improved for use.



Lakepointe Park



Thornbury Park



Cost

Playground Replacement:

- Development: \$406,000
- M&O: \$0

Project Overview:

- The playground equipment for ages 5-12 was installed in 1997, making it among our oldest. It is out of warranty and replacement parts are not available.

Benefits / Need:

- At about 20 years, repairs get very costly and replacement parts become very difficult to obtain. As a result, rather than repair or replace parts of play structures, they are removed entirely.



Wonderwood Park



Cost

Trails Resurfacing:

- Development: \$200,000
- M&O: \$0

Project Overview:

- This project would resurface the Stikes to Brentwood trail that has experienced significant wear and tear.

Benefits / Need:

- The asphalt is buckling from tree roots, creating a hazard for park users.
- The trails are highly used.



Wonderwood Park



Regional Athletic Complex



Cost: All Projects - \$4,450,160 (M&O \$0)

- LED Field Lights Conversion: \$2,160,000
- Playground Replacements:
 - Large Central Playground: \$504,000
 - Baseball Playground: \$406,000
 - Soccer Fields Playground: \$280,000
- Baseball Infield Turf Replacements: \$496,000
- Baseball Complex Concrete Improvements: \$360,000
- Soccer Fields Netting Replacement: \$199,360
- Irrigation Control Update: \$44,800

Project Overview:

- There are several projects on the PCIP at the RAC with overall cost of \$4.4 million.

Benefits / Need:

- The RAC generated \$15M in local economic impact in 2023.
- The RAC was ranked as the most visited park.



RAC LED Light Conversion



Cost

- LED Field Lights Conversion: \$2,160,000
- M&O: \$0

Project Overview:

- Replace the current lights with more energy efficient lighting.

Benefits / Need:

- The conversion to LED is a logical step for long-term cost savings and should be done before the existing warranty expires in 2028-2029, depending on use.



RAC Playgrounds Replacement



Large Central Playground

Cost

Playground Replacements

- Playground Replacements:
 - Large Central Playground: \$504,000
 - Baseball Playground: \$406,000
 - Soccer Fields Playground: \$280,000

Project Overview:

- The playgrounds at the RAC are 15-20 years old, are out of warranty, and becoming more challenging to maintain.

Benefits / Need:

- Because of the use by sports complex visitors and regular park visitors, the RAC playgrounds are the heaviest used playgrounds.
- The heavy use has degraded the toys at a more rapid rate than any other playground. While they are not the oldest, they have the most repairs.



RAC Playgrounds Replacement



Baseball Complex Playground



Soccer Field Playground



RAC Baseball Complex Improvements



Synthetic Turf



Concrete

Cost

Baseball Infield Turf Replacements:

- Development: \$496,000
- M&O: \$0

Baseball Complex Concrete Improvements:

- Development: \$360,000
- M&O: \$0

Project Overview:

- Synthetic turf is replaced every 9-10 years, depending on the amount of use. Softball Fields 1 & 2 were the first replaced and will be ready for replacement again soon.
- The baseball complex has porous concrete allowing water to pass through it, reducing runoff. Over time, dirt has clogged the pores, causing increased maintenance costs.

Benefits / Need:

- Synthetic Turf - As a premier facility, high-quality fields and facilities attract tournaments.
- Concrete - A long-term solution is needed because there is now \$10,000 - \$15,000 in annual maintenance costs.



RAC Concrete Improvements



RAC Soccer Netting and Irrigation Replacement



Cost

Soccer Field Netting:

- Development: \$199,360
- M&O: \$0

Irrigation Control Update:

- Development: \$44,800
- M&O: \$0

Project Overview:

- Three of the soccer fields need netting to keep balls within the play area.
- The irrigation control update will optimize water use, save staff time, allow for remote control.

Benefits / Need:

- Netting - This is a safety issue for park users walking around the soccer fields and frustrating for players when they have to chase out-of-bounds balls.
- Irrigation control – The manufacturer stopped producing parts for the existing controllers.



RAC Soccer Field Netting



Parks Capital Improvement Program (PCIP)

NEW CAPITAL PROJECTS



Brooks Park Development



Cost

- Development: \$636,000 (includes master plan, planning and design)
- M&O: \$11,000

Project Overview:

- Develop a master plan for the park, focusing on providing amenities for the site, likely a small playground.
- The planning process would determine the final project details and include community engagement.

Benefits / Need:

- Adding amenities and creating a more inclusive, user-friendly park will be a community benefit.
- Great location to serve a low-income area.



Long Lake Park Development



Cost

- Development: \$7,832,000 (master plan, planning & design)
- M&O: \$112,000

Project Overview:

- The project includes a master plan to develop Long Lake Park and will incorporate the additional 1.8-acre adjacent parcel purchased in 2022.
- Before expanding the park, long-term improvements were identified as necessary: decreasing the beach slope, changing the beach material to sand, and improving ADA access to the beach.

Benefits / Need:

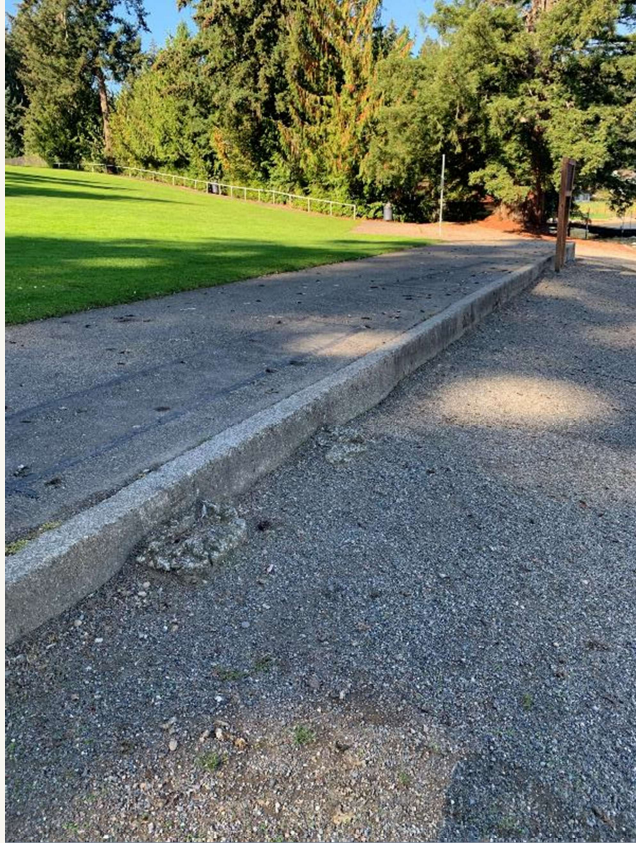
- This is the City's only outdoor swimming area.



Long Lake Park Development



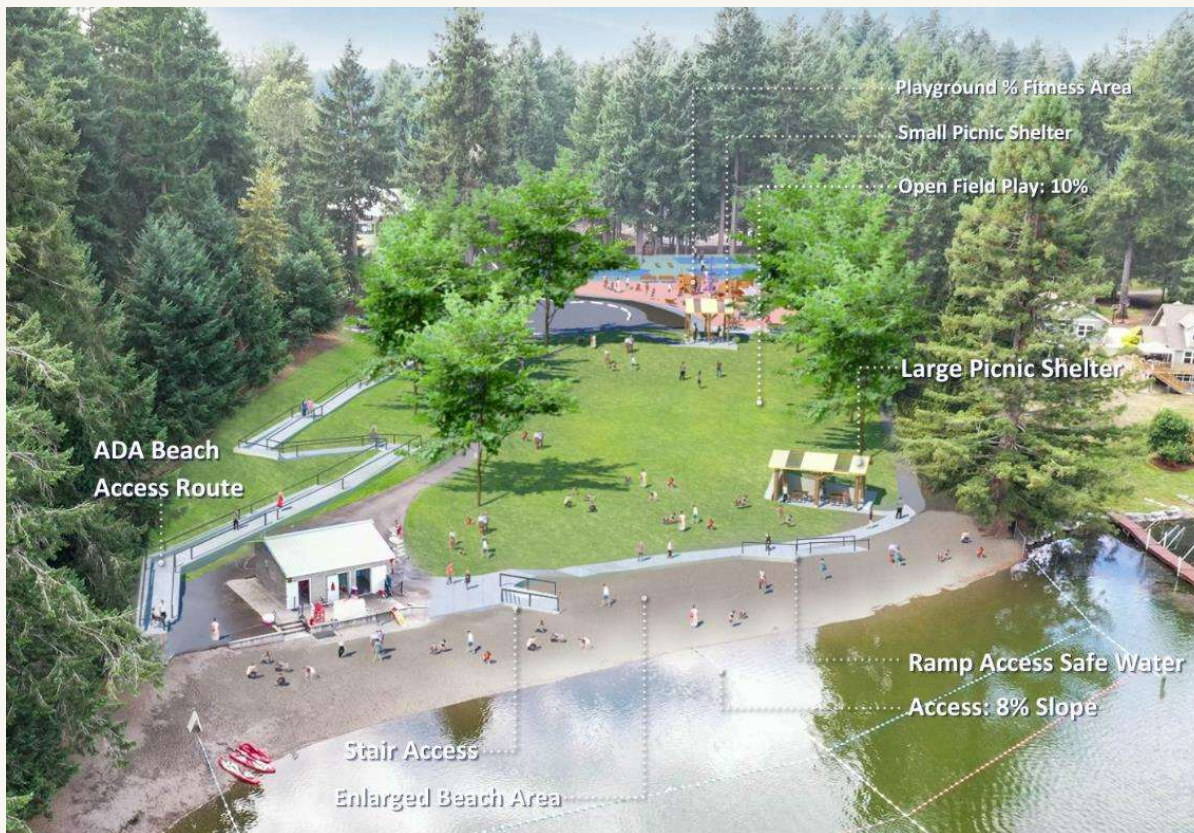
Long Lake Park Development



Long Lake Park Development



Long Lake Park Development



Meridian Campus North Park



Cost

- Development: \$3,172,000 (master plan, planning & design)
- M&O: \$56,000

Project Overview:

- This project would plan and develop the 5-acre parcel located in Northeast Lacey. The property is completely undeveloped and located within the Meridian Campus neighborhood.

Benefits / Need:

- The area around this park is a dense community of single-family homes.
- There are limited recreation opportunities in North Lacey.



Meridian Campus North Park



Meridian Neighborhood Park



Project Overview:

- This popular park is unfinished; the space for the sports fields was cleared.
- Possibilities include sports fields, skate feature, pump track, and/or possible outdoor pickleball courts.

Benefits / Need:

- There are limited recreation opportunities in North Lacey.

Cost

Pickleball Courts, Skate Feature, and/or Pump Track:

- Development: \$600,000
- M&O: \$0

Sports Field Development (includes planning & design):

- Development: \$2,864,000
- M&O: \$56,000



Meridian Neighborhood Park



Meridian Neighborhood Park



Rainier Vista Park – Pickleball, Table Tennis, & Playground



Project Overview:

- Two projects are included at this site; 1) adding four pickleball courts and two outdoor table tennis courts, (includes safety netting) and 2) replacing the playground.

Benefits / Need:

- Pickleball is a popular sport that increases outdoor physical activity, leading to better health.
- There are often long wait times on the existing four courts.
- The playground is over 21 years old, out of warranty, and needs replacement.

Cost

Pickleball Courts Expansion and Table Tennis:

- Development: \$988,000
- M&O: \$0

Playground Replacement: (not a new project)

- Development: \$600,000
- M&O: \$0



Rainier Vista Park – Pickleball, Table Tennis, & Playground



Spray Parks (various locations)



Cost (4 combined)

- Development: \$2,142,000
- M&O: \$224,000

Project Overview:

- Up to four spray parks were identified as priority projects. The below possible locations were identified to serve the areas of Lacey:
 - Rainier Vista Park (SW Lacey)
 - Meridian Park (NE Lacey)
 - YCFC (Central Lacey)
 - TBD (SE Lacey)

Benefits / Need:

- Spray parks are a great way for kids to engage in physical play and exercise.
- Provides access to water in some way



Virgil S. Clarkson Senior Center



Cost

Phase 3 Development & Parking Lot Expansion

- Development: \$5,060,000 (includes planning & design)
- M&O: \$62,000

Project Overview:

- The senior center has two significant needs: expansion of the facility and parking

Benefits / Need:

- Due to overcrowding the facility needs to be expanded.
- The senior center parking lot is often full. It isn't practical or safe for seniors – often with mobility constraints - to use the community center 'overflow' parking lot.



Virgil S. Clarkson Senior Center



Virgil S. Clarkson Senior Center



Virgil S. Clarkson Senior Center



LEGEND

- EXISTING BUILDING
- PHASE 1
- PHASE 2
- TREES

NORTH ELEVATION



Pool and Indoor Playground (Partnership)



Cost

- Development: \$5,000,000 (placeholder - pending stable funding source and partnership)
- M&O: \$0

Project Overview:

- NTPS Young Child & Family Center
- The recreation components of the project could include an indoor pool, indoor playground, or outdoor spray park and/or nature playground.
- The City would likely contribute toward the pool and/or indoor playground portion of the capital project.

Benefits / Need:

- Valuable partnerships in the community will serve families, and we can realize cost efficiencies and healthier communities.



Pool and Indoor Playground (Partnership)





Greg Cuoio Park Next Phase



Cost

- Development: \$6,920,000 (includes planning and design)
- M&O: \$362,880

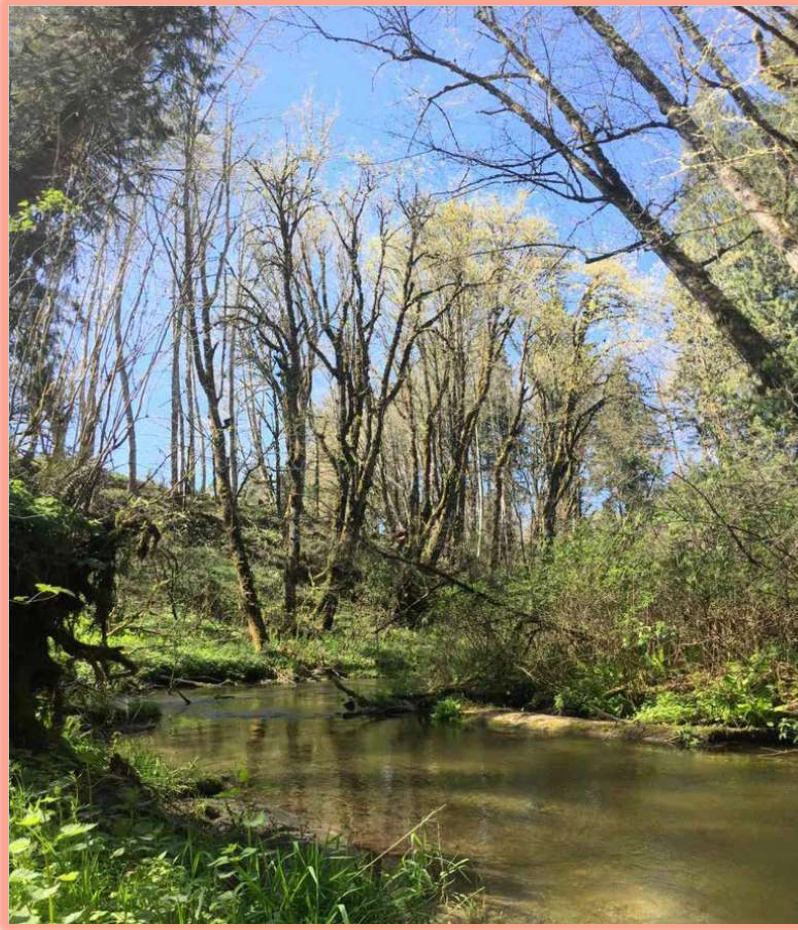
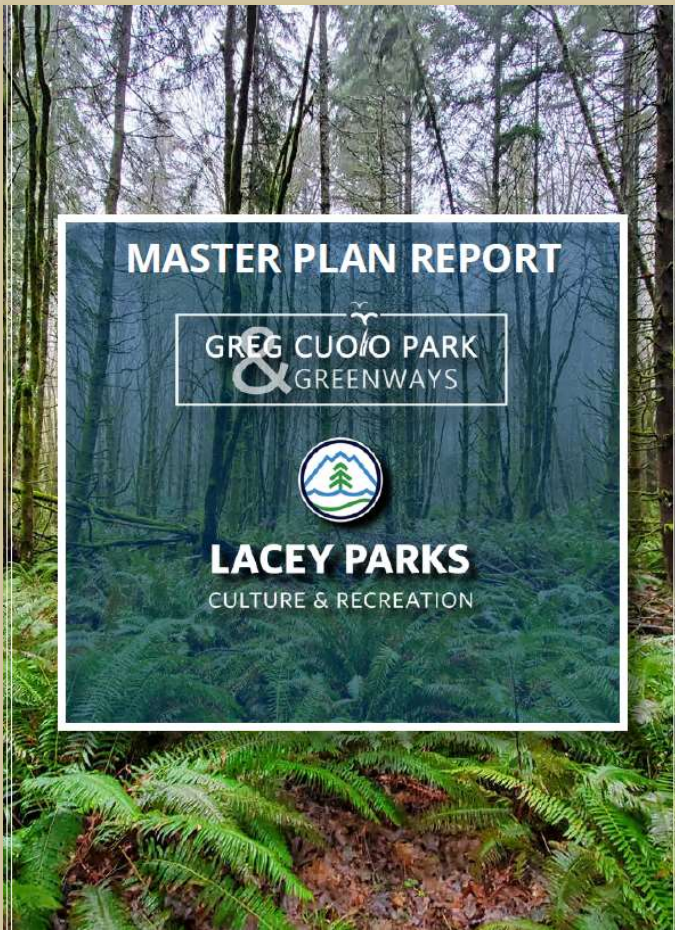
Project Overview:

- The first phase (1A) of Cuoio Park will begin construction in 2025 and develop 139 acres of the 537 total acres (funded).
- The next phase (1B) – not funded – will include restrooms, utilities, frontage improvements for safety, landscaping with irrigation, additional trails to include a cross country course, a dog park and/or playground zipline.

Benefits / Need:

- This is one of the only parks in North Lacey, and increasing access and amenities are essential to serve our community living north of I-5.





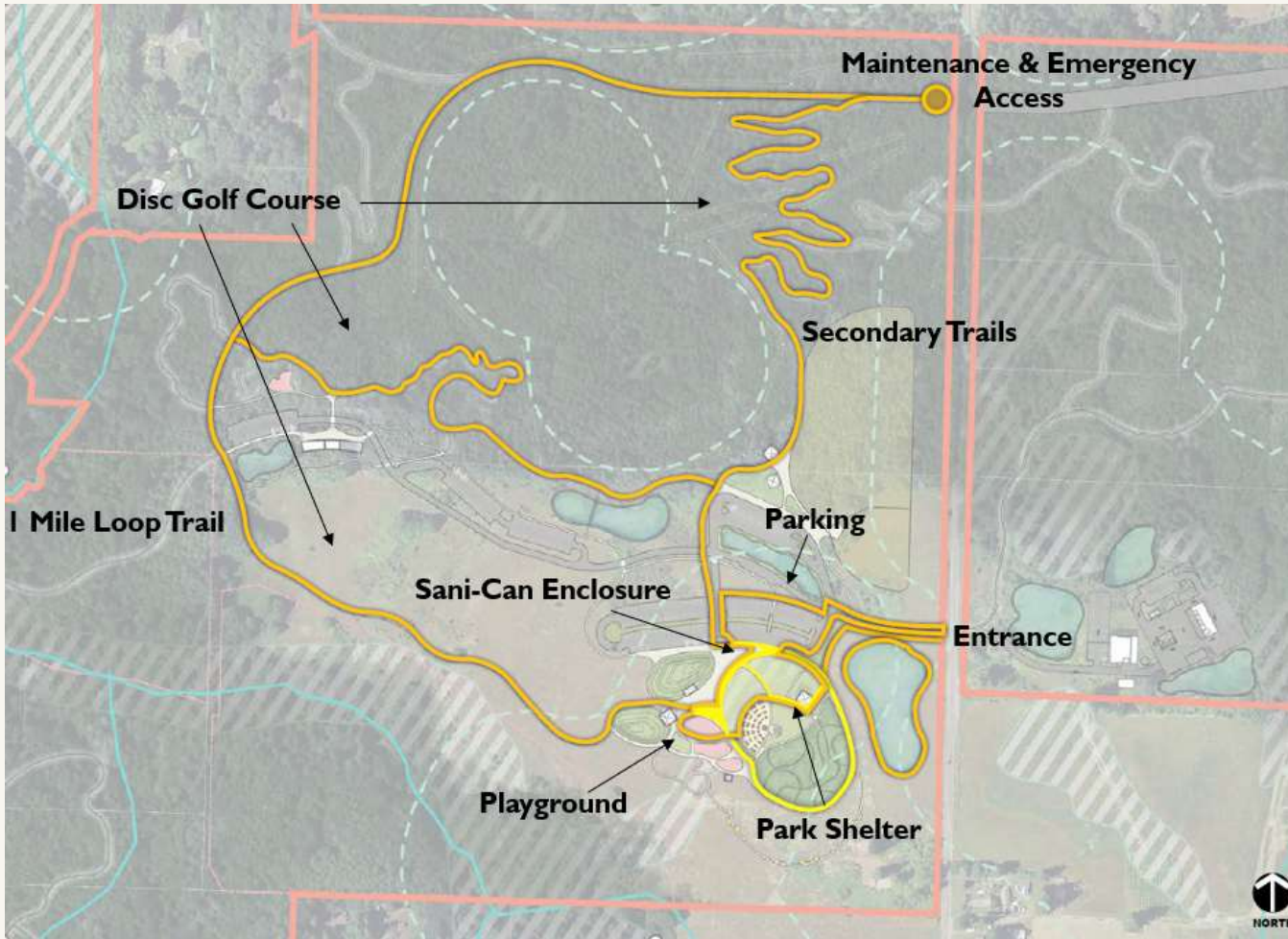
Greg Cuoio Park Phase 1A - Before



Greg Cuoio Park Phase 1A - After









Lacey Museum and Cultural Center



Cost

Parking Lot Expansion:

- Development: \$270,000
- M&O: \$0

Lacey Museum and Cultural Center:

- Development: \$13,000,000
- M&O: \$1,008,000

Project Overview:

- The Lacey Museum and Cultural Center (LMCC) has been a long-term goal of the City, and has been in development for over 2 decades.

Benefits / Need:

- More parking is needed in the near term, and can be a stand alone project.
- The LMCC will provide an opportunity for education, equity and inclusion. Museums continue to be viewed as an institution providing trustworthy information.
- The LMCC will provide opportunities for indoor recreation through cultural classes and events, and rental opportunities.



Lacey Museum and Cultural Center



Lacey Museum and Cultural Center Site



Karen Fraser Woodland Trail



Pour-in-place playground surfacing

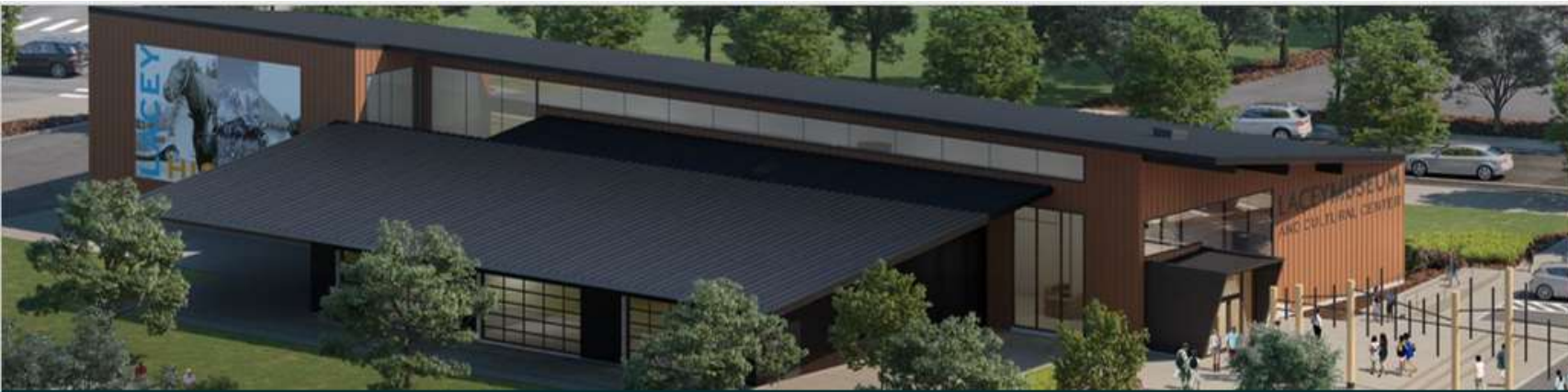


Oct. 4 Tour



Food Truck Plaza





New Museum Project Update

Phased Project



Phase	Description	Status
1	Depot, Playground, Parking, Lebanon Street extension	✓ Complete
2	Architecture & Engineering (Design) Exhibits Schematic Design	✓ Complete
3	Building Demo, Site Preparation	✓ Complete
4	Building & Site Construction (15,687 sf) Exhibits Design & Construction	▶ Funding Plan (in progress)

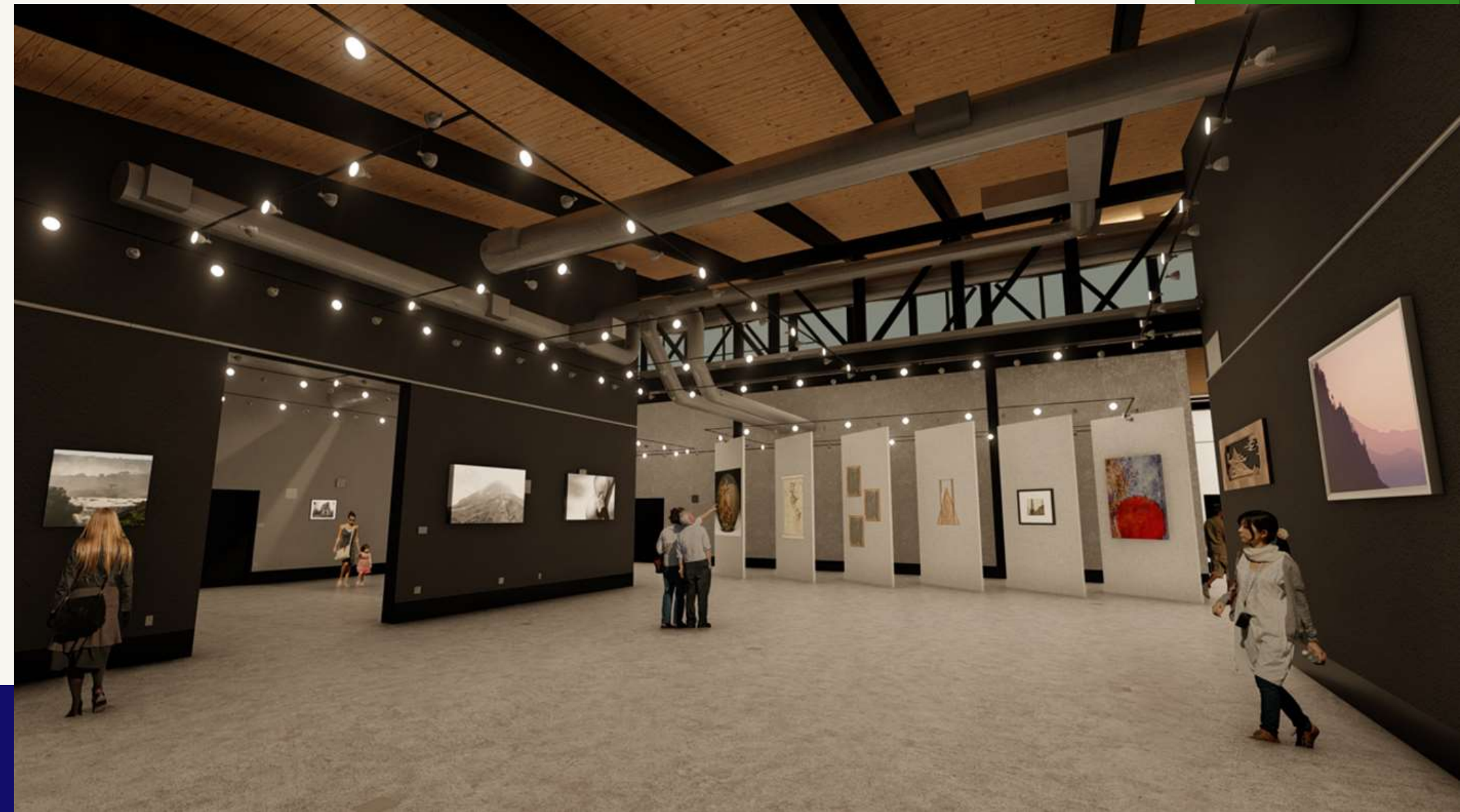
Food Truck Plaza @ Lacey Depot















Programs in

- History
- Art
- Culture
- Heritage

Champions & Volunteers

- Lacey Historical Society
- Salish tribes
- Lacey Fire District 3
- Saint Martin's University
- Olympia Genealogical Society
- Panorama
- Lacey Timberland Library
- North Thurston Public Schools
- Lacey South Sound Chamber
- Experience Olympia & Beyond
- South Sound Heritage Association





Funding Partners



Partner	Amount	Project
Washington State Historical Society	\$1,597,000	Phase 2 & 3
Lacey Rotary Club	\$50,000 + in kind	Playground
Lacey Fire District #3	\$25,000	Exhibit Design
Nisqually Indian Tribe	\$7,500	Salmon-Safe Certification



Questions?



Woodland Creek Community Park



Cost:

Dock, Bridge and Food Forest (not on PCIP)

- Development: n/a
- M&O: \$0

Project Overview and Benefits:

- **Dock** – This would replace the failing floats on the dock and the lumber.
 - This dock serves as a year-round opportunity for youth and senior anglers (no fishing license required).
- **Bridge** – This failing bridge is 40+ years old and in need of replacement.
 - It provides the only critical connection from WCCP to the Woodland Trail and safe pedestrian access.
- **Food Forest** – An area with edible plants for community members.
 - Therapeutic horticulture and healthy food for the community – both providing health benefits.



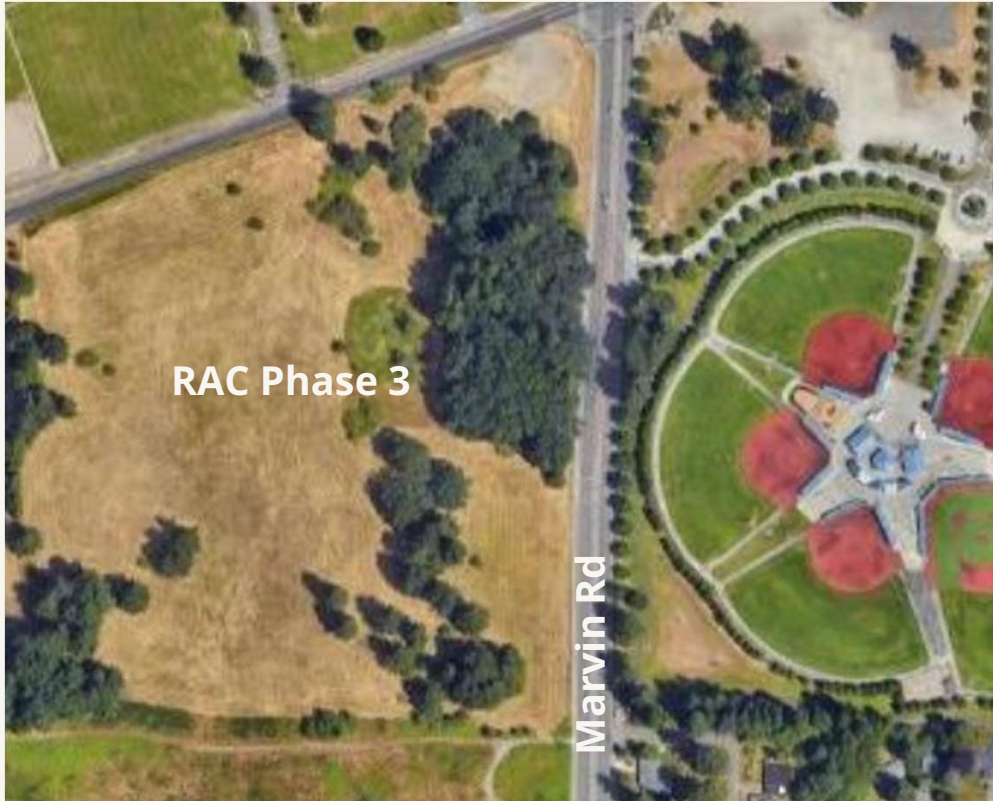
Deferred Maintenance

Location	Asset	Estimate	Age	Notes
Homann Park	Sewer Connection	\$ 150,000.00		Install grinder, tank and connect at Carpenter Rd.
	Replace Stairs (2)	\$ 100,000.00		
Huntamer Park	Sidewalk Replacements	\$ 100,000.00	35+	Several panels have significant cracking
Long Lake Park	Driveway Asphalt Replacement	\$ 265,000.00	35	26,500 sf Very poor condition
	Replace Beach Buoys	\$ 20,000.00		Not buoyant
Rainier Vista Park	Skate Court Ramp Replacements	\$ 200,000.00	20	
	Soffits on Maintenance Buildings	\$ 50,000.00	20	Rotting
	Replace Bathroom Doors (8)	\$ 20,000.00	20	Poor condition due to age/vandalism
	Irrigation Controller Replacement	\$ 24,000.00	20	Upgrade to cellular
RAC	Sports Court Resurfacing	\$ 110,000.00	8	Basketball and tennis courts
	Baseball Fencing	\$ 150,000.00	15	4' fences and bottom 16' of backstops
Wanchers Park	Shade Sail Replacements	\$ 130,000.00	15	faded and moldy
	Asphalt Replacement	\$ 150,000.00		Parking 4,00 sf, pathway 9,700 sf
Wonderwood Park	Brentwood Pathway Replacement	\$ 130,000.00		Total rebuild with post tensioned concrete
	Tennis Courts	\$ 1,100,000.00	36	Poor condition, roof leaks
	Stikes Picnic Shelter Replacement	\$ 400,000.00		
All Parks	Replace Aging Amenities (Picnic Tables, Garbage Cans, Benches, Etc.)	\$ 100,000.00		Replace 1/4 of park amenities

Total \$3,199,000.00



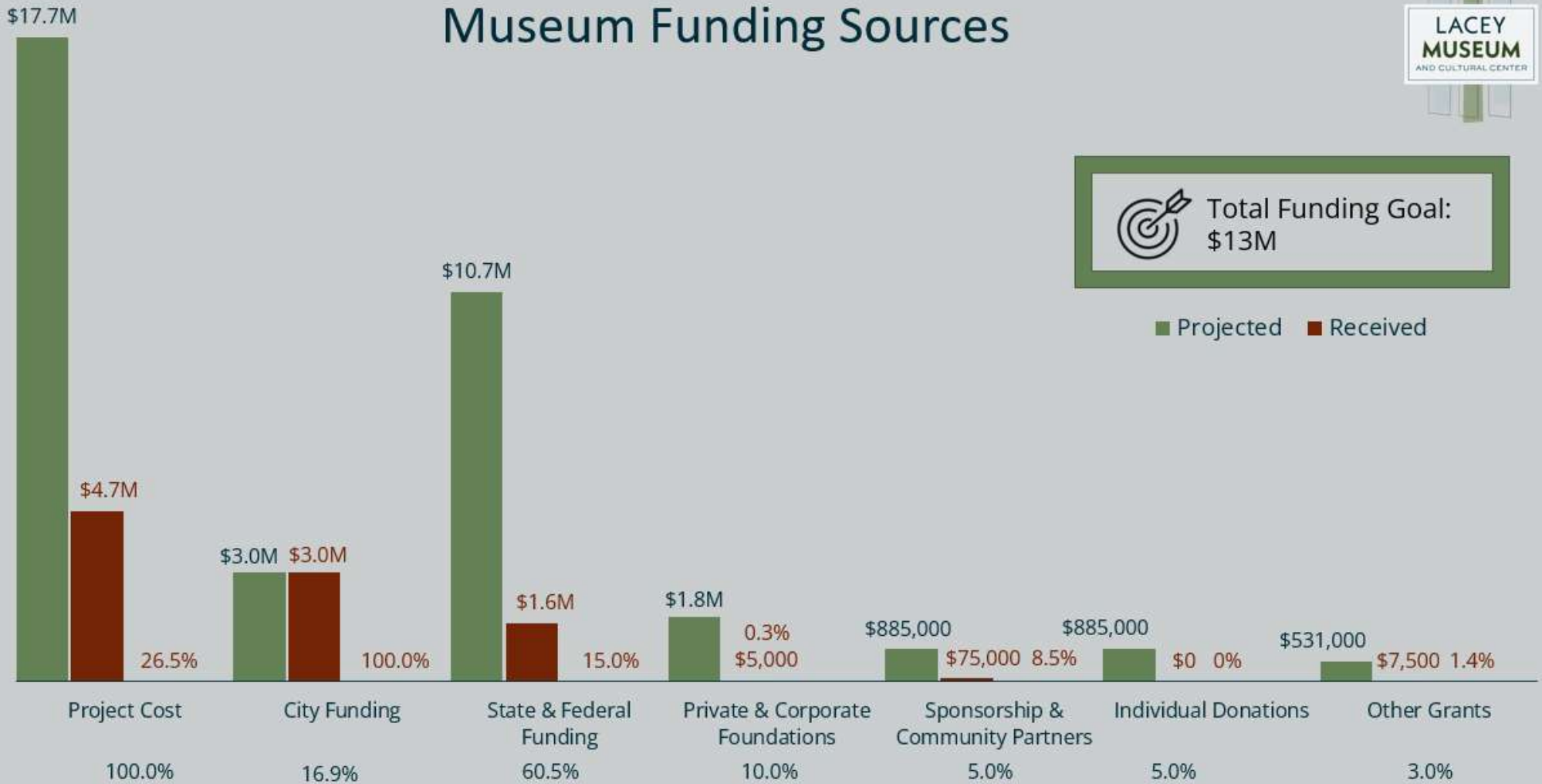
RAC Phase 3





Museum Funding Sources

 Total Funding Goal: \$13M



Wanschers Park



Cost:

Asphalt Replacement: (not on PCIP)

- Development: \$150,000
- M&O: \$0

Project Overview:

- The longer-term deferred maintenance project lists replacing the asphalt in the parking area and trails. These are among the worst condition assets in our park facilities.

Benefits / Need:

- Need an updated master plan. Until then, there isn't a lot of prudence in spending money on a park that could all get re-developed.
- Safety hazard of buckling asphalt.



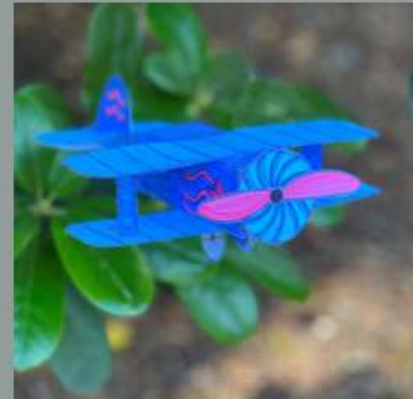
Programs

HISTORY TALKS!

A History of the Lacey Fire
Department: Their First Decade

Wednesday, September 13
6:30 p.m.

Lacey City Hall, Council Chambers or
Online via Zoom



Oral History Project

- Fill gaps in museum research and collections
- Underrepresented cultures and self-identified groups
- Build community relationships
- Funded through Diversity in Local History Grant



Stories of the South Sound

as told by those who lived it



Consistent Messaging



- Climate initiatives
 - LEED Silver
 - Salmon-Safe certification
- Long-term economic driver
- Outdoor play and education
- Local partnerships for education
 - North Thurston Public Schools
 - Saint Martin's University
 - South Puget Sound Community College

