



Parks, Culture, and Recreation Board Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Wednesday, March 4, 2026

5:30 PM

Council Chambers and Online

1. Call to Order

2. Roll Call

3. Land Acknowledgment

We, the City of Lacey, are 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 the Agenda*
- B. Approval of December 3, 2025 Meeting Minutes*

5. Public Comment

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

6. Business Items

- A. **Wanschers Park Lift Station***
Justin Knox, Utility Engineer
Jen Burbidge, Director
- B. **Youth Sports Programs**
Byron Schorzman, Recreation Coordinator
- C. **Thurston Conservation District Agreements***
Jenny Wilson, Senior Parks Planner
- D. **2026 Parks, Culture and Recreation Workplan Update***
Jenny Wilson, Senior Parks Planner
- E. **Enhancements Program Updates***
Jenny Wilson, Senior Parks Planner

- F. **Draft 2025 Annual Report***
Sue Falash, Recreation Manager

7. Reports

- A. Commissioners
- B. Chair
- C. Recreation Manager
- D. Parks Maintenance Supervisor
- E. Senior Parks Planner
- F. Director

8. Adjourn

*Vote Requested

Attend Remote or In Person

There are several ways to attend the Parks, Culture, and Recreation Board meeting:

In Person: Council Chambers at Lacey City Hall
420 College Street SE, Lacey, WA 98503

Zoom: https://us02web.zoom.us/webinar/register/WN_O7xGRHUTFOSywaCm0Lp8A

Website: <https://cityoflacey.org/government/public-meetings/>

YouTube: <https://www.youtube.com/watch?v=HsDAXS4PrRU>

Phone: (888) 788-0099 or (877) 853-5247 (Webinar ID 843 3788 7707)

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_O7xGRHUTFOSywaCm0Lp8A
Instructions and access details will be provided once registration is complete.

Written Public Comment

Please submit written public comments to PRPublicComment@cityoflacey.org up to two hours prior to the start of the meeting. Public comments received by the deadline will be sent to Commissioners prior to the meeting, but will not be read at the meeting. Emailed correspondence that is received throughout the month will be included in the next available Parks, Culture, and Recreation Board packet under Correspondence.



Parks, Culture, and Recreation Board Meeting Minutes

Wednesday, December 3, 2025

Council Chambers and Online

1. Call to Order

Chair Wheeler called the meeting to order at 5:30 p.m.

2. Roll Call

Commissioners Present: Chair Aram Wheeler, Vice Chair Laurie Davies, Hilary Dykstra, Bill Fosbre, Gary Larson

Commissioners Absent (excused): Michelle Gipson

Commissioners Absent (unexcused): Aryan Kumar, Annette Roth

3. Land Acknowledgment

Chair Wheeler read the land acknowledgment.

4. Approval of Agenda and Minutes

A. Approval of the Agenda

Commissioner Larson motioned to approve the agenda. Commissioner Fosbre seconded. Motion carried.

B. Approval of November 5, 2025 Meeting Minutes

Commissioner Dykstra motioned to approve the minutes. Vice Chair Davies seconded. Motion carried.

5. Public Comment

No public comment.

6. Business Items

A. Lacey Community Center and Jacob Smith House: Policies and Deposits Update

Justin Beard, Recreation Supervisor

Recreation Supervisor Beard presented the drafted changes.

Vice Chair Davies motioned to approved the policy updates. Commissioner Fosbre seconded. Motion carried.

B. 2025 Lacey Parks, Culture and Recreation Board Accomplishments

Jenny Wilson, Senior Parks Planner

Senior Parks Planner Wilson reviewed the updated drafted 2025 Parks, Culture and Recreation Board Accomplishments.

Commissioner Fosbre motioned to approve the 2025 Parks, Culture and Recreation Board Accomplishments. Commissioner Dykstra seconded. Motion carried.

C. 2026 Lacey Parks, Culture and Recreation Board Work Plan

Jenny Wilson, Senior Parks Planner

Senior Parks Planner Wilson reviewed the updated drafted 2026 Parks, Culture and Recreation Board Work Plan.

Commissioner Fosbre motioned to approve the 2026 Parks, Culture and Recreation Board Work Plan. Commissioner Larson seconded. Motion carried.

D. 2026 Lacey Parks, Culture and Recreation Board Proposed Meeting Calendar

Jenny Wilson, Senior Parks Planner

Senior Parks Planner Wilson presented the proposed 2026 Parks, Culture and Recreation Board meeting calendar.

Vice Chair Davies motioned to approve the proposed meeting calendar. Commissioner Fosbre seconded. Motion carried.

E. 2026 Proposed Lacey Parks, Culture and Recreation Budget

Sue Falash, Recreation Manager

Jenny Wilson, Senior Parks Planner

Recreation Manager Falash presented the proposed 2026 Parks, Culture and Recreation budget.

Commissioner Dykstra motioned to approve the proposed budget. Vice Chair Davies seconded. Motion carried.

7. Reports

A. Commissioners

No reports.

B. Chair

Chair Wheeler shared a recap of the recent Lacey Holiday Lights event.

C. Recreation Manager

Recreation Manager Falash shared a recap of the revenue from the Parks, Culture and Recreation Winter Registration.

D. Parks Maintenance Supervisor

Senior Parks Planner Wilson provided the Parks Maintenance Supervisor report.

Senior Parks Planner Wilson shared a summary of the work that Parks Maintenance staff completed since the previous board meeting.

E. Senior Parks Planner

Senior Parks Planner Wilson reported that the soft opening of Greg J. Cuoio Park was slated for the end of December, but there are some construction issues that will likely push the opening date back; the ribbon cutting for the new Woodland Creek Community Park Bridge will be on December 12, 2025; the Rainier Vista pickleball, netting, and ping pong project is moving along; Director Burbidge provided the City Council an update on the Regional Athletic Complex's planned improvements on November 25, 2025; and staff are drafting a contract with the playground company for Bush Park's playground replacement.

F. Director

Senior Parks Planner Wilson provided the Director's report.

Senior Parks Planner Wilson shared that the Lacey Museum is offering free tours of its new space and shared the upcoming Lacey Parks, Culture and Recreation events and meetings.

8. Adjourn

Chair Wheeler adjourned the meeting at 6:27 p.m.



STAFF REPORT

Parks, Culture, and Recreation Commission
March 4, 2026

Subject: Wanschers Park Lift Station 4 Relocation
To: Parks, Culture, and Recreation Commission
Prepared by: Justin Knox, Utility Engineer *JK*
Department Director: Scott Egger, Public Works Director *SE*
Reviewed By: Jen Burbidge, Parks, Culture, & Recreation Director *JB*
Final Review: Not Required

Purpose: Action Item

Recommendation: Motion to Approve a recommendation to City Manager

Brief: The City Manager has approved the relocation of Lift Station 4 to Wanschers Park. Staff seek guidance from Lacey Parks, Culture and Recreation Board on the preferred future location of the lift station so additional design and planning efforts can begin.

Alternatives:

1. No change: Continue as is.
2. Review location options and approve a recommendation for a preferred location
3. Some other option not contemplated in the above.

Prior Review:

Staff Review

Advisory Board Recommendation(s):

Not Applicable - Parks Board has not made a recommendation yet.

Fiscal Impact:

Budgeted Item: Yes

Amount: \$TBD

Project Code: WW24L4

Funding Source: 411-3518-535-90

Attachments:

1. See Photos
2. Wanschers Park Master Plan.
3. Property Appraisal

Policy or Legal Alignment:

1. City Manager Approval

Background:

Lift Station 4 is located in City right-of-way along the north side of 25th Ave SE, across the street from Wanschers Park. The existing facility has reached the end of its useful life and does not meet current standards for size, safety, or security. The site is undersized, unfenced, and vulnerable to vandalism. In addition, maintenance activities occur very close to traffic, creating safety risks for staff. The lift station uses an outdated vacuum primed pump that requires confined space entry for maintenance staff. Modern lift stations use submersible pumps, which eliminate confined space entry and improve staff safety. New facilities also require a larger footprint than the current location can provide.

Relocating Lift Station 4 to Wanschers Park presents an opportunity to address these issues while also funding potential park improvements. A potential project identified the need for upgrades to the existing parking lot, which currently has only six spaces that are the poorest condition of any parking area in the Lacey parks system. Public Works would coordinate closely with Parks, Culture, and Recreation staff to ensure the lift station design is consistent with the park's master plan and complements the wooded park setting to create a cohesive, well-integrated project that benefits both utilities and park users.

The property was originally donated to the City by Lettie Wanschers to develop the site into a park within two years. The City Attorney has reviewed the documents in which the City acquired the park land and there are no limitations to utilize any of the land for a utility project like this. Using existing park property would avoid the time and cost of acquiring private property, which could delay the project by up to two years and could require the added expense of home demolition. Terms for property use will be determined by the City Manager in the future. At a minimum, equitable compensation for the value of the property utilized inside of the park for the new lift station can be directed toward possible park improvements that would otherwise be unfunded. A recent professional appraisal showed the value of the 5,000 square foot area at \$66,500.

Staff are requesting direction on the preferred location for the future lift station so work can proceed with design.



Existing Parking Lot Conditions



Existing LS4 looking East



Existing LS4 looking West



North Location Proposed at Wanschers Park



West Location Proposed at Wanschers Park



Two options for locations on Wanschers Park and Master Plan

Wanschers Park - Lift Station 4 (LS4) Relocation Proposal

Lacey Parks, Culture and Recreation Board | March 4, 2026



LACEY PARKS
CULTURE & RECREATION

Introduction and Purpose

Staff is requesting board input on preferred location prior to design

City Manager approved use of Wanschers Park



LACEY PARKS
CULTURE & RECREATION

Background

What is a Lift Station (LS)?

- Pumps waste from lower elevations to higher

LS4 Information:

- Was built in 1974 and at end of life cycle
- Located at the intersection of 25th Ave and Hicks Lake Rd SE
- Needs upgrades for aging infrastructure and equipment
- Non-standard lift station components
- Limited access for Operation & Maintenance



LACEY PARKS
CULTURE & RECREATION

Background (continued)

Existing Lift Station 4 Pictures



LACEY PARKS
CULTURE & RECREATION

Wanschers Park Consideration

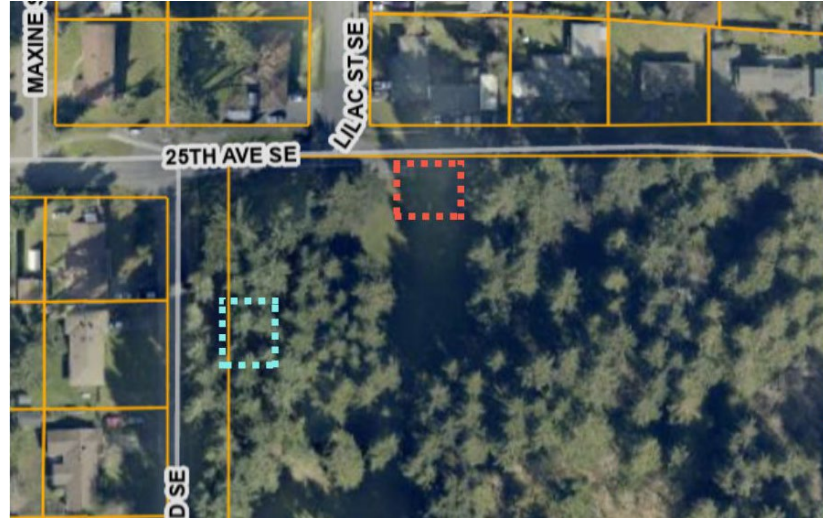
- Park has space to accommodate
- New location would reduce traffic and safety concerns along 25th Ave SE for the public and staff



LACEY PARKS
CULTURE & RECREATION

Wanschers Park Consideration

- North Location-----
 - Less Tree Removal
 - Reduces nice “meadow” space
- West Location-----
 - More Tree Removal
 - Would incorporate possible future parking lot changes better



LACEY PARKS
CULTURE & RECREATION

Park Improvement Opportunity

- Opportunity to fund possible improvements:
 - Improve the parking lot (Wanschers Park's parking lot is in very poor condition)
- Public Works (PW) coordinate with Lacey, Parks Culture and Recreation Department (LPCR) on layout and design



LACEY PARKS
CULTURE & RECREATION

Property Background, Legal and Policy Considerations

- Lettie Wanchers donated the property to the City in her will to develop a park within 2 years.
- The City Attorney confirmed no restrictions on using park land for this purpose
- A professional appraisal was completed for the 5,000 square foot area. The value is \$66,500 and will be the basis for future terms.



LACEY PARKS
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Alternatives Considered

- Acquiring nearby private property:
 - Significant increase of PW costs
 - Could delay the project by up to two years
 - Could require a home demolition



LACEY PARKS
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What we are asking the Park Board

- Early discussion to help guide staff before design work begins.
- Provide feedback and recommendation to City Manager regarding preferred location.



LACEY PARKS
CULTURE & RECREATION

Next Steps

- Consider the preferred location when planning
- City Manager reviews property appraisal and determines terms
- Begin design process
- Update to Parks Board along the way and when design is finalized



LACEY PARKS
CULTURE & RECREATION

Recent Pictures for Reference

Lift Station 52 – 6035 7th Ave SE



LACEY PARKS
CULTURE & RECREATION

Recent Pictures for Reference

Lift Station 57 – 8718 Litt Dr SE



LACEY PARKS
CULTURE & RECREATION

Recent Pictures for Reference

Lift Station 59 – 2320 Westlake Dr SE

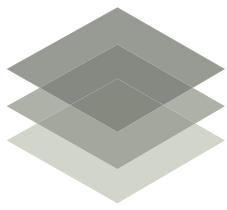


LACEY PARKS
CULTURE & RECREATION

Questions?



LACEY PARKS
CULTURE & RECREATION



SH&H
VALUATION AND CONSULTING

NARRATIVE APPRAISAL REPORT

WANCHERS PARK

PARCEL NO.: 11828110200
OWNER: CITY OF LACEY

2606 HICKS LAKE ROAD SOUTHEAST
LACEY, WA 98503

SH&H FILE 16579-25

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ADDENDA

Market Data (Section M)

Qualifications (Section Q)

NARRATIVE APPRAISAL REPORT

Parcel No.: 11828110200

Owner/Address: City of Lacey, 2606 Hicks Lake Road Southeast, Lacey, WA 98503

Project: Wanchers Park

CRP: N/A

Federal Aid Project No.: N/A

R/W Plan Title: N/A

Plan Sheet: N/A

Plan Approval Date: N/A

Date of Last Map Revision: N/A

Appraisers: Barbro Hines, MAI, SRA, & Kellen E. Hurych SH&H Valuation and Consulting, 3609 Market Place West, Suite 201, University Place, WA 98466 (253-564-3230)

CERTIFICATE OF APPRAISERS

We certify that, to the best of our knowledge and belief:

- ◆ the statements of fact contained in this appraisal are true and correct;
- ◆ the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conclusions, and are our personal, unbiased professional analysis, opinions, and conclusions;
- ◆ We have not performed any services, as appraisers or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ◆ We have no present or prospective interest in the property that is the subject of this appraisal, and we have no personal interest or bias with respect to the parties involved;
- ◆ Our compensation is not contingent upon the reporting of a predetermined value or direction that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event;
- ◆ Our analyses, opinions, and conclusions were developed, and this appraisal has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and the Uniform Appraisal Standards for Federal Land Acquisitions;
- ◆ We have made a personal inspection of the property that is the subject of this report. We have made a personal inspection of the comparable sales contained in the report addenda;
- ◆ We have afforded the owner or a designated representative of the property that is the subject of this appraisal the opportunity to accompany us on the inspection of the property.
- ◆ No one provided real property appraisal assistance to the persons signing this report.
- ◆ We have disregarded any increase in Fair Market Value caused by the proposed public improvement or its likelihood prior to the date of valuation. We have disregarded any decrease in Fair Market Value caused by the proposed public improvement or its likelihood prior to the date of valuation, except physical deterioration within the reasonable control of the owner;
- ◆ This appraisal has been made in conformity with the appropriate State and Federal laws and requirements, and complies with the contract between the agency and the appraisers;
- ◆ As of the date of this report, Kellen E. Hurych has completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.
- ◆ As of the date of this report, Barbro A. Hines has completed the requirements of the continuing education program for Designated Members of the Appraisal Institute.

The property has been appraised for its fair market value as though owned in fee simple, or as encumbered only by the existing easements.

The opinion of value expressed below is the result of, and is subject to the data and conditions described in detail in this report of 69 pages. We made several personal inspections of the property that is the subject of this report with the date of value being December 15, 2025.

The **Date of Value** for the property that is the subject of this appraisal is December 15, 2025.

Per the FAIR MARKET VALUE definition herein, the value conclusions for the property that is the subject of this appraisal are on a cash basis and are:

FAIR MARKET VALUE BEFORE ACQUISITION

N/A

FAIR MARKET VALUE AFTER ACQUISITION

N/A

DIFFERENCE (Strip Method)

\$66,500

Date of Assignment or Contract: November 26, 2025

Name: Barbro A. Hines, MAI, SRA

Date Signed: December 26, 2025

Signature: 

Washington State-certified general real estate appraiser license number: 1101044

Name: Kellen E. Hurych

Date Signed: December 26, 2025

Signature: 

Washington State-certified general real estate appraiser license number: 1101923

DO NOT WRITE BELOW THIS LINE

Headquarters Service Center Date Stamp

Region Date Stamp

Assignment Scope of Work

The client of this report is the City of Lacey. In addition to compliance with USPAP this report must also meet the WSDOT Standards as set forth in the WSDOT R/W Manual Chapter 3, the WSDOT Appraisal Report Guide, and Federal Regulations as defined in 49 CFR part 24.

In the event of conflict or dispute in determining correct appraisal procedures that are not addressed in the standards noted above the Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) will be the determining authority.

Under 49 CFR, the client is required to take an active role in developing the scope of work. However, it is the ultimate responsibility of the appraisers is to develop a complete Scope of Work and produce a credible appraisal report. The appraiser's SCOPE of WORK is included in Section 5 of the report. The report must adhere to the WSDOT and Federal Standards as described above and the specific task assignment for this parcel. The task assignment for this report must be included in the report or addendum.

Eminent Domain Appraisal Information and Definitions

The intended use of this appraisal is to provide information to the client, City of Lacey, as a basis for acquiring a permanent easement of the subject property needed for the proposed project.

Unless stated otherwise in the report, the property rights appraised constitute the fee simple interest.

"Fair Market Value" is defined as; the amount in cash that a well-informed buyer, willing but not obliged to buy the property, would pay, and that a well-informed seller, willing but not obligated to sell it, would accept, taking into consideration all uses to which the property is adapted and may be reasonably adaptable (Washington Pattern Instruction 150.08).

The intended user of this report is primarily the City of Lacey. Additionally, its funding partners may review the appraisal as part of their oversight activities. A copy of this report may be provided to the property owner as a courtesy and part of the good faith bargaining process. However, this does not imply that the property owner has standing as an intended user and is not authorized to publish or use the report for any other purpose.

Public Law 91-646 (Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970) and Washington State RCW 8.26.180 both require that the owner or owner's representative be given an opportunity to accompany the appraisers during the inspection of the property. "If the appraiser is advised that the property owner is represented by legal counsel, all owner contact and property inspections must be arranged through the owner's attorney, unless the attorney specifically authorizes the appraiser to make direct contact with the owner".

In condemnation, the larger parcel is the portion of a property that has unity of ownership, contiguity, and unity of use, the three conditions that establish the larger parcel for consideration of severance damages. This is also known as the "parent parcel".

Extraordinary assumptions or hypothetical conditions include but may not be limited to the following:

State and Federal standards require the appraiser to disregard any decrease or increase in the fair market value of the subject caused by the project. The appraiser may cite the Jurisdictional Exception Rule to comply with this requirement which is found in RCW 8.26.180. and WAC 468-100-102 (2).

The subject has been appraised as cleaned. However, apparent environmental hazards or contamination observed or discovered during the appraisal process must be noted in the report.

APPRAISAL ASSUMPTIONS AND LIMITING CONDITIONS

- 1.** The property description supplied to the appraisers is assumed to be correct;
- 2.** No survey of the property has been made or reviewed by the appraisers, and no responsibility is assumed in connection with such matters. Illustrative material, including maps and plot plans, utilized in this report are included only to assist the reader in visualizing the property. Property dimensions and sizes are considered to be approximate;
- 3.** No responsibility is assumed for matters of a legal nature affecting title to the property, nor is any opinion of title rendered. Property titles are assumed to be good and merchantable unless otherwise stated;
- 4.** Information furnished by others is believed to be true, correct, and reliable. However, no responsibility for its accuracy is assumed by the appraisers;
- 5.** All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless so specified within the report. The property is assumed to under responsible, financially sound ownership and competent management;
- 6.** It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render the property more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies which may be required to discover them;
- 7.** Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. However, the appraisers are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value conclusions in this report are predicated on the assumption that there are no such materials on or in the property that would cause a loss of value. No responsibility is assumed for any such conditions, or for the expertise required to discover them. The client is urged to retain an expert in this field if desired. The analysis and value conclusions in this report are null and void should any hazardous material be discovered;
- 8.** Unless otherwise stated in this report, no environmental impact studies were either requested or made in conjunction with this report. The appraisers reserve the right to alter, amend, revise, or rescind any opinions of value based upon any subsequent environmental impact studies, research, or investigation;
- 9.** It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is specified, defined, and considered in this report;
- 10.** It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless non-conformity has been specified, defined and considered in this report;
- 11.** It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or federal governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate is based;
- 12.** The appraisers will not be required to give testimony or appear in court because of having made this report, unless arrangements have previously been made;
- 13.** Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the client without the written consent of the appraisers, and in any event, only with properly written qualification and only in its entirety;
- 14.** Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of the appraisers. Nor shall the appraisers, client, firm, or professional organization of which the appraisers is a member be identified without the written consent of the appraisers;
- 15.** The liability of the appraisers, employees, and subcontractors is limited to the client only. There is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers are in no way responsible for any costs incurred to discover or correct any deficiencies of the property;
- 16.** It is assumed that the public project which is the object of this report will be constructed in the manner proposed on the most recent right of way plan prior to the appraisal date and in the foreseeable future;
- 17.** Acceptance and/or use of this report constitutes acceptance of the foregoing assumptions and limiting conditions.

SUBJECT PLOT PLAN

Shown are subject whole property site dimensions, frontages, improvement locations, acquisition area and dimensions, "North arrow", camera location and direction for each attached subject photo.

Before Area: 648,608 sq. ft.	After Area: 648,608 sq. ft.	Fee Acquisition: 0 sq. ft.
Temp Easement Acquisition: 0 sq. ft.	Utility Easement: 5,000 sq. ft.	



PHOTO ANGLES MAP

SUBJECT PHOTOGRAPHS

Date of Photos: December 15, 2025

Photographer: Kellen E. Hurych, Associate



**PHOTO ONE: NORTHERLY VIEW OF HICKS LAKE ROAD SOUTHEAST,
THE SUBJECT PROPERTY IS TO THE RIGHT**



**PHOTO TWO: SOUTHERLY VIEW OF HICKS LAKE ROAD SOUTHEAST,
THE SUBJECT PROPERTY IS TO THE LEFT**

SUBJECT PHOTOGRAPHS

Date of Photos: December 15, 2025

Photographer: Kellen E. Hurych, Associate



**PHOTO THREE: WESTERLY VIEW OF 25TH AVENUE SOUTHEAST,
THE SUBJECT PROPERTY IS TO THE LEFT**



**PHOTO FOUR: EASTERLY VIEW OF 25TH AVENUE SOUTHEAST,
THE SUBJECT PROPERTY IS TO THE RIGHT**

SUBJECT PHOTOGRAPHS

Date of Photos: December 15, 2025

Photographer: Kellen E. Hurych, Associate



PHOTO FIVE: EASTERLY VIEW OF THE SUBJECT PROPERTY



PHOTO SIX: SOUTHEASTERLY VIEW OF THE SUBJECT PROPERTY

SUBJECT PHOTOGRAPHS

Date of Photos: December 15, 2025

Photographer: Kellen E. Hurych, Associate



PHOTO SEVEN: SOUTHERLY VIEW OF THE SUBJECT PROPERTY



PHOTO EIGHT: EASTERLY VIEW OF THE SUBJECT PROPERTY

SUBJECT PHOTOGRAPHS

Date of Photos: December 15, 2025

Photographer: Kellen E. Hurych, Associate



PHOTO NINE: NORTHWESTERLY VIEW OF THE SUBJECT PROPERTY



PHOTO TEN: NORTHERLY VIEW OF THE SUBJECT PROPERTY

SUBJECT PHOTOGRAPHS

Date of Photos: December 15, 2025

Photographer: Kellen E. Hurych, Associate



PHOTO ELEVEN: NORTHEASTERLY VIEW OF THE SUBJECT PROPERTY



PHOTO TWELVE: SOUTHEASTERLY VIEW OF THE SUBJECT PROPERTY

SUBJECT PHOTOGRAPHS

Date of Photos: December 15, 2025

Photographer: Kellen E. Hurych, Associate



PHOTO THIRTEEN: SOUTHEASTERLY VIEW OF THE SUBJECT PROPERTY



PHOTO FOURTEEN: VIEW OF THE PARK

SUBJECT PHOTOGRAPHS

Date of Photos: December 15, 2025

Photographer: Kellen E. Hurych, Associate



PHOTO FIFTEEN: VIEW OF THE BEACH/HICKS LAKE



PHOTO SIXTEEN: SOUTHERLY VIEW OF THE WALKING TRAILS

NARRATIVE APPRAISAL REPORT

(1) OWNER:

The subject property is currently vested to the City of Lacey.

(2) ADDRESS OR LOCATION OF SUBJECT PROPERTY:

Located at 2606 Hicks Lake Road Southeast, Lacey, Washington 98503

(3) SUBJECT LEGAL DESCRIPTION:

The abbreviated legal description according to the Thurston County Assessor is as follows:

Section 28 Township 18 Range 1W Quarter NE NE BLA-6300 TR A Document 3010517

(4) DELINEATION OF TITLE (5 years):

Ownership of the property is vested to the City of Lacey. The current ownership has owned the subject property in excess of five years. To the best of our knowledge, the subject property is not listed for sale nor under contract to be purchased.

(5) THE APPRAISAL PROBLEM AND APPRAISER'S SCOPE OF WORK:

This assignment represents the valuation of a property as it relates to a partial acquisition as the result of a proposed project relating to utility infrastructure. As per the unit rule as stipulated in the Uniform Appraisal Standards for Federal Land Acquisitions 2016, the subject property is analyzed in fee simple, unencumbered except for zoning ordinances, and easements of record, as of December 15, 2025, the most recent date of inspection. We were given permission to inspect the property by the City Attorney, David Schneider (360-491-1802).

Financial, statistical, and demographic data was gathered using various informational systems. Descriptive information relating to the subject property was obtained through onsite observation, Thurston County public records, and data provided by the client. Information relevant to zoning and development criteria for the subject was obtained from the Thurston County GIS website, and public documents.

In determining the Highest and Best Use for the property, an analysis was made of the data compiled in the steps above. The appraisers estimated the value of the subject from market information collected from various market participants and public records. Collection of this data included interviews with the buyers and/or sellers or brokers and managers of such properties.

Within this appraisal, all three approaches (Income, Cost, and Sales Comparison) to value have been considered. The purpose of this report is to estimate the compensation due to the property owner for a permanent utility easement. The appraisal has been presented using the WSDOT Narrative Appraisal Report format. We are only valuing the underlying land. The appraisal is presented in a “strip” appraisal format in that only the area to be acquired is appraised.

(6) PROPERTY RIGHTS TO BE ACQUIRED AND EFFECTS OF ACQUISITION/PROJECT:

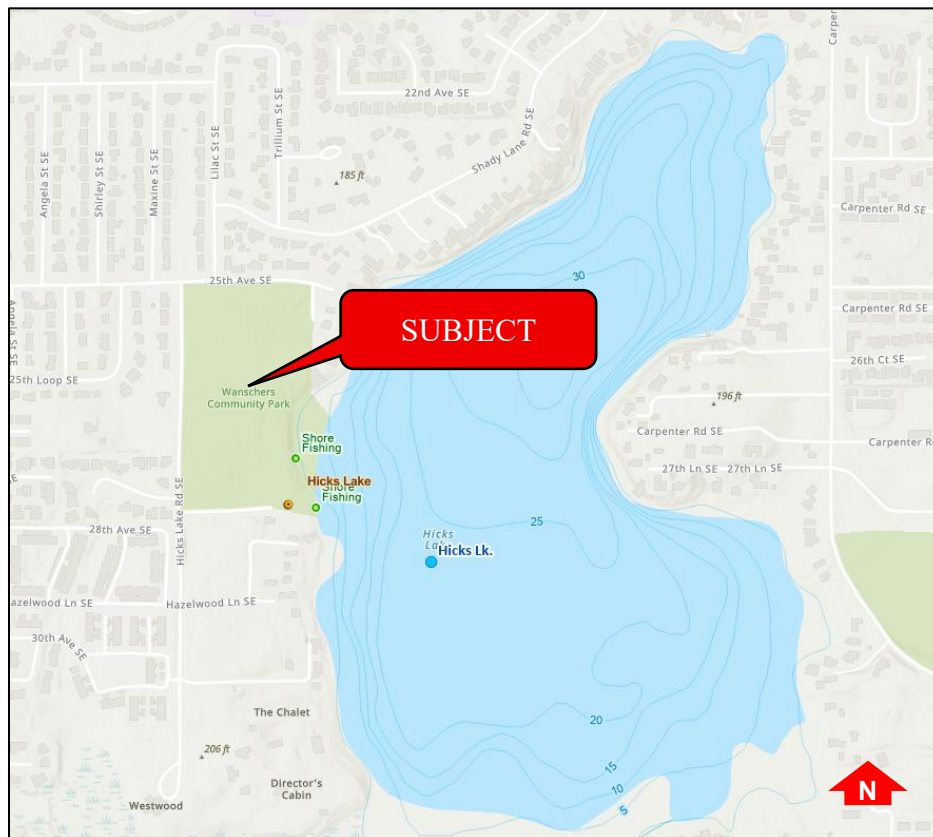
The subject property is located at the southeasterly corner of Hicks Lake Road Southeast and 25th Avenue Southeast within the City of Lacey. The site is comprised of a single parcel with an area of 14.89 acres, or 648,608 square feet. The site is improved with the Wanschers Park, which is located along Hicks Lake. According to the City Attorney, David Schneider, *“this is a unique situation where the city wastewater utility will be acquiring property from the city parks department. The property will be acquired for the development of a lift station. In lieu of cash payment, the utility will be providing in-kind payment with development of some park improvements as part of its project. The method of acquisition will be a permanent utility easement. The easement will measure 50’ x 100’, with a total footprint of 5,000 square feet. There are two possible locations for the lift station. The final location will be determined in early 2026.”* The acquisition will be acquired through a permanent easement. A draft document of the easement has not been completed as of the effective appraisal date. The easement will eliminate the owner’s ability to use the eased area for any other use. There is no fee-simple acquisition as part of this project.

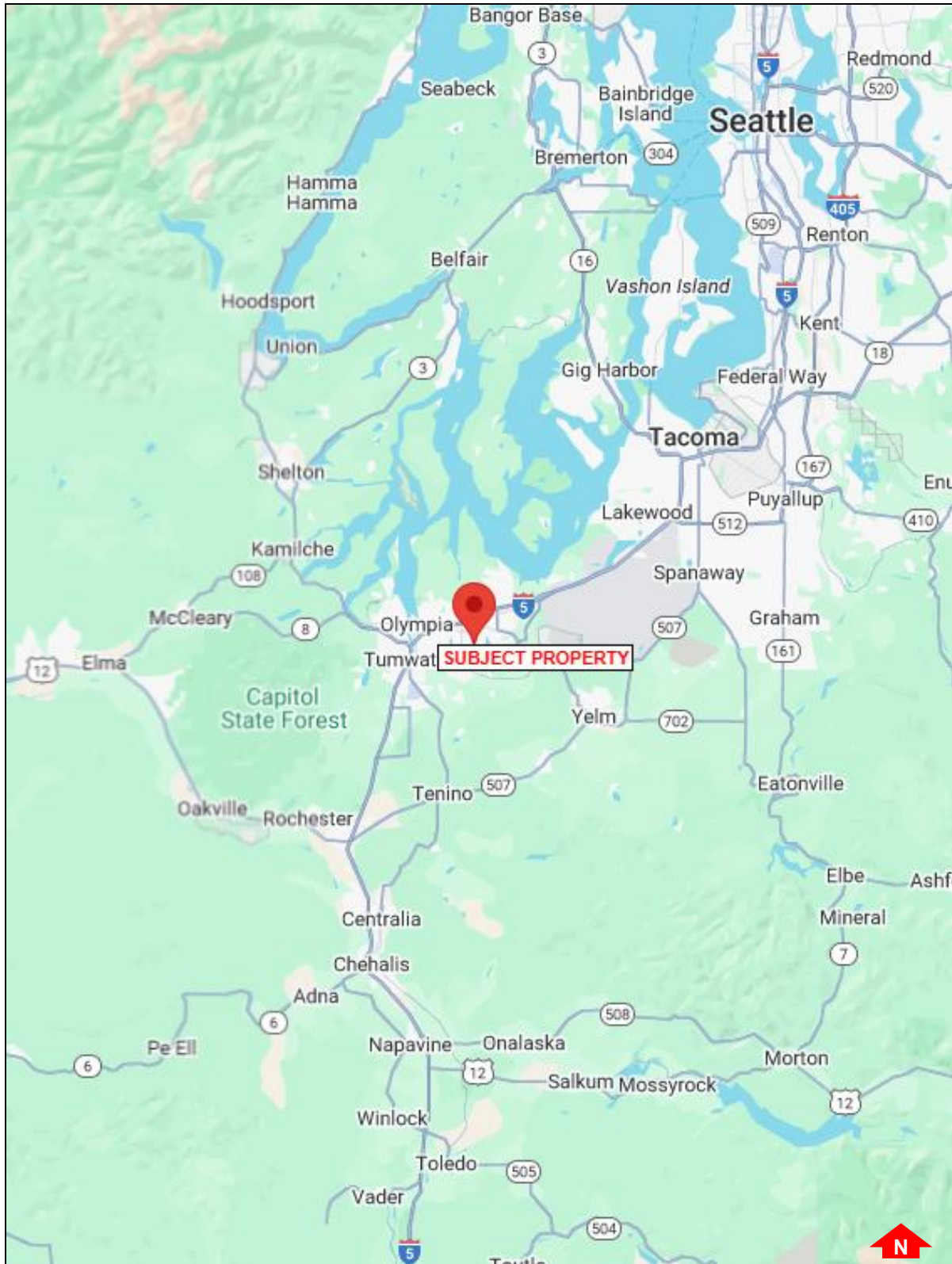
The appraisal is presented in a “strip” appraisal format in that only the area to be impacted by the easement is valued.

(7) NEIGHBORHOOD DESCRIPTION:

A neighborhood is defined as a group of complementary land uses. Neighborhoods are affected by social, economic, governmental, and environmental forces which influence property values in the vicinity of the subject property which, in turn, directly affect the value of the subject property itself. The boundaries of a neighborhood are typically identified by determining the area within which the forces affect all surrounding properties in the same way they affect the property being appraised.

The subject property is located at the southeasterly corner of Hicks Lake Road Southeast and 25th Avenue Southeast in Lacey, Washington. The subject property is located along the westerly shores of Hicks Lake in a mostly residential area. According to the Washington State Department of Fish and Wildlife, *"Hicks Lake is open from the fourth Saturday in April through October 31. Harvest opportunity should be good for nine- to 13- inch stocked rainbow trout with 16-inch rainbows stocked annually. The lake has also been periodically stocked with brown trout. In addition to trout the lake also supports naturally reproducing populations of black crappie, bluegill, largemouth bass, yellow perch, rock bass, and brown bullhead catfish. The bluegill and yellow perch provide good fishing in mid-to-late summer. Wanschers Community Park provides good shoreline access."* A map is shown in the following exhibit for reference.





AREA MAP

According to the City of Lacey, *“A heavily wooded gem on the shores of Hicks Lake, this park features grassy picnic areas, picnic tables, bank fishing, natural surface trails and paved walking trails along with breathtaking views of Mt. Rainier. This park is named for Lettie Wanschers who bequeathed the property to the City of Lacey in her will.”* Lake activities, such as waterskiing are allowed on the 160-acre lake.

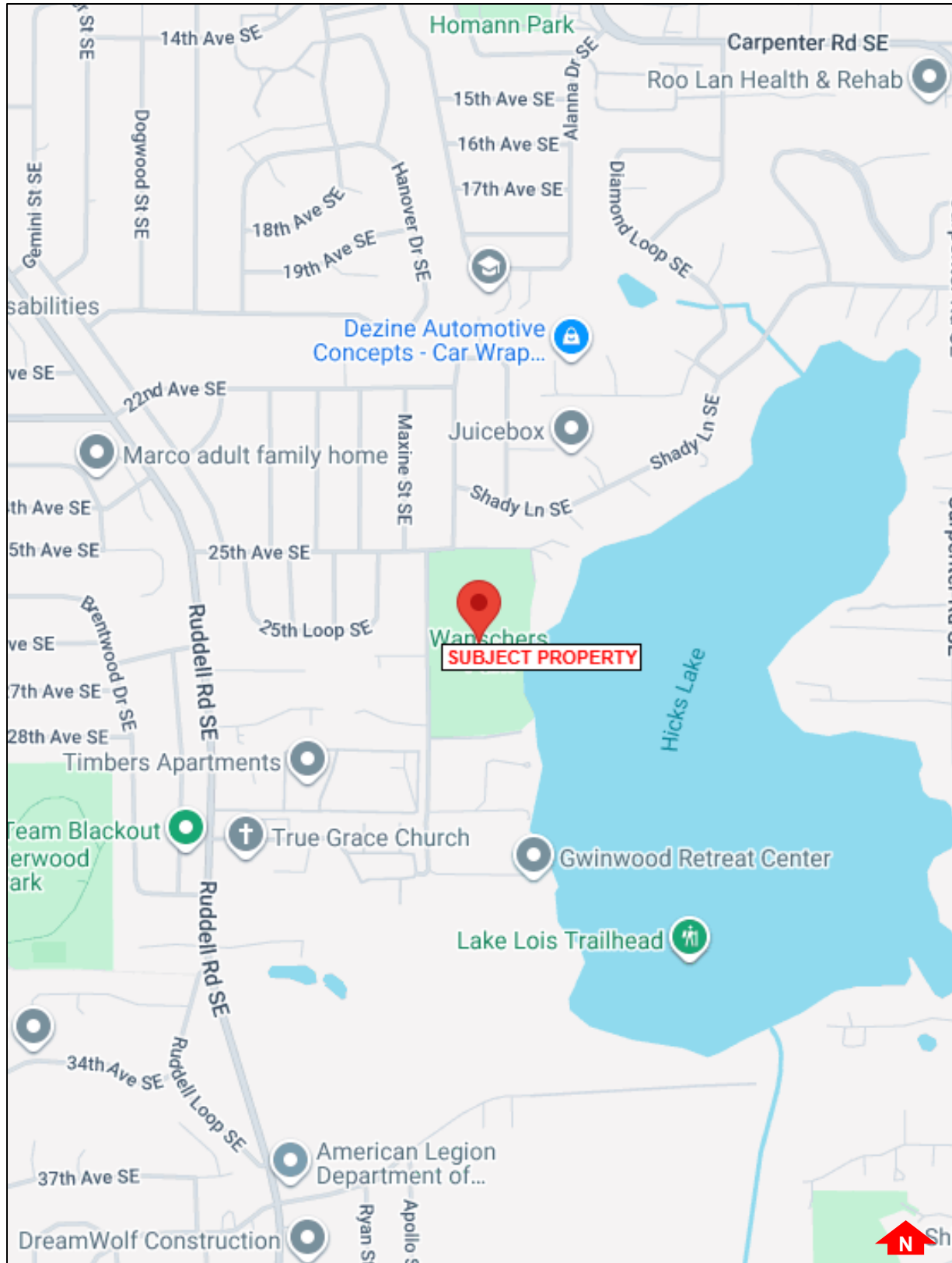
Lacey is located approximately five miles easterly of downtown Olympia. The City of Lacey had an estimated 2025 population of 60,380. The three major employment and population centers of Thurston County include the cities of Olympia, Lacey, and Tumwater. Olympia, the capital of the State of Washington, is centrally located, with Tumwater to the southwest.

Olympia is a seaport community, located on a deep-water harbor at the southerly end of Puget Sound, and is one of the oldest communities in the Pacific Northwest. The contiguous Olympia-Lacey-Tumwater area is well located as a major transportation crossroads between water, rail, air, and highway linkages. Seattle is located northerly about 1.5 hours driving time, while Portland, Oregon is about two hours southerly by way of Interstate 5. Olympia’s deep-water port supplies worldwide shipping commerce. Rail transportation is provided nationwide, and air service is provided throughout the state of Washington from the Olympia Airport.

The extended neighborhood is also home to Saint Martin’s University, which was founded in 1895. The campus is situated on 380-acres and is located along the north side of Pacific Avenue and east of College Street. The college has 55 academic programs and has approximately 1,400 undergraduate students annually. The presence of the university is viewed positively for the extended neighborhood.

The Hawks Prairie district along the Interstate 5 corridor has become one of the major retail concentrations and leading light industrial employment centers for north Thurston County. One of the most notable developments in the area is the Hawks Prairie community shopping center. The Hawks Prairie shopping center is anchored by a Safeway grocery store. Several large retailers have located in this area including Wal-Mart, Home Depot, and Costco. All of this commercial activity is found on the southerly side of Interstate 5, with the Marvin Road overpass at Interstate 5 presently the most convenient route across the freeway for the homes and businesses in Meridian Campus and Hawks Prairie. Another major retailer in the area is Cabela’s, a premier outdoors and recreational equipment retailer, bringing many visitors from neighboring counties.

The subject property is located within a mixed-use node, which consists of multifamily residential, office, retail and single-family residential. Overall, the immediate area benefits from the proximity to the lake.



LOCATION MAP

(A) Present Use/Larger Parcel:

Part of the appraisal problem is to identify the *larger parcel* for valuation purposes. In defining the *larger parcel* there are three basic conditions that need to be established.

- 1.) Unity of ownership
- 2.) Contiguity
- 3.) Unity of Use

The subject property is located on parcel 11828110200, which is owned by the City of Lacey. There are no other adjacent parcels under common ownership. Therefore, the larger parcel is only parcel 11828110200.

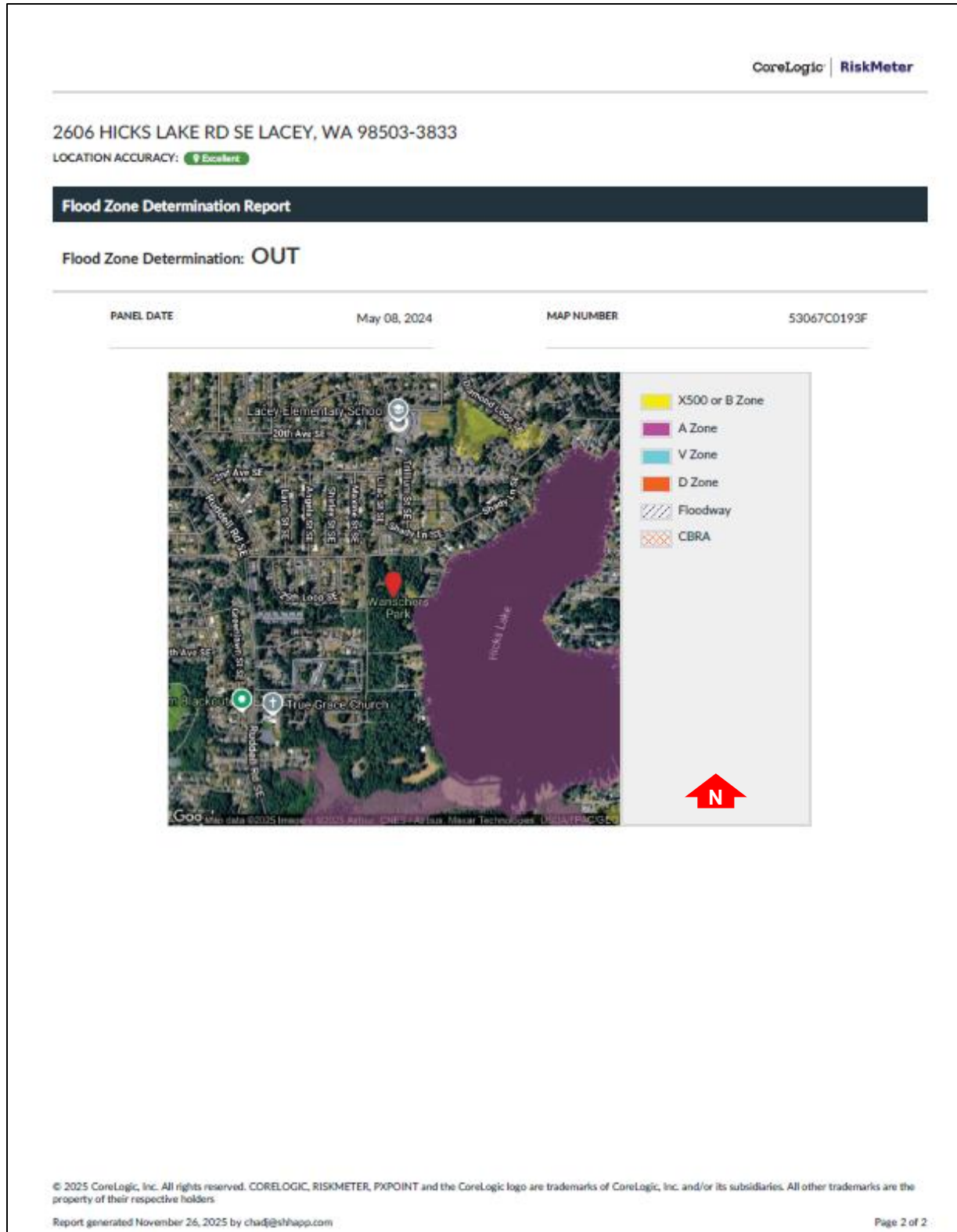
(B) Accessibility and Road Frontages:

The subject property is accessed from Hicks Lake Road Southeast and 25th Avenue Southeast. The subject property has adequate frontage along both streets, which are two-way, two-lane streets.

(C) Land Contour and Elevations:

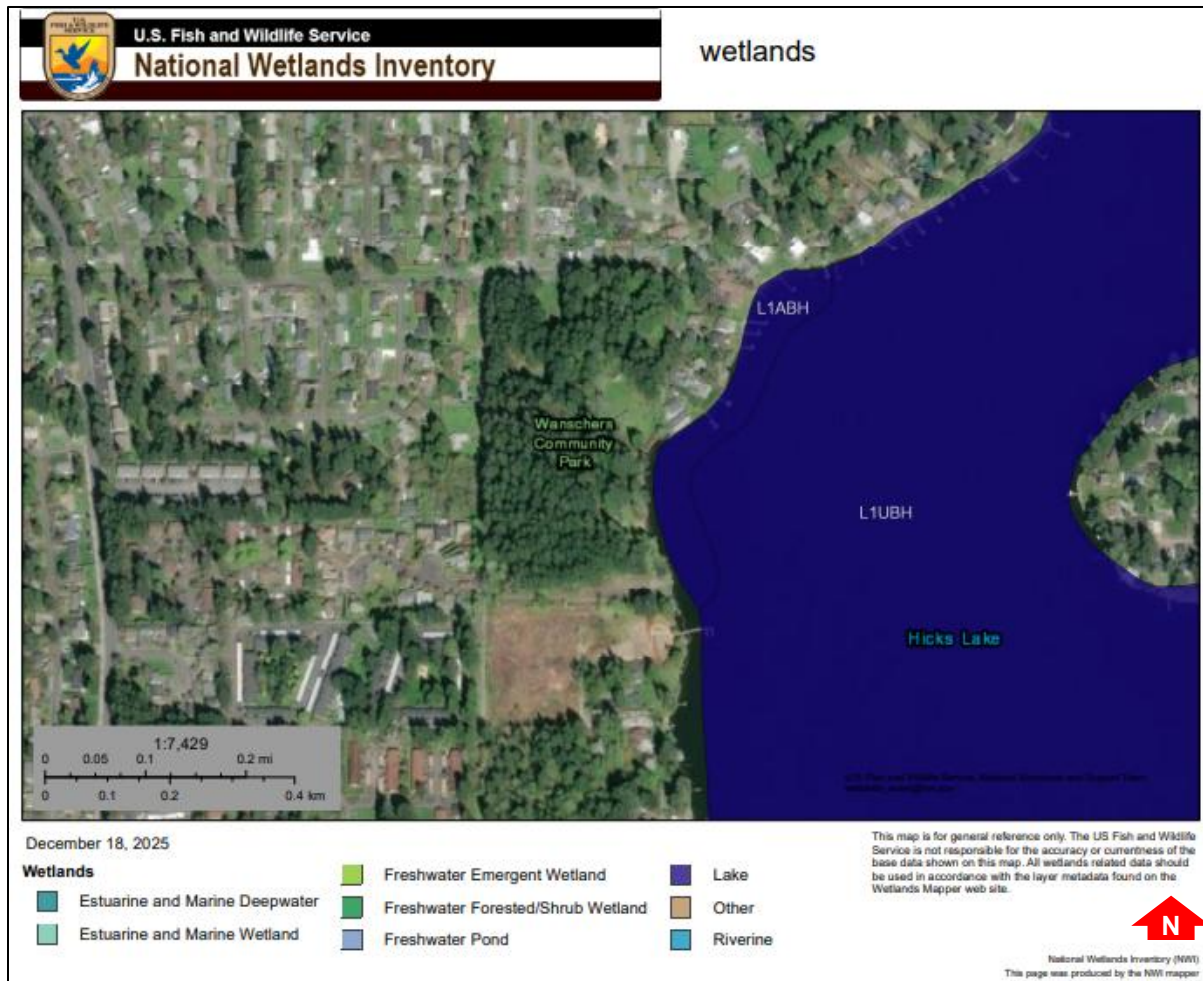
The site is mostly level at and grade with the surrounding properties. The site has lake and neighborhood views.

According to Flood Insurance Rate Map Number 53067C0193F effective date May 8, 2024, the subject is not located within a flood zone or the floodway.

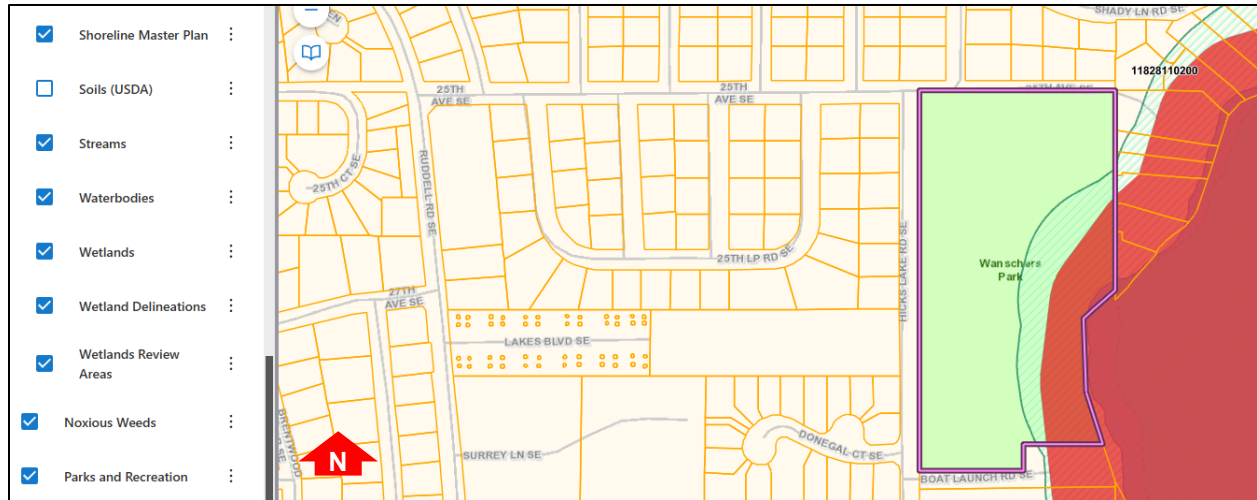


FLOOD MAP

Per data available on the U.S. Fish and Wildlife Service National Wetlands Inventory, there are no wetlands areas on the subject site.



According to the Thurston County Assessors the easterly portion of the site is impacted by wetland review areas, which is shown in the following exhibit.



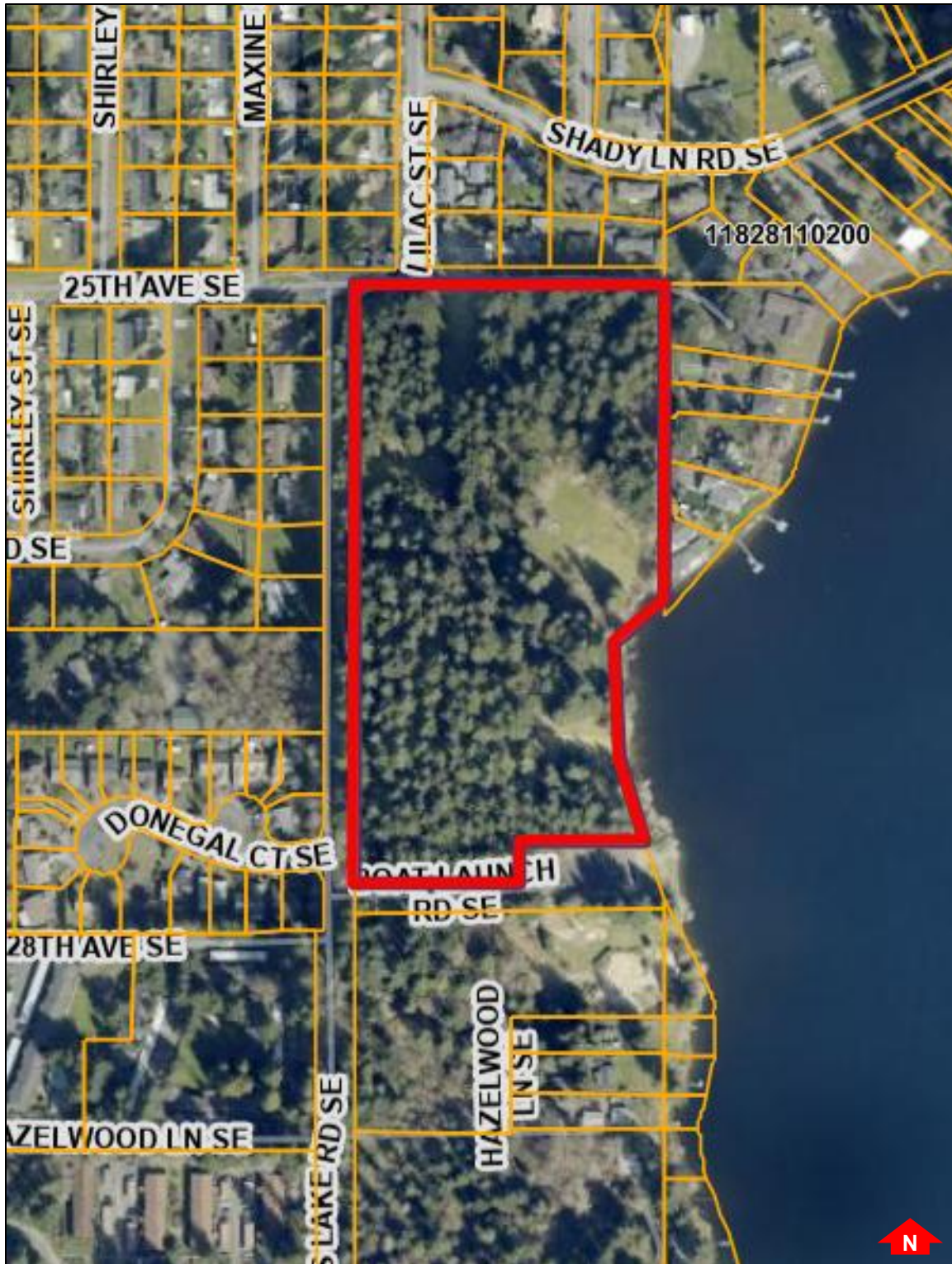
The area along the lake is zoned URBCON (Urban Conservancy) by the City of Lacey and contains an area of 3.06 acres, according to Thurston County GIS. This is within the 200-foot setback requirements from the lake; therefore, this area is not buildable. The wetland review area extends slightly beyond this area; however, this also impacts the adjacent parcels, which have been developed.

SITE AREA		
AREAS	SQ. FT.	ACRES
TOTAL	648,608	14.89
Less: Buffer Area	133,132	3.06
Usable Site Area	515,476	11.83

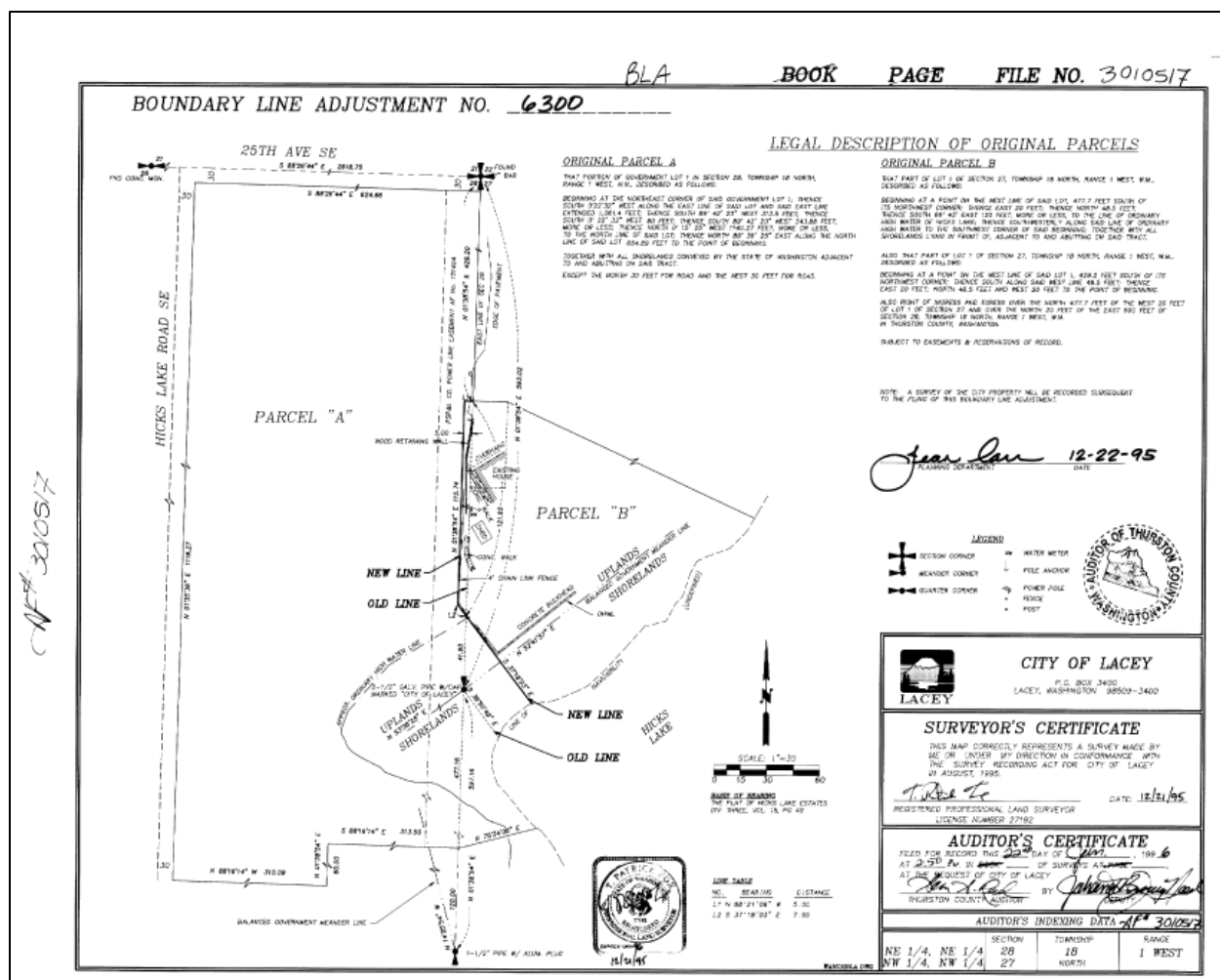
Soils or engineering reports relevant to the subject property have not been provided. We are not aware of any atypical soil issues impacting the subject property. Environmental reports or studies relevant to the subject property have not been provided. We are not aware of any environmental issues that impact the highest and best use.

(D) Land Area:

According to the Thurston County Assessor, the subject property is comprised of one parcel with an area of 648,608 square feet, or 14.89 acres. An aerial is shown in the following exhibit for reference with a boundary line adjustment following the aerial.



**AERIAL VIEW OF SUBJECT SITE
SUBJECT PROPERTY OUTLINED IN RED**



(E) Land Shape:

The site is irregular in shape, but functional for the current use.

(F) Utilities:

The site area is served by all typical public utilities.

Easements and**Encumbrances:**

We were not provided with a title report within the course of this assignment. The subject property is likely encumbered by typical utility easements, which are common and not considered to be adverse.

Development Density:

The subject property is zoned OSI-P (Open Space Park) and URBCON (Urban Conservancy) by the City of Lacey. Based on Thurston County GIS mapping, the OSI-P contains an area of 11.83 acres and the URBCON contains an area of 3.06 acres. According to Sarah Bartz, Associate Planner with the City of Lacey (360-486-8741), the URBCON zone is utilized as a 200-foot buffer from the lake, and this area is encompassed by the wetland areas as previously discussed.

The subject property is a public park. This zoning is in place because of the public park use. If this use were not in place, the subject site would most likely have a similar zoning as other nearby properties as the existing zoning is not economically driven. Therefore, it is necessary to consider the adjacent zoning for valuation purposes. For analysis purposes, the subject property is mostly surrounded by properties zoned LD (Low Density) by the City of Lacey. The maximum density under this zoning classification is six dwelling units per acre, with a minimum lot size of 5,000 square feet. Therefore, the subject could numerically be developed with 70.98 dwelling units (11.83 usable acres)(6 units per acre. However, it is very unlikely that the subject property will be able to achieve the maximum density allowed given the location along a lake and the need to provide interior infrastructure. Therefore, we have provided development density indications from the comparables used within the appraisal report.

The four comparables indicate a range from 0.23 dwelling units to 4.27 dwellings units per acre with an average of 2.38 dwelling units per acre, which is summarized in the following exhibit.

DENSITY COMPARABLES	
DC	UNITS/ACRE
L-1	2.91
L-2	2.10
L-3	0.23
L-4	4.27
MIN	0.23
MAX	4.27
AVG	2.38

L-3 is atypically low as this comparable had an inferior zoning when compared to the subject; therefore, excluding this comparable the range is from 2.10 to 4.27 with a central tendency of 3.09 dwelling units per acre. In this instance, a density of 3.0 dwelling units per acre, near the mid-range of the comparables, is utilized for this analysis. This would translate to an estimated development of 35.49 dwelling units (3 dwelling units/acre)(11.83 usable acres), rounded to 35 units. This results in a density of 2.96 dwelling units per acre (35 units / 11.83 acres). Site specific studies and approvals would have to ultimately be obtained to determine the development potential on the subject site. However, lacking such studies, this conclusion is reasonable based on the information available at the time of this appraisal and is used as a tool for valuating the subject site.

(G) Zoning:

The subject property is zoned OSI-P (Open Space Park) and URBCON (Urban Conservancy) by the City of Lacey. Based on Thurston County GIS mapping, the OSI-P contains an area of 11.83 acres and the URBCON contains an area of 3.06 acres. According to Sarah Bartz, Associate Planner with the City of Lacey (360-486-8741), the URBCON zone is utilized as a 200-foot buffer from the lake and this area is encompassed by the wetlands area as previously discussed. The zoning in place recognizes that the subject is a public park and is not an economically driven zoning classification. In the analysis to follow we have had to analyze the subject based on an economically driven use. As shown on the zoning map on the following page, the subject property is mostly surrounded by properties zoned LD (Low Density) by the City of Lacey. Therefore, this zone will be utilized for analysis purposes. Information pertaining to this zoning is now presented.

According to the City of Lacey, the intent of the Low Density Residential (LD) zoning is as follows:

“It is the intent of this chapter to:

A. Enhance the residential quality of the city by providing a high standard of development for residential;

B. Allow a broad range of housing options;

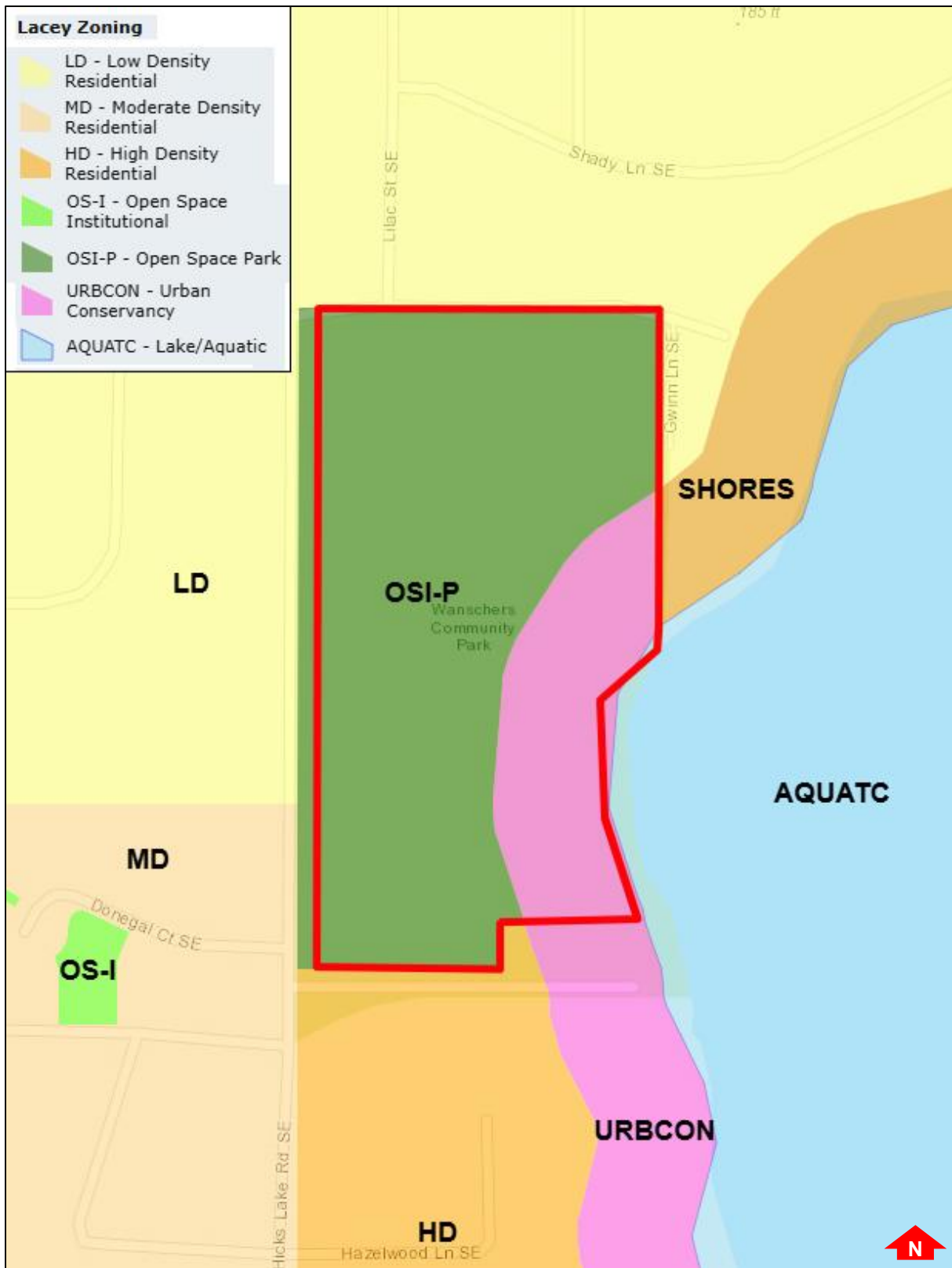
C. Guide residential development to those areas where:

- 1. Public sewers are in place prior to residential building construction, or*
- 2. Sewers can be extended, or*
- 3. New technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;*

D. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation;

E. Guide development in such a manner as to provide protection between noncompatible uses. (Ord. 1612 §2, 2022; Ord. 1024 §28, 1995; Ord. 769 §1 (part), 1986).

A. Specific types permitted in the low density residential district:



ZONING MAP

1. Single-family detached structures on individual lots with a density of not more than six units per acre. Single-family detached structures are subject to the design criteria established in LMC 14.23.072;
2. Cottage housing developments as provided in Chapter 16.62 LMC and subject to the design criteria in LMC 14.23.072;
3. Planned residential developments as provided in Chapter 16.60 LMC;
4. Townhouse developments as provided in Chapter 16.61 LMC;
5. Duplexes and triplexes on individual lots, provided design requirements of LMC 14.23.073 are satisfied;
6. Housing for people with functional disabilities.

Densities shall not exceed six units per acre; provided, that duplexes or triplexes either created by remodeling an existing single-family dwelling or constructed on an existing vacant lot of record are not subject to the maximum density limits. Every detached single-family dwelling, with the exception of an accessory dwelling meeting the requirements of LMC 16.06.055 and every duplex or triplex, shall be located on its own lot. Creation of said lot shall meet all requirements of LMC Title 15, the Lacey subdivision and short subdivision code.

A. The size and shape of lots shall be as follows, provided they adhere to the density requirements:

1. Minimum lot area, four thousand five hundred square feet where alleys are utilized; five thousand square feet where alleys are not provided.
2. Minimum lot width, forty feet where alleys are utilized, fifty feet where alleys are not provided. In the case of infill lots, the street frontage shall also be forty feet when alleys are utilized and fifty feet if alleys are not utilized.

The subject property is also located along Hicks Lake, which will have additional regulations. According to Sarah Bartz, Associated Planner with the City of Lacey (360-486-8741), the setback from the lake is 200 feet. According to the zoning code, “Environmentally sensitive/critical areas are those areas described or referenced in this chapter as wetlands, flood hazard areas, aquifer recharge areas, geologically sensitive areas, or habitat conservation areas. The approximate locations and type of most environmentally sensitive/critical areas are designated on the official zoning map of the city of Lacey. However, environmentally sensitive/critical areas not shown on maps are presumed to exist in the city of Lacey and the Lacey urban growth area and are protected under all the provisions of this chapter. In the event of a conflict between designation shown on the zoning map, referenced environmental maps or specific criteria defining an environmentally sensitive area.”

(H) Highest and Best Use as Vacant:

In order to estimate the value of the subject property, the appraisers have researched the potential highest and best use of the property as of the date of the report. Highest and best use can be defined as *“The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”*¹ This definition introduces the four key criteria that a property use must satisfy to qualify as the highest and best use.

The criteria for the determination of the highest and best use of the subject property are based upon legal and physical considerations adjusted for financial feasibility and maximal productivity considerations.

Legal Considerations: The subject property contains a site area of 648,608 square feet, or 14.89 acres and is located at the southeasterly corner of Hicks Lake Road Southeast and 25th Avenue Southeast in Lacey. For analysis purposes the subject property is annualized under the Low Density Residential (LD) by the City of Lacey. The zoning allows most residential uses.

Physical Considerations: The 14.89-acre site is located at the southeasterly corner of Hicks Lake Road Southeast and 25th Avenue Southeast. The site is located along the westerly shores of Hicks Lake and is impacted by buffers associated with the lake. We are not aware of any other physical constraints that preclude development of the subject site with the legally permitted uses.

Market Feasibility (Financially Feasible and Maximally Productive): The major factors influencing marketability are the supply of and demand for the market in general and in particular, the legal and physical uses the subject property can accommodate. This analysis is based upon the competitive position of the subject property, as defined by the locational and physical characteristics of the property discussed. A financially feasible use is for residential development.

Maximally Productive Use / Conclusion: Legal, physical, and market considerations have been analyzed to evaluate the highest and best use of the property. This analysis is used to evaluate the type of use which will generate the greatest return to the owner or investor. A maximally productive use is to develop the site with a residential subdivision as long as the value created does not exceed development costs.

¹ Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, 2022, Page 88.

(I) Improvements:

The site is improved with a dock and nominal park improvements.

(J) Special Items:

None.

(K) Real Estate Taxes:

Tax and assessment information for the assessor's parcel is summarized in the following chart. As the subject property is owned by the City of Lacey, the ownership is only required to pay nominal real estate taxes.

2025 THURSTON COUNTY ASSESSOR DATA				
Parcel	Land Value	Improve. Value	Total Value	2025 Taxes
11828110200	\$796,900	\$0	\$796,900	\$2,084.36

The 2025 taxes are based on the 2024 assessment. According to the Thurston County Treasurer, the real estate taxes are paid current. The 2025 assessed value utilized to calculate the 2026 real estate taxes, are as follows:

2026 THURSTON COUNTY ASSESSOR DATA				
Parcel	Land Value	Improve. Value	Total Value	2026 Taxes
11828110200	\$788,100	\$0	\$788,100	\$0.00

As of the effective appraisal date, the levy rate utilized to calculate the 2026 real estate taxes was not available. Experience has shown that the assessed value is often an unreliable indicator of market value, despite the assessor's mandate to assess all properties at 100% of market value, which appears to be the case with the subject property.

(L) Assessments Current and Pending: None known

(M) Existing Lease or Rental Data: None.

(N) Highest and Best Use, as Improved:

The subject is improved with a public park. There is demand for public spaces similar to the subject, and therefore, although not an economically driven use, it is a public service use, and the highest and best use is to continue this use.

8. APPROACHES TO VALUE:

The Income Approach, Cost Approach and Sales Comparison Approach are the three basic techniques or approaches to value when appraising real property. In this instance, the major improvements will not be impacted, therefore, only the underlying land is analyzed. Properties similar to the subject are typically analyzed and purchased based on an analysis of similar sales in the area, thus the Sales Comparison Approach is utilized, as it pertains to the underlying land.

9. VALUATION:

(A) Site Valuation:

(1) Sales Comparison Approach:

One of the most reliable indicators of value in an active market is derived by comparing the property being appraised with similar properties that have sold. This approach reflects the principle that a well-informed buyer will pay no more for a property than the cost involved in obtaining an equally satisfactory substitute property.

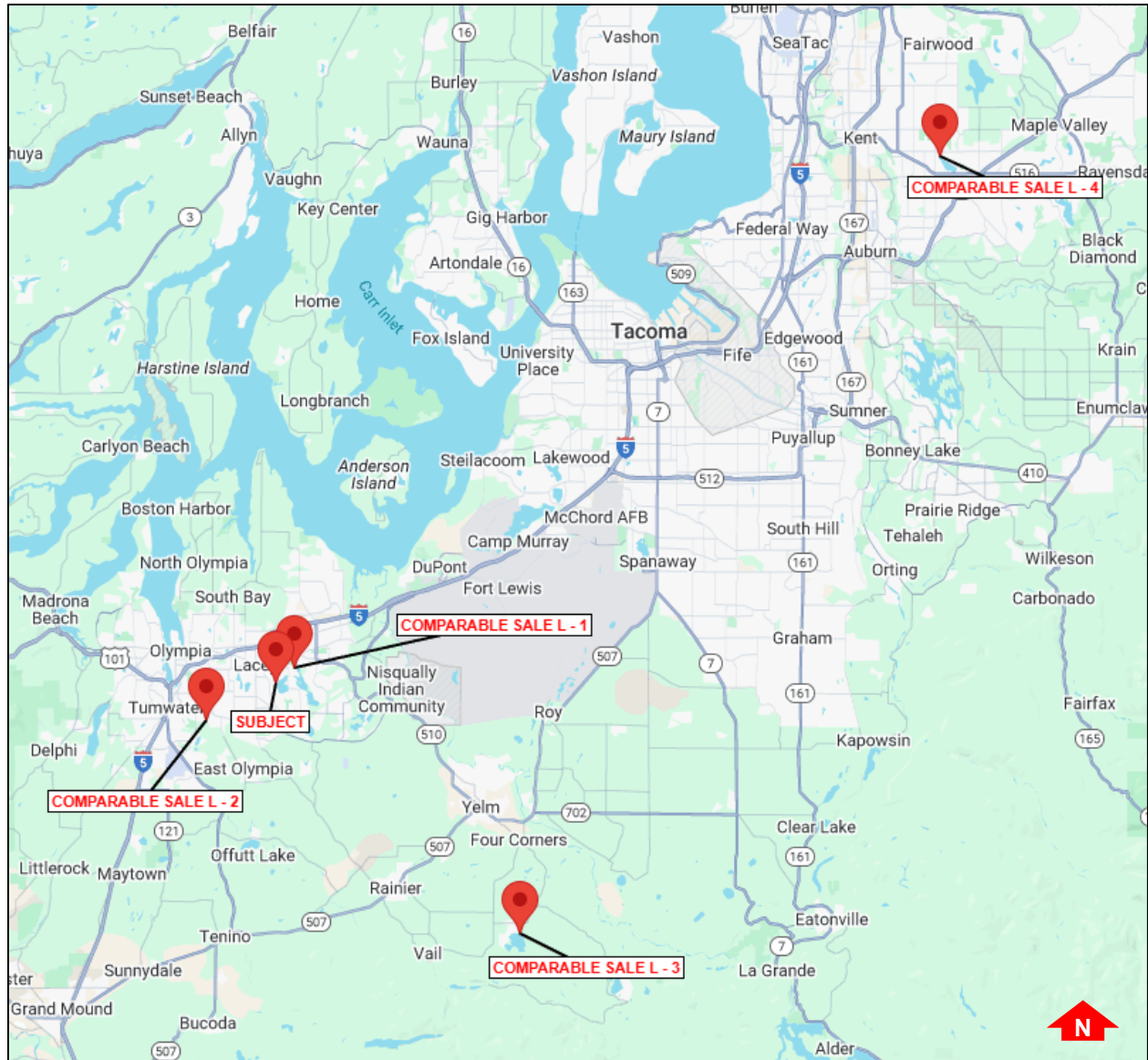
The appraisal is presented in a “strip” appraisal format in that only the area to be acquired is valued. The first step of the process is to arrive at a unit value relevant to the total site area. Following this conclusion the area to be acquired will be addressed. An area of 50 feet by 100 feet or 5,000 square feet, will be subject to a permanent easement, and there are two potential locations, which will ultimately be determined in 2026. The two potential locations are shown in the following exhibit for reference. The value would be the same for both locations as neither location would have a significant impact on the overall use and functionality of the park.



The subject is analyzed as residential subdivision land. A search was conducted in the subject's immediate and extended market area for large lakefront sites that can accommodate multiple dwellings. As would be expected there are very few large lakefront sites remaining that can support residential subdivision; therefore, it was necessary to expand our geographical search and include older lake front sales. The subject property is analyzed as being able to support 35 residential dwellings. Four comparables were used, located within the subject's extended market area. While these comparables are not identical to the subject, they provide a benchmark from which to arrive at a value for the subject property. The comparables selected are delineated in the chart to follow, with individual write-ups of the comparables contained within the addenda. With sites similar to the subject, the most relevant unit of comparison is the price per unit, which is the basis utilized herein for the analysis of the subject.

LAND SALE COMPARABLES						
<u>Sale</u>	<u>Location</u>	<u>Sale Date</u>	<u>Useable Size (Sq.Ft.)</u>	<u>Analysis Price</u>	<u>Proposed Lots</u>	<u>Price/ Proposed Lot</u>
L-1	7129 SE 14th Ave Lacey, WA	Apr-25	388,991	\$1,023,600	26	\$39,369
L-2	1926 53rd Ave SE Olympia, WA	Aug-22	538,837	\$1,723,000	26	\$66,269
L-3	15617 Lawrence Lake Road SE Yelm, WA	Mar-23	2,249,874	\$975,000	12	\$81,250
L-4	25840 135th Lane SE Kent, WA	Mar-20	275,299	\$2,700,000	27	\$100,000

The chart is intended to be self-explanatory; however, some explanation of the summary headings may be helpful. The explanation will discuss the columns from left to right starting with the heading, Sale. This simply lists the identification of the comparable. Location identifies where the property is located. Date indicates the time of sale. The next column is the Area in square feet of the site. The Analysis Price is the recorded price of the transaction with any additions or deductions due to buyer's expenditures such as demolition costs. The next column is the number of Proposed Lots. The final column indicates the Price Per Proposed Lot. The unit of measurement typically used in the analysis of properties similar to the subject is the price per proposed lot. The analysis to follow includes a brief description of each comparable.



COMPARABLE LAND SALES MAP

L-1 (\$39,369/proposed lot) is located along 14th Avenue Southeast along the westerly side of Long Lake in Lacey. The site has approximately 400 lineal feet of lake frontage. The site is comprised of four parcels with a total area of 13.3 acres with a usable area of 8.93 acres. There were no entitlements in place at the time of sale. The property was vacant at the time of sale. The purchaser plans to develop the site with 26 residential lots. According to the broker the purchaser may be able to develop the site with 28 lots and if that is the case an additional fee will be paid to the seller. The site is impacted by wetlands and critical areas, and sewer will need to be extended to the site depending on the location of the lots. The sewer extension costs were not available. The density is 2.91 units per acre (26 units / 8.93 acres).

L-2 (\$66,269/proposed lot) consists of two assessor's parcels in unincorporated Thurston County, identified with an Olympia address. The property contains 12.37 acres, and all utilities are available in the street. The site has 146 feet of frontage along Hewitt Lake. According to the listing broker, the seller had received preliminary plat approval for 38 units, consisting of 20 townhomes and 18 single-family homes. Reportedly, the buyer re-engineered the site and plans to construct 26 single-family homes. This would result in a density per acre of 2.10 units per acre.

L-3 (\$81,250/proposed lot) is the sale of 51.65-acre waterfront site located along Lawrence Lake in the Yelm area of unincorporated Thurston County. The property is located on the westerly side of Lawrence Lake Road, just northerly of 158th Avenue Southeast. All but 1.94 acres of the site were enrolled in the designated forestland program for tax relief. The property had been logged recently and there was no merchantable timber at the time of sale. Reportedly there was not a 6-year moratorium in place at the time of sale. The property has moderately sloping topography. The property had been improved with a single-family residence that was demolished prior to the sale. The site had electricity available and also had two wells on the property. There was a septic system at one time, but a new system will most likely have to be installed prior to redevelopment. According to the Thurston County GIS mapping system there are no critical areas located on the property. The buyers intend to construct a new single-family residence on the site.

9.7 acres is zoned RL ½, which allows one dwelling unit per two acres. This would allow a total of 4.85 units (9.7 acres / 2 acres), rounded to four units. The remaining site was zoned RRR 1/5, which allows one unit per five acres. This would result in a total of 8.39 lots (51.65 acres – 9.7 acres)/(5 acres), rounded to 8 lots. This results in a total of 12 lots. Therefore, the density is 0.23 dwelling units per acre (12 lots / 51.65 acres).

However, according to the broker the site could accommodate 13 dwellings based on the allowable water hookups at the time of sale. For analysis purposes, the comparable is analyzed based on 12 lots with no entitlements in place. This results in a density of one dwelling unit per 0.23 dwelling units per acre (12 lots / 51.65 acres / 12 lots).

L-4 (\$100,000/proposed lot) is located at the southeasterly corner of 135th Avenue Southeast and Southeast 258th Street within the City of Kent, Washington. The site is comprised of a single parcel with an area of 275,299 square feet, or 6.32 acres and is located along Lake Meridian with approximately 350 lineal feet of frontage along the lake. The property is improved with a single-family residence, 18 cottages, a detached garage, a boat house, a shop and a dock. The structures were built between 1938 and 1947 and contain a combined area of 13,473 square feet. The improvements are nearing the end of their economic lives. The buyer purchased the site with plans to update the units, with long term plans to redevelop the site. Thus, the current improvements represent an interim use and demolition costs would be offset by the interim income.

Between 2005 and 2011 the seller started the entitlement process to redevelop the site with a subdivision; however, they never completed the process. Based on the site plan provided, the property could support 27 residential lots with six lots fronting the lake. At the time of our appraisal of this property, we spoke with Jason Garnham, Senior Planner with the City of Kent (253-856-5454) about the subject property. He stated that regulations for the shoreline have increased, critical area standards have increased, and onsite stormwater retention requirements have also increased since 2011. However, the average lot size has decreased from 6,000 to 8,000 square feet to 3,000 square feet. Mr. Garnham opined that the 27 lots should be obtainable; however, the property would have a lengthened review process when compared to a non-waterfront development. There were no entitlements in place at the time of sale. There were no entitlements in place at the time of sale. The density is 4.27 dwelling units per acre (27 lots / 6.32 acres).

(b) General Discussion:

A basic principle in the valuation of real estate is that no two properties are identical and, thus, adjustments are necessary to reflect the various differences. This formalizes the thought process often followed by buyers and sellers and tends to yield a range of indicated values for the property appraised.

A few of the more common factors that may influence value are detailed below:

1. Location

Location is the primary factor in the valuation of virtually all real estate. As applied to this appraisal, the highest land values are found with those tracts having good overall utility, with good access, favorable terrain features, and attractive amenities/views.

2. Size of Tract

Another important factor is the size of the tract being considered. As a general rule, the smaller the parcel, the higher the per unit value (price per proposed lot). This is primarily because of the fact that the smaller tracts are in greater demand and within the means of many investors, while the larger tracts have a wholesale aspect and require greater financing capacity, equity investment, expense, and time to develop. For properties similar to the subject, the price per square foot is the conventional unit of comparison typically used by buyers and sellers in the marketplace.

3. Terms and Conditions of Sale

Sale prices listed for comparable sales are strongly influenced by terms and conditions of sale offered by the seller and by the motivation of both the buyer and the seller. When sale terms are attractive, with such features as a low-down payment, low rate of interest, and payment over an extended period of time, prices tend to be inflated as opposed to the situation where the seller requires all cash.

4. Market Conditions

The date of comparable sales is also important in estimating present land values. This is not only because of the cycles in land values within the community, but also because of changes in value over time.

5. Zoning and Potential Development Density

The highest land values, on a per unit basis, are normally found under the higher density commercial uses, followed in succession by multifamily/office/industrial uses, single family use, suburban and rural residential, and, finally, agricultural and forestry, and open space use. While the existing zoning classification may not absolutely dictate future use of the land, it has a strong bearing on both sale prices and land values. A purchaser who must rezone land to a higher or different use must consider not only the probability of rezoning, but also the time and expense required.

6. Physical Features of the Land

In considering current land values, a number of physical factors also influence land value. These include topography or slope, provision for surface drainage, soil conditions, the presence of wetlands, ground cover, and view, among others. When all of these conditions are favorable, a purchaser might reasonably be expected to pay a premium and when one or more are unfavorable, an offer to purchase will most probably be discounted.

(c) Comparative Analyses:

The comparable properties are considered relevant in arriving at a value estimate for the subject site. In utilizing the comparables to estimate a value per unit for the subject property, each sale should be adjusted to the subject for dissimilarities. There are six common elements of comparison that should always be considered in sales comparison analysis. These are: *Real property rights conveyed; Financing terms; Condition of sale; Date of sale; and Location and Physical characteristics*. In analyzing the *Location and Physical characteristics*, adjustments may be considered for some dissimilarities among the comparables, primarily for *location* (quality of commercial district, visibility), *project size*, *site utility* (shape, topography, zoning), *density per acre*, *utilities* and *preliminary plat approval*.

The Land Comparison process involves comparing properties that have sold with the subject. An adjustment process is applied to the comparables, with an adjustment chart presented further in this section. The adjustment process considers the thought process often followed by buyers and sellers in comparing different properties. Within the discussion of each sale detailed herein, the characteristics are noted and compared to the subject. Where necessary, adjustments are made to the comparables in relationship to the subject. The top of the chart accounts for quantitative adjustments which are now discussed.

Quantitative Adjustments

The property rights conveyed, financing, conditions of sale and buyer expenditure do not require any quantitative adjustments for the comparables. No adjustments are warranted in this instance.

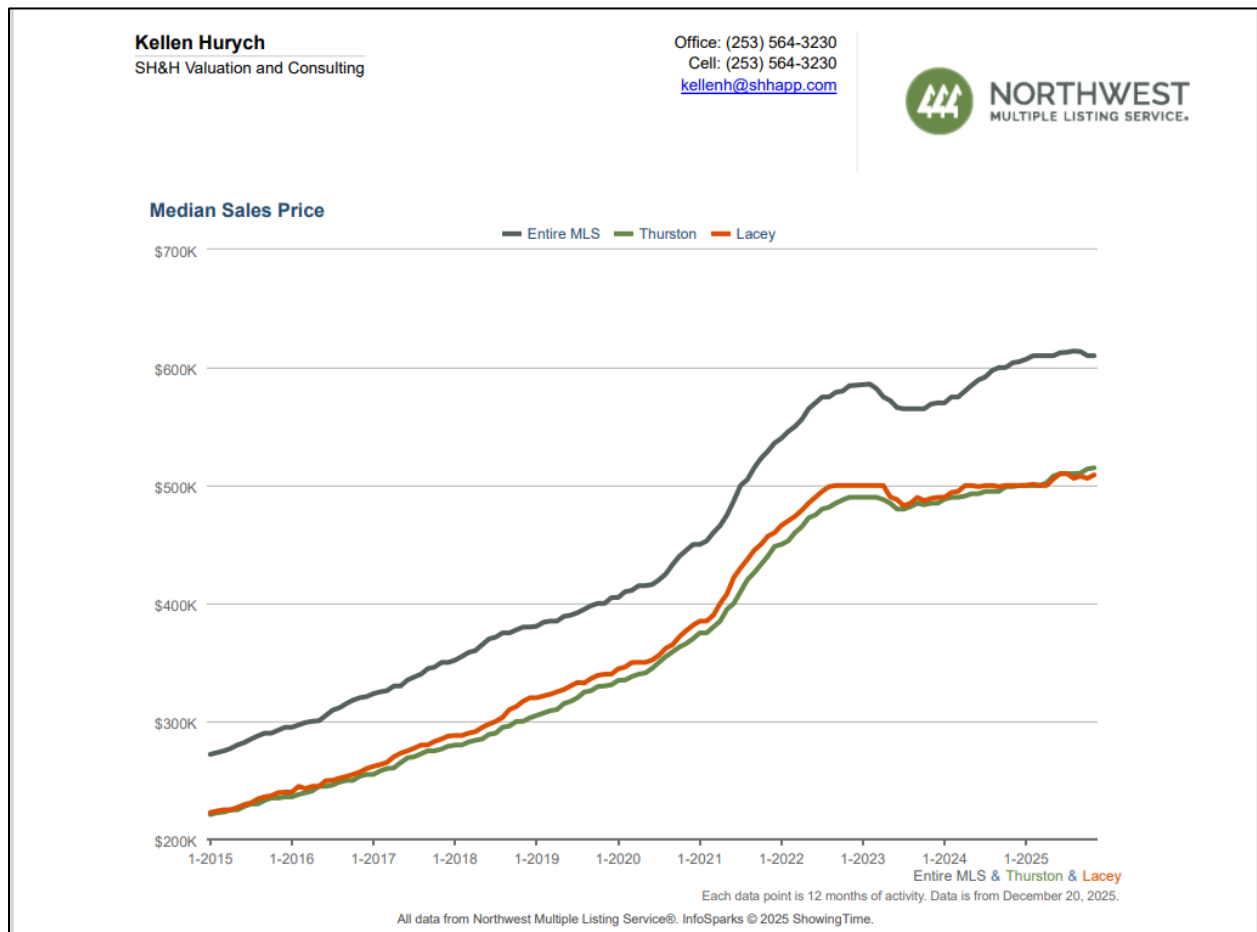
Buyer Expenditures

L-2 required an upward adjustment for demolition costs. No other adjustments are warranted.

Market Conditions

The next quantitative adjustment to consider is relevant to time (Market Conditions). In analyzing the influence of the market conditions at the time of sale of the comparables in relation to the market conditions as of the date of appraisal, the key factor is the passage of time. More specifically, the question to be answered in its simplest form is whether there is any trend in general prices through time. The date of closing for the comparable sales ranges from March of 2020 through April of 2025. It was necessary to utilize older sales, given the limited sales of large waterfront sites.

The Northwest Multiple Listing Service (NWMLS) is utilized to evaluate data related to price trends over time. In the following graph, the black trend line represents all NWMLS data, the green trend line represents Thurston County, and the orange trend line represents Lacey. The median sale prices displayed are for all residential properties, including vacant land.



According to NWMLS the entire NWMLS increased by 1.0% over the prior year, Thurston County increased by 3.2% and Lacey increased by 1.8%. L-1 represents a relatively recent sale; therefore, no adjustment is made.

L-2 sold in August of 2022. The median sale price for Thurston County in August of 2022 was \$481,521 and the current median sale price for the county is \$515,000, which represents a **6.95%** increase over the time period.

L-3 sold in March of 2023. The median sale price for Thurston County in August of 2022 was \$490,000 and the current median sale price for the county is \$515,000, which represents a **5.10%** increase over the time period.

L-4 sold in March of 2020. The median sale price for Thurston County in August of 2022 was \$337,950 and the current median sale price for the county is \$515,000, which represents a **52.38%** increase over the time period.

Qualitative Adjustments

The individual comparable sales are now compared to the subject as it relates to the qualitative adjustments.

Location

The subject property is located along Hick Lake Road Southeast in Lacey. L-1 and L-2 have similar locations when compared to the subject; therefore, no adjustments are warranted. L-3 is located within a more rural area of Thurston County; therefore, an upward adjustment is required. L-4 is located within King County, which is superior to the subject and a downward adjustment is made.

Project Size (Number of Units)

The subject is analyzed as supporting up to 35 lots. The four comparables indicate a range from 12 to 27 lots. L-3 is smaller than the subject in terms of size; therefore, a downward adjustment is made as smaller properties typically sell for a lower amount per unit all else equal. No other adjustments are necessary.

Site Utility

Site utility can cover a number of variables, including site configuration, topography and restrictions put on development. Overall, the subject property has average site utility. L-1 is impacted by critical areas, which is inferior to the subject and requires an upward adjustment. L-3 was recently logged and is subject to a development moratorium, which is inferior to the subject; therefore, an upward adjustment is required. No other adjustments are necessary.

Density/Acre

The subject is analyzed based on a density of 2.96 units per acre (35 units / 11.83 acres). As the unit density decreases, the site area associated with each unit increases. L-2 and L-3 are superior to the subject; therefore, downward adjustments are made. L-4 is inferior to the subject; therefore, no adjustment is required. No adjustment is required for L-1.

Utilities

The subject property has public utilities available. L-1 will require sewer to be extended but the exact costs were not available; therefore, an upward adjustment is made. L-3 lacks public water, which is inferior to the subject and requires an upward adjustment. No other adjustments are necessary.

Preliminary Plat Approval

The subject does not have preliminary plat approval. No adjustments are warranted in this instance.

The following exhibit simulates the thought process involved in comparing the sales comparables to the subject property. The adjustment grid graphically displays the adjustments made to the comparable sales to account for the differences between the comparables and the subject property. These adjustments reflect the market's most probable reaction to these differences. The adjustments are negative or positive, depending on whether a certain characteristic is superior or inferior to the subject property.

LAND COMPARISON ANALYSIS

Comparable Number		L-1	L-2	L-3	L-4
Sale Price	n/a	\$1,023,600	\$1,686,000	\$975,000	\$2,700,000
Property Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		\$0	\$0	\$0	\$0
Adjusted Price		\$1,023,600	\$1,686,000	\$975,000	\$2,700,000
Financing	N/A	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller
Adjustment		\$0	\$0	\$0	\$0
Adjusted Price		\$1,023,600	\$1,686,000	\$975,000	\$2,700,000
Conditions of Sale	N/A	Arms Length	Arms Length	Arms Length	Arms Length
Adjustment		\$0	\$0	\$0	\$0
Adjusted Price		\$1,023,600	\$1,686,000	\$975,000	\$2,700,000
Buyer Expenditures/Other	N/A	None	Demo	None	None
Adjustment		\$0	\$37,000	\$0	\$0
Adjusted Price		\$1,023,600	\$1,723,000	\$975,000	\$2,700,000
Date of Sale	Dec-25	Apr-25	Aug-22	Mar-23	Mar-20
Months Since Sale		7	40	32	68
Adjustment	4%	0.00%	6.95%	5.10%	52.38%
Adjusted Price		\$1,023,600	\$1,842,749	\$1,024,725	\$4,114,260
Analysis Price		\$1,023,600	\$1,842,749	\$1,024,725	\$4,114,260
# of Units (Lots)	35	26	26	12	27
Analysis Price/Unit		\$39,369	\$70,875	\$85,394	\$152,380
Qualitative Adjustments					
Location	Lacey	Similar	Similar	Inferior	Superior
Adjustment				++	--
Project Size (# of Units)	35	26	26	12	27
Adjustment				--	
Site Utility	Average	Inferior	Similar	Inferior	Similar
Adjustment		++		++	
Density/Acre	2.96	2.91	2.10	0.23	4.27
Adjustment			-	----	+
Utilities	Available	Inferior	Similar	Inferior	Similar
Adjustment		+		+	
Preliminary Plat Approval	None	Similar	Similar	Similar	Similar
Adjustment					
Total Adjustment		Upward	Downward	Downward	Downward

d) Correlation and Conclusions of Sales Comparison Approach to Land Value Before:

The comparables indicate a range from \$39,369 to \$152,380 per lot. L-1 is adjustment upward suggesting a unit value above \$39,369 per lot and L-2 through L-4 are adjusted downward suggesting a unit value below \$70,875 per lot. L-1 and L-2 indicate a central tendency of \$55,122 per proposed lot. These comparables are located within the closest proximity to the subject and are considered to be the most similar to the subject. However, L-1 was impacted by critical areas and sewer extension costs, which can be significant. Therefore, the most weight is given to L-2. Considering all factors, a unit value of **\$70,000** per lot is concluded for the subject, which considers the average lot size will be 5,000 square feet. This equates to a unit value of **\$14.00 per square foot** (\$70,000 / 5,000 sq. ft.).

STRIP VALUE ANALYSIS

As proposed, the subject property will be encumbered by an easement with an area of 5,000 square feet, which will have one of two locations as shown in the following exhibit. There would be no difference in value between the two locations as neither location would impact the overall utility of the park.



According to the City Attorney, David Schneider, *“this is a unique situation where the city wastewater utility will be acquiring property from the city parks department. The property will be acquired for the development of a lift station. In lieu of cash payment, the utility will be providing in-kind payment with development of some park improvements as part of its project. The method of acquisition will be a permanent utility easement. The easement will measure 50’ x 100’, with a total footprint of 5,000 square feet. There are two possible locations for the lift station. The final location will be determined in early 2026.”* According to Mr. Schneider, there will be no other uses allowed in the easement area.

In considering impacts of an easement, the appraisers have considered the “bundle of rights” that a property owner has in place. The bundle of rights concept assumes that there are distinct and separate rights of the property owner which can be sold, leased, given away, or the owner can elect to exercise none of these rights. In this instance, the site area encumbered by the easement cannot physically support development because of the restrictions in place due to the easement.

The amount of impact to property value can be difficult to measure but can generally be classified by the severity of the impact to the underlying rights. Because the owner does not control the full bundle of rights over this part of the site, it is necessary to provide an analysis as to the impact to value because of the easement. The following chart is an Easement Valuation Matrix² categorizing various easement types and their general impacts to the total bundle of rights.

Percentage of Fee	Comments	Potential Types of Easements
90% - 100%	- Severe impact on surface use - Conveyance of future uses	Overhead electric, flowage easements, railroad right of way, irrigation canals, exclusive access easements
75% - 89%	- Major impact on surface use - Conveyance of future uses	Overhead electric, pipelines, drainage easements, railroad right of way, flowage easements
51% - 74%	- Some impact on surface use - Conveyance of ingress/egress rights	Pipelines, scenic easements
50%	Balanced use by both owner and easement holder	Water or sewer lines, cable lines, telecommunications
26% - 49%	- Location along a property line - Location across non-usable land area	Water or sewer line, cable lines
11% - 25%	- Subsurface or air rights with minimal effect on use and utility - Location with a setback	Air rights, water or sewer line
0% - 10%	Nominal effect on use and utility	Small subsurface easement

2 Donnie Sherwood, SR/WA, MAI, FRICS, “The Valuation of Easements,” Right of Way Magazine, November/December 2014
https://eweb.irwaonline.org/eweb/upload/web_novdec_14_Valuation.pdf

In the case of the subject, use of the site area is severely limited because of the easement, and no other uses would be allowed. This most closely aligns with the “severe” impact identified in the previous exhibit. A severe impact on sites use can diminish the underlying land value from 90% to 100%. In the subject’s instance, the easement area cannot be physically used for any other use by the property owner. However, as analyzed, the site area could be used for density calculations in the event of residential development, providing for some utility to the property owner. In this instance, it is concluded that a diminution of 95% is appropriate to account for the contribution value of this part of the site, and 5% would be applied to the site area as there would only be nominal utility for the site, resulting in an allocation of value as follows:

LAND VALUE				
Item	Discount	Site Area (Sq. Ft.)	\$/Sq. Ft.	Indicated Value
Site Area		5,000	\$14.00	\$70,000
Less: Easement	5%	5,000	\$0.70	(\$3,500)
Subtotal				\$66,500
Rounded				\$66,500
<i>Internal calculations reflect a greater mathematical accuracy than shown.</i>				

VALUATION, ROUNDED

\$66,500

The value conclusion herein assumes that the subject would be exposed on the open market for a reasonable length of time. As vacant, the most probable buyer of the larger parcel would be an investor.

(2) Income Approach, Site Evaluation: There was insufficient data relating to ground leases in the subject neighborhood, so this approach was not used in the appraisal.

(3) Correlation and Final Conclusion, Land Value: With the available data, only the Sales Comparison Approach was found applicable for the subject site. Thus, after taking into consideration all of the market data, it is the opinion of the appraiser that compensation due for the proposed easement is: **\$66,500**.

(B) Whole Property Valuation: With the major improvements not impacted, a whole property valuation was considered not applicable.

(C) Correlation and Final Conclusion From All Approaches

In this process, the appraiser considered the change in value to the subject as the result of a permanent easement. The appraisal is presented in a “strip” appraisal format in that only the area to be acquired is appraised. This concluded value as of December 15, 2025, is:

VALUE	\$66,500
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10. VALUATION - REMAINDER: Not applicable.

RECAPITULATION:

VALUE	\$66,500
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11. EXPLANATION, MEASUREMENT, SUPPORTING DATA AND ALLOCATION OF DAMAGES, COSTS TO CURE, AND SPECIAL BENEFITS: There are no damages or Special Benefits within this analysis.

12. SUMMARY OF APPRAISAL CONCLUSIONS

(Accounting tabulation - NOT indicative of appraisal method employed)

Estimated value allocation of rights acquired		
Land:		
Permanent Easement (5,000 sq.ft.)	\$66,500, rounded	
Total Land		\$66,500
Improvements:		
Total Improvements		N/A
Total Acquisition		\$66,500
Plus Damages and Cost to Cure:		
Cost to Cure	\$0	
Loss in value after	\$0	
Total Damages and Cost to Cure		\$0
Less Special Benefits, if any		\$0
Total Estimated Owner Compensation		\$66,500

Note: totals should be rounded to nearest significant market number. Total Subject value before less Total Subject value after must equal Estimated Owner Compensation.

13. REPORT OF CONTACT WITH OWNER

Person Contacted:

David Schneider, City Attorney for the City of Lacey

Date:

The inspection was conducted on December 15, 2025.

Address:

2606 Hicks Lake Road Southeast
Lacey, Washington 98503

Method of Contact:

Email

Email:

dave@laceylawgroup.com

Telephone:

360-491-1802

Appraisers were accompanied by:

David Schneider granted us access to the property.

Comments:

December 15, 2025: None.

14. PERSONALTY REALTY REPORT

Commercial Personalty/Realty Report						
Project Title: Well Source 9			Project Parcel No. 11828110200			
Item	Owner	Tenant	Realty	Personalty	Salvage Value for Realty	
Land	X		X			
Site Improvements	X		X			

ADDENDA

SECTION “M”

MARKET DATA

Land Sale No. 1

Property Identification

Record ID	16366
Property Type	Waterfront
Address	7129 Southeast 14th Avenue, Lacey, Thurston County, Washington 98503
Location	NW of Long Lake
Tax ID	1182214-0700, 1182214-0800, 1182214-0400 & 1182213-1000
Instrument	Statutory Warranty Deed

Sale Data

Grantor	Englewood LLC
Grantee	Long Lake Development LLC & JK Monarch LLC
Sale Date	April 28, 2025
Deed Book/Page	505418 & 5054096
Property Rights	Fee Simple
Verification	Ronald Dupard, listing broker; 425-968-5500

Sale Price	\$1,023,600
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Land Data

Zoning	LD 0-4 URBCON
Topography	Level
Utilities	Available
Shape	Irregular

Land Size Information

Gross Land Size	13.300 Acres or 579,348 SF
Unusable Land Size	4.370 Acres or 190,357 SF, 32.86%
Useable Land Size	8.930 Acres or 388,991 SF, 67.14%
Planned Units	26

Indicators

Sale Price/Planned Unit	\$39,369
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Remarks

The comparable is located along 14th Avenue Southeast along the westerly side of Long Lake in Lacey. The site has approximately 400 lineal feet of lake frontage. The site is comprised of four parcels with a total area of 13.3 acres with a usable area of 8.93 acres. There were no entitlements in place at the time of sale. The property was vacant at the time of sale. The purchaser plans to develop the site with 26 residential lots. According to the broker the purchaser may be able to develop the site with 28 lots and if that is the case an additional fee will be paid to the seller. The site is impacted by wetlands and critical areas, and sewer will need to be extended to the site depending on the location of the lots. The sewer extension costs were not provided. The density is 2.91 units per acre (26 units / 8.93 acres).



NW OF LONG LAKE



7129 SOUTHEAST 14TH AVENUE

Land Sale No. 2

Record ID	15303
Property Type	Subdivision Land
Address	1926 53rd Avenue SE, Olympia, Thurston County, Washington 98501
Location	Southerly of 53rd Avenue SE and Hewitt Lake
Tax ID	12836430100, 12836430101
Instrument	Statutory Warranty Deed

Sale Data

Grantor	C&H RE Investors, LLC
Grantee	Hewitt Lake LLC
Sale Date	August 12, 2022
Deed Book/Page	4946061
Property Rights	Fee Simple
Financing	Cash
Verification	Dan Dennis, Listing Broker; 206-914-1600

Sale Price	\$1,686,000
Upward Adjustment	\$37,000 Demolition
Adjusted Price	\$1,723,000

Land Data

Zoning	R 4-8, Residential 4-8
Topography	Sloped
Utilities	All available
Shape	Irregular

Land Size Information

Gross Land Size	12.370 Acres or 538,837 SF
Planned Units	26

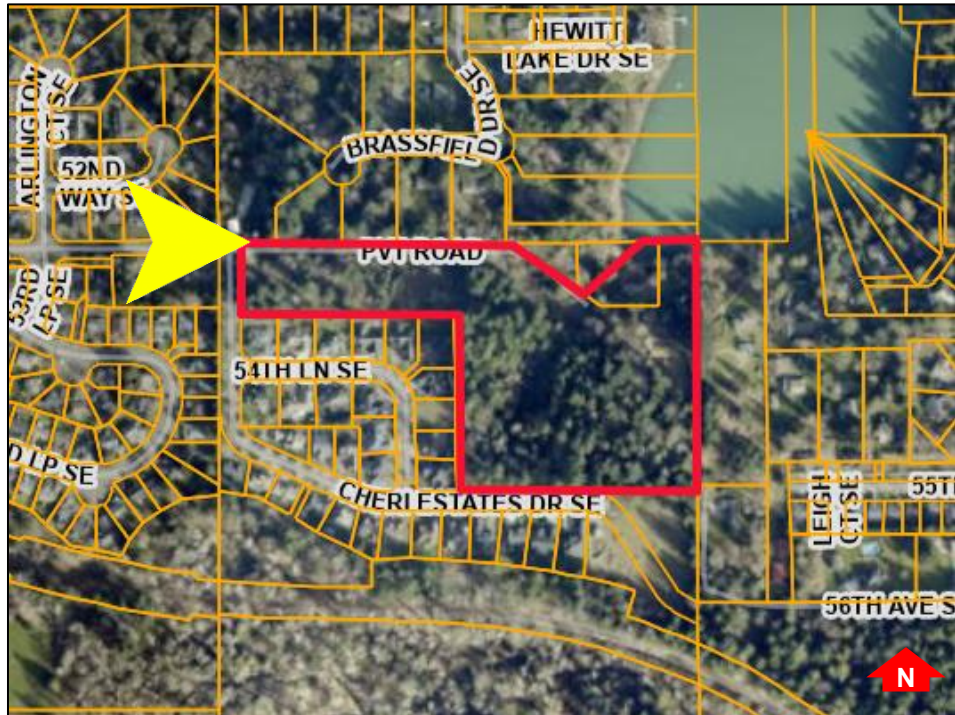
Indicators

Sale Price/Planned Unit	\$66,269 Adjusted
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Remarks

This property consists of two assessor's parcels in unincorporated Thurston County, identified with an Olympia address. The property contains 12.37 acres, and all utilities are available in the street. The site has 146 feet of frontage along Hewitt Lake. According to the listing broker, the seller had received preliminary plat approval for 38 units, consisting of 20 townhomes and 18 single-family homes. Reportedly, the buyer re-engineered the site and plans to construct 26 single-family homes. This would result in a density per acre of 2.10 units per acre.

The property was sold for \$1,686,000. The site was improved with two single-family homes and one 600 square foot detached garage which were reportedly in poor condition and require demolition. One home contained 1,552 square feet, and the other contained 2,478 square feet, inclusive of the attached garage and the basement, respectively. At a cost of \$8.00 per square foot, the demolition cost is estimated at \$37,040 (\$8.00/sq.ft.)(4,630 sq.ft.), rounded to \$37,000. The sale price is adjusted upward by this amount for analysis.



SOUTHERLY OF 53RD AVENUE SE AND HEWITT LAKE



1926 53RD AVENUE SE

Land Sale No. 3

Record ID	15621
Property Type	Waterfront
Property Name	Lawrence Lake Waterfront Site
Address	15617 Lawrence Lake Road Southeast, Yelm, Thurston County, Washington 98597
Location	Westerly side of Lawrence Lake Road Southeast, northerly of 158th Avenue Southeast
Tax ID	22621231201, 22621231200, 22621240000
Instrument	Statutory Warranty Deed

Sale Data

Grantor	Jean Morawski 2019 Separate Property Trust
Grantee	Tiffany Ceasor & Mark Farney
Sale Date	March 23, 2023
Deed Book/Page	4971289
Property Rights	Fee Simple
Marketing Time	6 months
Conditions of Sale	Typical
Financing	Cash to seller
Sale History	Sold in December 2016 for \$725,000
Verification	Stephanie Cork, Seller's Broker; 360-598-2880

Sale Price	\$975,000
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Land Data

Zoning	RL 1/2 & RR 1/5
Topography	Moderately sloping
Utilities	Electricity available, two private wells, needs septic
Shape	Irregular
Flood Info	Not in a flood zone

Land Size Information

Gross Land Size	51.650 Acres or 2,249,874 SF
Planned Units	12

Indicators

Sale Price/Planned Unit	\$81,250
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Remarks

This is the sale of 51.65-acre waterfront site located along Lawrence Lake in the Yelm area of unincorporated Thurston County. The property is located on the westerly side of Lawrence Lake Road, just northerly of 158th Avenue Southeast. All but 1.94 acres of the site was enrolled in the designated forestland program for tax relief. The property had been logged in recently and there was no merchantable timber at the time of sale. Reportedly there was not a 6-year moratorium in place at the time of sale. The property has moderately sloping topography. The property had been improved with a single-family residence that was demolished prior to the sale. The site had electricity available and also had two wells on the property. There was a septic system at one time, but a new system will most likely have to be installed prior to redevelopment. According to the Thurston County GIS mapping system there are no critical areas located on the property. The buyers intend to construct a new single-family residence on the site.

9.7 acres is zoned RL ½, which allows one dwelling unit per two acres. This would allow a total of 4.85 units (9.7 acres / 2 acres), rounded to four units. The remaining site was zoned RRR 1/5, which allows one unit per five acres. This would result in a total of 8.39 lots (51.65 acres – 9.7 acres)/(5 acres), rounded to 8 lots. This results in a total of 12 lots. Therefore, the density is 0.23 dwelling units per acre (12 lots / 51.65 acres).

However, according to the broker the site could accommodate 13 dwellings based on the allowable water hookups at the time of sale. For analysis purposes, the comparable is analyzed based on 12 lots with no entitlements in place. This results in a density of one dwelling unit per 0.23 dwelling units per acre (12 lots / 51.65 acres / 12 lots).



15617 LAWRENCE LAKE ROAD SOUTHEAST



LAWRENCE LAKE WATERFRONT SITE

Land Sale No. 4

Property Identification

Record ID	14644
Property Type	Subdivision Land
Property Name	Lake Meridian Cottages
Address	25840 135th Lane Southeast, Kent, King County, Washington 98042
Location	Northerly of Lake Meridian
Tax ID	272205-9164
Instrument	Statutory Warranty Deed

Sale Data

Grantor	Floten Investments II, LLC
Grantee	Lake Meridian Cottages, LLC
Sale Date	March 26, 2020
Deed Book/Page	20200330001804
Property Rights	Fee Simple
Verification	Kendra Todd, buyer; 561-703-1390, Appraisal of Property

Sale Price	\$2,700,000
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Land Data

Zoning	SR-3
Topography	Level
Utilities	Available
Shape	Irregular
Landscaping	Typical

Land Size Information

Gross Land Size	6.320 Acres or 275,299 SF
Planned Units	27

Indicators

Sale Price/Planned Unit	\$100,000
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Remarks

The comparable property is located at the southeasterly corner of 135th Avenue Southeast and Southeast 258th Street within the City of Kent, Washington. The site is comprised of a single parcel with an area of 275,299 square feet, or 6.32 acres and is located along Lake Meridian with approximately 350 lineal feet of frontage along the lake. The property is improved with a single-family residence, 18 cottages, a detached garage, a boat house, a shop and a dock. The structures were built between 1938 and 1947 and contain a combined area of 13,473 square feet. The improvements are nearing the end of their economic lives. The buyer purchased the site with plans to update the units, with long term plans to redevelop the site. Thus, the current improvements represent an interim use and demolition costs would be offset by the interim income.

Between 2005 and 2011 the seller started the entitlement process to redevelop the site with a subdivision; however, they never completed the process. Based on the site plan provided, the property could support 27 residential lots with six lots fronting the lake. We spoke with Jason Garnham, Senior Planner with the City of Kent (253-856-5454) about the subject property. He stated that regulations for the shoreline have increased, critical area standards have increased, and onsite stormwater retention requirements have also increased since 2011. However, the average lot size has decreased from 6,000 to 8,000 square feet to 3,000 square feet. Mr. Garnham opined that the 27 lots should be obtainable; however, the property would have a lengthened review process when compared to a non-waterfront development. There were no entitlements in place at the time of sale. There were no entitlements in place at the time of sale. The density is 4.27 dwelling units per acre (27 lots / 6.32 acres).



25840 135TH LANE SOUTHEAST



LAKE MERIDIAN COTTAGES

SECTION “Q”

QUALIFICATIONS

BARBRO A. HINES, MAI, SRA

EDUCATION

Eastern Illinois University - Bachelor of Arts in Speech Communication

PROFESSIONAL DESIGNATION

MAI, Appraisal Institute

SRA, Appraisal Institute

PROFESSIONAL EDUCATION

Appraisal Institute Courses:

Introduction to Appraising

Applied Residential Property Valuation

Advanced Residential Form and Narrative Report Writing

Basic Income Capitalization

General Applications

Advanced Income Capitalization

Highest and Best Use and Market Analysis

Advanced Sales Comparison and Cost Approaches

Report Writing and Valuation Analysis

Advanced Applications

Standards of Professional Practice, Part A

Standards of Professional Practice, Part B

Business Practice and Ethics

CERTIFICATIONS

General Classification Washington State Certified Real Estate Appraiser

State of Washington Certification 1101044

EXPERIENCE

Partner/Appraiser – SH&H Valuation and Consulting (formerly Strickland, Heischman, and Hoss), Tacoma, WA
(1996 to present)

Owner/Appraiser – Barbro A. Hines and Associates, South Holland, IL
(1989-1995)

Associate Appraiser – Ralph W. Hines and Associates, South Holland, IL
(1986-1989)

APPRAISAL EXPERIENCE INCLUDES

Agricultural Land	Mobile Home Parks
Apartments	Offices (Professional and Medical)
Automobile Dealerships	Residential
Bank Branches	Restaurants
Churches	Retail
Cold Storage/Food Processing Facilities	Right-of-Way
Conservation Easements	Schools
Gas Station/C-Stores	Storage Complexes
Hotels/Motels	Subdivisions
Industrial Properties	Waterfront Properties

COMPLETED APPRAISAL ASSIGNMENTS FOR

Wells Fargo	Salal Credit Union
U.S. Bank	South Sound Bank
KeyBank	Washington State Department of Transportation
Union Bank	Jefferson County Public Works
Bank of America	City of University Place
Pacific Crest Trail Association	Sawyer Family Partnership
Timberland Bank	University of Washington
Kitsap Bank	City of Lacey
Umpqua Bank	Columbia Bank
First Citizens Bank	City of Port Orchard
Jon E. Cushman, Attorney at Law	Washington Department of Natural Resources
Laura Weselmann, Attorney at Law	Puyallup Tribe of Indians
Costco Wholesale	Jefferson Land Trust
City of Lakewood	Vashon-Maury Island Land Trust
Washington Federal	Capitol Land Trust
City of Tacoma	Metropolitan Park District of Tacoma

PARTIAL LIST OF WASHINGTON COUNTIES APPRAISED IN

Clallam County	Mason County
Cowlitz County	Pacific County
Grays Harbor County	Pierce County
Jefferson County	Skagit County
King County	Snohomish County
Kitsap County	Thurston County
Kittitas County	Whatcom County
Lewis County	Yakima County

KELLEN E. HURYCH

GENERAL EDUCATION

Washington State University, Bachelor of Business Administration with a Major in Real Estate

Relevant Coursework

Real Estate Principles
Real Estate Finance
Real Estate Valuation
Real Estate Investment
Real Estate Law

Pierce College, Associates of Arts and Science

CERTIFICATIONS

Washington State Certified General Real Estate Appraiser
Certification 1101923
Issue Date: March 18, 2008

PROFESSIONAL EXPERIENCE

Real Estate Appraiser with Cornerstone Consulting Group (2005-2006)
Real Estate Appraiser with Kidder Mathews (2006-2010)
Property Manager with Kalles Properties (2011-2012)
Review Appraiser with Opus CMC (2012-2012)
Real Estate Appraiser and Consultant with Strickland, Heischman and Hoss (2012-2015)
Real Estate Appraiser and Consultant with SH&H Valuation and Consulting (2016-current)

PROFESSIONAL ASSOCIATIONS

Candidate for Designation, Appraisal Institute

APPRAISAL INSTITUTE COURSES & EXAMINATIONS COMPLETED

Appraisal Institute Courses

WA Real Estate Law for Appraisers	Business Practices and Ethics
Uniform Standards of Professional Practice (USPAP)	Basic Appraisal Procedures
General Market Analysis and Highest & Best Use	Basic Income Capitalization
General Appraiser Report Writing and Case Studies	Basis Appraisal Principals
Appraising the Appraisal: Appraisal Review	Advanced Income
Quantitative Analysis	Medical Office Buildings
Analyzing Operating Expenses	Concepts and Case Studies

PARTIAL LIST OF PROPERTY TYPES APPRAISED

Apartments	Leasehold Interest
Automobile Dealerships	Medical Offices
Automobile Repair Facilities	Mixed-use properties
Banks	Private Schools
Bowling Alleys	Professional Offices
Business Parks	Residential Land
Carwashes	Residential Subdivisions
Churches	Restaurants
Commercial Land	Retail Properties
Commercial Subdivisions	Self-Storage Facilities
Daycare centers	Single family residences
Food processing plans	Lumber yards
Gas Stations/Convenience Stores	Auditoriums
Hotels/Motels	Recycling Facilities
Industrial Properties	Airplane Hangers
Cold Storage	Manufacturing facilities
Race Track	Espresso Kiosk
Farms	Mushrooms Farms
Shopping Centers	

APPRAISAL EXPERIENCE IN THE FOLLOWING WASHINGTON COUNTIES

Benton County	Lewis County
Clallam County	Mason County
Cowlitz County	Pacific County
Franklin County	Pierce County
Grant County	Skagit County
Grays Harbor County	Snohomish County
Jefferson County	Thurston County
King County	Whatcom County
Kitsap County	Yakima County
Kittitas County	Spokane County
Grant County	

PARTIAL LIST OF CLIENTS FOR WHICH I HAVE COMPLETED APPRAISALS

BECU	Columbia Bank
Bank of America	American West Bank
Timberland Bank	CTBC Bank Corp. (USA)
First Federal Bank	Security State Bank
Harborstone Credit Union	Peoples Bank
UniBank	Department of Veterans Affairs
Bank of the Pacific	Anchor Bank
Kitsap Credit Union	Taiwan Cooperative Bank
Commencement Bank	US Bank
Bank of the West	Umpqua Bank
Sound Credit Union	Pacific Crest Savings Bank
The Bank of Washington	CUSG/CU Services Group
Heritage Bank	Weinstine & Riley, P.S.
Puget Sound Bank	Seattle Bank
California Trust Bank	HomeStreet Bank
Pacific Crest Savings Bank	JP Morgan Chase Bank, N.A.
Mountain Pacific Bank	Sunwest Bank
Whidbey Island Bank	Housing Capital Company
Wells Fargo – RETECHS	Washington Federal



3609 Market Place West, Suite 201, University Place, WA 98466
p. 253.564.3230 | f. 253.564.3143



STAFF REPORT
December 16, 2026

SUBJECT: Thurston Conservation District (TCD) Habitat Restoration and Invasive Species Management at Greg Cuoio Park

RECOMMENDATION: Recommend City Manager approval of the two agreements allowing TCD to provide habitat restoration and invasive species management at Greg Cuoio Park.

TO: Lacey Parks, Culture and Recreation Board

FROM: Jen Burbidge, Parks, Culture and Recreation Director *JB*
Jenny Wilson, Senior Parks Planner *JW*

ATTACHMENTS:

1. Thurston Conservation District Project / Landowner Agreement
2. Washington State Recreation and Conservation Office (RCO) Project / Landowner Agreement
3. Map of RCO funded project area.

FISCAL NOTE: None

PRIOR REVIEW: None

NEXT STEPS:

Option 1: Recommend City Manager approval of the two agreements allowing Thurston Conservation District to provide habitat restoration and invasive species management at Greg Cuoio Park.

Option 2: Leave as is, no change.

Option 3: Provide direction to City staff on other elements to consider in regards to this issue.

Option 4: Some other option not contemplated in the above options.

BACKGROUND:

Greg Cuoio Park contains significant ecological resources, including salmon-bearing streams (Woodland and Fox Creeks), riparian corridors, wetlands, and mature forest. These natural areas provide essential habitat for wildlife and support the long-term ecological health of the Woodland Creek Basin.

The Thurston Conservation District (TCD) implements restoration projects throughout Thurston County to restore, enhance, and improve riparian habitat critical to wildlife and salmon recovery. TCD received funding through both the Washington State Conservation Commission (SCC) and the Recreation and Conservation Office (RCO) to complete natural resource improvement projects on qualifying properties within the watershed. TCD has identified Greg Cuoio Park as a priority site for habitat restoration.

The project will improve ecological health by reducing English ivy infestations, increasing conifer regeneration, and re-establishing diverse native understory vegetation. These actions will enhance wildlife habitat, improve stream function, and support long-term forest resilience through mechanical and, when necessary, chemical removal of invasive plants, followed by planting native conifers, shrubs, and groundcovers.

TCD staff will lead project planning, design, and implementation, and will supervise field crews and volunteers. TCD will communicate the project schedule; however, the anticipated start is Spring 2026 and may continue over multiple seasons. TCD will conduct annual monitoring and follow-up maintenance.

TCD requires these agreements, allowing the funding to be used on City-owned property. These agreements outline the roles and responsibilities of TCD (as Grantee) and the City of Lacey (as Landowner) during implementation and throughout the maintenance periods.

There is no cost to the City. However, some of the City's responsibilities under the agreements include:

- Authorize TCD and associated granting agencies access to property for planning, implementation, monitoring, and maintenance.
- Defend and indemnify TCD from claims arising from the City's negligence.
- Notify TCD of any changes in ownership within 30 days and supporting the of monitoring responsibilities.
- Allow site access and ensure the integrity of the restoration project is maintained for 10-15 years. While no long-term maintenance is required of the City, removal of installed planting is prohibited.

- Allowing project-related photographs for reporting or educational purposes.

The Parks Board can recommend the City Manager approve both agreements enabling habitat restoration and invasive species management activities at Greg Cuoio Park.



District Implemented Projects - Landowner Agreement

Purpose of Agreement

The purpose of this Agreement is to identify and confirm the terms, conditions and obligations agreed upon between the Thurston Conservation District (District), who is undertaking a project (Project) funded by the State Conservation Commission (SCC), and Landowner or Landowner(s), who own the property on which the Project will take place. The District and Landowner(s) mutually agree to participate in conducting the natural resource improvement activities described below. The activities also are described in, and in accordance with, the SCC's Master Contract with Thurston Conservation District, into which this agreement, once signed by both parties, becomes incorporated herein.

Thurston Conservation District

- Thurston Conservation District
582 Tilley Court SE, Suite 152
Tumwater, WA 98501
- Staff Project Lead Name and Contact Information
Alex Papiez
apapiez@thurstoncd.com
(360) 791-1622

Landowner(s)

- City of Lacey
420 College Street SE
Lacey, WA 98503
- Point of Contact
Jenny Wilson
Jenny.Wilson@cityoflacey.org
360-412-3184

Property Description

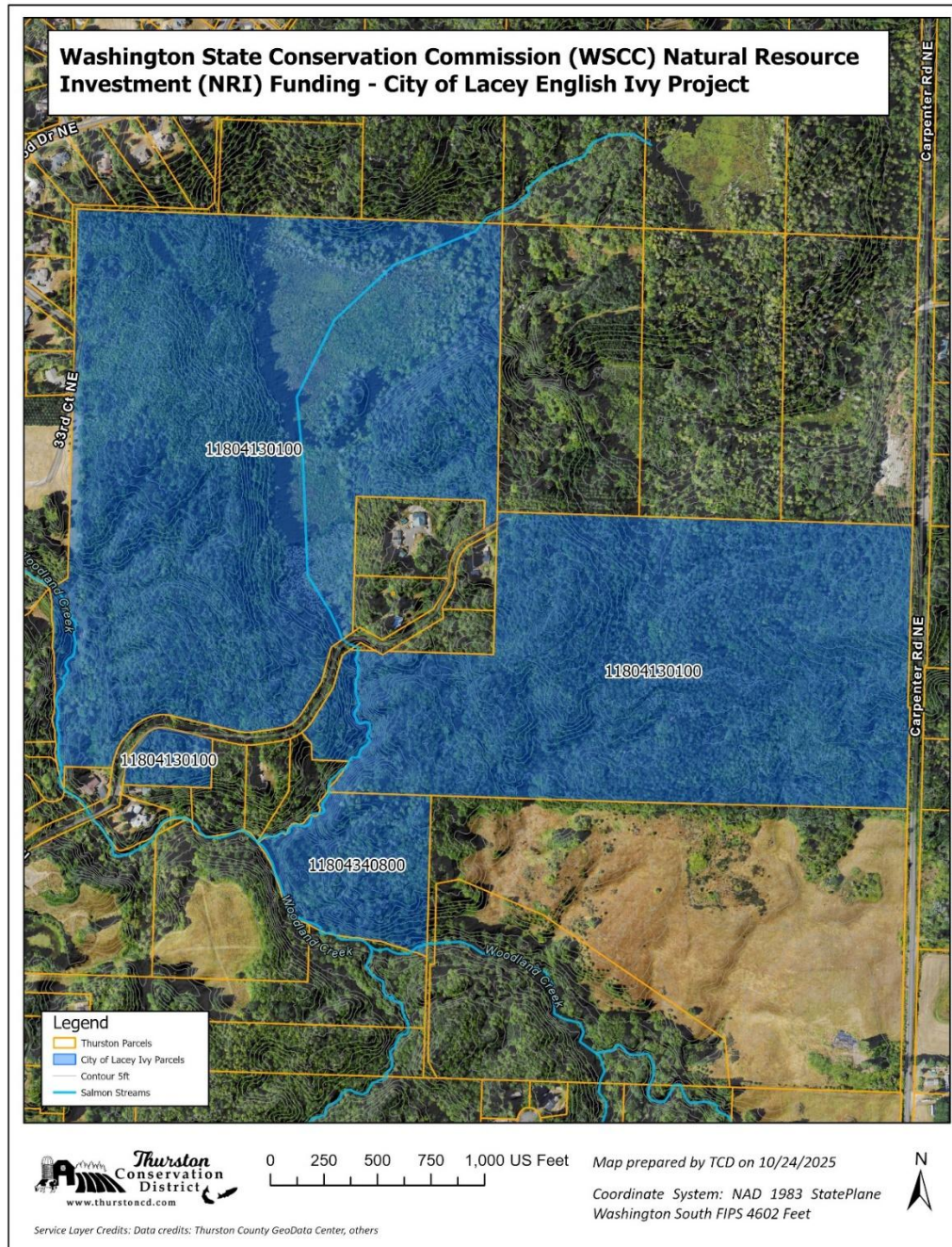
Thurston County Parcel #118043130100 and 11804340800 total 177.45 acres in size. The legal description is Section 04, Township 18 North, Range 1 West. The project is located within the Woodland Creek Basin of Henderson Inlet Watershed, in North Thurston County. The project is located directly on and adjacent to Woodland and Fox Creek (tributary to Woodland Creek). The properties are part of the City of Lacey Greg Cuoio Park. The City plans to preserve this land for educational opportunities, water resources, ecological habitat and recreation for current and future generations.

Terms, Conditions and Responsibilities

District Agrees To

- Be responsible for the design and installation or completion of the project, and the conduct and activities of its staff, agents, and representatives within the scope of the project.
- Provide the Landowner(s) with a timeline of estimated dates of Project activities, including start and completion dates, and to keep the Landowner(s) informed of progress.
- Conduct the Project-related activities described in the Project Description.
- Leave all remaining portions of the property in as near pre-project condition as reasonable, or as otherwise agreed upon in writing with Landowner(s).
- Agrees to defend, indemnify and hold harmless the Landowner, its appointed and elected officers and employees, from and against all loss or expense, including but not limited to judgments, settlements, attorneys' fees and costs by reason of any and all claims and demands upon the Landowner, its elected or appointed officials or employees for damages because of property damage or personal or bodily injury, including death, sustained by any person or persons arising from or relating to the work performed by the District or its employees, contractors, subcontractors, or agents working on the project, including loss of use of the subject property, to the extent of the negligence of the District or its employees, contractors, subcontractors, or agents working on the project. It is further provided that no liability shall attach to the Landowner by virtue of entering into this agreement, except as expressly provided herein.
- Ensure all applicable local, state, and federal permits are obtained for installation of the practice(s). District understands and agrees that construction or implementation must not occur until documentation of obtained permits is on file at the District.

- Ensure compliance with Executive Order (EO) 21-02 and SCC's Cultural Resources policy and provide required documentation to the SCC describing actions taken under the EO and policy.
- Identify the specific maintenance and/or monitoring activities that will be provided and performed by the District in Attachment A. Practice design life standards will apply for all USDA Natural Resources Conservation Service and SCC-approved practices.
- Remain within the parcels identified on the maps below, unless otherwise agreed upon.



Landowner Agrees To

- Authorize the District to install, construct or complete practice(s) described in the detailed Specific Project Information in Attachment A to address identified natural resource issues on Landowner's property.
- Agrees to defend, indemnify and hold harmless the District, its appointed and elected officers and employees, from and against all loss or expense, including but not limited to judgments, settlements, attorneys' fees and costs by reason of any and all claims and demands upon the District, its elected or appointed officials or employees for damages because of property damage or personal or bodily injury, including death, sustained by any person or persons arising from or relating to the condition of the property at the time of the start of the project work or other negligence of the Landowner or its appointed and elected officers, employees, or agents, to the extent of the negligence of the Landowner or its appointed and elected officers, employees, or agents, working on the project. It is further provided that no liability shall attach to the District by virtue of entering into this agreement, except as expressly provided herein.
- Permit for the duration of the practice(s) design life, on reasonable notice and request from the District, the inspection of the location, maintenance, and monitoring of the long-term condition of the practice(s).
- Reimburse all or part, as prorated by the District, in addition to any other remedies available by law or in equity, if, before the expiration of each or any practice design life the contract is terminated due to any of the following:
 - Landowner destroys the practice(s)
 - Landowner relinquishes management or title to the land on which the practice(s) have been established and the new owner/operator of the land does not agree, in writing, under the same terms applicable to the Landowner, the practice(s) for the remainder of the design life.
- Request of any person(s) to whom the benefitted acres are transferred by sale, lease, or other means, to sign a statement to maintain and continue the practice(s) for its design life under the same terms applicable to the Landowner as a condition of ownership or control.
 - Landowner will notify the District in writing of any change in ownership or control of the subject property within thirty (30) days of such a change.
 - Written notification to the District will include:
 - The name of the new landowner(s);
 - Whether or not the new landowner(s) agree to continue the practice(s), and;
 - If they agree to continue the practice(s), a copy of the new landowner-signed statement to retain and maintain the practice for its remaining design life.

- Landowner also understands that in the event the District is required to institute legal proceedings to seek recovery of public funds, the District is entitled to its costs thereof, including attorney's fees.
- Agree that any and all photographs submitted to the District, or taken by the District, in relation to this project can and may be used for the purposes of reporting and/or displaying the results of the Project.

General Terms

This agreement may be terminated by the District, if in its discretion, it determines that circumstances have rendered the Purpose of this agreement impractical to achieve. Termination also may be sought by either party by providing 30 days written notice to the other party. This Agreement does not authorize the District or the Washington State Conservation Commission to assume jurisdiction over, or any ownership interest in, the premises. The Landowner retains sole responsibility for taxes, assessments, damage claims, and controlling trespass. The Landowner also retains all benefits and enjoyment of the rights of ownership except as are specifically provided in this agreement.

Definitions

- Project: An investment of public funds to plan, design, permit, install, construct, and/or complete 1 or more defined practices on 1 or more properties.
- Practice: A defined, specific activity to be performed or constructed according to approved standards and specifications published by the USDA Natural Resources Conservation Service (NRCS) or SCC for the purpose of addressing a natural resource concern(s). See Specific Project Information in Attachment A.
- Conservation District (District): Special purpose district authorized by RCW 89.08 to assist in the conservation of natural resources in Washington State.
- Landowner: Person or persons with legal title to, and control over, the property where the practice(s) will be implemented. This person or persons must sign this contract before any work commences on their property.
- Natural Resource Concern: An opportunity to sustain or enhance soil, water, air, plants, animals, humans and energy.
- Practice Code: A code assigned to a practice, established and published by the USDA Natural Resources Conservation Service in the Field Office Technical Guide.
- Practice Design Life: The described and expected life of a practice if installed correctly, and maintained in accordance with the accompanying management plan.

- Proof of Performance: An agreed to a method of communicating the ongoing retention, maintenance or operation of a practice between the District and the Landowner. See Specific Project Information in Attachment A.
- District Authorized Signatory: Person identified by the District authorized to obligate the District and reflected on an Authorized Signature Form on file at SCC.

Signatures & Dates

TCD Authorized Signatory:

Date:

Printed Name: Sarah Moorehead, Executive Director, Thurston Conservation District

Landowner Signature:

Date:

City of Lacey Authorized Representative:

Attachment A: Specific Project Information

1. Describe the resource concern(s) to be addressed by the project activities on Landowner's property.

The City of Lacey properties contain priority habitats including salmon bearing streams, freshwater wetlands, riparian zones, and mature forests. State Listed Noxious Weed species on-site, in particular English ivy (*Hedera helix*), pose a threat to native plant communities and indirectly to the fish and wildlife that depend on them for food and shelter. The purpose of invasive species management is to reduce state noxious weed species and release desirable native species for greater forage, wildlife habitat and water quality benefits. In addition, installation of native trees, shrubs and ground cover species may be necessary after invasive plant removal to prevent establishment by another or the same invasive species. Early seral deciduous forest canopies, such as red alder, begin to decline by 60 to 80 years of age. Often a dense shrub layer will form that prevents establishment of late successional conifers. Brush management activities combined with planting late successional conifers, will allow for natural succession of the forest and address the legacy impacts of past land management.

2. Describe the practices to be installed by the Thurston Conservation District on Landowner's property including NRCS practice code(s) and practice design life.

Brush Management (Code 314)

Definition: The management or removal of woody (non-herbaceous or succulent) plants including those that are invasive and noxious.

Purpose: Create the desired plant community consistent with the ecological site or a desired state within the site description. Restore or release desired vegetative cover to protect soils, control erosion, reduce sediment, improve water quality, or enhance hydrology. Maintain, modify, or enhance fish and wildlife habitat.

Practice Lifespan: 10 Years

Tree - Shrub Establishment (BMP Code 612)

Definition: Establishing woody plants by planting, direct seeding, or through natural regeneration.

Purpose: Improve desirable plant diversity, productivity, and health by establishing woody plants. Restore or maintain native plant communities. Create or improve habitat for target wildlife species, beneficial organisms, or pollinator species compatible with ecological characteristics of the site. Sequester and store carbon.

Practice Lifespan: 15 Years

- 3. Specify and describe construction, maintenance and/or monitoring activities that will be provided or performed by the District and the Landowner. Include frequency and duration of such activities. Include specific details of which District staff, contractors or other authorized personnel may be entering the property for the purposes of performing work including maintenance or monitoring activities and when (dates or timeframes) work will occur.**

Thurston Conservation District (TCD) staff will coordinate with the landowner, TCD Restoration Crew, habitat specialists, and volunteer groups to complete the project. The landowner will be alerted one week prior to activities taking place. Invasive control is planned to begin Late Spring of 2026 and would likely require several seasons of treatment to get invasive species under control. TCD utilizes an Integrated Pest Management (IPM) strategy for controlling noxious weeds. IPM is a process by which a combination of management techniques (chemical, manual, mechanical, and cultural) are selected and applied to most efficiently and effectively control invasive plant populations, with the least amount of adverse impacts to non-target organisms and the environment. Invasive species will be treated in a variety of ways. To reduce impacts on Fox Creek/Woodland Creek, invasive plants will be removed by mechanical means when possible (hand pulling, digging, cutting, sheet mulching). When these methods threaten to disrupt the creek (adding to bank instability/sediment loading), a chemical application may be required. TCD will notify the City of Lacey of areas of chemical application in advance. All chemical applications will be supervised by a Washington State Department of Agriculture (WSDA) certified applicator. English ivy piles left onsite will be located away from trails and public view.

Maintenance/Monitoring will be provided by Thurston CD, as funding permits, with landowner assistance and input, for the duration of the 10-year Brush Management (Practice Code 314) lifespan and the 15-year Tree-Shrub Establishment (Practice Code 612) lifespan. Monitoring will be conducted by TCD staff through periodic site checks, noting any needed maintenance/adaptive management issues, and identify follow up activities (yearly during project establishment). Performance will be monitored by arranged visits, and no additional documentation will be needed. Future work will continue in partnership between TCD and the landowner, as funds permit.

Landowner Agreement

This Agreement, dated and effective beginning the ____ day of _____, 2026, is made and entered into by and between the Landowner and Grantee identified herein. The parties intend that all terms of this Agreement shall remain in effect for a period of ten years from the date of project completion, and the agreement shall be binding on all successors in interest during this time. The date of project completion is the date of final payment to the project sponsor (here Grantee), as defined in Section E of the Salmon Project Agreement. It is the responsibility of the Grantee to inform the landowner of this date.

Landowner Name (Landowner): City of Lacey
Street Address: 420 College Street SE
City, State, Zip Code: Lacey, WA 98503

Project Sponsor (Grantee):

Grantee Name: Thurston Conservation District
Street Address: 582 Tilley Court SE, Suite 152
City, State, Zip Code: Tumwater, WA 98501

Purpose of Landowner Agreement

The purpose of this Agreement is to identify and confirm the terms, conditions and obligations agreed upon between the Grantee, who is undertaking a project (Project) and the Landowner, who owns the property on which the Project will take place.

The Grantee and Landowner mutually agree to participate in conducting the activities described below on lands owned by Landowner in Woodland Creek Sub-basin of Henderson Inlet Watershed (Water Resource Inventory Area 13), Thurston County, State of Washington, Tax Parcel No. 11804130100. The activities also are described in, and in accordance with, the

Recreation and Conservation Office (RCO)'s Grant Agreement No. 24-1212 dated 09/25/2024, into which this agreement, once signed by both parties, becomes incorporated herein.

The Grantee Agrees to:

1. Be responsible for the design and installation of the project, and the conduct and activities of its staff, agents, and representatives.
2. Provide the Landowner with a timeline of estimated dates of Project activities, including start and completion dates, and to keep the Landowner informed of progress.
3. Conduct the project-related activities described in the Project Description, as appended to this agreement.
4. Leave all remaining portions of the property in as near pre-project condition as reasonable, or as otherwise agreed upon in writing with Landowner.
5. Inform Landowner of project completion and the dates for this Agreement.
6. Hold harmless the landowner from any liability associated from injuries or damages occurring to workers implementing the project.
7. Identify the specific maintenance and/or monitoring activities that will be provided by grantee in Attachment A (Include frequency and duration).

The Landowner Agrees to:

1. Provide reasonable property access to the Grantee to plan, implement, and complete the project, and to conduct the long-term maintenance and monitoring activities, as described in the Project Description attached to this agreement.
2. Provide the Grantee and RCO, or their employees, agents, representatives, contractors, or assignees, the right to enter the land, at reasonable times, and upon reasonable notice. Entry is solely for project implementation and management purposes, to inspect completed work and to monitor long-term success of the completed project. Except in case of emergency, reasonable notice shall be given at least forty-eight hours before entry.
3. Not intentionally compromise the integrity of the project;
4. Inform Grantee of all known safety hazards on the property;
5. Identify the specific maintenance and/or monitoring activities that will be provided by Landowner in Attachment A (Include frequency and duration).

Landowner has no obligation to provide access to parties other than the Grantee or RCO, or their employees, agents, representatives, contractors, or assignees. For the purposes of viewing the Project for information or educational purposes, Landowner and Grantee must mutually agree before such third-party access is offered.

General Terms

The Landowner shall notify the Grantee of changes in ownership of the property on which the Project is located within thirty (30) days of transfer. In the event of such transfer of ownership, the Landowner shall provide a copy of this Agreement to the succeeding owner prior to such transfer. The Landowner's written notification to the Grantee will include the name of the new landowner. The sponsor then will contact the new landowner to determine whether or not the landowner agrees to continue the landowner's specific maintenance, monitoring, and reporting responsibilities as described in Attachment A (if applicable), and to not intentionally compromise the integrity of the project. If the new landowner agrees, please provide a copy of the new landowner-signed statement to continue the landowner's monitoring, maintenance, and reporting responsibilities as described in Attachment A.

To comply with Executive Order 21-02, Archaeological and Cultural Resources, Grantees may have to complete a cultural resources survey in response to any cultural resources concerns that might arise. Grantees will notify the landowner if a consultation is required. If required, consultations must be completed before construction begins.

This agreement may be terminated by the Grantee, if in its discretion, it determines that circumstances have rendered the Purpose of this agreement impractical to achieve. Termination also may be sought by either party by providing written notice to the other party. Such termination shall be effective only after authorized representatives of both parties have agreed in writing to such termination and RCO has been provided a thirty (30) day advance written notice of such termination. If, in the event the project is intentionally removed, destroyed, or otherwise compromised in function, or if successor Landowners do not agree to the terms of this Agreement, RCO reserves the right to seek remedy as described in the section titled "Restriction on Conservation of Real Property and/or Facilities to Other Uses" of the Grant Agreement and Washington Administrative Code 420-12-085, which requires the project sponsor to provide a new restoration site to serve as replacement.

This Agreement does not authorize the Grantee or RCO to assume jurisdiction over, or any ownership interest in, the premises. The Landowner retains sole responsibility for taxes, assessments, damage claims, and controlling trespass. The Landowner also retains all benefits and enjoyment of the rights of ownership except as are specifically provided in this agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement.

Grantee

Date

Landowner

Date

Provide a copy of this Agreement, and any amendments to this Agreement, to the RCO:
Washington State Recreation and Conservation Office, PO Box 40917 Olympia, WA 98504-0917

Attachment A: Project Description and Maintenance Responsibilities

1. Written description of the project-related activities, provided by Thurston Conservation District, that will occur on Landowner's Property (consistent with project cost elements) and the anticipated salmon or environmental quality benefits: (Include restoration/enhancement activities and any long-term maintenance needs and effectiveness monitoring activities that will occur in future years.)

Thurston County Parcel #118043130100 is 170.5 acres in size, this project will restore 1.98 acres of this property, along the west side of Fox Creek, tributary to Woodland Creek. The legal description is Section 04, Township 18 North, Range 1 West. The project is located within the Woodland Creek Basin of Henderson Inlet Watershed, in North Thurston County. The City of Lacey property is part of Greg Cuoio Park. The city plans to preserve this land for educational opportunities, water resources, ecological habitat and recreation for current and future generations.

Total riparian acres treated / planted on City of Lacey property may be up to 2 acres. Plantings will focus on underplanting the deciduous dominated forest with native climax conifers and diversifying the understory with native shrubs and ground covers.

Acres of riparian treated for invasive plant removal/control will be up to 0.5 acres. Thurston Conservation district will control state listed noxious weeds, with a focus on removal/control of English ivy (*Hedera helix*).

Installation of native plants and noxious weed control will occur along up to 0.12 miles of salmon bearing stream.

Invasive plant species can outcompete and displace native plant communities due to their greater reproductive rates and aggressive growth habits. Control / removal of invasive plant species and replanting with a diverse native plant community may help restore riparian habitat to its full functional capacity and structural complexity. These activities can also accelerate the shift from early successional forest dominated by smaller sized ruderal hardwoods, towards a multi-layered heterogeneous mosaic of successional patches dominated by large sized mature conifers.

Invasive plant species will be controlled using an integrated pest management strategy (IPM). IPM is a process by which a combination of management techniques (chemical, manual, mechanical, and cultural) are selected and applied to most efficiently and effectively control invasive plant populations, with the least amount of adverse impacts to non-target organisms and the environment. Invasive species will be treated in a variety of ways. To reduce impacts on Fox Creek and Woodland Creek, invasive plants will be removed by mechanical means when possible (hand pulling, digging, cutting, sheet mulching). When these methods threaten to disrupt the creek (adding to bank instability/sediment loading), a chemical application may be required. Thurston CD will notify the City of Lacey of areas of chemical application in advance. All chemical applications will be supervised by a Washington State Department of Agriculture (WSDA) certified applicator. English ivy piles left onsite will be located away from trails and public view

2. Describe the maintenance and monitoring responsibilities of both the Landowner and Grantee for the term of this agreement. Include the activities, frequency and duration of work to be performed.

Maintenance/Monitoring maybe provided by Thurston CD, as funding permits, with landowner assistance and input, throughout the 10-year project lifespan. Monitoring may be conducted by TCD staff through periodic site checks, noting any needed maintenance/adaptive management issues, and identify follow up activities (yearly during project establishment). Performance will be monitored by arranged visits, and no additional documentation will be needed. Future work will continue in partnership between TCD and the landowner, as funds permit.

WA RCO Salmon Recovery Riparian Grant Planting Area

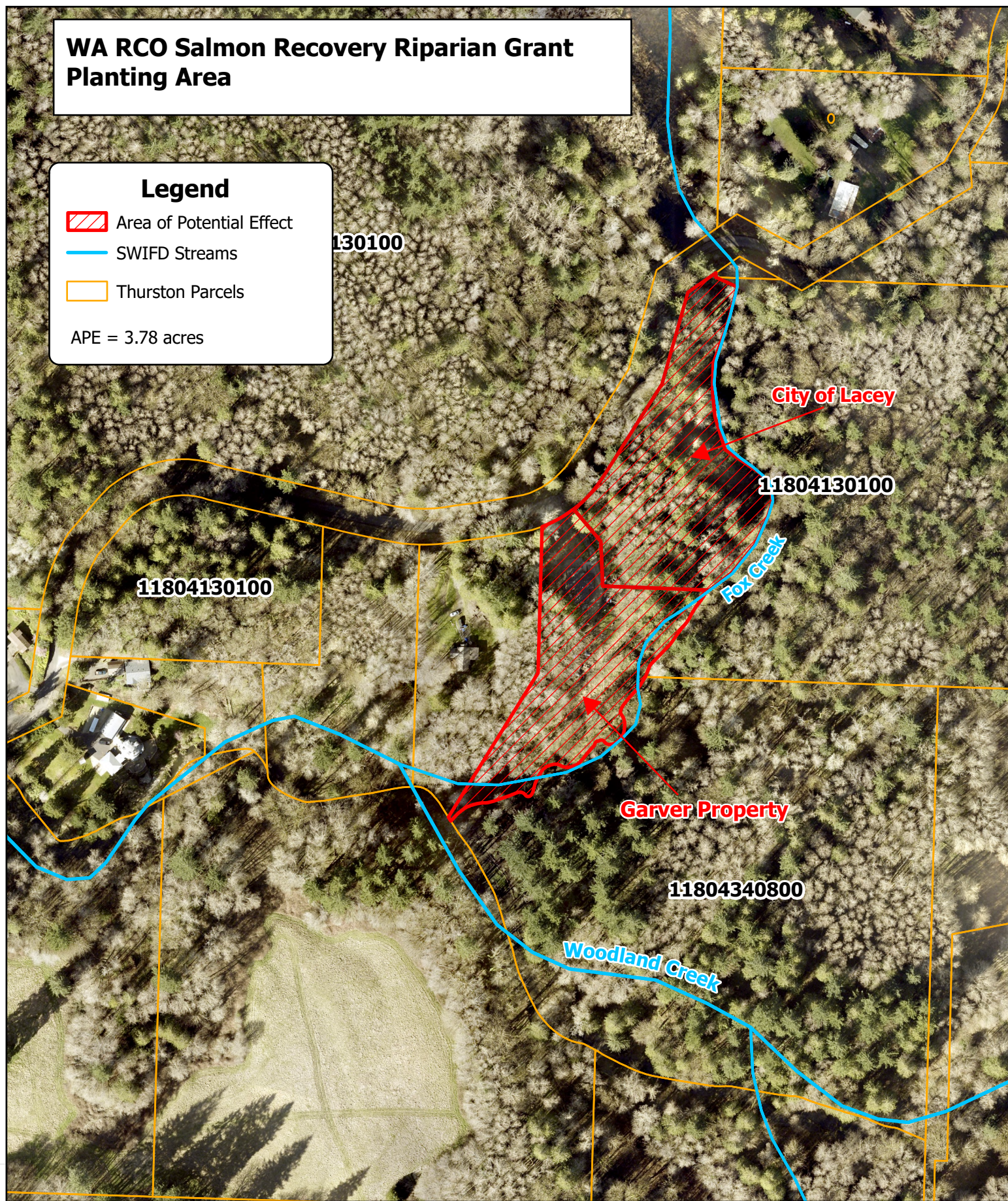
Legend

 Area of Potential Effect

 SWIFD Streams

 Thurston Parcels

APE = 3.78 acres



Lacey Parks, Culture, and Recreation Board

2026 WORK PLAN

Approved: Approved December 3, 2025, [Updated March 4, 2026](#)

Task	Responsible Commissioner	Status	Target Completion date
ONGOING			
1. Parks, Culture & Recreation Staff Updates			
2. Annual Budget, Parks Capital Improvement Program, and City Capital Facilities Plan Update			
3. Grant Opportunities			
4. July is Parks & Recreation Month			
5. Annual Report			
6. Regional Trails Plan			
CONSTRUCTION PROJECTS			
7. Long Lake House Demo	All	In Progress	Spring/Summer 2026
8. Bush Park Playground Replacement	All	In Progress	Spring 2026
9. Wonderwood Park Trail & Court Upgrades (Sunset)	All	Upcoming Agenda	2027
10. Long's Pond Dock Replacement	All	Upcoming Agenda	2027
SPECIAL PROJECTS			
11. City Council Public Art Donation Policy Review	All	Upcoming Agenda	Spring 2026
11. 12. Financial Assistance Policy Review	All	Upcoming Agenda	Winter 2026
12. 13. Park Facilities Security Camera Expansions	All	Upcoming Agenda	Winter 2026
PARK RULES			
13. 14. Metal Detecting Update	All	Upcoming Agenda	Winter 2026
14. 15. Ebikes & Scooters Update (with partners)	All	Upcoming Agenda	Winter 2026
15. 16. Affixing Signs Update	All	Upcoming Agenda	Winter 2026
16. 17. Mobile Vendors in Parks Consider & Research	All	Upcoming Agenda	Spring 2026
PLANNING			
17. 18. RAC Improvements Planning & Design	All	In Progress	2026
18. 19. McKinney House and Parcel Assessment	All	In Progress	Winter 2026
19. 20. Lake Lois Habitat Reserve – update interpretive signage & brochure	All	Upcoming Agenda	Spring 2026
20. 21. Rainier Vista – Pickleball and Ping Pong	All	Upcoming Agenda	Fall 2026
21. 22. Wanschers Park Lift Station	All	Upcoming Agenda	Spring 2026
22. 23. RAC Lights LED Conversion	All	TBD	Pending funding
23. 24. Huntamer Park Improvements	All	TBD	Pending funding

Enhancement Program

Two applications were submitted for consideration for the February 2026 Enhancement Program. The committee suggests approving the applications.

Regional Athletic Complex Automated External Defibrillator (AED) – Approved

The Enhancement Program Committee recommends approval of this request. **Request Summary:**

Thurston County United, a local soccer club, has requested the installation of an Automated External Defibrillator (AED) at the Regional Athletic Complex (RAC) near the soccer fields.

The club has agreed to purchase both the AED unit and a vandalism-resistant cabinet that can be unlocked with a security code when 911 is called. This addition would provide a valuable life-saving resource in the event of a medical emergency at the fields.

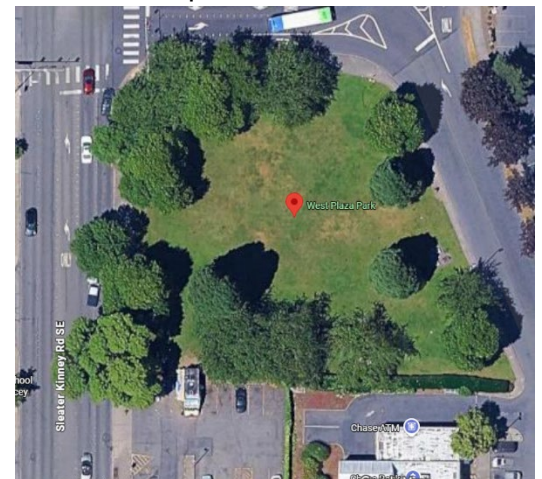


The City has an established process to manage routine inspections and ongoing maintenance and can cover installation costs and replacement parts. If the AED unit is stolen or vandalized, the club would have the option to fund a replacement.

West Plaza Park Pavers – Approved

The Enhancement Program Committee recommends approval of this request.

Request Summary: West Plaza Park is a small park located along Sleater-Kinney Road. A mobile food truck operates in the adjacent parking lot, with portions of the truck overhanging park property. Access to the rear of the truck has resulted in a worn area of grass and recurring mud conditions.



To address this issue, staff met with the food truck owners to identify a solution. Maintenance staff recommended the installation of pavers to create a defined access path and prevent further turf damage. The owners will pay for installation of pavers. Staff will approve the final design and size to ensure it is compatible with the park and does not create additional maintenance needs.



2025 ANNUAL REPORT



LACEY PARKS
CULTURE & RECREATION



Accomplishments from:

- Parks, Culture & Recreation
- Parks Maintenance

Pictured:
Lacey Cultural Celebration

Lacey Parks

PARK INVENTORY AND FEATURES

1,264 Acres

513 DEVELOPED
751 UNDEVELOPED

35

PARK PROPERTIES
(9 NOT FULLY DEVELOPED)

26

DEVELOPED
PARKS & TRAILS



TRAILS

4

Trails

21

Miles of Trails



SPORT FIELDS

12

Baseball/Softball Fields
(4 more needed)

18

Soccer/Football/Rugby Fields
(4 more needed)

9

Tennis Courts

13

Basketball Half Courts



PARKS

23

Youth/Child Playgrounds

17

Picnic Shelters

5

Pickleball Courts

1

Youth Fishing Dock

1

Disc Golf Course

1

Skate Park

Athletic Facilities

The long-standing joint-use partnership with North Thurston Public Schools allows many sports organizations access to fields and facilities.

REGIONAL ATHLETIC COMPLEX (RAC)



96,500+

Tournament and League Attendance

360

Days Used at the Regional Athletic Complex

12,435

Hours Rented / Booked By Users / Tournaments

\$638,133

RAC Recreation and Rental Revenue



COMMUNITY FIELD AND FACILITY USE

9,973

Hours School Fields Scheduled

8,123

Hours City Fields Scheduled

2,050

Hours of Pool Use Scheduled to User Groups

Recreation

The Parks, Culture & Recreation Department includes 17.5 full-time staff responsible for implementing the wide variety of community recreation offerings such as;

- Aquatic Programs
- Day Camp & Teen Programs
- Community Recreation
- Lacey Museum
- Special Events
- Sports & Fitness Programs

349,975

HOURS OF RECREATION
GENERATED INCLUDING
EVENTS

86,428

PARTICIPANTS IN
EVENTS/PROGRAMS



COMMUNITY EVENTS

220,537

Hours of
Recreation Generated

74,990

Attendance at Events

32

Events Offered

- 3rd of July Fireworks
- Breakfast with Santa
- Children's Day
- Children's Entertainment Series (7)
- Cultural Celebration
- Lacey in Tune Concerts (10)
- Lacey Loves to Read
- Lacey Holiday Lights
- Movies in the Park (4)
- Play in the Park Series (5)
- Lacey Spring Fun Fair
- Signing Santa



RECREATION PROGRAMS

129,438

Total Hours of
Recreation Generated

10,187

Total Enrollment

1,046

Programs / Classes Offered

\$657,369

Total Revenue

Recreation Sponsorships

Sponsorships open avenues for new sources of revenue, allow the City to hold more community events and programs, offer residents the opportunity to participate in a variety of programs.



Financial Assistance Program is made possible with thanks to private donations made by the community, grants and other dedicated funding.

SPONSORSHIPS

\$75,200

Total Revenue Generated
Special Events

\$18,000

Total Revenue Generated
RAC Banners

61

Total Sponsors*

*Includes RAC Banners
and In kind

FINANCIAL ASSISTANCE PROGRAM

\$15,043

Financial Assistance
Allocated

64

Unique Households

Museum & Community Buildings



LACEY MUSEUM

In 2025, Lacey Museum staff researched, designed, wrote and installed new exhibits for the new site at the Bell Towne Centre.

2,122

History Talks Participation



COMMUNITY FACILITIES



316

Days Used at Lacey Community Center

159

Days Used at Jacob Smith House

517

Individual Bookings of LCC and JSH

717

Park Picnic Shelter Reservations

3,728

Hours of Picnic Shelter Use

\$342,437

Revenue from Facilities and Shelters



Parks & Maintenance

PARK MAINTENANCE AT A GLANCE

Every day the maintenance team is working throughout the City to ensure the parks and facilities are in the best condition possible for the enjoyment of our community.



78

Parks, Trails, and Undeveloped Properties Maintained

56

Trees Planted in Parks and Streets

219

Removal of Hazardous Trees

412

Trees Pruned

1,568

Parks Work Orders Issued

565

Yards of leaves removed from Parks and Right of Way

136

Graffiti removal from vandalism

12.41 Tons

Rapid Response Team Debris removal

Parks & Maintenance

PARK MAINTENANCE STAFF

The Public Works Parks and Facilities Maintenance Division includes 22 full-time and 21.5 seasonal staff. This staff is responsible for maintaining the grounds of all City-owned parks and facilities.

MAINTENANCE ACTIVITY

Plants and Shrubs

Weed control, pruning, and landscape bed cleanup.

Building and Structure Maintenance

Blowing and pressure washing shelters, sidewalks, parking lots, basketball courts, tennis courts, pickleball courts, and skate park.

Irrigation Maintenance

Install, repair, and maintain the automatic turf irrigation systems.

Tree Maintenance

Prune, inspection and plant trees. Stump removal, leaf pickup, and water.

Grounds and Trail Maintenance

Weed removal, invasive removal, and trail clearing.

Turf Maintenance

Mowing, edging, line trimming, aeration, and fertilizing.

Sports Field Maintenance

Mowing, fertilizing, aeration, topdressing and renovation of sport field turf. Dragging infields, lining fields, moving bases, fences, pitching mounds, goals, and equipment necessary for user groups.

Equipment Maintenance

Routine preventative maintenance and repair of equipment.

Vandalism and Graffiti Removal

Repair or mitigation of vandalism and removal of all graffiti

Equipment Maintenance

Routine preventative maintenance and repair of equipment.

Janitorial and Parks Clean up

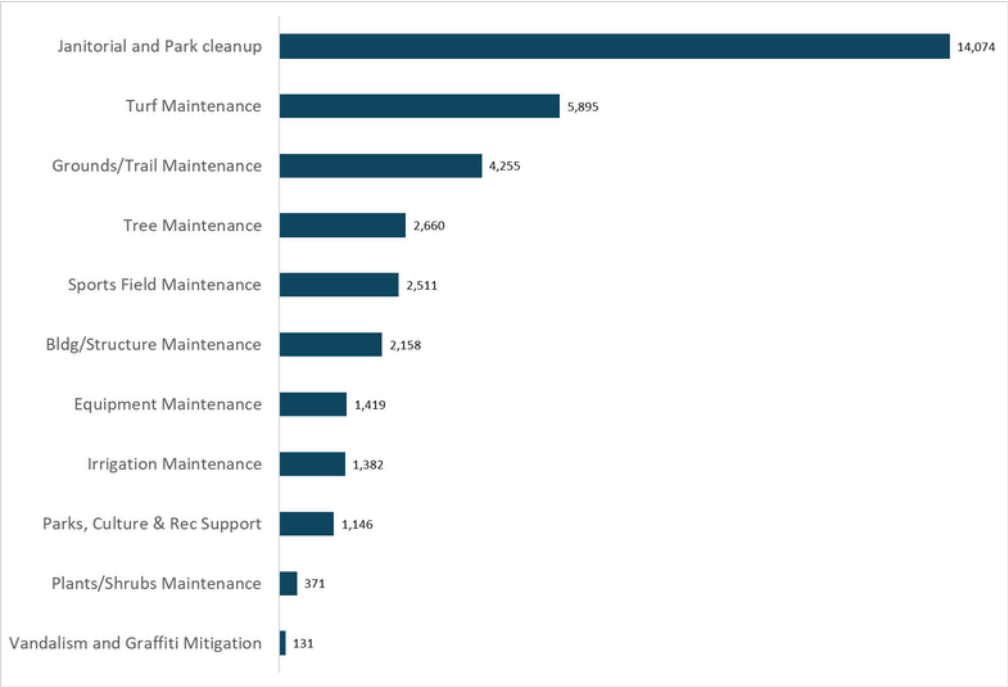
Cleaning restrooms, emptying garbage cans, safety checks, playground maintenance, and general park cleanup.

Parks, Culture & Recreation Support

Setup, clean up and event support



MAINTENANCE STAFF HOURS BY ACTIVITY



2025 Highlights



CONSTRUCTION & DEVELOPMENT

- A groundbreaking ceremony marked the start of construction at Greg Cuoio Park. Construction is now substantially complete, and the project's financial plan has been approved.
- Completed Construction of the new bridge at Woodland Creek Park.
- Installed historic kiosk at the Regional Athletic Complex (RAC) through a partnership with the Thurston County Historic Commission and the Lacey Historical Commission. Hosted a joint dedication and ribbon-cutting ceremony.



PARKS MAINTENANCE

- Coordinated warranty replacement of synthetic turf on RAC Soccer Field #1.
- Replaced 18 areas of worn synthetic turf with patches on fields at the Regional Athletic Complex (RAC).
- Completed 11 playground equipment repairs.
- Installed 19 new irrigation controllers in public rights-of-way.
- Replaced LED panels in RAC scoreboards.
- Added 30.55 tons of pea gravel to the Long Lake Park beach.
- Contracted resurfacing of four tennis courts at Rainier Vista Park.
- Conducted 69 playground safety audits, including the initial safety audit for the new playground at Greg Cuoio Park.
- Installed two memorial benches, four bat racks, and two large BBQ units.
- Resurfaced 84 restroom floors

- Replaced a rotten structural beam in the Rainier Vista Park picnic shelter awning.
- Hired and trained 42 temporary seasonal employees and 5 full-time permanent employees.
- Replaced a rotten structural beam in the Rainier Vista Park picnic shelter awning.
- Designed and re-landscaped Civic Plaza.

Rapid Response Clean-Up Team in 2025 responded to:

- Administered live saving aid to citizen on the Karen Frasier Woodland Trail
- Cleaned 55 encampments
- Completed 136 roadside or general cleanups
- Sanitized and returned 349 shopping carts to local stores
- Collected 156 hypodermic needles from public spaces
- Reported 103 campers to the Community Resource Unit

2025 Highlights



PROGRAM & PARK ACCOMPLISHMENTS

- Developed the framework for the future Park Watch Program, establishing a foundation for community engagement and park safety.
- Hosted 12 Women's and Men's United States Soccer League games at the Regional Athletic Complex (RAC).
- Partnered with Experience Olympia to track team origins and visitor spending, contributing to an estimated \$10+ million in regional economic activity.
- Successfully secured bids to host the 2026 12U USA State Softball Tournament, 3A State Girls Fastpitch Tournament, and NWAC Regional Tournament.
- Applied for Lacey, Thurston County, and Olympia LTAC funding for the RAC, resulting in increased funding from Lacey and \$50,000 awarded from Olympia.
- Executed another highly successful Giving Tree partnership with North Thurston Public Schools.



GRANTS & DONATIONS

- Increased sponsorship revenue to a record \$75,200.
- Managed record-breaking attendance at the Lacey Fireworks Spectacular, with over 41,000 cell phones tracked, and no reported incidents.
- Supervisors developed business plans for all Lacey Parks, Culture, and Recreation program areas, strengthening long-term planning and accountability.
- Served 821 children through department day camp programs.
- Successfully operated the Summer Playground Pals Program, serving 698 children at two locations.
- Increased both participation and revenue for Lacey Teen Late Nights.
- Contracted professional services to develop a five-year departmental fundraising plan and formally presented the completed plan to City Council.
- Partnered with Intercity Transit's Walk N Roll program to deliver a week-long teen bicycle education program.
- Finalized the historic property inventory and launched a historic register property webpage, improving public access and preservation awareness.
- Awarded two Washington State Recreation and Conservation Office (RCO) grants:
 - Rainier Vista Park Improvements (pickleball courts, ping pong tables, and safety net installation): \$500,000
 - William A. Bush Park Playground Replacement: \$220,710
- PARC Foundation of Thurston County awarded:
 - \$5,000 to support financial assistance program.
 - \$5,000 match for RCO grant for RVPC pickleball expansion project from PARC Foundation.
- Partnered with the Thurston County Pickleball Club through an agreement contributing over \$99,000 toward the tennis court resurfacing project at Rainier Vista Park.
- Partnered with Hawks Prairie Rotary and Lacey Rotary to sponsor a parks trail map project.

Partnerships & Budget

PARTNERSHIPS

Partners are essential so that the City of Lacey and the Parks, Culture and Recreation Department can provide programs to the community in the most cost-efficient way possible.



VOLUNTEER INVOLVEMENT



\$165,436

Value of Volunteer Time

3,621

Hours at Events / Programs

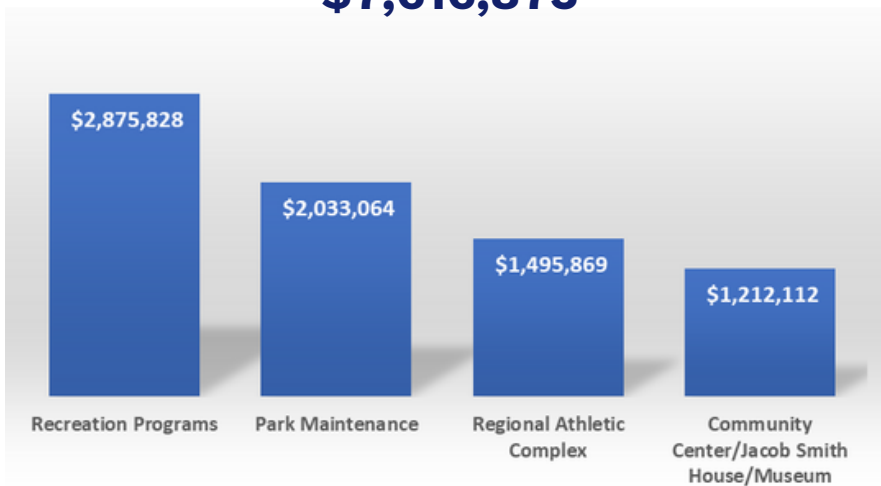
486.5

Hours in Parks



COST OF PARKS, CULTURE & RECREATION

TOTAL EXPENSES
\$7,616,873



Revenues are generated by program and rental fees, but Parks, Culture & Recreation is funded primarily by the City's general fund.

PARKS, CULTURE & RECREATION BOARD MESSAGE

PARKS BOARD



ARAM WHEELER
CHAIR



LAURIE DAVIES
VICE CHAIR



BILL FOSBRE



GARY LARSON



HILARY DYKSTRA



ANNETTE ROTH



MICHELLE GIPSON



ARYAN KUMAR
YOUTH REP.

Parks play an important role in bringing people together, and in 2025 we were proud to see continued investment in the places that help our community connect, play, and enjoy the outdoors. The Parks, Culture, & Recreation Board is grateful for the partnerships, volunteers, and community members who helped make this a successful year.

This year, we celebrated meaningful progress made possible through grants, donations, and sponsorships. More than \$720,000 in state grant funding was awarded to support improvements at Rainier Vista Park and William A. Bush park playground. Local partners and service organizations also provided key support for youth programs, to improve park amenities, and contribute to projects like tennis court resurfacing. These collaborations are essential to delivering improvements for our community.

Major construction milestones were also reached 2025, with construction beginning at Greg Cuoio Park, bringing the community closer to a new park featuring inclusive play, trails, and gathering areas. Additional improvements included a new bridge at Woodland Creek Park and the installation of a historic kiosk at the Regional Athletic Complex, celebrating local history.

The Parks Board also continued planning for the future by supporting the Parks Improvement Funding Workgroup and its recommendation to explore formation of a Metropolitan Park District as a stable, long-term funding option for the park system. Planning efforts also moved forward for a playground replacement, and future improvements at the Regional Athletic Complex.

Thank you to everyone who shared ideas, participated in outreach, and supported our parks. Your involvement helps ensure Lacey's parks remain welcoming, accessible, and enjoyed for generations to come.

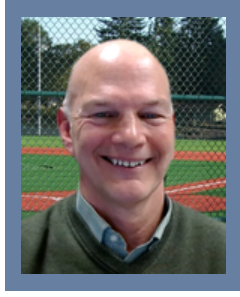
Sincerely,
Parks Board

PARKS AND PUBLIC WORKS DIRECTORS' MESSAGE

LEADERSHIP TEAM



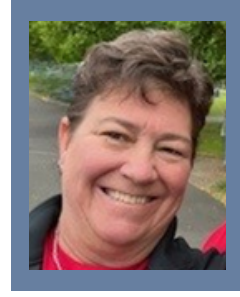
JENNIFER BURBIDGE
DIRECTOR
PARKS, CULTURE &
RECREATION



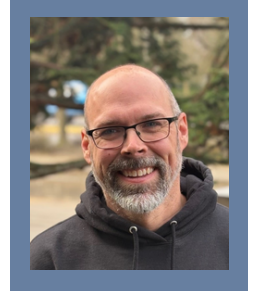
SCOTT EGGER
DIRECTOR
PUBLIC WORKS



SCOTT DEVLIN
OPERATIONS
MANAGER



SUE FALASH
RECREATION
MANAGER



JAMIE OAKLAND
PARKS MAINTENANCE
SUPERVISOR

We want to thank Public Works Parks and Facilities Maintenance, Water Resources, Project Management staff, and Lacey Parks, Culture & Recreation staff for their hard work, care, and dedication to the Lacey Parks system during 2025! We would also like to thank all the community members and stakeholders who visited Lacey parks, used the fields and other facilities, and attended the many programs offered in 2025. We also want to thank the Parks, Culture & Recreation Board for their dedication and vision.

The caliber of Lacey's parks system is among the best in the state. Lacey parks and programs are critical for the community. Free, convenient, and easy access to numerous parks and open spaces improves overall physical and mental health and the well-being of residents by:

- Encouraging active lifestyles and reducing health costs
- Growing job opportunities and local economies
- Building infrastructure resiliency (stormwater/flood management)
- Increasing community engagement and reducing crime
- Helping clean the air thus improving public health
- Providing a tool for cities to achieve equity goals

The Parks, Culture & Recreation Board message highlights some of the key accomplishments from 2025: Greg Cuoio Park Phase 1A construction substantially completed, the new Woodland Creek Park bridge construction completed, the Regional Athletic Complex improvements (made possible by Public Facilities District funding extensions) nearly reached 30% design, and the Parks Improvement Funding Workgroup (PIFW) made a final recommendation to City Council to pursue formation of a Metropolitan Park District (MPD) for long-term, sustainable parks funding. City Council moved forward with the MPD proposal to the public, and the measure did not pass. As a result, the City will not have the ability to expand maintenance and will have limited ability to expand programs or move forward with many of the projects identified in the 2023 Parks, Culture and Recreation Comprehensive Plan. The priority for capital projects will need to be replacements, and the City will not be able to add new or expanded improvements that increase maintenance responsibilities.

We want to acknowledge that the PIFW and MPD proposal processes required a significant effort and tremendous amount of work by staff, not only Parks and Public Works, but also Finance and Communications. We appreciate the amount of detail and education City staff organized and presented to the public, and value the interactions and insights gained through the project.

Despite parks funding challenges, we look forward to continuing our efforts in 2026 to make Lacey the best place to live, work and play!

Sincerely,

Jen Burbidge and Scott Egger

**Program Updates
Quarter 4- 2025**

Aquatics

Highlights

Ran swim lessons and normal aquafitness activities all went all. Finished training of 5 new staff members and they are all doing very well!

Overview

With five new staff members joining the aquatics team, we experienced a very busy fall season. New staff completed a total of 37 hours of training, including lifeguard certification and swim lesson instruction. Throughout the fall, we taught 271 swim lessons and finished 2025 strong with zero swim lesson cancellations due to staffing for the entire calendar year.

We also began supporting USA Underwater Hockey as they work to build a team in Lacey. Staff have been enthusiastic about the new guarding opportunities and enjoy being part of such a unique and engaging program. We look forward to continued growth and success within LPCR Aquatics.

Special Events

Highlights

Fall and Holiday events were popular and well attended.

Overview

Lacey Children's Day celebrated the theme of video games—encouraging kids to get off the screen and into the games. The event featured a variety of inflatables inspired by popular video games, along with activities provided by 50 local businesses and community groups. We were excited to also have a record number of sponsors supporting this year's event.

Four festive events in just two weeks made for a joyful holiday season. The celebration kicked off on Monday, December 1, with **Lacey Holiday Lights at Huntamer Park**, featuring 18 lighted vehicles, 20 activity booths, and a performance by the River Ridge Band. The highlight, as always, was when the Mayor flipped the Candy Cane Switch, lighting up the park to delighted "oohs" and "ahhs." A special thank-you goes to the Parks Maintenance staff who worked tirelessly to make the park shine after dark.

Next up was **Signing Santa**, a beloved event that brings together the hearing-impaired community and gives children the opportunity to share their Christmas wishes with Santa using sign language. This year, 75 teen volunteers from River Ridge, Peninsula, and Yelm High Schools—many of whom are learning ASL—helped sign holiday songs and assisted children in selecting their toys.

The following week, we hosted **Cookies with Mrs. Claus**, selling out two sessions of 40 children each, and wrapped up the season with **Breakfast with Santa**, which also sold out. A jolly time was truly had by all.

Community Recreation

Highlights

We kicked off the Lacey Teen Late program at the end of September with an event at Salish Middle School that had nearly 400 middle schoolers at it!

Fall was a great quarter for Community Recreation. We kicked off our Trips and Tours program with a new adventure to Cannon Beach and Seaside, Oregon, where participants enjoyed the Seaside Sandfest in early September. This was followed by several well-attended Troll Treks, and we look forward to adding more of these popular outings when the weather improves in the spring.

Our classes also saw strong participation throughout the fall. Highlights included the Tiny Movers dance classes and our ballet class series. In total, we served more than 252 participants across our fall programs and continue to explore opportunities to grow participation.

Our Teen Late Night program was especially successful, welcoming 1,175 teens across three events and generating more than \$15,500 in total revenue.

Facilities and Rentals

Highlights

The Community Center and Jacob Smith House continue to be a preferred destination for families and offices to host holiday gatherings. The South Sound Community Orchestra, American Legion Band, and Olympia Chorus all host free concerts open to the public at the Community Center. These are annual events that continue to grow and bring holiday cheer to our community.

The Community Center and Jacob Smith House ended the year on a high note and remained busy throughout the fall and early winter. Aside from federal holidays, the facilities were in use all but six days from October through December. In December alone, the Lacey Community Center (LCC) and Jacob Smith House (JSH) hosted 20 holiday parties.

The **Night Markets @ the Depot**, hosted by Community and Economic Development, wrapped up the outdoor market season in October and continue to grow as a valued community offering. The market moved indoors to the Community Center in November and saw record numbers of vendors and attendees.

Our Special Events team hosted **Cookies with Mrs. Claus** at the Jacob Smith House and followed it with **Breakfast with Santa** at the Community Center, both of which were well attended and helped create meaningful holiday experiences for the community.

With the holiday season complete, decorations have been taken down as we prepare for the annual facility closure during the first two weeks of January for scheduled maintenance. Facility maintenance and staff collaborated to develop a comprehensive punch list to maximize efficiency during the closure. Planned work includes screening and recoating the wood floors at both the Community Center and Jacob Smith House. Interior painting was completed at JSH, with painting at the Lacey Community Center scheduled to begin after the first of the year

Regional Athletic Complex

Highlights

- Hosted 13 tournaments during the period, including three *Toys for Tots* charity tournaments, three Halloween tournaments, and a USSSA State Tournament.
- Generated \$29,758 in total tournament revenue during the fourth quarter.
- Achieved \$143,356.51 in baseball tournament field revenue for the year.
- Welcomed participation from over 1,500 tournament teams throughout the year.

Overview

This fall was a particularly busy season for our athletic facilities. With all natural grass soccer fields closing in November, the synthetic soccer field was fully utilized every day. We hosted the REC Cup over two weekends, along with an adult soccer tournament, **Soccoberfest**.

Ultimate Frisbee concluded its league play, and both **St. Martin's University** and **SPSCC** soccer teams completed their seasons. We also welcomed back **Olympia United Soccer Club**, which practiced on Saturdays and Sundays. In addition, **Olympia Artisans** held several days of tryouts for their semi-professional teams.

Our winter softball leagues wrapped up with a total of 15 teams, generating approximately **\$5,000 in revenue**. Following the conclusion of league play, the softball fields remained highly utilized, with youth soccer programs using all available fields Monday through Wednesday.

Youth / Adult Sports

Highlights

Lacey Youth Basketball is underway and larger than ever! Our four new staff members have been extremely helpful in keeping the league and our other programs running smoothly.

Overview:

The **Lacey Youth Basketball (LYB)** league experienced a **23% increase in registrations**, generating **\$30,430 in total revenue**. Across four divisions, the league includes **358 players on 36 teams**, supported by **45 volunteer coaches**, making this the largest LYB season since returning from the 2020 pandemic. Six game days have been completed, with three remaining in January to conclude the season.

The **6th grade division** has been especially competitive this year, highlighted by a final regular-season matchup between the top two teams that came down to a last-second shot. The 6th grade playoffs are scheduled to begin on **January 10**.

In addition to LYB, we offered **41 sports programs** with **268 total registrants**. Combined, sports programs and LYB generated **\$48,016 in revenue**, serving **626 total registered participants**.

This fall, we also hired and trained **four new part-time staff members** who were instrumental in ensuring smooth operations. These staff supported all six Sport Sprouts classes and provided gym supervision during basketball games and practices.

Finally, we hosted the **annual Elks Hoop Shoot City Championship** on **December 20** at **Nisqually Middle School**. The event included **15 participants across four divisions**—8/9 boys, 8/9 girls, 10/11 boys, and 10/11 girls—representing five North Thurston School District elementary schools. Champions from each division will advance to the **Lodge Championship**, competing against winners from Tumwater and Olympia. We will also host the Lodge Championship on **January 3** at Nisqually Middle School.

Front Desk / Customer Service

Highlights

Staff successfully overall winter registration, marking a full year without the traditional playbook, and no diminishing returns were seen as a result.

Overview

Across all transaction types (registrations, refunds, user credits, financial assistance, etc.), the front desk processed over 350 transactions totaling approximately \$152,000 during quarter three, in addition to assisting residents over the phone and at City Hall with numerous questions about our recreation offerings and parks.

Staff oversaw winter registration which included 226 unique offerings-- collected programmatic information from staff, proofed accuracy of offerings, created and formatted offerings in CivicRec (recreation software), triaged needed changes from staff, and assisted residents once registration opened. This marked a full year without the traditional playbook, and no diminishing returns were seen as a result.

Executive Assistant led numerous Greg Cuoio Park marketing and planning efforts with the support of the Senior Parks Planner and the GIS Analyst. The map of the parks trails and amenities were finalized and fashioned into onsite kiosks, the new park website was drafted, and branded stickers were created. Staff are eager to unveil the park to the public soon.

Staff executed another successful and generous year of our Giving Tree partnership with North Thurston Public Schools, coordinating over 75 gifts and \$1500 cash donations, enabling us to purchase additional food gift cards for each student. This was made possible by support from City staff and family members. These efforts go to support students in our community, and we're grateful to have played a part in their holidays this season.

As 2025 wraps and the department prepares for 2026, staff assisted with numerous administrative tasks to close out the year and set up operations for next year: calendar invitations, file organization, configuring reports, etc.

Marketing and Metrics

Highlights:

Nothing to report at this time as we have not filled our part-time Marketing coordinator yet.

Overview (1-2 paragraphs):

Museum
Highlights: The Lacey Museum opened for private pre-scheduled tours on December 5, 2025. The Historical Commission and City Council approved the Bowker House for special tax valuation based on its extensive rehabilitation project.
Overview HistoryTalks – 160 live participants - October 9, LaToya Brackett, They Want Our Rhythm, but Not Our Blues: African American Innovation through Pop Culture - November 13, David Nicandri, The Evolution of the Northwest Passage as a Cartographic Image: 1753-1853 - December 18, Kyle Pittman, Tribal Sovereignty: A History of Colonization and Federal Indian Policy Much of this quarter was spent preparing for opening the new location of the Lacey Museum, including updating, designing, installing panels and signs, moving and installing artifacts, making mounts, giving tours, cleaning artifacts, and more. The Museum received \$30,000 in LTAC funding. The Lacey historic property inventory and map was completed, although it will continue to be updated over time.

Parks Planning and Development
Highlights: Several projects are currently in progress, including Greg Cuoio Park, the Bush Park Playground Replacement, RAC upgrades, Rainier Vista Park improvements, and a recommendation for the McKinney Building.
Overview: Woodland Creek Community Park – Bridge Replacement The bridge replacement project is complete, and a ribbon-cutting ceremony was held with the Parks Board, staff, and project consultants to celebrate its completion. Greg Cuoio Park Construction Construction is largely complete, with all major park elements installed. The opening is delayed while a few remaining items are resolved. Site improvements include hydroseeding, completed trails, an installed playground, a large picnic shelter, an 18 hole disc golf course and kiosk signage featuring a comprehensive site map, supported by a sponsorship from Hawks Prairie Rotary. Bush Park Playground Replacement The project to replace the 30-year-old play structure for ages 5–12 has progressed with the community selecting the Tugboat theme as the preferred design. Community engagement included two in-person voting events and outreach at Horizons Elementary School. Regional Athletic Complex (RAC) Improvements Planning is underway for RAC upgrades funded by the Public Facilities District (PFD) extension. Base improvements include converting Soccer Field #2 to synthetic turf, adding field lighting, additional seating, and fencing. Improvements also include outfield netting for Baseball Fields 1 and 2. Additional improvements may be included pending available funding.

Rainier Vista Park Improvements

The Rainier Vista Park Improvements project will add pickleball courts, ping pong tables, and safety netting for the adjacent softball field. A design consultant was recently selected, so the design phase for the new amenities will start this year.

McKinney Building

The Parks Board and Historical Commission reviewed the McKinney Building and approved a recommendation for City Council's consideration. The recommendation is to remove the building and add a historic interpretive marker. This approach recognizes Lacey's resort-era history while prioritizing public safety, environmental protection, and long-term stewardship of the site.

Parks, Culture & Recreation Correspondence

Date	From	Correspondence	Response
1.27.26	Veronica J. (Capital Little League)	Hello City of Lacey Crew! Thank you for joining the conversation a couple of weeks ago about finding space for Capitol Little League (CLL) to play in the next few years. After the discussion, I presented the updates to the Capitol Little League board. While we understand that Lacey doesn't have any current plans to expand facilities, I want to offer CLL up to talk about field needs in the community to your leadership or the Lacey Community if the opportunity arises. We would be happy to be involved on any RAC expansion plans also, so please keep us in the loop as those progress. In the interim, trying our best to maximize all the facilities in the region is the CLL goal. If we can be helpful in going after grants or fundraising to allow more games to be played on your sports fields, we'd love to partner. Ideas we have are: • Installing lights at a complex so games can be played later into the evening. • Helping upgrade drainage/backstops/facilities at any fields that need it to ensure all fields are playable throughout the year. • Turfing some of the fields We have been raising funds for the last couple of years knowing we will have to move off the Port complex by 2028, so have some seed funds available for grant matches. Let us know if you have ideas on facilities that this might be helpful on, and we could discuss some sort of MOU if so. I know updates like this aren't necessarily part of your priorities in park	Reply from Director, Jen Burbidge: Hi Veronica, Thank you for meeting with us and including us in the conversation. We understand the challenge you are facing and truly sympathize. Many of your goals align with ours, and we appreciate the opportunity to discuss them. One of the most significant challenges we are currently facing is the rising cost of park maintenance. We do not have a dedicated funding source for parks and rely on the City's General Fund, which competes with many other departments. At the same time, we are facing increasing community demand for amenities, including additional baseball and soccer fields, pickleball courts, playgrounds, and – our highest requested amenity – spray parks. As you may recall, a Metropolitan Park District (MPD) funding measure was on the ballot in August but did not pass. A similar measure also failed in Lacey in 2018. An MPD would have provided dedicated maintenance funding and staff to care for our facilities—both of which remain a critical need. Unfortunately, there are no grant opportunities for ongoing maintenance projects or positions. Our best opportunity to address these needs was through an MPD (the cities of Olympia and Tumwater both have this funding mechanism). For example, one of the projects on the MPD project list included a multi-use sports field with synthetic turf and lighting at Meridian

	planning, but sometimes emergent needs like the loss of fields in the region do happen, and it would be great if the City was open to letting us partner with you to allow Little League to continue to serve thousands of kids in our community every year. If you're willing, our board President Loris, VP Jessica, and I would like to discuss these ideas with the City and how we might establish a path forward. Thank you for your time.	Park. (For more information about the MPD, please visit Metropolitan Park District - City of Lacey – scroll down and you'll see a list of projects that could have been funded). Because of these limitations, improvements such as field lighting or additional turf fields would increase maintenance and long-term replacement costs that we are not able to support at this time. After the measure failed, City Council asked us to continue working with community stakeholders and parks champions in order to be ready if another opportunity to pursue a public ask presents itself. At this time, the most feasible partnership opportunity may be funding support for drainage improvements at Rainier Vista Park. We requested (but were denied) \$102,000 in the 2026 budget to remove the infield lip and improve drainage and soils on Field 1. In addition, regarding the Regional Athletic Complex: • Replacement turf for the infields is a need, but unfunded, that will cost approximately \$1,000,000. • Conversion to LED lighting is a need, but unfunded, that will cost approximately \$2,000,000. • City owns the RAC Phase 3 property (26 acres, across Marvin Road from the current baseball complex), but does not have funding to develop fields on it. We could consider a public-private partnership to benefit the community if it was a viable proposal, with the City potentially providing the property but not developing or maintaining the improvements.
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			Please let us know if you are interested in helping with any of these needs. While the Washington State Recreation and Conservation Office is an excellent source of grant funding, their programs do not fund maintenance repairs or ongoing maintenance positions. One more note regarding the MPD. City staff are limited to providing education regarding ballot measures. If another opportunity arises, we would strongly encourage your advocacy as a club. Joining the community group that previously led advocacy and fundraising efforts—such as door-to-door outreach, phone calls, and direct mail—would be incredibly impactful. Thank you again for the dialog and willingness to work with us. Jen Burbidge, Director
2/5/26	Jannessa R.	I was walking on Williams Ives Trail today, February 5th and was surprised to see a man setting up / adjusting a campsite about 10 feet off the trail. (it was closer to the campus Park Drive entrance to the trail) I briefly greeted him and went on by, but I assume that camping in those woods is not allowed? It's such an out of sight trail, that I don't feel safe continuing to walk there if people are camping in that region. If this behavior can be discouraged, I would appreciate it.	Reply from Senior Park Planner, Jenny Wilson: Hello – thanks for reaching out. Can you send me a pinpoint location on a map and to clarify the location. There is nearby homeowner association owned property that is often confused for city property. Follow Up: The location was confirmed as city property however the tent was gone the next day. Maintenance staff notified for awareness.
2.6.26	Unknown	Someone called regarding five off leash dogs at McAllister Park and said it happens regularly. Caller would not stay on the phone.	Staff notified Animal Services.

2.19.26	Kaitlyn D.	Hi Jenny, I hope this message finds you well! Our names are Kaitlyn and Chiquel Davis and we are local residents and the founders of a new mobile sauna and contrast therapy business focused on health, wellness, and community connection - Haven Sauna. We are so thankful Malcolm could share some information regarding our business with you and connect us! We are reaching out to explore the possibility of hosting sauna sessions locally. We have tried to connect with Tolmie State Park, Burfoot Park, Black Lake, and a few other local locations. Our goal is to provide an exceptional experience for our fellow Washingtonians within our community, long term. Our concept is simple and intentional: participants would experience a cold-water plunge in a local waterfront, followed by a guided warm-up and recovery session inside our mobile sauna. There are a few other locations practicing within the state, and we would love to connect regarding how we can bring this experience to the Thurston County area. Our goal is to create a safe, respectful, and enriching experience that highlights both the natural beauty of the local waterfronts, and the growing interest in outdoor wellness and mental health. We would handle all logistics related to our mobile sauna setup, participant flow, and on-site supervision, and we are more than willing to comply with any permitting, insurance, safety, or operational requirements needed to make this a successful and compliant partnership. We would love the opportunity to discuss how to implement this business model moving forward, and how we could collaborate in a way that serves the	Reply from Senior Park Planner, Jenny Wilson: Hi Kaitlyn, Thanks for reaching out. Sounds really interesting. I have a few clarifying questions: • Are interested in Long Lake Park (off Carpenter Rd)? This is our primary waterfront park that includes a swim area and restrooms. • How is the sauna heated? • Would the sauna be brought in and removed each day (not left onsite overnight)? • You will be collecting a fee from participants? Are you thinking the sauna would just be available for drop in use? Or, would be more of a program or class requiring pre-registration/pay? • Where are you currently operating from? The reason I ask is that we need to consider some park rules that may apply. Thanks in advance, Jenny
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		community while respecting nature and other visitors. Is there any way you would be willing to connect to discuss this opportunity? We would also be happy to propose our business plan, if that would be helpful. Thank you so much in advance! We truly look forward to hearing from you. Warm regards, Kaitlyn & Chiquel Davis Follow up Information Provided: • Long Lake Park is the ideal location • The sauna is heated by wood-burning stove • The sauna would not be left onsite overnight • Yes, fees would be collected via pre-registration or drop-in but could be negotiated for terms of use with the City, if desired. • They are licensed, insured and could add the City as additionally insured.	
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