

OLD - Not Applicable to
no school alternative

Memo



To: Thurston County

Date: 02.17.23

From: Anna O'connell

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Subject: Project Description for Thurston County Permit Applications

SITE DESCRIPTION

In 2018, the City of Olympia purchased the property from the Zahn family for a future community park. The Zahn family owned the property for two generations and after no longer farming the land themselves, leased the fields to Spooner's Berry Farms.

Approximately 40 percent of the property currently consists of fields used for U-pick strawberries. A berry stand and gravel parking area are located at the north end of the property along Yelm Highway. Much of the southern half of the property is wooded. There is a lifetime lease area on the property (approximately 7 acres) where the Zahn family resides.

The site, which is located at 3327 Yelm Highway SE, is approximately 86.25 acres. The site includes several critical areas, including a wetland and stream (Chambers Ditch), high ground water, Mazama pocket gopher habitat, oak trees, and a critical aquifer recharge area.

MASTER PLAN

During the park planning process, the Olympia School District (OSD) approached the Olympia Parks, Arts & Recreation Department (OPARD) about co-locating a future school on the site. Olympia City Council approved the proposal, which will allow OSD and OPARD to share the costs of development and provide additional amenities for the community.

The master plan proposal responds to the community's needs and growth and presents a design framework to guide future park and school development in a phased approach. The master plan incorporates active and passive recreational amenities, preservation and protection of critical areas, and integration of public art into the design.

In order to meet a longstanding community need for dedicated rectangular fields in Olympia, this project will include 4 full-size, synthetic turf rectangular fields with lighting (three of these fields will be located on the park site, and one field will be located on the school site, which will also include a track). The fields will be shared by the city and school district.

Other park improvements will include: playgrounds, basketball courts, pickleball courts, walking paths, restrooms, picnic shelters, a mountain bike skills area, a skate park, a dog park, sprayground, climbing area, community garden, a wetland boardwalk, and 542 parking spaces. Additionally, a park maintenance facility will be built on a portion of the property.

Olympia School District is planning a future school for 1400 students. It is anticipated that it will be a 3-4 story building with approximately 297 parking spaces. While the anticipated construction is 10-20 years from now, the school district will be building a track and field concurrent with the Phase 1 development of the park. Additional shared facilities with the park incorporated in the master plan include a community gym and tennis courts. Parking will be shared between the school and park. The project will be phased over time as funding becomes available to develop the community amenities included in this master plan proposal.

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ELECTRICAL NARRATIVE

The electrical needs of the Parks' maintenance yard include a transformer and panel with 400 amp service to provide

- Typical lighting, heating, and electrical supply needs for the office building
- Two EV charging stations at the parking lot in front of the office building
- EV charging capabilities within the maintenance building for electric vehicles and equipment
- Provision of heat for a small, conditioned area within the building for battery storage as well as storage for other temperature sensitive items

The electrical needs of the park structures that are used by the public (bathroom, picnic shelters) will be provided by another transformer and an 800 amp panel.

All roads, driveways, and parking areas at both the park and future school sites will have new required street and parking lighting. Within the park and future school there will be pedestrian-scaled site lighting along primary circulation paths including all required egress paths. The soccer fields and track and field will be lit with playfield lights. There will also be selective site lighting such as uplights at monument signs. Electrical needs for the future school is yet to be determined, but there is sufficient utility availability at the site to accommodate.

Communications lines will accommodate internet and security cameras.

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encl: