

# 2016 Parks Arts and Recreation Plan Capital Investment Strategy

\*DISCLAIMER: This plan is based on projected revenue streams, planning level cost estimates, and land acquisition costs that may vary significantly from actual revenues and costs. While every effort has been made to make the figures in this table as accurate as possible, there are many unknowns that could have a significant impact on implementation.

## Highlights

### Land Acquisition - Path to 500 Acres:

417 total acres of acquisition (343 by 2020)  
 LBA Woods & Kaiser Woods  
 Athletic field community park  
 10 new neighborhood park sites

### Development Projects

Percival Landing Phase 2 Partial Funding  
 Olympia Woodland Trail Phase 3  
 West Bay Park and Trail Phase 2  
 Athletic Field Complex  
 Maintenance backlog eliminated in 6 years

## 6 Year Capital Facilities Plan (2016-2021)\*

2% Voted Utility Tax and 1/2% Non-Voted Utility Tax	Unallocated	2016	2017	2018	2019	2020	2021	Total
VUT (2%) + Non VUT (1/2%) Revenue			2,356,250	2,356,250	2,356,250	2,356,250	2,356,250	<b>11,781,250</b>
<b>\$18M Bonding Capacity (\$2,250,000 annual payment)</b>			<b>18,000,000</b>					
LBA Woods Acquisition - 74 acres			(4,500,000)					
Kaiser Heights acquisition - 75 acres			(800,000)					
Land Acquisition (approx 169 acres @\$65K/acre)			(11,000,000)					
5 Neigh Park/Open Space Site Acquisitions (approx 25 acres @ \$65K/acre)			(1,700,000)					
<b>Balance</b>			<b>0</b>					

## Long Range Options (2022-2035)

2% Voted Utility Tax and 1/2% Non-VUT	
VUT/Non-VUT Collections (2022-2035)	<b>32,987,500</b>
Carryover balance from 2021	<b>531,250</b>
Debt Service payments on 2017 \$18M bond	<b>(11,250,000)</b>
Open Space/Trail Acq. (Approx 28 acres @ \$100K/acre)	<b>(2,800,000)</b>
3 neighborhood park development projects @ \$1.5M	<b>(4,500,000)</b>
Art Center Development Project	<b>(1,500,000)</b>
Athletic Field Park Phase 2 Development (fields)	<b>(3,500,000)</b>
Olympia Woodland Trail Phase 3 (Eastside-Hend.)	<b>(4,500,000)</b>
West Bay Park and Trail Phase 2 Development	<b>(5,000,000)</b>
Sunrise Park Shelter	<b>(200,000)</b>
Yelm Highway Parcel Soil Cleanup	<b>(250,000)</b>
<b>Balance</b>	<b>18,750</b>

## Projects Already Funded

### Neighborhood Parks

Kettle View Park Interpretive Signage  
 Kettle View Park Bike Shelter  
 Margaret McKenny Playground

### Open Space

Olympia Woodland Trail Hub Junction  
 Off-Road Bike Park Plan

### Community Parks

Madison Scenic Park Improvements  
 Percival Landing 2015 Repairs  
 West Bay Park Master Plan  
 Isthmus Parcel Demolition  
 Heritage Fountain Repairs  
 Percival Landing Annual Insp/Maint  
 Percival Landing Bulkhead Replacement  
 Yauger Park Bike Skills Area

Non-Voted Utility Tax (1/2%) or year-end funds		471,250	471,250	471,250	471,250	471,250	471,250	2,827,500
Major Maintenance		(471,250)	(471,250)	(471,250)	(471,250)	(471,250)	(471,250)	(2,827,500)
<b>Balance</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Non-Voted Utility Tax (1/2%) or year-end funds	
Major Maintenance (portion of \$750K total)	<b>(6,597,500)</b>
<b>Balance</b>	<b>0</b>

Metropolitan Park District	Unallocated	2016	2017	2018	2019	2020	2021	Total
<i>Metropolitan Park District Annual Revenue (projections based on \$.54/\$1000 assessed value)</i>			<b>3,216,000</b>	<b>3,248,000</b>	<b>3,280,000</b>	<b>3,313,000</b>	<b>3,346,000</b>	<b>16,403,000</b>
<b>Fix it first</b>								
Major Maintenance			(278,750)	(278,750)	(278,750)	(278,750)	(278,750)	<b>(1,393,750)</b>
Planning and Maintenance currently funded with VUT			(753,000)	(776,000)	(799,000)	(823,000)	(848,000)	<b>(3,999,000)</b>
Restoration of Custodial and Landscape Crews			(240,000)	(247,000)	(254,000)	(262,000)	(270,000)	<b>(1,273,000)</b>
Parks Maintenance Admin Staff			(30,000)	(31,000)	(32,000)	(33,000)	(34,000)	<b>(160,000)</b>
Arts Maintenance Staff			(10,000)	(10,300)	(10,600)	(10,900)	(11,200)	<b>(53,000)</b>
Maintenance Staff for new land & projects			(115,000)	(150,000)	(212,000)	(234,000)	(286,000)	<b>(997,000)</b>
<b>Make it safe</b>								
Proactive enforcement in parks			(260,000)	(268,000)	(276,000)	(284,000)	(293,000)	<b>(1,381,000)</b>
<b>Keep Percival Landing Safe and Open</b>								
Debt service payment for Phase 1 2011 project			(240,600)	(243,000)	(243,000)	(242,500)	(241,500)	<b>(1,210,600)</b>
Maintenance reserve fund			(140,000)	(140,000)	(140,000)	(140,000)	(140,000)	<b>(700,000)</b>
Annual inspections			(17,000)	(17,000)	(17,000)	(17,000)	(17,000)	<b>(85,000)</b>
<b>Support a high priority project</b>								
Art Center			(1,000,000)	(1,000,000)	(925,000)	(900,000)	(840,000)	<b>(4,665,000)</b>
Soccer fields								
Isthmus park development								
Percival landing bulkhead								
<b>Arts Programming</b>			(50,000)	(52,000)	(54,000)	(56,000)	(58,000)	<b>(270,000)</b>
<b>Administer MPD</b>								
Misc. MPD Administrative Costs			(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	<b>(125,000)</b>
<b>Balance</b>		<b>0</b>	<b>56,650</b>	<b>9,950</b>	<b>13,650</b>	<b>6,850</b>	<b>3,550</b>	<b>90,650</b>

Note: These four high-priority projects are listed in alphabetical order, not necessarily priority or chronological order. The annual funds identified here are not sufficient to fully fund any of these projects but rather would be utilized as a way to leverage other funding sources.

Metropolitan Park District	2022-2035
<i>Metropolitan Park District Annual Revenue</i>	<b>50,509,000</b>
<b>Fix it first</b>	
Major Maintenance	<b>(3,902,500)</b>
Planning and Maintenance currently funded w/ VUT	<b>(14,924,000)</b>
Restoration of Roving/Landscape Crew	<b>(4,752,000)</b>
Parks Maintenance Admin Staff	<b>(598,000)</b>
Arts Maintenance Staff	<b>(197,000)</b>
Maintenance Staff for new land & projects	<b>(6,104,000)</b>
<b>Make it safe</b>	
Proactive enforcement in parks	<b>(5,156,000)</b>
<b>Keep Percival Landing Safe and Open</b>	
Maintenance reserve fund (4 years @ \$140K/yr.)	<b>(560,000)</b>
Annual inspections (4 years @ \$17K/year)	<b>(68,000)</b>
Percival Landing Phase 2 design/construction	<b>(8,175,000)</b>
<b>Implement a high priority</b>	
Upgrades to Existing Athletic Fields	<b>(700,000)</b>
4 neigh park/open space acquisitions (20 acres @100K)	<b>(2,000,000)</b>
Open space/trail acq. (approx 20 acres @ \$100K/ac.)	<b>(1,979,500)</b>
<b>Arts Programming</b>	<b>(1,021,000)</b>
<b>Administer MPD</b>	
Misc. MPD Administrative Costs	<b>(350,000)</b>
<b>Balance</b>	<b>22,000</b>

Shading Denotes Land Acquisition Projects

### 6 Year Capital Facilities Plan (2016-2021)\*

Neighborhood Parks Impact Fees & SEPA	Unallocated	2016	2017	2018	2019	2020	2021	Total
<b>Annual Collections</b>	<b>473,000</b>	<b>176,000</b>	<b>176,000</b>	<b>176,000</b>	<b>176,000</b>	<b>176,000</b>	<b>176,000</b>	<b>1,529,000</b>
Neighborhood Park Sprayground #1 (in 2016 CFP)		(473,000)						(473,000)
Neighborhood Park Sprayground #2				(525,000)				(525,000)
<b>Running Balance</b>	<b>473,000</b>	<b>176,000</b>	<b>352,000</b>	<b>3,000</b>	<b>179,000</b>	<b>355,000</b>	<b>531,000</b>	<b>531,000</b>

Community Parks Impact Fees & SEPA								
<b>Annual Collections</b>	<b>732,500</b>	<b>671,000</b>	<b>671,000</b>	<b>671,000</b>	<b>671,000</b>	<b>671,000</b>	<b>671,000</b>	<b>4,758,500</b>
Artesian Commons Enhancements (in 2016 CFP)		(50,000)						(50,000)
Community Park Land Acquisition (in 2016 CFP)		(557,500)						(557,500)
LBA Woods Option to Purchase Agreement		(125,000)						
Upgrades to existing athletic fields			(580,000)					(580,000)
West Bay Environmental Cleanup			(450,000)					(450,000)
West Bay Park & Trail Phase 2 Design			(300,000)					(300,000)
Athletic Field Community Park Master Plan and Design				(250,000)				(250,000)
Aquatic Center Feasibility Study				(100,000)				
LBA Woods Interim Trail, Parking Improvements				(100,000)				(100,000)
Athletic Field Complex Phase 1 Dev. - Soccer Fields, Dog Park, Skate Court, Disc Golf, Community Garden, Parking					(900,000)			(900,000)
West Bay Park Restroom						(300,000)		(300,000)
Ward Lake Phase 1 Development							(1,000,000)	(1,000,000)
<b>Running Balance</b>	<b>732,500</b>	<b>671,000</b>	<b>12,000</b>	<b>233,000</b>	<b>4,000</b>	<b>375,000</b>	<b>46,000</b>	<b>271,000</b>

Open Space Impact Fees & SEPA								
<b>Annual Collections</b>	<b>1,141,000</b>	<b>253,000</b>	<b>253,000</b>	<b>253,000</b>	<b>253,000</b>	<b>253,000</b>	<b>253,000</b>	<b>2,659,000</b>
Grass Lake Nature Park Phase 1 - Kaiser to Harrison Paved Trail		(641,000)						(641,000)
Kaiser Heights and LBA Woods Option to Purchase		(275,000)						(275,000)
Off-Road Bike Park			(200,000)					(200,000)
Olympia Woodland Trail Phase 3 Design				(350,000)				(350,000)
Grass Lake Nature Park - Trail connection to Cooper Point Road							(800,000)	(800,000)
Off-Street Walking Connection Program (\$25,000/yr)		(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(150,000)
<b>Running Balance</b>	<b>1,141,000</b>	<b>453,000</b>	<b>481,000</b>	<b>359,000</b>	<b>587,000</b>	<b>815,000</b>	<b>243,000</b>	<b>243,000</b>

### Long Range Options (2022-2035)

Neighborhood Parks Impact Fees/SEPA	2022-2035
<b>Annual Collections</b>	<b>2,464,000</b>
2 Neighborhood Park Development Projects	(2,400,000)
<b>Balance</b>	<b>64,000</b>

Community Parks Impact Fees & SEPA	2022-2035
<b>Annual Collections</b>	<b>9,394,000</b>
Community Park Project	(9,000,000)
Community Center Feasibility Study	(300,000)
<b>Running Balance</b>	<b>94,000</b>

Open Space Impact Fees & SEPA	2022-2035
<b>Annual Collections</b>	<b>3,542,000</b>
Open Space/Trail Acq. (approx 6 acres @ \$100K/acre)	(600,000)
Chambers Lake Development	(2,000,000)
Watershed Park Trailhead	(500,000)
Off street walking connections (14 years @\$25K/yr)	(350,000)
<b>Running Balance</b>	<b>92,000</b>