

MASTER PLAN REPORT

**GREG CUOMO PARK
& GREENWAYS**



LACEY PARKS
CULTURE & RECREATION

ACKNOWLEDGMENTS

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Malcolm Miller, Councilmember
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WHY MASTER PLAN?



Master plans are about expressing a long-term vision. Features shown in a master plan include the type of activities you might want to experience. Activities could include passive uses like hiking or having a picnic; active uses like playing basketball, tennis, or disc golf; and/or different types of community events. A master plan also includes the infrastructure and circulation needed to support those activities like walkways, parking, lighting, and restrooms. Ultimately, a master plan is intended to guide future implementation, with more detailed design and funding to follow at a later date.

It's critical that a master plan reflect the vision, character, and activities identified by the community. This report documents the master planning process for Greg Cuoio Park & Greenways, describing the existing conditions, the overall vision, and the proposed programming. Implementation and phasing is also included to support future park development.

ACKNOWLEDGMENT FOR GREG CUOIO



On March 3, 2011, the City finalized the purchase of 400 acres in north Lacey to be preserved for educational opportunities, water resources, ecological habitat, and with priority on passive recreation that could be balanced with some active opportunities. With this acquisition, the City created the largest municipal parks system within Thurston County (at the time). Shortly after, the City Council honored Greg Cuoio upon his retirement by naming the parkland after him in recognition of his 24 years of public service and contributions to the community as Lacey's City Manager; Greg was instrumental in negotiating and securing this land purchase, which would eventually become the City's largest park.

A photograph of a forest landscape. In the foreground, there is a dark, textured ground surface, possibly a parking lot or a cleared area. A bright green lawn or grassy area runs horizontally across the middle ground. Behind the lawn, there is a dense forest of trees. The trees are a mix of evergreens and deciduous trees without leaves. A blue rectangular box is overlaid on the upper part of the image, containing the text "BACKGROUND AND CONTEXT" in white, bold, uppercase letters.

BACKGROUND AND CONTEXT

Brief History

The Nisqually tribe has lived in what we now call the Nisqually Watershed for thousands of years. According to legend, the Squalliabsch (ancestors of the modern Nisqually Indian Tribe), came north from the Great Basin, crossed the Cascade Mountain Range and eventually erected a major village located near the Mashel River. The Squaxin Island Tribe, made up of several Lushootseed clans, have also inhabited the area for thousands of years before the treaty of Medicine Creek in 1854 which carved out 4,000 square miles of reserve in the region. These indigenous groups still reside in the region and contribute greatly to local culture and community history.

Though the City of Lacey wasn't incorporated into Washington State until 1966, settlement began in this area in the 1840's and was originally named "Woodland" after pioneer settlers Isaac and Catherine Wood. The name change occurred when the community applied for a federal post office in the 1890's but a town with the name "Woodland" already existed near the Columbia River. The name "Lacey" was submitted as an alternative, likely in relation to the local Justice of Peace "Chester Lacey".

Throughout the development of Lacey, growth has been multi-faceted, boasting an early educational hub in 1895 with Saint Martin's College along with the development of commerce, industry, and agriculture. Today, Lacey continues to be a center for education, parks and open space with nearly 20% of City lands set aside for parks, open space, and conservation areas.

With Woodland Creek and its tributary water sources, natural wetlands, and mature woodlands, the 537 combined acres of this park and greenways will preserve a snapshot of the magnetism that once brought both indigenous tribes and pioneer settlers to the region.

Sources:

City of Lacey. A Rich History.

<http://www.ci.lacey.wa.us/living-in-lacey/a-rich-history>

Nisqually Indian Tribe. Heritage.

<http://www.nisqually-nsn.gov/index.php/heritage/>

Thrush, C. The Lushootseed People of Puget Sound Country.

<https://content.lib.washington.edu/aipnw/thrush.html>

Weaver, L. A Story of Lacey: From Community to City.

<https://www.thurstontalk.com/2016/07/04/city-lacey-history-2/>



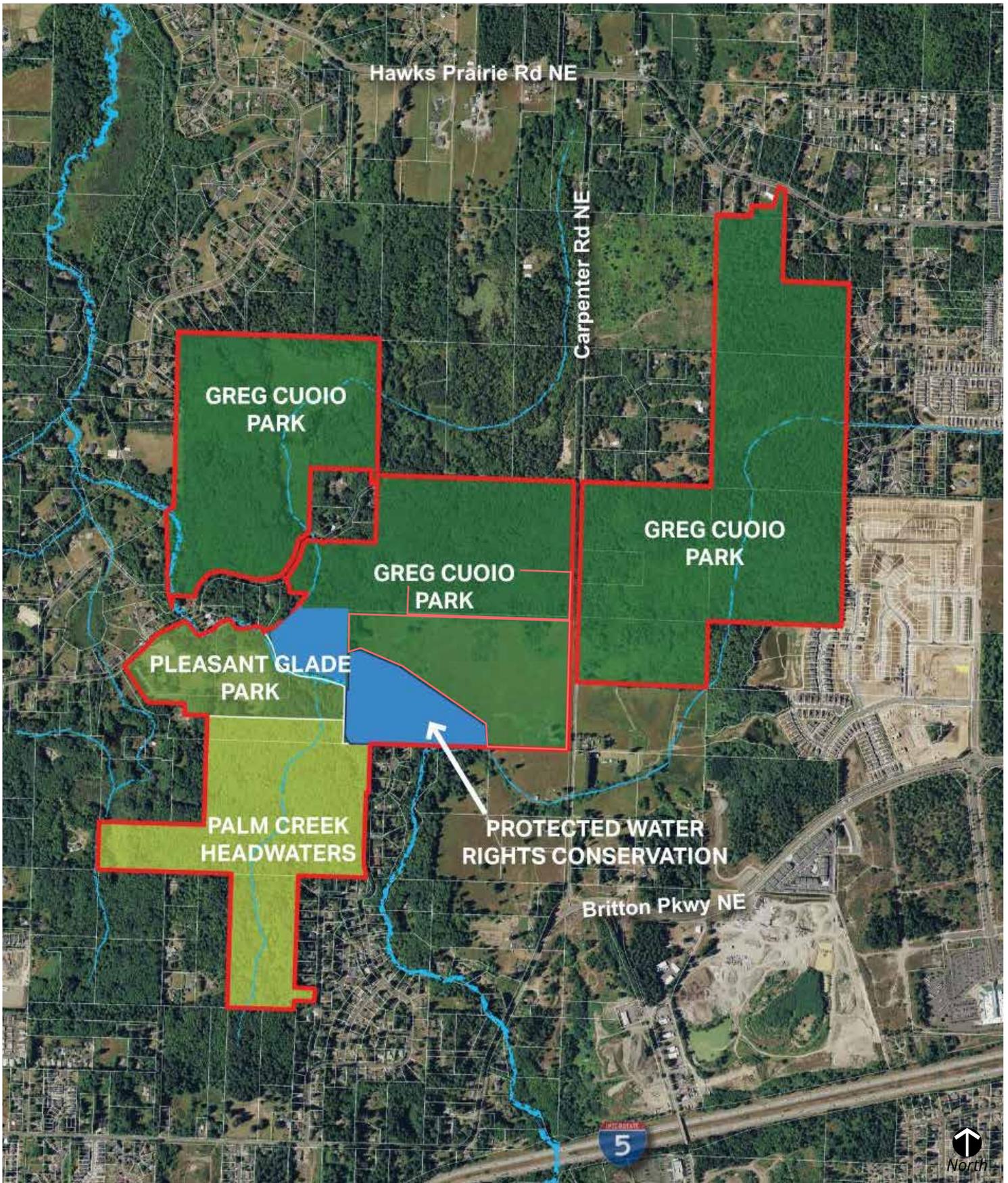
Greg Cuoio Park and Greenways is an approximately 537 acre park formed through the purchase and acquisition of multiple parcels by the City of Lacey. The majority of the property lies within the City of Lacey, but there is a portion of the property that sits in the Thurston County boundary outside of the current City limits. One of the properties purchased and defined for Protected Water Rights Conservation Property is also jointly owned by the City of Olympia. This park and the surrounding greenways are truly a unique asset to the City. The site's natural amenities enhance Lacey's park system with a focus on passive recreation and reducing impact to the land.

The existing park is largely undeveloped and is dominated by mature forests. The site contains an estimated 50 acres of mapped wetlands, sensitive habitat areas and approximately 9,000 linear feet of tributaries and creeks that flow through the site. Existing creeks include Fox, Palm, Eagle and Jorgenson Creeks, all tributaries to Woodland Creek, a fish bearing creek that bisects the park property. There is a range of topography varying from rolling grass pastures to steep valleys and ravines along many of the streams and creeks. Most of the site is heavily forested and has a rich ecological system. There are also numerous wetlands that provide habitat for wildlife and function to naturally filter stormwater runoff.

The site is bisected by Carpenter Road and is surrounded by residential and arterial roads to adjacent neighborhoods such as the Hawk's Prairie, Crossroads, Gateway, Pleasant Glade, Hollywood Hills, Woodland Creek, and Covington Court communities. The development of these neighborhoods offers an important opportunity to create strong connections into the park, improving access for residents and visitors from all sides of the park. It also allows the park to potentially serve as a key multi-modal connector linking communities to each other, especially when eventually connected to the larger regional trail system.

This park and greenways will also provide a key component in the overall park system to preserve open space, protect water quality, and support wildlife habitat corridors within the City creating a place for visitors and residents to experience and learn about this incredibly unique area.

BACKGROUND & CONTEXT

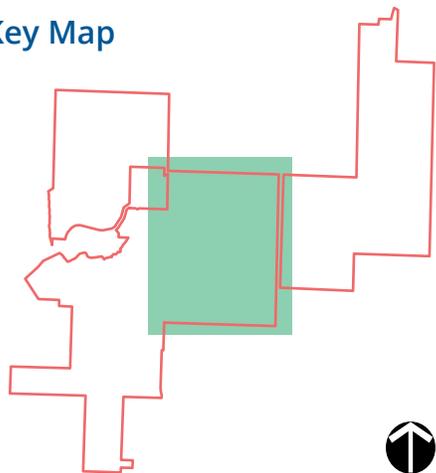


A photograph of a forest scene. In the foreground, a large tree trunk is covered in vibrant green moss and ferns. Some brown, fallen leaves are scattered around. The background shows a dense forest of tall, thin trees, some with bare branches and others with green foliage. A blue banner with white text is overlaid on the image.

EXISTING CONDITIONS



Key Map



The central core area of the park is located just to the West of Carpenter Rd and is dominated by agricultural farmland, rolling hills, and open meadows. This is the most open portion of the park and greenways and offers the most direct connection and easy access to Carpenter Road for future development.

The central core area is very open with a pastoral setting that offers opportunities for expansive views of the park. The topography in this portion of the park is fairly gradual and lends itself to future programming and activities. The Protected Water Rights Conservative Property forms the southern boundary of this area with Woodland Creek running through the protected areas. The protected status of this area of the park restricts direct access by park visitors and the general public to prevent vegetation damage and associated erosion that could occur. Limited access could be available for escorted groups to support education, maintenance or monitoring activities. All wetlands in this area assumed to have a 300' buffer for park planning purposes, the largest buffer required by the City.



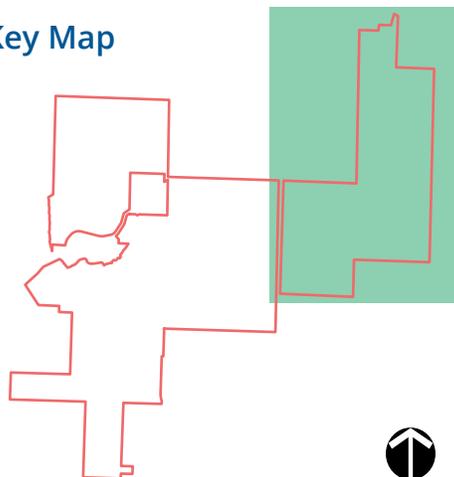
The central core area of the park contains two parcels, one acquired in part with funding from the Washington State Recreation Office (RCO) and in part with City funds. The other parcel was purchased with City funds, but has a 16.5 acre area that is being converted to RCO as well. Within the limits of the RCO purchase and conversion parcels, future uses and recreation activities on the site need to be reflective of the grant terms and conditions, primarily centered around public outdoor recreation activities and associated infrastructure needed to support those activities.

Key Factors

1. Ideal location for park programming
2. Restricted water rights parcels
3. Wetland buffers
4. RCO Purchase / Conversion terms and conditions

EAST OF CARPENTER RD NE

Key Map



The area East of Carpenter Rd NE is dominated by forested uplands, wetlands, and Eagle Creek that generally runs north-south through this area. This portion of the park and greenways has neighborhood access to the Hawks Prairie community North and East of the park, and to the recently developed Gateway neighborhood off 31st Avenue NE. As part of a separate planning project, the City expects to extend 31st Avenue NE through the park to Carpenter Road, further connecting the communities to the Greg Cuoio Park. The Gateway neighborhood is the only existing neighborhood with direct, formalized access to the edge of the park, anticipating future development but also resulting in a number of homes directly adjacent to the park. As such, a 100' minimum width buffer (or more) should be provided between the adjacent private properties and any future trail system or recreation activities wherever possible.

This area is heavily wooded and contains steep and undulating topography, with a few areas of more gradually sloping terrain off of the proposed 31st Avenue Extension. There is also a large wetland in the Southwestern corner of this area.



Since Eagle Creek divides this area from the rest of the park and greenways, smaller secondary creek crossings will be needed to allow pedestrian access throughout the park. Future creek crossings will need to be located to minimize any disturbance to the ecological value and wildlife habitat in and around the creek corridor. Crossing should also be limited to only those needed to support connectivity to adjacent neighborhoods as much as possible.

Key Factors

1. Neighborhood access
2. Buffers to existing residences
3. Proposed future 31st Ave NE Extension
4. Heavily forested and challenging topography
5. Creek and wetland crossings

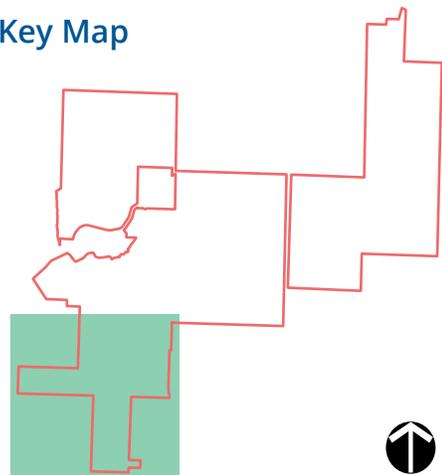
PALM CREEK HEADWATERS

Palm Creek Headwaters is located in the Southwest corner of the park and greenways. This portion of the site is adjacent to Woodland Creek St NE on the East and Harriet St NE on the West. The Woodland Creek and Covington Court neighborhoods are located adjacent to this area. Due to the close proximity of homes, a minimum 100' buffer is recommended between the private properties and any park trails or recreation activities wherever possible.

This area of the site has a number of existing trails developed and used by local residents in the adjacent communities. These trails were mapped and provided to the City as reference during the master planning process.

Palm Creek Headwaters consists of four parcels that were purchased in part with Thurston County Conservation Futures funding and in part with City funds. Jorgenson Creek, a tributary of Woodland Creek, runs North-South along the middle of the Palm Creek Headwaters area. Trails are currently located on both sides of the creek with multiple crossings. There are also portions of the trail that parallel the creek, that cross into the Protected Water Rights Conservation Property, and that extend into adjacent undeveloped private property. In addition to the creek, a large wetland is also located in the middle of the Palm Creek Headwaters area. Proposed trails in this area are intended to utilize as much of the existing system as possible, while relocated trails to remain outside of environmentally sensitive areas, Protected Water Rights Conservation Property, or where the existing trails extend into private property.

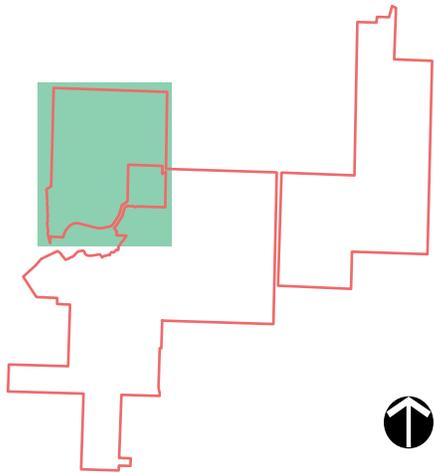
Key Map



Key Factors

1. Neighborhood access
2. Buffers to existing residences
3. Existing trail system
4. Creek and wetland crossings





The NW corner of the site is an extension of Greg Cuoio Park connected to the rest of the site through the small portion of park property and public ROW at the end of Pleasant Glade Rd NE.

This portion of the park is heavily wooded and almost entirely designated as environmentally sensitive areas or their associated buffers. Fox Creek crosses through this area with a large number of wetlands throughout. Due to the sensitive ecosystem in this area and the more limited access, this part of the park will mostly be protected and conserved. The exception for access to this part of the park is for outdoor education through a single connection to rest of the park and greenways trail system. This portion of the trail system is not intended to be constructed until the connecting trails are open and additional parking planned for the east end of the central core area is in place. There are also private residences directly adjacent to the park and greenways boundary in this area. As such, a similar 100' minimum width buffer should be provided between the adjacent private properties and any future trail system wherever possible.



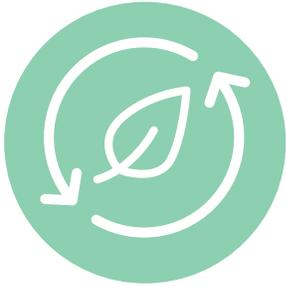
Key Factors

1. Limited access
2. Heavily forested with modulating topography
3. Pristine wetland and associated ecological systems

VISION & GOALS

Vision

The vision for Greg Cuoio Park & Greenways is to provide open space **preservation**, water quality **protection**, and **enhancement** of the natural environment, balancing with recreation opportunities to create a place for residents and visitors to experience and learn about this incredibly unique park.



Goals

This vision for Greg Cuoio Park & Greenways will be accomplished by:

- **Enhancing and protecting** ecological value of the site;
- **Providing a balance** to proposed amenities between active and passive uses, with primarily passive uses near environmentally sensitive areas and their associated buffers;
- **Being transparent** in the community and City expectations for the intended use of the park and the on-going maintenance needs for any future development;
- Including **previous planning efforts** for the area and properties in the master planning process;
- Considering **opportunities for unique recreational activities** that aren't currently available in the area; and
- **Focusing on sustainability**, protection of sensitive areas, phasing of any proposed improvements, and educational opportunities throughout the site.



PUBLIC OUTREACH





Overview

Public Involvement Plan was developed for Greg Cuoio Park and Greenways to describe the goals and objectives, principles, strategies, and activities for public engagement on this project. The plan includes an outline of each proposed outreach event, the desired outcome, the tools used, materials needed, anticipated participants, and summary methods. It was intended as a living document, and as such, was updated a handful of times throughout the process to include any adaptive strategies needed based on feedback received or results of early engagement activities.

The outreach process needs to be creative, flexible, and inclusive to all. It also needed to be responsive to the safety and health parameters in response to the COVID pandemic, focusing on a virtual environment while leaving flexibility for some limited in person engagement if health restrictions allowed. The process needed to represent and reflect the diverse communities, neighborhoods, stakeholders, and visitors being served.

Over twenty stakeholders were identified for the park, including organizations such as Thurston County Conservation District, Black Hills Audubon Society, Evergreen Mountain Bike Alliance, Washington Trail Association, and others. Notifications about the project and various outreach events included posts on social media channels, local newsletter articles, website updates, as well as direct emails to stakeholders. While majority of feedback from stakeholders was gathered through the outreach events, over 40 comments were also received via email.

See Appendix B for Public Involvement Plan and Appendix D for Community Outreach Events full materials and feedback.

1 Lacey Cares - City Wide Surveys

2 Open House #1 - May 12, 2021

3 Meeting with Neighbors - July 14, 2021

4 Open House #2 - July 28, 2021

5 Open House #3 - November 10, 2021

Greg Cuoio Park being studied for future development

Online survey available until 5/15

PARK ALTERNATIVES - TRAIL PROGRAMMING

MOUNTAIN BIKING
Mountain biking trails could vary in width and difficulty. These trails could be shared, or designated bike-only trails.



DISC GOLF
An 18-hole disc golf course could be positioned in a loop supported with secondary paths to encourage use. A gold-level course would include up to 38 holes.



INTERPRETIVE SIGNAGE
Opportunities to highlight habitat or environmental features, systems, and ecology throughout the park.



Trail Programming - Available at <https://www.cityoflacey.com/uploads/original/20210805-185043-6>

Lacey residents are being asked to complete a survey -- on their preferences for future development of parks that are part of the Greg Cuoio Park and Greenways Master Plan.

COURTESY OF CITY OF LACEY



EDITOR'S CHOICE

Tweets by @theJOLTnews

 **JOLT - The Journal of Lacey Times** @theJOLTnews
Too drunk to blow into the breathalyzer, police say. #TheJOLT #LocalNews #LocalBusiness #Toodrunk

City of Lacey Invites the Public to Give Input on Greg Cuoio Park and Greenways Master Plan During May 12 Virtual Open House

By Nancy Krier



The future uses of Lacey open space park land like this at Greg Cuoio Park are up for discussion at the May 12 virtual open house. Photo courtesy: HBB Landscape Architecture

On May 12, the City of Lacey is kicking off a process to consider future uses for more than 500 acres of its parks and greenways with a virtual open house. The three, open-space lands under discussion are included in the Greg Cuoio Park and Greenways Master Plan development process, and include Greg Cuoio Park, Pleasant Glade Park, and Palm Creek Headwaters.

The virtual open house, the first of several opportunities for the public to provide input on the Master Plan, will take place on Wednesday, May 12 from 6-8 p.m. Participants will need to register to attend the online event.

Lacey Parks, Culture, and Recreation Director Jen Burbidge explains that the virtual open house is just the beginning of a public-outreach process to help the City plan the future uses of the project's lands. The park lands include wilderness, wetland,

LACEY CARES - CITY WIDE SURVEY

Lacey Cares is an initiative to engage community members in a City-wide survey for what they want Lacey to look, feel, and be in the future. The goal of the survey and information gathered is to learn what matters most to residents and visitors of the City of Lacey. The results referenced below are a snapshot of the questions asked in the Lacey Cares parks, culture, and recreation specific surveys that were most relevant to the vision and goals for Greg Cuoio Park & Greenways. Updates from the Lacey Cares survey were shared at each of the Open Houses for the Greg Cuoio Park & Greenways Master Plan process.

General Priorities

Total #1 Votes

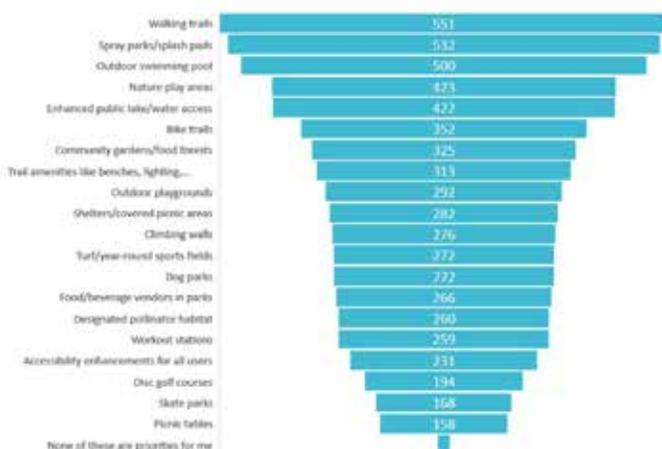


Of the general priorities polled, a few of the relevant topics to Greg Cuoio Park & Greenways voted as priorities are preserving open space and natural areas, expanding walking trails and adding playgrounds.

Outdoor Features

Total Votes (Choose up to 3)

Votes = 1,200

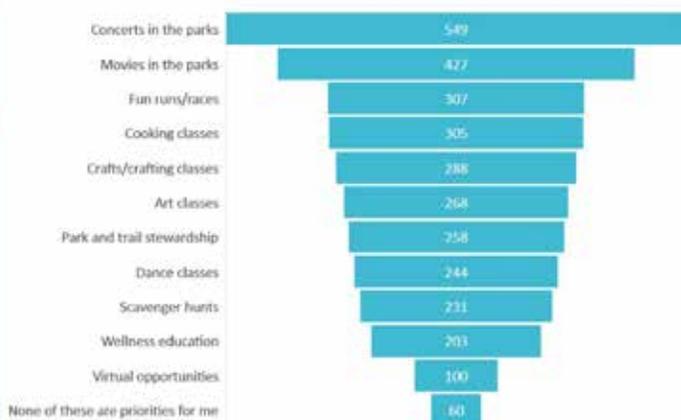


Top outdoor features referenced with relevance to Greg Cuoio Park & Greenways are walking trails, nature play areas, bike trails, community gardens and food forests, trail amenities, outdoor playgrounds, and shelters. Dog parks, pollinator habitats, work out stations, disc golf courses and picnic tables are also listed in the survey results.

Programs/Classes

Total Votes (Choose up to 3)

Votes = 1,200



Most voted programs or classes that correspond to potential programming for Greg Cuoio Park & Greenways are concerts in the park, movies in the park, fun runs/races. Park and trail stewardship and scavenger hunts are also listed as desirable programs or classes and should be included in future development of the Greg Cuoio Park & Greenways.

MEETING WITH NEIGHBORS

Overview

After the first Open House, a letter was received from the Woodland Creek and Covington Court neighborhoods outlining concerns from the community for the future development of the park. The City of Lacey held a virtual meeting with residents these neighborhoods to address concerns and answer more detailed questions about the affects this master plan might have on their neighborhoods. The presentation covered the site analysis presented at the first Open House and how it will apply to the design process, as well as the timeline for the project. The meeting also outlined future outreach events and the best way for community members to voice their comments and stay involved. A letter was also later received from the Gateway neighborhood to the East of the park raising similar concerns. A response from the frequently asked questions (FAQ) and concerns raised by these communities was developed and posted to the project website as a resource for anyone looking for additional information on similar topics. A copy of the FAQ is included in Appendix D.

“...wholeheartedly support the preservation of our natural lands and streams, but...no mention of thriving populations of chum salmon, coho salmon, and coastal cutthroat...”

June 23, 2021

To Whom It May Concern:

We, the residents of Woodland Creek and Covington Court strongly oppose the development of the woods adjacent to the neighborhood and ask you to refrain from connecting public-use trails from the main park area to the Covington Court and Woodland Creek neighborhoods. The land is currently dense woods teeming with wildlife, and one of very few remaining natural habitats in the area. It is not uncommon for us to see deer, pileated woodpeckers, and even the occasional river otter in the neighborhood. As residents of this neighborhood, we regularly use these existing trails, accessing them by walking to the trailhead from our homes. We do not park in the wetlands that have been proposed as a parking lot because we prize the natural habitat and environment. We do not leave the existing trails in order to keep the wetlands and forest wild and intact.

This is a small neighborhood with very little traffic. Many of us chose to purchase or build homes in this area because of the low traffic and quiet neighborhood. The streets are generally safe for children to play on, as the majority of residents are very diligent to drive slowly and look out for each other. The proposed addition of two trailheads in this neighborhood has the potential to heavily increase the traffic flow, disrupting the quiet nature of the neighborhood and making the streets more dangerous to the kids in the neighborhood. Additionally, for those neighbors whose property borders the land being considered for recreational development, this has the potential to encroach upon their privacy, with more people wandering through areas adjacent to their backyards. Lastly, whether parking lots are developed or not, the proposed trail heads would have the potential to create trains of cars parking along the streets that are normally wide and clear – maintaining high visibility and making them incredibly safe for those who walk around them.

The cities of Lacey and Olympia have already done a tremendous job developing local recreation areas. We regularly use Priest Point, the Chehalis Trail, Nima Mounds, the Yelm – Tenino Trail, and the Capitol Forest recreation area. We recognize that this project is a large one, and are excited for the advent of a new recreation area on Carpenter. However, we'd like to request that those larger and more formal hiking, walking, and passive recreation areas that have already been developed receive more attention instead of developing the Woodland Creek / Covington Court project.

In addition to the concerns outlined above, we have compiled additional questions and concerns below:

- What new maintenance costs will the city, and eventually taxpayers, incur in order to staff and maintain this proposal?
- What hidden costs (liabilities / insurance) will the city, and eventually taxpayers, incur in this proposal?
- How will this development impact the local wildlife? We have a herd of deer, beavers, otters, a plethora of birds and rodents, and lots of plants that make their home in this

June 19, 2021

To Whom It May Concern

As a 54 year resident of Thurston County and a Woodland Creek resident for 27 of those years, I have an inordinate interest in the future of Woodland Creek and its future. My career with the Washington Department of Fisheries and Fish and Wildlife spanned 39 years where I worked as a escapement and abundance, life history studies, species inventories, and recovery plans, and habitat evaluations. My first association with Woodland Creek was when I walked the creek in the fall of 1987 counting spawning salmon.

I have reviewed the Woodland Creek Community White Paper on the proposed park and trail development on lower Woodland Creek adjacent to our residential developments. I wholeheartedly support the preservation of our natural lands and streams, but have many of the same concerns expressed in the White Paper. I noted what I considered to be a major omission: no mention of the thriving populations of chum salmon, coho salmon, and lots of plants; but there is a variety of other aquatic and terrestrial species in and adjacent to Woodland Creek, and increased human use of the Woodland Creek corridor will undoubtedly have some negative impacts on these species. Here in the Woodland Creek Community, the residents have been protective of the local salmon populations and stop people who are illegally fishing or otherwise harassing the fish. As I recall the proposal for the park, it opens a significant section of lower Woodland Creek, and there will be no local residents to protect the spawning salmon. This could be a significant threat to future salmon production in the stream.

I support the protection of the natural areas of lower Woodland Creek, but I also hope that the effects of increased human impact on the natural environment and wildlife will be fully considered and will be mitigated to the extent possible. We have all seen and enjoyed the benefits of the eagles that serve every fall to feed on the spawned-out chum salmon, and I hope we will continue to be able to experience that event for decades to come.

“...extension will be detrimental to this urban forest area the existing walking trail, and may be an invitation to homeless...”

OPEN HOUSE #2

Overview

Open House #2 took place on July 28, 2021 virtually over Zoom Webinar platform. The open house was well attended with 121 participants from adjacent neighborhoods and by local community members. The open house discussed more detailed components of the Greg Cuoio Park and Greenways design while reviewing three initial concepts. Participants were asked about preference of trail system type, location of future disc golf expansion, programming in the Northeast corner of the site, activities at potential access points, best fit of education opportunities and preferred activities within the park's core area. See Appendix D: Community Outreach Events for open house #2 presentation, summary and survey analysis.

- 1 Preference for **multiple primary trail loops** within each major area of the park
- 2 Preference for future expansion of disc golf to take place within **Pleasant Glade Park** area
- 3 Preference for **mountain bike trails only** in the Northeast corner of the park and greenway
- 4 Preference for **informal outdoor learning areas** or **small multipurpose space** for educational programming

Concerns

- Homelessness and enforcing closing hours in the park
- Policing of park rules and City laws as well as parking regulations
- Noise from activities in adjacent neighborhoods
- Keeping consistent with the current ecological systems and value of the park

Give the points to each activity based on how much space each should have within the park's core area. **Total of 100 points to allocate**



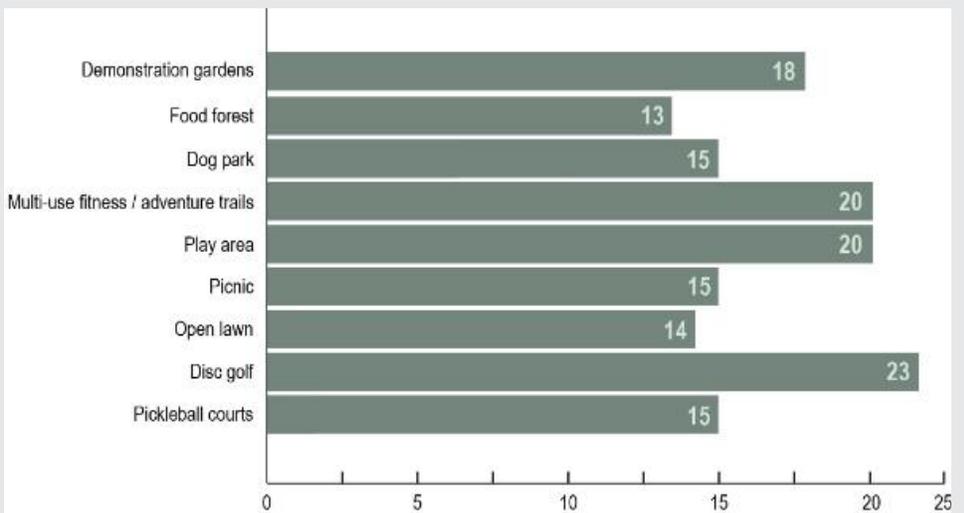
Overview

The second Greg Cuoio Park and Greenways Survey was designed to compliment the second open house on July 28, 2021. Like the second open house, the survey was also to focus on concept alternatives and introduced a variety of scales of program elements in each concept alternative for the park and greenways master plan. Survey #2 was open from July 28, 2021 until August 16, 2021 and 315 survey responses were received. See Appendix D: Community Outreach Events for full survey analysis.

What else would you like us to know as we develop a preferred option for the park and greenways?

- About a third of respondents expressed a concern for the wetlands and natural areas being disrupted and would like to prioritize conservation
- Many respondents would like to see the park and greenways include play activities such as pickleball, disc golf, splash pads/pool and mountain biking
- Some respondents have concerns for safety in regards to surveillance, dogs, bikes, traffic and homelessness
- Other concerns expressed are related to park development and how it affects the surrounding neighborhoods. Specifically mentioned were worries of increased noise, privacy, fences, increased traffic, parking and homelessness
- Suggestions for dedicated spaces for specific groups such as seniors, children, bikes and dogs. Also, include spaces that are free of sports, bikes or dogs.

Q8. You have a total of 100 points to use in you design area. Please allocate your points for each activity based on the amount of space each activity should have in the central area of the park. You can mix and match any or all of the activities with more or less space given to each activity, or add your own activity to the list. Your answer must add up to 100. How would you like to allocate your points to design your own park improvements for this area?



Overview

Open House #3 took place on November 10, 2021 virtually over Zoom Webinar platform. The open house was well attended with 114 participants from adjacent neighborhoods and by local community members. The open house discussed final details of the preferred concept. This open house covered what programmatic elements will be included in the final master plan and showed a higher level of detail for trails, parking and other components of the design. Participants were able to discuss their likes and concerns surrounding key areas of the park such as the core area, Pleasant Glade Park and the surrounding trail networks. Lastly, participants were asked to provide their input for phasing priorities. See Appendix D: Community Outreach Events for open house #3 presentation, summary and survey analysis.



“...this park can connect communities and neighborhoods. We recommend having a paved connection to the loop trails at all entrances...”

Concerns

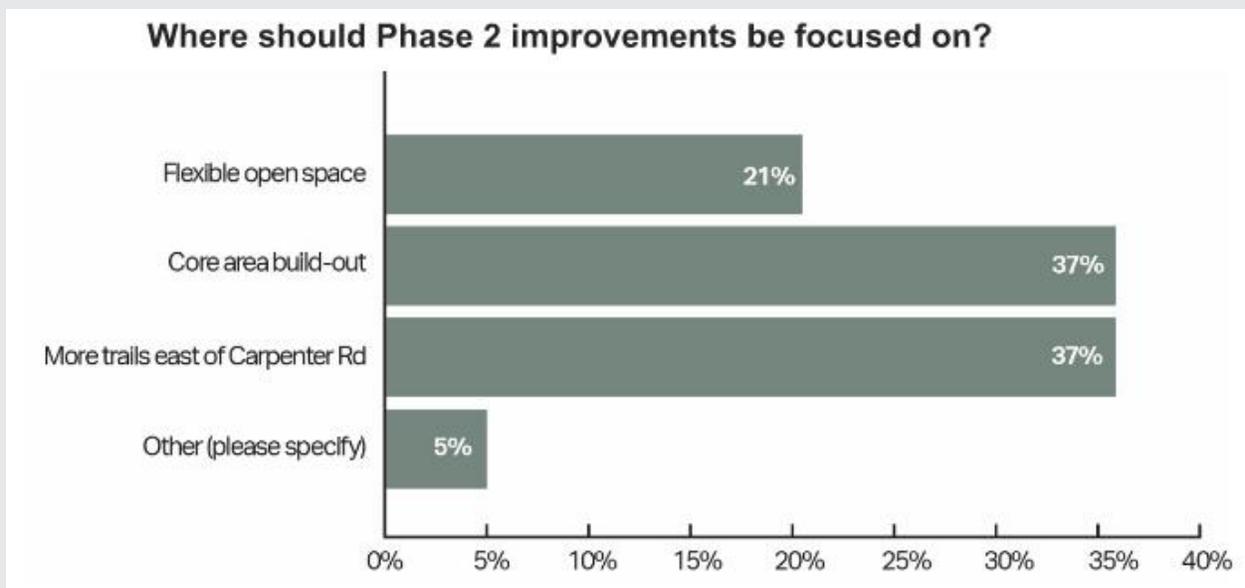
- Unleashed dogs on walking and birding trails
- Homelessness and encampments, levels of enforcement
- Noise pollution for adjacent neighborhoods from proposed park events
- Parking on Pleasant Glade Rd NE and increased risk to pedestrians with traffic volumes

Common features and activities mentioned:

1. Botanical garden/ornamental plantings
2. Bicycle infrastructure such as bike racks, dedicated bike lanes
3. Walking trails, ADA accessible paths and shorter loops
4. Pickleball courts - question of removal from plan
5. Disc golf to be considered in forested areas of the park
6. Restrooms

Overview

The third Greg Cuoio Park and Greenways Survey was designed to compliment the third open house on November 10, 2021. This survey presented the preferred master plan for the park and provided an overview of proposed improvements based on the community's feedback. This survey also gathered input on the activities or improvements that should be a priority for implementation. Survey #3 was open from November 10, 2021 until November 30, 2021 and 66 survey responses were received. See Appendix D: Community Outreach Events for full survey analysis report.



Activities and concept shown for the **Core Area** of the park:

1. 42% of respondents said they like or love the concept as presented
2. Four respondents suggested a need for more parking
3. Future program elements to consider included: skate park, continuous loop around entire park, restrooms at trail heads

“ ...I appreciate the preservation of open space and lands not immediately being developed...”

Activities and concept shown for **Pleasant Glade**:

1. 38% of respondents like or loved the concept, mentioning walking trails, suspension bridge and disc golf
2. 16% of respondents commented on the negative affects of adding parking to this area of the park
3. Elements to be considered: basketball courts, remote control vehicle area, restrooms, ADA access

“ ...I think that the small footprint and canopy experience is excellent...”



FINAL MASTER PLAN



Overview

The final master plan for Greg Cuoio Park & Greenways was developed by incorporating ideas, interests and comments from the public outreach process, City staff, the Board of Park Commissioners and City Council, and evaluating that feedback against the vision and goals for the project. The overall concept is centered around the desire to create a place for residents and visitors to experience and learn about this unique area while protecting and enhancing the natural ecology of the site. The proposed master plan provides a balance of recreation programming, while protecting the sensitive ecology of the site and allowing flexibility for community events, gathering, and opportunities for future expansion.

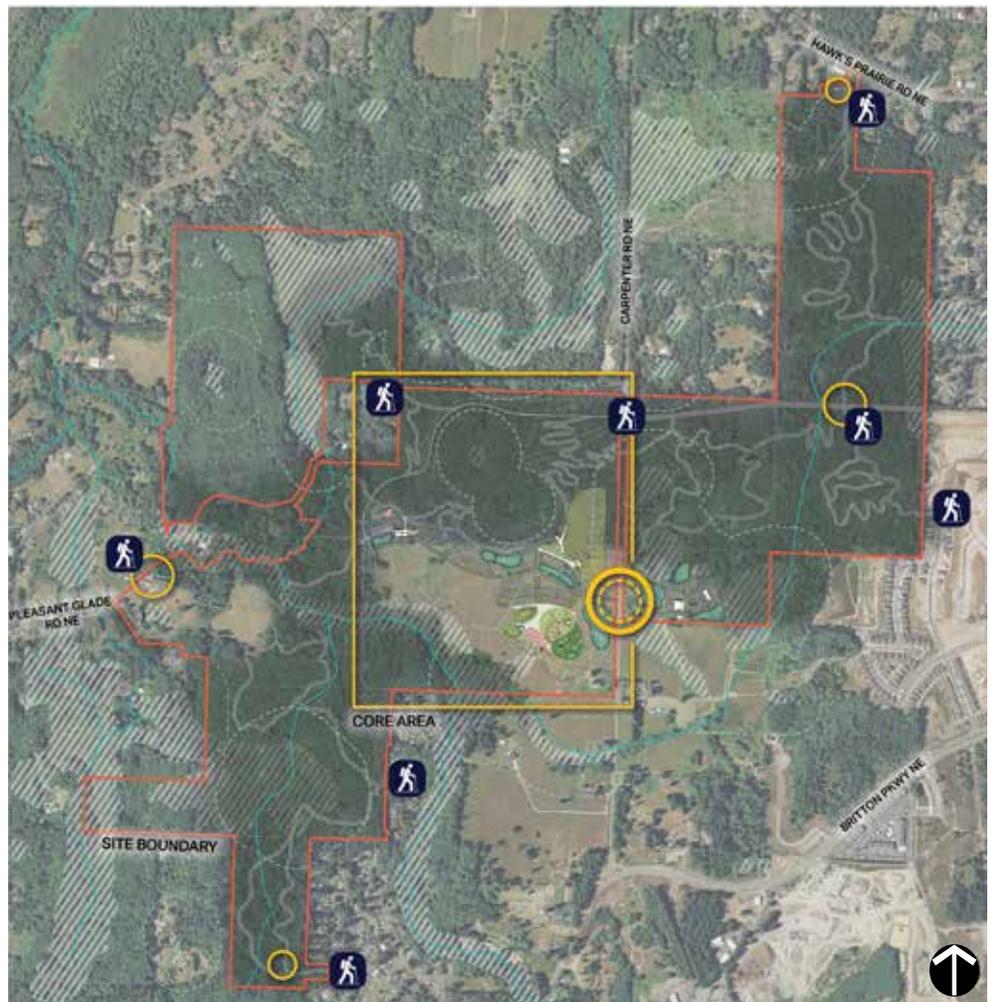
ACCESS IMPROVEMENTS

The primary access to the park is off of Carpenter Road NE and leads visitors to the central core area of the park. The core area includes a variety of improvements to support the diverse interests and recreation opportunities desired by the community. The main parking lot to the South of the access drive includes a drop off area for park visitors, 202 parking stalls including ADA stalls, and accommodates bus circulation. A separate parking lot is located North of the access drive near the proposed dog park and serves as both overflow to the core area improvements and allows more direct access to the trail system, dog park, and disc golf course to the North.

Secondary access points are located in each quadrant around the perimeter of the site off of adjacent public right-of-ways. These will be much smaller than the primary access, but will still include a small parking area for ADA accessible parking, a few picnic tables and/or shelters, a small playground and an open lawn, where space allows, for informal passive activities. Secondary access areas are shown at Pleasant Glade Park, and access off of the future 31st Avenue Extension, an area off Woodland Creek St NE, near the Woodland Creek / Covington Court neighborhoods, and an access off of Hawks Prairie Rd.

LEGEND

-  PEDESTRIAN ACCESS
-  PRIMARY ACCESS
 - The **primary access and entrance** to the park would be in this area, with a new access drive and central parking lot off of Carpenter Rd NE.
 - Core area improvements
 - Parking (300-400 stalls)
-  SECONDARY ACCESS
 - Playground
 - Parking (20-40 stalls)
 - Picnic / open lawn
-  ADA / NEIGHBORHOOD ACCESS
 - Playground
 - Parking (5-10 stalls)
 - Picnic / open lawn



ACCESS IMPROVEMENTS

The secondary access areas near the Woodland Creek / Covington Court area to the South and off of Hawks Prairie Rd to the North, would be even smaller due to a variety of site constraints. Park access in these two areas will focus on ADA parking for the neighborhood access and maintenance vehicles only with minor improvements to support passive recreation, trail connections, and educational opportunities.

Pedestrian-only access to the park from the surrounding communities is also shown in a variety of locations throughout the park and greenways. These serve as connections from the adjacent neighborhoods to the park trail system. There isn't any parking proposed at these locations.

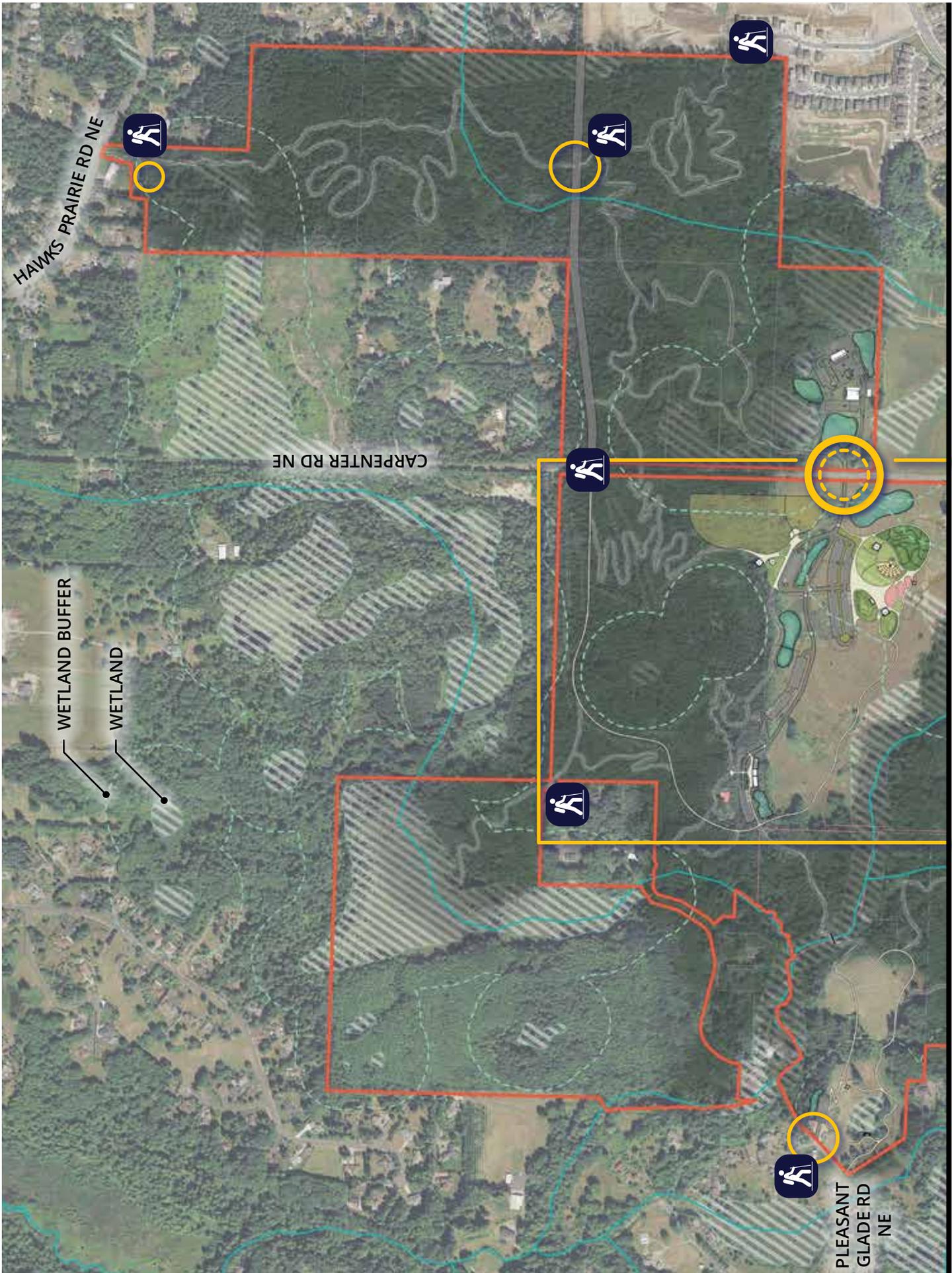
A more detailed design of the secondary access points will be developed as part of later phases of this project. The symbols on the final master plan are showing an approximate size and location only.

Future Considerations

Beyond the park's main entrance off of Carpenter Road and the Pleasant Glade Park secondary access, the rest of the access improvements are less defined in the master plan. Secondary access from 31st Avenue extension and neighborhood access points identified at the north and south end of the park would require more detailed planning due to challenging topography and site conditions.

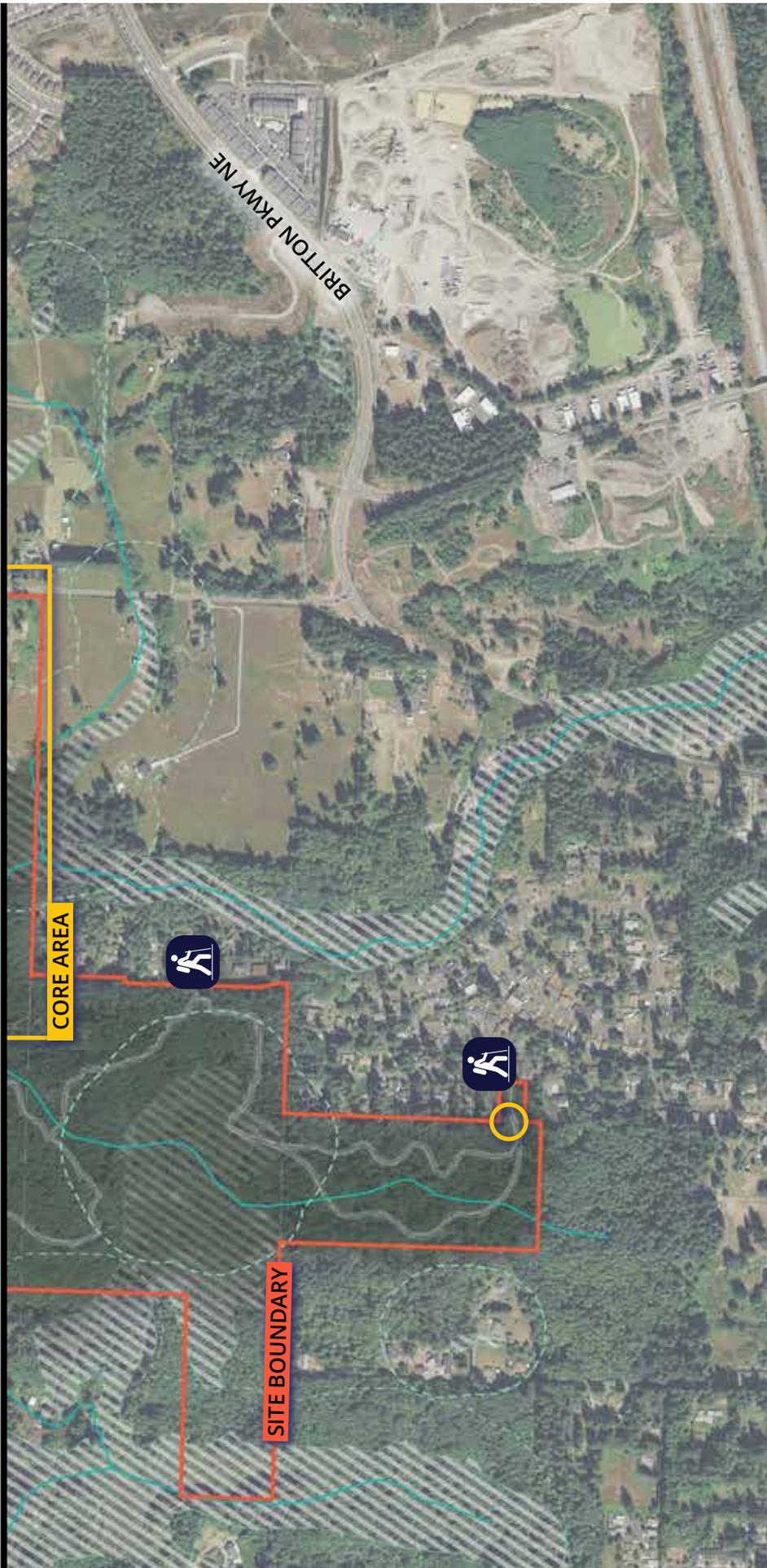
Access driveways at the south and north secondary access should extend slightly further into the site to create a visual buffer from the road and adjacent neighbors. The access off of the 31st Avenue Extension should also be located to provide a visual buffer to adjacent residences while still protecting nearby environmentally sensitive areas.

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MATCHLINE

MATCHLINE



FULL SITE | LEGEND



PRIMARY ACCESS



SECONDARY ACCESS

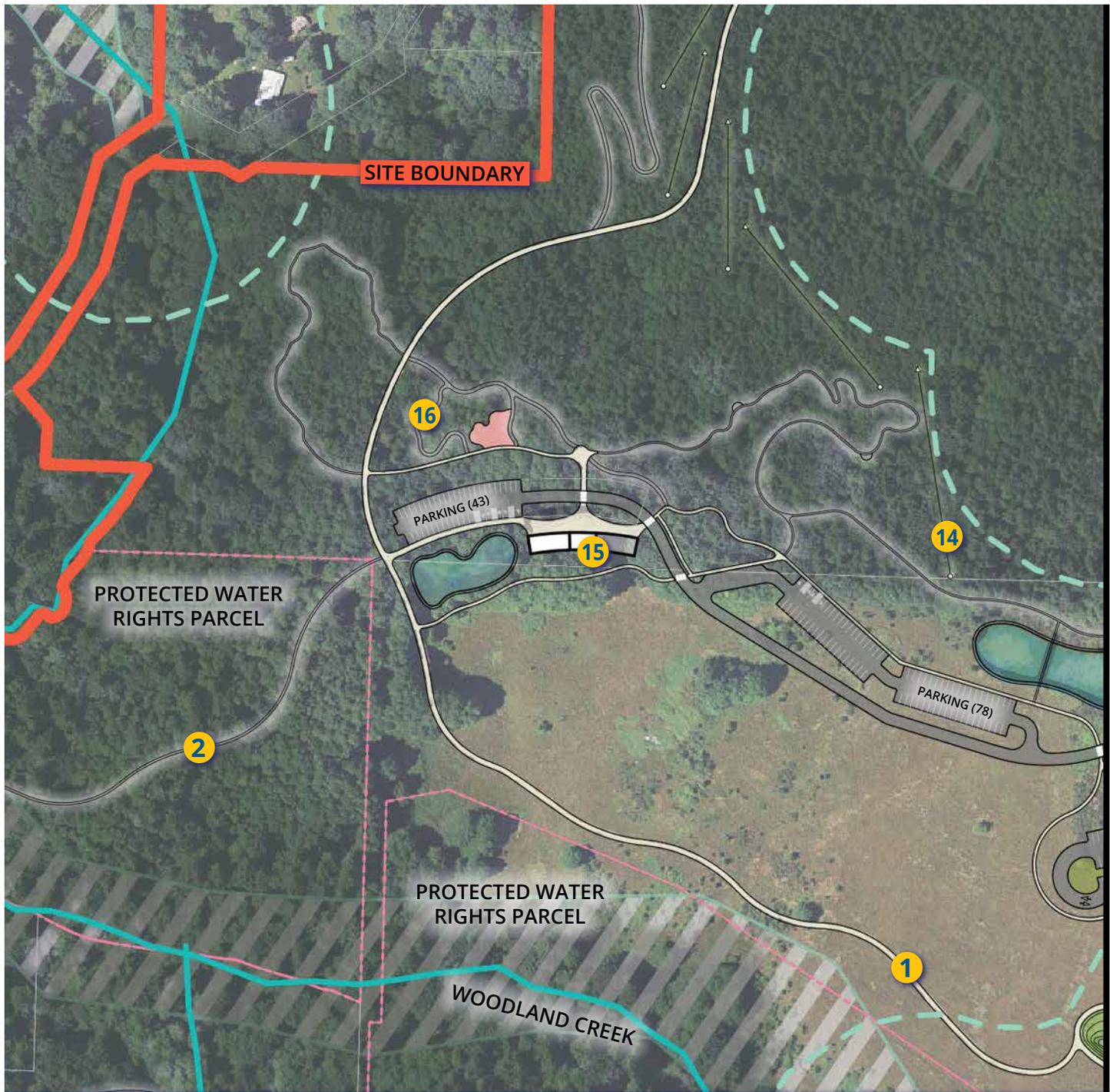


ADA / NEIGHBORHOOD ACCESS



PEDESTRIAN ACCESS





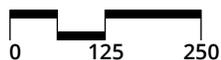
MATCHLINE

CENTRAL CORE AREA | LEGEND

- | | | |
|--------------------------|--------------------------------|---|
| 1 PRIMARY TRAIL | 7 DEMONSTRATION GARDEN | 13 OUTDOOR EDUCATION |
| 2 SECONDARY TRAIL | 8 FOOD FOREST | 14 DISC GOLF HOLE |
| 3 RESTROOM | 9 FITNESS LOOP | 15 COMMUNITY EVENT SPACE / ENVIRONMENTAL LEARNING CENTER (ELC) |
| 4 SHELTER | 10 OFF LEASH DOG AREA | 16 ELC LOOP TRAIL |
| 5 ADVENTURE TRACK | 11 BIORETENTION | |
| 6 PLAYGROUND | 12 MAINTENANCE FACILITY | |



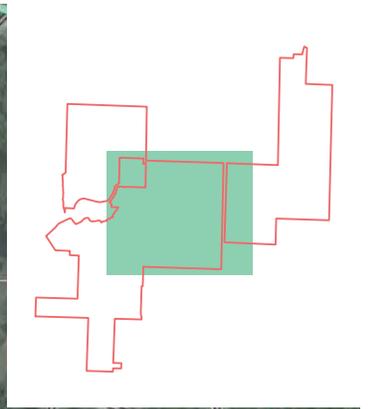
NORTH

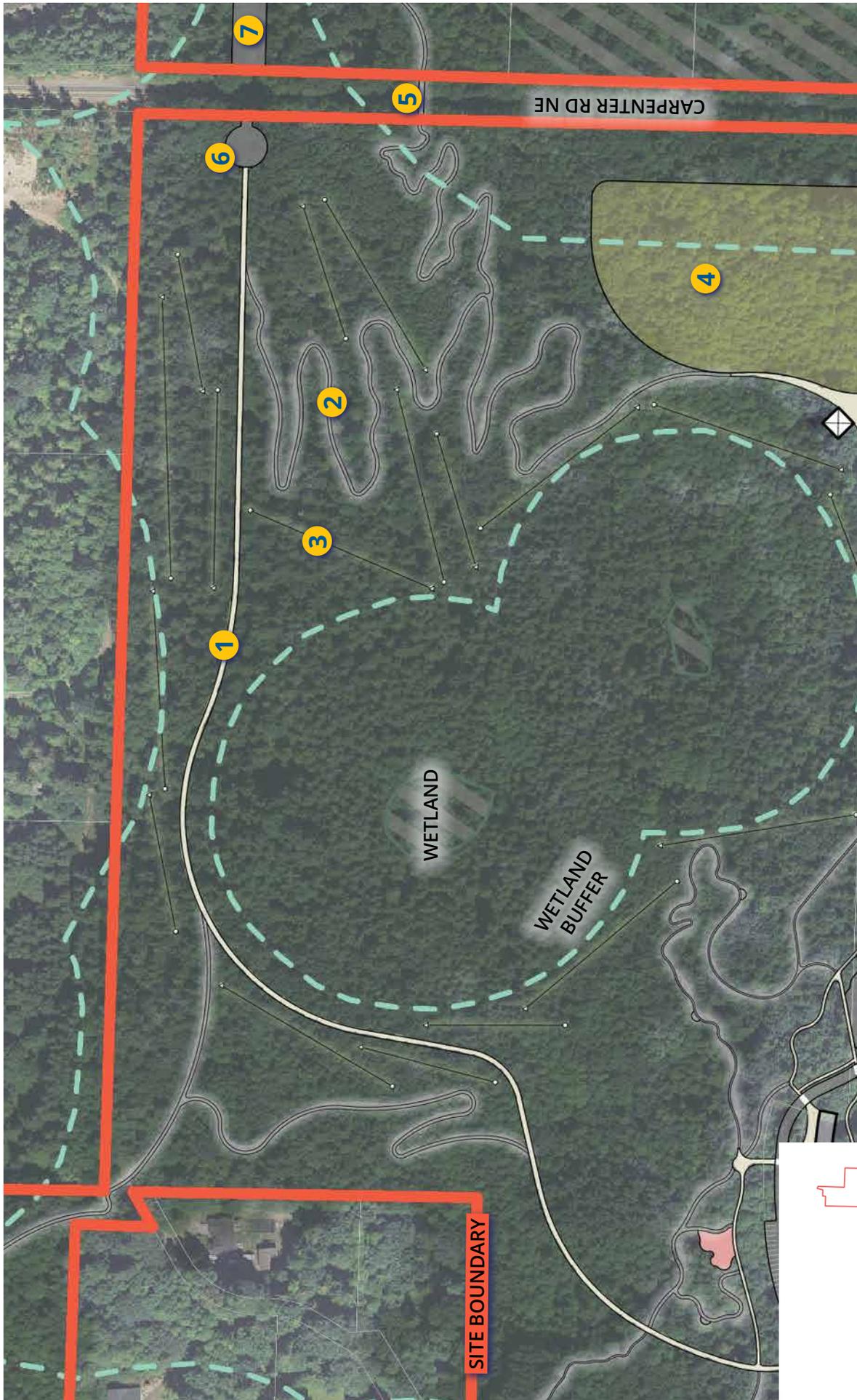


MATCHLINE



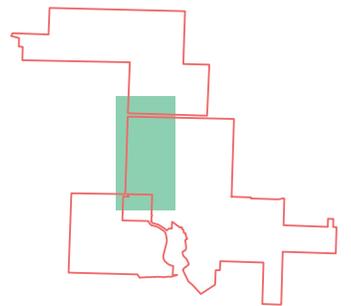
CARPENTER RD NE

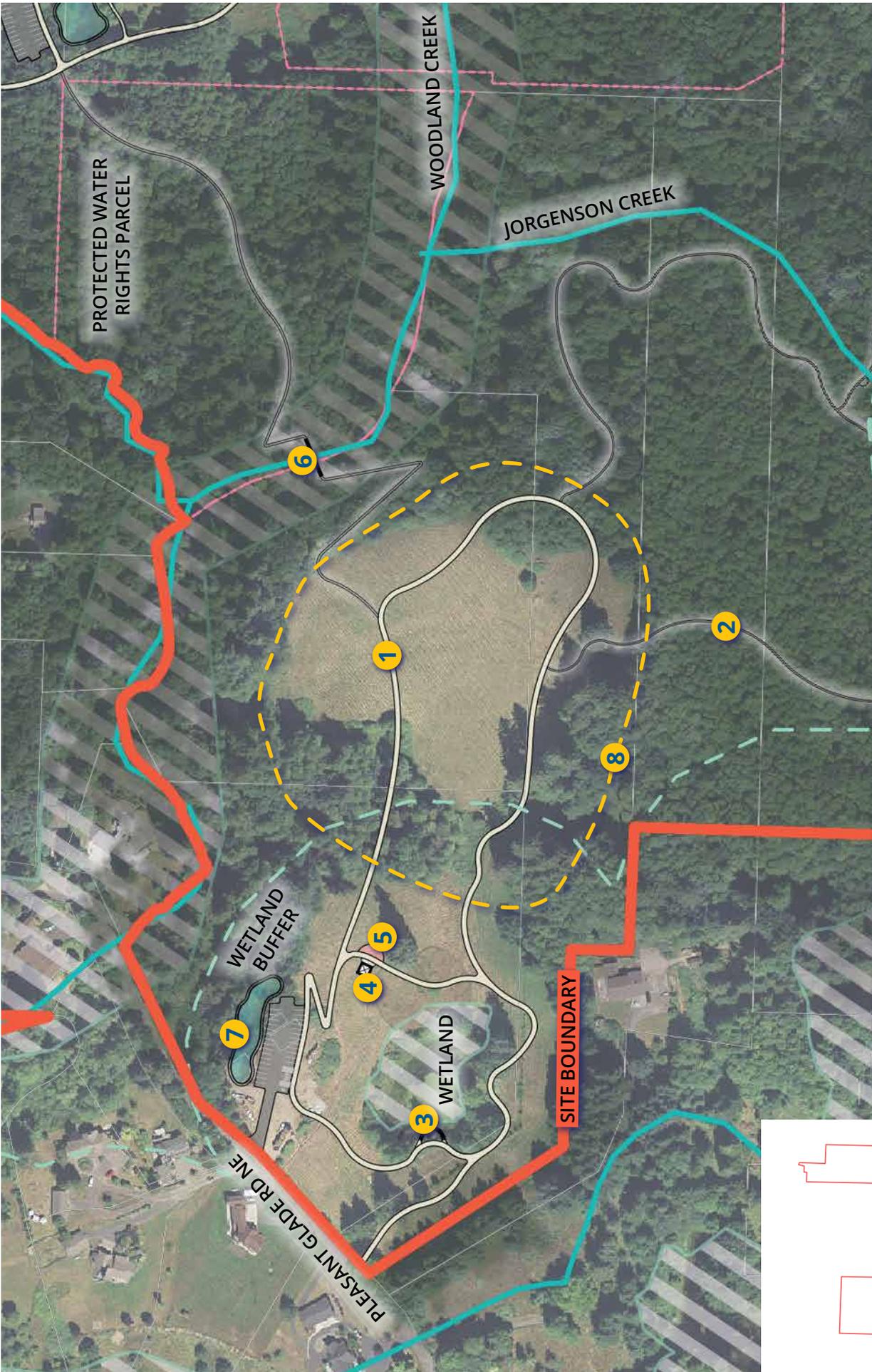




CENTRAL CORE AREA | LEGEND

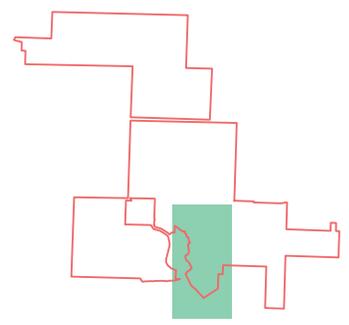
- 1** PRIMARY TRAIL
- 2** SECONDARY TRAIL
- 3** DISC GOLF HOLE
- 4** OFF LEASH DOG AREA
- 5** OVERPASS CROSSING
- 6** MAINTENANCE / EMERGENCY ONLY ACCESS
- 7** 31st AVE EXTENSION (FUTURE)

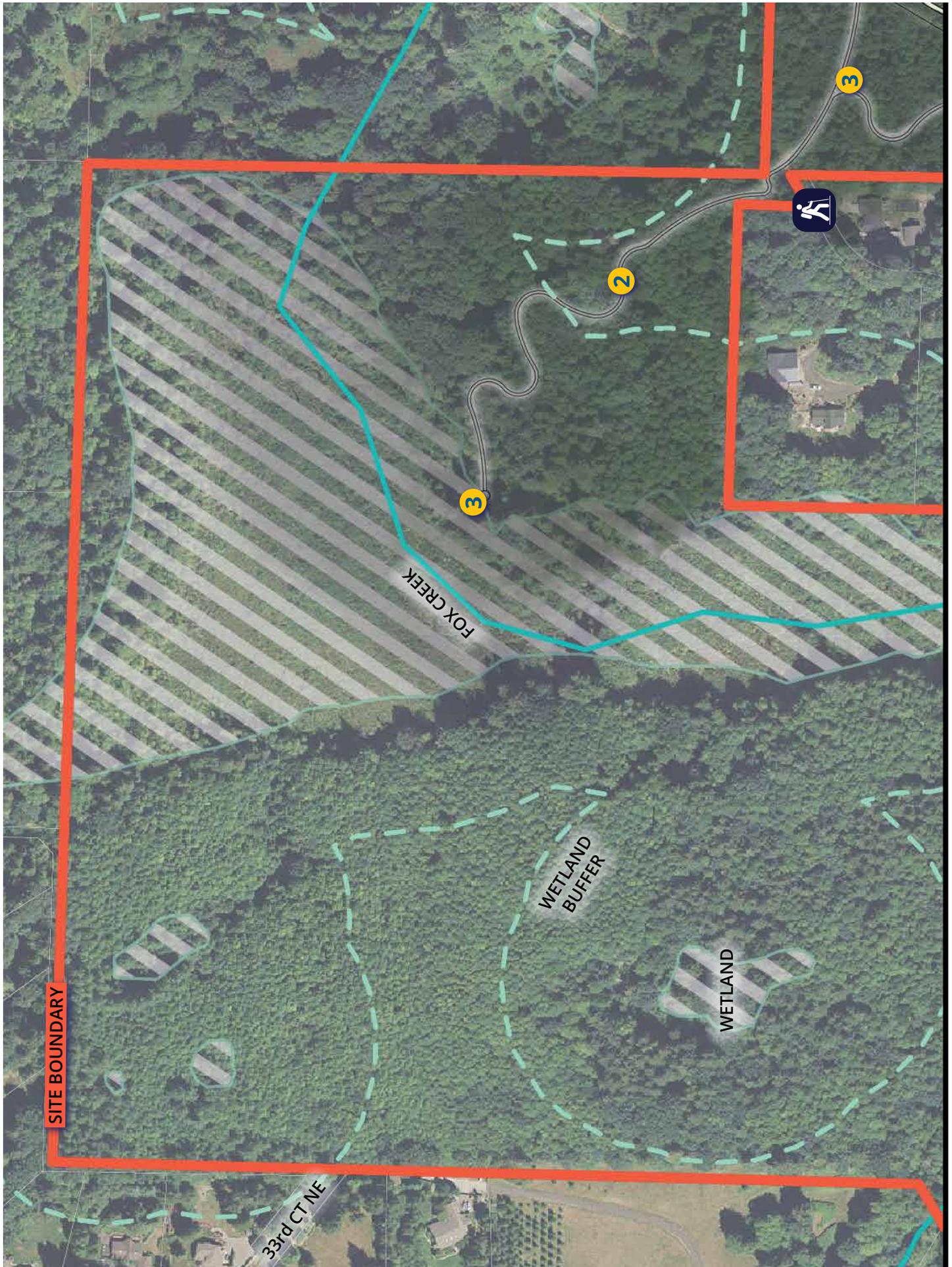




PLEASANT GLADE PARK | LEGEND

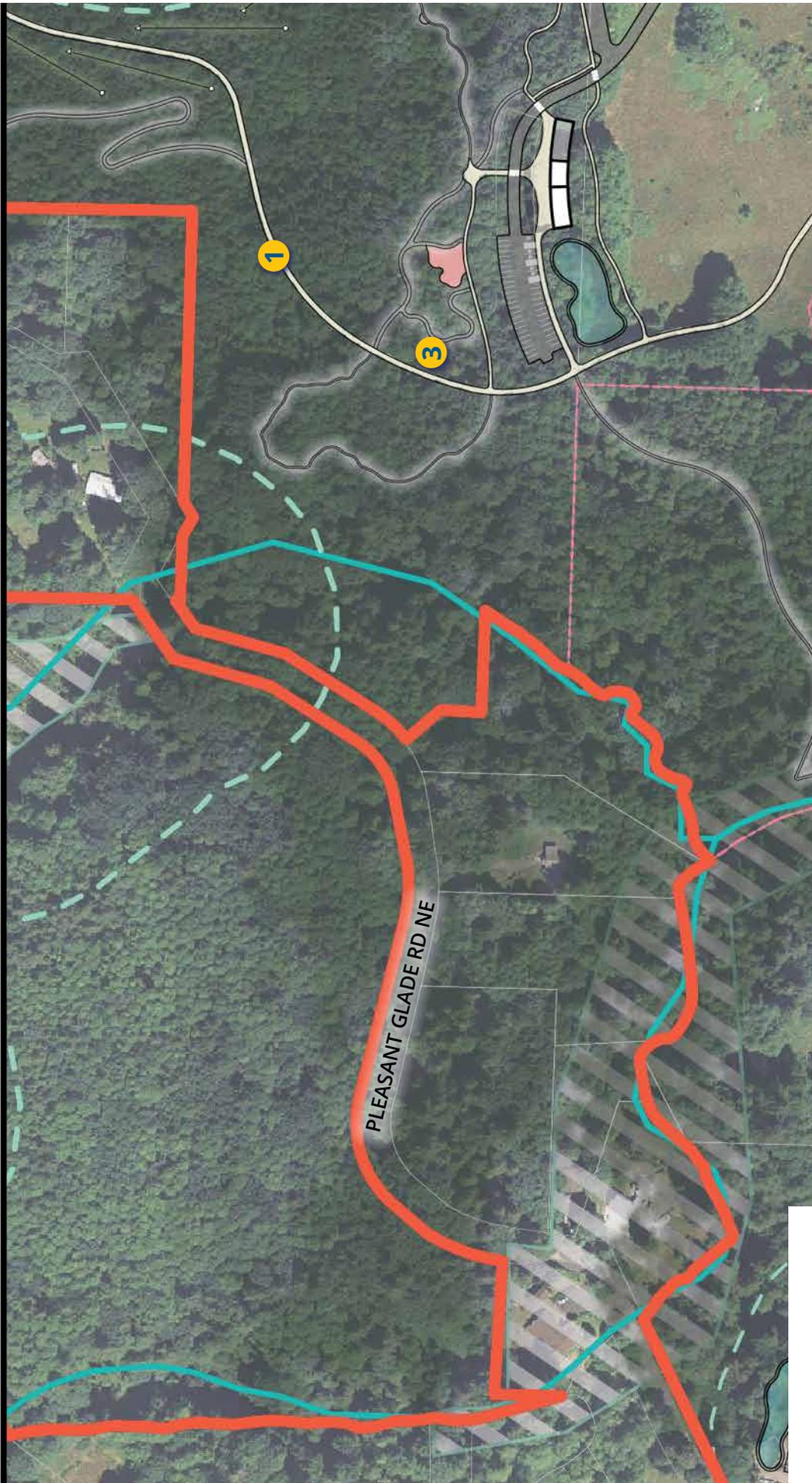
- 1** PRIMARY TRAIL
- 2** SECONDARY TRAIL
- 3** OUTDOOR EDUCATION
- 4** SHELTER
- 5** NATURE PLAY
- 6** SUSPENSION BRIDGE
- 7** BIORETENTION
- 8** FUTURE DISC GOLF EXPANSION





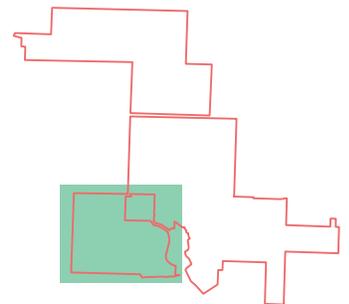
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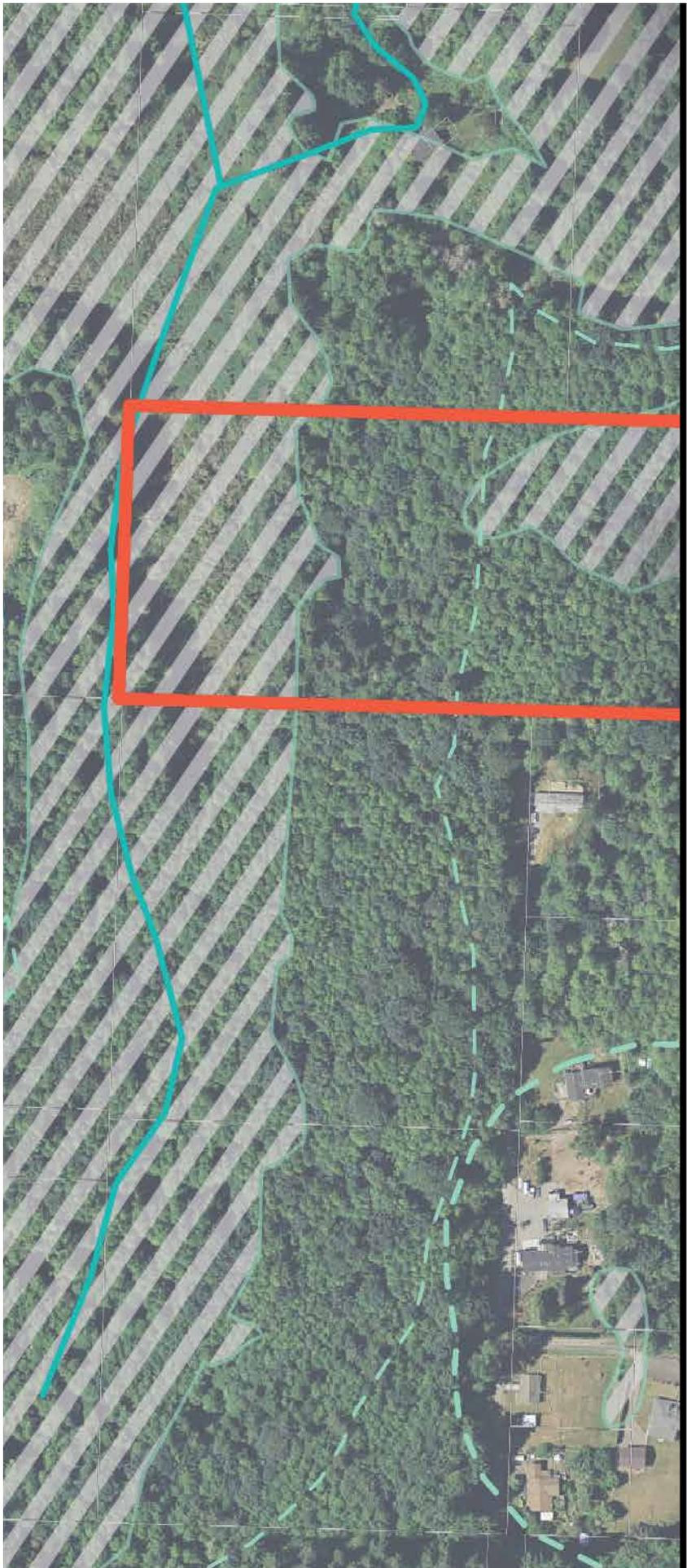
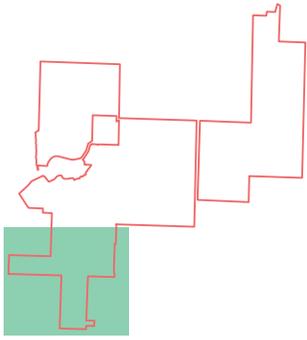
MATCHLINE



NW TRAILS | LEGEND

-  PRIMARY TRAIL
-  SECONDARY TRAIL
-  OUTDOOR EDUCATION
-  PEDESTRIAN ACCESS





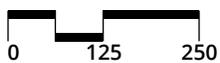
MATCHLINE

PALM CREEK HEADWATERS | LEGEND

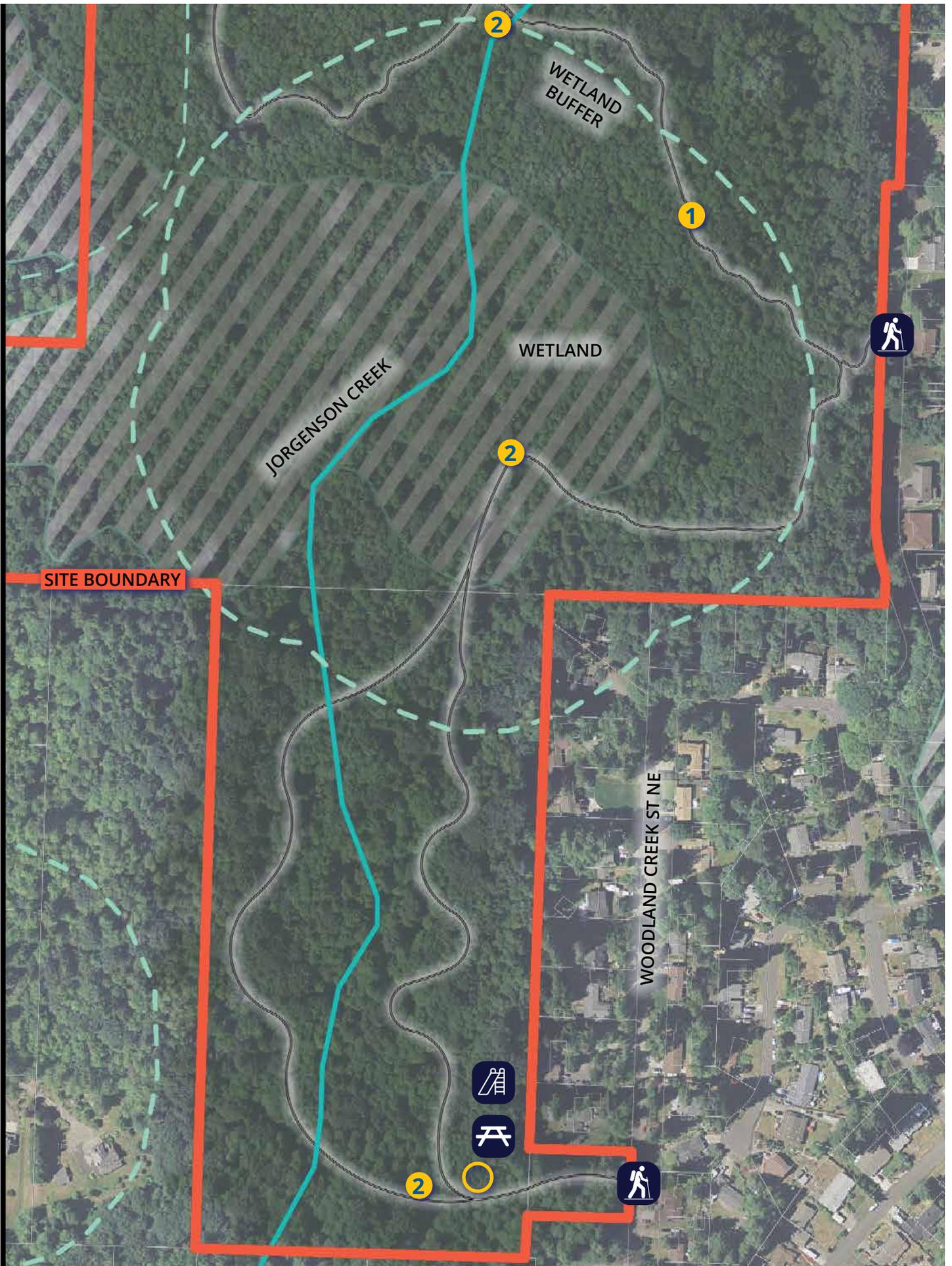
-  SECONDARY TRAIL
-  OUTDOOR EDUCATION
-  ADA / NEIGHBORHOOD ACCESS
-  PEDESTRIAN ACCESS
-  PLAYGROUND
-  PICNIC / OPEN LAWN

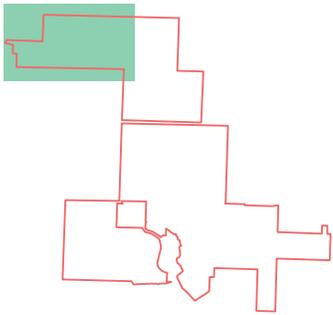


NORTH



MATCHLINE





NE TRAILS | LEGEND

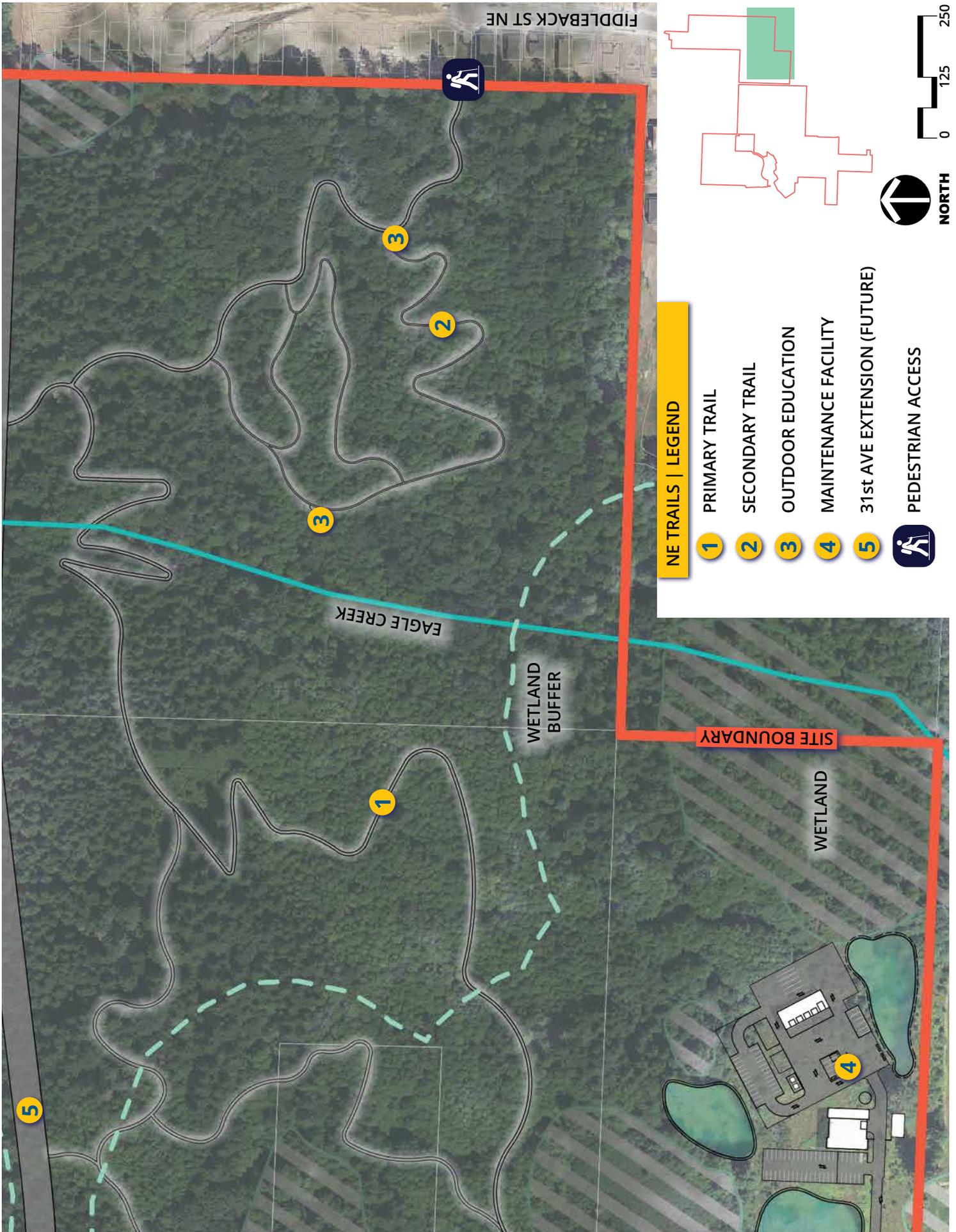
- 1** SECONDARY TRAIL
- 2** MOUNTAIN BIKE TRAIL
- 3** 31st AVE EXTENSION (FUTURE)
- ADA / NEIGHBORHOOD ACCESS
- SECONDARY ACCESS
- PEDESTRIAN ACCESS
- PLAYGROUND
- PICNIC / OPEN LAWN



MATCHLINE

MATCHLINE





TRAIL IMPROVEMENTS

Overview

The trail system for the Greg Cuoio Park & Greenways master plan includes a series of primary and secondary trails interconnecting the various areas of the park to the surrounding communities, and forming a series of interconnected loops throughout the park. Trail programming includes a variety of passive activities, such as walking and hiking, bird watching, nature viewing, and environmental educational with wayfinding and directional signage. Trails within the North portion of the central core area would also provide access to a 18-hole disc golf course, with future expansion of the disc golf course anticipated near Pleasant Glade Park.

Trails through any protected zones, such as environmentally sensitive areas and the Protected Water Rights Conservation Property, should include clear visual and/or physical cues to keep the public on the designed trails. This could include raised boardwalks, fences, vegetation, and/or signage. Mulched or gravel soft-surface trails are an allowed use within wetland and riparian buffers and do not require significant mitigation to construct. Boardwalks will generally be needed to cross any existing or constructed wetland areas. Depending on topography and material of a primary trail, levels of accessibility will also vary.

Creek crossings should be designed to discourage park users from making their own trails directly to the water using elevation, planting, railings, boulders or other natural features, along with careful siting of the crossing locations to minimize intrusion into the more sensitive shorelines along the creek corridors.

Primary Trails

A primary trail system would serve as the main form of circulation for users in the park, connecting to each area of the park and to the primary and secondary access areas. The primary trail should also include a series of smaller and larger loops, interconnected with the secondary trails, to provide a variety of hiking and walking opportunities.

The width of the primary trails is anticipated to be approximately 8 to 12 feet wide of trail surface, with 1 to 2 feet of clear shoulder area on each side. The primary trail surface should be paved within the central programmatic area where a greater intensity of use is expected. Trails outside of this central core area should be a durable low-maintenance material, but do not need to be paved, using gravel, crushed rock or similar surface material. A primary trail should support maintenance and emergency vehicles as much as possible. The trail corridor should be maintained to provide adequate sight lines for the safety and security of trail users.



TRAIL IMPROVEMENTS

Secondary Trails

Secondary trails serve as alternative routes throughout the park. They can be used to add length to a hike or walk, access to a unique educational opportunity, or provide a less pronounced connection point to adjacent neighborhoods. A secondary trail should also be used to link various programmed activities throughout the park and provide a series of interconnected loops to offer a wide variety of experiences within the park.

The width of a secondary trail is anticipated to be between 4 and 6 feet wide with 1 to 2 feet of clear shoulder area on each side. The surface should be crushed rock or mulch with boardwalks developed through any environmentally sensitive areas. More informal trails, smaller than secondary trails but still interconnected with the larger trail system, may also be developed over time to extend access into more difficult terrain, provide additional loops and connections, and provide an even greater variety of terrain and experience within the park.



Pedestrian & Suspension Bridges

Extension of the proposed trail network over Woodland Creek and other streams within the park will require the use of a bridge designed to Washington Department of Fish & Wildlife (WDFW) water crossing and fish passage standards. The bridge must span the stream and typically be elevated at least three (3) feet above the 100-year flood elevation. Pedestrian trail bridges can be pre-manufactured either as a single piece or broken down into components. The bridge is then placed on abutments that are placed well away from the stream channel. Selection of a bridge length is often based on finding a balance between the cost of the structure and the cost of footings/abutments.

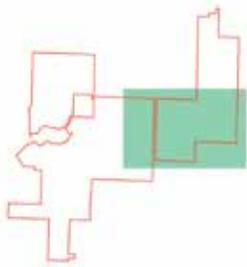
Many of these bridges could blend into the landscape, but the crossing at Woodland Creek is envisioned to be a more iconic, cable suspension bridge raised high above the forest floor. The bridge would include educational elements within the bridge design and/or in a small gathering area at either side of the bridge. While the trail leading up to the suspension bridge should serve as a primary trail, the bridge itself should be narrower to minimize the overall footprint, while still allowing multiple groups to pass if needed.



TRAIL IMPROVEMENTS

NE Trails (South of 31st Ave Extension)

Improvements within the wooded area east of Carpenter Road NE include trail improvements, a secondary access to the park off of the future 31st Ave Extension, and a smaller access off of Hawks Prairie Rd. Creek crossings and encroachments into wetland buffer areas are minimized wherever possible to protect the sensitive areas throughout this portion of the park and greenways. Trails provide a connection from the adjacent neighborhoods to the central core area of the park, including an elevated crossing over Carpenter Rd where the natural topography best supports an elevated (bridge) crossing.

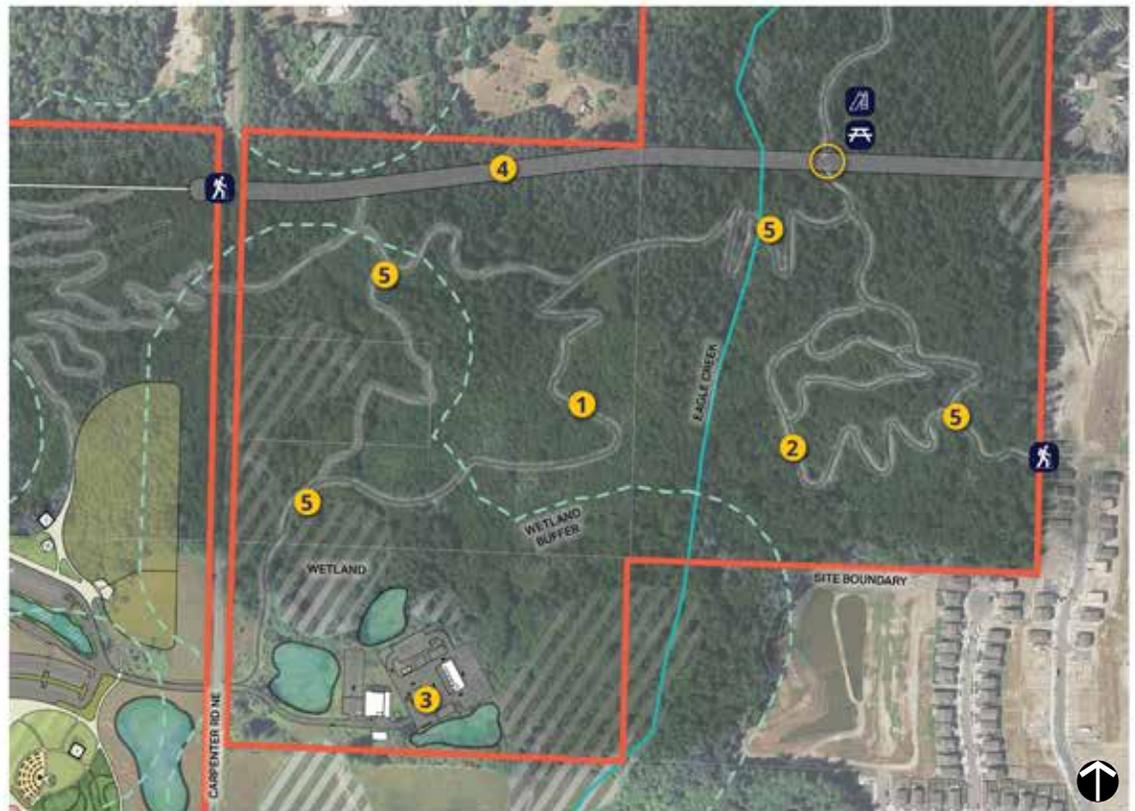


KEY PLAN

- 1 PRIMARY TRAIL
- 2 SECONDARY TRAIL
- 3 MAINTENANCE FACILITY
- 4 31st AVE EXTENSION (FUTURE)
- 5 OUTDOOR EDUCATION

LEGEND

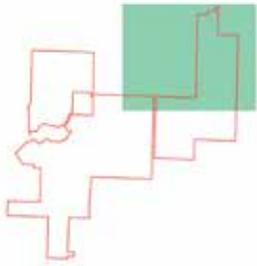
- SECONDARY ACCESS
 - Playground
 - Parking (20-40 stalls)
 - Picnic / open lawn
 - Restroom
- 🏟️ PLAYGROUND
- 🚗 PICNIC / OPEN LAWN
- 🚶 PEDESTRIAN ACCESS



TRAIL IMPROVEMENTS

NE Trails (North of 31st Ave Extension)

North of the 31st Ave Extension, a portion of the secondary trail system would be developed to include a family-oriented mountain bike trail, allowing visitors with various skill levels enjoy the forested trails. Trails through the woods provide a connection from the adjacent neighborhoods to the core area of the park.



KEY PLAN

- 1 PRIMARY TRAIL
- 2 SECONDARY TRAIL
- 3 MOUNTAIN BIKE TRAIL

LEGEND

- ADA / NEIGHBORHOOD ACCESS
 - Playground
 - Parking (5-10 stalls)
 - Picnic / open lawn
- 🎡 PLAYGROUND
- 🚗 PICNIC / OPEN LAWN
- 🚶 PEDESTRIAN ACCESS

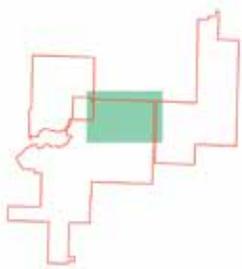


TRAIL IMPROVEMENTS

Central Core Area

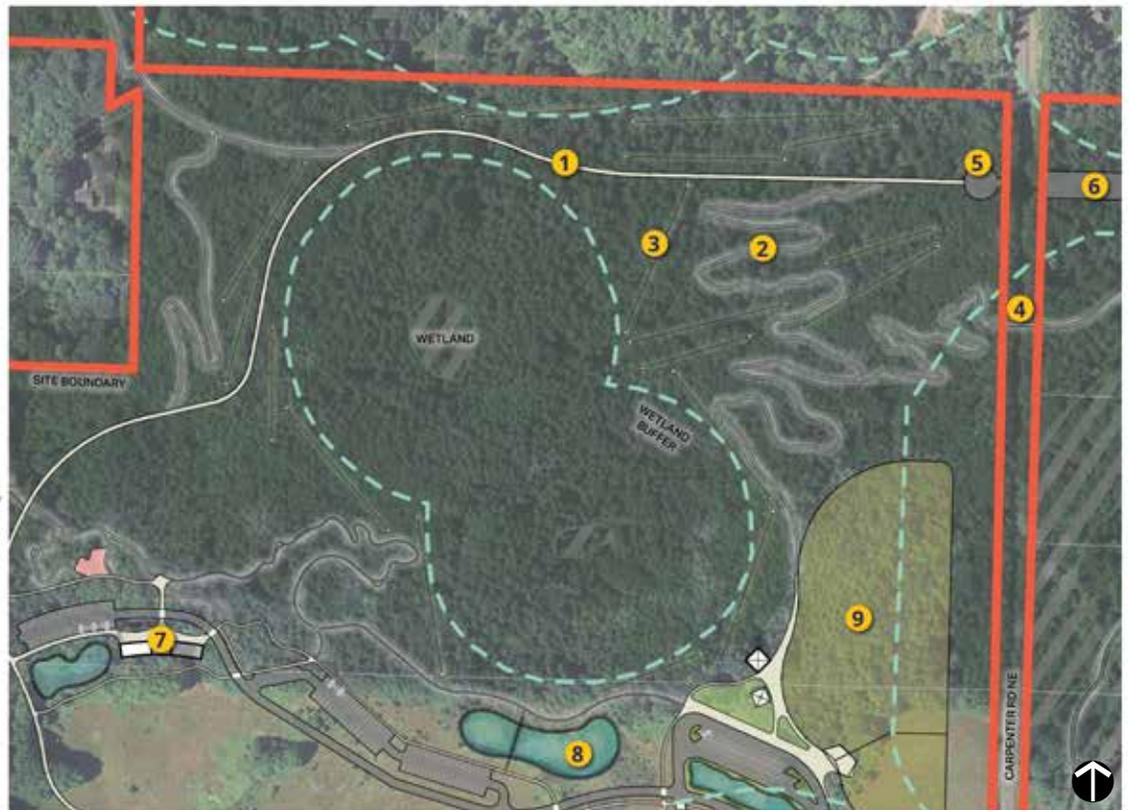
The central core area includes a number of primary and secondary trails that move through the more heavily forested area to the North, loop through the open meadows and event area, and connect into the main parking lot and programmed space to the South. These trails will be used by visitors who are enjoying walking or hiking as well as playing disc golf. Disc golf holes are placed throughout this North area and circulation is supported by these primary and secondary trails, although smaller trails may be required at times.

This area of the park will also include a maintenance / emergency only access point where the future 31st Ave extension connects to Carpenter Rd NE, as well as an overpass crossing at Carpenter Rd NE to add a more pedestrian friendly way to link the two sides of the park.



KEY PLAN

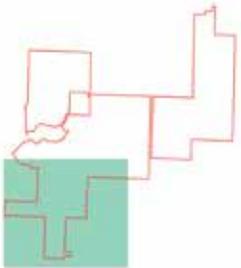
- 1 PRIMARY TRAIL
- 2 SECONDARY TRAIL
- 3 DISC GOLF HOLE
- 4 OVERPASS CROSSING
- 5 MAINTENANCE / EMERGENCY ONLY ACCESS
- 6 31st AVE EXTENSION (FUTURE)
- 7 COMMUNITY EVENT SPACE / ENVIRONMENTAL LEARNING CENTER (ELC)
- 8 BIORETENTION
- 9 OFF LEASH DOG AREA



TRAIL IMPROVEMENTS

Palm Creek Headwaters

Palm Creek Headwaters includes trail improvements to generally follow existing trail corridors, except where the existing trails encroach into environmentally sensitive areas or the Protected Water Rights Conservation Property. New trails are limited to connecting this area into the larger park and greenways trail system.



KEY PLAN

- 1 PRIMARY TRAIL
- 2 SECONDARY TRAIL
- 3 OUTDOOR EDUCATION

LEGEND

- ADA / NEIGHBORHOOD ACCESS
 - Playground
 - Parking (5-10 stalls)
 - Picnic / open lawn
- 🏠 PLAYGROUND
- 🚗 PICNIC / OPEN LAWN
- 🚶 PEDESTRIAN ACCESS

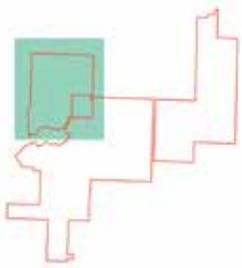


TRAIL IMPROVEMENTS

NW Trails

The Northwest trails area consist of a single secondary trail to provide access to an outdoor education opportunity overlooking a wetland. Trails in this area would only be developed once nearby parking was available within the park boundary. This area is heavily forested and contains a portion of Fox Creek. This part of the site is made up almost entirely of environmentally sensitive areas, while containing the highest quality wetlands located on the site. Therefore access is limited to the single trail. This singular trail can be accessed from the adjacent trail system stemming from the North core area or from the end of Pleasant Glade Rd NE, where there will be pedestrian access.

The single trail and outdoor education opportunity provide additional length to the trail system and a more secluded view into the unique ecosystem being preserved and maintained in the park.

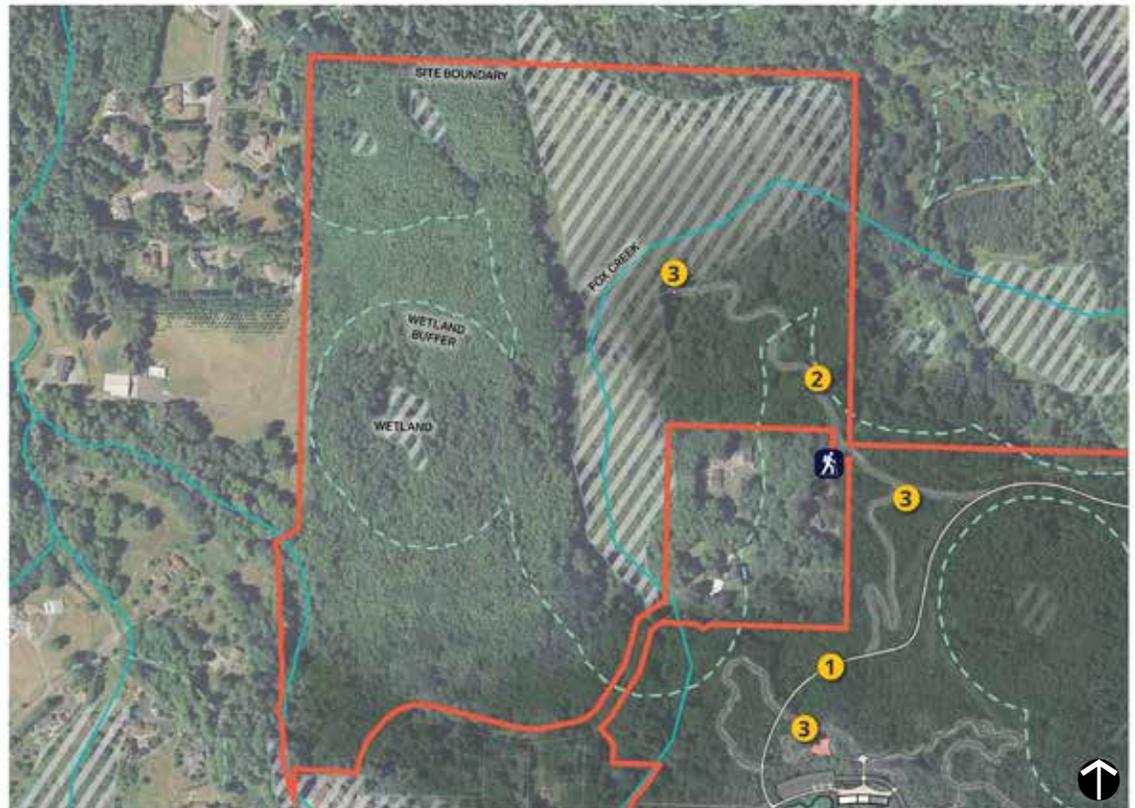


KEY PLAN

- 1 PRIMARY TRAIL
- 2 SECONDARY TRAIL
- 3 OUTDOOR EDUCATION

LEGEND

-  PEDESTRIAN ACCESS





Future Considerations

Detailed design for trail improvements in the park requires more detailed wetland delineation, wildlife assessment, defining the ordinary high water and sensitive areas around stream corridors, and establishing the geotechnical conditions of the site in order to more accurately locate and develop a trail system that minimizes environmental impacts and protects wildlife corridors throughout the site. Once trail alignments are better defined, the extent of raised boardwalks through sensitive areas, sensitive soils, and stream crossings can be more accurately determined, along with any additional funding and permit requirements that may be needed to support the improvements.

The design of the suspension bridge, however, was very carefully and precisely located in close coordination with the Department of Fish and Wildlife, the City of Lacey Surface Water Management, the City of Olympia Surface Water Management, and Squaxin Island Tribe representatives to maximize the education value of a creek crossing and best protect Woodland Creek and its associated sensitive areas. The location and general design intent was also reviewed by the Dept of Ecology. While some adjustment is expected to the suspension bridge location during final design, staff from these agencies and organizations walked the site on both sides of the creek and agreed to the location documented and shown as part of this master plan. Any further adjustments should be made close coordination with and reviewed by these agencies, organizations and other key stakeholders.

The potential for a fish incubator site near Woodland Creek was also evaluated and reviewed with these agencies. With its native population of salmonid species and the isolated nature of this creek system allowing the protection of that native population without intrusion of other non-native populations, it was determined that Woodland Creek would not be an appropriate fish incubator site. Educational features in this area should highlight the unique context of this creek system and its native fish population as part of the reason why this system should be so highly protected and restored back to its natural state wherever possible.

Final design phase would also determine if any existing trail connections would need to be closed and restored with understory planting to further protect sensitive areas and make sure park visitors stay out of the areas that need protection. This will be especially important through the Protected Water Rights Conservation Property, where only a single connection between Greg Cuoio Park and Pleasant Glade Park is anticipated. Any other existing trails within these areas will need to be removed. Signage and extended railings may be needed where natural features are not enough of a deterrent and the design of creek crossings should consider and support locations for these types of additional features that could be added at a later date if needed.





The mountain bike trail alignment at the NE Corner of the park is another part of trail development that needs further assessment and detailed planning during final design. Establishing a final trail alignment, minimizing conflicts between various trail user groups, and allowing safe mixing zones will all need to be considered in the final design phase. Routes into and out of the mountain bike area will also need to consider emergency access and “easy out” routes, or shortcuts, to support beginner users and a quick exit in case of emergency. A small gathering area at each end of the mountain bike route should also be considered, along with signage to define a hierarchy of trail users and different potential routes in this area.

In addition to, or in tandem with, the mountain bike area, there is also the potential for a vendor-operated zip line and/or ropes course that could be located in canopy above or near the mountain bike area. It is anticipated that any zip line or ropes course would likely utilize the access off of the 31st Avenue extension as the main entry and parking to support the use, and any vendor-sponsored activities would need to be developed, operated, and maintained by the vendor in partnership with the City. While there was interest and some support for this type of activity expressed during the master planning process, there is not enough information or details at this time for how a vendor-based program would be implemented. While not expressly shown in the master plan, it is something that should be considered as part of future improvements. Any access improvements and trails developed should be designed to not preclude a zip line, ropes course, or similar vendor-based activity in this area.



CENTRAL CORE AREA

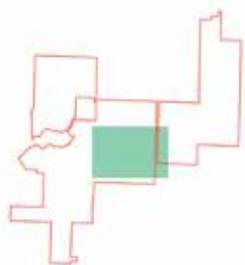
Central Core Area - East

The central core area of the park includes a variety of improvements to support the diverse interests and preferences for recreational opportunities identified through the public outreach process.

The Southeast side of the central core area includes primary and secondary trails, a restroom, picnic shelters, a kid's adventure loop, a playground, a demonstration garden / food forest, open lawn areas and a fitness loop. The Northeast side of the central core area includes an off-leash dog area, picnic shelter, restroom, and the start of the disc golf course. There is a separate parking serving each of these primary activity areas.

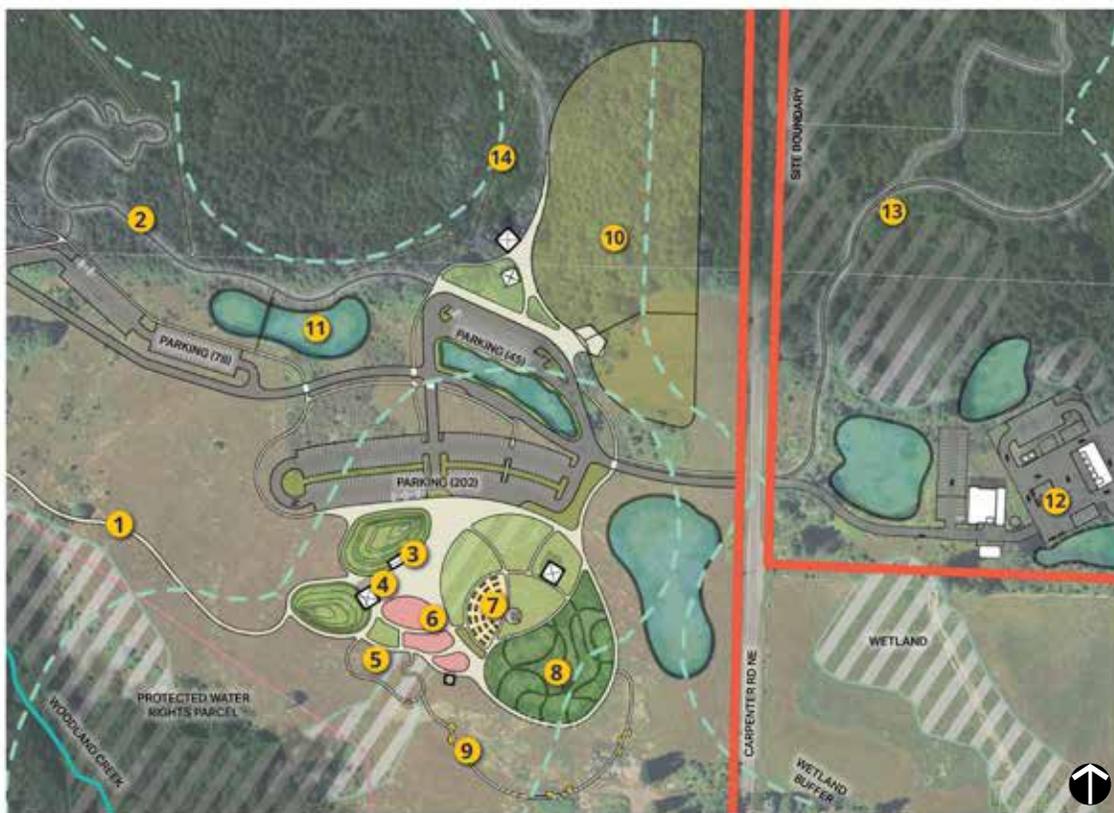
Additional parking is planned just to the West of this area to provide overflow parking during larger outdoor events that could be held in the large open lawn and meadow areas within the central core area of the park.

Across from park's primary access drive, on the east side of Carpenter Road NE, is where a new Lacey Parks Maintenance Facility is proposed. Additional information and description of this area is in a following section of this report.



KEY PLAN

- 1 PRIMARY TRAIL
- 2 SECONDARY TRAIL
- 3 RESTROOM
- 4 SHELTER
- 5 ADVENTURE TRACK
- 6 PLAYGROUND
- 7 DEMONSTRATION GARDEN
- 8 FOOD FOREST
- 9 FITNESS LOOP
- 10 OFF LEASH DOG AREA
- 11 BIORETENTION
- 12 MAINTENANCE FACILITY
- 13 OUTDOOR EDUCATION
- 14 DISC GOLF HOLE

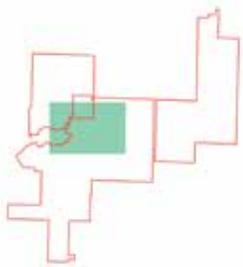


CENTRAL CORE AREA

Central Core Area - West

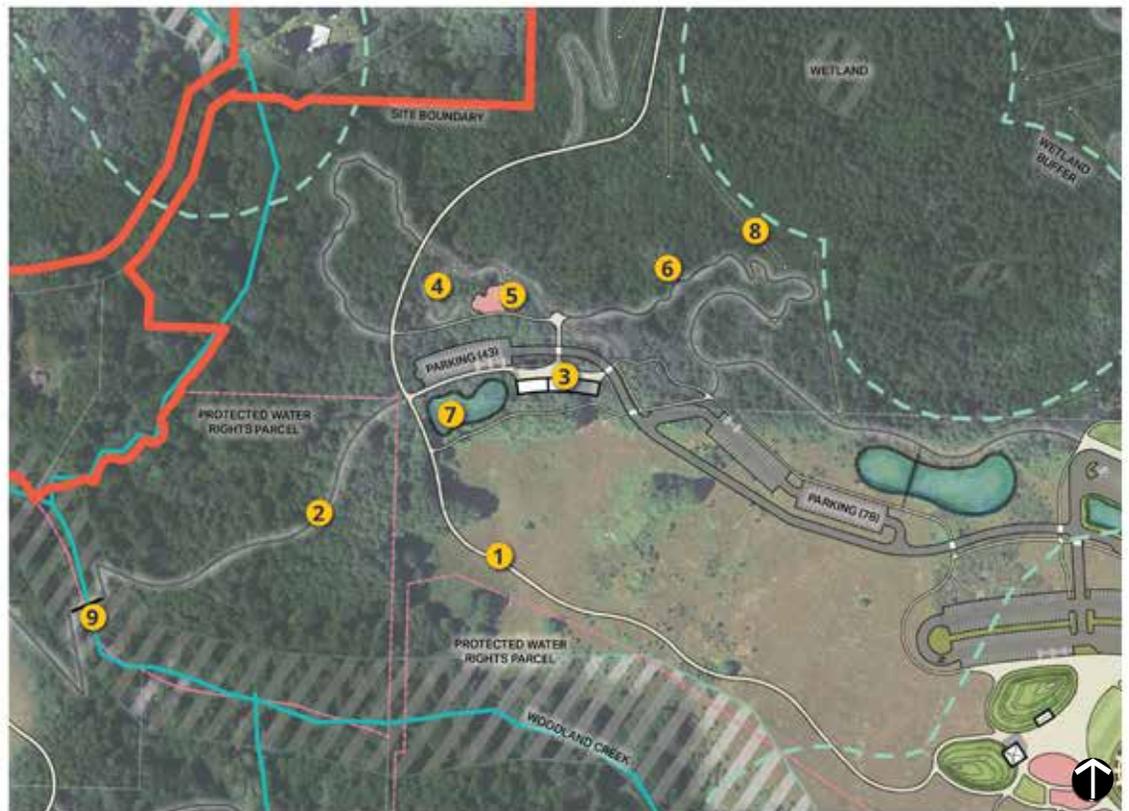
Along the West side of the central core area, a small Community Event Space is proposed that would provide an indoor venue for community use, meetings or classroom space, and environmental learning center programs. The event space overlooks a large flexible lawn area with sweeping views across the meadows and open space beyond. Environmental learning continues along the trails around the event space with a targeted loop trail and nature play area, all connected to the larger trail system with outdoor learning opportunities throughout the site. A separate parking lot is proposed to serve visitors to Community Event Space.

The Community Event Space is shown in the master plan with space allocated to allow for future expansion into a full Environmental Learning Center. It is anticipated that this expansion would only occur in partnership with another organization or agency to operate and maintain a larger facility.



KEY PLAN

- 1 PRIMARY TRAIL
- 2 SECONDARY TRAIL
- 3 COMMUNITY EVENT SPACE / ENVIRONMENTAL LEARNING CENTER (ELC)
- 4 ELC LOOP TRAIL
- 5 NATURE PLAY
- 6 OUTDOOR EDUCATION
- 7 BIORETENTION
- 8 DISC GOLF HOLE
- 9 SUSPENSION BRIDGE



Future Considerations

The Core area improvements bring many opportunities and considerations that can be made during final design. Integrating sustainable solutions to support natural drainage and recharging ground water can take many forms. Rain gardens and bioswales should be considered to help support green stormwater infrastructure throughout the site and any biofiltration ponds should be designed to mimic natural systems in the vegetation, topography, form and overall design of these systems. Permeable paving solutions within the plazas, along pedestrian walkways, or in other paved areas should also be considered. Picnic shelters and restrooms can be designed with green roof systems and should also consider a high level of sustainable design opportunities.

Public art and integrating playful and artistic solutions into park design can help create identity for the park as well as for the larger community. Artistic solutions, especially when local kids or community members are included in creative process, can create a sense of ownership and pride within the community. Art integration has proven to work well in deterring crime and undesired activities, and can have very positive impacts to overall park aesthetics, sense of safety and security, and promote a more inclusive and welcoming experience for park users.

While the general massing and footprint for required parking is shown on the master plan, the exact location and configuration of parking should be considered further. The final parking layout should consider ways to break up larger parking areas and/or provide greater separation to soften the visual appearance and reduce overall heat-island effect of large continuous parking areas. Universal access, circulation through parking areas, drop-off areas, and trails connecting the parking to other areas of the park should also be considered. Bus circulation and layover areas need to be designed into all parking areas to support future educational programming and potential shuttle services during larger events at the park. Access to the park's core area and event space(s) for delivery vehicles of all sizes is also needed.

Architectural style for the Community Event Space / Environmental Learning Center, the restroom building, group picnic shelters, and any other similar structures in the park offers a great opportunity to integrate natural materials and sustainable solutions into the design process and to truly blend park architecture with the surrounding natural environment. Some of the materiality and architectural design language can also be carried over to various site elements like wayfinding signage, furnishings, and the suspension bridge to help create a cohesive visual design aesthetics throughout the park.

In addition to the expansion of the Community Event Space into a full Environmental Learning Center, the area to the West side of the central core area was also considered as a possible location for structured camping associated specifically with the use of Community Event Space and /or Environmental Learning Center. Any future development of structured camping is intended to be a highly specialized use, utilizing tree houses, yurts, or other similar structures and would only occur in concert with appropriate level of security, maintenance and operation of any structured camping facility.

Program Elements

The final master plan for Greg Cuoio Park & Greenways will include a number of programs and activities to be located throughout the park as described above. Approximate occupancy was evaluated for each applicable use to help determine the amount of parking needed to support proposed park improvements. There is no specific required number of parking stalls for public park use in the City's zoning code. Similar high capacity used shown in Table 16T-13 of the City of Lacey Land Use Code includes a multi-family housing ratio of 1 parking stall for every 1.5 occupants, or a commercial recreation use with 3 to 5 parking stalls required for every 1,000 square feet.

The following describes in greater detail the activities, programs and facilities proposed in the final master plan for Greg Cuoio Park & Greenways with example images of similar facilities for reference.

Restrooms

Restroom facilities would vary in size depending on the anticipated programming or occupancy of the spaces provided near each facility. This would include restroom stalls/fixtures and additional storage as necessary. Drinking fountains and water bottle fill stations are also incorporated into restrooms facilities.



Shelters

Shelters can provide cover for small gatherings in the park and be rented for organized events. Sizes vary with small and large shelters shown in the master plan. Final number, size and location of shelters should be considered further as part of future phases of the project.



Adventure Track

An adventure track is a small track designed with features to allow for kids to ride bikes on. These tracks could include bridges, rollers, tunnels or even more advanced obstacles depending on the age level. Adventure tracks have the benefit of getting kids outside, learning balance, gaining strength and interacting with other kids. Surfacing could be paved or compacted dirt, gravel or mulch.



Playgrounds

Small playgrounds at trailhead locations could include nature themed play structures or be created as natural play areas using only rocks, logs, and other natural elements. A larger, inclusive play area supporting all ages and abilities would be located in the central core area of the park off Carpenter Road NE. Picnic areas, shelters for small group picnics and events, and an area for parents to gather should be located nearby and sized proportionately to the playground itself.



Demonstration Garden / Food Forest

A demonstration garden and food forest should serve a wide range of visitors to the park and help promote a message of conservation and naturalism for the park while teaching people about food sovereignty and eco-healthy food production practices at a variety of scales. Varying mixes of plant types should be considered to highlight and tie into the ecological story of the park, from pollinator species, formal orchards and sensory gardens to wetland restoration. A mix of trails should meander through the gardens providing multiple points of connection for other trails throughout the park and a focus for educational opportunities. Any significant development of a demonstration garden or food forest would likely only occur in partnership with another organization to operate and maintain, but some more informal elements should be included in an early phase by the City.



CENTRAL CORE AREA

Fitness Loop

A fitness loop is intended to be a primary or secondary trail that weaves through a portion of the central core area of the park to encourage visitors to train and exercise along this path. Exercise areas are located off the trail with stretching equipment, body weight resistance training equipment, bouldering areas, or other types of fitness opportunities. The trail can also double for a variety of uses, like a small family bike loop, a more advanced extension of the adventure loop, or include other fun and unique activities for kids, teens or adults. The trail should be ADA accessible for the majority of the activity and fitness areas.



Off-Leash Dog Area

The off-leash dog area is approximately 6 acres in size and consists of open field or grass area along with a forested condition and off-leash trails. This space would be fully fenced, including the off-leash trails, and would have designated safe points of entry with a separate safe space enclosed for small vs. large dogs. Agility training, weather protection and gathering spaces should also be included to support social interactions within the off-leash area. Water service for drinking water and a wash-down area should also be included.



Outdoor Education

Outdoor education areas are located throughout the park and should be developed at locations where unique habitat, environmental features, historical points of interest, or other features of the park should be highlighted. These areas are intended for informal education or could be used as outdoor classrooms. They would include signage or other interpretive elements, and could also include weather protection in some locations. They are currently shown along primary and secondary trails, but at least some of these should be ADA accessible, especially within the central core area or locations near the primary and secondary access areas. The design of space should showcase sustainable design and use of natural materials.



Disc Golf

An 18-hole disc golf course is proposed within the central core area, North of the access drive and accessed from the North parking lot. The disc golf course should be designed in partnership with the disc golf community to ensure it meets their needs and can be used to support informal use, leagues, and tournaments. There is minimal infrastructure needed to support the use, and the tees and baskets should be positioned along primary and secondary trails, with some tertiary trails likely needed to avoid conflicts between trail users. Future expansion of the 18-hole course to a full 36-hole gold level course has been identified within the Pleasant Glade Park area.



Community Event Space / Environmental Learning Center

The proposed Community Event Space and future Environmental Learning Center is accessed through an extension of the main park entry drive to the west side of the central core area. It's surrounding context is heavily forested to the North, East and West, with an open view of the expansive meadows to the South.

The siting and materiality of the building aim to blend into the natural landscape while creating a central location connecting trails from various areas in the park. Sustainable design measures should be investigated and implemented to minimize carbon footprint, while also providing educational opportunities.

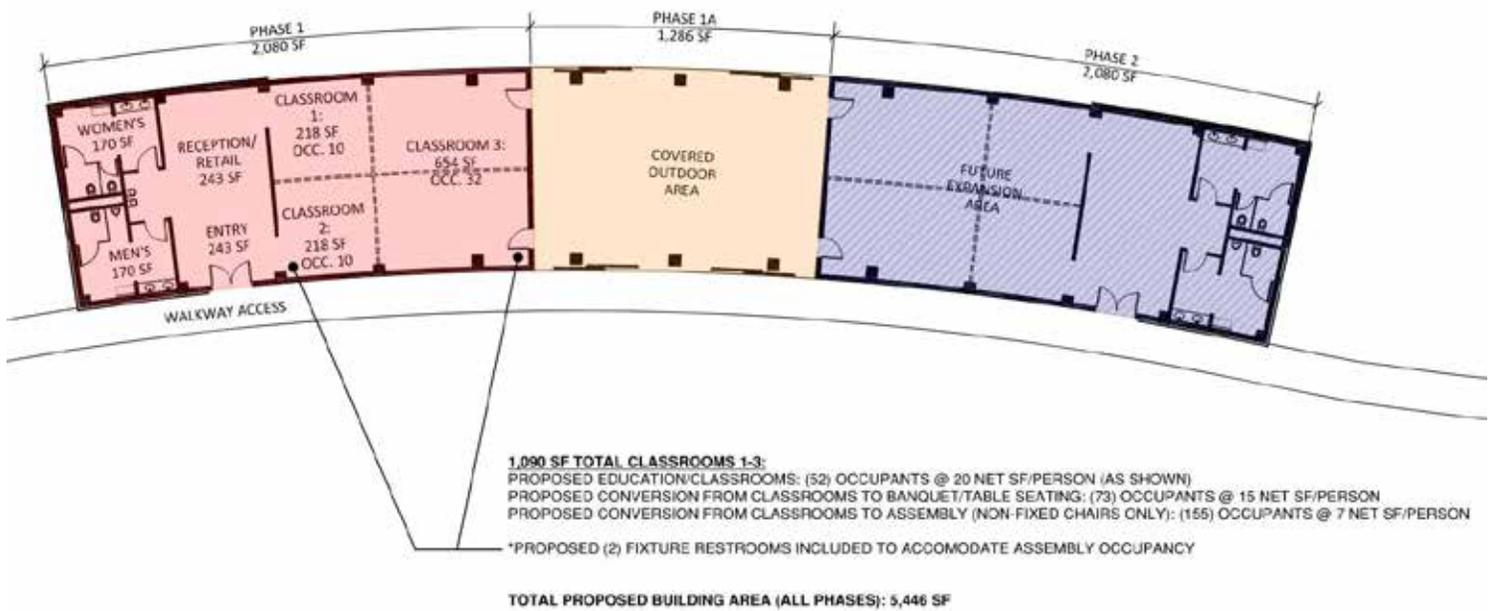
The Community Event Space includes an open reception and lobby area, a large covered outdoor area, and a large classroom area that could be arranged in several configurations to provide a large multipurpose room or up to four individual classrooms. The indoor space should be flexible to allow for a variety of events as well as multiple smaller events to occur concurrently. Events could include company retreats, weddings, school outings, or educational opportunities. Restrooms should be included to serve the space and could also be accessed from the exterior of the building so they remain open to the public when the building is not in use.

The final design of the Community Event Space should also account for future expansion into a fully realized Environmental Learning Center (ELC). The design is intended to utilize a series of repeating structural bays to allow for a seamless addition to be added if a partner and vision for the full ELC is realized. Program for the future ELC could include interpretive learning areas, meeting space, classrooms, labs, and office administration, with the final program, operations and maintenance of the ELC developed in partnership with another agency or organization to fully support the intended use.



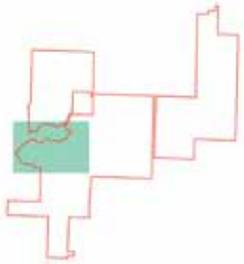
CENTRAL CORE AREA

Community Event Space / Environmental Learning Center space planning diagram



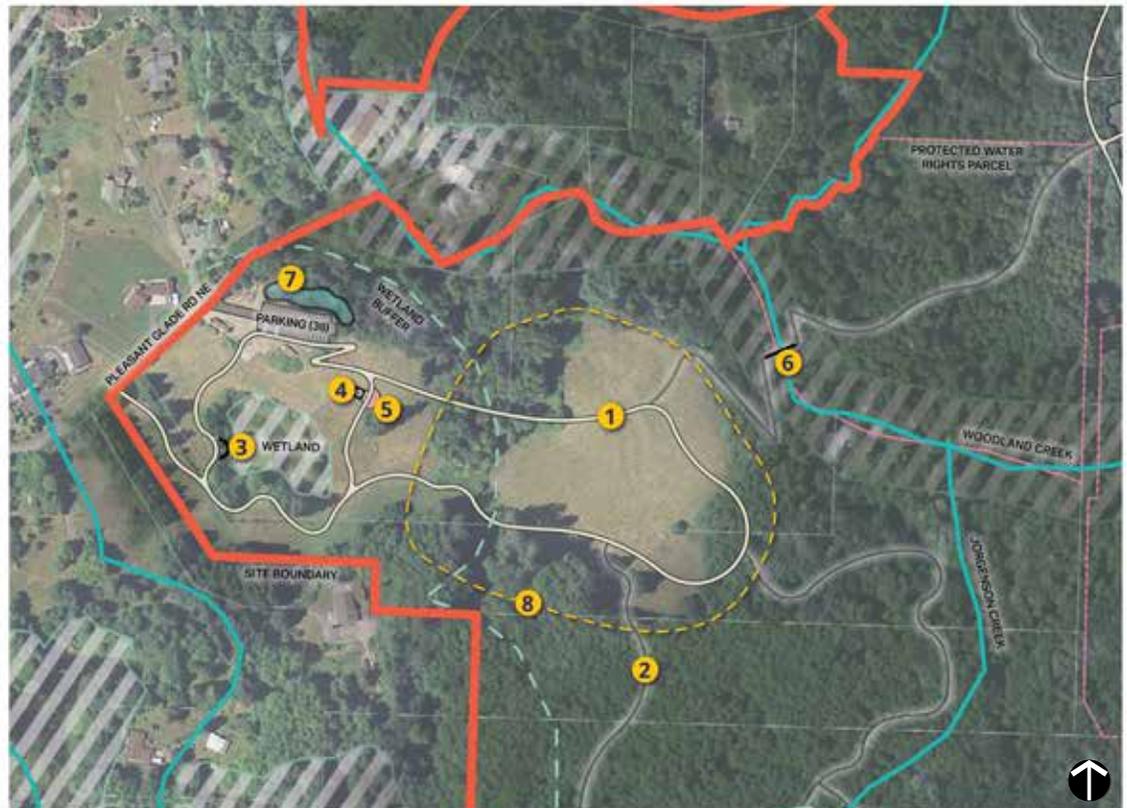
PLEASANT GLADE PARK

Improvements at Pleasant Glade Park include a nature play area, open lawn, educational opportunities, and a picnic shelter. A primary and secondary trail network loops around the park and connects Pleasant Glade Park with the rest of the park and greenways, including the central core area and the Palm Creek Headwaters. An entry drive and parking lot with 36 parking stalls, including ADA stalls, is tucked into the site to maintain a visual buffer between park improvements and the adjacent residential community. A small overlook near the existing wetland provides an opportunity to incorporate education about wetland ecology and expand on the overall network of outdoor education throughout the site. Future expansion of the disc golf course would occur in the open space to the east of the entry area and playground to create a complete gold-level 36-hole course.



KEY PLAN

- 1 PRIMARY TRAIL
- 2 SECONDARY TRAIL
- 3 OUTDOOR EDUCATION
- 4 SHELTER
- 5 NATURE PLAY
- 6 SUSPENSION BRIDGE
- 7 BIORETENTION
- 8 FUTURE DISC GOLF EXPANSION



Future Considerations

Pleasant Glade Park provides great opportunities for environmental education. Because of its central location, the trails through the park connect to Palm Creek Headwaters and into the central core area of the park. Also, with the wetland centrally located and highly visible from multiple areas within the park, the site provides a great opportunity for integrating interpretive signage, an overlook, and other outdoor learning nodes along the trails and within the open space areas of the park. Integrating sustainable solutions throughout the park can supplement learning opportunities. The nature play area proposed for Pleasant Glade park should consider natural play features to support sustainable practices, reinforce the natural context of the park, and create a unique sense of place for creative implementation of park improvements.



The existing park and greenways do not have existing utility services, requiring installation of both water, power, communications, and sewer service and conveyance. The closest connection point for utility services is in the vicinity of Carpenter Rd NE and Britton Parkway. This master plan is based on the assumption that the existing potable water system and sewer collection network has sufficient capacity to accommodate proposed park development.

The Park entrance along Carpenter Road NE is approximately 2,200 feet from existing water in Britton Parkway. Sewer is also available in Britton Parkway, but the connection point will be closer to the proposed roundabout at Carpenter Road, approximately 3,000 feet from the park entrance. Another potential route to explore is to connect via utility easement across neighboring properties directly to regional lift station. Both water and sewer will be extended to the park entrance. Since the park entrance is located at a lower elevation than Britton Parkway, a STEP system (Septic Tank Effluent Pump) will be used to convey flows to the existing system. The STEP system will provide service for Phase 1 development. Development of future states will incorporate additional STEP systems as needed to grow the system. The extension of water service to the park entrance will also be required. It is assumed that adequate pressure can be supplied to the new water system. Installation of new water and sewer will be within the existing roadway, requiring completion of full-street improvements, which will include resurfacing of the entire road width rather than just trench restoration.

Water and sewer lines will be extended into the main access of the park on the west side to provide service to restroom facilities and the educational center. Water service for the education center will include service for fire protection inside the building. Water and sewer will also be extended to the east to provide connection to the maintenance facility and north to the restroom near the off-leash dog park.

For the secondary access off the 31st Ave Extension, existing utility services is assumed to exist within public right-of-way as part of the road extension. Sewer connection at this location assumes the use of gravity sewer lines. Power, communications, and water service to the remaining secondary access areas will be determined during future design phases.



Development of new parking lots, buildings, and trails will result in new impervious surfaces that will generate stormwater runoff. Stormwater will be treated for both water quality and water quantity. Water quality treatment is anticipated to include the use of bioswales and constructed treatment wetlands or wet ponds. Once treated for water quality, flows will be conveyed to infiltration basins to infiltrate treated run-off on-site. By treating and infiltrating on-site, direct discharge to site wetlands, fish-bearing streams, or other sensitive aquifer areas will be avoided.

Bioretention

Bioretention areas are natural areas created to capture and treat stormwater and run off from adjacent pollutant generating impervious surfaces. These impervious surfaces include trails, roadways, parking lots, plazas, and other hardscape areas. Primarily, bioretention areas serve to manage water quality and water quantity. They provide runoff volume control which will reduce peak flows that can have downstream effects on the natural environment. Bioretention areas should take the shape of natural ponds and wetlands to better blend into natural character of park improvements.



AGENCY COORDINATION



In addition to including various City departments in the Greg Cuoio Park and Greenways master planning process, City of Lacey has also involved outside agencies in the master planning and review process. Thurston County Development and Planning, the City of Olympia Water Resources Division, the Squaxin Island and Nisqually Tribes, the Washington Department of Fish and Wildlife (WDFW), Washington Department of Ecology have all had varying levels of involvement, but have all had the opportunity to review the vision and goals for the park to comment on the master plan development throughout the entire process.

The City of Lacey has received comments and feedback on park programming alternatives from these agency reviews and design adjustments have been made to accommodate the feedback received.



A site visit was organized by City of Lacey to walk the site with these agencies and determine the best location for the proposed suspension bridge so that impacts to Woodland Creek and its valuable fisheries habitat would be minimized. The Department of Ecology did not participate in the site visit and not all review agencies that were contacted chose to provide comments or feedback. The final master plan was forwarded to all involved agencies for review and general feedback has been positive with the master plan supported by those agencies that participated in the planning process.



MAINTENANCE FACILITY

Overview

The proposed Maintenance Facility location is on the East side of Carpenter Road NE at the Southern portion of the site, directly across from the central core area and the primary access to the park. The surrounding context includes a residential neighbor to the South and heavily forested area to the North and East of the site. The goal of the project is to initially provide a facility for Public Works Park Maintenance employees and capacity to service the park and eventually scale up to house all Public Works Park Maintenance employees and operations. The design and implementation of the Maintenance Facility is anticipated to be a phased approach and includes areas for indoor office space, garage area, and outdoor storage and work areas. Due to the nature of a phased project, the site consists of many smaller buildings thoughtfully oriented around a central circulation area that allows for expansion throughout each phase. The siting of the facility aims to blend the more utilitarian programmatic elements into the natural forested landscape and away from public view. See Appendix E, Maintenance Facility for additional information.

Satellite Maintenance Facility establishes the initial site development and consists of a central maintenance building, exterior storage area, and site circulation. An access drive would be constructed off Carpenter Road NE to access the building with a 12-stall dedicated employee parking lot adjacent to the building. A 5,000 square foot single level maintenance building with an exterior, covered 1,750 square foot lay down area for materials and equipment would serve as a hybrid hub for office and administrative support uses, as well as providing a 2-bay shop until further phases of the site are developed. The administrative portion of the building would house a public entry, offices, small conference room, kitchenette, break room, restroom/locker areas, and general storage.

Further along the access drive, an approximately 17,500 square foot paved storage yard would be constructed to store and stage maintenance vehicles and equipment. This area would be fully secured with perimeter fencing and accessed through an electronic entry gate. A gas and diesel tank and one chemical storage shed would be included within this area.



MAINTENANCE FACILITY

Full Park Maintenance Facility is more extensive and solidifies the facility on the site. It consists of extending the storage yard in Phase 1 to approximately 50,000 square feet. This area would house a new 4,000 square foot 5-bay garage, 4,000 square feet of open materials storage, and space for five 10' by 41' pull through stalls for vehicles and equipment. A second set of gas and diesel tanks would be installed, as well as one additional chemical storage shed. Once the Phase 2 storage yard amenities are complete, the maintenance building constructed in Phase 1 would be re-modeled to purely office-use, with all shop equipment relocating to the secured storage yard and 5-bay garage.

Additional phases add 26 parking stalls and associated circulation with a dedicated trash, recycle and organic waste container area. Another 34 parking stalls will be added to the maintenance building's dedicated employee parking lot to bring the total to 46 stalls. A 1,200 square foot wash rack installed in the storage yard would also be constructed. Additional phases also include the construction of a 1,800 square foot 5-bay lean-to in the storage yard and a 1,300 square foot greenhouse constructed opposite the maintenance building on the South side of the access drive in order to maximize solar gain.

All phases of the maintenance facility and storage yard will include a perimeter fence and access through a single vehicular point via electronic gate to maintain full security of the site.



A photograph of a thorny tree with red berries in a field of tall grass. The tree is the central focus, with its bare branches and clusters of small, dark red berries extending across the frame. The background consists of a field of tall, dry, brown grasses, with some green grass visible in the lower-left corner. The sky is a pale, overcast blue. A dark blue horizontal bar is overlaid on the left side of the image, containing the text "PROJECT IMPLEMENTATION" in white, bold, uppercase letters.

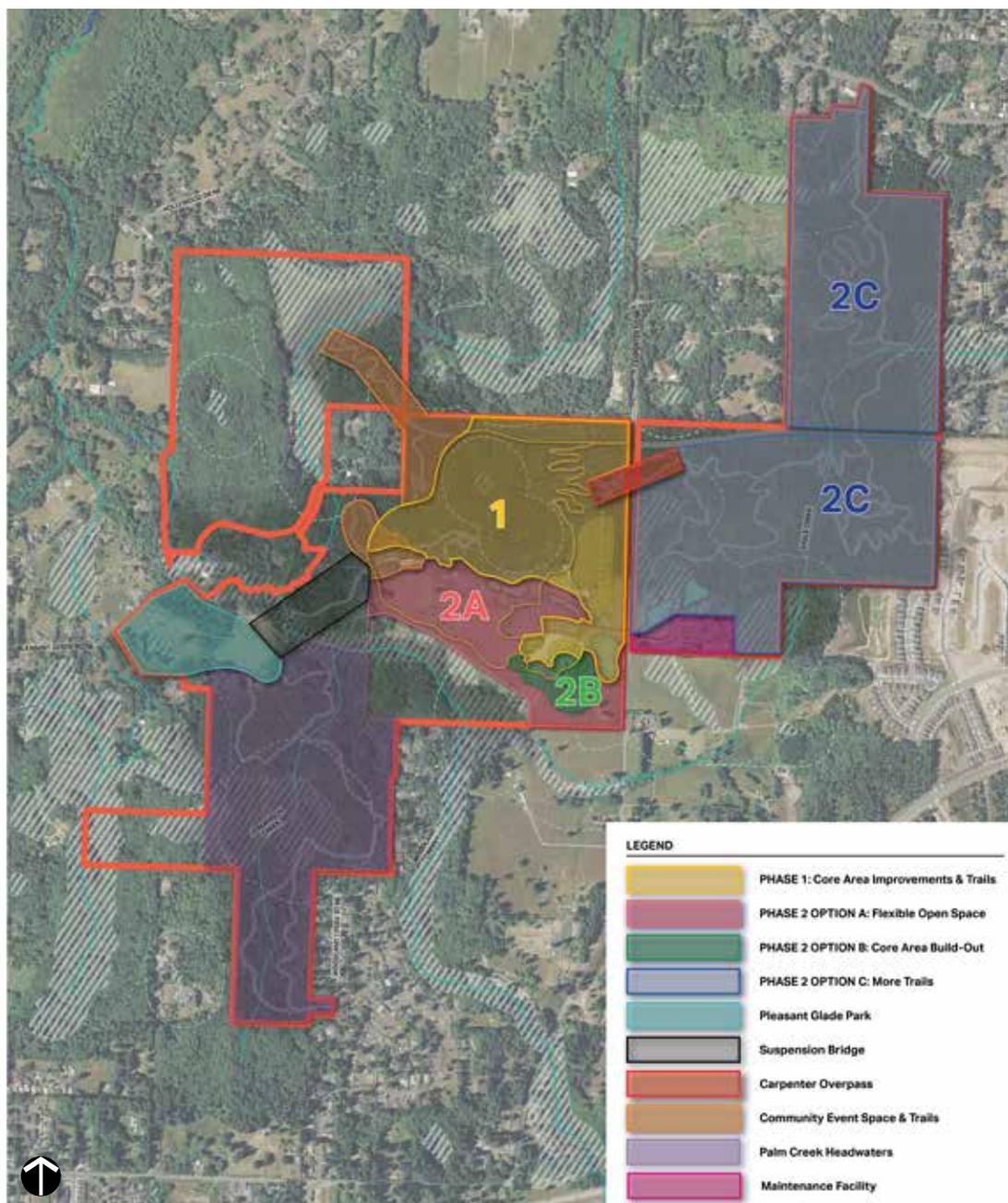
PROJECT IMPLEMENTATION



PHASING & PRIORITIZATION

Overview

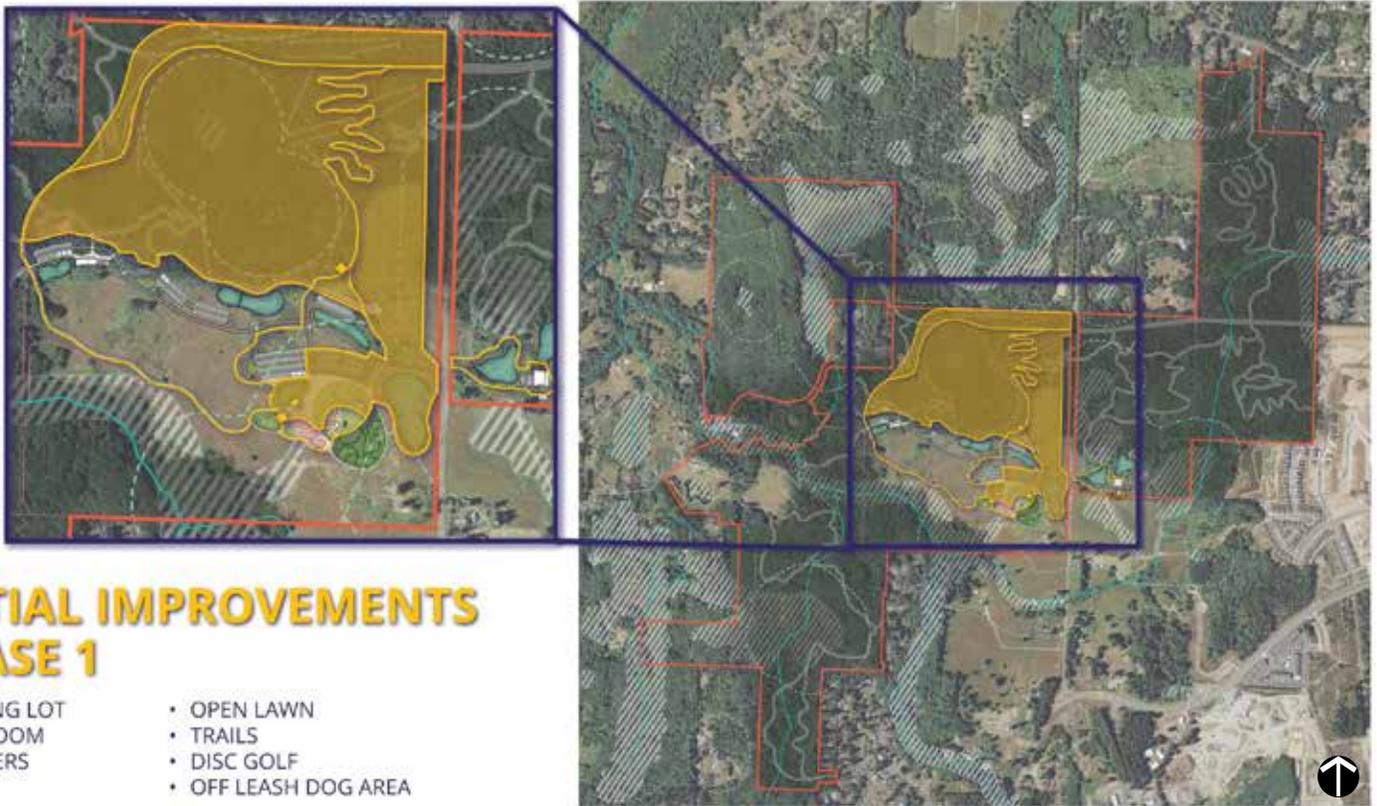
It is important to keep in mind that the master plan is a long-term vision that will be implemented over the course of the next 20 years or more and in multiple phases. Each phase of implementation will include more detailed environmental documentation, cultural resources surveys, public outreach process, and design documentation prior to construction. This report is focusing on the improvements that are part of Phase 1 and Phase 2 only as the priority improvements to open the park to the public and add recreational opportunities as funding is available. Implementation and any timeline associated with the remaining phases will also be dependent on future planning, design, and funding opportunities.



Phase 1 Improvements

The first phase of improvements is focused on establishing the trail network within the central core area to allow public access into the park as soon as possible. This would include some portion of the parking lot, the dog park, and the initial 18-hole disc golf course. A restroom and a couple of picnic shelters are also included.

Within Phase 1 there will be also a smaller "Initial Improvements" identified as Phase 1A to focusing on the minimum improvements needed to open the park for public use.



Phase 2 Improvements

Three options were considered for phase 2 improvements:

1. **Option A: Flexible Open Space**
2. **Option B: Core Area Build-out**
3. **Option C: More Trails East of Carpenter Road NE**



FLEXIBLE OPEN SPACE PHASE 2: Option A

- FLEXIBLE OPEN SPACE
- PARKING
- BIORETENTION



CORE AREA BUILD-OUT PHASE 2: Option B

- PLAYGROUND
- FOOD FOREST
- DEMONSTRATION GARDEN
- FITNESS LOOP
- ADVENTURE TRAIL
- OUTDOOR EDUCATION



MORE TRAILS PHASE 2: Option C

- ESTABLISH A TRAIL NETWORK EAST OF CARPENTER RD

In **Option 2A** the second phase of the park would build out the flexible open space and lawn within the central core area to allow various events to take place, like theater or concerts in the park, festivals, cross country meets charity runs. **Option 2B** would concentrate a second phase on building out the rest of the improvements south of the entry drive in the core area, which includes a food forest and demonstration garden, the playground, an adventure trail and fitness loop. **Option 2C** would focus on expanding the trail system east of Carpenter Road NE with connections to the Gateway neighborhood, the mountain bike area, and continuing north to Hawks Prairie Rd NW.

Based on the survey results, central core area build-out and expanding trails East of Carpenter Road NE are preferred by the local community. However, the extent of Phase 2 improvements as well as which of the Phase 2 options gets implemented, is highly dependent on grant funding, the potential to develop partnerships with other organizations, and other opportunities that may become available.

COST ESTIMATE

A rough order-of-magnitude (ROM) cost estimate was generated for the Greg Cuoio Park & Greenways to evaluate potential costs associated with proposed improvements. However, this is a one-time snapshot of rough cost estimates based on 2021 development costs, and more detailed cost estimates would need to be developed for each individual phase of improvements during final design.

Below is a summary of the Phase 1 cost estimates for the smaller Initial Improvements Phase 1A as well as the remaining Phase 1B improvements.

Phase 1A: Minimum Core Area Improvements & Trails

Item	Description	Qty	Unit	Unit Cost	Item Total
1	Site Preparation (1/2 parking, entry drive, trails) (grading, clearing & grubbing, TESC, subgrade preparation, vegetation protection fence)	103,079	SF	\$ 3.50	\$ 360,776.50
2	Parking Lot (50 stalls) & Entry Drive (2" CSTC, 9" CSBC, 4" asphalt paving)	35,909	SF	\$ 9.00	\$ 323,181.00
3	Restroom Building (below grade with intensive green roof)	0	LS	\$ 750,000.00	\$ -
4	Plaza Space (concrete + 50% specialty paving)	0	SF	\$ 20.00	\$ -
5	Trails				\$ 308,680.00
	Primary - Paved (8'-10' asphalt) (1,000 LF - paved)	10,000	SF	\$ 8.00	\$ 80,000.00
	Primary - Soft Surface (8'-10' gravel, mulch, or similar)	57,170	SF	\$ 4.00	\$ 228,680.00
	Secondary - Soft Surface (3'-5' gravel, mulch or similar)	0	SF	\$ 4.00	\$ -
	Secondary - Boardwalk (6'-8' elevated boardwalk)	0	SF	\$ 250.00	\$ -
6	Bioretention Pond (shrubs & groundcovers, bioretention soil 18")	34,359	SF	\$ 15.00	\$ 515,385.00
7	Shelter				\$ -
	Medium	0	EA	\$ 75,000.00	\$ -
	Large	0	EA	\$ 160,000.00	\$ -
8	Planting				\$ 58,340.00
	Meadow Seed (restoration around entry drive, parking and tra	18,845	SF	\$ 2.50	\$ 47,112.50
	Lawn Planting Area (seed, soil, fertilizer)	-	SF	\$ 7.00	\$ -
	Shrub/ Groundcover Planting area (shrubs, groundcovers, soil,	-	SF	\$ 15.00	\$ -
	Mitigation Planting (site prep, invasive removal, planting, mair (Assumes minimal impact to sensitive areas buffer)	11,668	SF	\$ 5.00	\$ 58,340.00
9	Disc Golf (18 holes)	1	LS	\$ 54,000.00	\$ 54,000.00
10	Off Leash Dog Area (Includes fencing and gates, surfacing, furnishings, pick-up station, receptacles)	0	LS	\$ 500,000.00	\$ -
11	Signage				\$ 7,500.00
	Wayfinding	3	EA	\$ 2,500.00	\$ 7,500.00
	Interpretive	0	EA	\$ 5,000.00	\$ -
12	Furnishings				\$ 72,500.00
	Structure for Portable Toilets (concrete pad with CMU wall)	1	LS	\$ 15,000.00	\$ 15,000.00
	Trash/Recycle Receptacle (metal, with concrete pad)	8	EA	\$ 2,500.00	\$ 20,000.00
	Picnic Table (5 person, metal, with concrete pad)	5	EA	\$ 5,000.00	\$ 25,000.00
	Bench (metal, 8' length, with concrete pad)	5	EA	\$ 2,500.00	\$ 12,500.00
13	Utility Connections (water, power, sewer + pump station)	0	LS	\$ 1,400,000.00	\$ -
14	Emergency Only / Maintenance Access (turnaround + gate)	1	LS	\$ 72,500.00	\$ 72,500.00
15	Lighting	1	LS	\$ 150,000.00	\$ 150,000.00
				<i>Subtotal</i>	\$1,922,862.50
				<i>Contractor Mobilization & Overhead (10%)</i>	\$192,286.25
				<i>Contingency (30%)</i>	\$576,858.75
				<i>Sales Tax (9.4%)</i>	\$180,749.08
				Construction Total	\$2,872,756.58
				Soft Costs (25%)	\$480,715.63
				Total Project Cost	\$3,353,472.20

COST ESTIMATE

Phase 1B: Secondary Core Area Improvements & Trails

Item	Description	Qty	Unit	Unit Cost		Item Total
1	Site Preparation (1/2 parking, plaza, bioretention) (grading, clearing & grubbing, TESC, subgrade preparation, vegetation protection fence)	112,418	SF	\$ 3.50	\$	393,463.00
2	Parking Lot (100 stalls) & Entry Drive (50 existing + 50 new + pave (2" CSTC, 9" CSBC, 4" asphalt paving)	47,516	SF	\$ 9.00	\$	427,644.00
3	Restroom Building (below grade with intensive green roof)	1	LS	\$ 750,000.00	\$	750,000.00
4	Restroom Building - Small	1	LS	\$ 450,000.00	\$	450,000.00
5	Plaza Space (concrete + 50% specialty paving)	38,626	SF	\$ 20.00	\$	772,520.00
6	Trails				\$	286,380.00
	Primary - Paved (8'-10' asphalt)	27,960	SF	\$ 8.00	\$	223,680.00
	Primary - Soft Surface (8'-10' gravel, mulch, or similar)	0	SF	\$ 4.00	\$	-
	Secondary - Soft Surface (3'-5' gravel, mulch or similar)	15,675	SF	\$ 4.00	\$	62,700.00
	Secondary - Boardwalk (6'-8' elevated boardwalk)	0	SF	\$ 250.00	\$	-
7	Bioretention Pond (shrubs & groundcovers, bioretention soil 18")	34,359	SF	\$ 15.00	\$	515,385.00
8	Shelter				\$	235,000.00
	Medium	1	EA	\$ 75,000.00	\$	75,000.00
	Large	1	EA	\$ 160,000.00	\$	160,000.00
9	Planting				\$	910,664.00
	Lawn Planting Area (seed, soil, fertilizer)	105,092	SF	\$ 7.00	\$	735,644.00
	Shrub/ Groundcover Planting area (shrubs, groundcovers, soil,	-	SF	\$ 15.00	\$	-
	Mitigation Planting (site prep, invasive removal, planting, mair	35,004	SF	\$ 5.00	\$	175,020.00
10	Disc Golf (18 holes)	0	LS	\$ 54,000.00	\$	-
11	Off Leash Dog Area (Includes fencing and gates, surfacing, furnishings, pick-up station, receptacles)	1	LS	\$ 500,000.00	\$	500,000.00
12	Signage				\$	37,500.00
	Wayfinding	9	EA	\$ 2,500.00	\$	22,500.00
	Interpretive	3	EA	\$ 5,000.00	\$	15,000.00
13	Furnishings				\$	57,500.00
	Trash/Recycle Receptacle (metal, with concrete pad)	8	EA	\$ 2,500.00	\$	20,000.00
	Picnic Table (5 person, metal, with concrete pad)	5	EA	\$ 5,000.00	\$	25,000.00
	Bench (metal, 8' length, with concrete pad)	5	EA	\$ 2,500.00	\$	12,500.00
14	Utility Connections (water, power, sewer + pump station)	1	LS	\$ 1,400,000.00	\$	1,400,000.00
15	Emergency Only / Maintenance Access (turnaround + gate)	0	LS	\$ 72,500.00	\$	-
16	Lighting	1	LS	\$ 150,000.00	\$	150,000.00
17	Frontage Improvements	1	LS	\$ 960,000.00	\$	960,000.00
18	Traffic Impact Fees	1	LS	\$ 47,928.00	\$	47,928.00
						<i>Subtotal</i> \$7,893,984.00
						<i>Contractor Mobilization & Overhead (10%)</i> \$789,398.40
						<i>Contingency (30%)</i> \$2,368,195.20
						<i>Sales Tax (9.4%)</i> \$742,034.50
						Construction Total \$11,793,612.10
						Soft Costs (25%) \$1,973,496.00
						Total Project Cost \$13,767,108.10

Phase 2 Improvements

With Rough Order of Magnitude (ROM) cost for Phase 2 improvements completed, the City can start taking steps towards seeking and securing funding to build out Phase 2 improvements. Approximate costs for the three Phase 2 options are shown below:

Option A: Flexible Open Space - \$6,340,100

Option B: Core Area Build-out - \$8,859,800

Option C: More Trails East of Carpenter Road NE - \$11,289,500

Along with the build-out and implementation of any one of the three Phase 2 Options, City of Lacey would also move forward with building out the Satellite Maintenance Facility on the east side of Carpenter Road. The Satellite Maintenance Facility build-out is estimated to be around \$16,216,200. Building out the Satellite Maintenance Facility would give the City Park Maintenance employees an opportunity to service the park in its vicinity, especially after Phase 2 improvements are implemented, the area requiring regular maintenance within the park becomes quite significant. See Appendix G for full Cost Estimate for Phase 2 Improvements and Satellite Maintenance Facility.

Remaining Phases

Implementation and build-out of any of the remaining phases, which include improvements at Pleasant Glade Park, the Suspension Bridge crossing Woodland Creek, pedestrian Overpass at Carpenter Road, Community Event Space, the build-out of the Full Parks Maintenance Facility, and more trails, is dependent on how funding as well as partnership opportunities become available. Summary table with ROM Cost Estimate for each of the remaining phases is shown below and more detailed cost estimates can be found in Appendix G.

	Mobilization & Overhead (10%)	Contingency (Varies 30%-50%)	Sales Tax (9.4%)	Construction Total	Soft Costs (Varies 25%-50%)	Total Project Cost
Pleasant Glade Park Improvements	\$232,189	\$696,568	\$218,258	\$3,468,906	\$580,473	\$4,049,379.21
Suspension Bridge	\$100,430	\$502,150	\$94,404	\$1,701,284	\$502,150	\$2,203,434.20
Carpenter Overpass	\$80,033	\$240,098	\$75,231	\$1,195,686	\$400,163	\$1,595,848.05
Community Event Space & Trails	\$509,492	\$1,528,475	\$478,922	\$7,611,805	\$2,547,458	\$10,159,263.00
Trails at Palm Creek Headwaters	\$359,731	\$1,079,192	\$338,147	\$5,374,374	\$899,326	\$6,273,699.92
Full Parks Maintenance Facility	\$504,103	\$1,512,310	\$473,857	\$7,531,306	\$2,520,517	\$10,051,822.76

ECONOMIC ANALYSIS & COST RECOVERY

Park improvements can offer a number of economic benefits to the local, City-wide, and regional communities in which they are developed. These can include:

1. Improved quality of life and access to recreation often increases residential property values.
2. Improved ability to attract and retain talent and businesses.
3. Promotes community as a place to live, work, and play - resulting in a greater business market.
4. Increased access to the community - increased spending for local businesses.
5. Increased construction spending.

An economic analysis was completed for the programming activities proposed in the Greg Cuoio Park & Greenways master plan to analyze the potential cost recovery and revenue generation opportunities associated with the proposed improvements.

Based on this analysis, disc golf and sponsored events at the park have the greatest potential to generate revenue for the City long-term. In addition, annual cost recovery from weddings and other events to offset maintenance of the demonstration gardens should be possible with an per event fee of \$600 to \$800, assuming approximately 40 events are held annually in the gardens. The City should also be able to recover its initial development costs for the Community Event Space after approximately 5 years based on the assumptions made in the analysis. See Appendix F for the full economic analysis and revenue projections of the different types of programming proposed in the park.

Qualitative Economic Impact Scale

Impact	Magnitude	Capture	Generation
High	Significant spending, directly to the City and/or to local vendors for goods and services.	Programming that many residents use but is not offered locally.	Many nonresident visitors/participants.
	<i>Example: Dedicated wedding venues with nonresident guests who stay in nearby hotels and eat at local restaurants. Weddings hire local musicians, rent equipment, and catered services. Destination locations that are remote from urban areas are more likely to have guests stay multiple nights and use local services.</i>		
Medium	Some spending expected, either for the programming or on local services.	Programming that residents may currently travel for but would occasionally or regularly use locally.	Mixed resident/nonresident participation in programming.
	<i>Example: Regional disc golf events that most participants can drive to within a day. There are multiple existing 18-hole courses within easy driving distances (i.e., 30-minute drive time). A portion of users would eat locally and possibly visit other locations within the City.</i>		
Low	Free services provided as a public good that have individual benefits but do not result in patronizing local vendors or use of services.	Programming already offered in other locations within the City.	Programming used by locals with little draw for out-of-town consumers.
	<i>Example: A handful of pickleball courts that are used almost exclusively by residents who currently use City-provided pickleball courts.</i>		

Source: BERK, 2021.

ECONOMIC ANALYSIS & COST RECOVERY

Primary Programming

Component	Economic Impact	Revenues	Funding Opportunities	Non-Construction Costs
Demonstration Garden	Low to Medium	Event Rentals Donations	“Friends of” Group Grants	Maintenance Rental/Scheduling
Community Event Space (City-operated)	Low to Medium	Rentals Program Fees	Donations	Maintenance Rental/Scheduling Potential Programming
Disc Golf	Medium to High	Tournaments, League Fees	<i>None identified</i>	Maintenance Rental/Scheduling
Public Events in the Park (City-operated)	Medium	Vendors	Sponsorships	Event Management Maintenance Rental/Scheduling Security
Private Events in the Park	Medium to High	Rental Revenue share Vendors	<i>None identified</i>	Maintenance Rental/Scheduling Security

Sources: HBB, 2021; City of Lacey, 2021; BERK, 2021

Potential Future Programming

Component	Economic Impact	Revenues	Funding Opportunities	Non-Construction Costs
Environmental Learning Center (Partner-operated)	Low to Medium	Rentals Leasing/Tenant	None identified	None
Zipline/Ropes Course* (Vendor-operated)	Medium	Contracted terms (e.g., leasing, minimum payments, revenue sharing)	None identified	To be determined by contracted relationship
Specialty Camping*	Medium	User Fees	None identified	Maintenance Rental/Scheduling Security
Pickleball*	Low to Medium	Tournaments	None identified	Maintenance

Notes: *Programming opportunities marked with an asterisk are included as reference.

Sources: BERK, 2021.

PERMITTING

The following matrix summarizes potential permits that will be required for the project including triggers, submittal requirements, and associated timelines for permit submittal and approval. Permit timelines listed in the matrix are estimates. Actual permit receipt timelines vary depending on the permitting agency, project complexity, and requests for additional information. In addition to the specific permit listed below, *all ground disturbing activities shall be properly evaluated for the existence of archaeological / cultural materials* as the project moves through the various phases of development.

Potential Permit	Improvement	Permit Trigger
Shoreline Permit (City)	any work within Conservancy buffer of Woodland Creek	any work within Conservancy buffer of Woodland Creek
Land Use Permit (City)	any development project	any development project
SEPA Environmental Checklist (City & County)	non-project (programmatic) application for Master Plan	formal adoption of master plan by City Council; project application for work within County ROW
Permit for Utility Service (City & County)	water, fire hydrants, storm, sewer	proposed domestic water meter, connection to water main and lines; storm connections; sanitary sewer connection and lines; fire supply / hydrants
Application for Excavation and Grading (City)	excavation and grading activities	site grading for the proposed improvements exceeds 5,000sf
Master Application to Perform Work on Public Right-of-Way (City & County)	Carpenter Rd NE paving, curb, gutter, sidewalk	proposed improvements in City & County right-of-way
Demolition Permits - utility options, ex. utility service lines (City)	demolition of water, storm sewer, and sanitary sewer	proposed demolition of any existing utilities
Electronic Notice of Intent (City)	all	disturbance of land greater to or equal to one acre
Building Permits (City)	structures	restrooms, picnic shelters, maintenance facility, community meeting space, etc.
Section 401 Water Quality Certification / Joint Aquatic Resource Project application (JARPA) (USACE)	streams and wetlands	all projects affecting navigable waters in Washington State
Hydrolic Project Approval (HPA) (WDFW)	streams and associated buffers	any development that affects streams and their riparian habitat
Clean Water Act Section 404 and Water Quality Section 401 (Dept of Ecology)	streams and wetlands	any proposed project, action, and activities directly affecting waters of the United States or WA State waters (for Section 401)

Review Timeline	Comments
3-6 months	N/A
varies	N/A
45 days	Determination of Non-Significance (DNS) anticipated; once SEPA is completed for master plan, future development phases do not need their own SEPA Checklist if improvements proposed generally align with master plan
4-6 weeks	N/A
1-2 weeks	N/A
3-6 months	required to perform work in the City right-of-way, documents include environmental reports, engineering documentation and design plans and specifications
3-5 weeks	for water, sanitary sewer, and storm sewer utilities which are demolished or temporarily taken out of service to be used at a later date
60 days	certifies that the operator will comply with permit conditions and effluent limitations from stormwater runoff; needs to be transferred to the general contractor prior to any soil disturbing activities may begin
8-12 weeks	N/A
6 months	excludes hydropower and NPDES-related projects; wetland delineations and Biological Evaluations for proposed projects during each phase of development will be needed
3-6 weeks (after SEPA DNS is issued)	permits submitted through online Aquatic Protection Permitting System (APPS); documentation includes wetland delineations, stream typing, OHWM designations, critical areas reports, mitigation plans, biological evaluations and alternatives documentation if required
4-8 months	upon completion of the intake meeting a portal link to the submittal platform will be provided; receipt of documents will be provided by a representative at Ecology and the review process will begin; comments addressing the submittal packet will be provided for discussion, edits and resubmittal

GRANTS & FUNDING

Below is a chart listing a selection of grant opportunities available to Greg Cuoio Park & Greenways development. This is not a list of all of the options, as there are many grants for smaller items such as the playground equipment but this shows some of the larger grants that should help fund the major components of the park and greenways.

Grant Matrix		
Grant / Agency	Grant Cap (per project / phase)	Match
 Youth Athletic Facilities / Washington State Recreation & Conservation Office	\$25,000 - \$350,000	40% (under-served population)
 Land & Water Conservation Fund / Washington State Recreation & Conservation Office	\$ 500,000 (state projects)	50%
 Local Parks / Washington State Recreation and Conservation Office (WWRP)	\$ 500,000 (development)	50%
 Community Development Block Grant / Washington State Department of Commerce	\$ 750,000.00 (development)	none required
 Land & Water Conservation Fund / Washington State Recreation & Conservation Office / Legacy Program	\$ 250,000.00 - \$720,000.00	50%

Schedule	Funded Element	PROS Plan Required
Available in even years / 5 month evaluation process	Develop or renovate athletic facilities, such as the Adventure Trail	No
Available in even years / 13 month evaluation process	Develop or renovate recreation improvements and support facilities	Yes
Available in even years / 18 month evaluation process	Develop or renovate recreation improvements and support facilities	Yes
Available annually	Projects must principally benefit low- and moderate-income persons	No
Available annually / 12 month evaluation process	Develop recreation areas in urban areas with over 50,000 population	Yes

Other Funding Sources

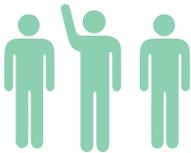
In addition to grant funding opportunities, other potential funding sources should include fundraising / donations or even sources on a national level. The list below summarizes typical funding options, in addition to grants, often used to help implement parks similar to Greg Cuoio Park and Greenways.



Sponsorships can come in the form of single donations of goods, dollars, and services or annual donations. Recognition of sponsors and donors needs to be considered and can affect how successful this funding source is - from “buy a brick” programs to naming rights of individual park features including the Community Event Space or future Environmental Learning Center.



Partnerships can be a great resource for funding, and can contribute to a lasting relationship between organizations within the partnership. Partnerships can be used to help support construction or operations and maintenance of park improvements. Examples include partnering with the local Disc Golf Club to build disc golf trails or Thurston Conservation District for environmental education opportunities.



Volunteer support for a park this size can often be difficult to manage. However, when considering the number of potential volunteers through environmental groups and educational organizations that could potentially use this park, it should have a positive impact on the park, as well as help maintain a sense of ownership by the local community. Volunteers are generally used most to support maintenance in the form of vegetation management, clean-up, and other minor improvements.



State Appropriation, or a ‘legislative ask’, are funds applied to a project directly from the State legislature as part of the annual State budget process, generally through lobbying activities and community support.



Bonds can be a councilmanic bond, a limited capacity bond approved by City Council without a public vote, or general obligation bonds that are approved by public vote. General obligation bonds used for park improvements are limited to capital improvements. **Levies** are similar, but with the added benefit of being used to also fund maintenance as well as capital improvements and only requires a simple majority of the public vote.



Local Capital Improvement Program dollars can come from a variety of sources, generally through City funding resources. They can be any combination of taxes and fees assigned to the Parks Department to support capital improvements, operations and maintenance of parks and recreation facilities.

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APPENDICES

- Appendix A:** Demographics Analysis
- Appendix B:** Public Involvement Plan
- Appendix C:** Environmental Analysis & Opportunities
- Appendix D:** Community Outreach Events
- Appendix E:** Maintenance Facility
- Appendix F:** Economic Analysis
- Appendix G:** Cost Estimate