

Conservation and Education Center Comparison Report



August 16, 2023



H E A R T L A N D

Selected Comparable Sites



**Beavercreek Farm and
Conservation Resource
Center**

Beavercreek, OR



**Spokane Conservation
District**

Spokane Valley, WA



**Rainier Beach Urban Farm
and Wetlands**

Seattle, WA



Frick Environmental Center

Pittsburgh, PA

The background image is a dark, atmospheric photograph. It shows a herd of cattle, likely beef cattle, standing in a grassy field. In the background, there is a dense forest of evergreen trees on a hillside. The overall tone is muted and dark, with a blue-grey color palette.

Beavercreek Farm and Conservation Resource Center

Beavercreek Farm and Conservation Resource Center

Building Size: 10,800 SF

Site: 15 Acres

Location: Beavercreek, OR

Project Overview:

Clackamas Soil and Water Conservation District (SWCD) purchased this 15-acre site. They constructed a new building on the site to house their day-to-day operations.

Buildings & Site Facilities:

- 10,800 SF new construction building with office space and large and small conference rooms
- Large two-bay storage space for agricultural equipment
- Onsite pond



Beavercreek Farm and Conservation Resource Center

Origination

Clackamas Soil and Water Conservation District (SWCD) grew tired of renting and moving facilities every three to five years. They desired a permanent home where people would know where to find them and the opportunity to benefit from the value of being landowners.

In 2013, one passionate board member drove the process of finding a new facility for the SWCD. After a few years, the board of directors was fully engaged in the idea and began discussing their wants and desires for the new facility. Tom Salzer, General Manager of Clackamas SWCD, played a key role in the site selection. He spent a lot of time driving Oregon City to understand the landscape and prospects for a potential site based on desired site characteristics identified by the board.

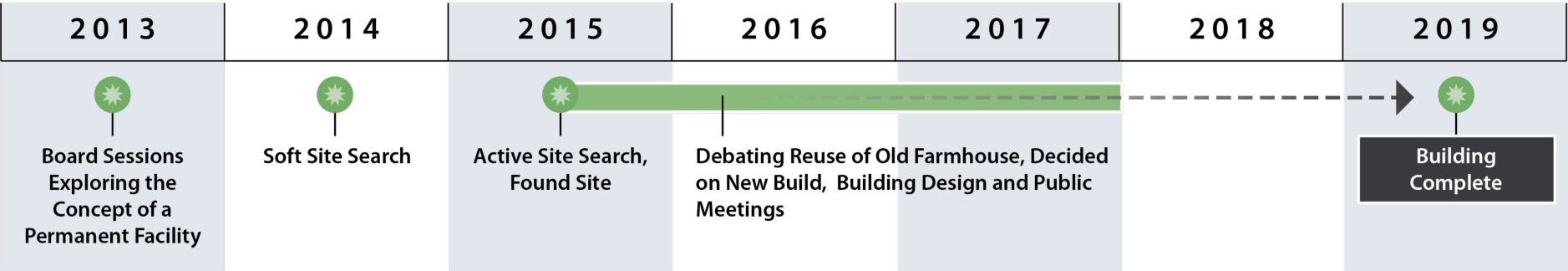
Initially, Clackamas SWCD purchased an approximately two-acre site across the street from the office the district was leasing. The purchase price for the land was \$45K. Needed site improvements were completed over a three-year period. At the end of the three-year period, it was clear that the two-acre site was too small for Clackamas SWCD's needs. SWCD sold the site, construction-ready, for \$350K. Although ultimately this wasn't the long-term site, this work prepared Clackamas SWCD to better understand their criteria for site selection.

Tom continued to present sites ranging in size from two (2) to 400 acres to the board. Clackamas SWCD identified an 18-acre site with water rights, and a rural location with access to high-speed internet as the key requirements. The land that Clackamas SWCD ultimately purchased was slated for development. Clackamas SWCD saw it as a perfect opportunity to purchase and preserve the land, as their plans for the site did not require building outside the existing footprint of the structures on site. The property was listed for \$1M. Clackamas SWCD placed a backup offer for \$600K on the property. The original fell through and Clackamas SWCD's offer accepted.

Once the property was purchased, Clackamas SWCD began exploring restoring the historic farmhouse to fit their needs. Although the farmhouse was charming from the exterior, the interior lacked opportunities for renovations. After much debate, the board decided that the structure needed to be torn down and replaced with a new structure. This process was met with community opposition. Clackamas SWCD provided an opportunity for the original structure to be gifted to a willing party. No parties were interested in the free building. As such, the structure was torn down, and a new 10,000 SF facility was built.

Beavercreek Farm and Conservation Resource Center

Timeline



Note: An additional site was purchased by Clackamas SWCD, but it was later sold.



Beavercreek Farm and Conservation Resource Center

“It was just this iterative...bring me a rock, how about this, no its too small, no its too big, no that one, no that one.”



Beavercreek Farm and Conservation Resource Center



“We all know what it takes to build a little shed in the backyard or to install an irrigation system in your front yard. That does not scale up to an 11,000-foot building or to commercial water coming in off the street or all the power.”



Beavercreek Farm and Conservation Resource Center

Funding & Partnerships

Funding:

The land cost was \$600K and the construction costs totaled \$6.6M, for a total of \$7.2M in project costs.

To purchase the land, Clackamas SWCD used available funds and borrowed roughly to 50% of the purchase price. They were able to use their permanent tax levy as collateral for the loan. At the time, the levy was generating \$1.3M in revenue for Clackamas SWCD.

For construction costs, the SWCD used loans from The Commerce Bank of Oregon, a division of Zions Bancorporation, to fund the \$6.6M build. The loans offered a 12-year term. Clackamas SWCD lightly reduced some budgets to support the build, with the growth of the property tax levy that budget came back over time.

Partnerships:

Project Team

Architecture – 4Sight Consulting LLC

General Contractor – P&C Construction

The Hamlet of Beavercreek – A community group with the mission of enhancing “the livability, sustainability, and functioning of the community, and to direct community planning to preserve the rural character of the area.” Tom regularly attended local meetings to discuss the farm and building plans. The Hamlet played a key role in Clackamas SWCD obtaining their conditional use permit.

County Planning Department – Many early discussions were had to ensure the design met specifications and therefore hastened the timeline.

Special Districts Association of Oregon – Clackamas SWCD is a member of this association and SDAO assisted with securing funding.

Program Partners

USDA Farm Service Agency

USDA Natural Resources Conservation Service

Clackamas River Basin Council

Backyard Habitat Certification Program

WeedWise



Beavercreek Farm and Conservation Resource Center

Helpful Lessons

Tom Salzer, former General Manager of Clackamas SWCD, had many lessons learned to share from his experience creating Beavercreek Farm and Conservation Resource Center.

- **Owner's Representative** – One of Clackamas SWCD's most important project takeaways is to have a liaison or owner's representative between yourself and the architect and general contractor. Tom often found himself committing extra hours to ensure onsite work was being completed correctly. Trouble with poorly fitting windows, trenching, plumbing and roofing all challenged the project and Tom wishes he would have had a reliable resource to resolve and shepherd those processes.
- **Outdoor Planning & Design** – Tom recommended outdoor planning and design be conceptualized in addition to the built structures. Once the building was complete Clackamas SWCD had many ideas about programming and outdoor features without a clear path to completion. Tom recommends design of outdoor spaces and phasing be key considerations from the beginning of the project.
- **Value Engineering** – Tom emphasized the importance of balancing value engineering and final product. Clackamas SWCD made changes to the facility, including reducing office space, only to discover later that Clackamas SWCD needed to create additional offices outside of their main facility. Additionally, they eliminated soft surfaces from the larger spaces which resulted in sound issues and extensive echoing. Tom wishes they would have considered these aspects during design and construction. A sound study or deeper reflection on staff growth could have driven better results.
- **Residential vs. Commercial Construction** – Tom discussed that many Clackamas SWCD staff had experience with smaller residential projects but were less familiar with commercial construction. The original \$1M estimate for the building was overshoot by over \$5.5M to a total construct costs of \$6.6M. Consultant estimates for commercial construction costs would have created a smoother, more informed building process.

Spokane Conservation District

Spokane Conservation District

Location: Spokane Valley, WA

Building Size: 3 Buildings, 34,500 SF Total

Site: 50 Acres

Project Overview:

Spokane Conservation District is located on a redeveloped mining quarry. The campus is filled with natural amenities and an eco-friendly design.

The project was broken up into five (5) stages of development (see appendix), with roughly two (2) years for each phase, for a total of 10 years. SCD has completed the first two (2) phases and is now in phase three (3) and starting to verbalize phases four (4) and five (5).

Buildings & Site Facilities:

Existing Building: 7,000 SF - Occupied by a nature-based preschool

New Building #1: 12,500 SF – Home of SCD offices and operations.

New Building #2: 15,000 SF - Leasable partnership building with 5,000 SF leased to WSU Small Business Development Center and the remainder of the space available for lease.

Building #3: The “Scale House” (not yet completed) will be a permanent farmer’s market.



Spokane Conservation District

Origination

Site acquisition was led by Vicki Carter, Director at Spokane Conservation District. The Spokane Conservation District (SCD) was leasing space elsewhere. With an upcoming lease expiration, Vicki was passionate about finding Spokane Conservation District a permanent home.

She drove by the site many times, but one day the 'For Sale' sign especially caught her eye. She decided to inquire about the 50-acre former rock quarry site. Its location, five minutes off Interstate 90 and a cross point of the City of Spokane and the City of Spokane Valley, made the site very intriguing. With possible zoning changes on the horizon, Vicki jumped at the opportunity, knowing the changes would pique others' interest. She told the site owner the story of the SCD and how they wished to reclaim the site as a community resource. Despite a property appraisal beyond their budget, SCD submitted a cash offer of \$1.2M and it was accepted.









After acquiring the site, SCD went to the City of Spokane Valley to begin planning. SCD couldn't permit a remodel for the existing building on the site due to its location in a floodplain. The Conservation District decided to lease the building to a cyber security company. They pivoted and began a two-year master planning and site cleanup process. During this time, Vicki worked on the financial component of the build. She worked closely with banks, but many had challenges understanding the nature of a Conservation District from a public versus private entity standpoint. She finally succeeded with Numerica Credit Union, which funded \$4.3M of the \$6M build.

During this time, the cyber security company leasing the original building on site was growing and needed space to expand. Vicki worked with them to enter a Committed Private Partnership (CPP) and use Community Economic Revitalization Board (CERB) funding to build the cyber security company a new larger 15,000 SF building on the site. The deal fell apart due to COVID when the tech company no longer required the office space. SCD continued to build the structure despite the departure of the partner firm. The building was completed in 2022.

The final stage of development will be a permanent farmer's market. SCD applied and received funding for the farmer's market through a local community capital fund grant.

Spokane Conservation District

Timeline

2016	2017	2018	2019	2020	2021	2022	2023
 Obtained Site	 Negotiations, Due Diligence, Master Planning, Public Meetings	 Honing of Master Plan, Pursuing Financing	 "Green Light" on Financials, Started Designing	 Building #1 Started (12,500SF) -Built through Covid	 Building #1 Opened Building #2 Started (15,000 SF) -Partnership Build	 Building #2 Opened	 Beginning Stages of Building #3 Scale House (Permanent Farmer's Market)



Spokane Conservation District

“Reclaiming it and using this as a community resource that would benefit natural resources in the future for future generations”

Spokane Conservation District

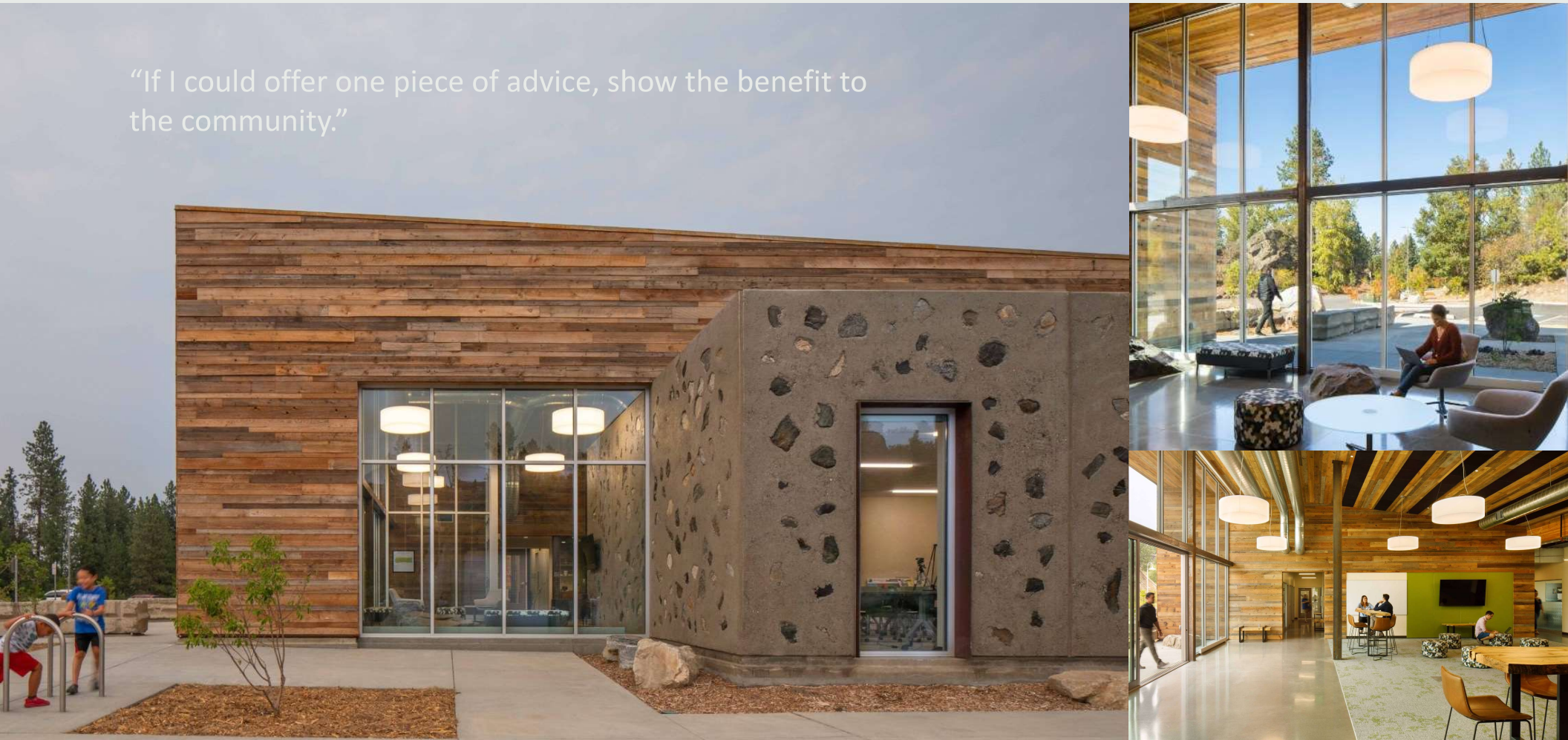
“Would you do it again?” ...“In a heartbeat, it was one of the best experiences I have...it's been the most rewarding work of my career.”



“I think about the whole thing, I can get overwhelmed, but if I just think about, the pieces, they're doable.”

Spokane Conservation District

“If I could offer one piece of advice, show the benefit to the community.”



Spokane Conservation District

Funding & Partnerships

Funding:

The land cost for Spokane Conservation District was \$1.2M and construction costs were \$6.6M; total project cost of \$7.8M for this phase of the project.

The land was purchased in cash. A combination of cash funds and a \$4.3M loan from Numerica Credit Union were utilized to fund the \$6.6M construction of Building #1.

Building #2, a tenant building, was completed as a Committed Private Partnership (CPP) using Community Economic Revitalization Board (CERB) funding. The funding included a low interest loan with a 20% down payment. The tech tenant who the building was being spec built for also contributed capital to the project.

The Scale House, a permanent farmer's market, is in progress and will be funded through local community capital funding. SCD received approval from the state legislature for this funding last year.

In addition, SCD has utilized Community Economic Revitalization Board (CERB) funding from Washington State Department of Commerce for feasibility studies that have proved helpful throughout their projects.

Partnerships:

Project Team

Architect – Integrus Architecture

General Contractor – Kilgore Construction

AHBL – Civil Engineering, Structural Engineering, Landscape Architecture, Community Planning and Land Surveying

Budinger & Associates – Geotechnical and Environmental Services

Program Partners

Livestock & Land

Vets on the Farm

Firewise

Spokane Farm Corridors



Spokane Conservation District

Helpful Lessons

Vicki Carter, Director at Spokane Conservation District, was a wealth of information. A few lessons she bestowed:

- **Tell Your Story** – Vicki discussed the importance of telling the story of the Conservation District and the benefit a facility can provide the community. This assisted Vicki in successful land acquisition and helped form partnerships and build community as they reclaimed the mining quarry site.
- **Be Resilient** – Vicki discussed many challenges she faced along the way. A particularly challenging setback was the departure of her tech tenant due to COVID. Vicki emphasized the importance of keeping momentum during challenges, stating, “keep things moving, don't stall out.”
- **Be Open on Your Search** – Vicki wasn't looking for a site reclamation project, but it became a clear fit once she came across this site. “It's beautiful here. We've already planted over 4,000 trees on site and continue to clean up and do restoration work. So, if you get a site like that, just continue to work on it and celebrate the reclamation benefits; it keeps people involved and excited.”
- **Design Flexible Spaces** – SCD's main building was designed flexibly. Their current office space is called a “collaborative space.” If needed, the space can easily be transformed into cubicles. Additionally, the space she rents could always be transformed back into usable space for SCD if needed.
- **Make Consideration for Big Equipment** – When speaking about their site, Vicki shared that SCD “had great big equipment that (they) had stored all over the county.” Vicki desired for all this equipment to be stored on site and this might be a careful consideration to be made in site selection.
- **Long-Term Perspective** – Vicki spoke at the beginning of the interview about a state meeting she attended in which the speaker posed the question, “Will your district see its 100th birthday?” That moment was profound for Vicki. She began thinking about partnerships she needed to forge to ensure the viability of their conservation district. It's what spurred the process of finding a site that would ensure the long-term sustainability of the SCD.

Rainier Beach Urban Farm & Wetlands

Rainier Beach Urban Farm and Wetlands (RBUFW)

Location: Seattle, WA

Building Size: 1,800 SF

Site: 7 acres

Project Overview:

Owned by Seattle Parks & Recreation and co-operated by Tilth Alliance and the Friends of RBUFW. This urban farm serves the community of Rainier Beach and Southeast Seattle. The center provides organic food production and distribution, environmental education, and wetland restoration.

Buildings & Site Facilities:

- Newly constructed building that contains a central classroom, commercial kitchen, storage space and a covered terrace.
- Rebuilt greenhouses and work shed
- Seasonal farm stand



Rainier Beach Urban Farm and Wetlands

Origination

Rainier Beach Urban Farm and Wetlands (RBUFW) was born from interest of two founding members of Friends of RBUFW in a closed City of Seattle propagation nursery. The members recognized the opportunity to create an urban farm to benefit the Southeast Seattle community at the site. They began engaging the community and formed a partnership with Tilth Alliance to act as the fiscal agent for the project.

After a Request for Proposals (RFP) from the City of Seattle in 2011, Tilth Alliance and Friends of RBUFW were awarded an operating grant from the City Parks Department to repurpose the property as an urban farm and an educational center.

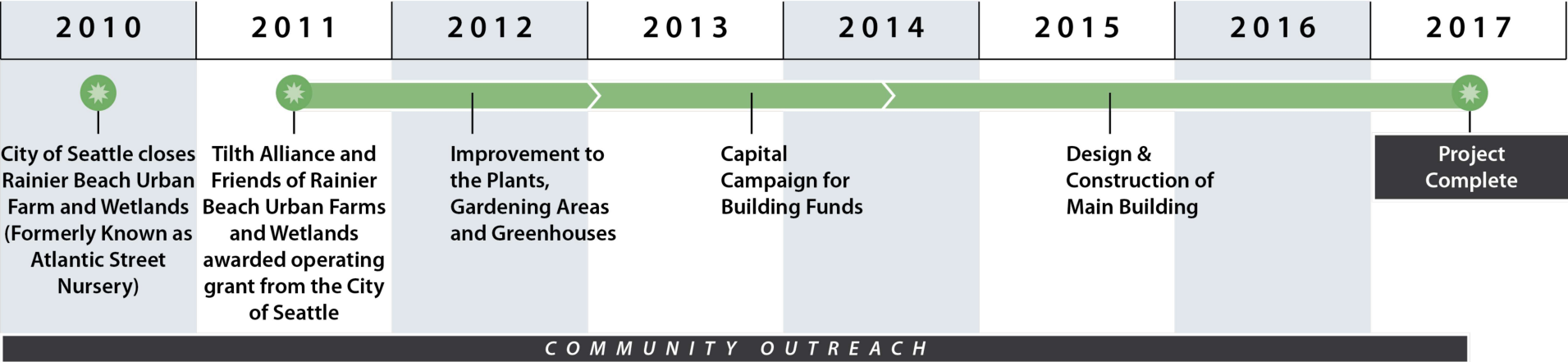
Tilth Alliance and Friends of RBUFW began to restore the existing greenhouses and work shed on site and designed a structure to house a commercial kitchen, classroom, and gathering space. The building was built through funds raised from a capital campaign driven by the Friends of RBUFW totaling \$2.5M.

The City of Seattle owns the land and Tilth Alliance and Friends of RBUFW work in collaboration to operate the property.



Rainier Beach Urban Farm and Wetlands

Timeline



Rainier Beach Urban Farm and Wetlands

“The farm will ultimately engage 5,000 community members and produce more than 20,000 pounds of fresh fruits and vegetables annually, to be distributed primarily to Rainier Valley residents. It is the center for the Food Innovation District and Seattle's largest urban farm.” ~City of Seattle



Rainier Beach Urban Farm and Wetlands



“So really it was the community’s response and really ideas about...we need a source of not only food, but a way in which the community could be engaged in that space. And so, the idea of an urban farm was born.”

Rainier Beach Urban Farm and Wetlands

Funding & Partnerships

Funding:

Capital Campaign Fundraising for \$2.5M to fund the building of the main structure.

Operating agreement with City of Seattle gives some funding for Tilth & Friends of RBUFW for adding benefit to the property through their operations.

Additional funds come in the form of grants, state funding and private donations that either Tilth Alliance or Friends of RBUFW obtain. Notably, two of these funding sources were the Department of Neighborhoods Matching Fund and the Parks and Green Spaces Levy.

Partnerships:

Project Team

Architect – CAST Architecture

General Contractor – A-1 Contracting

Landscape Architect – Berger Partnership

Anchor QEA – Environmental Science and Engineering Consulting Firm

Rainier Beach Action Coalition – Community Outreach

Program Partners

Seattle Tilth Alliance

Friends of Rainier Beach Urban Farms & Wetlands

Seattle Parks & Recreation

Green Seattle Partnership



Seattle
Parks & Recreation



Rainier Beach Urban Farm and Wetlands

Helpful Lessons

David Reyes, a co-founder of the Friends of RBUFW, had many profound lessons from their experience creating Rainier Beach Urban Farm & Wetlands.

- **Space Planning** – RBUFW has already run out of space for staff office needs. David recommended forecasting staff and program growth and designing flexible spaces to accommodate these challenges. David also recommended engaging the community early in the planning process as they've found that interest in using the site surpasses the site's programming capacity and available onsite parking.
- **Outdoor Space** – Be thoughtful about exterior space planning. The RBUFW shed-style roof allows for outdoor programming during wet weather. David suggested planning for more covered space than anticipated to optimize outdoor programming.
- **Accessibility** – Make sure your space is accessible for people of all abilities
- **Storage** – David recommends consideration for storage of tools, supplies, tables, and chairs and other programming needs during the planning process. Storage is essential to programs and community groups being able to access these materials and therefore needs to be considered in the initial building design.
- **IT Infrastructure** – David wishes Friends of RBUFW had more time to consider the future direction of technology and how to integrate it into their center efficiently.
- **Security** – Include site security in your initial planning and estimates.

The background image is a dark, atmospheric photograph. It shows a herd of cattle, likely beef cattle, standing in a grassy field. In the background, there is a dense forest of evergreen trees covering a hillside. The overall tone is muted and naturalistic, with a focus on the landscape and the animals.

Frick Environmental Center

Frick Environmental Center

Location: Pittsburgh, PA

Building Size: 15,600 SF

Site: 4 Acres

Project Overview:

A joint venture between the City of Pittsburgh and the Pittsburgh Parks Conservancy, this LEED Platinum and Living Building Certified building is a gateway to the 644-acre Frick Park and provides for environmental education, office space, and public assembly.

Building & Site Facilities:

The building comprises office space for employees and two large classrooms, that can be combined into one classroom.

The building also includes public space, a walk-through gallery and “living room” space with shelves of books and nature-based blocks for kids. These relaxed spaces make the building more meaningful and enhance the experience for parkgoers and casual visitors.



Frick Environmental Center

Origination

The Frick Environmental Center was formed through a partnership between the City of Pittsburgh and the Pittsburgh Parks Conservancy. The Center is located on the site of a prior nature center that was destroyed by a fire in 2002.

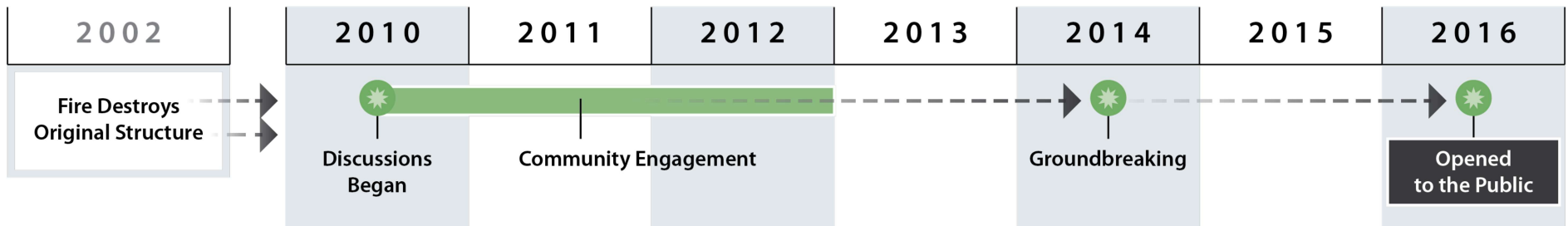
The location of the burned-down nature center was a perfect fit for the new environmental center. The site allowed for the three-story structure to be nestled into the park hillside. The site's existing infrastructure and park residency made it a prime location to become a Leadership in Energy and Environmental Design (LEED) Platinum and Living Building Certified building.

The prior programming of the original building informed the space program of the new structure. While the original building burned down, programming had continued which facilitated a solid understanding of what programs needed to be included in the new space. The programming for summer camps, office space, school partnerships and public assembly drove the design and layout for the structure.



Frick Environmental Center

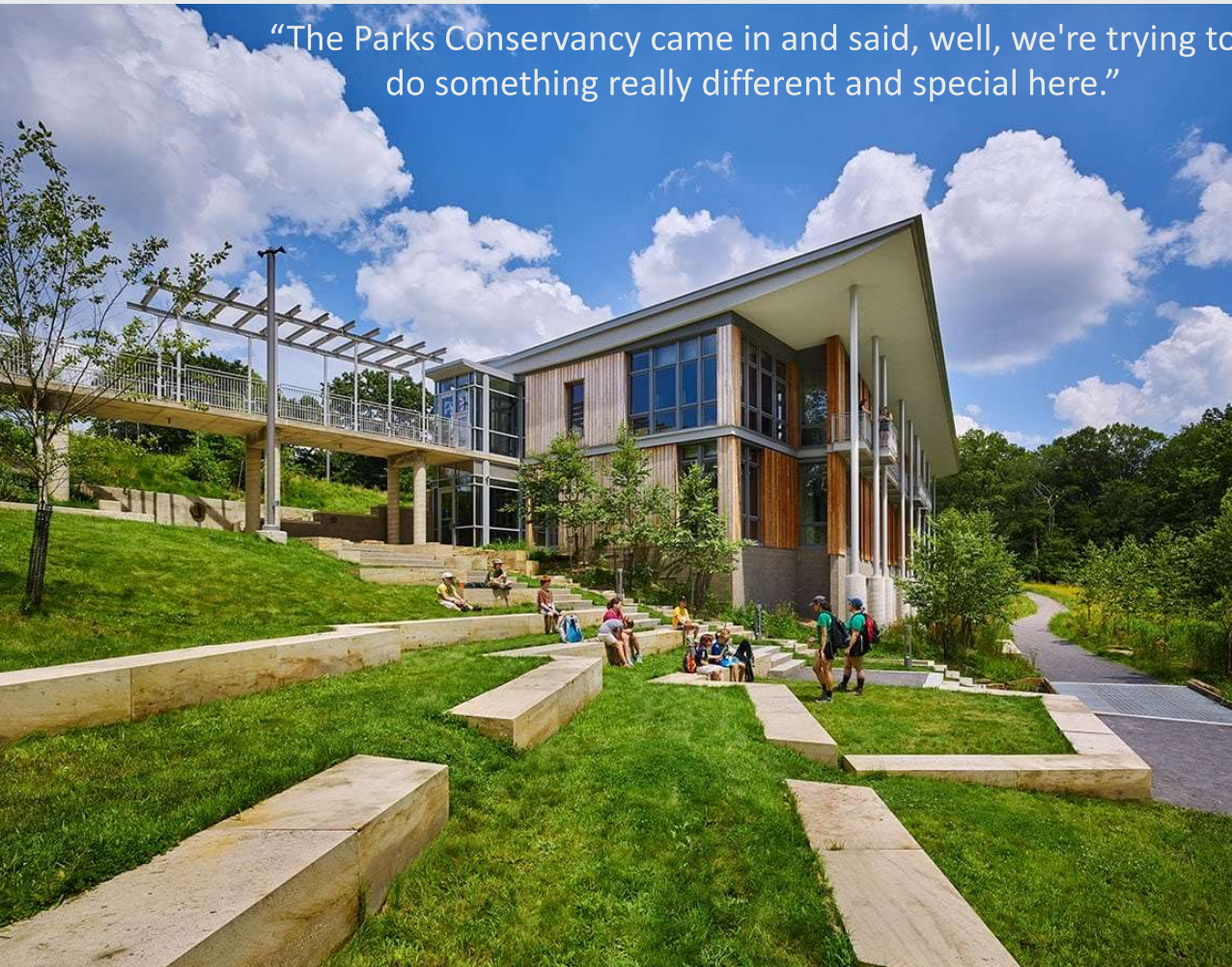
Timeline



“Even an environmentally sensitive construction project is a construction project and it's big and it's ugly and it's noisy.”

Frick Environmental Center

“The Parks Conservancy came in and said, well, we're trying to do something really different and special here.”



Frick Environmental Center



“Our building, part of its energy efficiency strategy is just being a three-story building where you enter on the top floor and then it’s nestled into a hillside...so the ground and it's constant temp and wraps around half of the building.”

Frick Environmental Center

Funding & Partnerships

Funding:

Total project costs for the building was \$19M.

The city was able to fund \$5.2M of the project through the Frick Trust. The other portions of the project were funded by state funding, individual donors and philanthropic foundations & entities. There was no debt taken out on the project.

The building is structured with a long-term ownership agreement. The City of Pittsburgh owns the building and the Pittsburgh Parks Conservancy works as a non-profit partner to operate the building. This same city fund, Frick Trust, supports the centers annual operating expenses as well as other foundations and private donors.

Partnerships:

Project Team

- **Architect** – Bohlin, Cywinski, Jackson
- **General Contractor** – PJ Dick
- **MEP/FP Engineer** – RAM-TECH Engineers
- **Civil Engineer** – H.F. Lenz Co.
- **Structural Engineer** – Barber & Hoffman
- **Stormwater Management Consultant** – Nitsch Engineering
- **Landscape Architect** – La Quatra Bonci Associates
- **Sustainability Consultant** – Atelier Ten

Program Partners

- School Districts and Education Programs
- Pennsylvania Master Naturalist
- Outdoors Inclusion Coalition
- The Audubon Society of Western Pennsylvania
- Pittsburgh Tree Canopy Alliance and many more! (see appendix)

Audubon Society
OF WESTERN PENNSYLVANIA

PITTSBURGH
CANOPY
ALLIANCE
100,000 TREES BY 2032



PENNSYLVANIA
Master Naturalist

Frick Environmental Center

Helpful Lessons

From Pittsburgh Parks Conservancy, we spoke with James Brown, Director of Education and the Frick Environmental Center, and Jen Schnakenberg, Assistant Director of Education, about lessons they've learned:

Value Engineering – Jen and James discussed the challenges and give-and-take of value engineering. For example, the bird-safe treatment for the windows was taken out as part of the value engineering. As a result, there continues to be an ongoing struggle with bird strikes on the building. Value engineering decisions become integral during the operation of the building.

Maintenance Costs – LEED Platinum and Living Building Certified buildings, such as Frick, have sophisticated and bespoke systems that are expensive to maintain. Maintenance costs should be considered and properly planned for when selecting green features or systems.

Make a Rain Plan – James commented that on a “beautiful day, your capacity to run programs is limitless...the rain plan becomes impossible because you've got ten groups out there and there's only two classroom spaces.” Therefore, he recommends planning for the rain in the design of the site.

Accessibility to Public Transportation – Frick is well-situated near park amenities but is limited for bus and public transportation access. They recommend incorporating transit access into your site search.

Plan for Growth – Frick planned well for space to accommodate existing staff, but Jen and James noted that “there wasn’t a whole lot of room for further growth.” As the center evolves, Frick contemplates opportunities for additional programming, including a classroom kitchen and a farm-to-table cooking program. Without a kitchen space in their design, they are limited.

Site Summary

Beavercreek Farm and Conservation Resource Center	Spokane Conservation District	Rainier Beach Urban Farm and Wetlands	Frick Environmental Center
			

Project Completed	2019	2021	2017	2016
Building Costs	\$6.6M	\$6.0M	\$2.5M	\$19.0M
Building Size	10,800 SF	12,500 SF	1,800 SF	15,600 SF
Site Size	15 Acres	50 Acres	7 Acres	4 Acres
Landowner	Yes	Yes	No, City of Seattle	No, City of Pittsburgh
Funding Sources	Permanent Tax Levy and Private Bank	SCD Funds and Numerica Credit Union Loan	Capital Fundraising Campaign by Friends of RBUFW	City Funding, Individual Donors & Foundations

Special Thanks to...

Tom Salzer, Former General Manager of Clackamas SWCD

Jason Faucera, Land Management Program Manager, Clackamas SWCD

Vicki Carter, Director of Spokane Conservation District

David Reyes, Co-Founder of the Rainier Beach Urban Farm & Wetlands

Forrest Murphy, Principal at CAST Architecture

James Brown, Director of Education and the Frick Environmental Center, Pittsburgh Parks Conservancy

Jen Schnakenberg, Assistant Director of Education, Pittsburgh Parks Conservancy

Photo Credits:

Beavercreek Farm & Conservation Resource Center

Integrus Architecture, Spokane Conservation District

Tilth Alliance, Rainier Beach Urban Farm & Wetlands

CAST Architecture, Rainier Beach Urban Farm & Wetlands

Bohlin Cywinski Jackson, Frick Environmental Center

Architect Magazine, Frick Environmental Center

Ed Massery, Frick Environmental Center

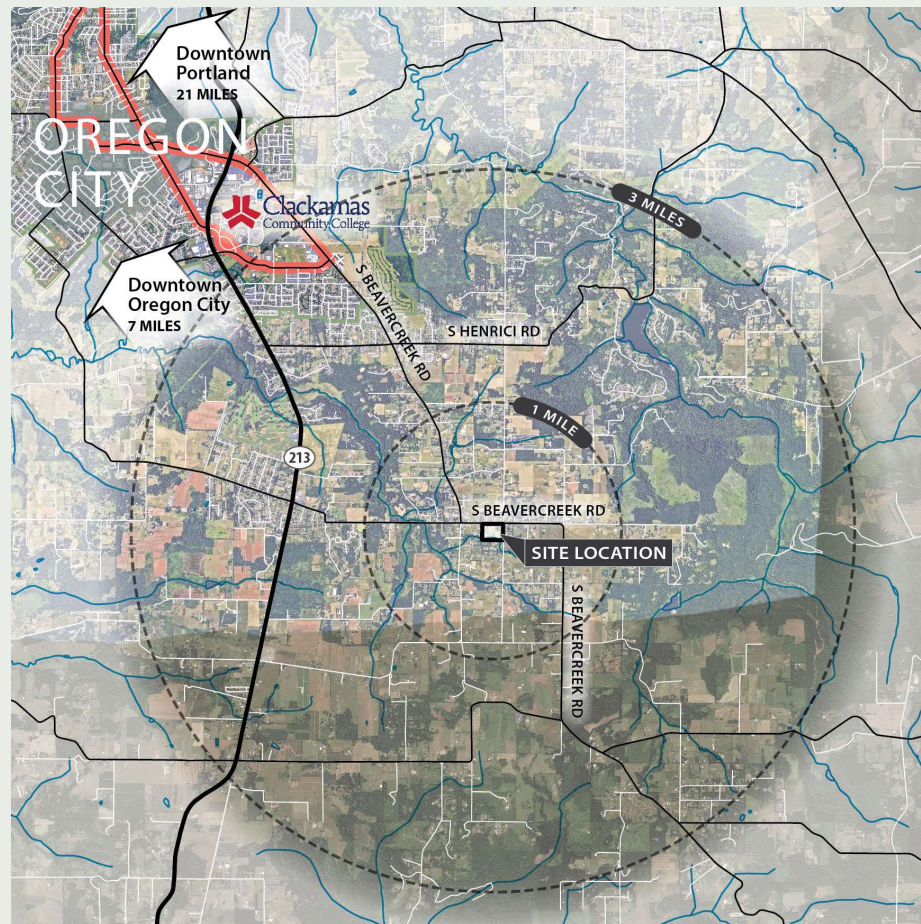
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Appendix

Appendix: Beavercreek Farm & Conservation Resource Center (Location Map)

Clackamas Soil and Water Conservation District's (SWCD) site selection focused on sites that gave blend of a rural location with proximity to the city. Also, in their considerations, was enough acreage to demonstrate conservation efforts onsite, storage for rental equipment and access to high-speed internet.

These considerations lead to their acquisition of the site shown in the map. The location is outside of bus routes. Clackamas sees their site location with a future mindset. As Oregon City continues to grow, and development extends, Clackamas SWCD will own a well-preserved green space property amongst surrounding housing and businesses that will serve as an asset to the local community.



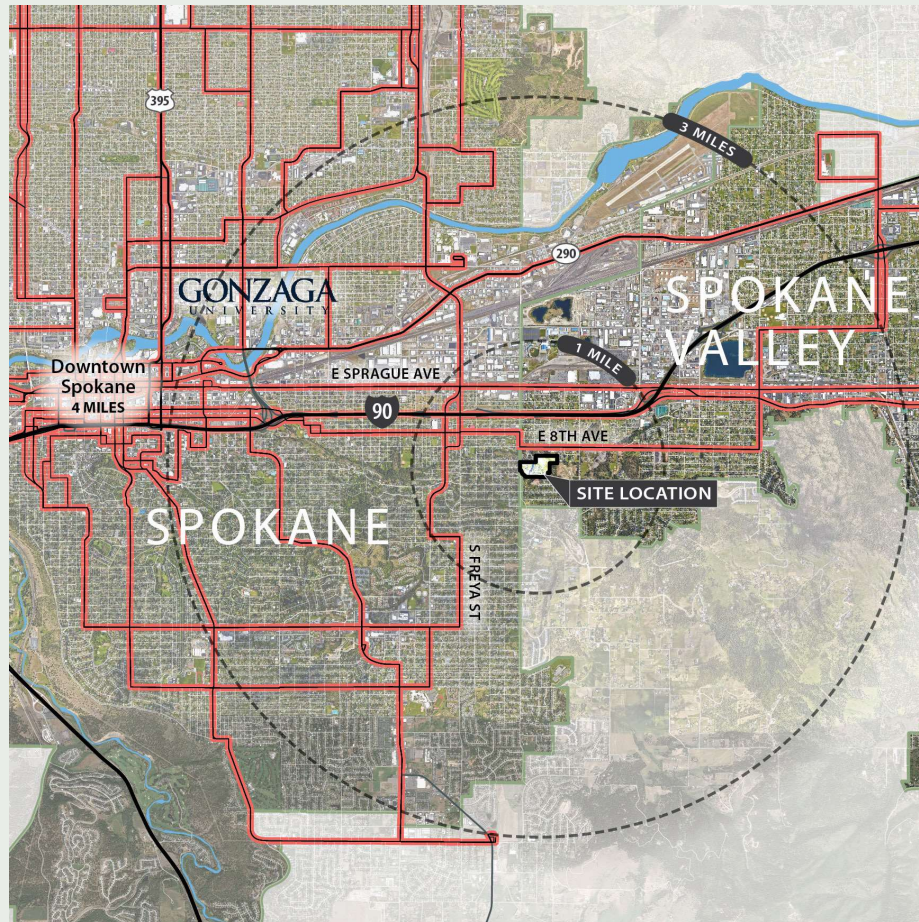
Existing Bus Route

2 Routes within 3 Miles

Appendix: Spokane Conservation District (Location Map)

The location of the former rock quarry was a strong attraction of the 50-acres site purchased by Spokane Conservation District. Located at the nexus of city of Spokane and Spokane Valley the site offered itself as a hub of activity.

As shown Spokane Conservation District is located near I-90 interstate and several bus stop routes. Overall, Spokane Conservation District is pleased with their site location and its accessibility.



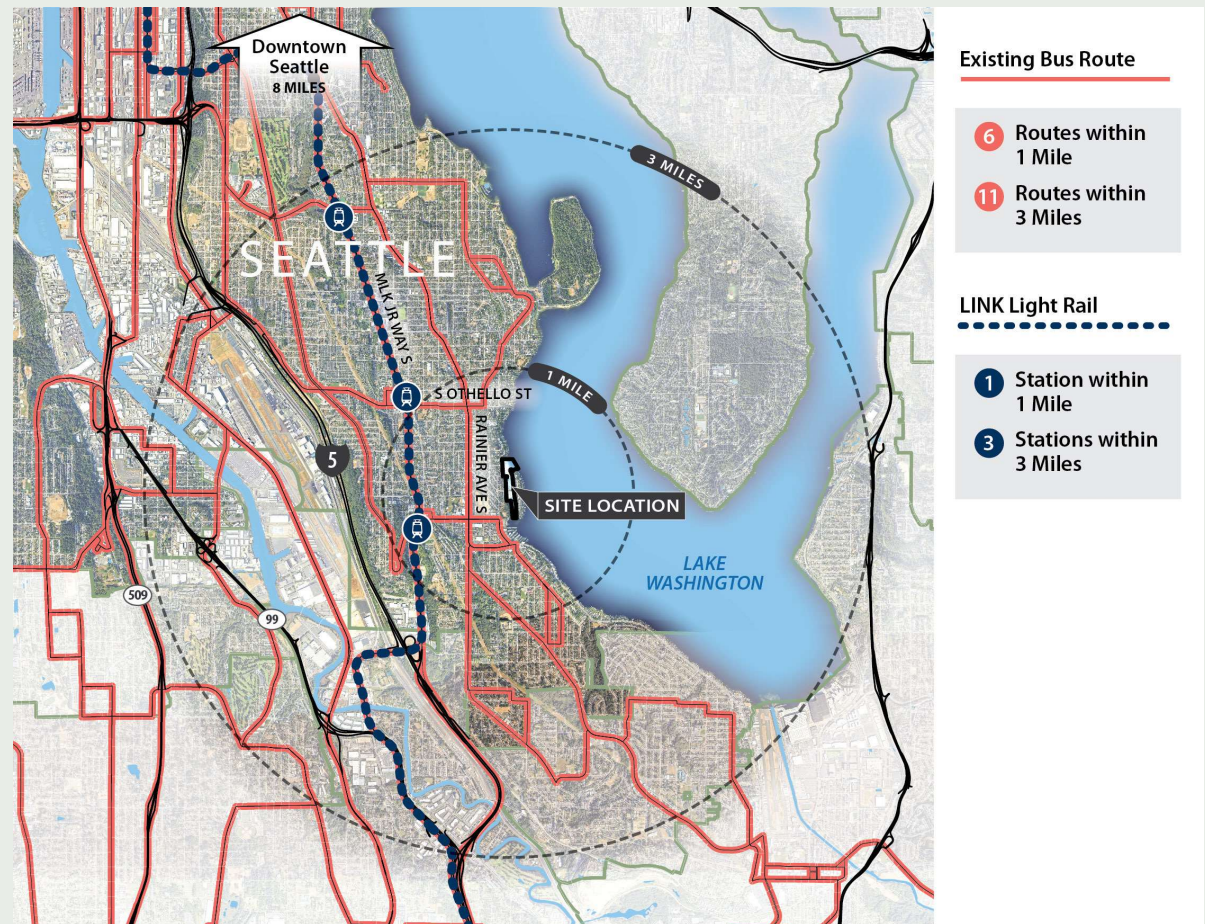
Existing Bus Route

- 1 Route Adjacent to Property
- 4 Routes within 1 Mile
- 16 Routes within 3 Miles

Appendix: Rainier Beach Urban Farm and Wetlands (Location Map)

Rainier Beach Urban Farm and Wetlands site location was chosen out an opportunity. A city run propagation nursery closed and the community saw it as a chance to create an urban farm to serve the Rainier Beach community.

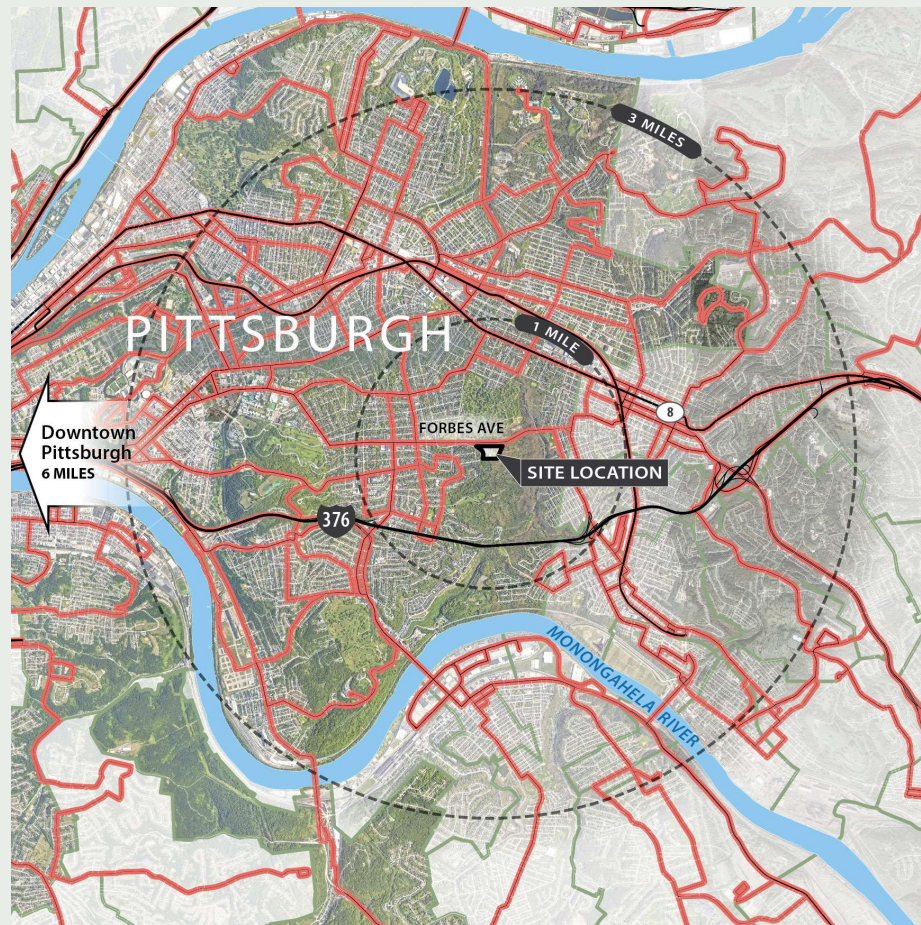
Upon reflection on their site, Rainier Beach Urban Farm and Wetlands shared that parking considerations play a huge part in their day-to-day operations and ability to serve the community. Often RBUFW finds that their parking capacity can overflow into the neighboring community. They yearn for greater space to provide parking onsite so that can broaden their reach and lessen the impact on their local neighbors.



Appendix: Frick Environmental Center (Location Map)

Frick Environmental Center was built on the site of a former nature center that was lost in fire in 2002. The location abuts the 600-acre Frick Park and was a prime location candidate given the existing infrastructure already in place.

Frick is closely located near two bus lines and a bus stop is .3 mile from the center. Due to topography and sidewalk access, this stop is difficult to access. Additionally, Frick mentioned bus routes traveling only during peak commuting times and the need to take multiple bus lines as barriers for accessibility via bus. During the interview, Frick expressed a desire that their site was more accessible by bus to allow greater access to their center and to better accommodate commuting needs of staff.



Appendix: Spokane Conservation District



PHASE 1 - PRESERVE NATURE

1 PARKING & DEMONSTRATION AREAS



2 CONSERVATION DISTRICT OFFICES



3 USE EXISTING ACCESS ROAD



4 SCALE HOUSE STORAGE

5 LEASE EXISTING BUILDING

6 SECURED SHOP

PHASE 2 - WORK IN NATURE

7 NEW ACCESS WITH BRIDGE



8 CONFERENCE CENTER



9 INTERPRETIVE TRAILS



10 STREET FRONTAGE IMPROVEMENTS

11 PARKING & DEMONSTRATION AREAS

12 SECURED SHOP

PHASE 3 - TEACH NATURE

13 PUBLIC ACCESS PARK-BIRD'S NEST LOOK-OUT



14 GREENHOUSES



15 ECOLOGY POND



16 SCALE HOUSE INCUBATOR BUSINESS

17 SECURED SHOPS

PHASE 4 - EXPLORE NATURE

18 TEAM BUILDING OPPORTUNITIES



19 OUTDOOR COMMUNITY SPACE



20 RECREATIONAL ACTIVITIES



21 DRAINAGE POND GAZEBO

22 ROCK GAZEBO

23 FOREST GAZEBO

PHASE 5 - LIVE IN NATURE

24 LOW IMPACT DEVELOPMENT W/ VIEWS - 1



25 LOW IMPACT DEVELOPMENT - 2



26 NATURE ART EXHIBIT



27 LOW IMPACT DEVELOPMENT - 3

Appendix: Maintenance and Operations Costs

Of the comparable sites, Beaver Creek Farm and Conservation Resource Center is most relevant for comparing maintenance and operations costs.

Jason Faucera, Land Management Program Manager at Clackamas SWCD, was kind enough to share figures to summarize their maintenance costs.

Occupancy costs for their building are around \$80,000 per year.

Maintenance costs have been low initially but HVAC, has been the most expensive system for maintenance so far with \$4,000 in repairs.

They've also had sidewalk and window cleaning for an additional \$3,500 this year.

Landscaping maintenance is dependent on what the design looks like, but they spend about \$6,000 - \$9,000 per year.

They have hired part time staff to maintain the farm grounds. The staff will maintain that going forward.

Appendix: Frick Environmental Center Program Partners

Information Courtesy of Jen Schnakenberg, Assistant Director of Education, Pittsburgh Parks Conservancy:

Pittsburgh Parks Conservancy operates the programming at the Frick Environmental Center. The center works with over 20 individual schools, including Pittsburgh Public Schools, a network of 10+ charter schools, and a handful of independent schools.

Partners that present programs at Frick include Human Animal Rescue's Wildlife Center, The Audubon Society of Western Pennsylvania, SpiderMentor, Luna Pittsburgh, and The Western Pennsylvania Conservancy, among others.

Groups that use the space for their own programming include REI's Wilderness First Aid courses, Pennsylvania Master Naturalists, Western Pennsylvania Mushroom Club, Communitopia, Age Friendly Greater Pittsburgh. Frick provides outreach programming to several neighborhoods and groups by visiting their sites.

Their collaborative efforts in the Pittsburgh area include Buzzword Pittsburgh, the Playful Pittsburgh Collaborative, Outdoors Inclusion Coalition, and the Pittsburgh Tree Canopy Alliance, to name a few.

In addition, the center has school partner programs designed for preschool, first grade, fourth grade, middle school and high school; summer camps for ages 4-13; paid high school internship; year-round outreach programming with other groups, as mentioned above; public programming offerings including monthly "nature play dates" and storytimes for families with young children, themed nature walks for adults (birding, tree ID, mushrooms, full moon hikes, etc.), and regular forest-bathing options. As an organization, beyond the environmental center, they publish a seasonal events guide as well as keep a running events calendar on their website.

Also, housed within the Environmental Center, in addition to the 10 full-time members of the education staff, are personnel from the Parks Conservancy's community engagement and parks planning departments; they work closely with the horticulture and forestry team who take care of the landscape, as well as others in the park system.

Appendix: Additional Inspiring Interview Quotes

Vicki Carter, Director of Spokane Conservation District

“I was over here working the financing piece, but over here still designing and getting things ready to go and always have the mindset that this is going to happen.”

Vicki also stated that when she was looking for a site she was always “looking for a building, just because I never built a building before.”

When times get tough, Vicki said, “I talked to my own board and they all said keep going, keep building.”

James Brown, Director of Education and the Frick Environmental Center and Jen Schnakenberg, Assistant Director of Education for the Pittsburgh Parks Conservancy

“We’re net zero in terms of energy and those sorts of things. But there are still absolutely maintenance challenges on an ongoing basis.”

“A community engagement process...engaging neighboring communities to the park and stakeholders and what they thought was relevant and valuable to the facility and the type of programming to be offered. That was going on in parallel with negotiation with the city.”

Appendix: Additional Inspiring Interview Quotes

David Reyes, founding member of the Rainier Beach Urban Farm & Wetlands

“How do you design flexible spaces? So that's another part of it, you don't want to get tied into a space, only can be used for X. How can you really have that flexibility in spaces depending on programming and seasons and those sorts of things?”

“Having identity as being environmental stewards, but we also want to incorporate that into our building structure, LEED buildings are really important, but it also costs a lot of money. So, understanding that there may need to be compromises. And you just have to be thoughtful about what those compromises are.”

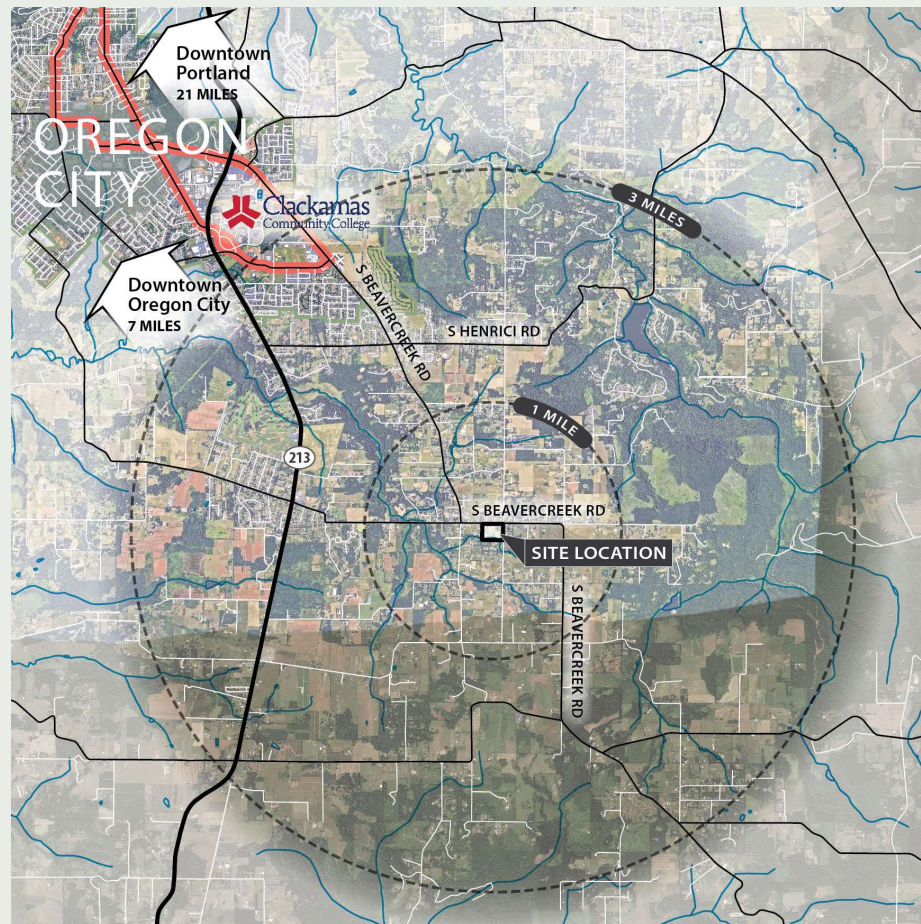
Tom Salzer, former General Manager of Clackamas SWCD

“I did try to encourage the Board to look 50 years down the road at what the facility and little 16-to-18-acre property footprint would look like and that was compelling for them. They realized that in 50 years they would be surrounded with dense housing, business, etc. and yet they would have retained this green open space with ponds and habitat and native plants, and it would be a real asset to the community.”

Appendix: Beavercreek Farm & Conservation Resource Center (Location Map)

Clackamas Soil and Water Conservation District's (SWCD) site selection focused on sites that gave blend of a rural location with proximity to the city. Also, in their considerations, was enough acreage to demonstrate conservation efforts onsite, storage for rental equipment and access to high-speed internet.

These considerations lead to their acquisition of the site shown in the map. The location is outside of bus routes. Clackamas sees their site location with a future mindset. As Oregon City continues to grow, and development extends, Clackamas SWCD will own a well-preserved green space property amongst surrounding housing and businesses that will serve as an asset to the local community.



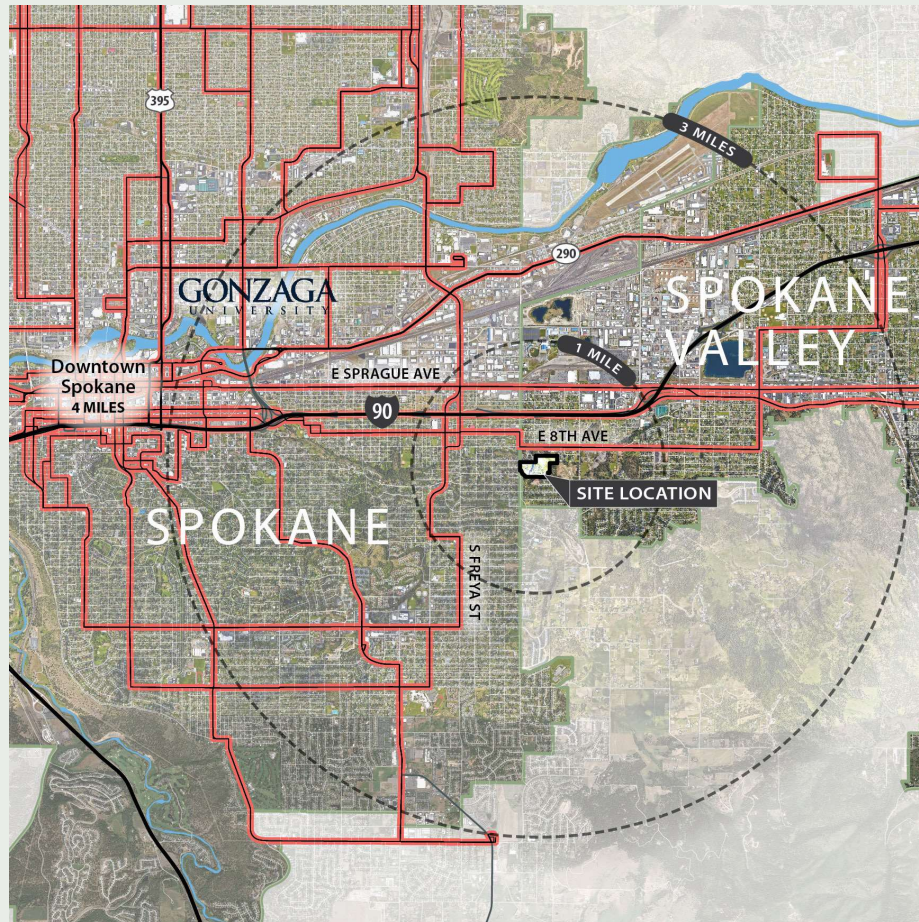
Existing Bus Route

2 Routes within 3 Miles

Appendix: Spokane Conservation District (Location Map)

The location of the former rock quarry was a strong attraction of the 50-acres site purchased by Spokane Conservation District. Located at the nexus of city of Spokane and Spokane Valley the site offered itself as a hub of activity.

As shown Spokane Conservation District is located near I-90 interstate and several bus stop routes. Overall, Spokane Conservation District is pleased with their site location and its accessibility.



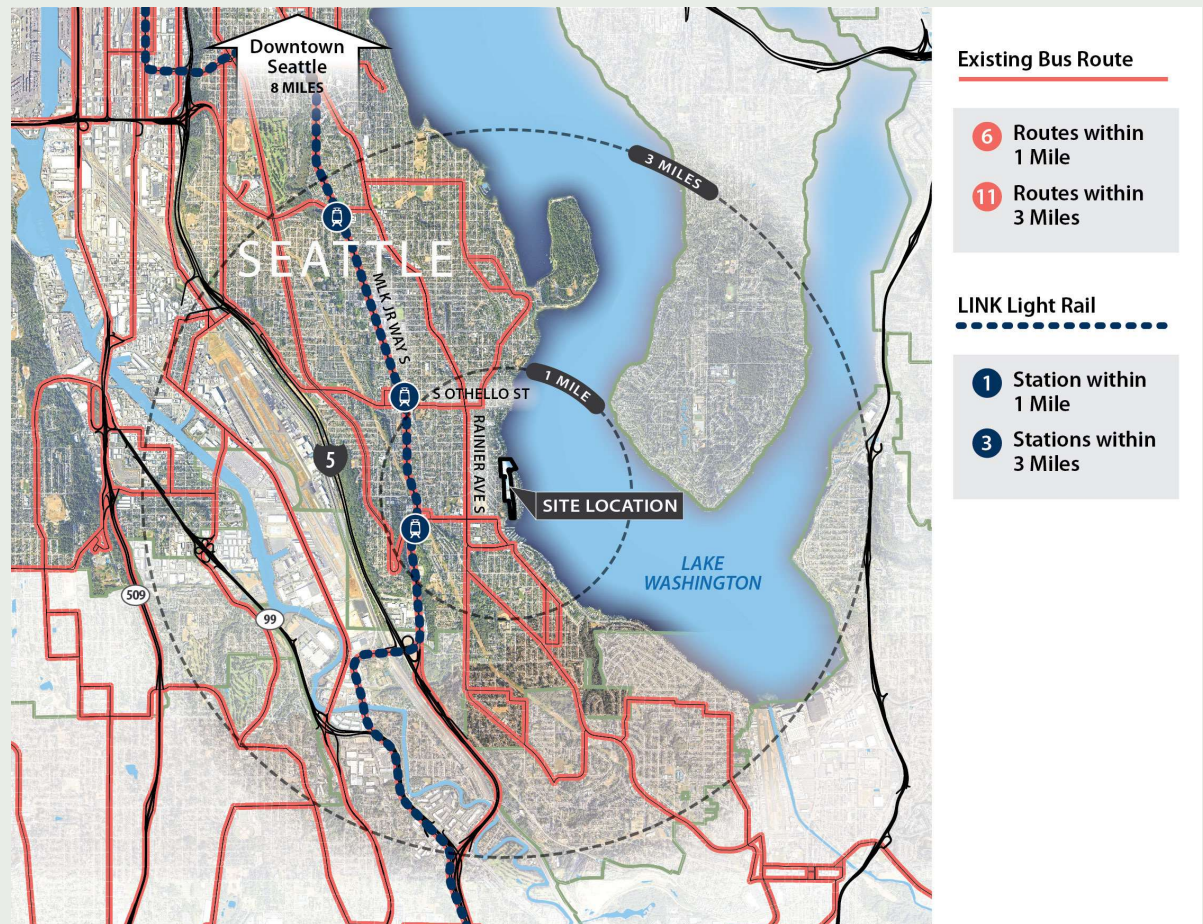
Existing Bus Route

- 1 Route Adjacent to Property
- 4 Routes within 1 Mile
- 16 Routes within 3 Miles

Appendix: Rainier Beach Urban Farm and Wetlands (Location Map)

Rainier Beach Urban Farm and Wetlands site location was chosen out an opportunity. A city run propagation nursery closed and the community saw it as a chance to create an urban farm to serve the Rainier Beach community.

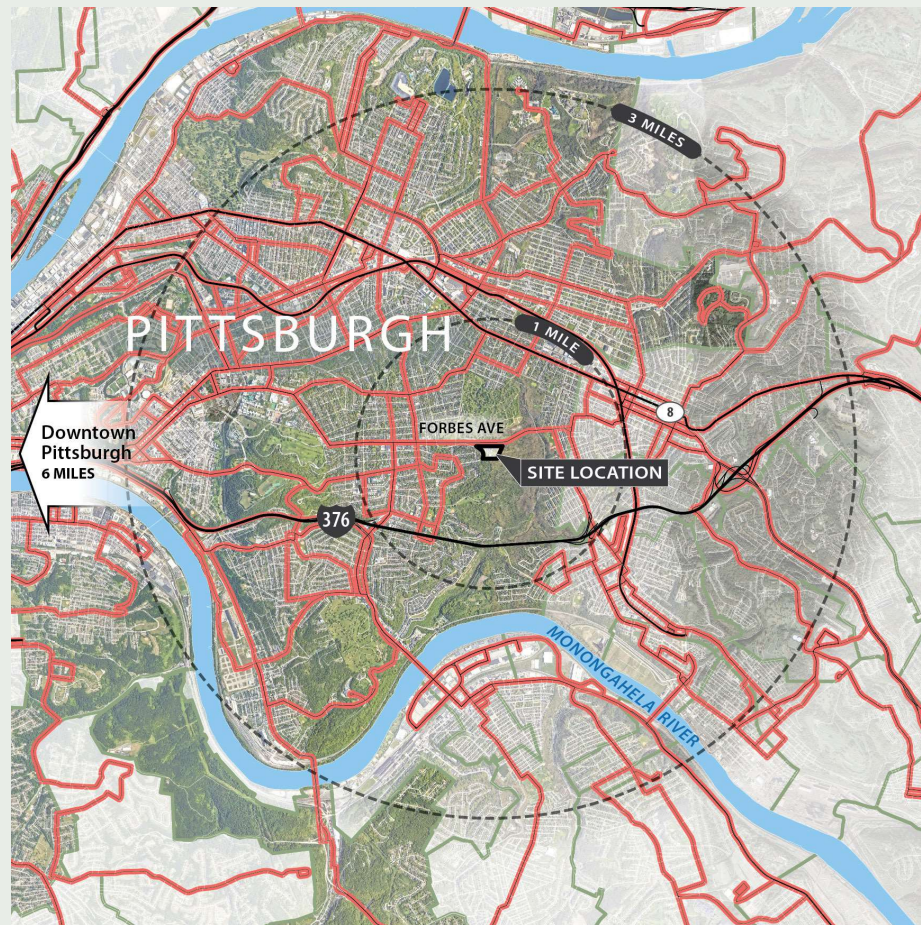
Upon reflection on their site, Rainier Beach Urban Farm and Wetlands shared that parking considerations play a huge part in their day-to-day operations and ability to serve the community. Often RBUFW finds that their parking capacity can overflow into the neighboring community. They yearn for greater space to provide parking onsite so that can broaden their reach and lessen the impact on their local neighbors.



Appendix: Frick Environmental Center (Location Map)

Frick Environmental Center was built on the site of a former nature center that was lost in fire in 2002. The location abuts the 600-acre Frick Park and was a prime location candidate given the existing infrastructure already in place.

Frick is closely located near two bus lines and a bus stop is .3 mile from the center. Due to topography and sidewalk access, this stop is difficult to access. Additionally, Frick mentioned bus routes traveling only during peak commuting times and the need to take multiple bus lines as barriers for accessibility via bus. During the interview, Frick expressed a desire that their site was more accessible by bus to allow greater access to their center and to better accommodate commuting needs of staff.

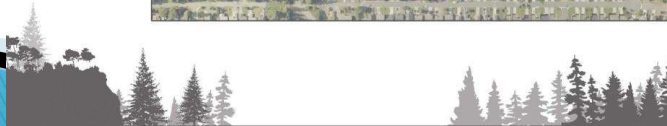


Existing Bus Route

- 2 Routes Adjacent to Property
- 13 Routes within 1 Mile
- 49 Routes within 3 Miles



WHERE IS THE SITE?





CAMPUS MASTER PLAN THE 8TH AVENUE QUARRY



WHAT DO WE HAVE?

THE 8TH AVENUE QUARRY

CAMPUS MASTER PLAN

"Conservation and Natural Area Includes Reclaiming Historical Mining Operation."

The Spokane Conservation District's mission is to develop and implement programs which will protect and conserve our natural and renewable resources. In the spring of 2017, the Spokane Conservation District purchased the former Spokane Rock Products facility on 8th and Havana.

The acquisition included nearly 50 acres of land and a 7,000 sq ft office building. The site served as a mining operation for over 40 years and provided rock and gravel used in the construction of the Spokane Valley and surrounding area. This large-scale reclamation is extremely important as it serves as a water drainage and storage site for the Glenrose area.

The SCD desires to bring the property back to a more natural condition offering wildlife habitat, conservation and recreation uses, and green space in an urban environment.



A BUILDING



B EXISTING BUILDING



C CLIFF



D.1 VIEW FROM UPPER LOTS



D.2 VIEW FROM UPPER LOTS



D.3 VIEW FROM UPPER LOTS



E ASPHALT PILE



F.1 EAGLES NEST ROCK PILE



F.2 EAGLES NEST ROCK PILE



G.1 POND



G.2 POND



H.1 DRAINAGE POND



H.2 DRAINAGE POND



I.1 FORESTED AREA



I.2 FORESTED AREA



J STORAGE SHEDS

"...THIS UNIQUE PROPERTY ACQUISITION WILL ALSO ALLOW US TO EXPAND OUR EDUCATION AND PROGRAM DEMONSTRATION AREAS AS WE DEVELOP A CONSERVATION CAMPUS FOR OUR COMMUNITY."

- VICKI CARTER, SCD DIRECTOR



"...IT IS OUR RESPONSIBILITY TO BE GOOD STEWARDS OF OUR RESOURCES BRINGING BALANCE TO THE ENVIRONMENT AND HUMAN INTERACTION."

- JANI SHRAUGER, BOARD MEMBER



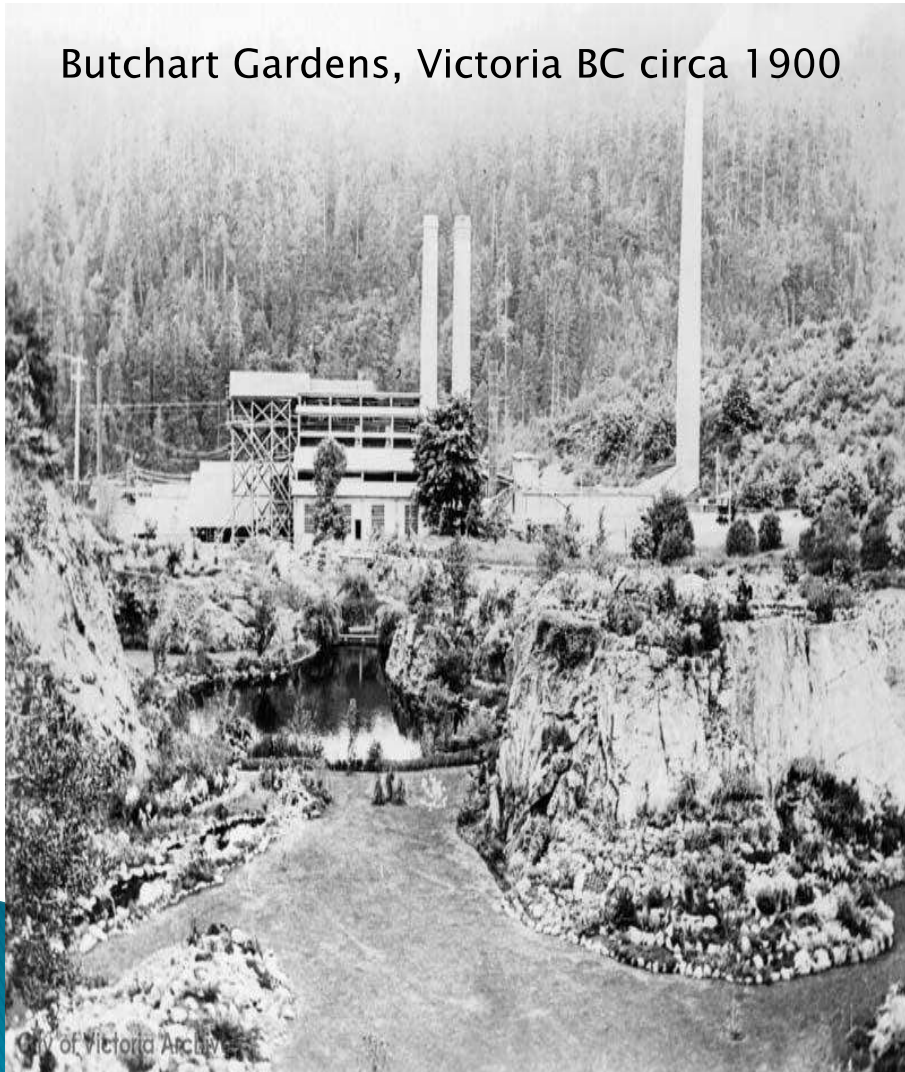






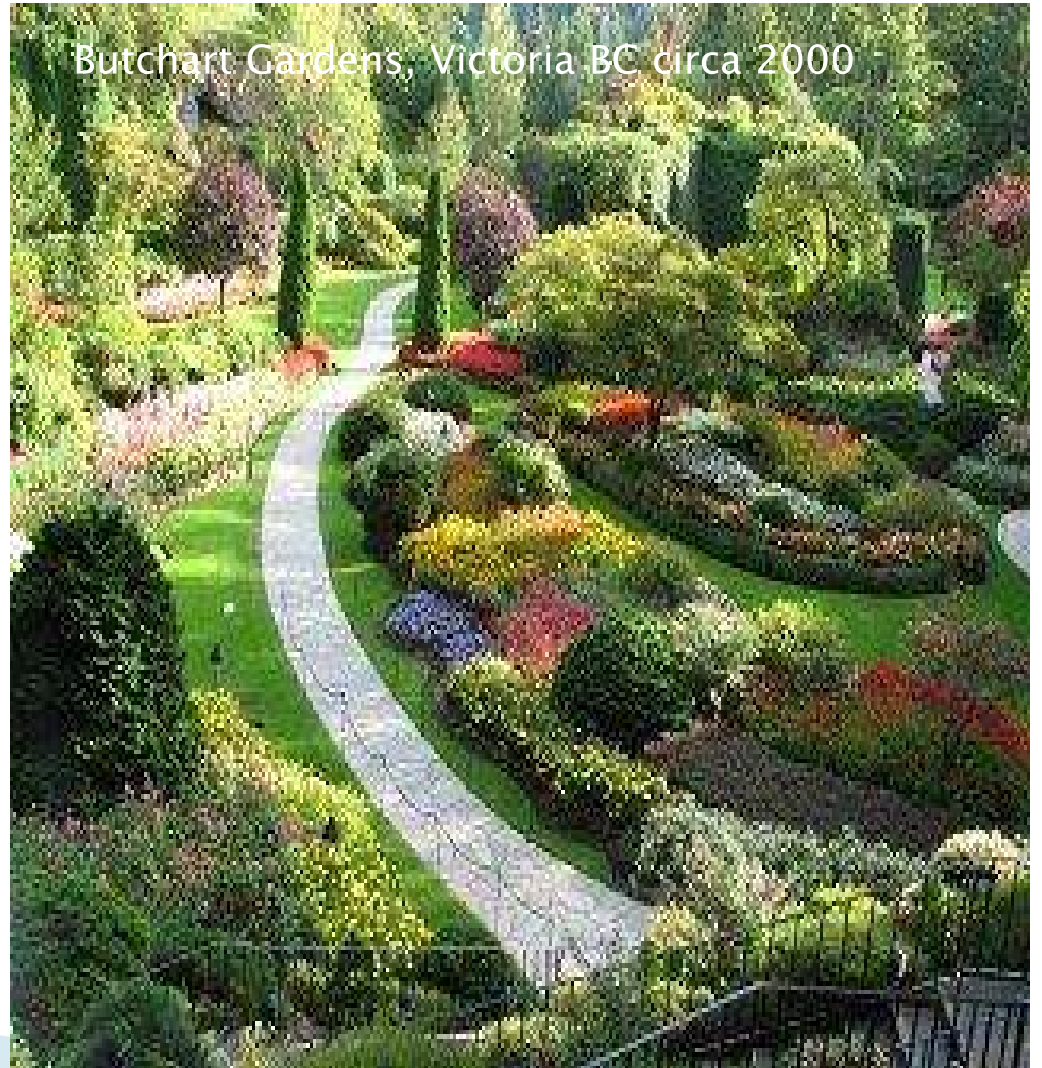


Butchart Gardens, Victoria BC circa 1900



City of Victoria Archive

Butchart Gardens, Victoria BC circa 2000

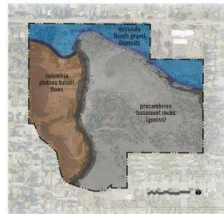




CAMPUS MASTER PLAN THE 8TH AVENUE QUARRY



HOW DID WE GET THERE?



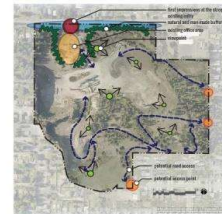
GEOLOGY



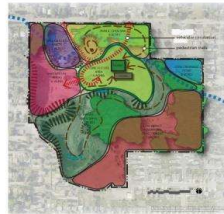
HYDROLOGY



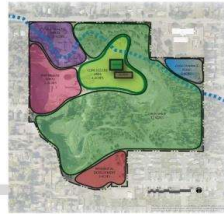
ZONING



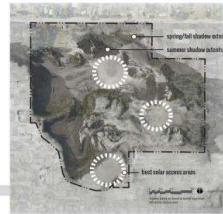
SITE OBSERVATIONS



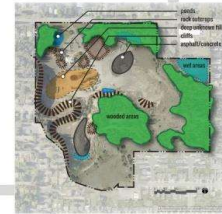
COMBINED STUDIES



SPACE NEEDS



SHADOW STUDY



SIGNIFICANT SITE FEATURES

OPPORTUNITIES

Bringing People and Resources Together.

Our mission is putting conservation on the ground. From outdoor education and demonstrations to urban and rural landscape solutions, this campus will be a conservation model and one-stop shop for technical assistance and resources.

As we provide the opportunity for people to explore, conserve, and enjoy our natural resources, we can open up to a bigger conversation regarding our food environment and our influence on the landscape we call home.

"... THE QUARRY UNIQUELY CELEBRATES THE PAST INCLUDING ITS INDUSTRIAL USAGE BUT NOW OPENS THE DOOR TO SOME REALLY COOL FUTURE USES!"

- RANDY JAMES, BOARD MEMBER

"... CONSERVATION IS ABOUT LEAVING SOMETHING FOR OUR FUTURE GENERATIONS. BRINGING PEOPLE AND RESOURCES TOGETHER IS WHAT WE DO BEST."

- JERRY SCHEELE, BOARD CHAIR



PROGRAM PARTNERS



FIREWISE USA™
RESIDENTS REDUCING WILDFIRE RISKS



PROJECT TEAM



integrus
ARCHITECTURE



CAMPUS MASTER PLAN THE 8TH AVENUE QUARRY



PHASING & INSPIRATION

PHASE 1 - PRESERVE NATURE

1 PARKING & DEMONSTRATION AREAS



2 CONSERVATION DISTRICT OFFICES



3 USE EXISTING ACCESS ROAD



4 SCALE HOUSE STORAGE

5 LEASE EXISTING BUILDING

6 SECURED SHOP

PHASE 2 - WORK IN NATURE

7 NEW ACCESS WITH BRIDGE



8 CONFERENCE CENTER



9 INTERPRETIVE TRAILS



10 STREET FRONTAGE IMPROVEMENTS

11 PARKING & DEMONSTRATION AREAS

12 SECURED SHOP

PHASE 3 - TEACH NATURE

13 PUBLIC ACCESS PARK-BIRD'S NEST LOOK-OUT



14 GREENHOUSES



15 ECOLOGY POND



16 SCALE HOUSE INCUBATOR BUSINESS

17 SECURED SHOPS

PHASE 4 - EXPLORE NATURE

18 TEAM BUILDING OPPORTUNITIES



19 OUTDOOR COMMUNITY SPACE



20 RECREATIONAL ACTIVITIES



21 DRAINAGE POND GAZEBO

22 ROCK GAZEBO

23 FOREST GAZEBO

PHASE 5 - LIVE IN NATURE

24 LOW IMPACT DEVELOPMENT W/ VIEWS - 1



25 LOW IMPACT DEVELOPMENT - 2



26 NATURE ART EXHIBIT



27 LOW IMPACT DEVELOPMENT - 3

THE FUTURE

"The campus master plan serves as a vision which captures the past while envisioning the future."

Spokane Conservation District purchased the 50-acre parcel with the intent of relocating its office and field operations to the site. They also realized the value of creating a campus which acknowledged its history as well as offered unique opportunities to other regional resource partners, both private and public, as well as the community at-large.

The site's distinctive natural features served as the foundation for the 5-phase planning process. Keeping the local community resources and values in mind, the plan encompasses five key objectives: Preserving Nature - Work In Nature - Teach Nature - Explore Nature - Live in Nature.

"THIS PROPERTY WILL DEMONSTRATE THAT COMMON GROUND IS POSSIBLE BETWEEN OUR URBAN AND RURAL INTERFACES AND PROVIDES A SPACE FOR OUR LANDSCAPE AND COMMUNITY TO COME TOGETHER."

- TOM MILLER, VICE-CHAIR



"THIS IS SUCH A SPECIAL PLACE WHERE WE WILL BE ABLE TO COME TOGETHER AND GET EXCITED ABOUT CONSERVATION AND THE ENVIRONMENT, COMMUNITY, OUTDOOR ART AND RECREATION, AND OUR LOCAL FOOD PRODUCTION."

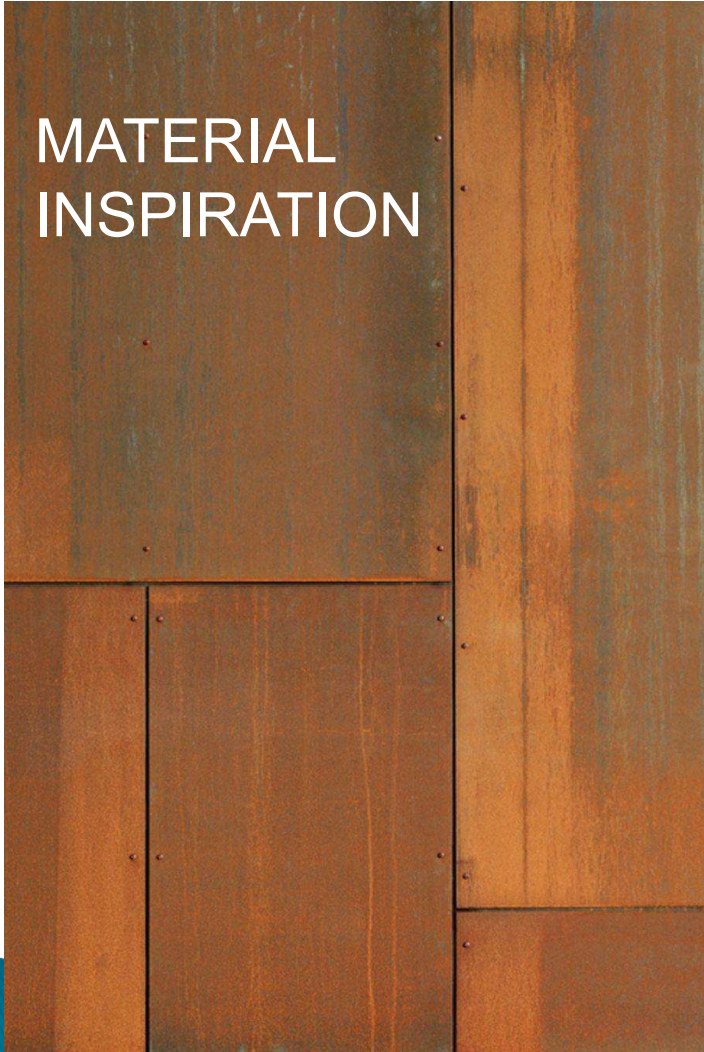
- WENDY KNOPP, BOARD MEMBER



PROJECT TEAM



MATERIAL INSPIRATION



CORTEN STEEL



STANDING SEAM METAL



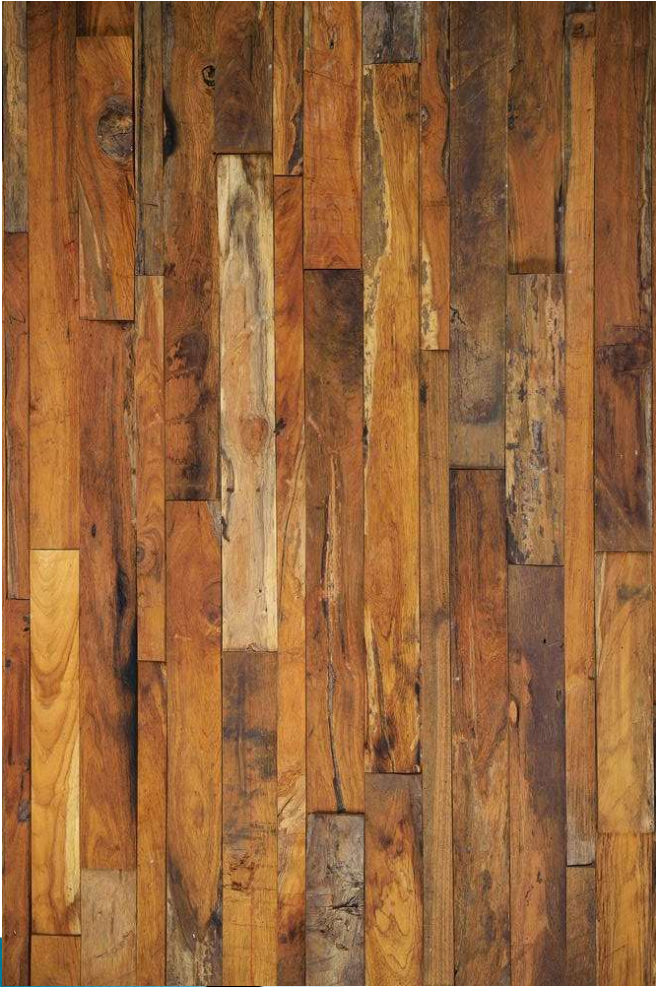
OTHER



CONCRETE



ROCK



WOOD

REGIONAL INSPIRATION



SIMPLE AGRARIAN FORMS NESTLED IN LANDSCAPE



AGED WOOD AND METAL

PROTECTION FROM THE ELEMENTS
3.1

UTILITARIAN & BUILT TO WITHSTAND THE ELEMENTS

forms built
purely on
function



COST EFFECTIVE & LOW MAINTENANCE MATERIALS

SITE INSPIRATION



EXISTING CONCRETE BLOCKS



EXISTING CORD WOOD PILES



EXISTING METAL



EXISTING ROCK FORMATIONS



EXISTING STORAGE SHEDS



EXISTING SCALE HOUSE



EXISTING SCALE HOUSE



CORTEN STEEL



STANDING SEAM METAL



OTHER SALVAGED METAL



ROCK



WOOD



CONCRETE















Option 1 - The Big Shed (Not Selected)



Honest and expressive structure with a large shed roof used as a binding design. The roof "opens" itself towards to public areas and lowers itself on the private offices / administration areas.



Option 2 - The Hipster Barn (selected)



Consists of a simple bar with three sheds plugged into it. The "bar" shape houses the small scale program spaces; administration, offices, and private shared rooms. The three "sheds" were created in response to the public and privately shared spaces that contain 'living-room' type programs. The rooms required higher ceilings to scoop-in natural light deep into the centrally located areas. Direct views to the outdoors were desired by SCD, which are gained by the sculptural sheds.



Option 3 - The Long Barn (Not Selected)



Strong form derived from the pure functions of a barn. The taller volume implies entry and houses the public spaces.

Program Hierarchy through Form

Bar Shape

Office &
Administration

Private

Semi-Private / Social

Public / Social

Medium
Conference Room
Shed 3

Collaborative Open
Office Space
Shed 2

Main Entry / Large
Conference Room
Shed 1

Option 2 - The Hipster Barn (selected)



5

Collaborative Open Office



5



SOUTH PATIO - AERIAL

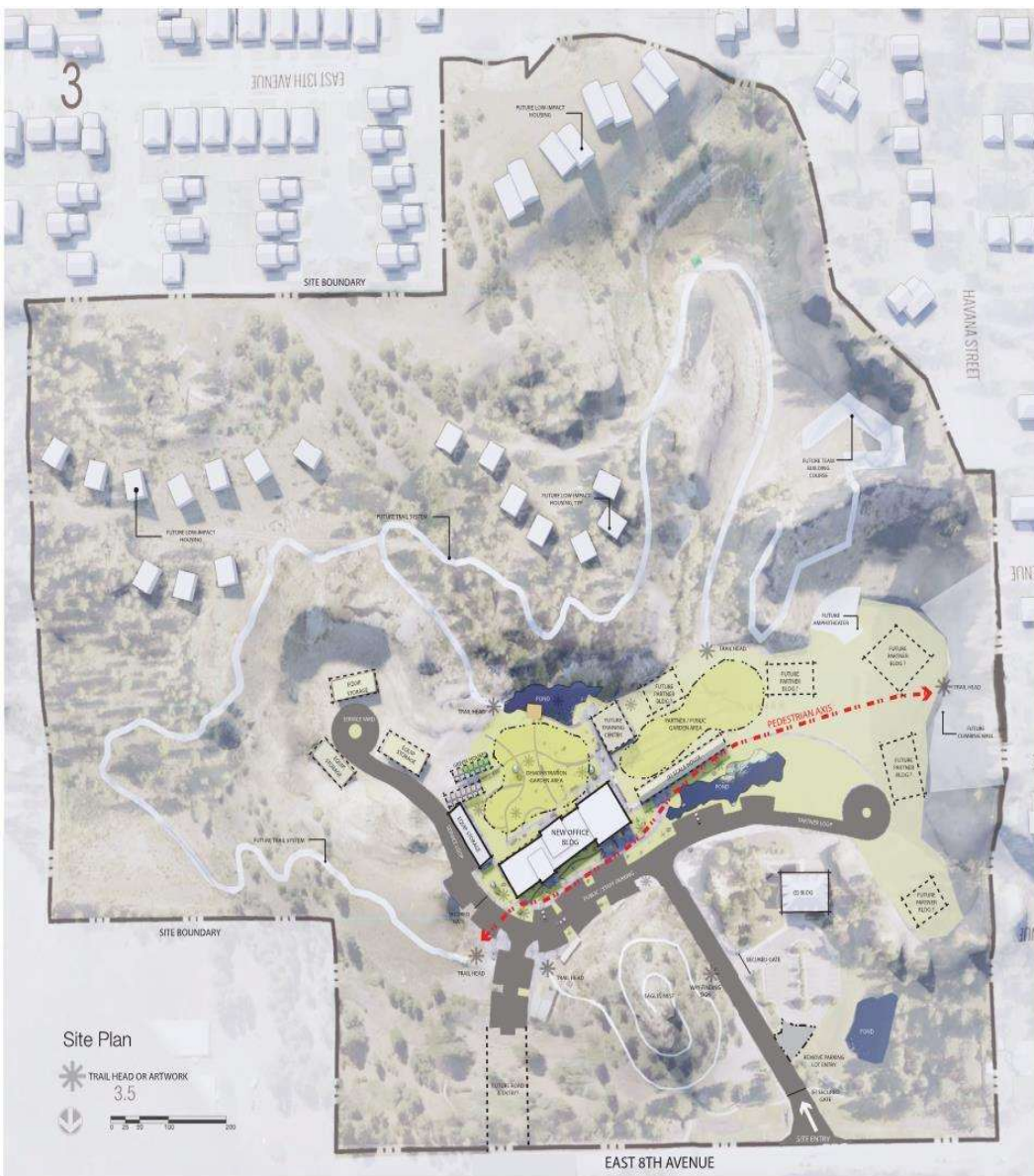
West Elevation

East Elevation

South Elevation

5.5

5.6



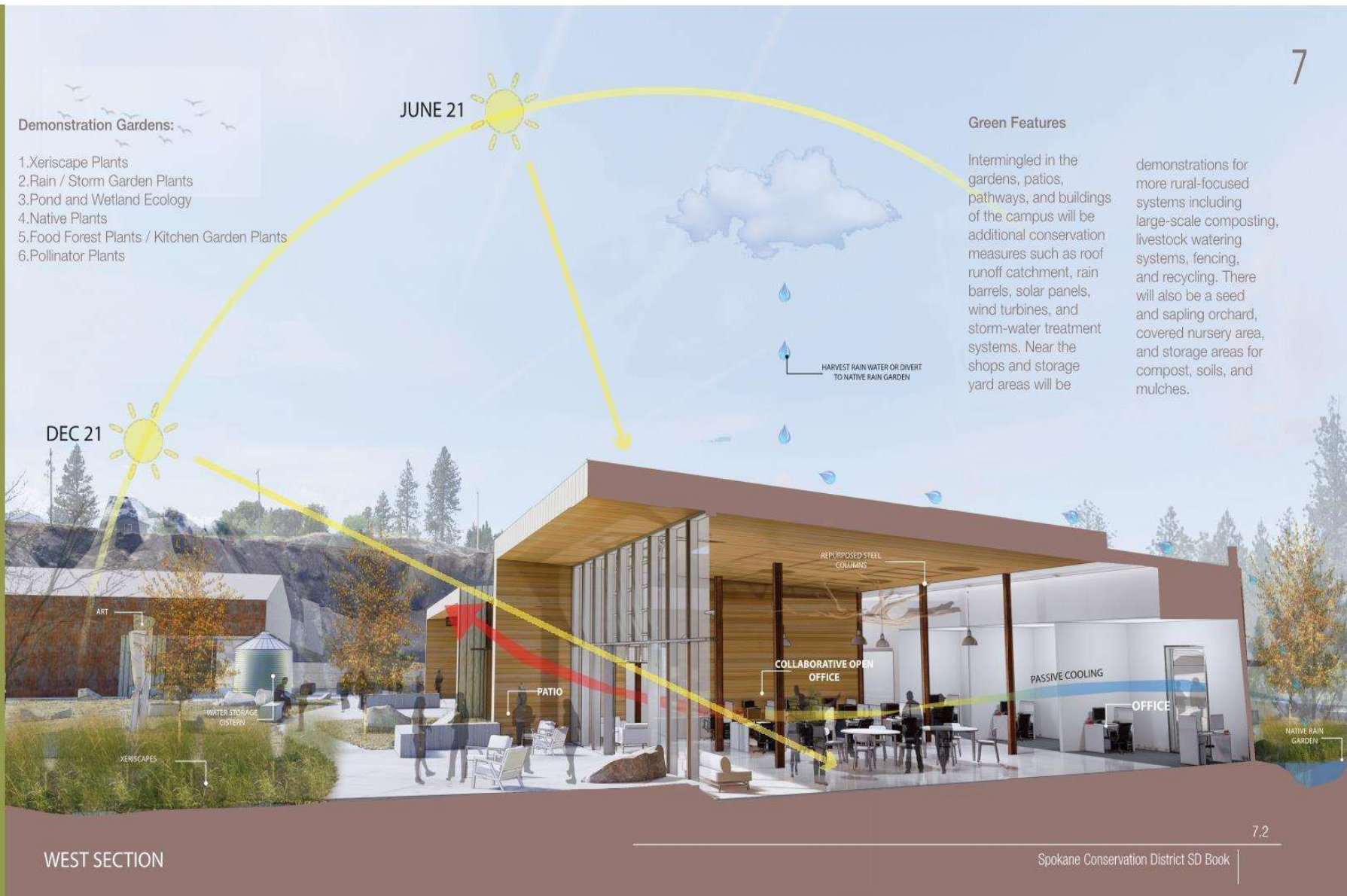
Landscape Design Strategies

Using queues from the amazing juxtaposition of geology, industry, and natural habitat of the Quarry site, the landscapes within the Spokane Conservation District's office campus will serve as an extension of their mission. In particular, the District seeks to conduct education and demonstration projects that carry out improvements to conserve natural resources. The campus landscape will focus on three primary areas:

1. Ecological restoration and rehabilitation,
2. Mining remediation,
3. Rural and Urban conservation learning opportunities.

Interspersed in the landscape will be additional elements including:

- Site specific art emplacements designed and built using the natural and industrial materials found on the property,
- Recreation trails for public enjoyment and office park staff use,
- Unique opportunities for live, work, and play.



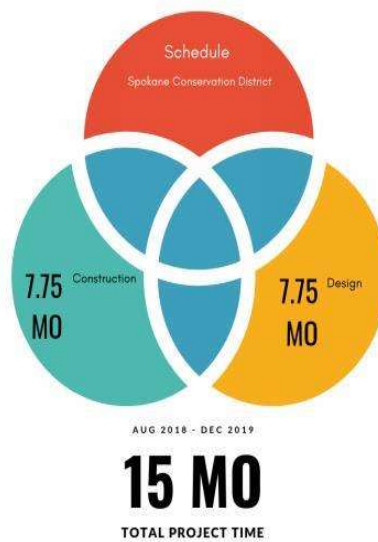
goals

Project Short-Term Benefits

This project will enable SCD to prepare an analysis of economic feasibility and private sector, and industry partnership development. The local community will benefit through implementation of the plan upon completion.

Project Long-Term Benefits

The local community encompasses Spokane County as the SCD serves the entire county (approximately 500,000 residents). If feasible, long-term benefits include job retention of over 75 jobs with median wages exceeding \$21.00 per hour. Additionally, long-term benefits include job creation through construction activities of \$6 million over 2 years. SCD's long-term vision is to have an on-the-ground demonstration of how an urban-rural interface can provide space for our landscape and community to come together. This project will support jobs paying more than median wages, outdoor space for community engagement, and future sustainable partnership development potential.



SCHEDULE

Spokane Conservation District

Aug 2018 - Dec 2019

DESIGN

OCT - DEC

Design Development

AUG - OCT

Schematic Design

APR

Bidding & Award Contract

JAN - MAR

Construction Documents & Permit

CONSTRUCTION

APR - NOV

Construction & Substantial Completion by Nov 15

DEC

Final Occupancy

TOTAL PROJECT DURATION

DESIGN

7.75 MONTHS

CONSTRUCTION
7.75 MONTHS

Total Project Time = 15 Months

the hipster barn

Direct Expression

Our work responds directly and meaningfully to the aspirations, activities, and relationships inherent in each project. We are committed to listening carefully and responding creatively to our client's visions - and translating those into simple, intelligible, enduring forms.

"...IT IS OUR RESPONSIBILITY TO BE GOOD STEWARDS OF OUR RESOURCES BRINGING BALANCE TO THE ENVIRONMENT AND HUMAN INTERACTION."

-JAKI SHRAUGER, BOARD MEMBER

Long-Term Benefits

The long-term vision will promote an "all inclusive" arts program that will provide opportunities for the diverse art practices found within the greater arts community. Similar to Lincoln, Montana, the initial residency program will concentrate on site-specific sculpture installations and broaden its

remit to include commissioning video artists, composers, choreographers, writers and performance artists to interpret and document this unique landscape, history and industrial heritage.

Art Sculpture

SOUTH PATIO



Technical Memorandum

To: Susan Shelton, Thurston Conservation District Date: July 20, 2023
From: Matt Hoffman, MFA Project No.: M1659.02.001
Re: Conservation and Education Center Zoning and Utility Report

Introduction

As part of its five-year Strategic Plan, Thurston Conservation District (TCD) has committed to locate and secure land for the development of its Conservation and Education Center (CEC) by 2024. In partnership with Heartland LLC, Maul Foster & Alongi, Inc. (MFA), was engaged to conduct a GIS based study of land in Thurston County (the County) to determine the realm of potentially suitable properties for the CEC. This memorandum shows that there is a significant range of properties that have the potential for the TCD to develop its CEC. To inform Heartland's alternatives model, MFA identified and profiled prototypical sites. Three of the identified properties identified by TCD will be tested as development feasibility alternatives. Note that the outputs from this effort are prototypical properties that could meet the TCD's needs (see Attachment A). It is not a site search; however, the tools and information developed may be used to inform a site search in the future.

Approach

MFA took a filtered, or tiered, approach to narrow the potential CEC opportunity areas in the County. First, TCD established the following baseline siting criteria based on the following characteristics that would best serve the programming and function of the CEC.

- In the County.
- Between 10 and 15 acres.
- Zoning that allows community center use.
- Can support a 14,000 square foot building.

MFA used GIS analysis to narrow the universe of potential sites in the County to 1,415 that met baseline siting criteria (illustrated in Attachment B). The zoning analysis used to determine the zone types that would be appropriate for the CEC are explained in the Zoning section below. To quantify the analysis, we assumed that at least three acres of developable land would be needed to support the building, parking, vehicular circulation, and structures to support CEC programming. Utilities are a key cost consideration but were not used to limit the number of potential properties in the baseline criteria. Properties with and without water and sewer utilities within 100-feet of the property were factored into the prototype selection.

With the baseline criteria set and the number of potential properties meeting the criteria identified, TCD, in consultation with MFA and Heartland, identified desired location and on-site characteristics that would support a new CEC building and its programming. Location characteristics that inform where in the County the TCD may site its CEC were determined based on jurisdiction and distance to highways, cities, schools, and agricultural land. Desired on-site characteristics include existing buildings and the economic value of the buildings, utility access¹, and various environmental characteristics that could serve environmental education at the site. Desired location characteristics with associated parcel counts can be found in Table 1 and desired on-site characteristics with associated parcel counts can be found in Table 2. The parcel count values indicate the number of parcels that meet the baseline criteria and the desired location or on-site characteristic.

Table 1. Desired Location Characteristics

Parcel Location Characteristic	Parcel Count
Incorporated	137
Unincorporated within UGA	94
Unincorporated outside UGA	1,154
Drive Time—15min from I-5 Offramp	536
Drive Time—30min from Capitol	979
Drive Time—30min from Rochester	698
Drive Time—30min from Yelm	752
Greater than 90 percent of County School Enrollment within 30 minutes	256
Greater than 40 percent of County Agricultural Use Parcels within 10 miles	533
Note	
UGA = urban growth boundary	

Table 2. Desired On-site Characteristics

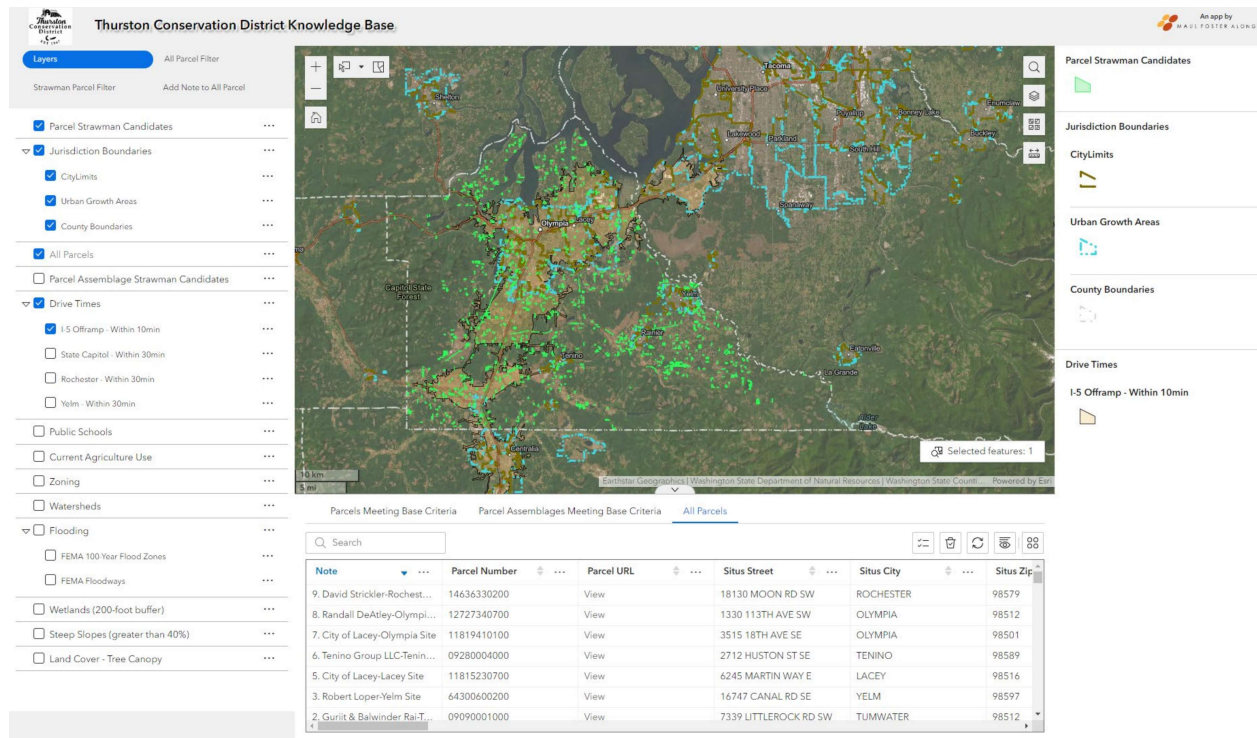
Parcel On-Site Characteristics	Parcel Count
Developed	654
Underutilized	191
Vacant	570
Developed with Total Building Square Footage > 14,000	65
Within 100 feet of Public Water Main	108
Within 100 feet of Public Sewer Main	135
Wetland	606
Fish Bearing Stream	1,029
Tree Canopy >3 acres	961
No Development Obstacles (Floodplain, Slope, etc.)	381
High Density Brownfield Site	205

An online GIS tool (TCD Knowledge Base) with functionality to display the universe of potential sites and their characteristics was created for TCD staff to explore additional siting opportunities. The tool allows for a range of layers to be turned on and off, properties to be filtered based on selected location and on-site characteristics, and notes to be added so that potential prototype sites can be identified.

Using the output of the desired location and on-site characteristic analysis, MFA presented fifteen “strawman” or example sites to TCD. Each example site contains a variety of desired location and on-site characteristics. TCD used the knowledge base to identify four additional example sites. An overview map and profile sheets detailing the characteristics for each example site can be found in Attachment A. Figure 1 shows a screenshot of the mapping tool dashboard used to conduct the GIS siting analysis.

¹ See the Utilities section for additional details on utility requirements.
R:\1659.02 Heartland LLC\001_2023.07.19 Zoning & Utility Report\fm_Zoning & Utility Memo.docx
© 2023 Maul Foster & Alongi, Inc.

Figure 1. TCD Knowledge Base Dashboard



Zoning

Zoning is a planning practice in which jurisdictions designate land for different uses and purposes. The term “land use” describes the way property owners use their land. The classification of the CEC is not explicit, like a single-family home or a hotel. The CEC may be classified as a community center, neighborhood community center, public facility, agriculture, open space/institutional, another use, or a combination of uses depending on jurisdiction. Because it will also house the TCD, it may also be considered administrative offices for a governmental entity. The County and each of the cities located within the County have the authority to zone land within their jurisdiction and define land uses through their public planning process. As a result, the names for land uses, how they are defined, and where they are allowed vary by jurisdiction.

Permitting

For each zoning district, jurisdictions typically have a list or chart adopted in code that designates each land use as permitted outright, conditionally allowed, or prohibited. Permitted uses are allowed outright in each zone. If a use is permitted, an applicant may apply for a development permit that allows them to develop their property to carry out that specific use.

Conditional use permits (also called special use permits) are commonly required for certain land uses that may not normally fit in to a zoning category but could be suitable if the land use meets certain conditions to mitigate negative impacts. Examples are a farm in a multifamily zone or a community center in a single-family zone. These uses may be allowed if the proposed development meets a set of conditions meant to reduce negative impacts experienced by neighbors. A conditional use permit is needed in addition to a land use development permit and typically is approved through a public hearing held by a planning commission, city council, or hearing examiner. The conditional use application process adds time, cost, and uncertainty because of the additional application steps and unknown outcome of a public hearing.

Prohibited uses are not allowed in a given zone. A land use development permit will not be issued for uses listed as prohibited.

Agritourism Overlay Zone

In the County, a portion of the agricultural zoning district has an agritourism overlay zone. This means there are additional tourism activities allowed in the overlay zone. Agriculture must be the primary use of the land, but tourism activities, short-term events, farmers markets, retail, wineries and breweries, nature tourism, culinary tourism, and country inns are allowed as additional uses in the agritourism overlay zone. Farm tours and agricultural classes are allowed in the agritourism overlay zone and are not subject to minimum lot size requirements of the Thurston County Code.

Zoning Amendments

Zoning amendments change a jurisdiction's existing zoning code by changing the zoning map or changing the zoning code text. Amending the zoning code map changes the zoning designation and thereby swaps the list of permitted, conditional, and prohibited uses from the old zone's list to the new zone's list. A zoning text amendment rewrites a section of zoning code and can change how a use is defined; change whether it is designated as permitted, conditional, or prohibited; and add or subtract uses from a zone. There is an application process for amending zoning code in most jurisdictions and this allows zoning code to be adapted to new conditions or allow new kinds of developments as long as the change conforms with the goals and policies in a jurisdiction's comprehensive plan. This application process normally involves the consideration and approval of a public body like a planning commission or city council. If agriculture or a community center is not allowed on a property of interest, it may be possible to apply to change the zoning map or zoning code text.

Zoning Crosswalk

MFA contacted each jurisdiction in the County to determine whether a CEC would be considered a permitted use, conditional use, or prohibited use in each of the jurisdiction's zones based on a land use described as a community center or the like. MFA also reviewed each jurisdiction's zoning code for land use definitions and development rules for each zone. The jurisdiction's responses to the zoning inquiry emails are included in Attachment C. Given the responses to the email inquiries and information provided in each jurisdiction's zoning code, MFA prepared a "zoning crosswalk" to show where a CEC will most likely be allowed (Attachment D).

The zoning crosswalk displays whether community center and agriculture uses are allowed in each zone for every jurisdiction in the County. For simplicity, MFA chose the term "community center" for the variety of land use designations jurisdictions used to mean CEC. These terms include community center, neighborhood community center, open space/institutional, and public facility. Properties in zones in which both community centers and agriculture are allowed are good candidates for consideration. If either community center or agriculture is listed as a conditional use, securing land use permits may be more challenging for properties in that zone. The zones that allow community center and agriculture uses were implemented in the knowledge base as baseline criteria.

Once potential properties are identified, MFA recommends that TCD reach out to planning staff at the corresponding jurisdictions to confirm the land use and zoning rules for the specific property and, if needed, explore if there is any flexibility in interpretations. If a community center and agriculture is not allowed on an otherwise ideal property, it may be worth consulting planning staff to see if a zoning amendment is possible.

Utilities

MFA identified properties that are within 100 feet of a municipally managed water or sewer line. This is important because most uses that are not residential are required to connect to sanitary sewer. The CEC will likely require connection to sanitary sewer for new development. An exception could be if the location is in an unincorporated part of the County and there are a minimal number of employees on site. The education center aspect of the CEC may sway the CEC into needing sewer access.

One of the conditions of approval might be to extend sanitary service to the site if the CEC is being developed on a site without public sewer service. If the site is not served by sewer, it would still be possible to build a community center, but the developer would need to pay to bring sewer service to the site. Washington State requires that properties within 200 feet of a public sewer line must connect when they are developed or when an existing development's septic system needs repair. Local jurisdictions might require developments that are further away than 200 feet to connect or require all developments in the urban growth area to connect. On-site sewer systems and septic systems are more common for residential uses and restaurants. At a preapplication conference, an official from public works would normally attend and explain the availability of sewer services and connection requirements.

Attachment A

Strawman Summary Table and Cutsheets



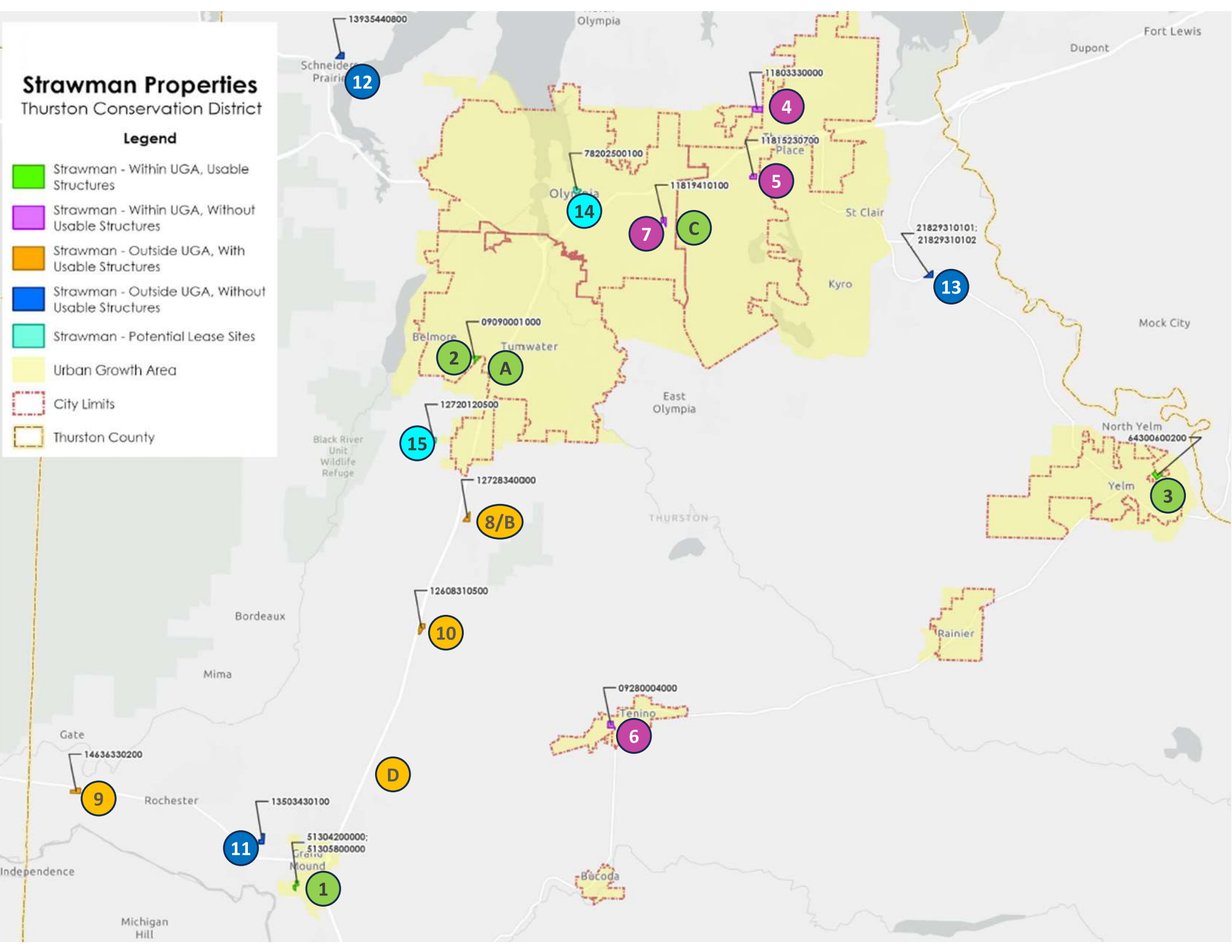
MAUL
FOSTER
ALONGI

Strawman Properties

Thurston Conservation District

Legend

- Strawman - Within UGA, Usable Structures
- Strawman - Within UGA, Without Usable Structures
- Strawman - Outside UGA, With Usable Structures
- Strawman - Outside UGA, Without Usable Structures
- Strawman - Potential Lease Sites
- Urban Growth Area
- City Limits
- Thurston County



Summary of Phase 1 Strawman List

Site Name	Zoning	Community Center Use	Acres	Buildable Acres	Public Sewer	Public Water	In UGA	15-Min from I-5	30-Min from Capitol	30min from Rochester	30min from Yelm	Building Sq Ft	Wetland	Stream
Within the UGA; With Usable Structures														
1. Rex Garrett-Centralia Site	R3-6/1	Allowed	10.8	3.4	Yes - County	Yes - County	Yes	Yes	Yes	Yes	No	1,456	Yes	Yes
2. Gurjit & Balwinder Rai-Tumwater Site	SFM	Allowed with special or conditional permit	10.8	10.8	Yes - Tumwater	Yes - Tumwater	Yes	Yes	Yes	Yes	No	2,574	No	No
3. Robert Loper-Yelm Site	LI	Allowed	14.9	14.9	Yes - Yelm	Yes - Yelm	Yes	No	No	No	Yes	2,208	No	No
Within the UGA; Without Usable Structures														
4. City of Lacey-Lacey Site	OS-I	Allowed	18.38	0.4	No	No	Yes	Yes	Yes	Yes	Yes	0	No	Yes
5. City of Lacey-Lacey Site	OS-I	Allowed	11.7	11.1	Yes - Lacey	No	Yes	Yes	Yes	Yes	Yes	0	Yes	No
6. Tenino Group LLC-Tenino Site	SF-ES	Allowed with special or conditional permit	13.9	6.1	No	No	Yes	No	Yes	Yes	Yes	0	Yes	Yes
7. City of Lacey-Olympia Site	MR 10-18	Allowed	11.1	6.4	No	No	Yes	Yes	Yes	Yes	Yes	0	Yes	No
Outside the UGA; With Usable Structures														
8. Scott Lake Organics-Olympia Site	RRR1/5	Allowed with special or conditional permit	10.2	10.2	No	No	No	Yes	Yes	Yes	No	3,331	Yes	Yes
9. David Strickler-Rochester Site	R 1/20	Allowed with special or conditional permit	14.0	14.0	No	No	No	Yes	Yes	Yes	No	2,752	Yes	No
10. Shelly & Joshua Haynie-Tenino Site	RRR1/5	Allowed with special or conditional permit	13.9	6.5	No	No	No	Yes	Yes	Yes	No	2,916	Yes	Yes
Outside the UGA; Without Usable Structures														
11. E Paul DeTray- Site	RRR1/5	Allowed with special or conditional permit	14.1	14.1	No	No	No	Yes	Yes	Yes	No	0	No	No
12. Terry Kissick-Olympia Site	RRR1/5	Allowed with special or conditional permit	13.4	13.4		WELL	No	Yes	Yes	No	No	0	No	No
13. Sonja Wood-Olympia Site	MGSA	Allowed with special or conditional permit	12.3	4.9	No	No	No	No	Yes	No	Yes	0	Yes	No
Potential Lease Sites; With Usable Structures														
14. City of Olympia-Olympia Site	PO/RM	Allowed with special or conditional permit	10.5	3.1	Yes - Olympia	Yes - Olympia	Yes	Yes	Yes	Yes	Yes	26,214	No	Yes
15. USA-Forest Service-Olympia Site	R 1/10	Allowed with special or conditional permit	10.0	10.0	No	No	No	Yes	Yes	Yes	No	19,276	No	No

Property Name: 1. Rex Garrett-Centralia Site

Within the UGA; With Usable Structures

Base Siting Information

City	Centralia		
Zoning	R3-6/1; RESIDENTIAL 3-6 UNITS PER ACRE		
Site Address	20348 GRAND MOUND WAY SW		
Parcel No.	51304200000; 51305800000	Link to Assessor Detail	
Acres	10.79	Buildable Acres	3.37
Water Source	Yes - County	Public Sewer	Yes - County
Community Center Use	Allowed		
Agricultural Use	Allowed with special or conditional permit		

Site Location Characteristics

Within UGA	Yes (Grandmound UGA)
Jurisdiction	Thurston County

Drive Time Information

Is within 15-minutes of I-5	Is within 30-minutes of the Capitol	Is within 30-minutes of Rochester	More than 30-minutes from Yelm
Public School Enrollment within 30-Minute Drive: 27,412 (64% of total enrollment)			
Count of Agricultural Use Parcels within 10 miles: 0 (0% of countywide ag use parcels)			

Site Features**Use and Assessed Value**

Property Use	LAND-ONLY; RESIDENTIAL (SINGLE-UNIT; UNDEVELOPED-LAND)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$248,000	\$211,400	\$459,400
Utilization	The improvements contribute 54% to the total value. Based on this ratio, the site is considered to be... Developed		

Building Features

Building Type / Condition	RES-RAMBLER-AVERAGE
Building Area	1,456 square feet
Year Built	1993

Natural Features

Critical Areas	Wetlands	Streams	Steep Slopes
	Yes	Yes	None
Acreage With No Development Obstacles		1.3	
Tree Canopy Acres	3.3 acres		
Brownfield Density	High Density		

Location Map**Improvement Image**

20250 GRAND MOUND WAY SW CENTRALIA, WA 98531

Property Name: 2. Gurjit & Balwinder Rai-Tumwater Site

Within the UGA; With Usable Structures

Base Siting Information

City	Tumwater		
Zoning	SFM; SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL 6-9 UNITS PER ACRE		
Site Address	7339 LITTLEROCK RD SW		
Parcel No.	09090001000	Link to Assessor Detail	
Acres	10.83	Buildable Acres	10.83
Water Source	Yes - Tumwater	Public Sewer	Yes - Tumwater
Community Center Use	Allowed with special or conditional permit		
Agricultural Use	Allowed		

Site Location Characteristics

Within UGA	Yes (Tumwater UGA)
Jurisdiction	Tumwater

Drive Time Information

Is within 15-minutes of I-5	Is within 30-minutes of the Capitol	Is within 30-minutes of Rochester	More than 30-minutes from Yelm
Public School Enrollment within 30-Minute Drive: 37,786 (88% of total enrollment)			
Count of Agricultural Use Parcels within 10 miles: 415 (32% of countywide ag use parcels)			

Site Features**Use and Assessed Value**

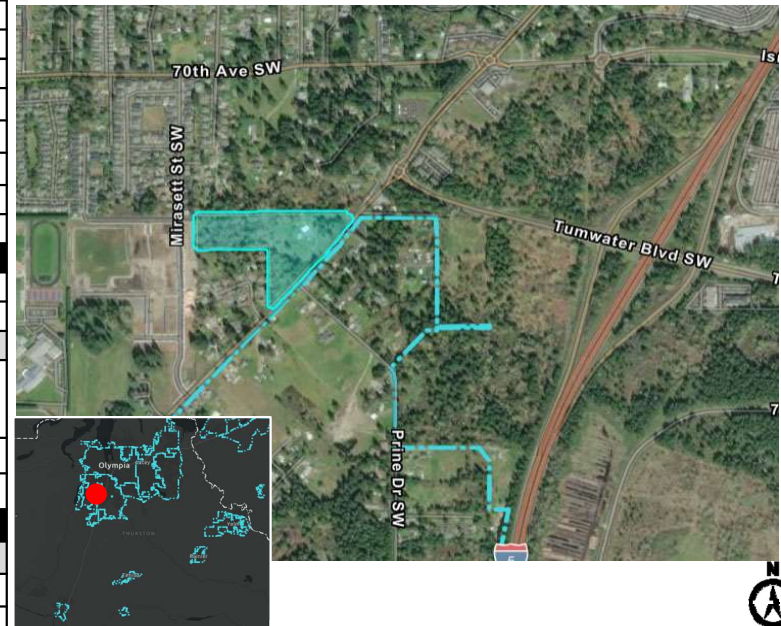
Property Use	RESIDENTIAL (SINGLE-UNIT)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$197,500	\$252,300	\$449,800
Utilization	The improvements contribute 44% to the total value. Based on this ratio, the site is considered to be... Underutilized		

Building Features

Building Type / Condition	RES-1 1/2 STORY-POOR
Building Area	2,574 square feet
Year Built	1940

Natural Features

Critical Areas	Wetlands	Streams	Steep Slopes
	None	None	None
Acreage With No Development Obstacles		0.0	
Tree Canopy Acres	5.0 acres		
Brownfield Density	Highest Density		

Location Map**Improvement Image**

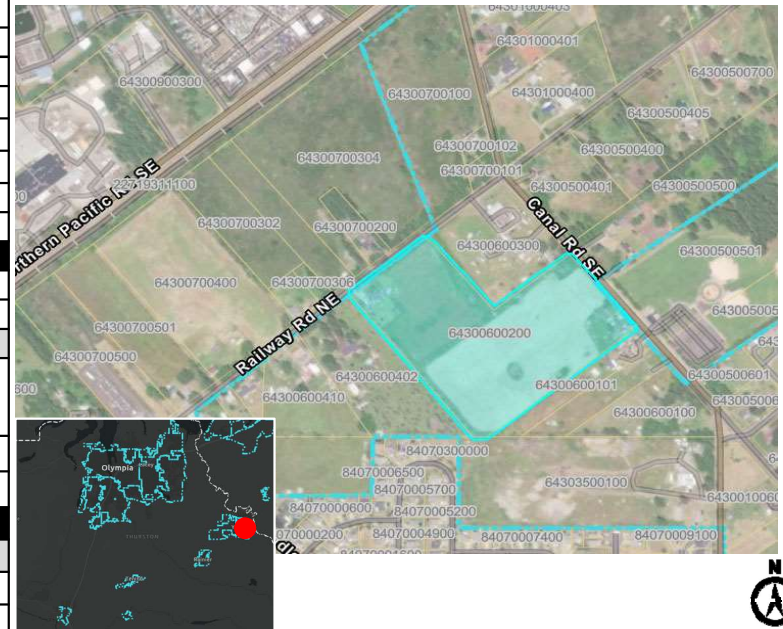
7339 LITTLEROCK RD SW TUMWATER, WA 98512

Property Name: 3. Robert Loper-Yelm Site

Within the UGA; With Usable Structures

Base Siting Information			
City	Yelm		
Zoning	LI; LIGHT INDUSTRIAL		
Site Address	16747 CANAL RD SE		
Parcel No.	64300600200	Link to Assessor Detail	
Acres	14.94	Buildable Acres 14.94	
Water Source	Yes - Yelm	Public Sewer Yes - Yelm	
Community Center Use	Allowed		
Agricultural Use	Not Allowed		
Site Location Characteristics			
Within UGA	Yes (Yelm UGA)		
Jurisdiction	Thurston County		
Drive Time Information			
Beyond 15-minutes of I-15	More than 30-minutes from the Capitol	More than 30-minutes from Rochester	Is within 30-minutes of Yelm
Public School Enrollment within 30-Minute Drive:		21,213 (49% of total enrollment)	
Count of Agricultural Use Parcels within 10 miles:		463 (36% of countywide ag use parcels)	
Site Features			
Use and Assessed Value			
Property Use	MOBILE-HOME (OTHER-RESID)		
Assessed Values	Assessed Value \$138,500	Land Value \$227,600	Total Value \$366,100
Utilization	The improvements contribute 38% to the total value. Based on this ratio, the site is considered to be... Underutilized		
Building Features			
Building Type / Condition	MOB-AVERAGE; MOB-COMMODE-FAIR		
Building Area	2,208 square feet		
Year Built	1986		
Natural Features			
Critical Areas	Wetlands None	Streams None	Steep Slopes None
Acreage With No Development Obstacles		0.0	
Tree Canopy Acres	0.0 acres		
Brownfield Density	Highest Density		

Location Map



Improvement Image



16747 CANAL RD SE YELM, WA 98597

Property Name: 4. City of Lacey-Lacey Site

Within the UGA; With Usable Structures

Base Siting Information

City	Lacey		
Zoning	OS-I; OPEN SPACE INSTITUTIONAL		
Site Address	2720 CARPENTER RD NE		
Parcel No.	11803330000	Link to Assessor Detail	
Acres	18.38	Buildable Acres	0.43
Water Source	No	Public Sewer	No
Community Center Use	Allowed		
Agricultural Use	Allowed		

Site Location Characteristics

Within UGA	Yes (Lacey UGA)
Jurisdiction	Lacey

Drive Time Information

Is within 15-minutes of I-5	Is within 30-minutes of the Capitol	Is within 30-minutes of Rochester	Is within 30-minutes of Yelm
Public School Enrollment within 30-Minute Drive:		37,445 (87% of total enrollment)	
Count of Agricultural Use Parcels within 10 miles:		117 (9% of countywide ag use parcels)	

Site Features**Use and Assessed Value**

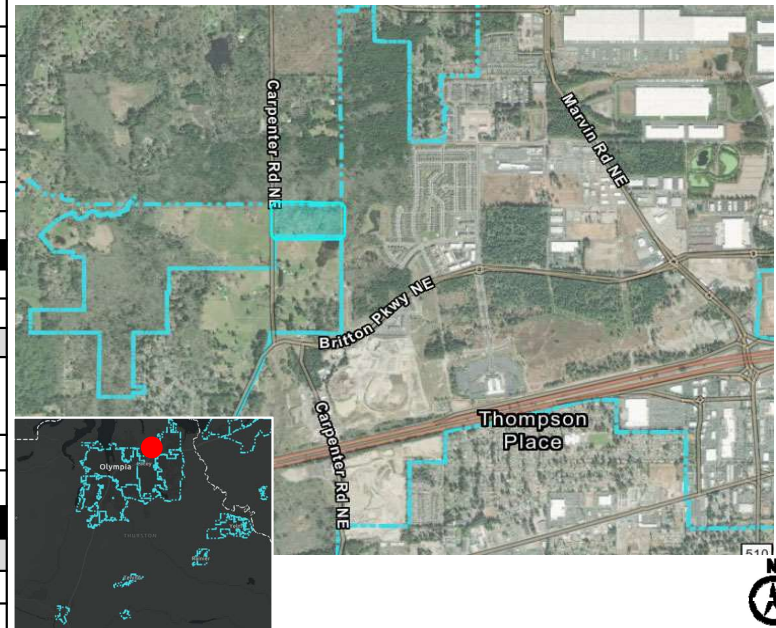
Property Use	LAND-ONLY (PARKS)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$0	\$261,500	\$261,500
Utilization	The improvements contribute 0% to the total value. Based on this ratio, the site is considered to be... Underutilized		

Building Features

Building Type / Condition	N/A
Building Area	N/A
Year Built	N/A

Natural Features

Critical Areas	Wetlands None	Streams No	Steep Slopes None
Acreage With No Development Obstacles	18.4		
Tree Canopy Acres	8.8 acres		
Brownfield Density	Highest Density		

Location Map**Improvement Image**

2720 NE CARPENTER RD OLYMPIA, WA 98506

Property Name: 5. City of Lacey-Lacey Site

Within the UGA; With Usable Structures

Base Siting Information

City	Lacey		
Zoning	OS-I; OPEN SPACE INSTITUTIONAL		
Site Address	6245 MARTIN WAY E		
Parcel No.	11815230700	Link to Assessor Detail	
Acres	11.68	Buildable Acres	11.14
Water Source	No	Public Sewer	Yes - Lacey
Community Center Use	Allowed		
Agricultural Use	Allowed		

Site Location Characteristics

Within UGA	Yes (Lacey UGA)
Jurisdiction	Lacey

Drive Time Information

Is within 15-minutes of I-5	Is within 30-minutes of the Capitol	Is within 30-minutes of Rochester	Is within 30-minutes of Yelm
Public School Enrollment within 30-Minute Drive: 42,271 (98% of total enrollment)			
Count of Agricultural Use Parcels within 10 miles: 354 (28% of countywide ag use parcels)			

Site Features**Use and Assessed Value**

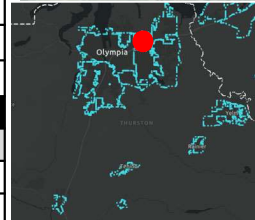
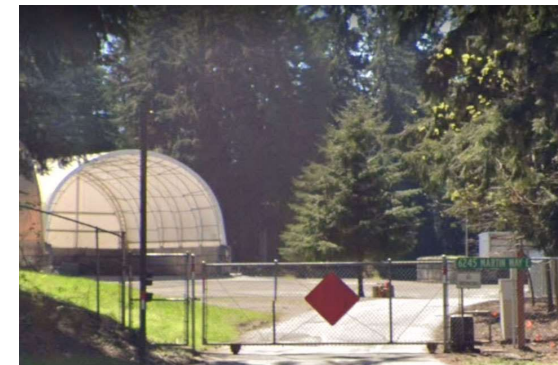
Property Use	EXEMPT (SRV-GOVRNMTL)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$22,100	\$860,900	\$883,000
Utilization	The improvements contribute 3% to the total value. Based on this ratio, the site is considered to be... Underutilized		

Building Features

Building Type / Condition	N/A
Building Area	N/A
Year Built	N/A

Natural Features

Critical Areas	Wetlands Yes	Streams None	Steep Slopes None
Acreage With No Development Obstacles	6.0		
Tree Canopy Acres	3.9 acres		
Brownfield Density	Highest Density		

Location Map**Improvement Image**

Property Name: 6. Tenino Group LLC-Tenino Site

Within the UGA; With Usable Structures

Base Siting Information

City	Tenino		
Zoning	SF-ES; SINGLE FAMILY ENVIRONMENTALLY SENSITIVE		
Site Address	2712 HUSTON ST SE		
Parcel No.	09280004000	Link to Assessor Detail	
Acres	13.91	Buildable Acres	6.06
Water Source	No	Public Sewer	No
Community Center Use	Allowed with special or conditional permit		
Agricultural Use	Allowed		

Site Location Characteristics

Within UGA	Yes (Tenino UGA)
Jurisdiction	Tenino

Drive Time Information

Beyond 15-minutes of I-15	Is within 30-minutes of the Capitol	Is within 30-minutes of Rochester	Is within 30-minutes of Yelm
Public School Enrollment within 30-Minute Drive: 26,518 (62% of total enrollment)			
Count of Agricultural Use Parcels within 10 miles: 585 (46% of countywide ag use parcels)			

Site Features**Use and Assessed Value**

Property Use	INDUSTRIAL (MINING)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$3,700	\$224,000	\$227,700
Utilization	The improvements contribute 2% to the total value. Based on this ratio, the site is considered to be... Vacant		

Building Features

Building Type / Condition	N/A
Building Area	N/A
Year Built	N/A

Natural Features

Critical Areas	Wetlands Yes	Streams Yes	Steep Slopes None
Acreage With No Development Obstacles	10.2		
Tree Canopy Acres	8.8 acres		
Brownfield Density	High Density		

Location Map**Improvement Image**

N/A

Property Name: 7. City of Lacey-Olympia Site

Within the UGA; With Usable Structures

Base Siting Information

City	Olympia		
Zoning	MR 10-18; MIXED RESIDENTIAL 10-18 UNITS		
Site Address	3515 18TH AVE SE		
Parcel No.	11819410100	Link to Assessor Detail	
Acres	11.11	Buildable Acres	6.40
Water Source	No	Public Sewer	No
Community Center Use	Allowed		
Agricultural Use	Allowed		

Site Location Characteristics

Within UGA	Yes (Olympia UGA)
Jurisdiction	Olympia

Drive Time Information

Is within 15-minutes of I-5	Is within 30-minutes of the Capitol	Is within 30-minutes of Rochester	Is within 30-minutes of Yelm
Public School Enrollment within 30-Minute Drive: 40,818 (95% of total enrollment)			
Count of Agricultural Use Parcels within 10 miles: 403 (31% of countywide ag use parcels)			

Site Features**Use and Assessed Value**

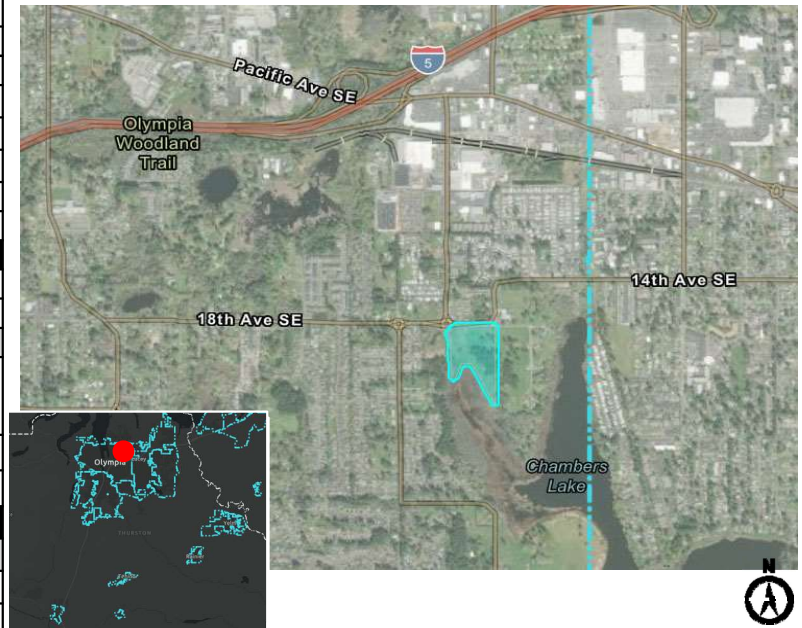
Property Use	LAND-ONLY (UNDEVELOPED-LAND)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$0	\$277,700	\$277,700
Utilization	The improvements contribute 0% to the total value. Based on this ratio, the site is considered to be... Vacant		

Building Features

Building Type / Condition	N/A
Building Area	N/A
Year Built	N/A

Natural Features

Critical Areas	Wetlands Yes	Streams None	Steep Slopes None
Acreage With No Development Obstacles	10.3		
Tree Canopy Acres	1.8 acres		
Brownfield Density	None		

Location Map**Improvement Image**

Property Name: 8. Scott Lake Organics-Olympia Site

Within the UGA; With Usable Structures

Base Siting Information

City	Olympia		
Zoning	RRR1/5; RURAL RESIDENTIAL RESOURCE 1/5		
Site Address	3624 WALDRICK RD SE		
Parcel No.	12728340000	Link to Assessor Detail	
Acres	10.19	Buildable Acres	10.19
Water Source	No	Public Sewer	No
Community Center Use	Allowed with special or conditional permit		
Agricultural Use	Allowed		

Site Location Characteristics

Within UGA	No
Jurisdiction	Thurston County

Drive Time Information

Is within 15-minutes of I-5	Is within 30-minutes of the Capitol	Is within 30-minutes of Rochester	More than 30-minutes from Yelm
Public School Enrollment within 30-Minute Drive: 37,786 (88% of total enrollment)			
Count of Agricultural Use Parcels within 10 miles: 490 (38% of countywide ag use parcels)			

Site Features**Use and Assessed Value**

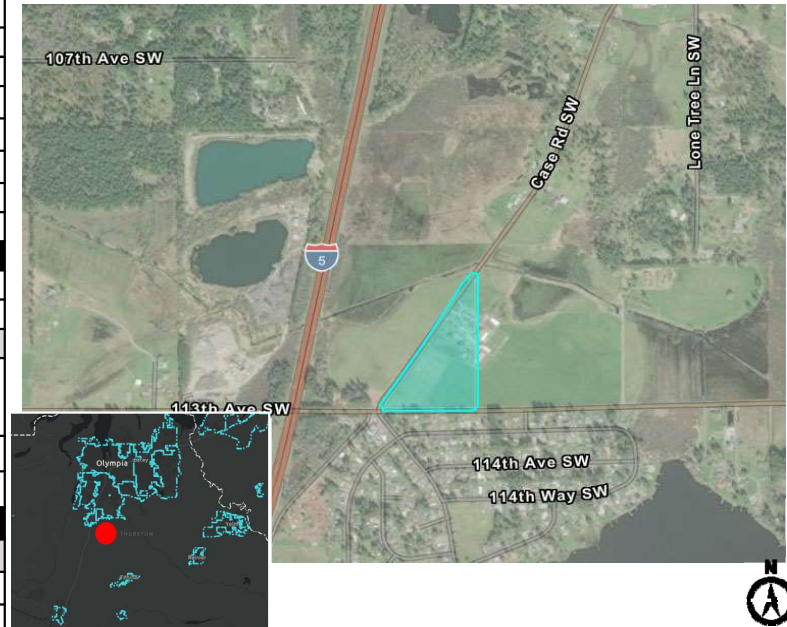
Property Use	(CUR-USE-AG)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$571,800	\$11,530	\$583,330
Utilization	The improvements contribute 98% to the total value. Based on this ratio, the site is considered to be... Developed		

Building Features

Building Type / Condition	RES-RAMBLER-AVERAGE; RES-RAMBLER-GOOD
Building Area	3,331 square feet
Year Built	1940

Natural Features

Critical Areas	Wetlands Yes	Streams Yes	Steep Slopes None
Acreage With No Development Obstacles	12.1		
Tree Canopy Acres	0.0 acres		
Brownfield Density	Highest Density		

Location Map**Improvement Image****11124 CASE RD SW OLYMPIA, WA 98512**

Property Name: 9. David Strickler-Rochester Site

Within the UGA; With Usable Structures

Base Siting Information

City	Rochester		
Zoning	R 1/20; RURAL 1/20		
Site Address	18130 MOON RD SW		
Parcel No.	14636330200	Link to Assessor Detail	
Acres	14.01	Buildable Acres	13.95
Water Source	No	Public Sewer	No
Community Center Use	Allowed with special or conditional permit		
Agricultural Use	Allowed		

Site Location Characteristics

Within UGA	No
Jurisdiction	Thurston County

Drive Time Information

Is within 15-minutes of I-5	Is within 30-minutes of the Capitol	Is within 30-minutes of Rochester	More than 30-minutes from Yelm
Public School Enrollment within 30-Minute Drive: 11,480 (27% of total enrollment)			
Count of Agricultural Use Parcels within 10 miles: 324 (25% of countywide ag use parcels)			

Site Features**Use and Assessed Value**

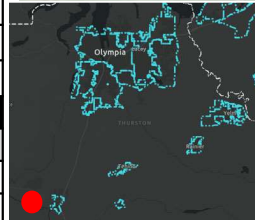
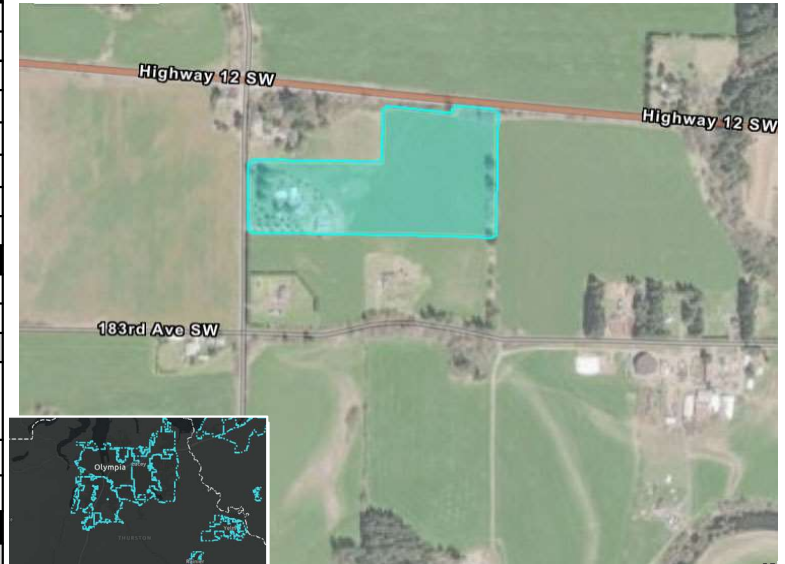
Property Use	MOBILE-HOME (OTHER-RESID)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$303,200	\$178,600	\$481,800
Utilization	The improvements contribute 63% to the total value. Based on this ratio, the site is considered to be... Developed		

Building Features

Building Type / Condition	MOB-SKYLINE-FAIR; RES-1 1/2 STORY-FAIR
Building Area	2,752 square feet
Year Built	1996

Natural Features

Critical Areas	Wetlands Yes	Streams None	Steep Slopes None
Acreage With No Development Obstacles	0.0		
Tree Canopy Acres	0.0 acres		
Brownfield Density	None		

Location Map**Improvement Image**

18130 MOON RD SW ROCHESTER, WA 98579

Property Name: 10. Shelly & Joshua Haynie-Tenino Site

Within the UGA; With Usable Structures

Base Siting Information

City	Tenino		
Zoning	RRR1/5; RURAL RESIDENTIAL RESOURCE 1/5		
Site Address	13900 PETERSON RD SW		
Parcel No.	12608310500	Link to Assessor Detail	
Acres	13.86	Buildable Acres	6.48
Water Source	No	Public Sewer	No
Community Center Use	Allowed with special or conditional permit		
Agricultural Use	Allowed		

Site Location Characteristics

Within UGA	No
Jurisdiction	Thurston County

Drive Time Information

Is within 15-minutes of I-5	Is within 30-minutes of the Capitol	Is within 30-minutes of Rochester	More than 30-minutes from Yelm
Public School Enrollment within 30-Minute Drive: 37,609 (87% of total enrollment)			
Count of Agricultural Use Parcels within 10 miles: 639 (50% of countywide ag use parcels)			

Site Features

Use and Assessed Value

Property Use	RESIDENTIAL (SINGLE-UNIT)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$438,000	\$150,700	\$588,700
Utilization	The improvements contribute 74% to the total value. Based on this ratio, the site is considered to be... Developed		

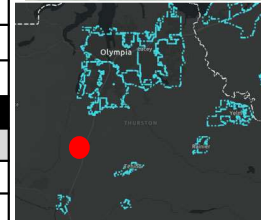
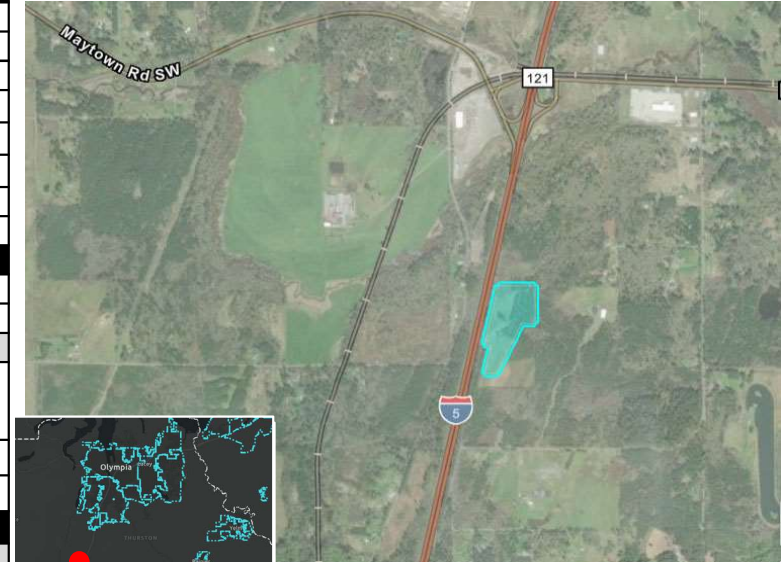
Building Features

Building Type / Condition	RES-RAMBLER-GOOD
Building Area	2,916 square feet
Year Built	1963

Natural Features

Critical Areas	Wetlands Yes	Streams Yes	Steep Slopes None
Acreage With No Development Obstacles	13.9		
Tree Canopy Acres	6.5 acres		
Brownfield Density	None		

Location Map



Improvement Image



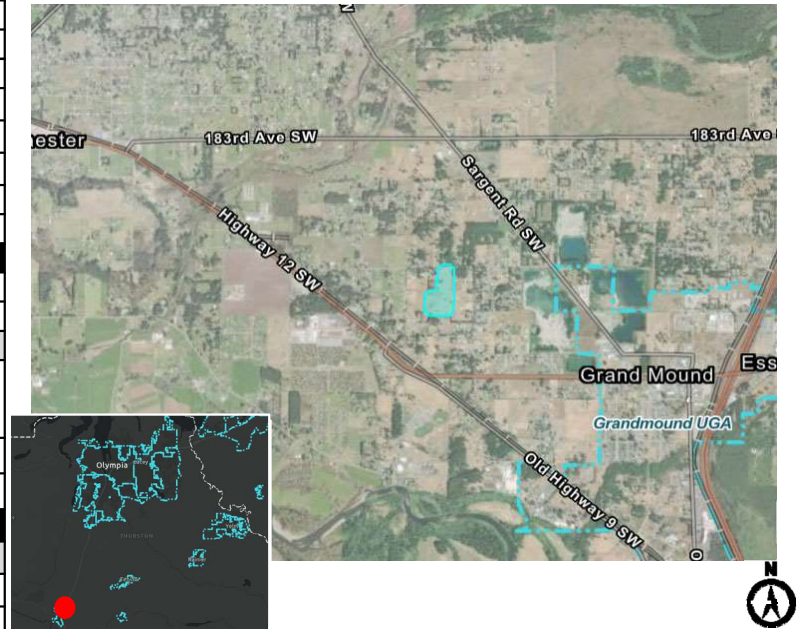
13900 PETERSON RD SW TENINO, WA 98589

Property Name: 11. E Paul DeTray- Site

Within the UGA; With Usable Structures

Base Siting Information			
City	0		
Zoning	RRR1/5; RURAL RESIDENTIAL RESOURCE 1/5		
Site Address	0		
Parcel No.	13503430100	Link to Assessor Detail	
Acres	14.10	Buildable Acres 14.10	
Water Source	No	Public Sewer No	
Community Center Use	Allowed with special or conditional permit		
Agricultural Use	Allowed		
Site Location Characteristics			
Within UGA	No		
Jurisdiction	Thurston County		
Drive Time Information			
Is within 15-minutes of I-5	Is within 30-minutes of the Capitol	Is within 30-minutes of Rochester	More than 30-minutes from Yelm
Public School Enrollment within 30-Minute Drive:		27,412 (64% of total enrollment)	
Count of Agricultural Use Parcels within 10 miles:		480 (38% of countywide ag use parcels)	
Site Features			
Use and Assessed Value			
Property Use	LAND-ONLY (UNDEVELOPED-LAND)		
Assessed Values	Assessed Value \$0	Land Value \$169,800	Total Value \$169,800
Utilization	The improvements contribute 0% to the total value. Based on this ratio, the site is considered to be... Vacant		
Building Features			
Building Type / Condition	N/A		
Building Area	N/A		
Year Built	N/A		
Natural Features			
Critical Areas	Wetlands None	Streams None	Steep Slopes None
Acreage With No Development Obstacles		0.1	
Tree Canopy Acres	0.0 acres		
Brownfield Density	None		

Location Map



Improvement Image



Property Name: 12. Terry Kissick-Olympia Site

Within the UGA; With Usable Structures

Base Siting Information

City	Olympia		
Zoning	RRR1/5; RURAL RESIDENTIAL RESOURCE 1/5		
Site Address	6300 SUNRISE BEACH RD NW		
Parcel No.	13935440800	Link to Assessor Detail	
Acres	13.43	Buildable Acres	13.43
Water Source	WELL	Public Sewer	0
Community Center Use	Allowed with special or conditional permit		
Agricultural Use	Allowed		

Site Location Characteristics

Within UGA	No
Jurisdiction	Thurston County

Drive Time Information

Is within 15-minutes of I-5	Is within 30-minutes of the Capitol	More than 30-minutes from Rochester	More than 30-minutes from Yelm
Public School Enrollment within 30-Minute Drive: 17,624 (41% of total enrollment)			
Count of Agricultural Use Parcels within 10 miles: 161 (13% of countywide ag use parcels)			

Site Features**Use and Assessed Value**

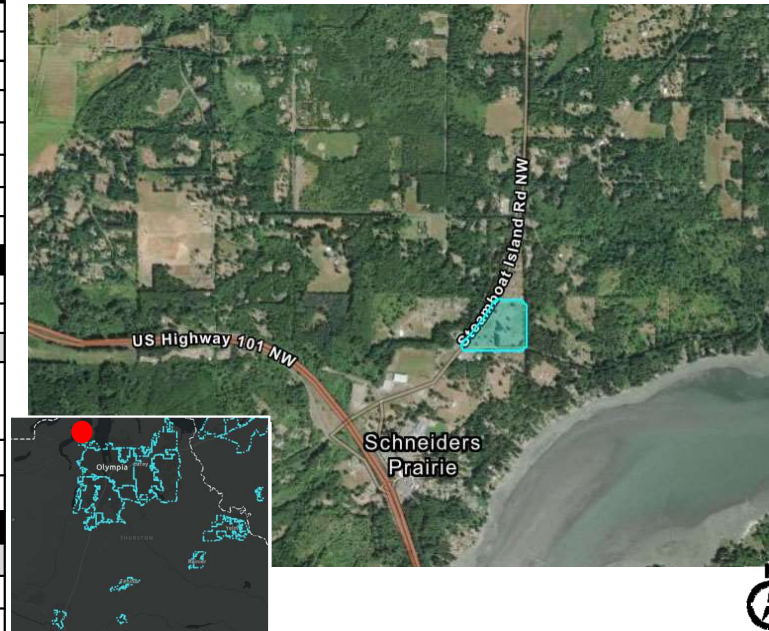
Property Use	MOBILE-HOME (OTHER-RESID)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$0	\$278,300	\$278,300
Utilization	The improvements contribute 0% to the total value. Based on this ratio, the site is considered to be... Vacant		

Building Features

Building Type / Condition	N/A
Building Area	N/A
Year Built	N/A

Natural Features

Critical Areas	Wetlands	Streams	Steep Slopes
	None	None	None
Acreage With No Development Obstacles		3.4	
Tree Canopy Acres	0.6 acres		
Brownfield Density	None		

Location Map**Improvement Image**

Property Name: 13. Sonja Wood-Olympia Site

Within the UGA; With Usable Structures

Base Siting Information

City	Olympia		
Zoning	MGSA; MCALLISTER GEOLOGICALLY SENSITIVE AREA		
Site Address	10931 ST CLAIR CUT OFF RD SE		
Parcel No.	21829310101; 21829310102	Link to Assessor Detail	
Acres	12.32	Buildable Acres	4.94
Water Source	No	Public Sewer	No
Community Center Use	Allowed with special or conditional permit		
Agricultural Use	Allowed		

Site Location Characteristics

Within UGA	No
Jurisdiction	Thurston County

Drive Time Information

Beyond 15-minutes of I-15	Is within 30-minutes of the Capitol	More than 30-minutes from Rochester	Is within 30-minutes of Yelm
Public School Enrollment within 30-Minute Drive:		40,945 (95% of total enrollment)	
Count of Agricultural Use Parcels within 10 miles:		423 (33% of countywide ag use parcels)	

Site Features**Use and Assessed Value**

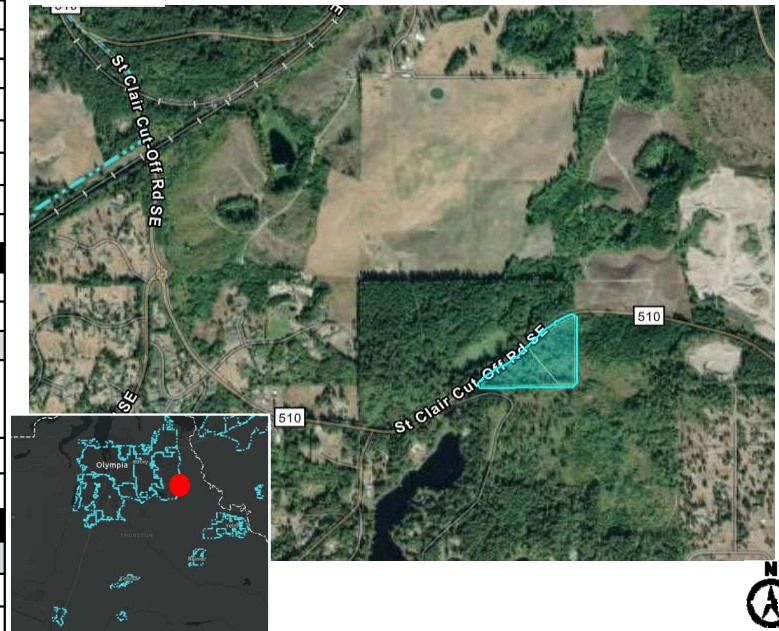
Property Use	LAND-ONLY (UNDEVELOPED-LAND)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$0	\$119,200	\$119,200
Utilization	The improvements contribute 0% to the total value. Based on this ratio, the site is considered to be... Vacant		

Building Features

Building Type / Condition	N/A
Building Area	N/A
Year Built	N/A

Natural Features

Critical Areas	Wetlands	Streams	Steep Slopes
	Yes	None	None
Acreage With No Development Obstacles		0.2	
Tree Canopy Acres	10.6 acres		
Brownfield Density	High Density		

Location Map**Improvement Image**

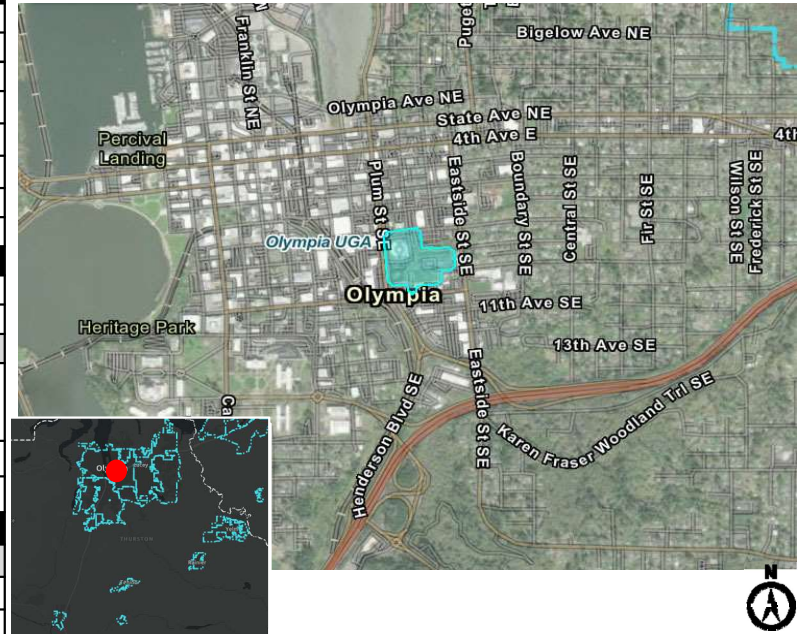
N/A

Property Name: 14. City of Olympia-Olympia Site

Within the UGA; With Usable Structures

Base Siting Information			
City	Olympia		
Zoning	PO/RM; PROFESSIONAL OFFICE/RESIDENTIAL		
Site Address	900 SE PLUM ST		
Parcel No.	78202500100	Link to Assessor Detail	
Acres	10.47	Buildable Acres 3.11	
Water Source	Yes - Olympia	Public Sewer Yes - Olympia	
Community Center Use	Allowed with special or conditional permit		
Agricultural Use	Allowed		
Site Location Characteristics			
Within UGA	Yes (Olympia UGA)		
Jurisdiction	Olympia		
Drive Time Information			
Is within 15-minutes of I-5	Is within 30-minutes of the Capitol	Is within 30-minutes of Rochester	Is within 30-minutes of Yelm
Public School Enrollment within 30-Minute Drive:		40,904 (95% of total enrollment)	
Count of Agricultural Use Parcels within 10 miles:		420 (33% of countywide ag use parcels)	
Site Features			
Use and Assessed Value			
Property Use	EXEMPT (SRV-GOVRNMTL)		
Assessed Values	Assessed Value \$4,749,200	Land Value \$12,535,100	Total Value \$17,284,300
Utilization	The improvements contribute 27% to the total value. Based on this ratio, the site is considered to be... Underutilized		
Building Features			
Building Type / Condition	GOVRNMT-BLDG-AVERAGE		
Building Area	26,214 square feet		
Year Built	1964		
Natural Features			
Critical Areas	Wetlands None	Streams No	Steep Slopes None
Acreage With No Development Obstacles		10.5	
Tree Canopy Acres	2.5 acres		
Brownfield Density	Highest Density		

Location Map



Improvement Image



Property Name: 15. USA-Forest Service-Olympia Site

Within the UGA; With Usable Structures

Base Siting Information

City	Olympia		
Zoning	R 1/10; RURAL 1/10		
Site Address	3625 SW 93RD AV		
Parcel No.	12720120500	Link to Assessor Detail	
Acres	10.00	Buildable Acres	10.00
Water Source	No	Public Sewer	No
Community Center Use	Allowed with special or conditional permit		
Agricultural Use	Allowed		

Site Location Characteristics

Within UGA	No
Jurisdiction	Thurston County

Drive Time Information

Is within 15-minutes of I-5	Is within 30-minutes of the Capitol	Is within 30-minutes of Rochester	More than 30-minutes from Yelm
Public School Enrollment within 30-Minute Drive: 37,786 (88% of total enrollment)			
Count of Agricultural Use Parcels within 10 miles: 0 (0% of countywide ag use parcels)			

Site Features**Use and Assessed Value**

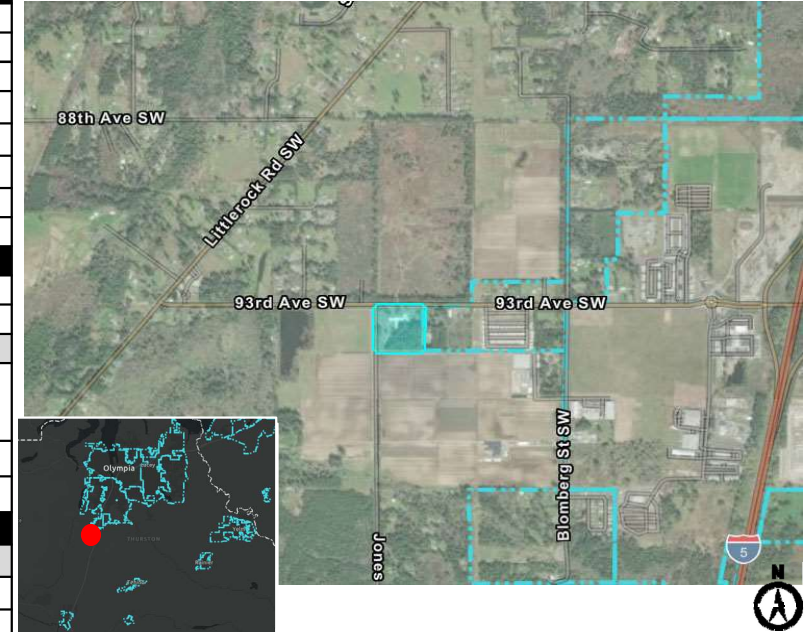
Property Use	EXEMPT (SRV-GOVRNMTL)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$2,458,200	\$1,389,300	\$3,847,500
Utilization	The improvements contribute 64% to the total value. Based on this ratio, the site is considered to be... Developed		

Building Features

Building Type / Condition	IND-BLDG-R/E-AVERAGE; OFFICE-AVERAGE; OFFICE-GOOD
Building Area	19,276 square feet
Year Built	1967

Natural Features

Critical Areas	Wetlands None	Streams None	Steep Slopes None
Acreage With No Development Obstacles	1.1		
Tree Canopy Acres	2.9 acres		
Brownfield Density	Highest Density		

Location Map**Improvement Image**

Attachment B




Base Criteria Map

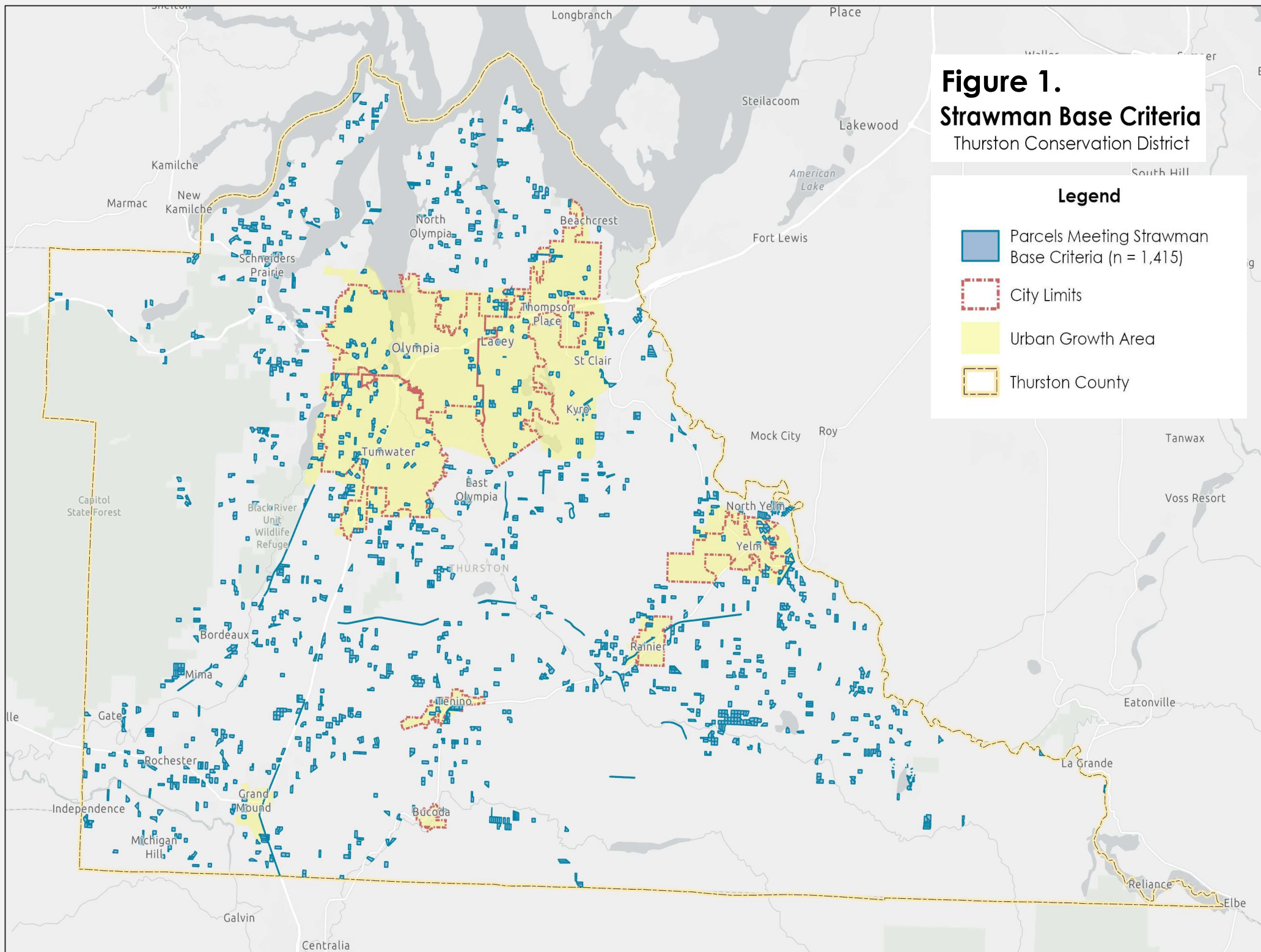


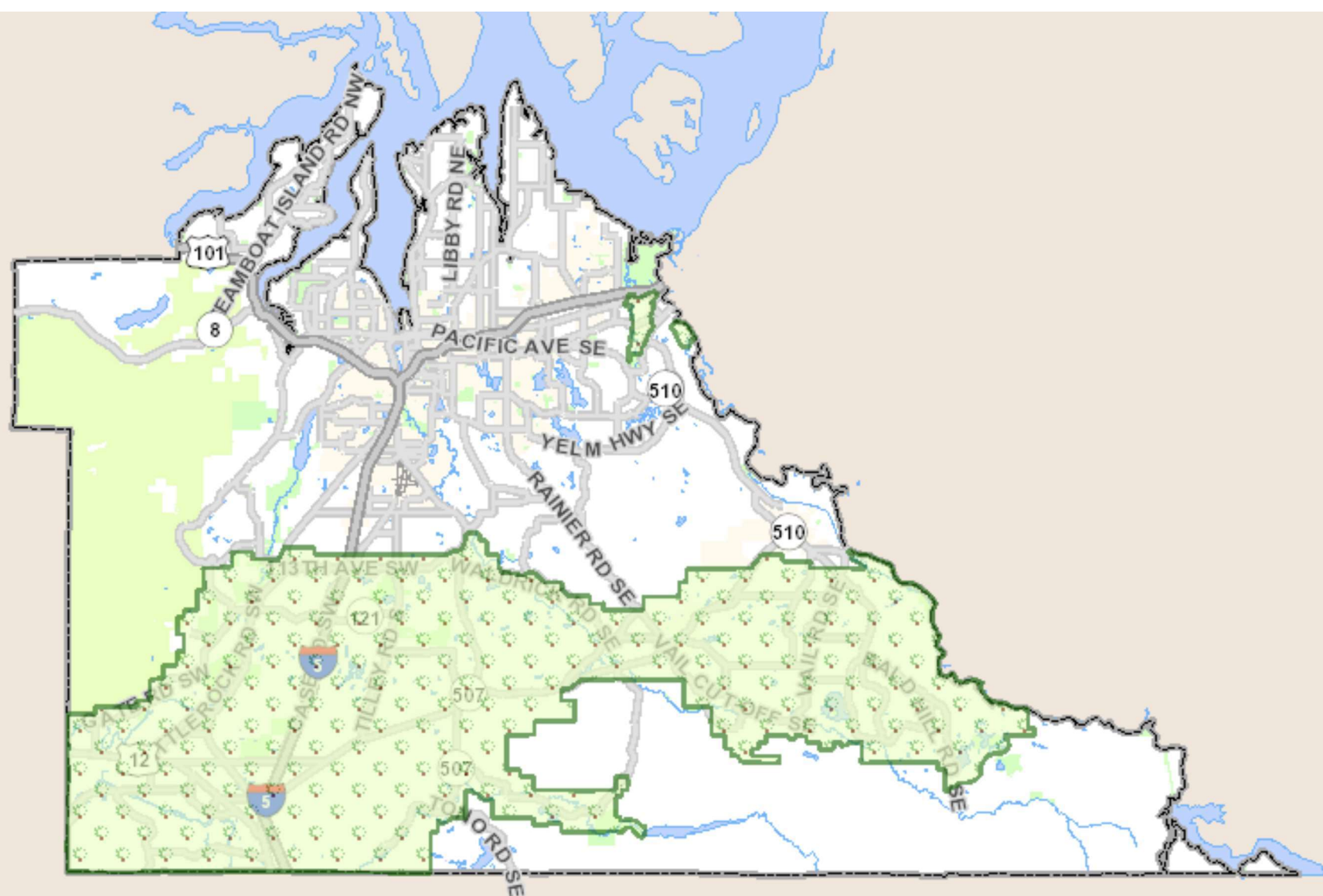
MAUL
FOSTER
ALONGI

Figure 1.
Strawman Base Criteria
Thurston Conservation District

Legend

-  Parcels Meeting Strawman Base Criteria (n = 1,415)
-  City Limits
-  Urban Growth Area
-  Thurston County





[External Sender - Confirm Sender and Beware of Links and Attachments]

Here's a map of where it applies (area outlined in RED):

Ashley Arai | Agriculture Community Program Manager
Thurston County Community Planning & Economic Development
Community Planning Division
3000 Pacific Ave SE, Olympia, Washington 98501

OFFICIAL ZONING MAP THURSTON COUNTY, WASHINGTON

RESIDENTIAL

- R 1/20
Rural 1 Unit Per 20 Acres
- R 1/10
Rural 1 Unit Per 10 Acres
- UR 1/5
Urban Reserve 1 Unit Per 5 Acres
- RL 1/1
Residential LAMIRD - 1 Unit Per 1 Acre
- RL 1/2
Residential LAMIRD - 1 Unit Per 2 Acres
- RL 2/1
Residential LAMIRD - 2 Units Per 1 Acre
- RRR 1/5
Rural Residential/Resource - 1 Unit Per 5 Acres
- RR 1/5
Rural Residential - 1 Unit Per 5 Acres
- MGSA
McAllister Geologically Sensitive Area
- R 3-6/1
Residential - 3-6 Units Per 1 Acre
- R 4-16/1
Residential - 4-16 Units Per 1 Acre

NATURAL RESOURCES

- NA
Nisqually Agriculture
- LTA
Long-Term Agriculture
- LTF
Long-Term Forestry
- PP
Public Parks, Trails & Preserves
- MR
Military Reservation

COMMERCIAL

- RCC
Rural Commercial Center
- NC
Neighborhood Convenience Commercial
- AC
Arterial Commercial
- HC
Highway Commercial

INDUSTRIAL

- RRI
Rural Resource Industrial
- PI
Planned Industrial Park
- LI
Light Industrial

OTHER

- Historic Register Site
- Rochester Subarea Boundary
- City/Town Limits
- Indian Reservation Boundaries
- County Trails
- For these areas, refer to the North County Urban Growth Area Zoning Map

BOARD OF COUNTY COMMISSIONERS

CATHY WOLFE
Chair

SANDRA ROMERO
Vice-Chair

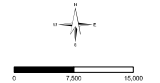
KAREN VALENZUELA
Commissioner

ADOPTED: September 7, 2010
EFFECTIVE: September 7, 2010

ORDINANCE	DATE
ORDINANCE NO. 6708	SEPTEMBER 1, 1980
ORDINANCE NO. 7196	NOVEMBER 13, 1981
ORDINANCE NO. 8216	NOVEMBER 13, 1989
ORDINANCE NO. 8524	JULY 31, 1990
ORDINANCE NO. 10517	JULY 31, 1990
ORDINANCE NO. 10368	AUGUST 15, 1993
ORDINANCE NO. 10507	APRIL 11, 1994
ORDINANCE NO. 10601	MARCH 6, 1995
ORDINANCE NO. 10920	APRIL 17, 1995
ORDINANCE NO. 10304	OCTOBER 30, 1995
ORDINANCE NO. 10320	OCTOBER 30, 1995
ORDINANCE NO. 11210	JUNE 24, 1996
ORDINANCE NO. 11317	JULY 15, 1996
ORDINANCE NO. 11774	AUGUST 28, 1996
ORDINANCE NO. 11323	DECEMBER 13, 1996
ORDINANCE NO. 11500	DECEMBER 15, 1997
ORDINANCE NO. 11867	DECEMBER 21, 1998
ORDINANCE NO. 11928	MAY 12, 1999
ORDINANCE NO. 12109	DECEMBER 22, 1999
ORDINANCE NO. 12357	NOVEMBER 13, 2000
ORDINANCE NO. 12577	AUGUST 27, 2001
ORDINANCE NO. 12758	JULY 8, 2002
ORDINANCE NO. 13540	NOVEMBER 10, 2003
ORDINANCE NO. 13235	NOVEMBER 22, 2004
ORDINANCE NO. 13834	JUNE 16, 2007 (LAMIRDS)
ORDINANCE NO. 13884	AUGUST 27, 2007 (RURAL REZONE)
ORDINANCE NO. 14108	MARCH 3, 2008
ORDINANCE NO. 14181	DECEMBER 28, 2008
ORDINANCE NO. 14258	JULY 15, 2009
ORDINANCE NO. 14402	SEPTEMBER 7, 2010

MAP PRODUCED BY: THURSTON GEODATA CENTER

Zoning Current through September 7, 2010
City/Town Limits current through September 2010



Thurston County is a Washington State county. It is located in the Pacific Northwest of the United States. The county is named after the city of Thurston, which was founded in 1882. The county is known for its agriculture, particularly its production of apples and pears. It is also known for its scenic beauty, including its coastline and its numerous lakes and rivers. The county is a member of the Puget Sound region and is part of the greater Seattle-Tacoma metropolitan area.

Acquisition & Ownership Strategy Comparison Report



August 29, 2023



H E A R T L A N D

Objectives and Scope of Work

This final report seeks to answer the following questions as outlined in the Approved Scope of Work:

1. What are some examples of suitable properties in Thurston County and what are the general areas where those properties are most likely to be found? ***This was addressed in the previous reports and discussed in the previous board meeting.***
2. Would it be better and more affordable for Thurston Conservation District (TCD) to enter into a long-term lease for the property or to purchase their own property?
3. Would it be better and more affordable for TCD to build for purpose or renovate for purpose?
4. What is the likely budget and what are the possible financial strategies for the acquisition and development of TCD's CEC?



Agenda

1. Cost of Different Building Styles
2. Facility Pricing on Strawmen Sites
3. Ground Lease vs. Purchase Economics
4. Takeaways and Next Steps
5. Questions?

1. Cost of Different Building Styles

Costs of Different Building Styles: Cost Categories

1. Land Acquisition Costs – Land costs vary widely depending on allowable use (zoning), location (proximity to urban centers and access to services), and usable area.

2. Hard Costs – Typically, the amount charged by the general contractor or the amount you would receive in a bid for the project. (In this presentation, hard costs include contractor overhead, 20% contingency, 10.2% sales tax, etc.)

3. Soft Costs – Any costs not included in Hard Costs, such as design, permitting, consultants, financing, etc. Typically, 30 - 35% of Hard Costs.

Land Purchase / Lease		
	Hard Cost	Soft Costs
Site Costs*	<ul style="list-style-type: none">• Water• Sewer• Septic• Parking Lot• Internal Roads• Site	<ul style="list-style-type: none">• Site Consultants• Permitting• Site Design• Financing
Building Costs*	<ul style="list-style-type: none">• Shell and Core• Interior Build out Costs (TIs)• Fixtures, Furnishings and Equipment (FFE)	<ul style="list-style-type: none">• Building Design• Permitting• Consultants• Financing

**Site and Building Costs can come in a fixed or variable format. Meaning that some will change based on project size and others will remain constant.*

Costs of Different Building Styles: Cost Categories

In the following slides, we will discuss the Building Costs of different building styles using previously discussed comparable conversation districts for reference. DCW provided cost estimates after reviewing pictures of the buildings. These costs will not include Site or Land costs.

Land Purchase / Lease		
	Hard Cost	Soft Costs
Site Costs*	<ul style="list-style-type: none">• Water• Sewer• Septic• Parking Lot• Internal Roads• Site	<ul style="list-style-type: none">• Site Consultants• Permitting• Site Design• Financing
Building Costs*	<ul style="list-style-type: none">• Shell and Core• Interior Build out Costs (TIs)• Fixtures, Furnishings and Equipment (FFE)	<ul style="list-style-type: none">• Building Design• Permitting• Consultants• Financing

**Site and Building Costs can come in a fixed or variable format. Meaning that some will change based on project size and others will remain constant.*

Costs of Different Building Styles: Beavercreek

Materials:

- Wood frame construction
- Basic fit and finish
- Glued Carpet Patches
- Shingle Siding

DCW Estimated Costs*

\$850 - \$1150 PSF

*excludes site prep, infrastructure, etc.



Costs of Different Building Styles: Spokane

Materials:

- Metal Framed Construction
- Polished Concrete Flooring
- Treated Wood Exterior
- Commercial Grade Windows

DCW Estimated Costs*

\$1350 - \$1,525 PSF

*excludes site prep, infrastructure, etc.



Costs of Different Building Styles: Rainier Beach

Materials:

- Wood siding
- Concrete Flooring
- Translucent Polycarbonate Awning
- Wood Trusses
- Full wall of windows
- Few internal walls and finishes

DCW Estimated Costs*

\$850 - \$1,050 PSF

*Excludes site prep, infrastructure, etc.



Costs of Different Building Styles: Frick

Materials:

- Metal and Concrete Construction
- Extremely high-end windows, insulation, and other finishes
- Specialty high-efficiency equipment and systems

DCW Estimated Costs*

\$1,500 - \$1,950 PSF

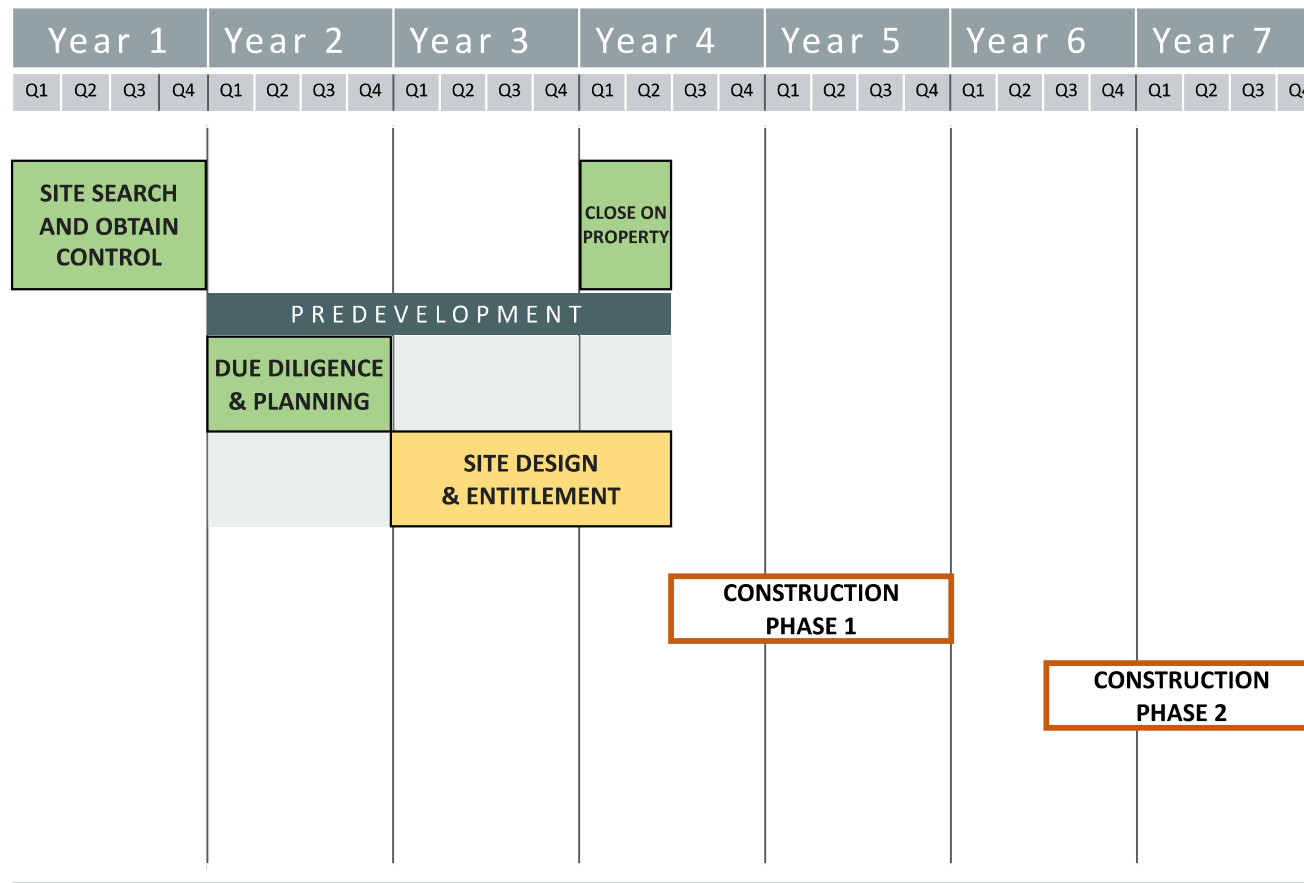
*Excludes site prep, infrastructure, etc.



A dark, atmospheric photograph of a herd of cattle in a field with a forested hill in the background. The image is dimly lit, with the cattle appearing as dark shapes against a slightly lighter, misty background. The overall tone is somber and naturalistic.

2. Facility Pricing on Strawmen Sites

Strawmen Sites Pricing: Typical Development Timeline



Strawmen Sites Pricing: Process



Selected 3 strawmen sites in Thurston County



Created strawmen building requirements

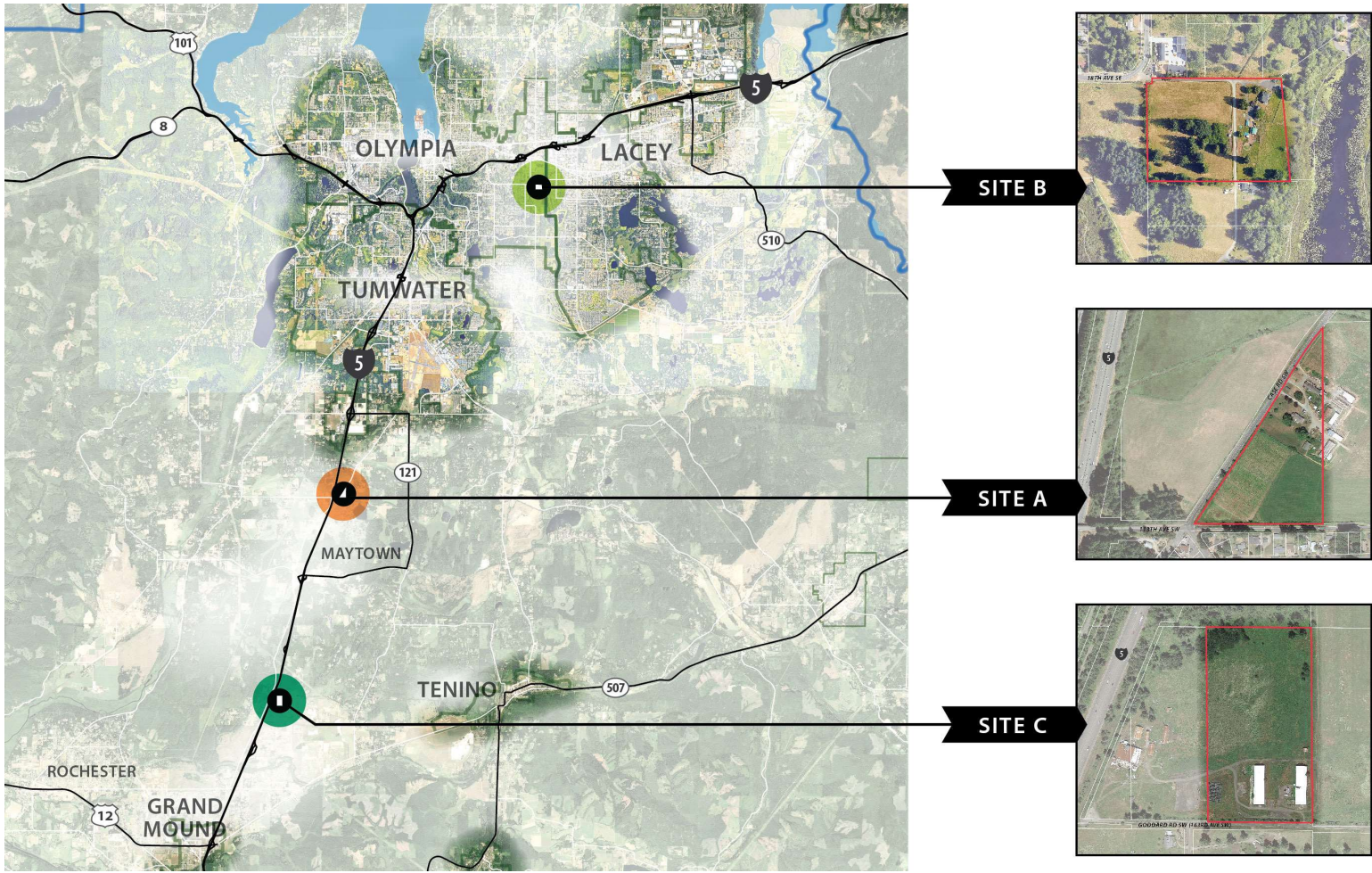


Estimated construction costs for new buildings and renovation of existing buildings



Estimated potential land cost

Strawmen Sites Pricing: Strawmen Locations



Strawmen Sites Pricing: Priced Programming Summary

Buildings

9,000 SF Office Building
 2,500 SF Event Building
 7,000 SF Partner Building
 3,000 SF Equipment Shop & Vehicle
 700 SF Storage Outdoor Teaching Space
 Cool Storage (250 SF)

Includes LEED Platinum (+11%)

Roadways

Bus Stops
 5 ft Sidewalks + Curb
 100 Parking Spots and
 Paving
 Signage

Site Mechanical

Water Supply
 Sanitary Sewer
 Stormwater

*Estimated from the possible
 connection point to the center of
 the site or on-site as required by
 agencies*

Site Electrical

Power Distribution
 EV Charging Stations
 General Site Lighting: Light
 Poles, Pedestrian Pathways,
 Landscape

All sites have adjacent powerlines

Demonstration Area Structures

Holding Beds
 Pollinator Strips & Hedgerows
 Stormwater Demonstration
 Demonstration Farm
 Creekside/Wetland Demonstration

Planting

Native Vegetation
 Irrigation – Planted Areas
 Irrigation - Controls

Site FFE

Retaining Wall
 Fences
 Bike Racks
 Trash Cans

Site Preparation

Site Clearing
 Site Demolition and
 Relocations
 Site Earthwork

*Not including Hazardous Waste
 Remediation costs*

Strawmen Sites Pricing: Site A - Details

Site Characteristics

Size: 12.1 AC (527,076 SF)

Zoning: RRR 1/5 (1 dwelling unit per 5 acres)

Urban Growth Area: No

Built Structures:

- 2,056 SF Home (Built in 1935)
- 912 SF Shop
- 2,726 SF Barn

Utilities

Water: The nearest line is 1.8 miles north therefore a well is required (Well all-in costs estimated at \$550k)

Sewer: The nearest line access is 2.1 miles north therefore septic is required (Sanitary Sewer all-in costs estimated at \$105k.)

Power: A line runs adjacent to the property



Strawmen Sites Pricing: Site A Costs

Site A - New Buildings

Land Cost	Total Land Cost	\$ / Acre
Site A	\$843,322	\$69,696

Site Work	Hard Costs	Soft Costs	Total Site Costs
Site Preparation Costs	\$1,298,828	\$454,590	\$1,753,418
Roadways	\$146,297	\$51,204	\$197,501
Parking	\$226,876	\$79,407	\$306,282
Pedestrian Paving	\$184,221	\$64,478	\$248,699
Site FFE	\$814,576	\$285,102	\$1,099,678
Planting & Irrigation	\$1,035,942	\$362,580	\$1,398,521
Site Mechanical Utilities	\$1,240,115	\$434,040	\$1,674,155
Site Electrical Utilities	\$527,423	\$184,598	\$712,022
Site Costs	\$5,474,278	\$1,915,997	\$7,390,275

Buildings / Structures	Hard Costs	Soft Costs	Total Structure Costs	Per SF Costs
Office	\$7,543,812	\$2,640,334	\$10,184,146	\$1,132
Event Building	\$2,281,357	\$798,475	\$3,079,832	\$1,232
Partner Building	\$4,631,481	\$1,621,018	\$6,252,499	\$893
Equipment Shop and Storage	\$1,532,039	\$536,214	\$2,068,253	\$689
Outdoor Teaching Space	\$205,109	\$71,788	\$276,897	\$396
Demonstration Structures	\$1,084,148	\$379,452	\$1,463,600	\$325
Cold Storage	\$152,785	\$53,475	\$206,260	\$825
Building Costs	\$17,430,732	\$6,100,756	\$23,531,488	

All-In Costs	\$22,905,010	\$8,016,753	\$31,765,085
--------------	--------------	-------------	---------------------

Site A - Renovation

Land Cost	Total Land Cost	\$ / Acre
Site A	\$843,322	\$69,696

Site Work	Hard Costs	Soft Costs	Total Site Costs
Site Preparation Costs	\$1,059,557	\$370,845	\$1,430,402
Roadways	\$146,297	\$51,204	\$197,501
Parking	\$226,876	\$79,407	\$306,282
Pedestrian Paving	\$61,407	\$21,493	\$82,900
Site FFE	\$814,576	\$285,102	\$1,099,678
Planting & Irrigation	\$1,037,132	\$362,996	\$1,400,128
Site Mechanical Utilities	\$1,240,115	\$434,040	\$1,674,155
Site Electrical Utilities	\$527,423	\$184,598	\$712,022
Site Costs	\$5,113,383	\$1,789,684	\$6,903,067

Buildings / Structures	Hard Costs	Soft Costs	Total Structure Costs	Per SF Costs
Office - Existing Building	\$2,240,724	\$784,253	\$3,024,977	\$434
Event Building	\$2,281,357	\$798,475	\$3,079,832	\$1,232
Partner Building	\$4,631,481	\$1,621,018	\$6,252,499	\$893
Equipment Shop and Storage	\$1,532,039	\$536,214	\$2,068,253	\$689
Outdoor Teaching Space	\$205,109	\$71,788	\$276,897	\$396
Demonstration Structures	\$1,084,148	\$379,452	\$1,463,600	\$325
Cold Storage	\$152,785	\$53,475	\$206,260	\$825
Building Costs	\$12,127,644	\$4,244,675	\$16,372,319	

All-In Costs	\$17,241,027	\$6,034,359	\$24,118,708
--------------	--------------	-------------	---------------------

Strawmen Sites Pricing: Site B - Details

Site Characteristics

Size: 12.58 AC (547,985 SF)

Zoning: MR 10-18, Mixed Residential

Urban Growth Area: Yes

Built Structures:

- 3,651 SF Home
- 1,120 SF Garage
- 1,592 SF Shed/Barns

Utilities

Water: Water is available from the northwest corner of the property (\$250K to to bring water to center of site.)

Sewer: Sewer runs along the northern perimeter of the property for 160'. (\$240K to bring sewer to center of site)

Power: A line runs adjacent to the property



Strawmen Sites Pricing: Site B - Costs

Site B - New Buildings

Land Cost	Total Land Cost	\$ / Acre
Site A	\$1,643,954	\$130,680

Site Work	Hard Costs	Soft Costs	Total Site Costs
Site Preparation Costs	\$1,337,266	\$468,043	\$1,805,309
Roadways	\$159,019	\$55,657	\$214,675
Parking	\$226,866	\$79,403	\$306,269
Pedestrian Paving	\$153,925	\$53,874	\$207,799
Site FFE	\$814,540	\$285,089	\$1,099,629
Planting & Irrigation	\$1,075,831	\$376,541	\$1,452,372
Site Mechanical Utilities	\$887,790	\$310,727	\$1,198,517
Site Electrical Utilities	\$520,494	\$182,173	\$702,666
Site Costs	\$5,175,730	\$1,811,506	\$6,987,236

Buildings / Structures	Hard Costs	Soft Costs	Total Structure Costs	Per SF Costs
Office	\$7,543,479	\$2,640,218	\$10,183,697	\$1,132
Event Building	\$2,281,257	\$798,440	\$3,079,696	\$1,232
Partner Building	\$4,631,276	\$1,620,947	\$6,252,223	\$893
Equipment Shop and Storage	\$1,531,972	\$536,190	\$2,068,162	\$689
Outdoor Teaching Space	\$205,100	\$71,785	\$276,885	\$396
Demonstration Structures	\$1,084,100	\$379,435	\$1,463,535	\$325
Cold Storage	\$152,779	\$53,473	\$206,251	\$825
Building Costs	\$17,429,962	\$6,100,487	\$23,530,449	

All-In Costs	\$22,605,692	\$7,911,992	\$32,161,639
--------------	--------------	-------------	---------------------

Site B - Renovation

Land Cost	Total Land Cost	\$ / Acre
Site A	\$1,643,954	\$130,680

Site Work	Hard Costs	Soft Costs	Total Site Costs
Site Preparation Costs	\$1,122,674	\$392,936	\$1,515,610
Roadways	\$159,019	\$55,657	\$214,675
Parking	\$226,866	\$79,403	\$306,269
Pedestrian Paving	\$153,925	\$53,874	\$207,799
Site FFE	\$814,540	\$285,089	\$1,099,629
Planting & Irrigation	\$1,077,559	\$377,146	\$1,454,704
Site Mechanical Utilities	\$887,790	\$310,727	\$1,198,517
Site Electrical Utilities	\$520,494	\$182,173	\$702,666
Site Costs	\$4,962,867	\$1,737,003	\$6,699,870

Buildings / Structures	Hard Costs	Soft Costs	Total Structure Costs	Per SF Costs
Office - Existing Building	\$1,945,477	\$680,917	\$2,626,394	\$434
Event Building	\$2,281,257	\$798,440	\$3,079,696	\$1,232
Partner Building	\$4,631,276	\$1,620,947	\$6,252,223	\$893
Equipment Shop and Storage	\$1,531,972	\$536,190	\$2,068,162	\$689
Outdoor Teaching Space	\$205,100	\$71,785	\$276,885	\$396
Demonstration Structures	\$1,084,100	\$379,435	\$1,463,535	\$325
Cold Storage	\$152,779	\$53,473	\$206,251	\$825
Building Costs	\$11,831,960	\$4,141,186	\$15,973,146	

All-In Costs	\$16,794,827	\$5,878,189	\$24,316,970
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Strawmen Sites Pricing: Site C - Details

Site Characteristics

Size: 19.55 AC (851,598 SF)

Zoning: RRR 1/5 (1 dwelling unit per 5 acres)

Urban Growth Area: No

Built Structures:

- Two large 17,500 SF hangers
- 576 SF small shop

Utilities

Water: The nearest line is 4.6 miles north therefore a well is required (Well all-in costs estimated at \$550k)

Sewer: The nearest line access is 4.8 miles north therefore septic is required (Sanitary Sewer estimated at \$105k.)

Power: A line runs adjacent to the property



Strawmen Sites Pricing: Site C - Costs

Site C - New Buildings

Land Cost	Total Land Cost	\$ / Acre
Site A	\$766,438	\$39,204

Site Work	Hard Costs	Soft Costs	Total Site Costs
Site Preparation Costs	\$1,829,478	\$640,317	\$2,469,795
Roadways	\$198,512	\$69,479	\$267,991
Parking	\$226,876	\$79,407	\$306,282
Pedestrian Paving	\$216,433	\$75,751	\$292,184
Site FFE	\$814,576	\$285,102	\$1,099,678
Planting & Irrigation	\$1,233,854	\$431,849	\$1,665,703
Site Mechanical Utilities	\$1,248,369	\$436,929	\$1,685,299
Site Electrical Utilities	\$559,864	\$195,952	\$755,817
Site Costs	\$6,327,962	\$2,214,787	\$8,542,749

Buildings / Structures	Hard Costs	Soft Costs	Total Structure Costs	Per SF Costs
Office	\$7,543,812	\$2,640,334	\$10,184,146	\$1,132
Event Building	\$2,281,357	\$798,475	\$3,079,832	\$1,232
Partner Building	\$4,631,481	\$1,621,018	\$6,252,499	\$893
Equipment Shop and Storage	\$1,532,039	\$536,214	\$2,068,253	\$689
Outdoor Teaching Space	\$205,109	\$71,788	\$276,897	\$396
Demonstration Structures	\$1,084,148	\$379,452	\$1,463,600	\$325
Cold Storage	\$152,785	\$53,475	\$206,260	\$825
Building Costs	\$17,430,732	\$6,100,756	\$23,531,488	

All-In Costs	\$23,758,694	\$8,315,543	\$32,840,675
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Site C - Renovation

Land Cost	Total Land Cost	\$ / Acre
Site A	\$766,438	\$39,204

Site Work	Hard Costs	Soft Costs	Total Site Costs
Site Preparation Costs	\$1,212,081	\$424,228	\$1,636,309
Roadways	\$198,663	\$69,532	\$268,195
Parking	\$226,876	\$79,407	\$306,282
Pedestrian Paving	\$216,433	\$75,751	\$292,184
Site FFE	\$814,576	\$285,102	\$1,099,678
Planting & Irrigation	\$1,225,605	\$428,962	\$1,654,566
Site Mechanical Utilities	\$1,248,369	\$436,929	\$1,685,299
Site Electrical Utilities	\$559,864	\$195,952	\$755,817
Site Costs	\$5,702,467	\$1,995,863	\$7,698,330

Buildings / Structures	Hard Costs	Soft Costs	Total Structure Costs	Per SF Costs
Building 1 - Existing	\$166,847	\$58,396	\$225,243	\$32
Building 2 - Existing	\$8,879,173	\$3,107,710	\$11,986,883	\$685
Building 3 - Existing	\$10,017,528	\$3,506,135	\$13,523,663	\$773
Outdoor Teaching Space	\$205,109	\$71,788	\$276,897	\$396
Demonstration Structures	\$1,084,148	\$379,452	\$1,463,600	\$325
Cold Storage	\$152,785	\$53,475	\$206,260	\$825
Building Costs	\$20,505,590	\$7,176,957	\$27,682,547	

All-In Costs	\$26,208,057	\$9,172,820	\$36,147,315
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3. Ground Lease vs. Purchase Economics

GL v Purchase: Land Control Strategy

	Ground Lease	Purchase
Typical Structure	<ul style="list-style-type: none"> Typically, the Lessor (owner of the land) drives the desire for a lease structure. Lessee pays Lessor an amount yearly based on the land's appraised value with periodic increases for up to 99 years, such as a 7% yield on value with a 3% annual increase, or a step rent function (10% every 5 years). The value of the land may be reset to market value a few times during the lease, such as every 25 years; an appraisal is done, and the lease amount is set to 7% of the new value. There are usually floors and collars on what the revised value can be. At the end of the lease duration, the Lessee will return all land and structures to Lessor. 	<ul style="list-style-type: none"> The purchaser gets a loan for some portion of the purchase price of the land from a bank or other entity. Purchaser combines their own cash with the loan proceeds to purchase land. The purchaser typically pays a fixed amount for the duration of the loan. Loans can vary widely in their Loan to Value (LTV), interest rates, duration, and amortization period (duration until the payments will pay back the loan principal), etc.
Opportunities	<ul style="list-style-type: none"> Lower upfront cost Typically, costs grow inline with inflation 	<ul style="list-style-type: none"> Typically, a higher upfront cost Typically, fixed payment for the duration of the lease Allows owners the participation in land appreciation Property is owned fee simple
Challenges	<ul style="list-style-type: none"> Growing costs Must give back the land (and any improvements) at the end of the lease duration, unless lease is renegotiated/extended Typically, more challenging to find opportunities to lease, especially in rural areas. 	<ul style="list-style-type: none"> Typically, a larger down payment is required Need to find an aligned lender that understands your funding structure

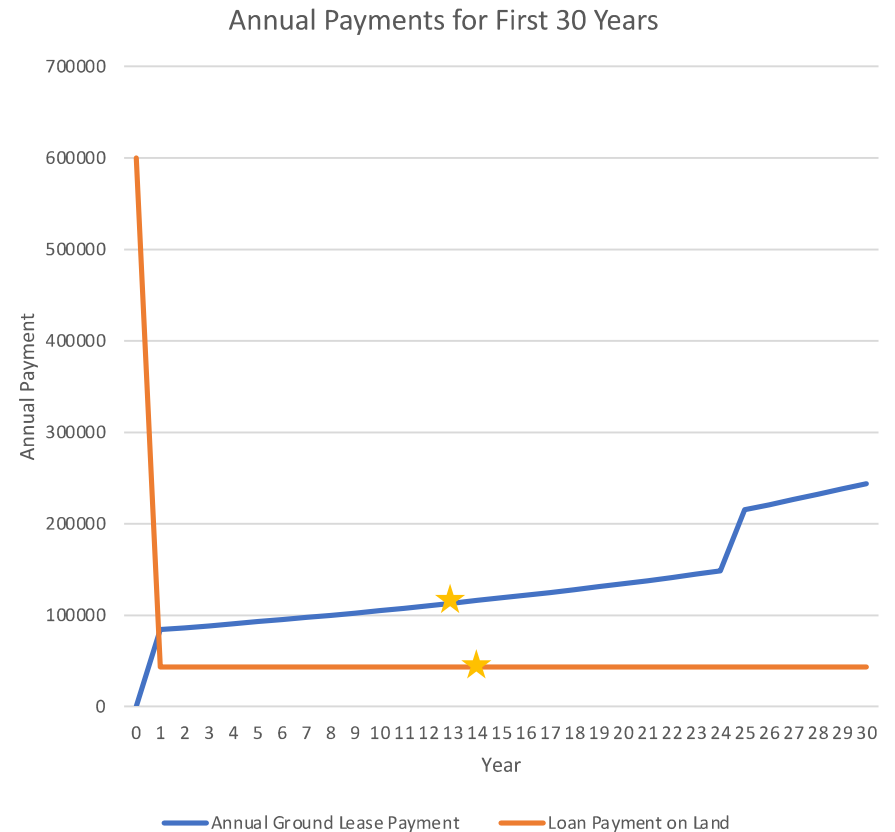
GL v Purchase: Ground Lease Payments Compared to Debt Service

GROUND LEASE	
Starting Property Value	\$1,200,000
Yield	7.0%
Payment Increase per Year	3%
Property Appreciation	4.0%
Years between Reprice	25
Discount Rate	10%
Present Value of Payments	\$1,229,998
Sum of Payments	\$81,946,681
Years of Payment to Equal Purchase Price	13

PROJECTED PAYMENTS	
Year 0 Payment	\$0
Year 1 Payment	\$84,000
Year 30 Payment	\$243,612
Year 99 Payment	\$2,767,701

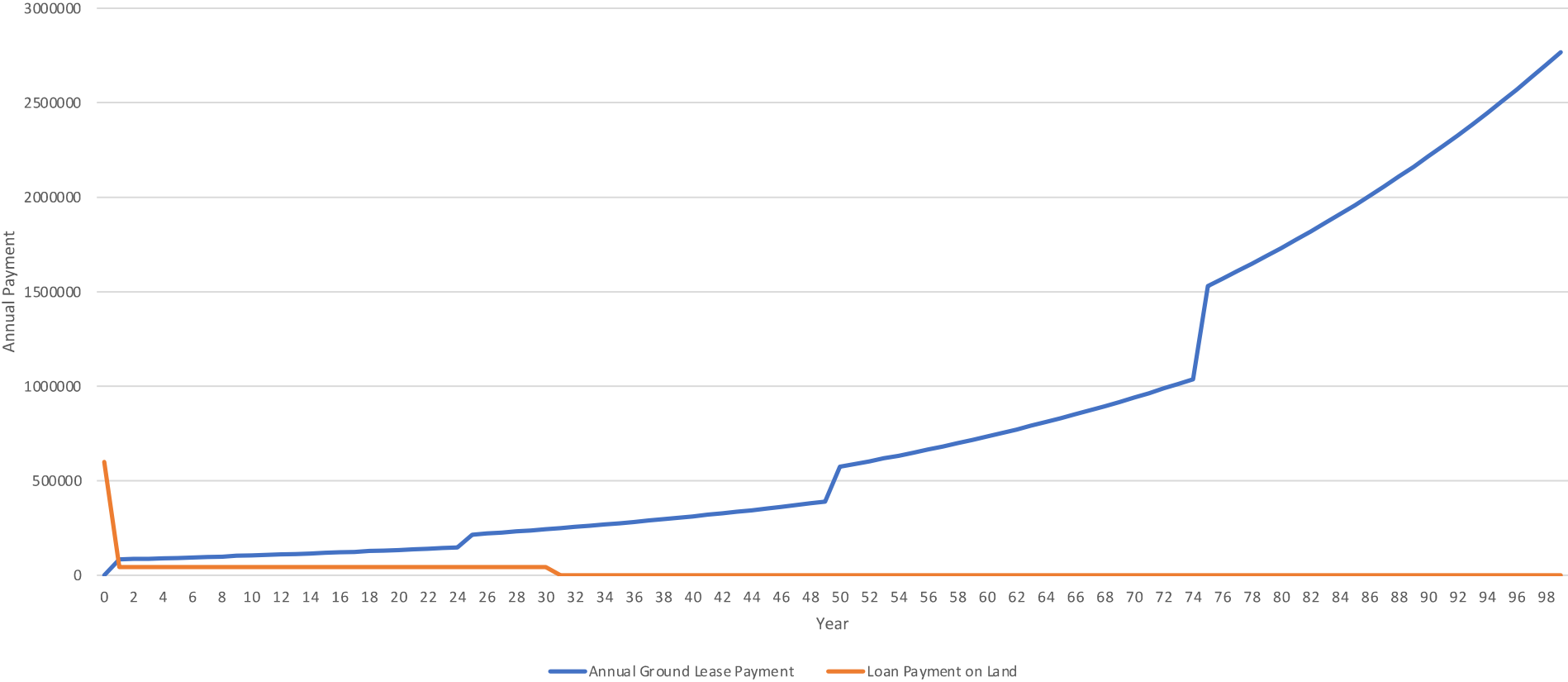
LOAN	
Land Purchase Price	\$1,200,000
Loan to Value	50%
Loan Amount	\$600,000
Interest Rate	6.0%
Amortization (Years)	30
Monthly Payment	\$3,597
Annual Payment	\$43,168
Sum of Payments	\$1,895,029
Years of Payment to Equal Purchase Price	14

PROJECTED PAYMENTS	
Year 0 Payment	\$600,000
Year 1 Payment	\$43,168
Year 30 Payment	\$43,168
Year 99 Payment	\$0



GL v Purchase: Ground Lease Payments Compared to Debt Service

Annual Payments for 99 years



4. Takeaways and Next Steps

Takeaways & Next Steps Discussion

Key Takeaways:

- Depending on size and utility requirements, site costs can range between \$7M and \$8.5M.
- Assuming the exemplar programming, new structures will cost ~\$22.5M.
- The cost to renovate structures varies based on the types of structures that are in place.
- Land cost is only a small component of costs
- A ground lease can reduce upfront costs but increase long-term costs

Next Steps:

- Understand Current and Future Space Needs
- Assemble Consultant Team
- Site Acquisition
- Determine Financing Strategy and Partners/Sources

5. Questions?