

HEARTLAND

TO: Susan Shelton, Thurston Conservation District

CC: Sarah Moorehead, Thurston Conversation District

FROM: James Stanton, Heartland LLC
Doug Larson, Heartland LLC

DATE: September 8, 2023

RE: Summary of Reports and Reference Files

TABLE OF CONTENTS

I. Summary of Reports

II. Zoning and Utilities Memo – Full zoning and utilities report

- a. Exhibit 1: Phase 1 Strawmen – Summary of fifteen (15) potential strawmen for analysis

III. CEC Comparison Report – Full CEC comparison report

IV. Acquisition Report – A summary of analysis related to acquisition

- a. Exhibit 2: 3 CEC Strawman Sites – Summary of the three (3) sites selected for analysis
- b. Exhibit 3: Site Value Reconciliation
- c. Exhibit 4: TCD Conservation and Education Center Cost and Schedule Analysis – Summary of TCD's building programming needs
- d. Exhibit 5: DCW Cost Plan – Estimates the hard costs to construct new and renovated buildings on each site
- e. Exhibit 6: Funding Options – Outlines potential public sources of funds that CEC could leverage

SECTION I – SUMMARY OF REPORTS

SUMMARY OF REPORTS

The following is a breakdown of work completed by the Consultant Team, Heartland, LLC (“HLLC”), Maul Foster & Alongi (“MFA”), and DCW Cost Management (“DCW”) for the Thurston Conservation District (“TCD”) in its pursuit of a new facility.

The Conservation and Education Center (“CEC”) Comparison Report strives to understand similarities and differences between facilities across locations and construction types. The CECs that were compared were: Beavercreek Farm and Conversation Resource Center, Spokane Conservation District, Rainer Beach Urban Farm and Wetlands & Frick Environmental Center. The research was conducted through virtual interviews, site visits, review of provided internal documentation, and publicly available data. The key findings were:

- 1) Building costs, funding strategies, and on-site programs vary immensely between sites;
- 2) Building a new facility takes years and typically starts with obtaining site control;
- 3) Finding aligned partners amongst the local and financial community is paramount; and
- 4) Planning for site expansion and specific uses helps to facilitate informed tradeoffs when required.

The Zoning & Utilities Report strives to understand where a new CEC can be built. The research was conducted through Geographic Information Systems mapping public and propriety data sources, and direct outreach to local government. The key findings were:

- 1) Permitting is generally flexible enough to accommodate CECs with Thurston County because they don’t generally fit into specific zoning; therefore, many zoning types can accommodate a new CEC; and
- 2) Inside the Urban Growth Area (“UGA”), utilities are generally available on the property or at the property line. However, outside the UGA, access to piped water and sanity sewer is reduced, and access to electricity and internet is typically on or adjacent to the properties.

The Acquisition Report strives to understand the cost of renovating old buildings and/or constructing new buildings on selected potential sites and understand possible financing mechanisms to facilitate the project. The research was conducted through a rigorous cost estimation process, a review of comparable land sales and features, and a review of publicly available documents. The key findings were:

- 1) A 12-acre land purchase and the construction of approximately 22,500 SF of new LEED Platinum buildings with a 100-stall parking lot (and all associated site improvements) will cost approximately \$32M;
- 2) The land purchase will likely contribute no more than 5% to the overall project cost (estimated at between \$800K and \$1.6M for strawmen sites);
- 3) Purchasing land is likely preferable over ground lease, as ground lease costs escalate over time and don’t allow for ownership in perpetuity; and
- 4) Multiple public funding sources may be available, but the mixed-use nature of a CEC may present challenges.

SECTION II – ZONING & UTILITIES MEMO



Technical Memorandum

To: Susan Shelton, Thurston Conservation District Date: September 6, 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

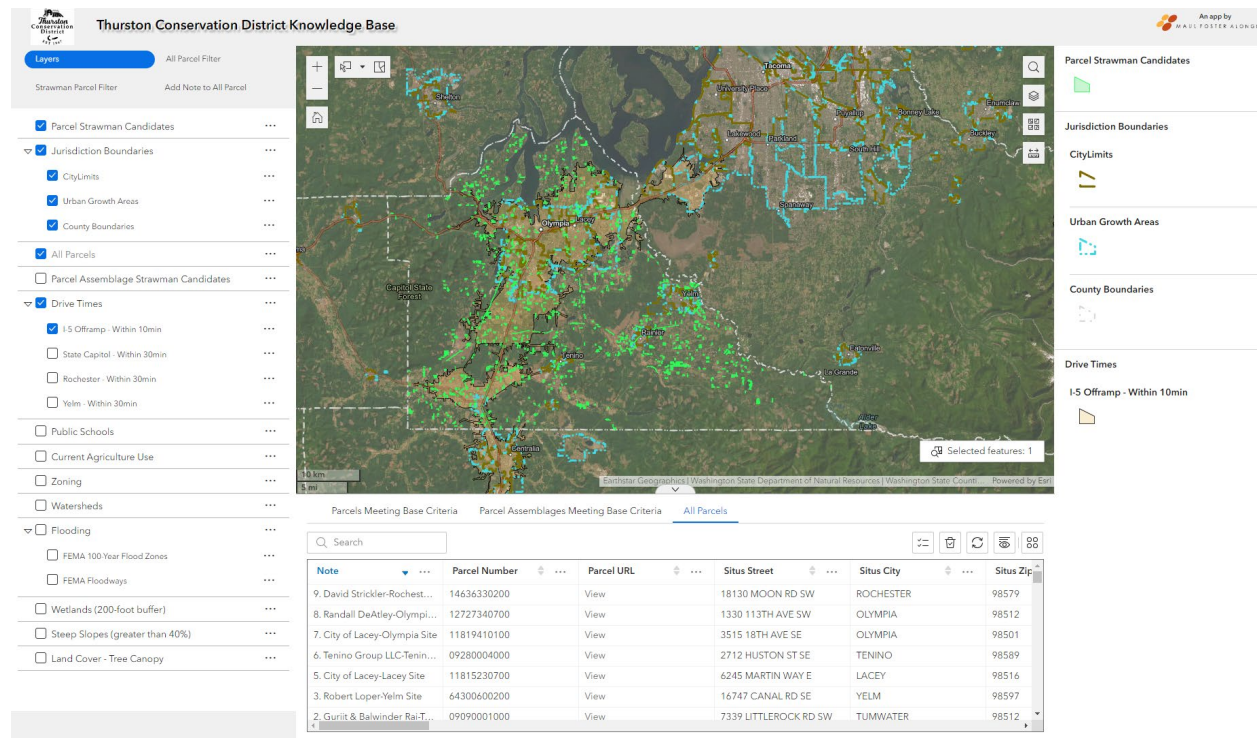
Parcel On-Site Characteristics	Parcel Count
Developed	654
Underutilized	191
Vacant	570
Developed with Total Building Square Footage > 14,000	65
Within 100 feet of Public Water Main	108
Within 100 feet of Public Sewer Main	135
Wetland	606
Fish Bearing Stream	1,029
Tree Canopy >3 acres	961
No Development 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_2023.09.06 Zoning & Utility Report\fm_Zoning & Utility Memo.docx
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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

Sanitary Sewer

The CEC will likely require connection to sanitary sewer for the construction of a new building. 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. Although exact sewer connection requirements differ between jurisdictions, most uses that are not residential are required to connect to sanitary sewer. The education center aspect and TCD administrative office use of the CEC may sway the CEC into requiring 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 typically reserved for residential uses and restaurants. Developments are required to get a permit for on-site septic sewer treatment. Generally, the preference in urban areas is usually for everyone to connect to sewer. At a preapplication conference, an official from public works would normally attend and explain the availability of sewer services and connection requirements.

Water

Like sanitary sewer connection, water connection requirements are different for each jurisdiction. In Thurston County, connection to the county water system is required as a condition of connection to the county sewer system (TCC 15.10.130). Per Olympia Municipal Code 13.04.240 (A), Premises lying within the urban growth area and contiguous to the Olympia city limits are required to annex to the City as a condition of water connection. Alternatively, the City may elect to defer annexation and require execution of a conditional agreement detailed in Olympia Municipal Code 13.04.240 (B).

Broadband

The best resource to assess broadband availability at a site is the FCC's website (<https://broadbandmap.fcc.gov/>). There are examples of Xfinity, a common internet provider in the County, charging customers approximately \$27,000² or \$149 per foot to extend service 181 ft, but costs are highly site-dependent.

² Ars Technica. 2022. *Couple bought home in Seattle, then learned Comcast Internet would cost \$27,000*. Wired Media Group. [Couple bought home in Seattle, then learned Comcast Internet would cost \\$27,000 | Ars Technica](#). Accessed 08/20/2023.

Attachment A

Strawman Summary Table and Cutsheets



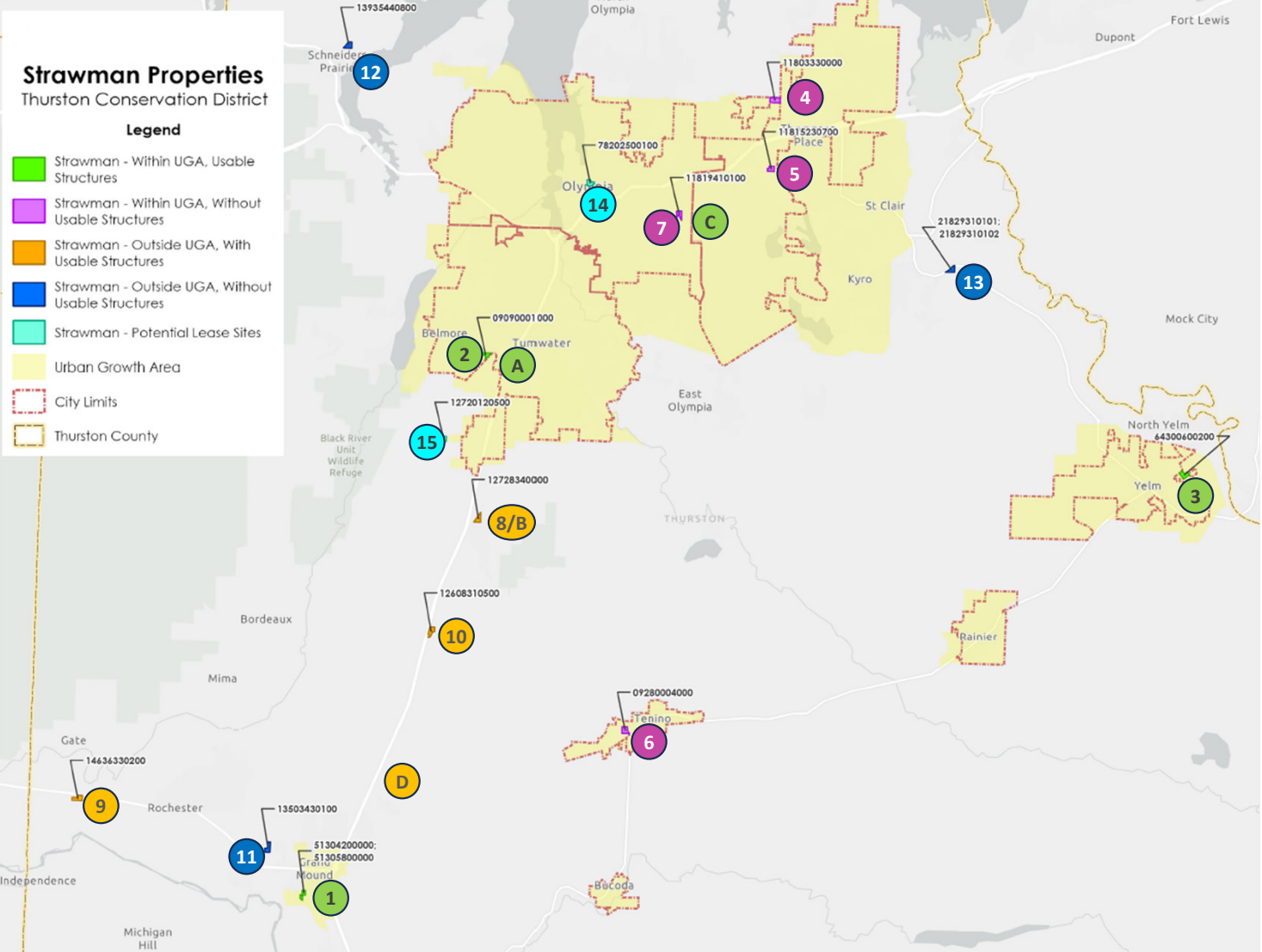
MAUL
FOSTER
ALONGI

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**

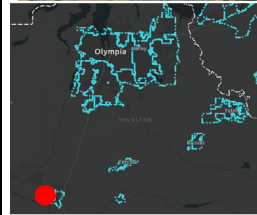
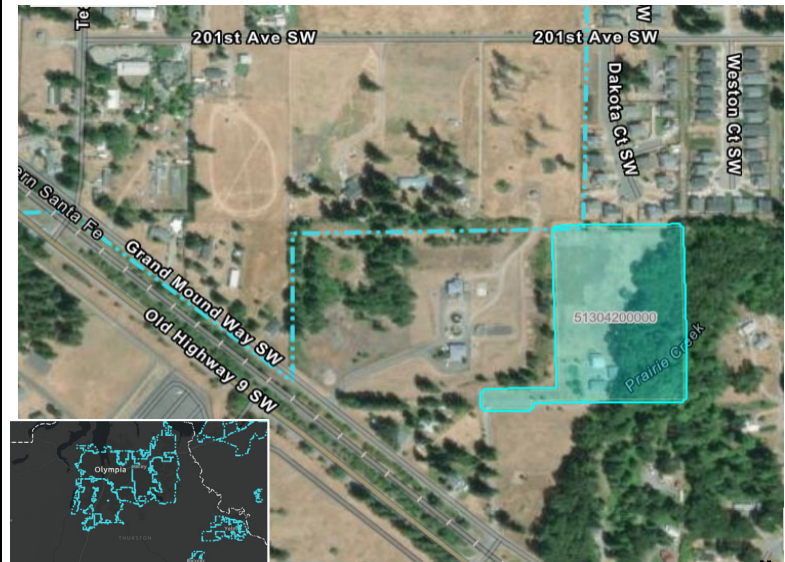
Property Use	LAND-ONLY; RESIDENTIAL (SINGLE-UNIT; UNDEVELOPED-LAND)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$248,000	\$211,400	\$459,400
Utilization	The improvements contribute 54% to the total value. Based on this ratio, the site is considered to be... Developed		

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**

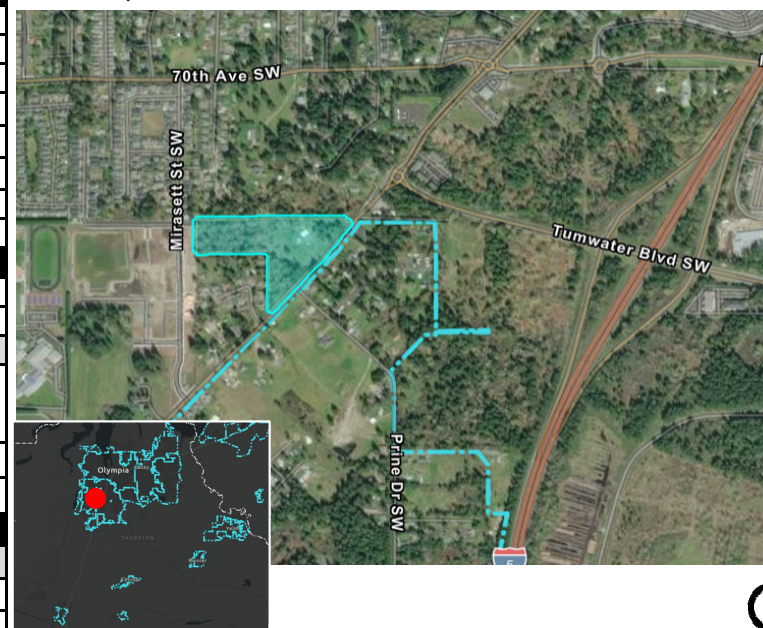
Property Use	RESIDENTIAL (SINGLE-UNIT)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$197,500	\$252,300	\$449,800
Utilization	The improvements contribute 44% to the total value. Based on this ratio, the site is considered to be... Underutilized		

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

Location Map**Improvement Image**

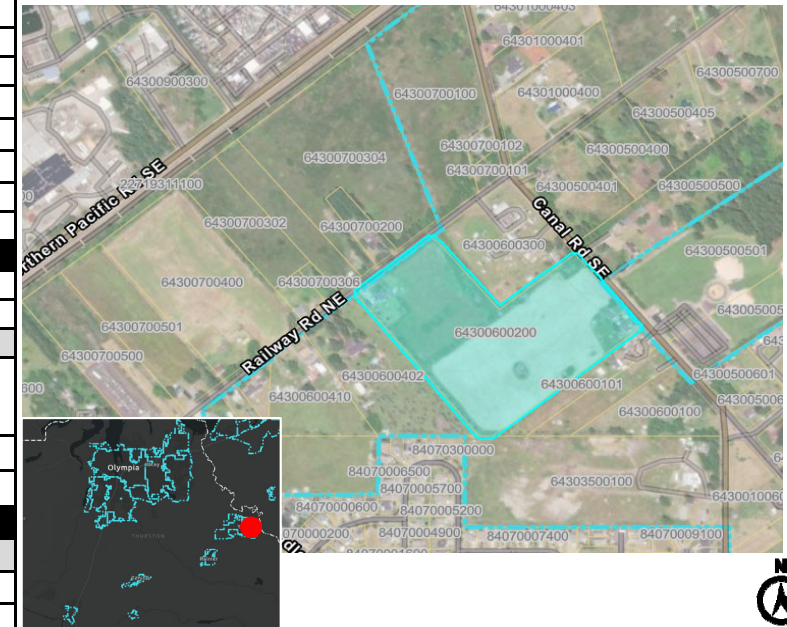
7339 LITTLEROCK RD SW TUMWATER, WA 98512

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	Land Value	Total Value
	\$138,500	\$227,600	\$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-COMMODEORE-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**

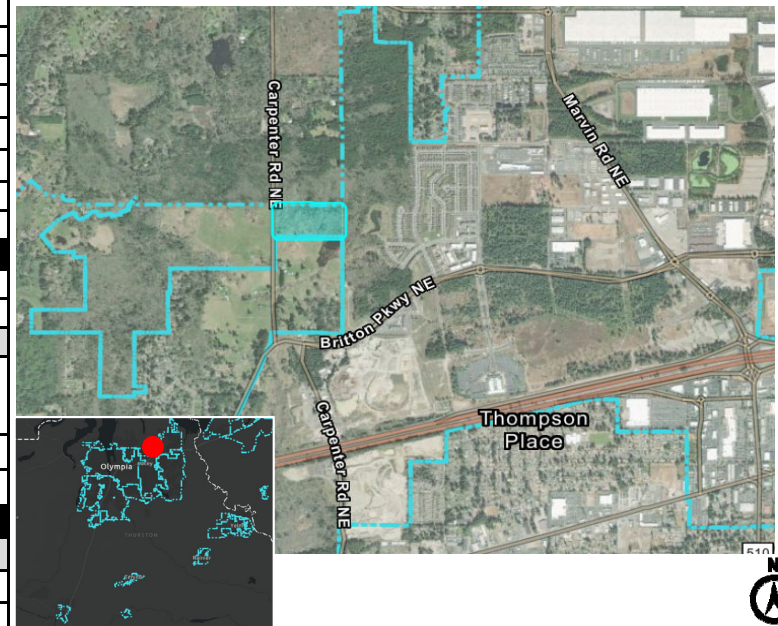
Property Use	LAND-ONLY (PARKS)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$0	\$261,500	\$261,500
Utilization	The improvements contribute 0% to the total value. Based on this ratio, the site is considered to be... Underutilized		

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**

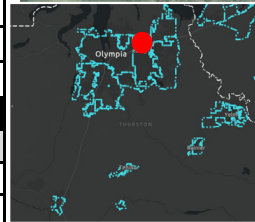
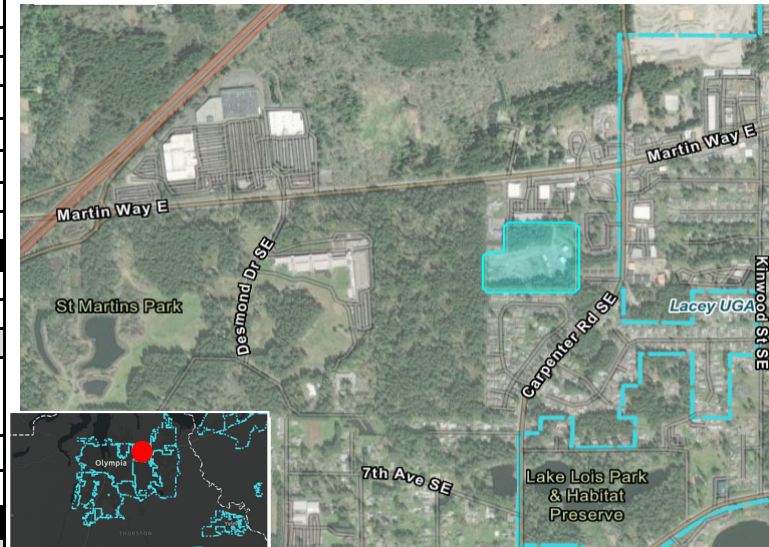
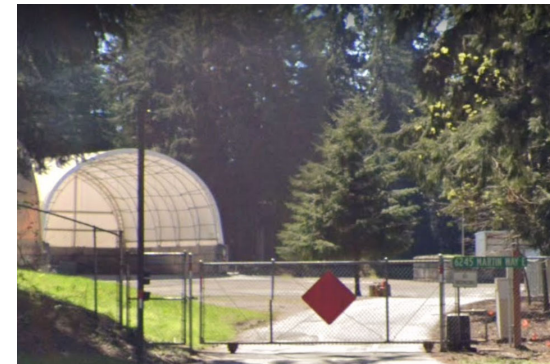
Property Use	EXEMPT (SRV-GOVRNMTL)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$22,100	\$860,900	\$883,000
Utilization	The improvements contribute 3% to the total value. Based on this ratio, the site is considered to be... Underutilized		

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**

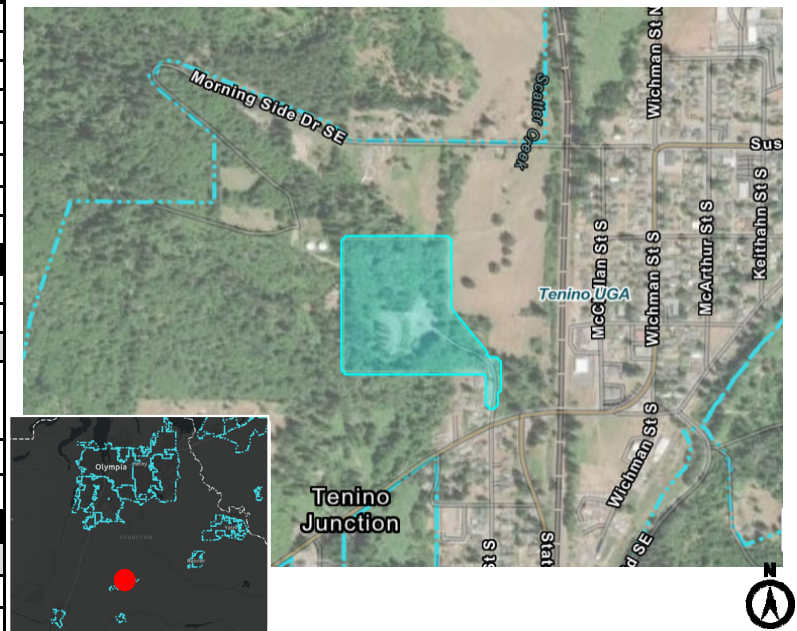
Property Use	INDUSTRIAL (MINING)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$3,700	\$224,000	\$227,700
Utilization	The improvements contribute 2% to the total value. Based on this ratio, the site is considered to be... Vacant		

Building Features

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

Natural Features

Critical Areas	Wetlands	Streams	Steep Slopes
	Yes	Yes	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**

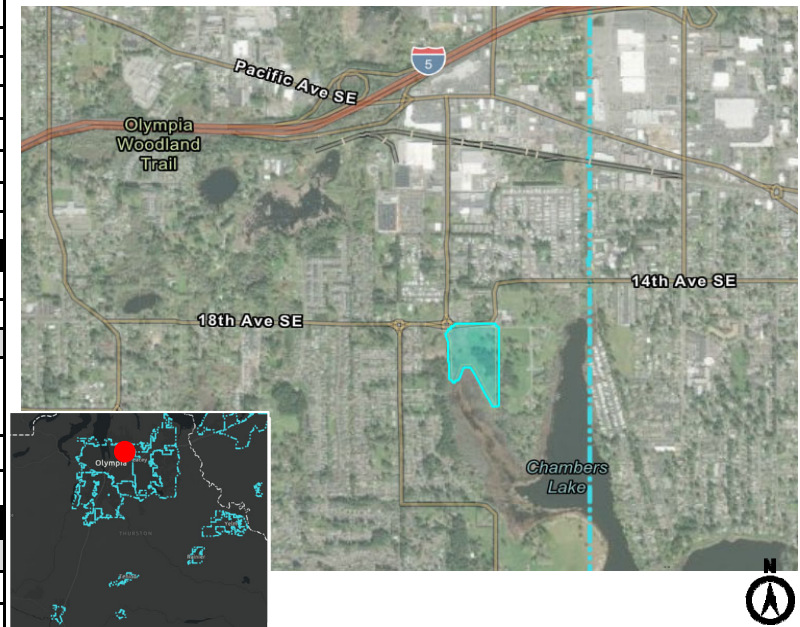
Property Use	LAND-ONLY (UNDEVELOPED-LAND)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$0	\$277,700	\$277,700
Utilization	The improvements contribute 0% to the total value. Based on this ratio, the site is considered to be... Vacant		

Building Features

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

Natural Features

Critical Areas	Wetlands	Streams	Steep Slopes
	Yes	None	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**

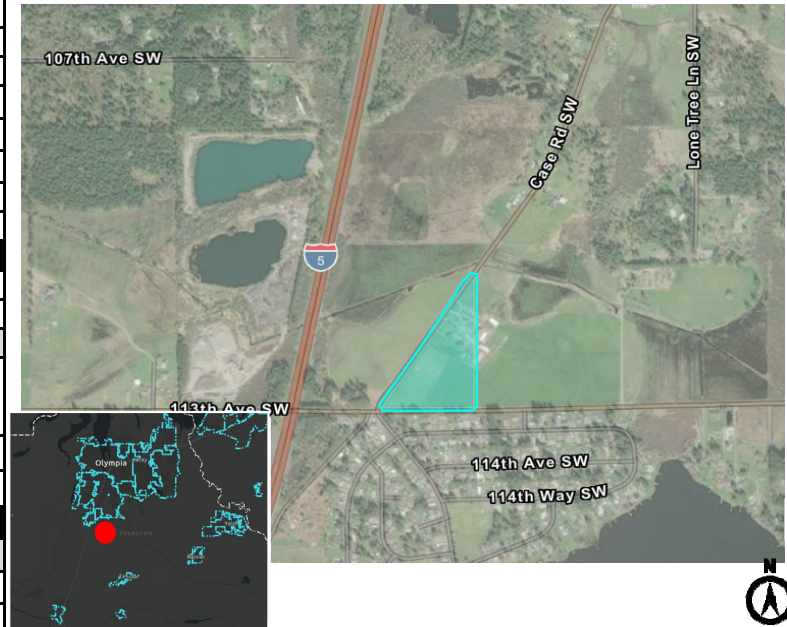
Property Use	(CUR-USE-AG)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$571,800	\$11,530	\$583,330
Utilization	The improvements contribute 98% to the total value. Based on this ratio, the site is considered to be... Developed		

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**

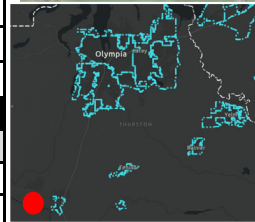
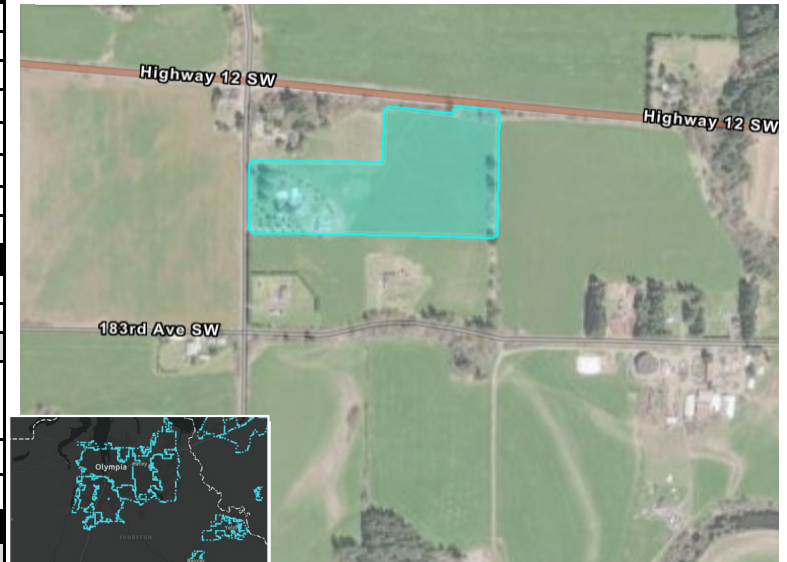
Property Use	MOBILE-HOME (OTHER-RESID)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$303,200	\$178,600	\$481,800
Utilization	The improvements contribute 63% to the total value. Based on this ratio, the site is considered to be... Developed		

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	Land Value	Total Value
	\$0	\$169,800	\$169,800
Utilization	The improvements contribute 0% to the total value. Based on this ratio, the site is considered to be... Vacant		

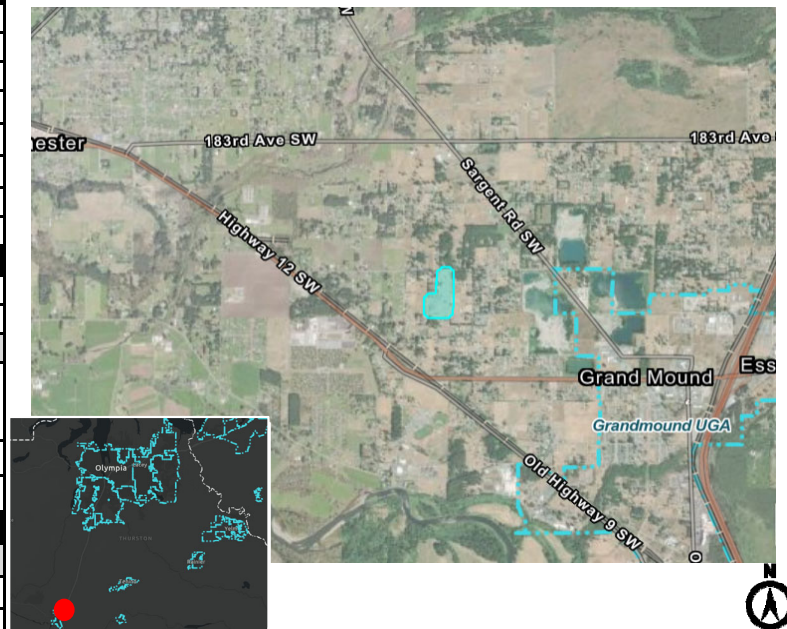
Building Features

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 None	Streams None	Steep Slopes 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**

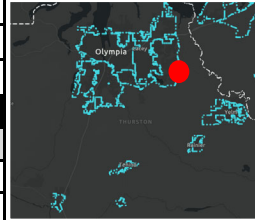
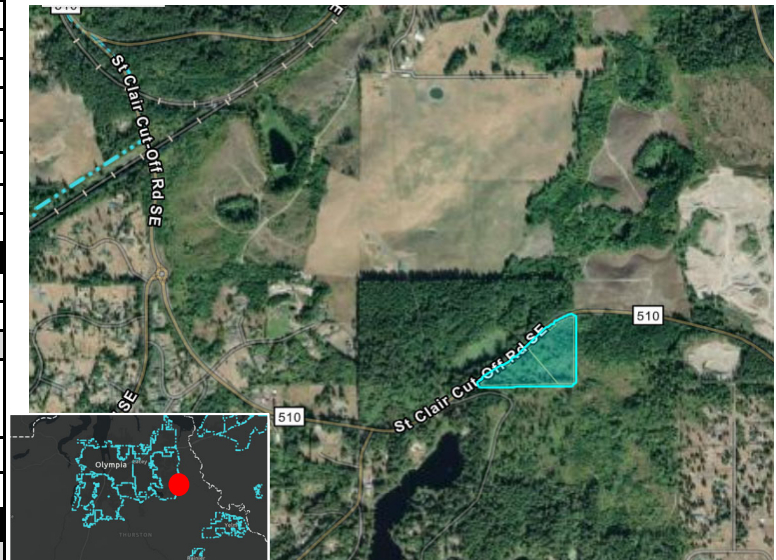
Property Use	LAND-ONLY (UNDEVELOPED-LAND)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$0	\$119,200	\$119,200
Utilization	The improvements contribute 0% to the total value. Based on this ratio, the site is considered to be... Vacant		

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	Land Value	Total Value
	\$4,749,200	\$12,535,100	\$17,284,300
Utilization	The improvements contribute 27% to the total value. Based on this ratio, the site is considered to be... Underutilized		

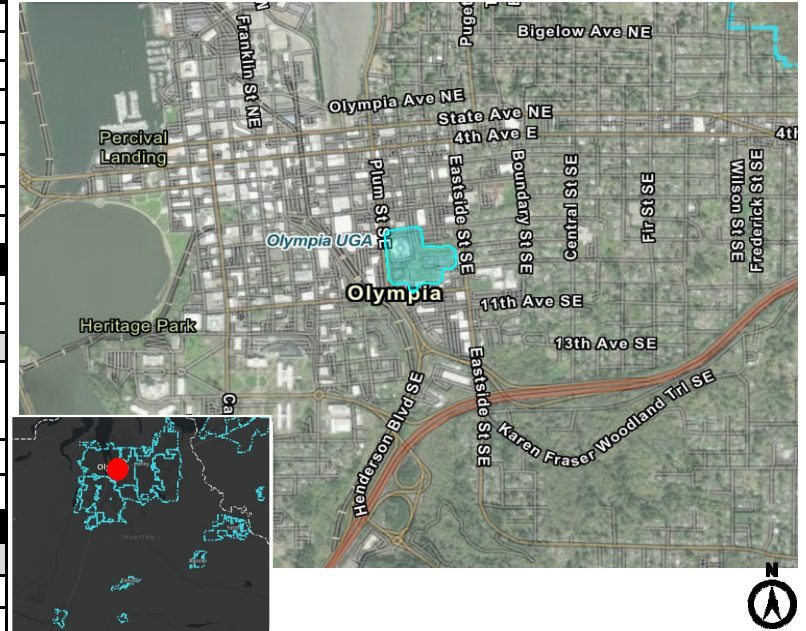
Building Features

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		

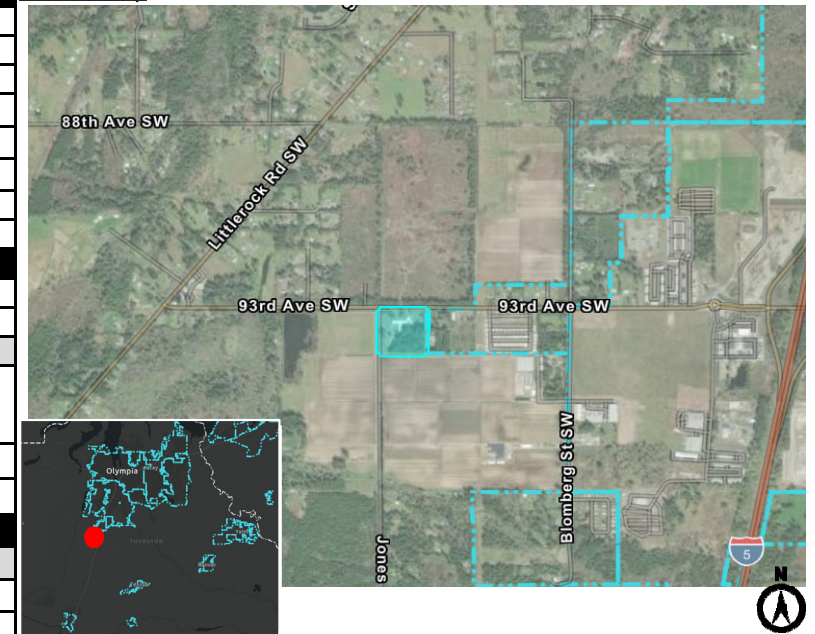
Building Features

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



Summary of Refined 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
Outside the UGA; With Usable Structures														
A. Scott Lake Organics LLC-OLYMPIA Site	RRR1/5	Allowed with special or conditional permit	12.1 - 58.5	More than 9.5	No	No	No	Yes	Yes	Yes	No	3,331	Yes	Yes
Within the UGA; With Usable Structures														
B. Paul De Tray-OLYMPIA Site	MR 10-18	Allowed	12.6	9.5	Yes - Olympia	Yes - Olympia	Yes	Yes	Yes	Yes	Yes	2,622	Yes	No
Outside the UGA; Without Usable Structures														
C. Veterans Ecological Trades Collective-ROCF	RRR1/5	Allowed with special or conditional permit	19.55	17.5	No	No	No	Yes	Yes	Yes	No		Yes	Yes

Refined Strawman Sites: Utility Service

	Water Service		Sanitary Sewer Service		Power Service		Internet Service	
	Nearest Lat/Long	Comment	Nearest Lat/Long	Comment	Nearest Lat/Long	Comment	Nearest Lat/Long	Comment
Option A	No adjacent public line	Nearest line 1.8 miles north	No adjacent public line	Nearest line 2.1 miles north	122.9343944°W 46.9237933°N (SE corner) <i>and</i> 122.9388807°W 46.9280487°N (NW corner)	Line runs adjacent to property along north side of 113 Ave SW and west side of Case Rd SW	On site	Business broadband fiber is already served to this address.
Option B	122.8442173°W 47.0324113°N	NW corner access only	122.8441397°W 47.0324722°N	Runs along northern perimeter for 160'	122.8442740°W 47.0325267°N	Line runs adjacent to property along north side of 18 th Ave SE for 390'	On site	Business broadband fiber is already served to this address.
Option C	No adjacent public line	Nearest line 4.6 miles southwest	No adjacent public line	Nearest line 4.8 miles southwest	122.9711867°W 46.8511854°N	Line runs adjacent to property along south side of 163 rd Ave SW	122.9726191°W 46.8508703°N	Business broadband fiber is available across the street from the site, but not at the site.

Property Name: A. Scott Lake Organics LLC-OLYMPIA Site

Outside the UGA; With Usable Structures

Base Siting Information

City	OLYMPIA		
Zoning	RRR1/5; RURAL RESIDENTIAL RESOURCE 1/5		
Site Address	11124 CASE RD SW		
Parcel No.	12728420100, 12728430000, 12728340000	Link to Assessor Detail	
Acres	12.1 - 58.5	Buildable Acres	More than 9.5
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: 262 (20% of countywide ag use parcels)			

Site Features**Use and Assessed Value**

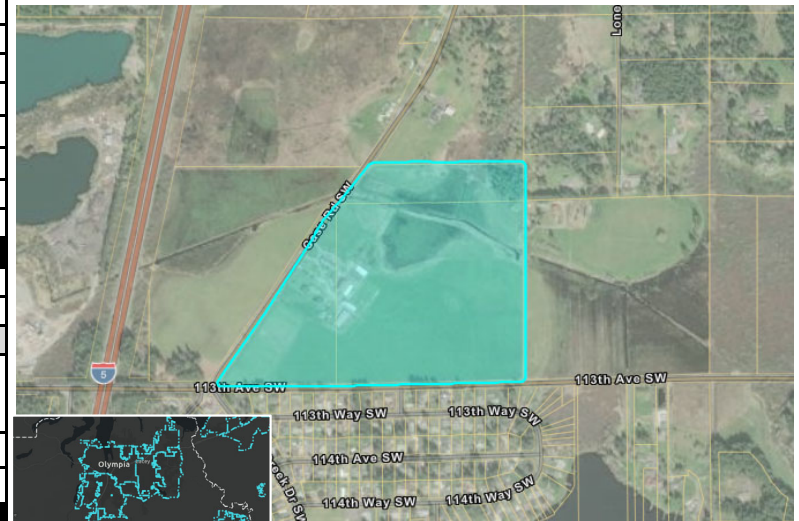
Property Use	(CUR-USE-AG)		
Assessed Values	Building Value	Land Value	Total Value
	\$661,500	\$16,650	\$678,150
Utilization	The improvements contribute 98% to the total value. Based on this ratio, the site is considered to be... Developed		

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	0		

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

Property Name: B. Paul De Tray-OLYMPIA Site

Within the UGA; With Usable Structures

Base Siting Information

City	OLYMPIA		
Zoning	MR 10-18; MIXED RESIDENTIAL 10-18 UNITS		
Site Address	3601 18TH AVE SE		
Parcel No.	11820320100	Link to Assessor Detail	
Acres	12.58	Buildable Acres	9.51
Water Source	Yes - Olympia	Public Sewer	Yes - Olympia
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: 41,850 (97% of total enrollment)			
Count of Agricultural Use Parcels within 10 miles: 239 (19% of countywide ag use parcels)			

Site Features

Use and Assessed Value

Property Use	RESIDENTIAL (SINGLE-UNIT)		
Assessed Values	Building Value	Land Value	Total Value
	\$510,900	\$286,200	\$797,100
Utilization	The improvements contribute 64% to the total value. Based on this ratio, the site is considered to be... Developed		

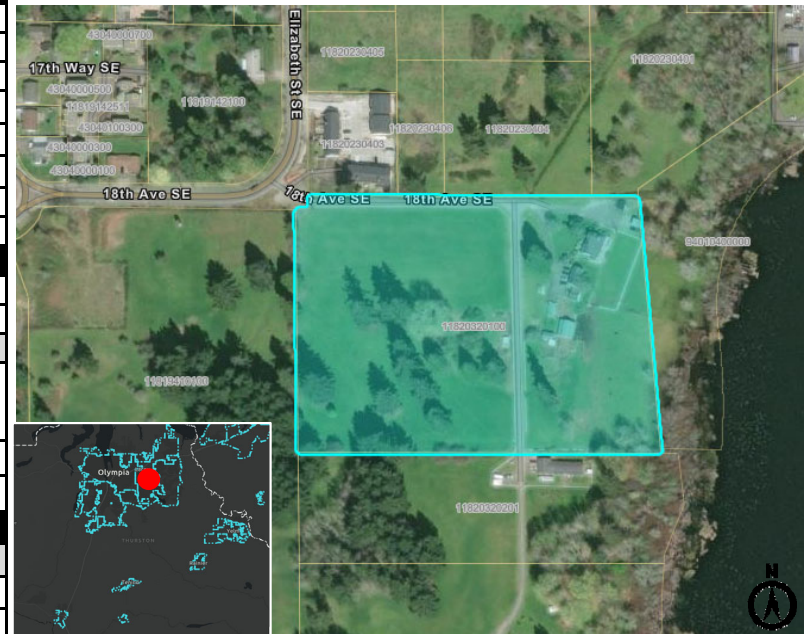
Building Features

Building Type / Condition	RES-1 1/2 STORY-GOOD
Building Area	2,622 square feet
Year Built	1910

Natural Features

Critical Areas	Wetlands Yes	Streams None	Steep Slopes None
Acreage With No Development Obstacles	12.4		
Tree Canopy Acres	0.6 acres		
Brownfield Density	0		

Location Map



Improvement Image



3601 18TH AVE SE OLYMPIA, WA 98501

Property Name: C. Veterans Ecological Trades Collective-ROCHESTER Site

Outside the UGA; Without Usable Structures

Base Siting Information			
City	ROCHESTER		
Zoning	RRR1/5; RURAL RESIDENTIAL RESOURCE 1/5		
Site Address	4310 163RD AVE SW		
Parcel No.	12619440100	Link to Assessor Detail	
Acres	19.55	Buildable Acres	17.52
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:		27,190 (63% of total enrollment)	
Count of Agricultural Use Parcels within 10 miles:		376 (29% of countywide ag use parcels)	

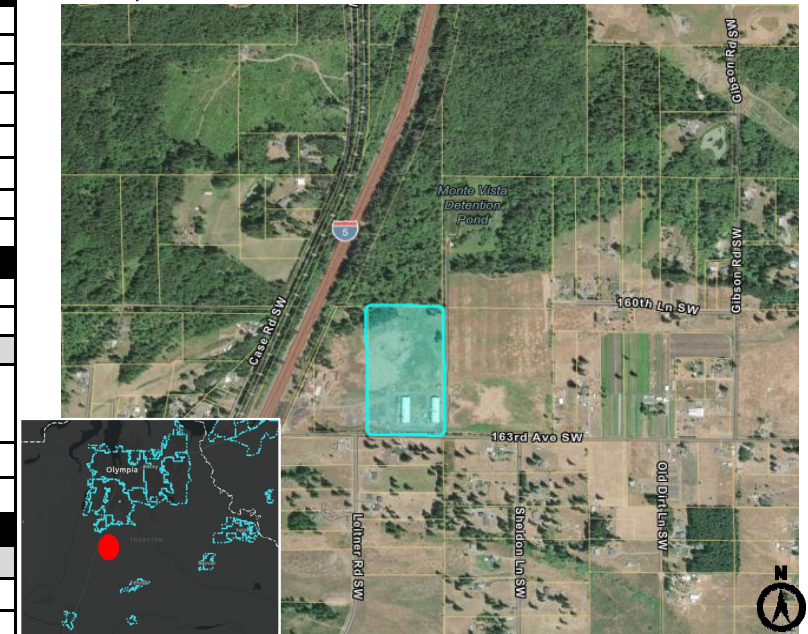
Site Features

Use and Assessed Value			
Property Use	AGRICULTURAL (AG-NOT-CU)		
Assessed Values	Building Value	Land Value	Total Value
	\$20,200	\$105,000	\$125,200
Utilization	The improvements contribute 16% to the total value. Based on this ratio, the site is considered to be... Redevelopable		

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	0.0		
Tree Canopy Acres	0.8 acres		
Brownfield Density	0		

Location Map



Improvement Image

N/A

Attachment B





Base Criteria Map

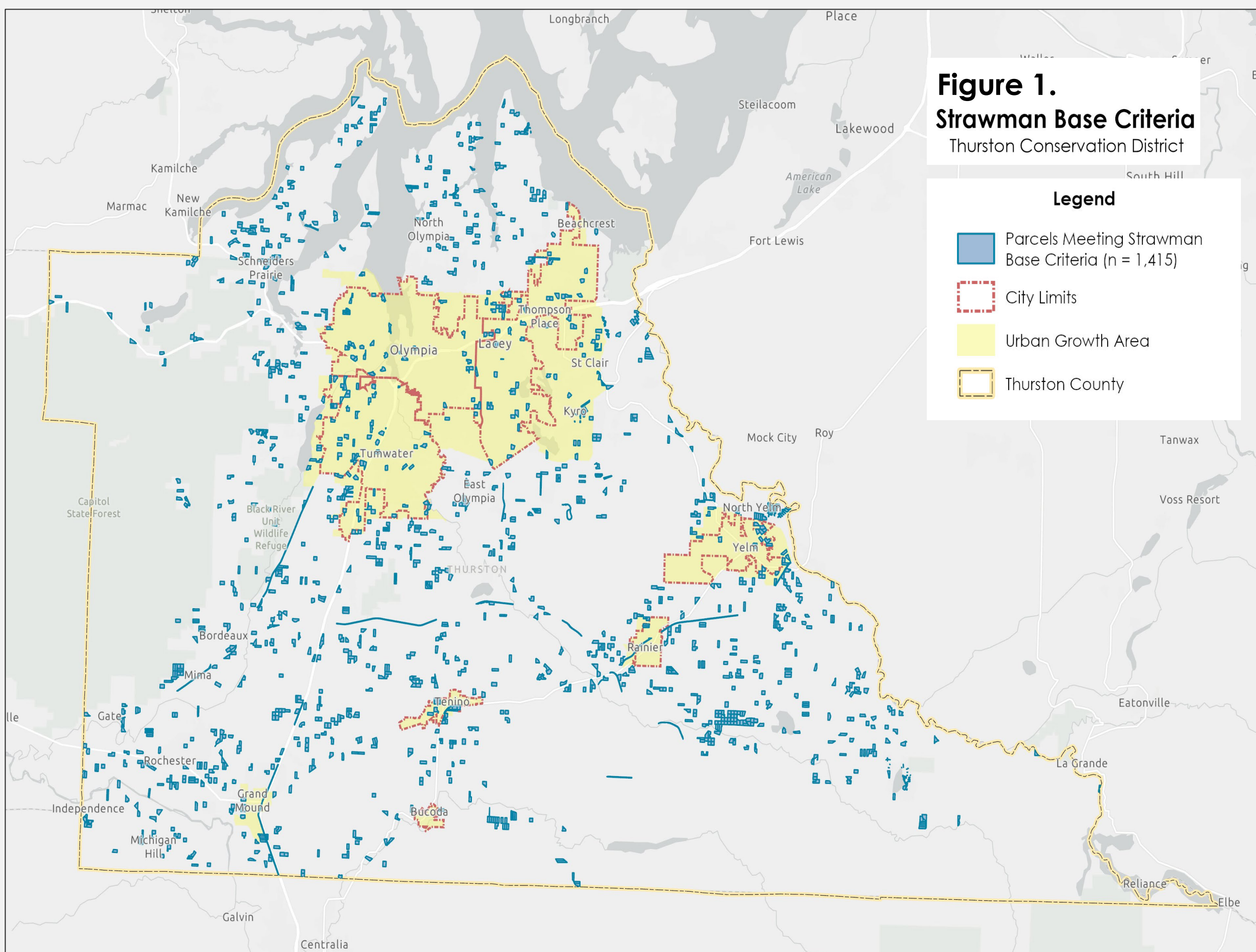


MAUL
FOSTER
ALONGI

Figure 1.
Strawman Base Criteria
Thurston Conservation District

Legend

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



Attachment C

Zoning Email Correspondence



MAUL
FOSTER
ALONGI

Accounting

From: Tom Beckwith FAICP <beckwith@beckwithconsult.com>
Sent: Tuesday, August 16, 2022 2:01 PM
To: Sarah Moorehead
Cc: HKPA, Julie Blazek; Accounting
Subject: Re: CEC Property Availability Considerations
Attachments: Thurston County Title 20 ZONING.docx; ATT00001.htm; CountyZone_1Oct2010 _parcels.pdf; ATT00002.htm

Sarah

I have attached a copy of Thurston County's zoning map - you want to concentrate on the LTA, NA, and even some R1/20 and R1/10 zones.

I have also attached a copy of Thurston County's Zoning Code - look over:

Chapter 08G.010 Agritourism Overlay District (AOD) from pages 43-50 which authorizes everything you want in a CEC. Minimum site is 10 acres although that includes a full site including a farm and not your CEC development proper.
20.03.040 Definitions for 2.8-3.3 on page 3, 44.5 on page 8, 46. 2.5-46.3 on page 9, 57.2 on page 11, 97 on page 16, 121 on page 19, and 129 on page 20 for reference.

I asked Thurston County for a map of existing AOD overlay and will email you their response and access to an AOD map which covers most of the south county.

In the meantime, we reviewed your scope of work and identified your 302 93rd Ave SE site. However, we are some stuck moving forward until you identify any other sites you want us to evaluate unless you already have some in mind.

Please advise. Please confirm that you receive this.

Tom

Accounting

From: Tom Beckwith FAICP <beckwith@beckwithconsult.com>
Sent: Thursday, August 18, 2022 1:45 PM
To: Christina Chaput
Cc: Maya Teeple; Sarah Moorehead; Accounting; HKPA, Julie Blazek
Subject: Re: AOD - Agritourism Overlay District

Thanks Christina - we could certainly use the help.

On Aug 18, 2022, at 12:30 PM, Christina Chaput <christina.chaput@co.thurston.wa.us> wrote:

Tom:

Thanks for the questions and research as you plan for the new facility. However, I am not the right person to ask this question.
I have sent you a question to our Development Services section and someone will respond back to you.

Best,

Christina Chaput | Community Planning Manager
Thurston County Community Planning & Economic Development
Community Planning Division
2000 Lakeridge Dr. SW, Bldg 1, Olympia, Washington 98502
Cell: (360) 522-2559
Office (Tue, Wed): (360) 786-5486
Christina.Chaput@co.thurston.wa.us | www.thurstonplanning.org

From: Tom Beckwith FAICP <beckwith@beckwithconsult.com>
Sent: Wednesday, August 17, 2022 9:18 AM
To: Christina Chaput <christina.chaput@co.thurston.wa.us>; Maya Teeple <maya.teeple@co.thurston.wa.us>
Cc: smoorehead@thurstoncd.com; Thurston CD, Susan Shelton <Accounting@thurstoncd.com>; HKPA, Julie Blazek <jblazek@hkpa.com>
Subject: Re: AOD - Agritourism Overlay District

Christina

Attached is a brief summary of the ideal content of Thurston Conservation District's (TCD) proposal for a Conservation Education Center (CEC). Please advise if the proposed CEC will fit within the Agriculture Overlay District (AOD) of the LTA and NA zones.

If not, please advise if you have other ideas of how TCD can site and develop their CEC proposal. Your advice would be greatly appreciated.

Tom

On Aug 16, 2022, at 12:48 PM, Christina Chaput <christina.chaput@co.thurston.wa.us> wrote:

Hi Tom:

There is an Agritourism Overlay District for Thurston County. You can see the spatial information in the Thurston County GeoData online maps, both 'permitting' and 'show me everything' - in the layers under Planning and Land Use.

Here is the link: <https://www.geodata.org/all-map-layers.html>

Chapter 20.08G - Agritourism Overlay District provides the regulation that goes with the overlay adopted in 2012.

Here is the link to

municode: https://library.municode.com/wa/thurston_county/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.08GAGOVDIAO

Hope this helps

Christina Chaput | Community Planning Manager
Thurston County Community Planning & Economic Development
Community Planning Division
2000 Lakeridge Dr. SW, Bldg 1, Olympia, Washington 98502
Cell: (360) 522-2559
Office (Tue, Wed): (360) 786-5486
Christina.Chaput@co.thurston.wa.us | www.thurstonplanning.org

-----Original Message-----

From: Tom Beckwith FAICP <beckwith@beckwithconsult.com>

Sent: Tuesday, August 16, 2022 12:12 PM

To: Maya Teeple <maya.teeple@co.thurston.wa.us>; Christina Chaput <christina.chaput@co.thurston.wa.us>

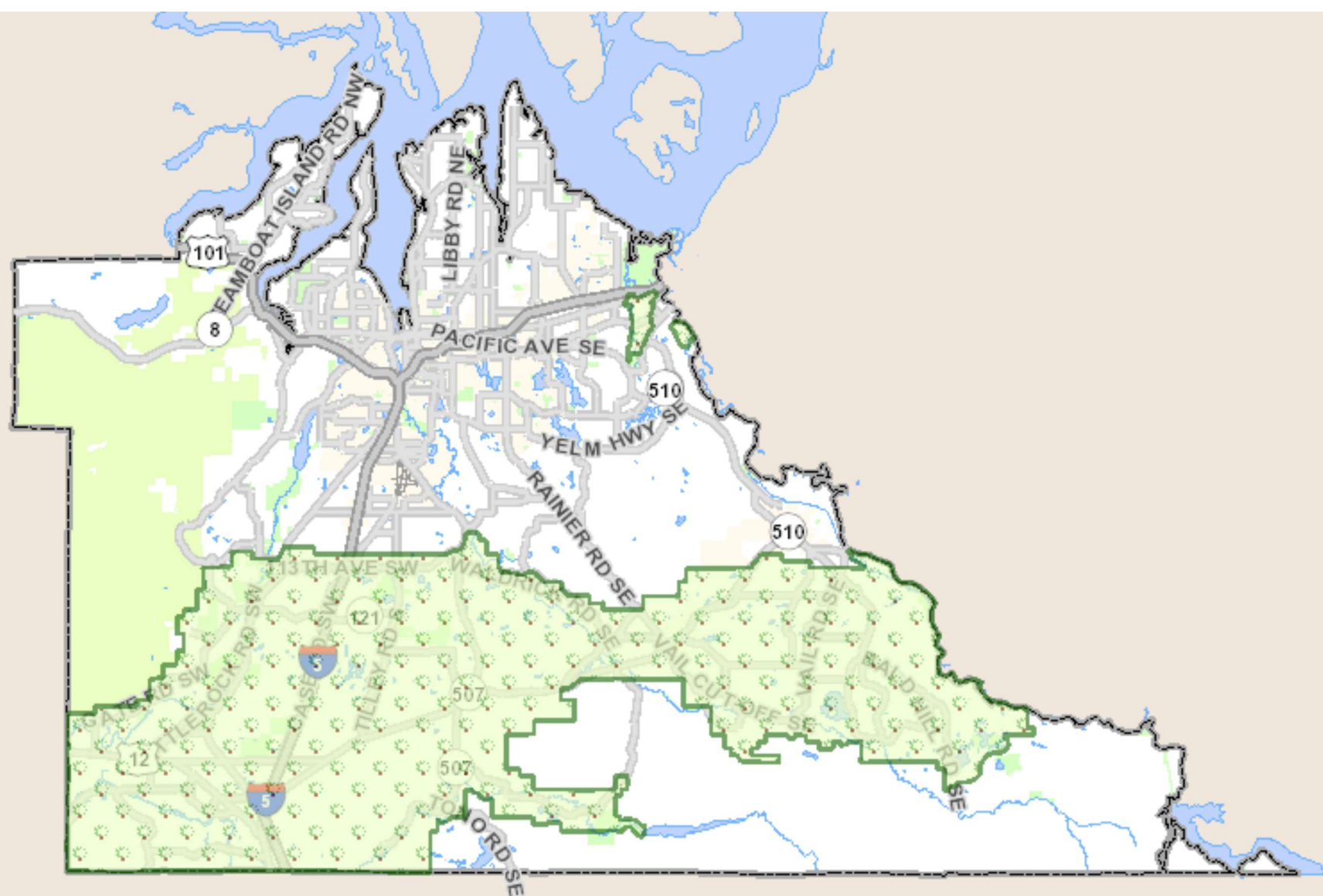
Subject: AOD - Agritourism Overlay District

Maya and Christina

Has the AOD been designated anywhere in Thurston County - if so, where? Is there a

minimum area for which the AOD can be designated - can it be site specific?
Please advise. We are working on a project for the Thurston Conservation District and this information would be very useful.

Tom



101

8

121

507

507

510

510

EMBOAT ISLAND RD NW

LIBBY RD NE

PACIFIC AVE SE

YELM HWY SE

RAINIER RD SE

13TH AVE SW

WALORICE RD SE

VAIL RD SE

BAIRD RD SE

VAIL CUT-OFF SE

TILLEY RD

CASE RD SW

16th Ave SW

TILEROCK RD SW

ORD SE

From: [Reace Fant](#)
To: [Melissa Johnston](#)
Cc: [Sarah Bartz](#)
Subject: RE: Community Center Use/Zone - Inquiry
Date: Monday, June 5, 2023 10:13:42 AM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)

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

Good Morning Melissa,

I hope you're doing well. I wanted to share some information with you regarding the best zone and area to consider in the Lacey area. Based on my research, the Open Space Institutional zone (OSI) appears to be the most suitable. This zone is primarily designated for parks, government buildings, cultural facilities, and urban agricultural facilities.

To help you understand the zoning code better, I have provided a link below for your reference. In addition, I have identified a specific site that meets the criteria you mentioned. The parcel number 11803330000 is currently zoned as OSI and is adjacent to the City of Lacey's only Urban Agricultural zone, which currently functions as a farm. This parcel is also conveniently located between the City of Lacey UGA and the county.

To assist you further in your exploration, I have included a link to the City of Lacey zoning map. Please don't hesitate to reach out if you have any questions or need further assistance.

OSI Zoning: <https://lacey.municipal.codes/LMC/16.48.020>
Zoning Map: <https://www.arcgis.com/apps/mapviewer/index.html?webmap=e6a619c8bf784dc6b7396bf5958c3270>

Thanks,

Reace Fant
Associate Planner
Community & Economic Development
City of Lacey
360-486-8710

From: Melissa Johnston <mjohnston@maulfooster.com>
Sent: Tuesday, May 30, 2023 4:45 PM
To: Reace Fant <RFant@ci.lacey.wa.us>
Subject: RE: Community Center Use/Zone - Inquiry

Caution: This is an external email. Please take care when clicking links or opening attachments.
When in doubt, contact the IS Department

Thank you, Reace!

Melissa

MELISSA JOHNSTON, AICP, CFM | MAUL FOSTER & ALONGI, INC.
Staff Planner
d. 360 433 0241 | m. 360 409 1143



109 East 13th Street, Vancouver, WA 98660
www.maulfoster.com

From: Reace Fant <RFant@ci.lacey.wa.us>
Sent: Tuesday, May 30, 2023 4:43 PM
To: Melissa Johnston <mjohnston@maulfoster.com>
Subject: RE: Community Center Use/Zone - Inquiry

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

Good Afternoon Melissa,

I apologize for the delay, I have been out of office and catching up on emails. I wanted to reach out and let you know that I am looking into this and will get you a response as soon as I can. I appreciate your patience.

Thanks Again,

Reace Fant
Associate Planner
Community & Economic Development
City of Lacey
360-486-8710

From: CD-Planning <plan@ci.lacey.wa.us>
Sent: Monday, May 22, 2023 1:06 PM
To: Reace Fant <RFant@ci.lacey.wa.us>
Subject: FW: Community Center Use/Zone - Inquiry

Green Dot Question

From: Melissa Johnston <mjohnston@maulfoster.com>

Sent: Monday, May 22, 2023 12:43 PM

To: CD-Planning <planning@ci.lacey.wa.us>

Subject: RE: Community Center Use/Zone - Inquiry

You don't often get email from mjohnston@maulfoster.com. [Learn why this is important](#)

Caution: This is an external email. Please take care when clicking links or opening attachments.
When in doubt, contact the IS Department

Good afternoon,

I am researching potential locations for Thurston Conservation District to develop a Conservation and Education Center (includes outdoor interpretive areas/farming, a building for classes and events, and is open to the public). Here is a little more information about the center and conservation district: <https://www.thurstoncd.com/about-us/>. I would like to know, what type of use would this be classified as in Lacey. What zones would this be allowed in?

Thank you,

Melissa

MELISSA JOHNSTON, AICP, CFM | MAUL FOSTER & ALONGI, INC.

Staff Planner

d. 360 433 0241 | m. 360 409 1143



109 East 13th Street, Vancouver, WA 98660

www.maulfooster.com

From: Melissa Johnston

Sent: Friday, May 12, 2023 5:13 PM

To: planning@ci.lacey.wa.us

Subject: Community Center Use/Zone - Inquiry

Hello,

I am researching potential locations for Thurston Conservation District to develop a conservation and education center. The center would include public recreation areas, indoor and outdoor meeting space, office space, interpretive farming area, and outbuildings for farm storage. I'd like to know what type of land use this would be considered in Lacey and what zones this use would be

allowed in.

I appreciate your help,
Melissa

MELISSA JOHNSTON, AICP, CFM | MAUL FOSTER & ALONGI, INC.
Staff Planner
d. 360 433 0241 | m. 360 409 1143



109 East 13th Street, Vancouver, WA 98660
www.maulfooster.com



PRESUBMISSION CONFERENCE CHECKLIST

PRESUBMISSION CONFERENCE REQUEST REQUIREMENTS

Submit items below by uploading into Portal permit application.

1. A preliminary site plan including;
 - A. Locations, sizes, and uses of existing structures and proposed structures.
 - B. Proposed internal circulation plan, illustrating new and existing access points to streets, location of all driveways, fire lane if applicable, streets and roads,
 - C. Parking area layout.
 - D. Label location of existing and proposed utilities.
 - E. Existing and proposed contour lines.
 - F. Location of critical areas such as wetlands, streams, hillsides, and lakes with associated wetlands and buffers as outlined in OMC 18.32.
 - G. Proposed and existing landscaping areas.
2. Vicinity map encompassing at least one square mile and not more than 20 square miles and showing site with respect to nearby streets and other features.
3. A narrative document that describes the following details:
 - A. Project Specific
 - B. Site conditions-existing
 - C. Proposed vehicle access
 - D. Proposed utilities to serve project
 - E. Any other relevant project information

4. Calculations of the existing, proposed and total of the following:

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	sq. ft.	sq. ft.	sq. ft.
Number of Lots			
Occupancy Type			
Number of Buildings			
Height	ft.	ft.	ft.
Number of Stories Including Basement			
Basement	sq. ft.	sq. ft.	sq. ft.
Ground Floor	sq. ft.	sq. ft.	sq. ft.
Second Floor	sq. ft.	sq. ft.	sq. ft.
Remaining Floors (number _____)	sq. ft.	sq. ft.	sq. ft.

Gross Floor Area of Building	sq. ft.	sq. ft.	sq. ft.
Landscape Area	sq. ft.	sq. ft.	sq. ft.
Number of Vehicular Parking Spaces			
Number of Long Term Bike Spaces			
Number of Short Term Bike Spaces			
Total Amount of Hard Surfaces (<i>pavement, green roofs, pervious pavement etc.</i>)	sq. ft.	sq. ft.	sq. ft.
Total Impervious Surface Coverage (<i>new and proposed</i>)	sq. ft.	sq. ft.	sq. ft.

Upload digital submittals after application has been submitted on the portal.

From: [Jackson Ewing](#)
To: [Melissa Johnston](#)
Cc: [Tiffany Evans](#)
Subject: RE: Community Center Use/Zone - Inquiry
Date: Wednesday, May 17, 2023 1:29:56 PM
Attachments: [image001.png](#)
[Presubmission Conference Checklist \(6\).pdf](#)

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

Good afternoon,

This is an interesting use and may fit into a couple places in the city code.

Here are a few uses listed in our tables that caught my eye and had definitions that seemed to fit your proposed use:

Conference Center. A facility used for seminars, conventions, symposiums and similar uses, with meeting rooms and possibly food preparation and eating facilities.

Agriculture. The use of land for farming, dairying, pasturing and grazing, horticulture, floriculture, viticulture, apiaries, animal and poultry husbandry, and accessory activities, including, but not limited to, storage, harvesting, feeding or maintenance of equipment and onsite sales of agricultural products, but excluding stockyards, slaughtering or commercial food processing.

Public Facility. Land, buildings or structures operated by a municipal or other governmental agency to provide local protective, social, recreational, cultural, or mass transportation services directly to the general public. This includes police and fire stations, libraries, recreation facilities, bus transfer stations and park-and-ride lots. It also includes public land or buildings devoted solely to the storage of equipment and materials. It does not include facilities whose primary purpose is to provide administrative or judicial services, except as they may be incidental to the defined use, nor parking lots that are accessory to uses that would otherwise not be allowed in the underlying zone.

Community Park. An area intended for use by the community for active and/or passive recreation activities. Such parks may contain large areas such as lake fronts, parkways, forest areas, picnic areas, arts facilities and regulation size athletic fields designed for organized competitive sports such as softball, baseball or soccer.

Park, Public. A park, playground, swimming pool, beach, pier, reservoir, golf course or athletic field which is under the control, operation or management of the City, county, state, or federal government.

I think the Public Facility use may be a good option as the definition seems a bit more open to other things besides recreation. **Public Facilities are conditionally permitted in ALL residential zones and are either permitted or conditionally permitted in commercial zones.**

If you find a piece of property that fits your needs within Olympia. I would suggest a presubmission conference to determine all applicable code requirements. I have attached the checklist for the application.

Best regards,

Jackson Ewing | Associate Planner

City of Olympia Community Planning & Development Department
P.O. Box 1967 | 601 4th Avenue E | Olympia, WA 98507-1967
(360) 570-3776
[jewling@ci.olympia.wa.us](mailto:jewing@ci.olympia.wa.us)

**All correspondence to and from this address is a public record*

From: Melissa Johnston <mjohnston@maulfoster.com>
Sent: Friday, May 12, 2023 4:55 PM
To: cpdinfo <cpdinfo@ci.olympia.wa.us>
Subject: Community Center Use/Zone - Inquiry

Good afternoon,

I am researching potential locations for Thurston Conservation District to develop a conservation and education center. The center would include public recreation areas, indoor and outdoor meeting space, office space, interpretive farming area, and outbuildings for farm storage. I'd like to know what type of land use this would be considered in Olympia and what zones would use be allowed in.

I appreciate your help,
Melissa

MELISSA JOHNSTON, AICP, CFM | MAUL FOSTER & ALONGI, INC.
Staff Planner
d. 360 433 0241 | m. 360 409 1143



109 East 13th Street, Vancouver, WA 98660
www.maulfooster.com

From: [Tami Merriman](#)
To: [Melissa Johnston](#)
Subject: RE: Community Center Use/Zone - Inquiry
Date: Wednesday, May 17, 2023 10:13:23 AM
Attachments: [image003.png](#)
[image005.png](#)

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

Melissa

I think you will probably be limited to where agriculture uses are allowed.

Agriculture up to 30 acres in size is allowed in: Residential/Sensitive Resource, Single-family low density, Single-family medium density, Multi-family medium, Light Industrial, Airport related industry. Allowed in Green Belt and Open Space Zones, subject to the Critical Areas Code TMC Title 16.

“Agriculture” means the use of land for agricultural purposes, including farming, dairying, pasturage agriculture, horticulture, floriculture, viticulture, beekeeping, and animal and poultry husbandry and the necessary accessory uses for selling, packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary. The term “agriculture” shall not include the operation or maintenance of a commercial stockyard or feed lot.

Neighborhood community center is allowed as a conditional use in all residential zones.

“Neighborhood community center” means a facility which shall provide services of a social and cultural nature to the neighborhood in which it is located. It shall be owned and operated by a public agency or by an association which is organized and operated on a nonprofit basis. Although food, meals and beverages may be served on such premises, provided adequate facilities are available, this definition shall not include dormitories.

Let me know if you need anything further.

Tami Merriman | Permit Manager

City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180
tmerriman@ci.tumwater.wa.us | www.ci.tumwater.wa.us

From: Melissa Johnston <mjohnston@maulfoster.com>

Sent: Monday, May 15, 2023 3:53 PM

To: Tami Merriman <TMerriman@ci.tumwater.wa.us>

Cc: Kerri Kinnaird <kkinnaird@ci.tumwater.wa.us>; Alex Baruch <ABaruch@ci.tumwater.wa.us>

Subject: RE: Community Center Use/Zone - Inquiry

Hi Tami,

Thanks for the follow up. The primary use would be a community center offering environmental education.

Here is more information about the Thurston Conservation District and the plans for a Conservation and Education Center. <https://www.thurstoncd.com/about-us/>

I am seeking to find out what use City of Tumwater would classify this as and what zones they can operate in. From there, we'll look for suitable sites.

MELISSA JOHNSTON, AICP, CFM | MAUL FOSTER & ALONGI, INC.
Staff Planner
d. 360 433 0241 | m. 360 409 1143



109 East 13th Street, Vancouver, WA 98660
www.maulfooster.com

From: Tami Merriman <TMerriman@ci.tumwater.wa.us>
Sent: Monday, May 15, 2023 2:31 PM
To: Melissa Johnston <mjohnston@maulfooster.com>
Cc: Kerri Kinnaird <kkinnaird@ci.tumwater.wa.us>; Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: RE: Community Center Use/Zone - Inquiry

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

Melissa

Thank you for reaching out to the City of Tumwater.

We will need a little more detail of your intended uses to determine where it could be located. What will be the main use of land, and what would be accessory to the main use. You mention a community center and public recreation, however you speak about farming and outbuildings for farm storage, along with a conservation and education center.

Public utilities and infrastructure will also be required.

I would be happy to chat with you if you would like.

Tami Merriman | Permit Manager
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | TMerriman@ci.tumwater.wa.us

www.ci.tumwater.wa.us

From: Melissa Johnston <mjohnston@maulfoster.com>

Sent: Monday, May 15, 2023 11:50 AM

To: CDD DGroup <cdddgroup@ci.tumwater.wa.us>

Subject: Community Center Use/Zone - Inquiry

Hello,

I am researching potential locations for Thurston Conservation District to develop a conservation and education center. The center would include public recreation areas, indoor and outdoor meeting space, office space, interpretive farming area, and outbuildings for farm storage. I'd like to know what type of land use this would be considered in Tumwater and what zones this use would be allowed in.

I appreciate your help,
Melissa

MELISSA JOHNSTON, AICP, CFM | MAUL FOSTER & ALONGI, INC.

Staff Planner

d. 360 433 0241 | m. 360 409 1143



109 East 13th Street, Vancouver, WA 98660

www.maulfooster.com

From: [Maryam Moeinian](#)
To: [Melissa Johnston](#)
Cc: [Gary Cooper](#); [Cody Colt](#)
Subject: RE: [External]FW: Community Center Use/Zone - Inquiry
Date: Wednesday, May 24, 2023 4:31:54 PM
Attachments: [image001.png](#)
[image006.png](#)

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

Melissa,

Thank you for your email and the additional information. Based on your description, I believe that the ideal zone for the proposed Conservation and Education Center is Open Space/Institutional (OS). ([YMC 18.40](#))

Do you have a certain site in mind? I don't believe there are any available vacant lots within the city limits that are zoned OS. I've also copied our department head and our planning manager on this email in case they have any suggestions.

Thanks,

Maryam Moeinian

Associate Planner

City of Yelm, WA

Tel: 360.400.5001

Hours: Mon- Thurs 6:30 AM – 5:00 PM

www.yelmwa.gov



We are experiencing a significant increase in submissions of permit and development applications. Unfortunately, this has delayed our usual accelerated processing time for applications. Everything is reviewed in the order it is received and our team is reviewing as quickly as humanly possible. During this time, we appreciate your understanding and patience.

From: Melissa Johnston <mjohnston@maulfoster.com>

Sent: Monday, May 22, 2023 1:17 PM

To: Maryam Moeinian <MaryamM@Yelmwa.gov>; Sara Williams <SaraW@Yelmwa.gov>

Subject: [External]FW: Community Center Use/Zone - Inquiry

Good afternoon,

I am researching potential locations for Thurston Conservation District to develop a Conservation

and Education Center (includes outdoor interpretive areas/farming, a building for classes and events, and is open to the public). Here is a little more information about the center and conservation district: <https://www.thurstoncd.com/about-us/>. I would like to know, what type of use would this be classified as in Yelm. What zones would this be allowed in?

MELISSA JOHNSTON, AICP, CFM | MAUL FOSTER & ALONGI, INC.
Staff Planner
d. 360 433 0241 | m. 360 409 1143



109 East 13th Street, Vancouver, WA 98660
www.maulfoster.com

From: Melissa Johnston
Sent: Monday, May 15, 2023 11:55 AM
To: MaryamM@yelmwa.gov; SaraW@yelmwa.gov
Subject: Community Center Use/Zone - Inquiry

Hello,

I am researching potential locations for Thurston Conservation District to develop a conservation and education center. The center would include public recreation areas, indoor and outdoor meeting space, office space, interpretive farming area, and outbuildings for farm storage. I'd like to know what type of land use this would be considered in Yelm and what zones this use would be allowed in.

I appreciate your help,
Melissa

MELISSA JOHNSTON, AICP, CFM | MAUL FOSTER & ALONGI, INC.
Staff Planner
d. 360 433 0241 | m. 360 409 1143



109 East 13th Street, Vancouver, WA 98660
www.maulfoster.com

Accounting

From: Tom Beckwith FAICP <beckwith@beckwithconsult.com>
Sent: Friday, August 26, 2022 1:09 PM
To: Sarah Moorehead
Cc: HKPA, Julie Blazek; Accounting
Subject: Re: CEC Property Availability Considerations
Attachments: CEC allowed zones.pdf; ATT00001.htm

Sarah

Per Thurston County Planning Department determination - "The CEC would be categorized as a "Community Center" which is defined in Title 20 as "Community center" means a facility used for recreational, social and cultural activities that is open to the public or a designated part of the public and is usually owned and operated by a public or nonprofit group or agency.

The Conservation District is a non-profit that is creating an educational center for public benefit. Under the Special Use Chapter Table, Community Centers in the RRR 1/5 are permitted through hearing examiner SUPs. This will require a Presubmission Conference first and then the Special Use Permit in addition to other items prescribed in the Presubmission Conference."

Therefore, CEC would be allowed in all the rural zones in Thurston County as well as the MGSA per the attached table. I will update the multilist site search info accordingly along with probable development cost estimates for the CEC program requirements we developed previously.

ok?

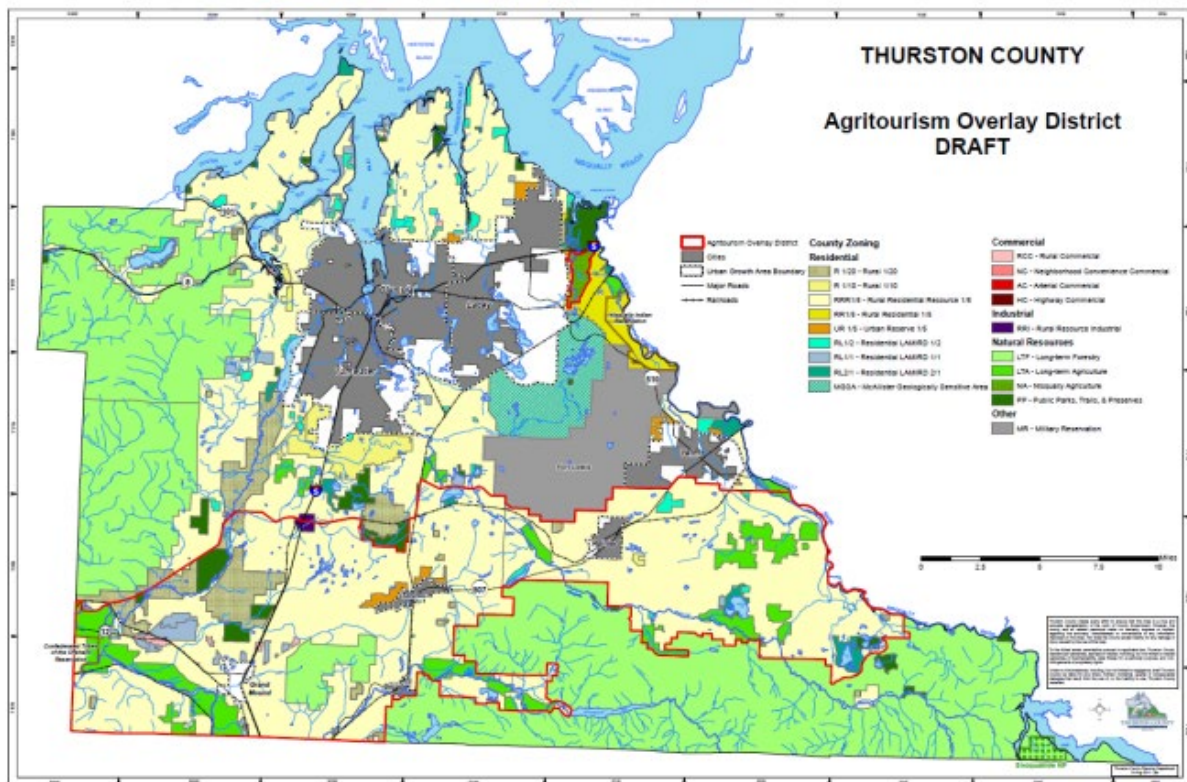
Tom

From: [Ashley Arai](#)
To: [Melissa Johnston](#)
Subject: RE: Zoning question for LTA and agritourism overlay
Date: Wednesday, July 12, 2023 11:09:30 AM
Attachments: [image001.png](#)
[image002.png](#)

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

Sorry I missed that one!

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



Here's a link to the corresponding development provisions:

https://library.municode.com/wa/thurston_county/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.08GAGOVDIAO

There are a few Ag-oriented uses that may not already be covered by a Community Center / Ag use, but not many.

Thanks so much!

Ashley

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

Cell (Primary): (360) 280-9298
Ashley.Arai@co.thurston.wa.us | www.thurstonplanning.org

From: Melissa Johnston <mjohnston@maulfoster.com>
Sent: Wednesday, July 12, 2023 10:02 AM
To: Ashley Arai <ashley.arai@co.thurston.wa.us>
Subject: RE: Zoning question for LTA and agritourism overlay

Good morning Ashley,

I very much appreciate your quick response and information. Very helpful! May I double-check about the agritourism overlay zone? Would a community center like the Thurston Conservation District is proposing be allowed in this area? And if so, could you please help me locate a map or more information about the overlay zone.

Thank you for your time,
Melissa

MELISSA JOHNSTON, AICP, CFM | MAUL FOSTER & ALONGI, INC.
Staff Planner
d. 360 433 0241 | m. 360 409 1143



MAUL FOSTER ALONGI

109 East 13th Street, Vancouver, WA 98660
www.maulfooster.com

From: Ashley Arai <ashley.arai@co.thurston.wa.us>
Sent: Wednesday, July 12, 2023 9:46 AM
To: Melissa Johnston <mjohnston@maulfoster.com>
Subject: RE: Zoning question for LTA and agritourism overlay

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

Hi Melissa,

Thank you for reaching out! Here's what I was able to find:

- Community Centers are allowed as a special use in the rural residential zoning districts, MGSA and MEI.
- Agriculture is allowed in the same zoning districts as community centers (special provisions apply for Ag in the MGSA)
- Community Centers are not currently allowed in LTA; however there is a package of proposed code updates being considered by the Planning Commission / BoCC that would expand the types of uses that would be permitted—final decision anticipated by end of year. These include Agricultural Services, defined as:
 - "Agricultural services" means uses that support the agricultural industry and operate primarily outside an office setting. Typical uses include soil preparation and soil testing services, farm and farm labor management services, blacksmithing, farriers, landscape and crop fertilizing services, livestock veterinary services, and other commercial services which typically provide the personnel and equipment necessary to maintain agricultural productivity.

I hope this information is helpful and am happy to chat more if you have additional questions.

Kindly,

Ashley

Ashley Arai | Agriculture Community Program Manager
Thurston County Community Planning & Economic Development
Community Planning Division
3000 Pacific Ave SE, Olympia, Washington 98501
Cell (Primary): (360) 280-9298
Ashley.Arai@co.thurston.wa.us | www.thurstonplanning.org

From: Melissa Johnston <mjohnston@maulfoster.com>
Sent: Wednesday, July 12, 2023 7:00 AM
To: Ashley Arai <ashley.arai@co.thurston.wa.us>
Subject: Zoning question for LTA and agritourism overlay

Good morning Ashley,

I am researching potential locations for Thurston Conservation District to develop a Conservation and Education Center (includes outdoor interpretive areas/farming, a building for classes and events, and is open to the public). Here is a little more information about the center and conservation district: <https://www.thurstoncd.com/about-us/>. I would like to know, what type of use would this be classified as in Thurston County. Would this use be allowed in the long-term agriculture zone? Would it be allowed in the agritourism overlay?

Last year we emailed with planning staff at Thurston County and found that the use would be considered a community center. I wanted to be sure that agriculture would be allowed as well in the same zones that allow community centers.

I appreciate your help!
Melissa

MELISSA JOHNSTON, AICP, CFM | MAUL FOSTER & ALONGI, INC.
Staff Planner
d. 360 433 0241 | m. 360 409 1143



MAUL FOSTER ALONGI

109 East 13th Street, Vancouver, WA 98660
www.maulfooster.com

USE		R 1/20	R 1/10	RRR 1/5	RR 1/5	UR 1/5	RL 1/2	RL 1/1	RL 2/1	R 3—6/1	R 4—16/1	LI	RRI	PI	NC	RCC	AC	HC	SLJ	MGS2	LTA	NA	LTF	PP	MR	AOD	MEI
1.	Academic schools*	X	X	X	X	X	X	X	X	X	X									X							
1.5	Agritourism (see 20.08G TCC)																									X	
2.	Airfields and landing strips*	A/X	A/X	A/X	A/X		A/X																				
3.	Animal/bone black, rendering, bone distillations											X															
3.1	Asphalt production (outside of a gravel mine)**			X								X	X												X		
3.1	Asphalt production (with a gravel mine)		X	X	X							X	X												X		
3.5	Athletic facilities	X	X	X	X	X	X	X	X	X	X																
4.	Boat launch	X	X	X	X	X	X	X	X	X	X									X			X				
5.	Camp or recreation ground	X	X	X																			X				X
6.	Cemeteries			X	X		X	X	X	X	X																
7.	Churches	X	X	X	X	X	X	X	X	X	X									X							X
8.	Community center/community club	X	X	X	X	X	X	X	X	X	X									X							

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 VALDOLLA
Commissioner

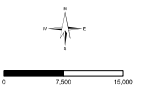
ADOPTED: September 7, 2010
EFFECTIVE: September 7, 2010

ORDINANCE	DATE
ORDINANCE NO. 6706	SEPTEMBER 1, 1980
ORDINANCE NO. 7016	NOVEMBER 10, 1981
ORDINANCE NO. 8016	NOVEMBER 6, 1989
ORDINANCE NO. 8028	JULY 31, 1990
ORDINANCE NO. 10027	JULY 31, 1990
ORDINANCE NO. 10385	AUGUST 16, 1993
ORDINANCE NO. 10027	APRIL 11, 1994
ORDINANCE NO. 10880	MARCH 6, 1995
ORDINANCE NO. 10893	APRIL 17, 1995
ORDINANCE NO. 11024	OCTOBER 30, 1995
ORDINANCE NO. 11032	OCTOBER 30, 1995
ORDINANCE NO. 11230	JUNE 24, 1996
ORDINANCE NO. 11237	JULY 16, 1996
ORDINANCE NO. 11274	AUGUST 26, 1996
ORDINANCE NO. 11323	DECEMBER 13, 1996
ORDINANCE NO. 11590	DECEMBER 15, 1997
ORDINANCE NO. 11887	DECEMBER 23, 1999
ORDINANCE NO. 11928	MAY 10, 1999
ORDINANCE NO. 12109	DECEMBER 20, 1999
ORDINANCE NO. 12387	NOVEMBER 13, 2000
ORDINANCE NO. 12577	AUGUST 27, 2001
ORDINANCE NO. 12769	JULY 6, 2002
ORDINANCE NO. 13040	NOVEMBER 10, 2003
ORDINANCE NO. 13235	NOVEMBER 22, 2004
ORDINANCE NO. 13834	JUNE 18, 2007 (LAMIRDS)
ORDINANCE NO. 13884	AUGUST 27, 2007 (RURAL REZONE)
ORDINANCE NO. 14035	MARCH 2, 2008
ORDINANCE NO. 14181	DECEMBER 28, 2008
ORDINANCE NO. 14235	JULY 19, 2009
ORDINANCE NO. 14402	SEPTEMBER 7, 2010

Parishades, Urban Growth Area Boundaries and Zoning maps are available for public review at the Thurston County Planning Department, 1000 N. 10th Street, Ste. 100, P.O. Box 1000, Thurston County, WA 98591. Map produced by Thurston County Geographic Information Systems and Planning Services Center.

MAP PRODUCED BY: THURSTON GEODATA CENTER

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



From: [TOWN OF BUCODA](#)
To: [Melissa Johnston](#)
Subject: Re: bucoda.us Contact: Form Submission
Date: Monday, May 15, 2023 7:49:28 PM

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

Thank you for the Inquiry Melissa,

We are currently working to update our livestock ordinance to an Urban agricultural ordinance which also creates some agricultural zoning within the city limits, as for the construction of such site I'm not sure off hand what area of town that might fit that criteria. Much of the vacant land that could be used for Ag and education is restricted due to mapping of the "Flood Way" which makes construction and development prohibited. As for construction of machinery sheds and such the Town has adopted the International Building Code, however put no restrictions on Ag structures as described in appendix C. If you have a particular property in mind I may be able to help you a little further.

Thanks,

Robert Gordon, Mayor
Town Of Bucoda
mayorofbucoda@scattercreek.com
Office: 360-278-3525
Cell: 360-508-8307

From: "Bucoda" <bucoda@scattercreek.com>
To: mayorofbucoda@scattercreek.com
Sent: Monday, May 15, 2023 7:40:28 PM
Subject: FW: bucoda.us Contact: Form Submission

Thank You,
Janiza Morados
Clerk/Treasurer

Disclaimer: Public documents and records are available to the public as provided under the Washington State Public Records Act (RCW 42.56). This email may be considered subject to the Public Records Act and may be disclosed to a third-party request.

From: donotreply@godaddy.com <donotreply@godaddy.com>
Sent: Friday, May 12, 2023 5:02 PM
To: Bucoda@scattercreek.com
Subject: bucoda.us Contact: Form Submission

Name:

Melissa Johnston

Email:

mjohnston@maulfoster.com

Subject:

Uses/Zones for Conservation Education Center

Message:

I am researching potential locations for Thurston Conservation District to develop a conservation and education center. The center would include public recreation areas, indoor and outdoor meeting space, office space, interpretive farming area, and outbuildings for farm storage. I'd like to know what type of land use this would be considered in Town of Bucoda and what zones would use be allowed in. Thank you!

This message was submitted from your website contact form:

<https://www.bucoda.us/contact.html>

Use your free GoDaddy Email Marketing Starter account to follow up with contacts who agreed to receive email campaigns! Click [here](#) to get started.

5875659629

Attachment D

Zoning Crosswalk



MAUL
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Jurisdiction	Zone Code	Zone Description	Community Center Use	Agriculture Use
Bucoda	COM	Commercial	Not Allowed	Not Allowed
Bucoda	IND	Industrial	Not Allowed	Not Allowed
Bucoda	MF	Multifamily Residential	Not Allowed	Not Allowed
Bucoda	PU	Public Use	Not Allowed	Not Allowed
Bucoda	RES	Residential	Not Allowed	Not Allowed
Lacey	AG		Not Allowed	Permitted
Lacey	AQUATC	Aquatic	Not Allowed	Not Allowed
Lacey	BP	Business Park	Not Allowed	Not Allowed
Lacey	C	Cemetery	Not Allowed	Not Allowed
Lacey	CBD 4	Central Business District 4	Not Allowed	Not Allowed
Lacey	CBD 5	Central Business District 5	Not Allowed	Not Allowed
Lacey	CBD 6	Central Business District 6	Not Allowed	Not Allowed
Lacey	CBD 7	Central Business District 7	Not Allowed	Not Allowed
Lacey	CCD	Community Commercial	Not Allowed	Not Allowed
Lacey	CO	Community Office	Not Allowed	Not Allowed
Lacey	GC	General Commercial	Not Allowed	Not Allowed
Lacey	HD	High Density Residential	Not Allowed	Not Allowed
Lacey	HPBDBC	Hawks Prairie Business District-Business/Commercial	Not Allowed	Not Allowed
Lacey	HPBD-C		Not Allowed	Not Allowed
Lacey	LAKE	Lake	Not Allowed	Not Allowed
Lacey	LD 0-4	Low Density Residential 0-4	Not Allowed	Permitted
Lacey	LD 3-6	Low Density Residential 3-6	Not Allowed	Not Allowed
Lacey	LHN	Lacey Historic Neighborhood	Not Allowed	Not Allowed
Lacey	LI	Light Industrial	Not Allowed	Not Allowed
Lacey	LI-C	Light Industrial Commercial	Not Allowed	Not Allowed
Lacey	MD	Moderate Density Residential	Not Allowed	Permitted
Lacey	ME	Mineral Extraction	Not Allowed	Not Allowed
Lacey	MGSA	Mcallister springs geologically sensitive area	Not Allowed	Permitted
Lacey	MHDC	Mixed Use High Density	Not Allowed	Not Allowed

Jurisdiction	Zone Code	Zone Description	Community Center Use	Agriculture Use
Lacey	MMDC	Mixed Use Moderate Density	Not Allowed	Not Allowed
Lacey	NATURL	Natural	Not Allowed	Not Allowed
Lacey	NC	Neighborhood Convenience Commercial	Not Allowed	Not Allowed
Lacey	OC	Office Commercial	Not Allowed	Not Allowed
Lacey	OS-I	Open Space Institutional	Permitted	Permitted
Lacey	OSI-P	Open Space Park	Not Allowed	Not Allowed
Lacey	OSI-S		Not Allowed	Not Allowed
Lacey	SHORES	Shoreline Residential	Not Allowed	Not Allowed
Lacey	SMU	Saint Martin's University	Not Allowed	Not Allowed
Lacey	URBCON	Urban Conservancy	Not Allowed	Not Allowed
Lacey	V(U)C	Village (Urban) Center	Not Allowed	Not Allowed
Lacey	WD	Woodland District	Not Allowed	Not Allowed
Olympia	AS	Auto Services	Permitted	Not Allowed
Olympia	CAP	Capitol Campus/Commercial Service High	Permitted	Not Allowed
Olympia	CS-H	Capitol Campus/Commercial Service High	Permitted	Not Allowed
Olympia	DB	Downtown Business	Permitted	Not Allowed
Olympia	GC	General Commercial	Conditional Use Permit	Permitted
Olympia	HDC-1	High Density Corridor 1	Conditional Use Permit	Not Allowed
Olympia	HDC-2	High Density Corridor 2	Conditional Use Permit	Not Allowed
Olympia	HDC-3	High Density Corridor 3	Conditional Use Permit	Not Allowed
Olympia	HDC-4	High Density Corridor 4	Conditional Use Permit	Not Allowed
Olympia	I	Industrial	Permitted	Prohibited unless authorized by the Director
Olympia	LI	Light Industrial	Permitted	Prohibited unless authorized by the Director
Olympia	LI-C	Light Industrial Commercial	Permitted	Prohibited unless authorized by the Director
Olympia	MHP	Manufacture Housing Park	Conditional Use Permit	Permitted

Jurisdiction	Zone Code	Zone Description	Community Center Use	Agriculture Use
Olympia	MR 10-18	Mixed Residential 10-18 Units	Permitted	Permitted
Olympia	MS	Medical Service	Conditional Use Permit	Permitted
Olympia	NR	Neighborhood Retail	Conditional Use Permit	Permitted
Olympia	NV	Neighborhood Village	Not Allowed	Not Allowed
Olympia	PO/RM	Professional Office/Residential	Conditional Use Permit	Permitted
Olympia	PUD	Planned Unit Development	Not Allowed	Not Allowed
Olympia	R 1/5	Residential 1 Unit per 5 Acre	Conditional Use Permit	Permitted
Olympia	R-4	Single Family Residential 4	Conditional Use Permit	Permitted
Olympia	R-4-8	Residential 4-8	Conditional Use Permit	Permitted
Olympia	R-4CB	Single-Family Residential (Chambers Basin)	Conditional Use Permit	Permitted
Olympia	R-6-12	Two Family Residential 6-12	Conditional Use Permit	Permitted
Olympia	RLI	Residential Low Impact	Conditional Use Permit	Permitted
Olympia	RLI 2-4	Residential Low Impact 2-4	Conditional Use Permit	Permitted
Olympia	RM-18	Residential Multifamily 18 Units Per Acre	Conditional Use Permit	Permitted
Olympia	RM-24	Residential Multifamily 24 Units Per Acre	Conditional Use Permit	Not Allowed
Olympia	RM-H	High Rise Multifamily	Conditional Use Permit	Not Allowed
Olympia	RMU	Resident Mixed Use	Conditional Use Permit	Not Allowed
Olympia	UC	Urban Center	Not Allowed	Not Allowed
Olympia	UR	Urban Residential	Conditional Use Permit	Not Allowed
Olympia	UV	Urban Village	Not Allowed	Not Allowed
Olympia	UW	Urban Waterfront	Permitted	Not Allowed
Olympia	UWH	Urban Waterfront Historic	Conditional Use Permit	Not Allowed
Rainier	CC	Core Commercial	Conditional Use Permit	Not Allowed
Rainier	FRL	Forest Land	Not Allowed	Permitted

Jurisdiction	Zone Code	Zone Description	Community Center Use	Agriculture Use
Rainier	HC	Highway Commercial	Conditional Use Permit	Not Allowed
Rainier	IND	Industrial	Conditional Use Permit	Not Allowed
Rainier	PF	Public Facility	Conditional Use Permit	Not Allowed
Rainier	R6/8	Residential 6 to 8	Conditional Use Permit	Not Allowed
Rainier	R8/25	Residential 8 to 25	Conditional Use Permit	Not Allowed
Rainier	REN - 0.25	Residential Existing Neighborhood - 0.25 acre	Conditional Use Permit	Not Allowed
Rainier	REN - 0.35	Residential Existing Neighborhood - 0.35 acre	Conditional Use Permit	Not Allowed
Rainier	REN - 1.00	Residential Existing Neighborhood - 1.00 acre	Permitted	Permitted
Rainier	ROW	Right of Way	Not Allowed	Not Allowed
Rainier	SC	Service Commercial	Conditional Use Permit	Not Allowed
Rainier	T/OS/P	Trails/Open Spaces/Parks	Not Allowed	Not Allowed
Tenino	C-1	Commercial	Permitted	Not Allowed
Tenino	C-2	Heavy Commercial	Permitted	Not Allowed
Tenino	C-3		Permitted	Not Allowed
Tenino	I	Industrial	Not Allowed	Not Allowed
Tenino	MF	Multifamily Residential	Conditional Use Permit	Not Allowed
Tenino	MU	Mixed Use	No information available	No information available
Tenino	P/SP	Public/Semi-Public	Permitted	Permitted
Tenino	PO	Professional Office	Not Allowed	Not Allowed
Tenino	RRR1/5	Rural Residential Resource 1/5	No information available	No information available
Tenino	SF	Single Family	Conditional Use Permit	Not Allowed
Tenino	SF-D	Single Family Duplex	Conditional Use Permit	Not Allowed
Tenino	SF-ES	Single Family Environmentally Sensitive	Conditional Use Permit	Permitted
Tenino	UR 1/5	Urban Reserve 1/5	No information available	No information available
Tenino	WT		Conditional Use Permit	Permitted

Jurisdiction	Zone Code	Zone Description	Community Center Use	Agriculture Use
Thurston County	AC	Arterial Commercial	Not Allowed	Not Allowed
Thurston County	HC	Highway Commercial	Not Allowed	Not Allowed
Thurston County	LTA	Long Term Agriculture	Not Allowed	Permitted
Thurston County	LTF	Long-Term Forestry	Not Allowed	Not Allowed
Thurston County	MEI	Open Space School	Not Allowed	Not Allowed
Thurston County	MGSA	McAllister Geologically Sensitive Area	Conditional Use Permit	Permitted
Thurston County	MR	Military Reservation	Not Allowed	Not Allowed
Thurston County	NA	Nisqually Agriculture	Not Allowed	Permitted
Thurston County	NC	Neighborhood Convenience Commercial	Not Allowed	Not Allowed
Thurston County	PP	Public Park, Trails and Preserves	Not Allowed	Not allowed
Thurston County	R 1/10	Rural - One Dwelling Unit per Ten Acres	Conditional Use Permit	Permitted
Thurston County	R 1/20	Rural - One Dwelling Unit per Twenty Acres	Conditional Use Permit	Permitted
Thurston County	RCC	Rural Commercial Center	Not Allowed	Not Allowed
Thurston County	RL1/1	Residential LAMIRD - One Dwelling Unit per One Acre	Conditional Use Permit	Permitted
Thurston County	RL1/2	Residential LAMIRD - One Dwelling Unit per Two Acres	Conditional Use Permit	Permitted
Thurston County	RL2/1	Residential LAMIRD - Two Dwelling Units per Acre	Conditional Use Permit	Permitted
Thurston County	RR1/5	One Dwelling Unit per Five Acres	Conditional Use Permit	Permitted
Thurston County	RRI	Rural Resource Industrial	Not Allowed	Permitted
Thurston County	RRR1/5	Rural Residential/Resource	Conditional Use Permit	Permitted
Thurston County	UR 1/5	Urban Reserve - One Dwelling Unit per Five Acres	Conditional Use Permit	Permitted
Thurston County, Grandmound UGA	AC	Arterial Commercial	Not Allowed	Not Allowed
Thurston County, Grandmound UGA	LI	Light Industrial	Not Allowed	Not Allowed
Thurston County, Grandmound UGA	PID	Planned Industrial Park	Not Allowed	Not Allowed
Thurston County, Grandmound UGA	R3-6/1	Residential 3-6 Units per Acre	Permitted	Conditional permit

Jurisdiction	Zone Code	Zone Description	Community Center Use	Agriculture Use
Thurston County, Grandmound UGA	R4-16/1	Residential 4-16 units per 1 Acre	Not Allowed	Conditional permit
Thurston County, Lacey UGA	AG	Agricultural	Not Allowed	Permitted
Thurston County, Lacey UGA	CBD 6	Central Business District 6	Not Allowed	Not Allowed
Thurston County, Lacey UGA	HD	High Density Residential	Not Allowed	Permitted
Thurston County, Lacey UGA	LAKE	Lake	Not Allowed	Not Allowed
Thurston County, Lacey UGA	LD 0-4	Low-Density Residential 0-4	Not Allowed	Permitted
Thurston County, Lacey UGA	LD 3-6	Low-Density Residential 3-6	Not Allowed	Permitted
Thurston County, Lacey UGA	LI	Light Industrial	Not Allowed	Not Allowed
Thurston County, Lacey UGA	LI-C	Light Industrial/Commercial	Not Allowed	Not Allowed
Thurston County, Lacey UGA	MD	Moderate-Density Residential	Not Allowed	Not Allowed
Thurston County, Lacey UGA	ME	Mineral Extraction	Not Allowed	Not Allowed
Thurston County, Lacey UGA	MGSA	McAllister Geologically Sensitive Area	Not Allowed	Permitted
Thurston County, Lacey UGA	MHDC	Mixed Use High Density Corridor	Not Allowed	Not Allowed
Thurston County, Lacey UGA	MMDC	Mixed Use Moderate Density Corridor	Not Allowed	Not Allowed
Thurston County, Lacey UGA	NC	Neighborhood Convenience Commercial	Not Allowed	Not Allowed
Thurston County, Lacey UGA	OS-I	Open Space Institutional	Not Allowed	Permitted
Thurston County, Lacey UGA	OSI-P	Open Space Park	Not Allowed	Not Allowed
Thurston County, Lacey UGA	OSI-S	Open Space School	Not Allowed	Not Allowed
Thurston County, Lacey UGA	V(U)C	Village (Urban) Center	Not Allowed	Permitted
Thurston County, Olympia UGA	COSC	Community Oriented Shopping Center (COSC)	Not Allowed	Not Allowed
Thurston County, Olympia UGA	LI-C	Light Industrial Commercial	Not Allowed	Not Allowed
Thurston County, Olympia UGA	MR 7-13	Mixed Residential	Not Allowed	Not Allowed
Thurston County, Olympia UGA	NR	Neighborhood Retail	Not Allowed	Permitted

Jurisdiction	Zone Code	Zone Description	Community Center Use	Agriculture Use
Thurston County, Olympia UGA	NV	Neighborhood Village	Not Allowed	Permitted
Thurston County, Olympia UGA	R 1/5	Residential 1 Unit per 5 Acre	Not Allowed	Permitted
Thurston County, Olympia UGA	R-4	Single Family Residential 4	Not Allowed	Permitted
Thurston County, Olympia UGA	R-4-8	Residential 4-8	Not Allowed	Permitted
Thurston County, Olympia UGA	R-6-12	Residential 6-12	Not Allowed	Permitted
Thurston County, Olympia UGA	RLI 2-4	Residential Low Impact 2-4 Units per Acre	Not Allowed	Permitted
Thurston County, Olympia UGA	RM-18	Residential Multi-Family 18	Not Allowed	Permitted
Thurston County, Rainier UGA	NC	Neighborhood Convenience Commercial	Not Allowed	Conditional permit
Thurston County, Rainier UGA	RRR1/5	Rural Residential Resource 1/5	Permitted	Conditional permit
Thurston County, Tenino UGA	RRR1/5	Rural Residential Resource 1/5	Permitted	Conditional permit
Thurston County, Tumwater UGA	BP	Business Park	Not Allowed	Not Allowed
Thurston County, Tumwater UGA	CD	Commercial Development	Not Allowed	Not Allowed
Thurston County, Tumwater UGA	GB	Greenbelt	Not Allowed	Permitted
Thurston County, Tumwater UGA	GC	General Commercial	Not Allowed	Not Allowed
Thurston County, Tumwater UGA	HI	Heavy Industrial	Not Allowed	Not Allowed
Thurston County, Tumwater UGA	LI	Light Industrial	Not Allowed	Permitted
Thurston County, Tumwater UGA	LI2	Light Industrial - Airport Overlay Zone	Not Allowed	Not Allowed
Thurston County, Tumwater UGA	MFM	Multi-Family Medium Density Residential 9-15	Permitted	Not Allowed
Thurston County, Tumwater UGA	MU	Mixed Use	Not Allowed	Not Allowed
Thurston County, Tumwater UGA	NC	Neighborhood Commercial	Not Allowed	Not Allowed
Thurston County, Tumwater UGA	OS	Open Space	Not Allowed	Permitted
Thurston County, Tumwater UGA	R/SR	Residential Sensitive Resource 2-4 Units Per Acre	Permitted	Permitted as accessory to SF

Jurisdiction	Zone Code	Zone Description	Community Center Use	Agriculture Use
Thurston County, Tumwater UGA	SFL	Single-Family Low Density Residential 4-7 Units per Acre	Permitted	Permitted
Thurston County, Tumwater UGA	SFM	Single Family Medium Density Residential 6-9 Units per Acre	Permitted	Permitted
Thurston County, Yelm UGA	AC		Not Allowed	Not Allowed
Thurston County, Yelm UGA	LI		Permitted	Not Allowed
Thurston County, Yelm UGA	RR1/5		Not Allowed	Not Allowed
Tumwater	ARI	Airport Related Industry	Not Allowed	Permitted
Tumwater	ARI2	Airport Related Industry - Airport Overlay Zone	Not Allowed	Permitted
Tumwater	BD	Brewery District	Not Allowed	Not Allowed
Tumwater	CBC	Capitol Boulevard Community	Not Allowed	Not Allowed
Tumwater	CBC2	Capitol Boulevard Community - Airport Overlay Zone	Not Allowed	Not Allowed
Tumwater	CS	Community Service	Not Allowed	Permitted
Tumwater	GB	Green Belt	Not Allowed	Permitted
Tumwater	GC	General Commercial	Not Allowed	Not Allowed
Tumwater	GC2	General Commercial	Not Allowed	Not Allowed
Tumwater	GC6	General Commercial	Not Allowed	Not Allowed
Tumwater	HC	Historic Commercial	Not Allowed	Not Allowed
Tumwater	HI	Heavy Industry	Not Allowed	Not Allowed
Tumwater	LI	Light Industry	Not Allowed	Permitted
Tumwater	LI2	Light Industrial - Airport Overlay Zone	Not Allowed	Permitted
Tumwater	MFH	Multifamily High Density Residential 14-29 Units per Acre	Conditional Use Permit	Not Allowed
Tumwater	MFM	Multifamily Medium Density Residential 9-15 Units per Acre	Conditional Use Permit	Permitted
Tumwater	MFM2	Multifamily Medium Density Residential 9-15 Units per Acre - Airport Overlay Zone	Conditional Use Permit	Permitted
Tumwater	MHP	Manufactured Home Park	Not Allowed	Not Allowed
Tumwater	MHP2	Manufactured Home Park - Airport Overlay Zone	Not Allowed	Not Allowed

Jurisdiction	Zone Code	Zone Description	Community Center Use	Agriculture Use
Tumwater	MU	Mixed Use	Not Allowed	Not Allowed
Tumwater	MU5	Mixed Use	Not Allowed	Not Allowed
Tumwater	NC	Neighborhood Convenience Commercial	Not Allowed	Not Allowed
Tumwater	NC2	Neighborhood Commercial - Airport Overlay Zone	Not Allowed	Not Allowed
Tumwater	OS		Not Allowed	Permitted
Tumwater	OS2	Open Space	Not Allowed	Permitted
Tumwater	OS3	Open Space	Not Allowed	Permitted
Tumwater	R/SR	Residential Sensitive Resource 2-4 Units Per Acre	Conditional Use Permit	Permitted
Tumwater	R/SR2	Residential Sensitive Resource 2-4 Units Per Acre - Airport Overlay Zone	Conditional Use Permit	Permitted
Tumwater	SFL	Single Family Low Density Residential 4-7 Units per Acre	Conditional Use Permit	Permitted
Tumwater	SFL2	Single Family Low Density Residential 4-7 Units per Acre - Airport Overlay Zone	Conditional Use Permit	Permitted
Tumwater	SFM	Single Family Medium Density Residential 6-9 Units per Acre	Conditional Use Permit	Permitted
Tumwater	SFM1	Single Family Medium Density Residential 6-9 Units per Acre	Conditional Use Permit	Permitted
Tumwater	SFM2	Single Family Medium Density Residential 6-9 Units per Acre	Conditional Use Permit	Permitted
Tumwater	TC	Town Center	Not Allowed	Not Allowed
Tumwater	TC2	Town Center - Airport Overlay Zone	Not Allowed	Not Allowed
Yelm	AC		Not Allowed	Not Allowed
Yelm	C-1	Commercial	Not Allowed	Not Allowed
Yelm	C-2	Heavy Commercial	Not Allowed	Not Allowed
Yelm	C-3	Large Lot Commercial	Not Allowed	Not Allowed
Yelm	CBD	Central Business District	Not Allowed	Not Allowed
Yelm	I	Industrial	Not Allowed	Not Allowed
Yelm	ID	Institutional District	Permitted	Not Allowed
Yelm	MPC	Master Planned Community	Not Allowed	Not Allowed

Jurisdiction	Zone Code	Zone Description	Community Center Use	Agriculture Use
Yelm	P/OS	Open Space Park	Permitted	Permitted
Yelm	R-14	High Density Residential 14	Not Allowed	Not Allowed
Yelm	R-4	Low Density Residential	Not Allowed	Not Allowed
Yelm	R-6	Moderate Density Residential	Not Allowed	Not Allowed

EXHIBIT 1 – PHASE 1 STRAWMEN

Summary of Phase 1 Strawman List

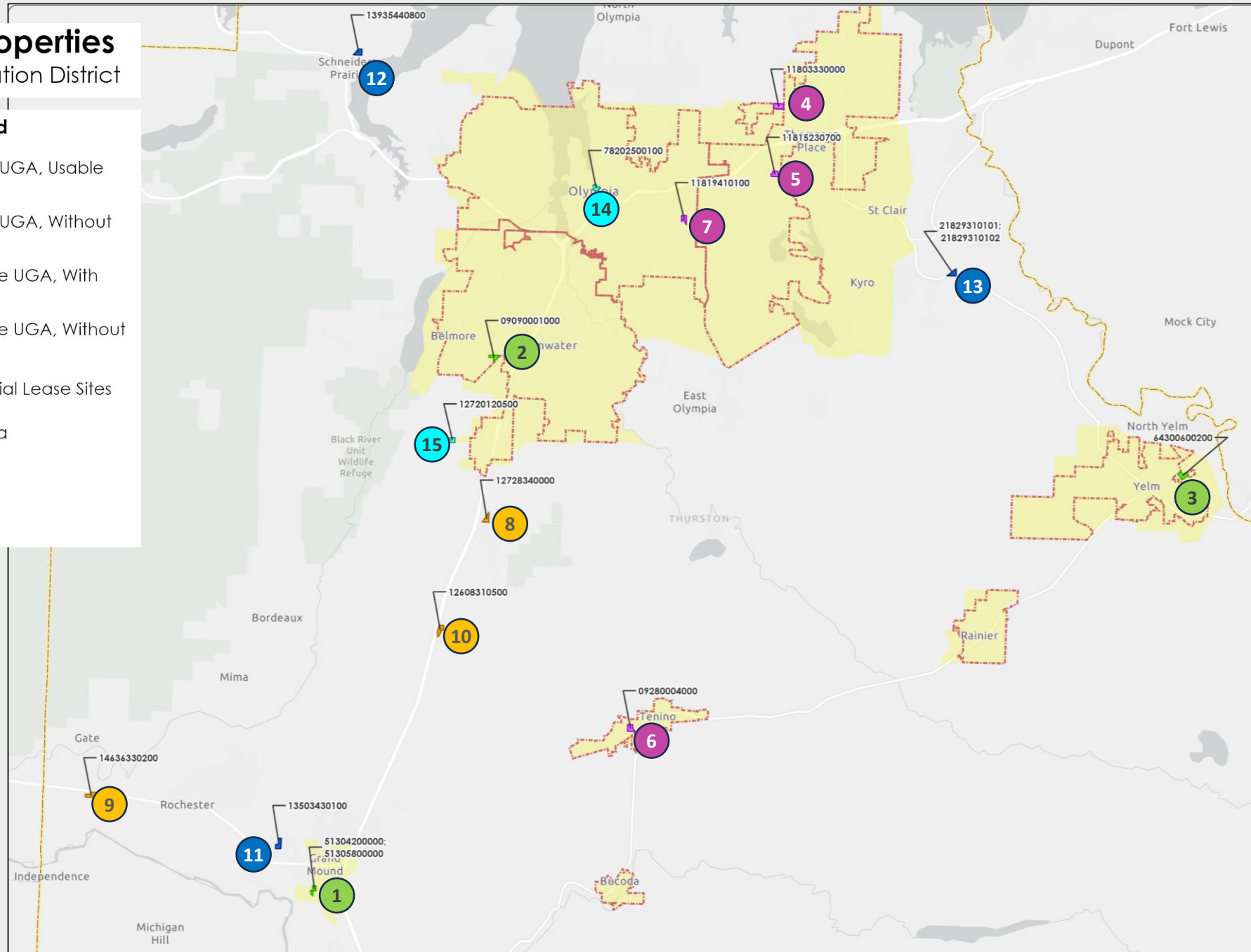
Site Name	Zoning	Community Center Use	Acres	Buildable Acres	Public Sewer	Public Water	In UGA	15-Min from I-5	30-Min from Capitol	30min from Rochester	30min from Yelm	Building Sq Ft	Wetland	Stream
Within the UGA; With Usable Structures														
1. Rex Garrett-Centralia Site	R3-6/1	Allowed	10.8	3.4	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

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



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**

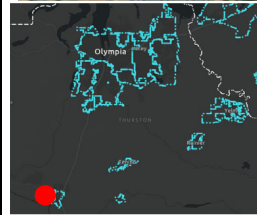
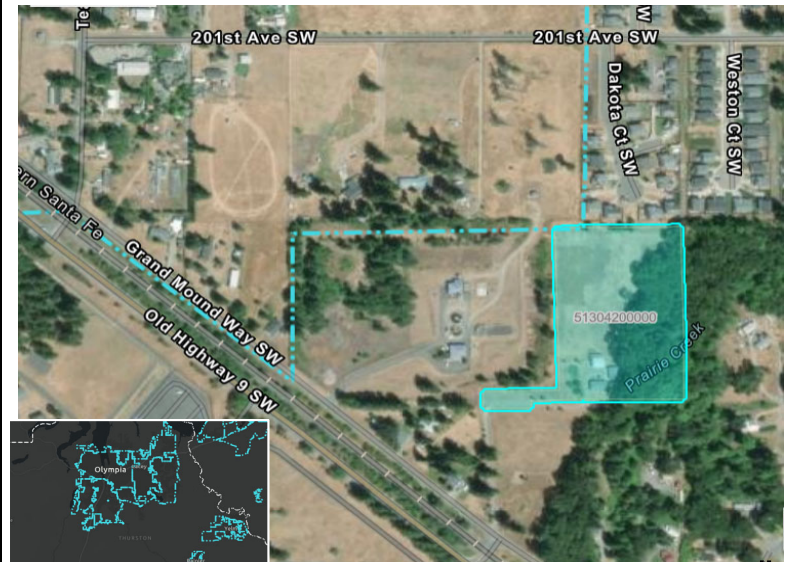
Property Use	LAND-ONLY; RESIDENTIAL (SINGLE-UNIT; UNDEVELOPED-LAND)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$248,000	\$211,400	\$459,400
Utilization	The improvements contribute 54% to the total value. Based on this ratio, the site is considered to be... Developed		

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**

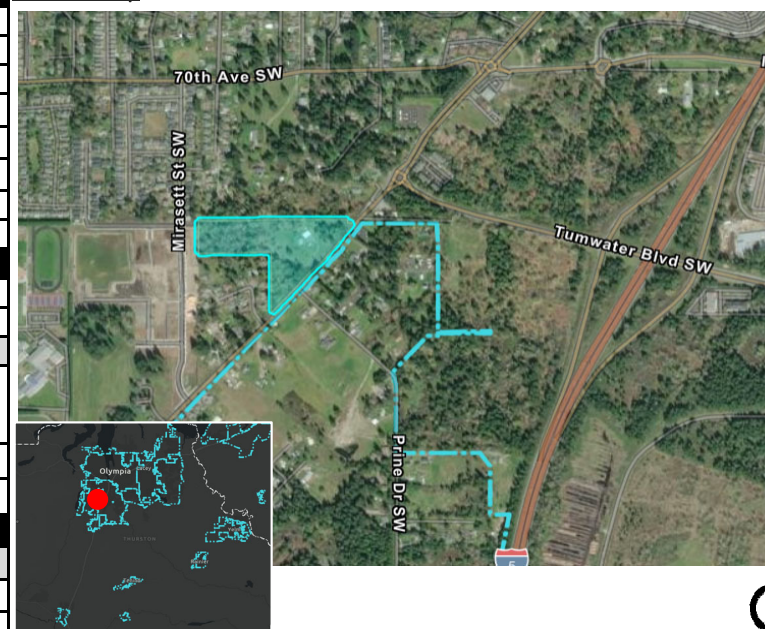
Property Use	RESIDENTIAL (SINGLE-UNIT)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$197,500	\$252,300	\$449,800
Utilization	The improvements contribute 44% to the total value. Based on this ratio, the site is considered to be... Underutilized		

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

Location Map**Improvement Image**

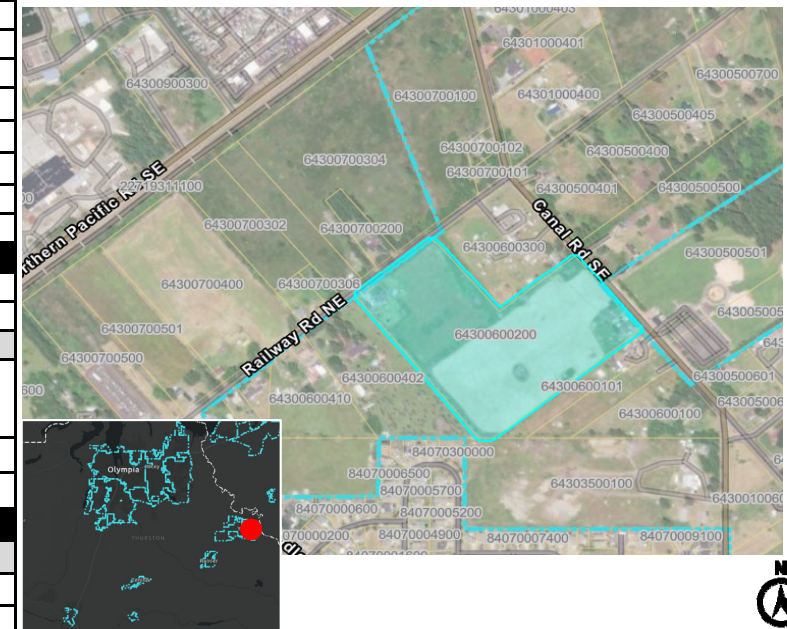
7339 LITTLEROCK RD SW TUMWATER, WA 98512

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	Land Value	Total Value
	\$138,500	\$227,600	\$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-COMMODEORE-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**

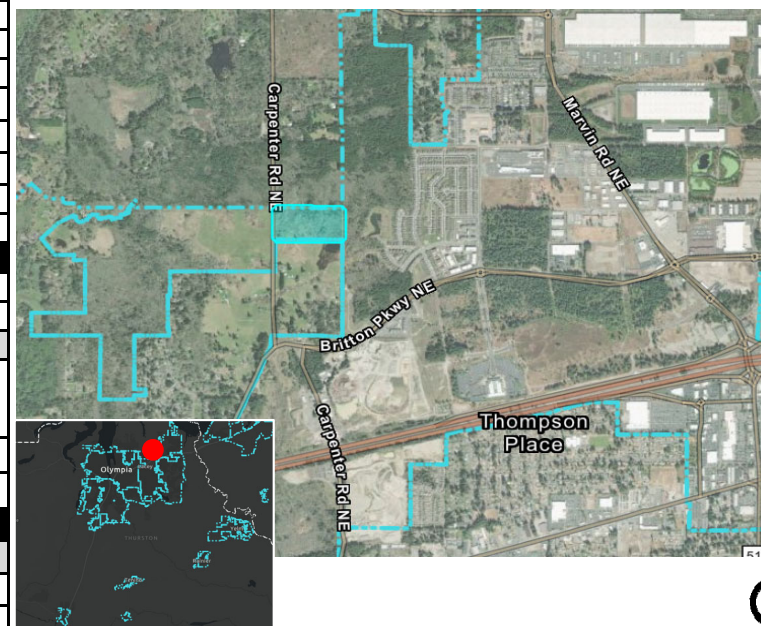
Property Use	LAND-ONLY (PARKS)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$0	\$261,500	\$261,500
Utilization	The improvements contribute 0% to the total value. Based on this ratio, the site is considered to be... Underutilized		

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
Acres With No Development Obstacles	18.4		
Tree Canopy Acres	8.8 acres		
Brownfield Density	Highest Density		

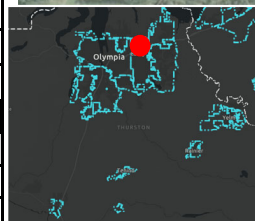
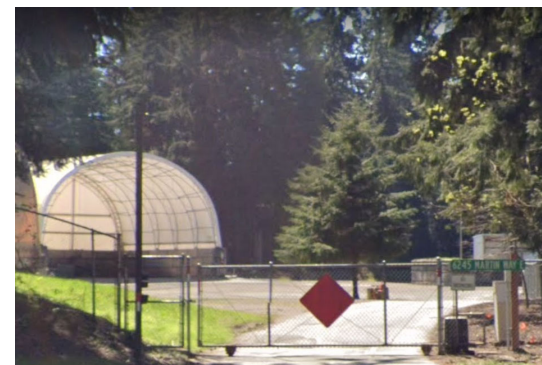
Location Map**Improvement Image**

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**

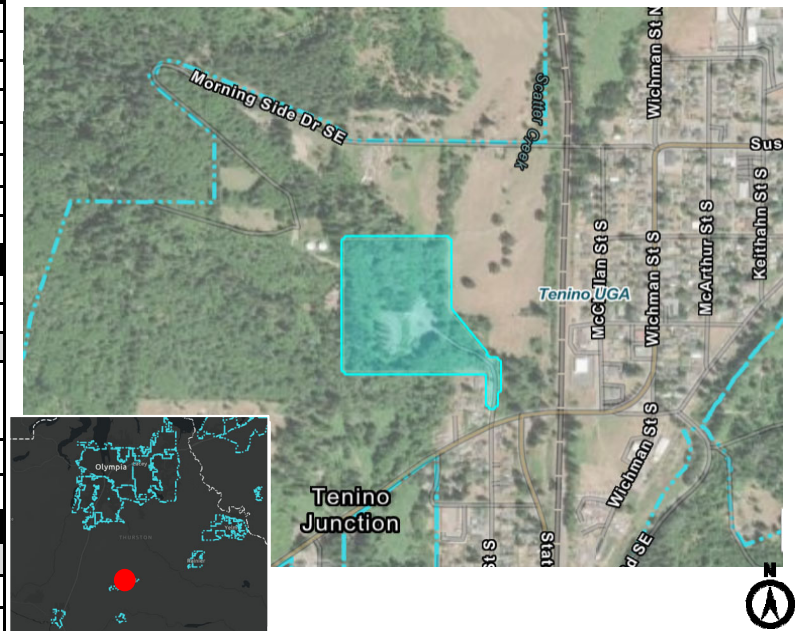
Property Use	INDUSTRIAL (MINING)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$3,700	\$224,000	\$227,700
Utilization	The improvements contribute 2% to the total value. Based on this ratio, the site is considered to be... Vacant		

Building Features

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

Natural Features

Critical Areas	Wetlands	Streams	Steep Slopes
	Yes	Yes	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**

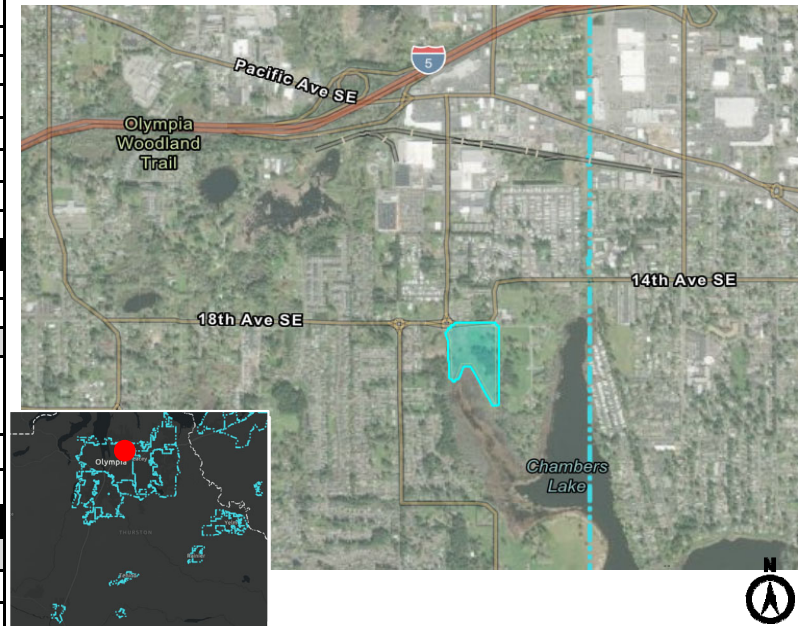
Property Use	LAND-ONLY (UNDEVELOPED-LAND)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$0	\$277,700	\$277,700
Utilization	The improvements contribute 0% to the total value. Based on this ratio, the site is considered to be... Vacant		

Building Features

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

Natural Features

Critical Areas	Wetlands	Streams	Steep Slopes
	Yes	None	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**

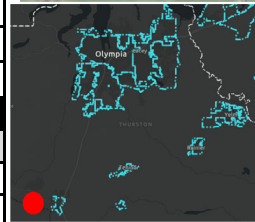
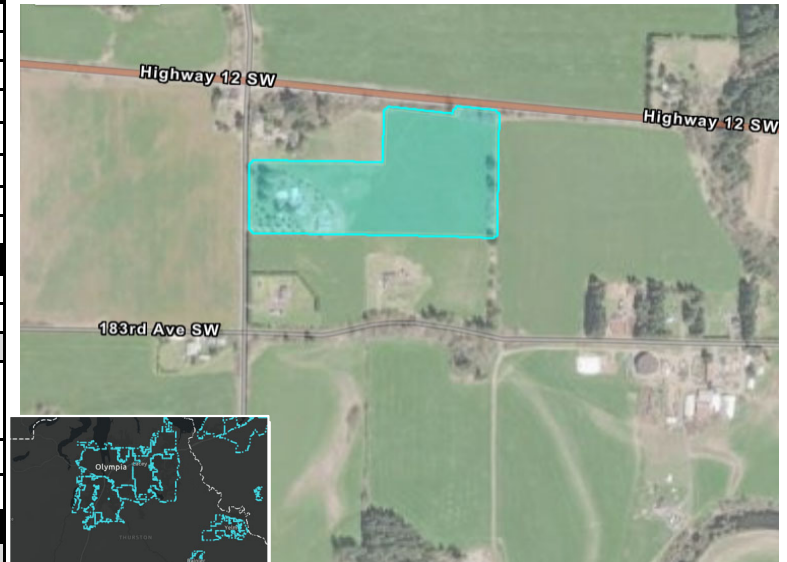
Property Use	MOBILE-HOME (OTHER-RESID)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$303,200	\$178,600	\$481,800
Utilization	The improvements contribute 63% to the total value. Based on this ratio, the site is considered to be... Developed		

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	Land Value	Total Value
	\$0	\$169,800	\$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 None	Streams None	Steep Slopes 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**

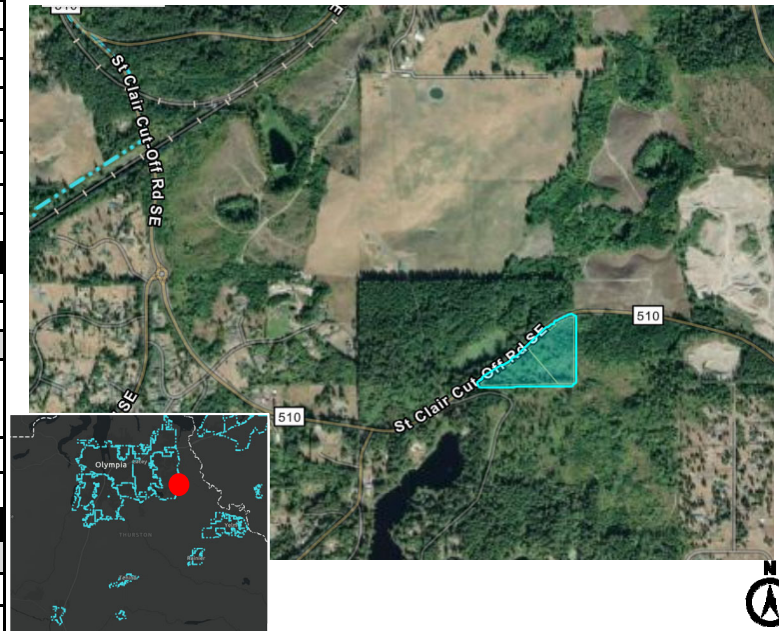
Property Use	LAND-ONLY (UNDEVELOPED-LAND)		
Assessed Values	Assessed Value	Land Value	Total Value
	\$0	\$119,200	\$119,200
Utilization	The improvements contribute 0% to the total value. Based on this ratio, the site is considered to be... Vacant		

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	Land Value	Total Value
	\$4,749,200	\$12,535,100	\$17,284,300
Utilization	The improvements contribute 27% to the total value. Based on this ratio, the site is considered to be... Underutilized		

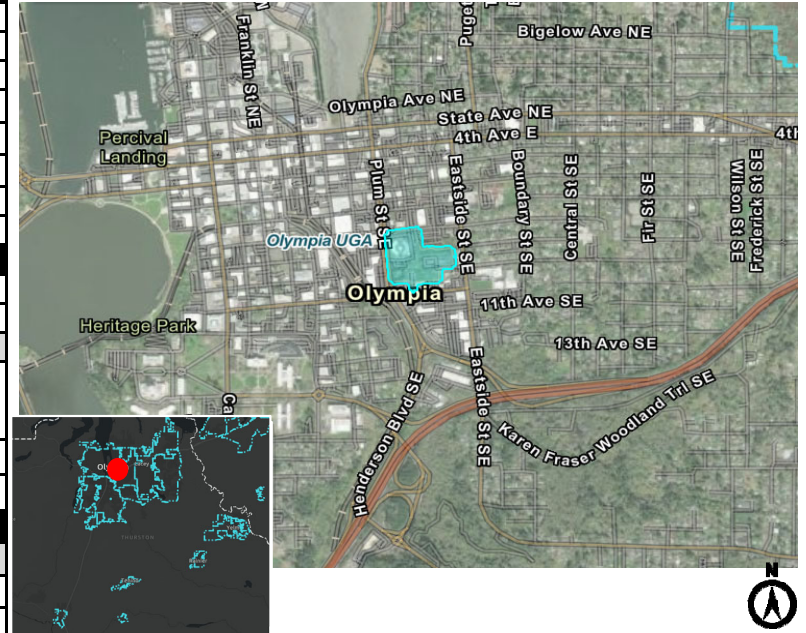
Building Features

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		

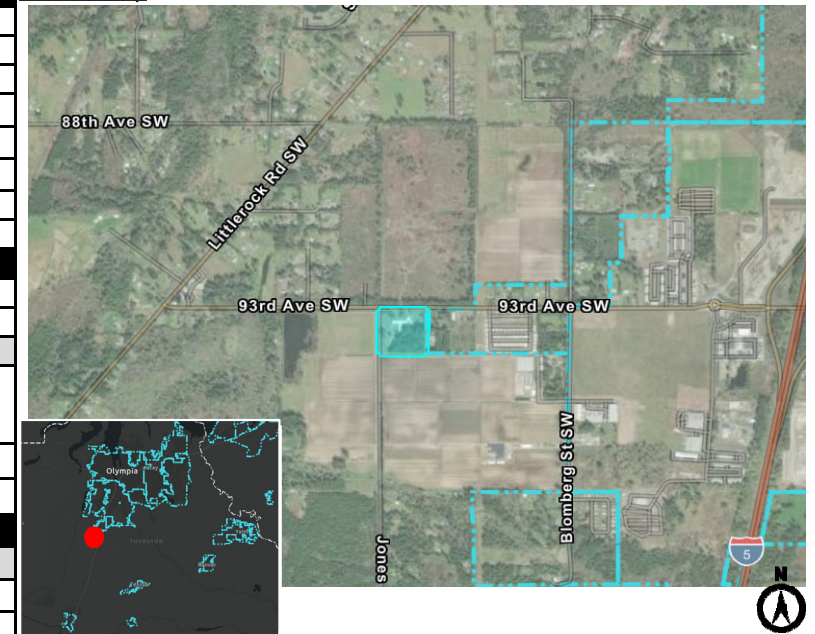
Building Features

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



SECTION III – CEC COMPARISON REPORT

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

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.

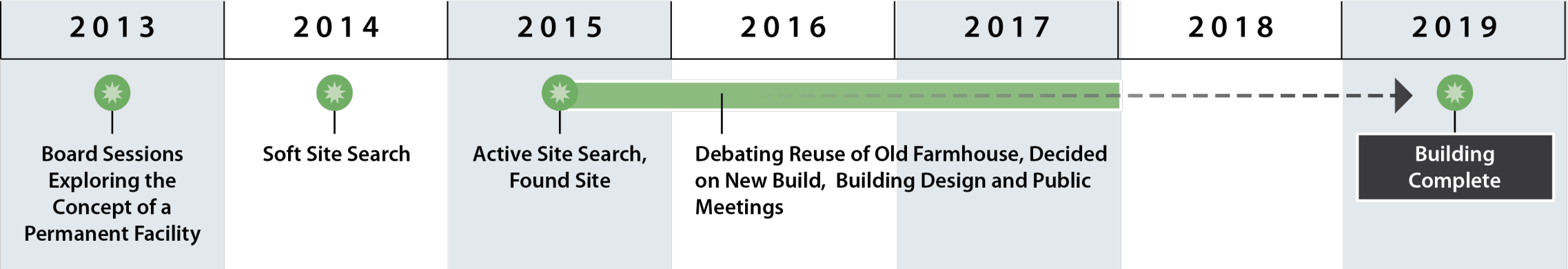
Initially, Clackamas SWCD purchased an approximately two-acre site across the street from the office the district was leasing. The purchase price for the land was \$45K. Needed site improvements were completed over a three-year period. At the end of the three-year period, it was clear that the two-acre 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.

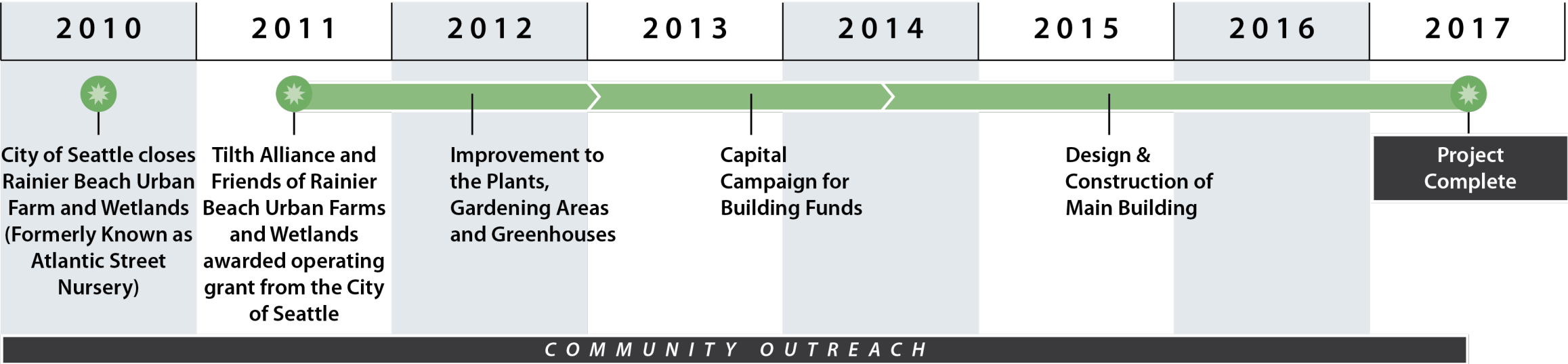
Tilth Alliance and Friends of RBUFW began to restore the existing greenhouses and work shed on site and designed a structure to house a commercial kitchen, classroom, and gathering space. The building was built through funds raised from a capital campaign driven by the Friends of RBUFW totaling \$2.5M.

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



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.

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.

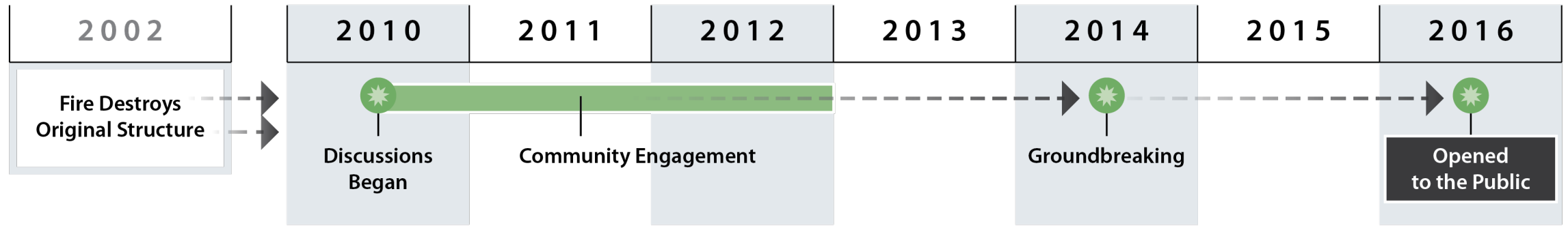
The location of the burned-down nature center was a perfect fit for the new environmental center. The site allowed for the three-story structure to be nestled into the park hillside. The site's existing infrastructure and park residency made it a prime location to become a Leadership in Energy and Environmental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



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



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

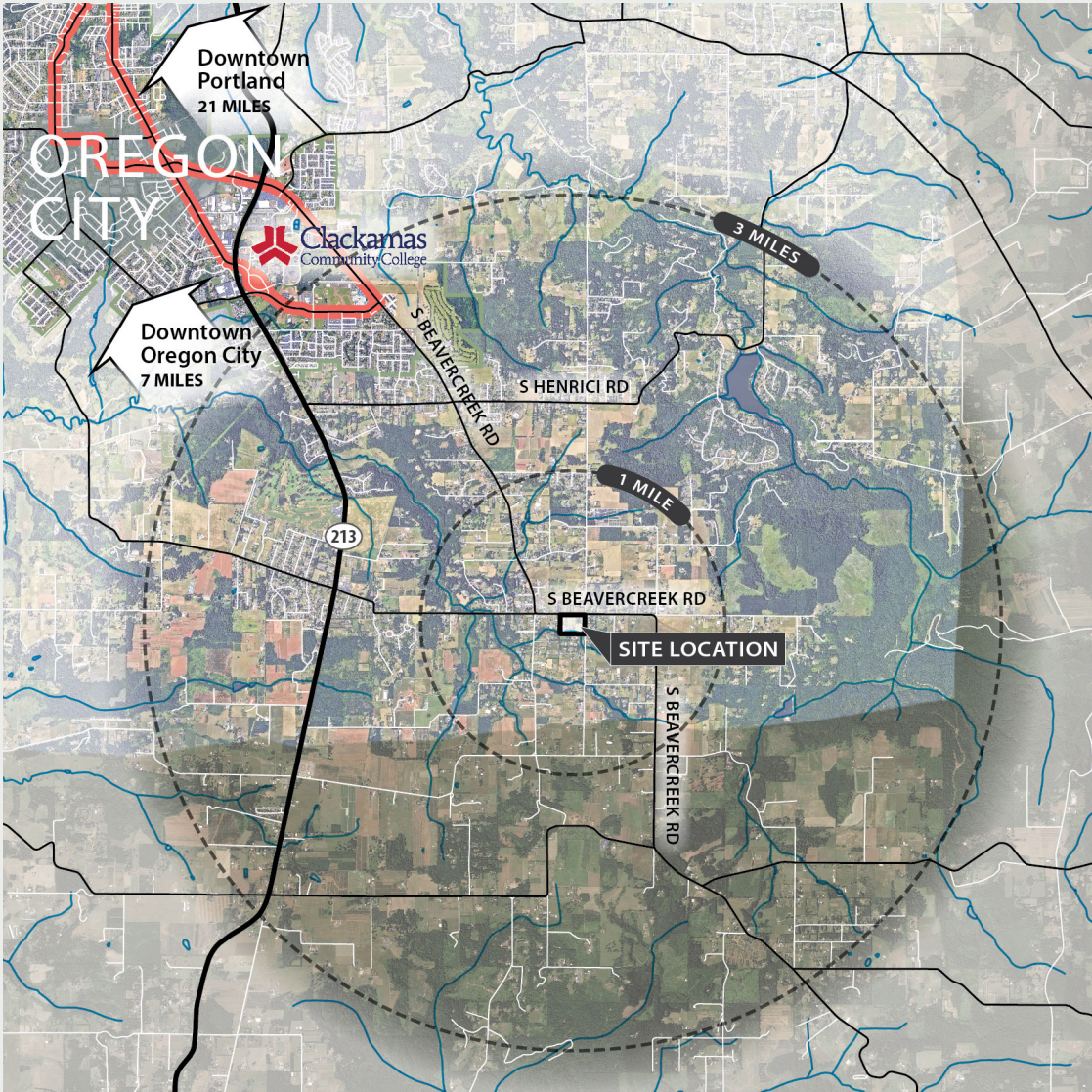
Ed Massery, Frick Environmental Center

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.



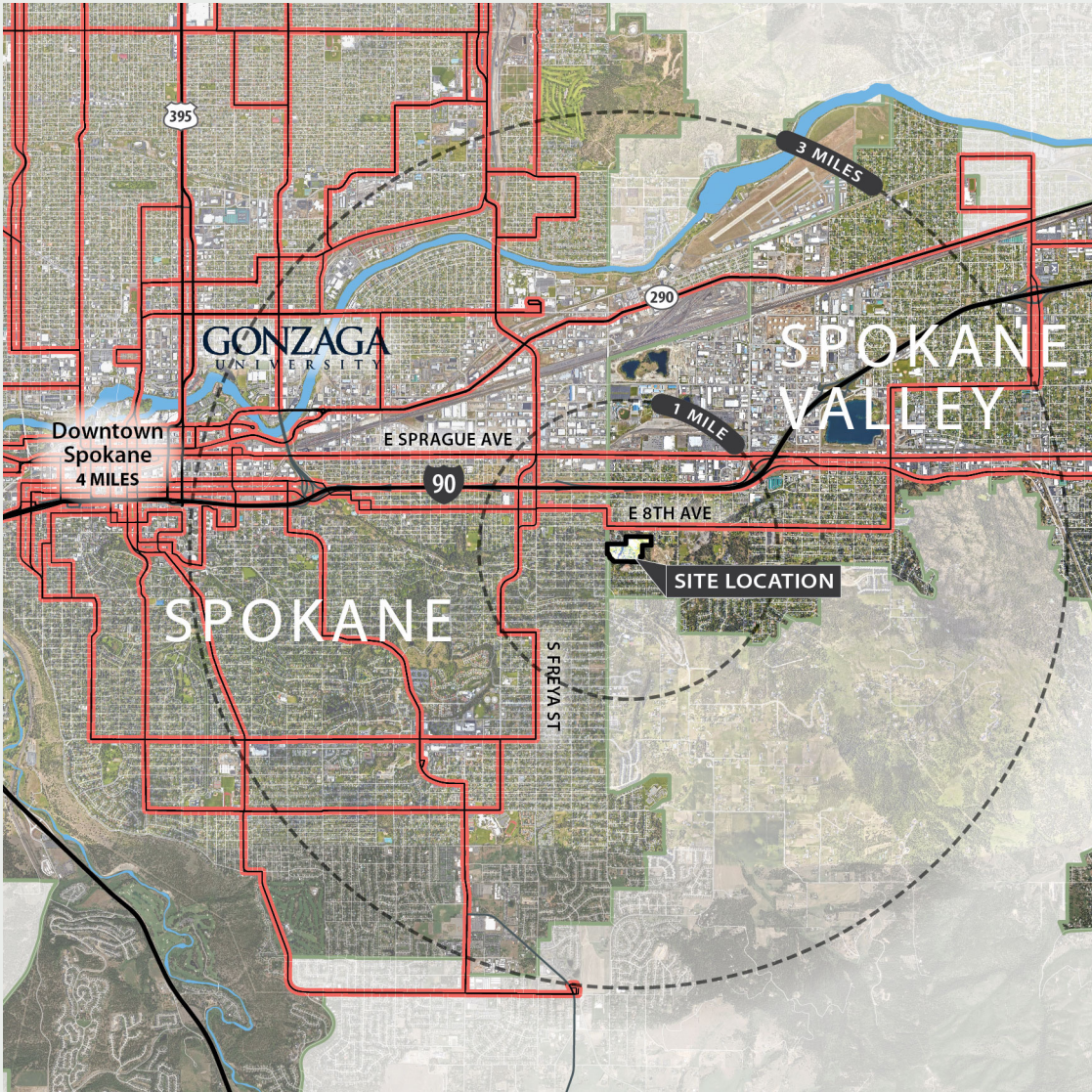
Existing Bus Route

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.



Existing Bus Route

- 6 Routes within 1 Mile
- 11 Routes within 3 Miles

LINK Light Rail

- 1 Station within 1 Mile
- 3 Stations within 3 Miles

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

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.”

SECTION IV – ACQUISITION REPORT

HEARTLAND

TO: Susan Shelton, Thurston Conservation District

CC: Sarah Moorehead, Thurston Conversation District

FROM: James Stanton, Heartland LLC
Doug Larson, Heartland LLC

DATE: September 8, 2023

RE: Acquisition Report

The following is a summary report of work completed by Heartland, LLC (“HLLC”), Maul Foster & Alongi (“MFA”), and DCW Cost Management (“DCW”), the (“Consultant Team”), for the Thurston Conservation District (“TCD”) in its pursuit of a new facility. Summaries of reports in this document are written by HLLC using the information in reports, conversations with the Consultant Team, and other sources.

PURPOSE

This report assesses the prospective cost of constructing a Conservation and Education Center (“CEC”) for the TCD in Thurston County.

PROCESS

To accomplish this task, the Consultant Team, in conjunction with TCD, developed the following process:

- 1) Select three (3) strawmen sites for analysis;
- 2) Estimate the potential cost of purchasing the land of the three (3) strawmen sites and associated site needs;
- 3) Develop prospective programming for each site, such as buildings, demonstration areas, and other improvements;
- 4) Estimate the potential cost of delivering the prospective programming on the three (3) strawmen sites by building new buildings or renovating existing structures; and
- 5) Assess a) impact of ground lease vs. loan on land b) potential size of loan for improvements c) possible public funding sources.

SUMMARY OF ANALYSIS

The Team analyzed the cost of a new facility of approximately 22,500 square feet (SF) of buildings plus site improvements on 9.5 buildable acres within 10 minutes of I-5 across three (3) different sites.

Costs

- All-in site costs (hard and soft costs) range from \$6.9M to \$8.5M depending on site location and size.
- All-in new building costs were estimated to be approximately \$23.4M.
- Renovating existing buildings costs between \$15.9M to \$27.6M (but will vary depending on actual building conditions).
- Land costs for the three (3) strawmen sites were estimated to be between \$770.0K to \$1.6M.
- Overall, the Consultant Team estimated total project costs to be \$24.0M to \$36.0M depending on building type (new vs. renovated) and site characteristics.

Financing

- A fee-simple purchase, with a loan on the property at a fixed rate, allows the purchaser to “lock in” a payment structure for years to come.
- A ground lease reduces the upfront costs of the property, and typical lease terms have escalating costs to match market value.
- Within Thurston County, landowners are more likely to prefer selling their property (fee simple) vs. ground leasing.
- Regardless, of whether the land is purchased or leased, most project costs are associated with the facilities on the site, which will likely need to be financed via a loan.
- Public funding for the project's construction may be limited based on the mixed-use nature of the CEC, but funding sources may be available via the Washington State Recreation and Conservation Office (“RCO”), the US Economic Development Administration (“EDA”), the Washington Department of Commerce (“Commerce”), and the Washington State Legislature.

PROCESS STEPS

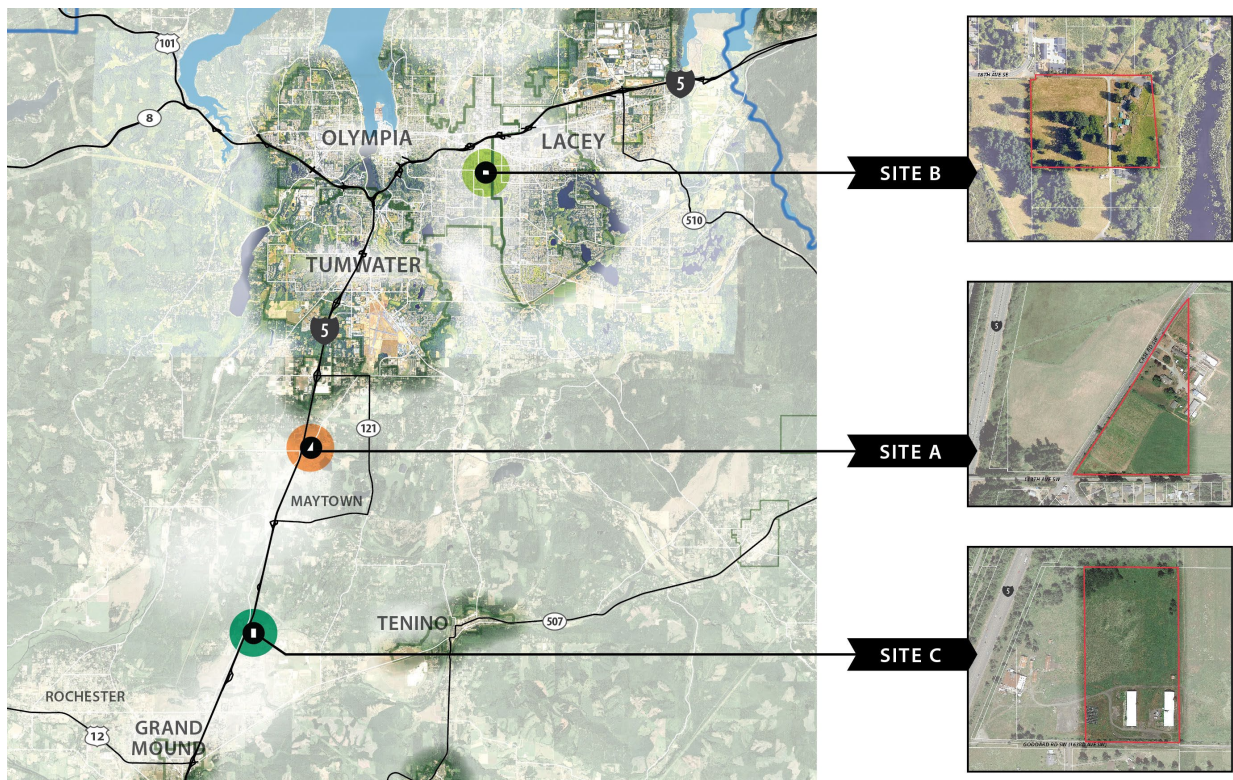
1) Selection of The Three (3) Strawmen Sites

Based on an initial survey of fifteen (15) candidate sites, TCD selected three (3) sites for analysis with Thurston County. The table below, compiled by MFA, contains relevant information on all three (3) sites. All sites are within 10 minutes of I-5 and have at least 9.5 buildable acres. Two (2) are outside the Urban Growth Area (“UGA”), and one (1) is within the UGA. The zoning is a mix of agriculture and residential.

IDENTIFICATION	Name	Site A	Site B	Site C
	Parcel #	12728340000	11820320100	12619440100
LOCATION	Address	11124 & 11122 CASE RD SW	3601 18TH AVE SE	4310 163RD AVE SW
	City	Olympia	Olympia	Rochester
	In UGA	No	Yes	No
ACCESS	<10 Min I-5	Yes	Yes	Yes
	Transit Stop	N/A	< 5 min walk	N/A
	Visibility	Moderate	Low	Moderate

LAND USE	Zoning	RRR 1/5	Mixed Res 10 - 18	RRR 1/5
	Current Use	Ag	Res	Ag
	Allowable	Yes - special or conditional use permit	Yes	Yes - special or conditional use permit
SITE FEATURES	Acres	12.1	12.6	19.6
	Buildable Acres	9.51+	11.32	17.25
	Existing Structure	6,969 sq.ft. residential w/shop	6,051 sq. ft. residential w/ shop	35,576 sq. ft. hangers w/ shop
	Public Water	No	Yes	No
	Sewer	No	Yes	No
NATURAL RESOURCES	Wetlands	Yes	Yes	No
	Flooding	No	No	No
	Soil	Fine sandy loam	Fine sandy loam	Gravelly sandy loam
	Steep Slopes	No	No	No
OTHER	Near Schools	Yes	Yes	Yes*

Location Context of Sites:



2) Potential Purchase Price of Sites

To understand the potential purchase price of each subject site, the Consultant Team researched site characteristics and found comparable property sales in the area, then adjusted those sales to each subject site.

- **Site A** is 12.1 acres with zoning of RRR 1/5 (one unit per 5 acres) and outside the UGA. The site has approximately 6,969 SF of existing structures. Power lines run adjacent to the site. Water and sewer access is 1.8 and 2.1 miles away, respectively. The site was valued at a potential sales price of approximately \$840K (\$70K per acre) using area comparable sites.
- **Site B** is 12.6 acres with zoning of MR 10-18 (Mixed Residential) and inside the UGA. The site has approximately 6,051 SF of existing structures. Power, water, and sewer lines run adjacent to the site. The site was valued at a potential sales price of approximately \$1.6M (\$131K per acre) using area comparable sites.
- **Site C** is 19.6 acres with zoning of RRR 1/5 (one unit per 5 acres) and outside the UGA. The site has approximately 35,576 SF of existing structures, including minimal hangar-type structures. Power lines run adjacent to the site. Water and sewer access is 4.6 and 4.8 miles away, respectively. The site was valued at a potential sales price of approximately \$770K (\$40K per acre) using area comparable sites.

Site Value reconciliation details can be found in *Exhibit 3*.

3) Prospective Programming

The TCD leadership team worked to develop prospective programming to apply to each of the three (3) sites. Programming includes multiple new (or remodeled) buildings, demonstration space, parking, and other site improvements. The total proposed new building space is approximately 22,500 SF across six (6) structures.

Below is a summary of TCD's proposed programming (actual programming used to estimate costs varies based on site characteristics, such as in-place buildings, availability of utilities, and size):

BUILDINGS	ROADWAYS	SITE MECHANICAL	SITE ELECTRICAL
<ul style="list-style-type: none"> • 9,000 SF Office Building • 2,500 SF Event Building • 7,000 SF Partner Building • 3,000 SF Equipment Shop & Vehicle Storage • 700 SF Outdoor Teaching Space • 250 SF Cool Storage 	<ul style="list-style-type: none"> • Bus Stops • 5 ft Sidewalks + Curb • 100 Parking Spots and Paving • Signage 	<ul style="list-style-type: none"> • Water Supply • Sanitary Sewer • Stormwater Management 	<ul style="list-style-type: none"> • Power Distribution • EV Charging Stations • General Site Lighting: <ul style="list-style-type: none"> ○ Light Poles ○ Pedestrian Pathways ○ Landscape

DEMONSTRATION AREA STRUCTURES	PLANTING	SITE FF	SITE PREPARATION
<ul style="list-style-type: none"> • Holding Beds • Pollinator Strips & Hedgerows • Stormwater Demonstration • Demonstration Farm • Creekside/Wetland Demonstration 	<ul style="list-style-type: none"> • Native Vegetation • Irrigation – Planted Areas • Irrigation - Controls 	<ul style="list-style-type: none"> • Retaining Wall • Fences • Bike Racks • Trash Cans 	<ul style="list-style-type: none"> • Site Clearing • Site Demolition and Relocations • Site Earthwork

A more detailed description of site programming can be found in *Exhibit 4*.

4) Prospective Building Costs

To help estimate the cost of a new facility, the Consultant Team looked at costs in three (3) ways:

- DCW did a line-item hard cost estimation of constructing new facilities or remodeling existing facilities for each site;
- DCW provided a “back of the envelope” costing for different types of construction using previously highlighted conservation districts as examples; and
- A potential cost model was created from the line-item cost report produced by DCW.

The DCW estimated the cost of building the prospective programming. In the attached report, DCW estimates the cost to build TCD’s desired programming on the three (3) sites using only new or a mix of new and renovated buildings. The costs in the DCW report represent hard costs for the project. Their report does not include land costs, soft costs (typically 30 – 35% of hard costs), and sales tax (estimated at 9.5%). Additionally, it was assumed that sites outside the UGA would utilize septic and water wells, versus connecting to urban utilities. Power appears to run adjacent to all the selected sites. The full DCW report can be seen in *Exhibit 5*.

To further DCW’s line-by-line analysis, the Consultant Team added soft costs and sales tax to the DCW-provided costs (and added land costs) to represent the total budget most accurately for the project. Hard costs include DCW estimated costs (which include contractor overhead plus a cost escalation for a potential project start in Q1 2025) plus sales tax (estimated at 9.5%). Soft costs are estimated at 35% of hard costs. Land costs are estimated based on the analysis in the previous section. This represents the project's total cost and does not account for project timing or financing strategies such as ground leases, construction loans, permanent loans, grant funding, etc.

All-in site costs (hard and soft) range from \$6.9M to \$8.5M depending on site location and size. All-in new building costs were estimated to be \$23.4M. The costs of renovated buildings are between \$15.9M and \$27.6M. Land costs for the three strawmen sites were estimated to be between \$770.0K and \$1.6M. The team estimated total project costs to be \$24.0M to \$36.0M depending on building type (new vs. renovated) and site characteristics.

	Site A	Site A	Site B	Site B	Site C	Site C
	New Buildings	Renovated Buildings	New Buildings	Renovated Buildings	New Buildings	Renovated Buildings
Land	\$843,322	\$843,322	\$1,643,954	\$1,643,954	\$766,438	\$766,438
Site Costs	\$7,359,379	\$6,874,208	\$6,958,023	\$6,671,859	\$8,507,034	\$7,666,145
Building Costs	\$23,433,110	\$16,303,871	\$23,432,071	\$15,906,364	\$23,433,110	\$27,566,814
Total	\$31,635,810	\$24,021,400	\$32,034,048	\$24,222,177	\$32,706,582	\$35,999,398

To bolster the understanding of variable building costs, DCW estimated approximate building costs for the four (4) conservation district sites used in the Comparison Report: Beaver Creek, Spokane, Rainer Beach, and Frick.

- DCW estimated the cost of the Beaver Creek site to be approximately \$850 - \$1,150 all-in (\$450 to \$600 plus contractor overhead, sales tax, and soft costs).
- DCW estimated \$1,320 - \$1,525 (\$700 - \$800 plus other associated costs) to build the new buildings at Spokane Conservation District.
- Estimates for Rainer Beach and Frick centers were \$850 - \$1,050 (\$450 - \$550 plus associated costs) and \$1,500 - \$1,950 (\$800 - \$1,000 plus associated costs), respectively.
- Structures for these associated centers ranged from wood-framed, basic office fit and finish (Beaver Creek) to metal frame, full-walled glass, polished concrete Living Building Challenge qualifying construction (Frick Center).

Operational costs for buildings can vary widely depending on multiple factors, including but not limited to, size, building features, location, hours of operation, construction type, use, utilities type, etc. Typically, when operational costs are discussed, they are referred to as Triple Net expense ("NNN"), which includes property taxes, insurance utilities, and repairs. Operation for a typical building in the Puget Sound area can run between \$9 - \$13 per SF. Applying this number to the 22,500 SF proposed programming, annual operational costs would be \$203K to \$292K annually (under 1% of the total cost of the facility). If outside property management is desired, the cost is in the high single-digit to low double-digit percentage of the overall building operational budget.

GROUND LEASE VS. PURCHASE

Within the construction of a new facility, two (2) components must be financed: the building and the land. If the building is not paid for with cash available from the owner, loans will likely be needed to finance construction. As previously described in *Section III – CEC Comparison Report*, finding an aligned lender with TCD's mission is paramount.

On the land side, the most common structure to gain control of land is to complete a fee-simple transaction. Person A sells their land to Person B for a price, and Person A no longer has rights to the land. A ground lease is another way to gain site control. In this case, Person A leases their land to Person B for an agreed-upon period for an agreed-upon payment structure. During the duration of the lease, Person B has the right to use the land, but at the end of the lease, they must return the land and all real property to Person A.

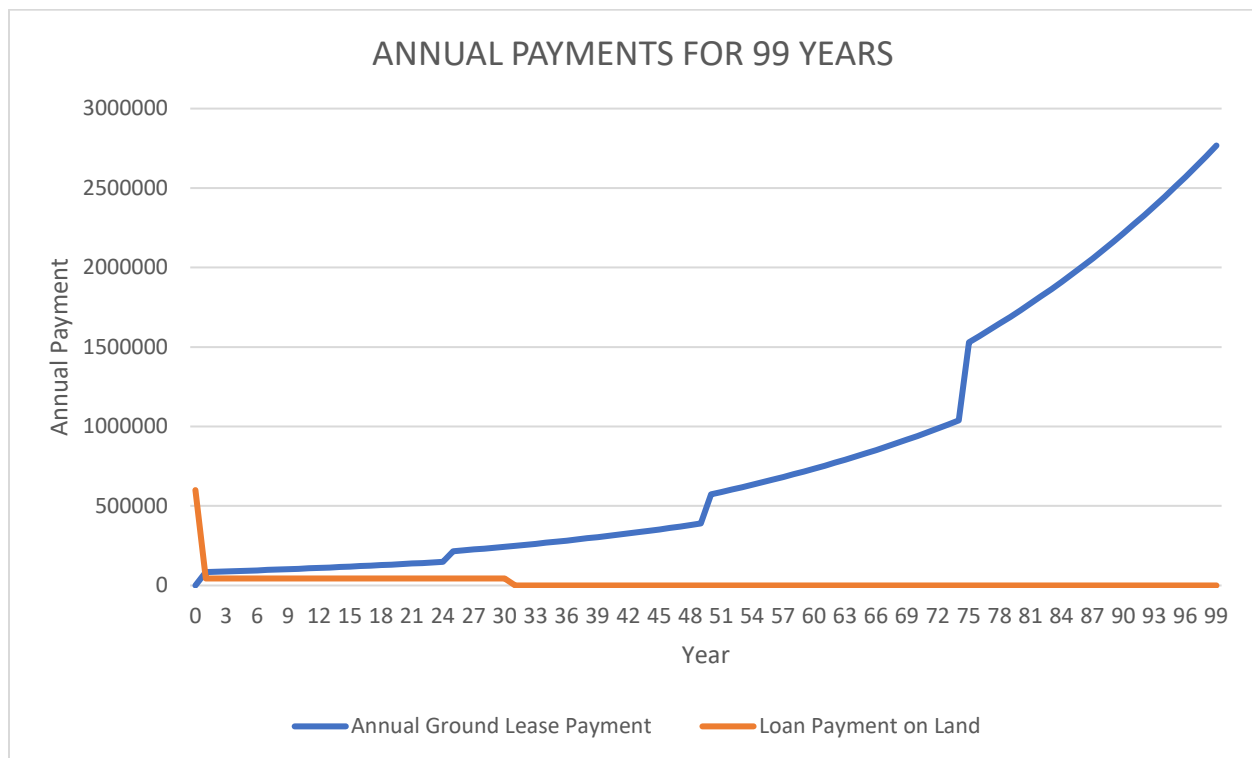
Below is a table outlining potential terms for a ground lease and land purchase, plus a loan with an analysis of payments during different years. While the ground lease minimizes the payment due at purchase (Year 0), the escalating payments require much more outlay in later years.

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

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

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



A loan will likely be required to finance the construction of a building. The amount of this loan will likely not exceed 80% of total building costs. Assuming a 6% fixed interest rate over a 30-year payback period, annual payments on \$24M of buildings (a \$19.2M loan) would be \$1.38M annually.

FUNDING OPTIONS

The Consultant Team found multiple potential sources of funds to finance the project. These sources include the Washington State Recreation and Conservation Office, the US Economic Development Administration, the Washington Department of Commerce, and the Washington State Legislature. The mixed-use nature of the project does limit the potential pool of available funds. A full write-up of potential public funding sources can be found in *Exhibit 6*.

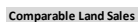
EXHIBIT 2 – 3 CEC STRAWMEN SITES

Identification	
Name	Site A
Parcel #	12728340000
Location	
Address	11124 & 11122 CASE RD SW
City	Olympia
In UGA	No
Access	
<10 Min I-5	Yes
Transit Stop	N/A
Visability	Moderate
Land Use	
Zoning	RRR 1/5
Current Use	Ag
Allowable	Yes - special or conditional use permit
Site Features	
Acres	12.1 - 52
Buildable Acres	9.51 - ?
Existing Structure	6,969 sq.ft. residential w/shop
Public Water	No
Sewer	No
Natural Resources	
Wetlands	Yes
Flooding	No
Soil	Fine sandy loam
Steep Slopes	No
Utilities	
Water	Nearest line 1.8 miles north
Sanitary Sewer	Nearest line 2.1 miles north
Internet	Xfinity on-site
Power	Line runs adjacent to property along north side of 113 Ave SW and west side of Case Rd SW
Other	
Near Schools	Yes

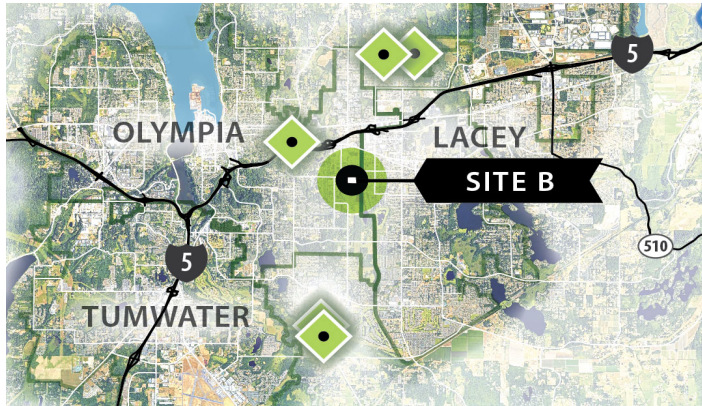
Identification	
Name	Site B
Parcel #	11820320100
Location	
Address	3601 18TH AVE SE
City	Olympia
In UGA	Yes
Access	
<10 Min I-5	Yes
Transit Stop	< 5 min walk
Visability	Low
Land Use	
Zoning	Mixed Res 10 - 18
Current Use	Res
Allowable	Yes
Site Features	
Acres	12.6
Buildable Acres	11.32
Existing Structure	6,051 sq. ft. residential w/ shop
Public Water	Yes
Sewer	Yes
Natural Resources	
Wetlands	Yes
Flooding	No
Soil	Fine sandy loam
Steep Slopes	No
Utilities	
Water	NW corner access only
Sanitary Sewer	Runs along northern perimeter for 160'
Internet	Xfinty on-site
Power	Line runs adjacent to property along north side of 18th Ave SE for 390'
Other	
Near Schools	Yes

Identification	
Name	Site C
Parcel #	12619440100
Location	
Address	4310 163RD AVE SW
City	Rochester
In UGA	No
Access	
<10 Min I-5	Yes
Transit Stop	N/A
Visability	Moderate
Land Use	
Zoning	RRR 1/5
Current Use	Ag
Allowable	Yes - special or conditional use permit
Site Features	
Acres	19.6
Buildable Acres	17.25
Existing Structure	35,576 sq. ft. hangers w/ shop
Public Water	No
Sewer	No
Natural Resources	
Wetlands	No
Flooding	No
Soil	Gravelly sandy loam
Steep Slopes	No
Utilities	
Water	Nearest line 4.6 miles southwest
Sanitary Sewer	Nearest line 4.8 miles southwest
Internet	Xfinity on adjacent parcels
Power	Line runs adjacent to property along south side of 163rd Ave SW
Other	
Near Schools	Yes*

EXHIBIT 3 – SITE VALUE RECONCILIATION



Map ID		Transaction Information						Adjustment for Location							Adjustment for Characteristics		Adjusted Total		Adjustment		Adjusted Sale Price Per SF		Notes:
Subject		Property Address	Sale Date	Sale Price	Sale Price Per SF	Land Area(SF)	Land Area(AC)	Zoning															
1		11124 Case Road SW (Site A)				527,076	12.1	RRR 1/5													Site contains 2,056 SF home built in 1935 with 912 SF shop and 2,726 SF Barn, shared ownership with neighboring parcel		
2		12743 Case Road SW	7/28/22	\$ 840,000	1.12	750,104	17.22	RRR1/5			0%		0%		0%		-		1.12		Site contains 2,522 SF home built in 1995, barn with two stalls, small shed		
3		10910 Case Road SW	12/14/22	\$ 1,150,000	1.31	878,170	20.16	R 1/10			0%		-5%		-5%		(0.07)		1.24		Site contains 3,348 SF home, looks newly updated need to adjust, large barn.garage on site, home is recently updated, much larger lot		
4		2813 140th Ave SW	2/22/22	\$ 1,100,000	1.75	630,313	14.47	RRR1/5			5%		-10%		-5%		(0.09)		1.66		Site contains 5,264 SF home built in 1973, newly upgraded, needs to be adjusted, barn on site		
5		13729 Littlerock Rd SW	1/13/22	\$ 920,000	2.03	453,024	10.4	RRR1/5			7%		0%		7%		0.14		2.17		Site contains 2,318 SF home built in 1986, 7 stall barn, and greenhouse		
6		15041 Labrador Lane*	7/1/22	\$ 839,000	1.28	653,400	15	RRR1/5			10%		-5%		5%		0.06		1.35		Site contains 2,318 SF home built in 2008, 4 stall barn		
Reconciled Value																			1.60				
\$843,322																							



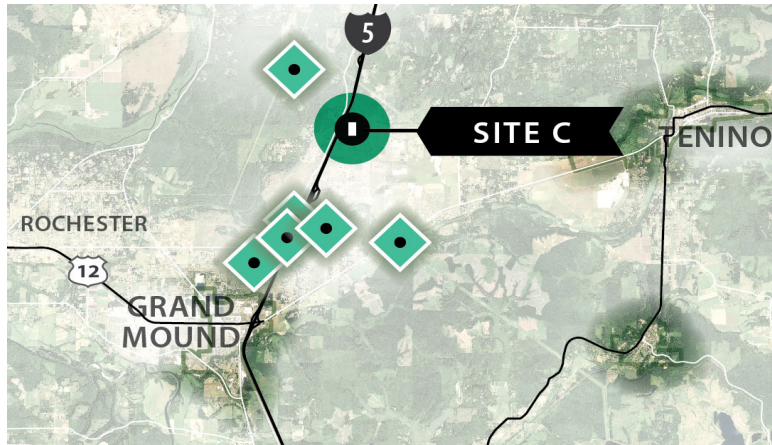
Map ID	Property Address	Sale Date	Sale Price	Sale Price Per SF	Land Area (SF)	Land Area (AC)	Zoning
Subject							
1	3601 18th Ave SE (Site B)				547,985	12.58	MR 10-18, Mixed Residential

Adjustment for Location Adjustment for Characteristics Adjusted Total Adjustment Adjusted Sale Price Per SF

<https://www.redfin.com/WA/Olympia/3601-18th-Ave-SE-98501/home/15746630>
 Site contains 3,651 SF home with 1,120 SF garage, 1,592 SF shed/barns, very unique zoning

2	6648 Rich Rd SE	4/7/22	\$ 500,000	1.90	262,667	6.03	RRR1/5		5%	5%	10%	0.19	2.09	Site contains 1946 1,080 SF home, 2 small other structures, Far south, zoning adjustment and smaller lot
3	4225 26th Ave NE	3/23/22	\$ 885,000	1.73	510,523	11.72	LD 3-6		0%	5%	5%	0.09	1.82	Site contains 1,960 SF home built in 1991, 2 car grarage, 4 stall barn. Home is smaller in size
4	4843 Pleasant Glade Rd NE	9/6/22	\$ 556,500	1.28	435,600	10	LD 0-4		0%	10%	10%	0.13	1.41	Site contains 2,004 SF home built in 1976, seasonal pond, no other structures on site, adjust for zoning and structures on site
5	2502 8th Ave SE	11/22/22	\$ 800,000	4.43	180,774	4.15	RM-18, Residential Multifamily		0%	-15%	-15%	(0.66)	3.76	Site contains smaller lot, 1,872 SF home built in 1937, reno 1983, 2 car garage on site, location is further north
6	6430 Rich Rd SE	7/1/22	\$ 625,000	3.01	207,781	4.77	R-4-8		5%	5%	10%	0.30	3.31	Site contains 3,207 SF home built in 1967, detached garage, needs improvements

Reconciled Value 3.00 *due to unique zoning of site and size of lot given location
 \$1,643,954



Map ID	Property Address	Sale Date	Sale Price	Sale Price Per SF	Land Area (SF)	Land Area (AC)	Zoning	Adjustment for Location	Adjustment for Characteristics	Adjusted Total	Adjustment	Adjusted Sale Price Per SF	
Subject 1	4310 163rd Ave SW (Site C)				851,598	19.55	RRR 1/5						Site contains two large hangers and a small shop
2	4720 180th Way SW	7/29/22	\$729,000	2.30	317,117	12.9	RRR1/5	0%	-15%	-15%	(0.34)	1.95	Site contains a 2,150 SF house built in 1995, multiple barns, garage bay and open shelters, adjustments for built home on site
3	18127 Case Rd SW	1/6/23	\$490,000	0.91	538,402	12.36	RRR1/5	0%	-5%	-5%	(0.05)	0.86	Site contains 2,425 SF (across 2 homes) built in 1919, with updates, own septic system, garage with shop & outbuildings
4	18524 Guava St SW	6/15/22	\$613,333	1.26	488,308	11.21	RRR1/5	3%	-7%	-4%	(0.05)	1.21	Site contains 1,144 SF home built in 1971, updated 1991, shop space, 4 bay garage & outbuilding
5	17734 Case Rd SW	1/3/23	\$479,900	1.04	461,736	10.6	RRR1/5	0%	-7%	-7%	(0.07)	0.97	Site contains 1,432 SF home, shop space & small outbuildings
6	15041 Labrador Lane*	7/1/22	\$839,000	1.28	653,400	15	RRR1/5	3%	-10%	-7%	(0.09)	1.19	Site contains 2,318 SF home built in 2008, 4 stall barn
7	18248 Old Hwy 99 SW	6/23/23	\$570,000	0.86	663,854	15.24	RRR1/5	10%	-7%	3%	0.03	0.88	Site contains 1,464 SF home built in 1978

*Comp used for Option A & C

Reconciled Value 0.9 \$766,438 *site doesn't contain a usable structure compared to comps

**EXHIBIT 4 – TCD CONSERVATION &
EDUCATION CENTER COST & SCHEDULE
ANALYSIS**

Thurston Conservation District

Conservation and Education Center Needs

Scope of Cost and Schedule Analysis

TCD is looking for a range of low to high cost and schedule estimates for the following facility spaces.

Low-range estimates and schedules are to consider basic/economic construction methods, while high-end cost estimates and schedules should consider higher quality materials and methods (such as LEED certified). Identifying cost ranges and schedules for each of the 5 elements of the Conservation and Education Center below will allow TCD to determine if and how the CEC should be developed in phases.

Cost and schedule estimates should include all aspects of building development including, but not limited to: property purchase, site planning, site prep, potential environmental impact assessments, demolition and/or remediation, design, potential rezoning, permitting, inspections, utilities, mechanical and electrical, security, architectural finishes, landscaping, ongoing costs and maintenance, and contingencies.

The cost and schedule analysis will compare 3 sites and analyze two scenarios for each of the 3 sites – 1) renovating the existing structure and 2) demolishing the existing structure and building a new facility.

The cost and schedule analysis will also describe the implications of a long-term land lease rather than a property purchase.

Overall TCD is anticipating ~10 - 20 acres, inclusive of: 1) office space, 2) equipment shop and vehicle storage, 3) educational spaces (indoor and outdoor), 4) demonstration areas, and 5) partner space. These requirements will be assessed and confirmed through consultant analysis.

The square footage below are assumptions using previous analysis and need to be reassessed and confirmed by consultants.

1 Office Space:

Individual and small shared office spaces (4-5 employees in a room max) for 40~ employees, interns, and crew members (no open floorplans). (~7,000 – 9,000 sq ft) *Currently, TCD will have 23 employees this year, with 5 crew members, and 2 interns.* Office space to also include:

- Kitchen/breakroom (~300sqft): full kitchen with dining space (220 power)
- Soil and chemical processing lab space (~300sqft): utility sink, counter space, refrigeration and oven space, equipment cleaning, concrete floors with drain
- Mudroom (~100sqft): concrete floors with drain
- Project workroom (~300sqft): copier, printers, project prep space, mail room, and office supply
- Conference rooms (~750sqft): board/small meeting room
- Server Room (~300sqft): secure room for computer servers and equipment
- Indoor document storage (~500sqft)

Thurston Conservation District

- Front office lobby and reception area (~300sqft)

Office Space – Other:

- HVAC System: includes heating and cooling
- ADA Accessibility for all floors
- Two restrooms with 3 stalls, 1 single-use bathroom with shower
- Outdoor water and power

2 Equipment Shop and Vehicle Storage:

Shop – A 3-bay shop/warehouse building (~2,500 – 3,000 sqft), with sliding pull-through doors. This building must be large enough for housing heavy equipment, tools, a tractor and implements, vehicles, and equipment trailers. Must have concrete floors, electricity, water, and heating. Ideally would have a single-use bathroom.

Covered Parking – Secure fenced and covered parking space for 5-7 district-owned vehicles.

3 Educational Spaces:

Event Space (~1,000 - 2,500): event/workshop room(s) (perhaps with foldable sound-proof partition room dividers) for classroom-style training and lectures (with sink, dishwasher, and cabinet space). Potential to offer leased event space to partners. This space can be in a separate building or part of the office building, with its own outdoor entry.

Outdoor Teaching Space (~700 sqft): outdoor education space for workshops and lectures, covered pavilion with outdoor sink

4 Demonstration Areas:

Holding beds - ~250 sqft for plant stock and outside water access for irrigation

Pollinator Strips and Hedgerows – for educational workshops to demonstrate synergy between increasing on-farm wildlife and pollinator habitat and productivity

Stormwater Demonstration – site-appropriate demonstration of Green Stormwater Infrastructure: rain gardens, green roofs, splash boxes, pervious pavement, etc.

Demonstration Farm – for producer education: equipment utilization, farming practices, and to showcase conservation Best Management Practices

Creekside/Wetland Demonstration – site-appropriate demonstration of working buffers

Cold Storage – (~250 sqft) of cold storage building for plant stock and/or CSA drop site

Thurston Conservation District

5 Partner Space:

Leased Partner Organization Office Space – This space could be included in the main office building or a separate building and should include up to 5 unique offices. If assessed as a separate building (high-end) a single-use restroom, a common/meeting area for up to 20 people, a small storage room, and a break room should also be included in square footage estimates.

Additional Considerations

Utilities - Costs and schedule for connection to public water, sewer, electricity, and high-speed internet including projected usage costs (monthly or annually). Costs and schedule for solar panel installation, 4-6 EV charging stations.

Community Space – Demonstration sites, meeting spaces, community gardens, etc. increase community engagement, visibility/accessibility of CD programs and services, and enhance relationships between TCD and community members.

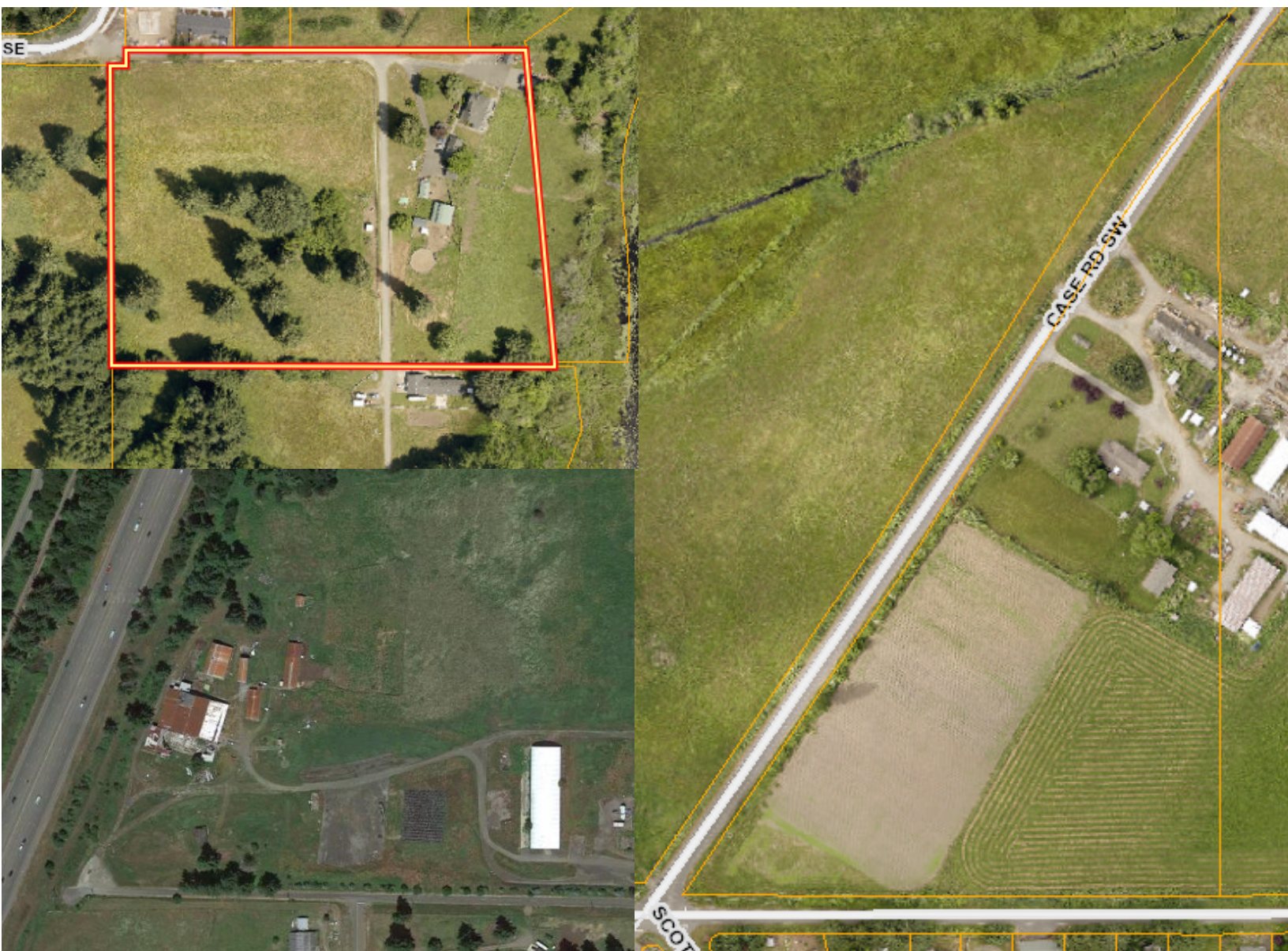
Parking – Everyday availability for ~55+ vehicles (including TCD staff, TCD vehicles, and the public). Access to parking for additional ~60+ vehicles during special events.

Public Transportation – Inclusion of facility on a bus route, with proximity (short walking distance) bus stop. Volunteers, the public, and interns often rely on public transportation, and making our office accessible to our community is a priority.

Signage – A reader board and stationary Thurston Conservation District sign are key to creating public awareness of our organization and events. This will be critical to a new location.

EXHIBIT 5 – DCW COST PLAN

Thurston Conservation District Conservation & Education Center Feasibility Study



Thurston Conservation District Conservation & Education Center Feasibility Study

Prepared for:



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Thurston Conservation District

Conservation & Education Center Feasibility Study

Contents

Overall Summary	4
Scope of Work	5
Basis of Estimate	6
Option A - New Building	7
Option A - Renovated Building	14
Option B - New Building	21
Option B - Renovated Building	28
Option C - New Building	35
Option C - Renovated Building	42

Thurston Conservation District
Conservation & Education Center Feasibility Study

Overall Summary

SITE / BUILDING DEVELOPMENT TOTALS	SF	\$/SF	TOTAL
Option A - New Building	414,256	51.92	21,508,649
Option A - Renovated Building	414,256	39.08	16,189,960
Option B - New Building	493,099	43.05	21,228,517
Option B - Renovated Building	493,099	31.98	15,771,658
Option C - New Building	751,410	29.69	22,310,431
Option C - Renovated Building	751,410	32.75	24,610,333

Thurston Conservation District Conservation & Education Center Feasibility Study

Scope of Work

Project Scope Description

The scope of work includes the planned development for the Thurston Conservation District (TCD), Conservation & Education Center Feasibility Study (Phase 2) located in Thurston County, WA. The intended design package consists of the development of a Center that will ultimately include the following:

- Around 10 acres of land within Thurston County.
- A “Conservation Hub” facility that would house the Conservation District office and possibly the offices of partners.
- The TCD office will require a minimum of 14,000 SF including office space for at least 25 District employees, restrooms, showers, conference rooms, and a staff room with a kitchen and storage. Additional square footage might be required to house interested partners.
- Buildings to store farm tools, equipment, and vehicles.
- Indoor public spaces for interpretive displays, demonstrations, and trainings.
- Outdoor public spaces for recreation, interpretive, and farming demonstration areas.
- A small indoor event space and outdoor meeting/event spaces, with possible outdoor restroom access.
- Adequate parking for staff and event attendees with ADA, public transit, and school bus accessibility.
- Access to a stream for water quality education (optional).
- Opportunities for habitat restoration (optional).
- Opportunity to preserve land from more dense development (optional).

The ideal location would be -

- Adjacent to working farms, including those with small gardens, row crops, livestock, or working forests.
- Located within or adjacent to the Urban Growth Areas of Olympia, Lacey, and Tumwater.
- Accessible by various public transportation methods and/or close to I-5.

Project Design

The cost herein are based upon the following documents: 3 CEC Strawman Sites Final and TCD Conservation and Education Center Cost and Schedule Analysis - Final

Procurement

It is anticipated that the project will be delivered by traditional low bid procurement. It is expected that there will be 4 to 5 qualified General Contractors to maintain competitive pricing.

Thurston Conservation District Conservation & Education Center Feasibility Study

Basis of Estimate

Assumptions and Clarifications

This estimate is based on the following assumptions and clarifications:

- 1 The estimate is based on the drawings listed in the scope of work and conversations with the Architects and Engineers.
- 2 Standard working hours.
- 3 Prevailing wages apply.
- 4 Owner soft costs are not included.
- 5 Remediation, if any, is not included.

Thurston Conservation District
Conservation & Education Center Feasibility Study

Option A - New Building Sitework Summary					
			%	\$/SF	TOTAL
		Gross Area:		414,256 SF	
01	Site Preparation		4%	1.87	775,716
02	Site Improvements		55%	28.60	11,848,492
03	Site Mechanical Utilities		3%	1.79	740,650
04	Site Electrical Utilities		1%	0.76	315,000
SITE CONSTRUCTION			64%	33.02	13,679,858
05	Contingency	20.00%	13%	6.60	2,735,972
06	General Conditions	7.50%	6%	2.97	1,231,187
07	General Requirements	7.00%	6%	2.98	1,235,291
08	Overhead & Profit	5.50%	5%	2.51	1,038,527
09	Bonds & Insurance	1.50%	1%	0.72	298,813
010	Permits & Fees - by Owner				NIC
PLANNED SITE CONSTRUCTION COST			94%	48.81	20,219,647
011	Escalation to Start Date (Q1 2025)	6.38%	6%	3.11	1,289,002
RECOMMENDED BUDGET			100%	51.92	21,508,649

Thurston Conservation District
Conservation & Education Center Feasibility Study

Option A - New Building

Quantity Unit Rate Total



NET SITE AREAS	414,256	SF
Roadways	4,325	SF
Parking Lots	20,000	SF
Pedestrian Paving	12,225	SF
Site Development and Buildings	26,950	SF
Office building	9,000	SF
Event building	2,500	SF
Partner building	7,000	SF
Equipment shop and vehicle storage	3,000	SF
Cold storage	250	SF
Outdoor teaching	700	SF
Demonstration areas structures	4,500	SF
Landscaping and Softscape	350,756	SF
Holding beds	250	SF
Pollinator strips and hedgerows	7,500	SF
Stormwater demonstration	15,000	SF
Demonstration farm	30,000	SF
Creekside / wetland demonstration	15,000	SF
Limited scope area - native vegetation	283,006	SF
Unbuildable land	112,820	SF

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option A - New Building

	Quantity	Unit	Rate	Total
G10 Site Preparation	414,256	SF	1.87	775,716
G1010 Site Clearing	414,256	SF	0.32	133,700
SPCC plan	1	EA	2,500.00	2,500
Construction entrance	2	EA	3,500.00	7,000
Wheel wash	12	MO	850.00	10,200
Temporary toilets	12	MO	500.00	6,000
Traffic control - part time	12	MO	1,000.00	12,000
Daily and final cleanup includes street cleaning	12	MO	1,500.00	18,000
Utility protection	12	MO	1,500.00	18,000
Tree protection	1	LS	10,000.00	10,000
Survey - construction	1	LS	50,000.00	50,000
G1020 Site Demolition and Relocations	414,256	SF	0.83	344,099
Demo - hardscape	25,250	SF	2.50	63,125
Clear and grub	106,000	SF	0.75	79,500
Tree removal	1	LS	5,000.00	5,000
Erosion control	414,256	SF	0.17	70,423
Demo - existing buildings	6,969	SF	14.50	101,051
Demo - misc.	1	LS	25000	25,000
G1030 Site Earthwork	414,256	SF	0.72	297,917
Site cut	4,861	CY	20.00	97,222
Site haul and dispose	4,861	CY	25.00	121,528
Grading and compaction	131,250	SF	0.20	26,250
Base aggregates	1,176	CY	45.00	52,917
G1040 Hazardous Waste Remediation	414,256	SF		
No work anticipated				NIC
G20 Site Improvements	414,256	SF	28.60	11,848,492
G2010 Roadways	414,256	SF	0.21	87,375
Bus stop canopy	100	SF	225.00	22,500
Conc. sidewalk - 5' wide	4,325	SF	10.50	45,413
Curb	865	LF	22.50	19,463

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option A - New Building

	Quantity	Unit	Rate	Total
G2020 Parking Lots	414,256	SF	0.33	135,500
Vehicle parking - asphalt (100 stalls)	20,000	SF	4.50	90,000
Striping	20,000	SF	0.35	7,000
Wheel stops	100	EA	250.00	25,000
Curb	600	LF	22.50	13,500
G2030 Pedestrian Paving	414,256	SF	0.27	110,025
Conc. sidewalk - 5' wide	8,150	SF	12.00	97,800
Gravel	4,075	SF	3.00	12,225
G2040 Site Development	414,256	SF	27.80	11,515,592
Buildings				
Office building	9,000	SF	500.61	4,505,490
Foundations	9,000	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	9,000	SF	75.00	<i>incl. above</i>
Exterior envelope - hardi panel / sim.	9,000	SF	45.00	<i>incl. above</i>
Roofing - TPO	9,000	SF	40.00	<i>incl. above</i>
Interior construction - metal stud	9,000	SF	40.00	<i>incl. above</i>
Interior finishes - low to medium (paint, carpet, ACT)	9,000	SF	30.00	<i>incl. above</i>
Plumbing	9,000	SF	25.00	<i>incl. above</i>
Mechanical	9,000	SF	70.00	<i>incl. above</i>
Fire protection	9,000	SF	6.00	<i>incl. above</i>
Electrical	9,000	SF	80.00	<i>incl. above</i>
Furnishing / equipment - casework, kitchen equipment, etc.	9,000	SF	15.00	<i>incl. above</i>
LEED platinum premium - 11%	9,000	SF	49.61	<i>incl. above</i>
Event building	2,500	SF	545.01	1,362,525
Foundations	2,500	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	2,500	SF	80.00	<i>incl. above</i>
Exterior envelope - metal panel / sim.	2,500	SF	60.00	<i>incl. above</i>
Roofing - TPO	2,500	SF	40.00	<i>incl. above</i>
Interior construction - metal stud	2,500	SF	40.00	<i>incl. above</i>
Interior finishes - medium to high (paint, tile, gwb, acoustics)	2,500	SF	45.00	<i>incl. above</i>
Plumbing	2,500	SF	20.00	<i>incl. above</i>
Mechanical	2,500	SF	70.00	<i>incl. above</i>
Fire protection	2,500	SF	6.00	<i>incl. above</i>
Electrical	2,500	SF	80.00	<i>incl. above</i>
Furnishing / equipment - casework, kitchen equipment, etc.	2,500	SF	25.00	<i>incl. above</i>
LEED platinum premium - 11%	2,500	SF	54.01	<i>incl. above</i>
Partner building	7,000	SF	395.16	2,766,120
Foundations	7,000	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	7,000	SF	75.00	<i>incl. above</i>
Exterior envelope - hardi panel / sim.	7,000	SF	45.00	<i>incl. above</i>
Roofing - TPO	7,000	SF	40.00	<i>incl. above</i>
Interior construction - metal stud	7,000	SF	40.00	<i>incl. above</i>

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option A - New Building

	Quantity	Unit	Rate	Total
Interior finishes - by tenant	7,000	SF		NIC
Plumbing	7,000	SF	25.00	incl. above
Mechanical	7,000	SF	70.00	incl. above
Fire protection	7,000	SF	6.00	incl. above
Electrical - warm shell	7,000	SF	30.00	incl. above
Furnishing / equipment - by tenant	7,000	SF		NIC
LEED platinum premium - 11%	7,000	SF	39.16	incl. above
Equipment shop and vehicle storage	3,000	SF	305.00	915,000
Foundations	3,000	SF	25.00	incl. above
Superstructure - steel construction	3,000	SF	65.00	incl. above
Exterior envelope - hardi panel / sim.	3,000	SF	30.00	incl. above
Roofing - TPO	3,000	SF	25.00	incl. above
Interior construction - metal stud	3,000	SF	30.00	incl. above
Interior finishes - low (paint, conc., OTS)	3,000	SF	15.00	incl. above
Plumbing	3,000	SF	15.00	incl. above
Mechanical	3,000	SF	35.00	incl. above
Electrical	3,000	SF	50.00	incl. above
Furnishing / equipment - casework, kitchen equipment, etc.	3,000	SF	15.00	incl. above
Outdoor Teaching Space - Covered Pavilion	700	SF	175.00	122,500
Foundations	700	SF	25.00	incl. above
Superstructure - steel construction	700	SF	60.00	incl. above
Roofing - metal panel	700	SF	55.00	incl. above
Plumbing	700	SF	15.00	incl. above
Mechanical - not required	700	SF		NIC
Electrical	700	SF	20.00	incl. above
Demonstration Areas Structures				
Holding beds	250	SF	30.00	7,500
Pollinator Strips and Hedgerows	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	incl. above
Superstructure	1,000	SF	60.00	incl. above
Roofing	1,000	SF	55.00	incl. above
Electrical	1,000	SF	20.00	incl. above
Stormwater Demonstration	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	incl. above
Superstructure	1,000	SF	60.00	incl. above
Roofing	1,000	SF	55.00	incl. above
Electrical	1,000	SF	20.00	incl. above
Demonstration Farm	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	incl. above
Superstructure	1,000	SF	60.00	incl. above
Roofing	1,000	SF	55.00	incl. above
Electrical	1,000	SF	20.00	incl. above
Creekside / Wetland Demonstration	1,000	SF	160.00	160,000

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option A - New Building

	Quantity	Unit	Rate	Total
Foundations	1,000	SF	25.00	<i>incl. above</i>
Superstructure	1,000	SF	60.00	<i>incl. above</i>
Roofing	1,000	SF	55.00	<i>incl. above</i>
Electrical	1,000	SF	20.00	<i>incl. above</i>
Cold storage	250	SF	365.00	91,250
Foundations	250	SF	25.00	<i>incl. above</i>
Superstructure	250	SF	55.00	<i>incl. above</i>
Exterior envelope	250	SF	40.00	<i>incl. above</i>
Roofing	250	SF	30.00	<i>incl. above</i>
Interior construction	250	SF	20.00	<i>incl. above</i>
Interior finishes	250	SF	15.00	<i>incl. above</i>
Plumbing	250	SF	15.00	<i>incl. above</i>
Mechanical	250	SF	30.00	<i>incl. above</i>
Electrical	250	SF	50.00	<i>incl. above</i>
Furnishing / equipment	250	SF	85.00	<i>incl. above</i>
Site features and furnishings				
Retaining wall	1,000	SF	55.00	55,000
Fence - chain-link 6'	2,500	LF	68.50	171,250
Fence - ranch style	1,000	LF	50.00	50,000
Bike racks	10	EA	775.00	7,750
Picnic tables	10	EA	1,850.00	18,500
Benches	10	EA	3,000.00	30,000
Trash enclosure incl. dumpster	1	LS	15,000.00	15,000
Trash receptacle	6	EA	1,500.00	9,000
Signage - monument, incl lighting and led panel	1	EA	25,000.00	25,000
Signage - Interruptive	10	EA	7,500.00	75,000
Signage - wayfinding	25	EA	1,200.00	30,000
Planting				
Holding beds	250	SF		
Top soil - 18"	14	CY	45.00	625
Mulch - 3" depth	2	CY	40.00	93
Groundcover - 1 gal., 12" O.C.	250	EA	11.50	2,875
Pollinator Strips and Hedgerows	7,500	SF		
Top soil - 12"	278	CY	45.00	12,500
Mulch - 3" depth	69	CY	40.00	2,778
Groundcover - 1 gal., 24" O.C.	1,875	EA	12.50	23,438
Stormwater Demonstration	15,000	SF		
Trees - vine maple / sim.	15	EA	350.00	5,250
Top soil - 18"	833	CY	45.00	37,500
Mulch - 3" depth	139	CY	40.00	5,556
Sedge grass / sim. - 1 gal., 24" O.C.	3,750	EA	11.50	43,125
Demonstration Farm	30,000	SF		

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option A - New Building

	Quantity	Unit	Rate	Total
Trees - 2.5 cal.	30	EA	600.00	18,000
Top soil - 12"	1,111	CY	45.00	50,000
Mulch - 3" depth	278	CY	40.00	11,111
Groundcover - 1 gal., 24" O.C.	7,500	EA	12.50	93,750
Creekside / Wetland Demonstration	15,000	SF		
Trees - vine maple / sim.	15	EA	350.00	5,250
Top soil - 18"	833	CY	45.00	37,500
Mulch - 3" depth	139	CY	40.00	5,556
Sedge grass / sim. - 1 gal., 24" O.C.	3,750	EA	11.50	43,125
Limited scope area - native vegetation	283,006	SF	0.35	99,052
Irrigation - planted areas	67,750	SF	1.50	101,625
Irrigation - controls	1	LS	20,000.00	20,000
G30 Site Mechanical Utilities	414,256	SF	1.79	740,650
G3010 Water Supply	414,256	SF	1.00	415,000
Distribution pipe - WS	500	LF	80.00	40,000
Distribution pipe - FS	500	LF	110.00	55,000
Well - incl. pump house	1	LS	285,000.00	285,000
Ancillaries	1	LS	35,000.00	35,000
G3020 Sanitary Sewer	414,256	SF	0.18	75,650
Septic system				
Distribution pipe - perforated	500	LF	55.00	27,500
Backfill - aggregate	556	CY	40.00	22,227
Backfill - sand	370	CY	70.00	25,923
G3030 Storm Sewer	414,256	SF	0.60	250,000
Distribution pipe and equipment - allow	1	LS	250,000.00	250,000
G40 Site Electrical Utilities	414,256	SF	0.76	315,000
G4010 Electrical Distribution	414,256	SF	0.36	147,500
Conduit and wire incl. trenching and backfill	500	LF	165.00	82,500
EV parking	10	EA	6,500.00	65,000
G4020 Site Lighting	414,256	SF	0.40	167,500
Site lighting				
Parking lot - light pole incl. conduit and wiring	10	EA	8,250.00	82,500
Pedestrian pathways	1	LS	50,000.00	50,000
Landscape	1	LS	35,000.00	35,000

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option A - Renovated Building Sitework Summary

			%	\$/SF	TOTAL
			Gross Area:	414,256 SF	
01	Site Preparation		4%	1.53	632,813
02	Site Improvements		53%	20.78	8,608,620
03	Site Mechanical Utilities		5%	1.79	740,650
04	Site Electrical Utilities		2%	0.76	315,000
SITE CONSTRUCTION			64%	24.86	10,297,083
05	Contingency	20.00%	13%	4.97	2,059,417
06	General Conditions	7.50%	6%	2.24	926,737
07	General Requirements	7.00%	6%	2.24	929,827
08	Overhead & Profit	5.50%	5%	1.89	781,719
09	Bonds & Insurance	1.50%	1%	0.54	224,922
010	Permits & Fees - by Owner				NIC
PLANNED SITE CONSTRUCTION COST			94%	36.74	15,219,704
011	Escalation to Start Date (Q1 2025)	6.38%	6%	2.34	970,256
RECOMMENDED BUDGET			100%	39.08	16,189,960

Thurston Conservation District
Conservation & Education Center Feasibility Study

Option A - Renovated Building

Quantity Unit Rate Total



NET SITE AREAS	414,256	SF
Roadways	4,325	SF
Parking lots	20,000	SF
Pedestrian Paving	12,225	SF
Site Development and Buildings	24,919	SF
Existing building - renovation, office	6,969	SF
Event building	2,500	SF
Partner building	7,000	SF
Equipment shop and vehicle storage	3,000	SF
Cold storage	250	SF
Outdoor teaching	700	SF
Demonstration areas structures	4,500	SF
Landscaping and Softscape	352,787	SF
Holding beds	250	SF
Pollinator strips and hedgerows	7,500	SF
Stormwater demonstration	15,000	SF
Demonstration farm	30,000	SF
Creekside / wetland demonstration	15,000	SF
Limited scope area - native vegetation	285,037	SF
Unbuildable land	112,820	SF

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option A - Renovated Building

	Quantity	Unit	Rate	Total
G10 Site Preparation	414,256	SF	1.53	632,813
G1010 Site Clearing	414,256	SF	0.32	133,700
SPCC plan	1	EA	2,500.00	2,500
Construction entrance	2	EA	3,500.00	7,000
Wheel wash	12	MO	850.00	10,200
Temporary toilets	12	MO	500.00	6,000
Traffic control - part time	12	MO	1,000.00	12,000
Daily and final cleanup includes street cleaning	12	MO	1,500.00	18,000
Utility protection	12	MO	1,500.00	18,000
Tree protection	1	LS	10,000.00	10,000
Survey - construction	1	LS	50,000.00	50,000
G1020 Site Demolition and Relocations	414,256	SF	0.58	241,525
Demo - hardscape	25,250	SF	2.50	63,125
Clear and grub	103,969	SF	0.75	77,977
Tree removal	1	LS	5,000.00	5,000
Erosion control	414,256	SF	0.17	70,423
Demo - misc.	1	LS	25,000.00	25,000
G1030 Site Earthwork	414,256	SF	0.62	257,588
Site cut	4,528	CY	20.00	90,556
Site haul and dispose	4,528	CY	25.00	113,194
Grading and compaction	129,219	SF	0.20	25,844
Base aggregates	622	CY	45.00	27,994
G1040 Hazardous Waste Remediation	414,256	SF		
No work anticipated				NIC
G20 Site Improvements	414,256	SF	20.78	8,608,620
G2010 Roadways	414,256	SF	0.21	87,375
Bus stop canopy	100	SF	225.00	22,500
Conc. sidewalk - 5' wide	4,325	SF	10.50	45,413
Curb	865	LF	22.50	19,463
G2020 Parking Lots	414,256	SF	0.33	135,500
Vehicle parking - (100 stalls)	20,000	SF	4.50	90,000
Striping	20,000	SF	0.35	7,000

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option A - Renovated Building

	Quantity	Unit	Rate	Total
Wheel stops	100	EA	250.00	25,000
Curb	600	LF	22.50	13,500
G2030 Pedestrian Paving	414,256	SF	0.09	36,675
Conc. sidewalk - 5' wide	8,150	SF	3.00	24,450
Gravel	4,075	SF	3.00	12,225
G2040 Site Development	414,256	SF	20.15	8,349,070
Buildings				
Existing building - renovation, office	6,969	SF	192.03	1,338,257
Foundations	6,969	SF		<i>incl. above</i>
Superstructure	6,969	SF		<i>incl. above</i>
Exterior envelope - hardi panel / sim.	6,969	SF	25.00	<i>incl. above</i>
Roofing	6,969	SF		<i>incl. above</i>
Interior construction - metal stud	6,969	SF	15.00	<i>incl. above</i>
Interior finishes - low to medium (paint, carpet, ACT)	6,969	SF	30.00	<i>incl. above</i>
Plumbing	6,969	SF	8.00	<i>incl. above</i>
Mechanical	6,969	SF	30.00	<i>incl. above</i>
Fire protection	6,969	SF	5.00	<i>incl. above</i>
Electrical	6,969	SF	40.00	<i>incl. above</i>
Furnishing / equipment - casework	6,969	SF	5.00	<i>incl. above</i>
Demolition	6,969	SF	15.00	<i>incl. above</i>
LEED platinum premium - 11%	6,969	SF	19.03	<i>incl. above</i>
Event building	2,500	SF	545.01	1,362,525
Foundations	2,500	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	2,500	SF	80.00	<i>incl. above</i>
Exterior envelope - metal panel / sim.	2,500	SF	60.00	<i>incl. above</i>
Roofing - TPO	2,500	SF	40.00	<i>incl. above</i>
Interior construction - metal stud	2,500	SF	40.00	<i>incl. above</i>
Interior finishes - medium to high (paint, tile, gwb, acoustics)	2,500	SF	45.00	<i>incl. above</i>
Plumbing	2,500	SF	20.00	<i>incl. above</i>
Mechanical	2,500	SF	70.00	<i>incl. above</i>
Fire protection	2,500	SF	6.00	<i>incl. above</i>
Electrical	2,500	SF	80.00	<i>incl. above</i>
Furnishing / equipment - casework, kitchen equipment, etc.	2,500	SF	25.00	<i>incl. above</i>
LEED platinum premium - 11%	2,500	SF	54.01	<i>incl. above</i>
Partner building	7,000	SF	395.16	2,766,120
Foundations	7,000	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	7,000	SF	75.00	<i>incl. above</i>
Exterior envelope - hardi panel / sim.	7,000	SF	45.00	<i>incl. above</i>
Roofing - TPO	7,000	SF	40.00	<i>incl. above</i>
Interior construction - metal stud	7,000	SF	40.00	<i>incl. above</i>
Interior finishes - by tenant	7,000	SF		<i>NIC</i>
Plumbing	7,000	SF	25.00	<i>incl. above</i>

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option A - Renovated Building

	Quantity	Unit	Rate	Total
Mechanical	7,000	SF	70.00	<i>incl. above</i>
Fire protection	7,000	SF	6.00	<i>incl. above</i>
Electrical - warm shell	7,000	SF	30.00	<i>incl. above</i>
Furnishing / equipment - by tenant	7,000	SF		NIC
LEED platinum premium - 11%	7,000	SF	39.16	<i>incl. above</i>
Equipment shop and vehicle storage	3,000	SF	305.00	915,000
Foundations	3,000	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	3,000	SF	65.00	<i>incl. above</i>
Exterior envelope - hardi panel / sim.	3,000	SF	30.00	<i>incl. above</i>
Roofing - TPO	3,000	SF	25.00	<i>incl. above</i>
Interior construction - metal stud	3,000	SF	30.00	<i>incl. above</i>
Interior finishes - low (paint, conc., OTS)	3,000	SF	15.00	<i>incl. above</i>
Plumbing	3,000	SF	15.00	<i>incl. above</i>
Mechanical	3,000	SF	35.00	<i>incl. above</i>
Electrical	3,000	SF	50.00	<i>incl. above</i>
Furnishing / equipment - casework, kitchen equipment, etc.	3,000	SF	15.00	<i>incl. above</i>
Outdoor Teaching Space - Covered Pavilion	700	SF	175.00	122,500
Foundations	700	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	700	SF	60.00	<i>incl. above</i>
Roofing - metal panel	700	SF	55.00	<i>incl. above</i>
Plumbing	700	SF	15.00	<i>incl. above</i>
Mechanical - not required	700	SF		NIC
Electrical	700	SF	20.00	<i>incl. above</i>
Demonstration Areas Structures				
Holding beds	250	SF	30.00	7,500
Pollinator Strips and Hedgerows	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	<i>incl. above</i>
Superstructure	1,000	SF	60.00	<i>incl. above</i>
Roofing	1,000	SF	55.00	<i>incl. above</i>
Electrical	1,000	SF	20.00	<i>incl. above</i>
Stormwater Demonstration	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	<i>incl. above</i>
Superstructure	1,000	SF	60.00	<i>incl. above</i>
Roofing	1,000	SF	55.00	<i>incl. above</i>
Electrical	1,000	SF	20.00	<i>incl. above</i>
Demonstration Farm	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	<i>incl. above</i>
Superstructure	1,000	SF	60.00	<i>incl. above</i>
Roofing	1,000	SF	55.00	<i>incl. above</i>
Electrical	1,000	SF	20.00	<i>incl. above</i>

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option A - Renovated Building

	Quantity	Unit	Rate	Total
Creekside / Wetland Demonstration	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	<i>incl. above</i>
Superstructure	1,000	SF	60.00	<i>incl. above</i>
Roofing	1,000	SF	55.00	<i>incl. above</i>
Electrical	1,000	SF	20.00	<i>incl. above</i>
Cold storage	250	SF	365.00	91,250
Foundations	250	SF	25.00	<i>incl. above</i>
Superstructure	250	SF	55.00	<i>incl. above</i>
Exterior envelope	250	SF	40.00	<i>incl. above</i>
Roofing	250	SF	30.00	<i>incl. above</i>
Interior construction	250	SF	20.00	<i>incl. above</i>
Interior finishes	250	SF	15.00	<i>incl. above</i>
Plumbing	250	SF	15.00	<i>incl. above</i>
Mechanical	250	SF	30.00	<i>incl. above</i>
Electrical	250	SF	50.00	<i>incl. above</i>
Furnishing / equipment	250	SF	85.00	<i>incl. above</i>
Site features and furnishings				
Retaining wall	1,000	SF	55.00	55,000
Fence - chain-link 6'	2,500	LF	68.50	171,250
Fence - ranch style	1,000	LF	50.00	50,000
Bike racks	10	EA	775.00	7,750
Picnic tables	10	EA	1,850.00	18,500
Benches	10	EA	3,000.00	30,000
Trash enclosure incl. dumpster	1	LS	15,000.00	15,000
Trash receptacle	6	EA	1,500.00	9,000
Signage - monument, incl lighting and led panel	1	EA	25,000.00	25,000
Signage - Interruptive	10	EA	7,500.00	75,000
Signage - wayfinding	25	EA	1,200.00	30,000
Planting				
Holding beds	250	SF		
Top soil - 18"	14	CY	45.00	625
Mulch - 3" depth	2	CY	40.00	93
Groundcover - 1 gal., 12" O.C.	250	EA	11.50	2,875
Pollinator Strips and Hedgerows	7,500	SF		
Top soil - 12"	278	CY	45.00	12,500
Mulch - 3" depth	69	CY	40.00	2,778
Groundcover - 1 gal., 24" O.C.	1,875	EA	12.50	23,438
Stormwater Demonstration	15,000	SF		
Trees - vine maple / sim.	15	EA	350.00	5,250
Top soil - 18"	833	CY	45.00	37,500
Mulch - 3" depth	139	CY	40.00	5,556
Sedge grass / sim. - 1 gal., 24" O.C.	3,750	EA	11.50	43,125

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option A - Renovated Building

	Quantity	Unit	Rate	Total
Demonstration Farm	30,000	SF		
Trees - 2.5 cal.	30	EA	600.00	18,000
Top soil - 12"	1,111	CY	45.00	50,000
Mulch - 3" depth	278	CY	40.00	11,111
Groundcover - 1 gal., 24" O.C.	7,500	EA	12.50	93,750
Creekside / Wetland Demonstration	15,000	SF		
Trees - vine maple / sim.	15	EA	350.00	5,250
Top soil - 18"	833	CY	45.00	37,500
Mulch - 3" depth	139	CY	40.00	5,556
Sedge grass / sim. - 1 gal., 24" O.C.	3,750	EA	11.50	43,125
Limited scope area - native vegetation	285,037	SF	0.35	99,763
Irrigation - planted areas	67,750	SF	1.50	101,625
Irrigation - controls	1	LS	20,000.00	20,000
G30 Site Mechanical Utilities	414,256	SF	1.79	740,650
G3010 Water Supply	414,256	SF	1.00	415,000
Distribution pipe - WS	500	LF	80.00	40,000
Distribution pipe - FS	500	LF	110.00	55,000
Well - incl. pump house	1	LS	285,000.00	285,000
Ancillaries	1	LS	35,000.00	35,000
G3020 Sanitary Sewer	414,256	SF	0.18	75,650
Septic system				
Distribution pipe - perforated	500	LF	55.00	27,500
Backfill - aggregate	556	CY	40.00	22,227
Backfill - sand	370	CY	70.00	25,923
G3030 Storm Sewer	414,256	SF	0.60	250,000
Distribution pipe and equipment - allow	1	LS	250,000.00	250,000
G40 Site Electrical Utilities	414,256	SF	0.76	315,000
G4010 Electrical Distribution	414,256	SF	0.36	147,500
Conduit and wire incl. trenching and backfill	500	LF	165.00	82,500
EV parking	10	EA	6,500.00	65,000
G4020 Site Lighting	414,256	SF	0.40	167,500
Site lighting				
Parking lot - light pole incl. conduit and wiring	10	EA	8,250.00	82,500
Pedestrian pathways	1	LS	50,000.00	50,000
Landscape	1	LS	35,000.00	35,000

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option B - New Building Sitework Summary

			%	\$/SF	TOTAL
			Gross Area: 493,099 SF		
01	Site Preparation		4%	1.62	798,708
02	Site Improvements		56%	24.06	11,861,856
03	Site Mechanical Utilities		2%	1.08	530,250
04	Site Electrical Utilities		1%	0.63	310,875
SITE CONSTRUCTION			64%	27.38	13,501,689
05	Contingency	20.00%	13%	5.48	2,700,338
06	General Conditions	7.50%	6%	2.46	1,215,152
07	General Requirements	7.00%	6%	2.47	1,219,203
08	Overhead & Profit	5.50%	5%	2.08	1,025,001
09	Bonds & Insurance	1.50%	1%	0.60	294,921
010	Permits & Fees - by Owner				NIC
PLANNED SITE CONSTRUCTION COST			94%	40.47	19,956,303
011	Escalation to Start Date (Q1 2025)	6.38%	6%	2.58	1,272,214
RECOMMENDED BUDGET			100%	43.05	21,228,517

Thurston Conservation District
Conservation & Education Center Feasibility Study

Option B - New Building

Quantity Unit Rate Total



NET SITE AREAS	493,099	SF
Roadways	20,435	SF
Parking lots	20,000	SF
Pedestrian Paving	6,810	SF
Site Development and Buildings	26,950	SF
Office building	9,000	SF
Event building	2,500	SF
Partner building	7,000	SF
Equipment shop and vehicle storage	3,000	SF
Cold storage	250	SF
Outdoor teaching	700	SF
Demonstration areas structures	4,500	SF
Landscaping and Softscape	418,904	SF
Holding beds	250	SF
Pollinator strips and hedgerows	7,500	SF
Stormwater demonstration	15,000	SF
Demonstration farm	30,000	SF
Creekside / wetland demonstration	15,000	SF
Limited scope area - native vegetation	351,154	SF
Unbuildable land	55,757	SF

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option B - New Building

	Quantity	Unit	Rate	Total
G10 Site Preparation	493,099	SF	1.62	798,708
G1010 Site Clearing	493,099	SF	0.27	133,700
SPCC plan	1	EA	2,500.00	2,500
Construction entrance	2	EA	3,500.00	7,000
Wheel wash	12	MO	850.00	10,200
Temporary toilets	12	MO	500.00	6,000
Traffic control - part time	12	MO	1,000.00	12,000
Daily and final cleanup includes street cleaning	12	MO	1,500.00	18,000
Utility protection	12	MO	1,500.00	18,000
Tree protection	1	LS	10,000.00	10,000
Survey - construction	1	LS	50,000.00	50,000
G1020 Site Demolition and Relocations	493,099	SF	0.69	338,215
Demo - hardscape	14,394	SF	2.50	35,985
Clear and grub	127,551	SF	0.75	95,663
Tree removal	1	LS	10,000.00	10,000
Erosion control	493,099	SF	0.17	83,827
Demo - existing buildings	6,051	SF	14.50	87,740
Demo - misc.	1	LS	25,000.00	25,000
G1030 Site Earthwork	493,099	SF	0.66	326,793
Site cut	5,257	CY	20.00	105,144
Site haul and dispose	5,257	CY	25.00	131,431
Grading and compaction	141,945	SF	0.20	28,389
Base aggregates	1,374	CY	45.00	61,829
G1040 Hazardous Waste Remediation	493,099	SF		
No work anticipated				NIC
G20 Site Improvements	493,099	SF	24.06	11,861,856
G2010 Roadways	493,099	SF	0.19	94,977
Access drive - restoration	18,285	SF	1.85	33,827
Striping	18,285	SF	0.35	6,400
Bus stop canopy	100	SF	225.00	22,500
Conc. sidewalk - 5' wide	2,150	SF	10.50	22,575
Curb	430	LF	22.50	9,675

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option B - New Building

	Quantity	Unit	Rate	Total
G2020 Parking Lots	493,099	SF	0.27	135,500
Vehicle parking - (100 stalls)	20,000	SF	4.50	90,000
Striping	20,000	SF	0.35	7,000
Wheel stops	100	EA	250.00	25,000
Curb	600	LF	22.50	13,500
G2030 Pedestrian Paving	493,099	SF	0.19	91,935
Conc. sidewalk - 5' wide	6,810	SF	12.00	81,720
Gravel	3,405	SF	3.00	10,215
G2040 Site Development	493,099	SF	23.40	11,539,444
Buildings				
Office building	9,000	SF	500.61	4,505,490
Foundations	9,000	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	9,000	SF	75.00	<i>incl. above</i>
Exterior envelope - hardi panel / sim.	9,000	SF	45.00	<i>incl. above</i>
Roofing - TPO	9,000	SF	40.00	<i>incl. above</i>
Interior construction - metal stud	9,000	SF	40.00	<i>incl. above</i>
Interior finishes - low to medium (paint, carpet, ACT)	9,000	SF	30.00	<i>incl. above</i>
Plumbing	9,000	SF	25.00	<i>incl. above</i>
Mechanical	9,000	SF	70.00	<i>incl. above</i>
Fire protection	9,000	SF	6.00	<i>incl. above</i>
Electrical	9,000	SF	80.00	<i>incl. above</i>
Furnishing / equipment - casework, kitchen equipment, etc.	9,000	SF	49.61	<i>incl. above</i>
LEED platinum premium - 11%	9,000	SF	49.61	<i>incl. above</i>
Event building	2,500	SF	545.01	1,362,525
Foundations	2,500	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	2,500	SF	80.00	<i>incl. above</i>
Exterior envelope - metal panel / sim.	2,500	SF	60.00	<i>incl. above</i>
Roofing - TPO	2,500	SF	40.00	<i>incl. above</i>
Interior construction - metal stud	2,500	SF	40.00	<i>incl. above</i>
Interior finishes - medium to high (paint, tile, gwb, acoustics)	2,500	SF	45.00	<i>incl. above</i>
Plumbing	2,500	SF	20.00	<i>incl. above</i>
Mechanical	2,500	SF	70.00	<i>incl. above</i>
Fire protection	2,500	SF	6.00	<i>incl. above</i>
Electrical	2,500	SF	80.00	<i>incl. above</i>
Furnishing / equipment - casework, kitchen equipment, etc.	2,500	SF	25.00	<i>incl. above</i>
LEED platinum premium - 11%	2,500	SF	54.01	<i>incl. above</i>
Partner building	7,000	SF	395.16	2,766,120
Foundations	7,000	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	7,000	SF	75.00	<i>incl. above</i>
Exterior envelope - hardi panel / sim.	7,000	SF	45.00	<i>incl. above</i>
Roofing - TPO	7,000	SF	40.00	<i>incl. above</i>
Interior construction - metal stud	7,000	SF	40.00	<i>incl. above</i>

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option B - New Building

	Quantity	Unit	Rate	Total
Interior finishes - by tenant	7,000	SF		NIC
Plumbing	7,000	SF	25.00	incl. above
Mechanical	7,000	SF	70.00	incl. above
Fire protection	7,000	SF	6.00	incl. above
Electrical - warm shell	7,000	SF	30.00	incl. above
Furnishing / equipment - by tenant	7,000	SF		NIC
LEED platinum premium - 11%	7,000	SF	39.16	incl. above
Equipment shop and vehicle storage	3,000	SF	305.00	915,000
Foundations	3,000	SF	25.00	incl. above
Superstructure - steel construction	3,000	SF	65.00	incl. above
Exterior envelope - hardi panel / sim.	3,000	SF	30.00	incl. above
Roofing - TPO	3,000	SF	25.00	incl. above
Interior construction - metal stud	3,000	SF	30.00	incl. above
Interior finishes - low (paint, conc., OTS)	3,000	SF	15.00	incl. above
Plumbing	3,000	SF	15.00	incl. above
Mechanical	3,000	SF	35.00	incl. above
Electrical	3,000	SF	50.00	incl. above
Furnishing / equipment - casework, kitchen equipment, etc.	3,000	SF	15.00	incl. above
Outdoor Teaching Space - Covered Pavilion	700	SF	175.00	122,500
Foundations	700	SF	25.00	incl. above
Superstructure - steel construction	700	SF	60.00	incl. above
Roofing - metal panel	700	SF	55.00	incl. above
Plumbing	700	SF	15.00	incl. above
Mechanical - not required	700	SF		NIC
Electrical	700	SF	20.00	incl. above
Demonstration Areas Structures				
Holding beds	250	SF	30.00	7,500
Pollinator Strips and Hedgerows	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	incl. above
Superstructure	1,000	SF	60.00	incl. above
Roofing	1,000	SF	55.00	incl. above
Electrical	1,000	SF	20.00	incl. above
Stormwater Demonstration	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	incl. above
Superstructure	1,000	SF	60.00	incl. above
Roofing	1,000	SF	55.00	incl. above
Electrical	1,000	SF	20.00	incl. above
Demonstration Farm	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	incl. above
Superstructure	1,000	SF	60.00	incl. above
Roofing	1,000	SF	55.00	incl. above
Electrical	1,000	SF	20.00	incl. above
Creekside / Wetland Demonstration	1,000	SF	160.00	160,000

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option B - New Building

	Quantity	Unit	Rate	Total
Foundations	1,000	SF	25.00	<i>incl. above</i>
Superstructure	1,000	SF	60.00	<i>incl. above</i>
Roofing	1,000	SF	55.00	<i>incl. above</i>
Electrical	1,000	SF	20.00	<i>incl. above</i>
Cold storage	250	SF	365.00	91,250
Foundations	250	SF	25.00	<i>incl. above</i>
Superstructure	250	SF	55.00	<i>incl. above</i>
Exterior envelope	250	SF	40.00	<i>incl. above</i>
Roofing	250	SF	30.00	<i>incl. above</i>
Interior construction	250	SF	20.00	<i>incl. above</i>
Interior finishes	250	SF	15.00	<i>incl. above</i>
Plumbing	250	SF	15.00	<i>incl. above</i>
Mechanical	250	SF	30.00	<i>incl. above</i>
Electrical	250	SF	50.00	<i>incl. above</i>
Furnishing / equipment	250	SF	85.00	<i>incl. above</i>

Site features and furnishings

Retaining wall	1,000	SF	55.00	55,000
Fence - chain-link 6'	2,500	LF	68.50	171,250
Fence - ranch style	1,000	LF	50.00	50,000
Bike racks	10	EA	775.00	7,750
Picnic tables	10	EA	1,850.00	18,500
Benches	10	EA	3,000.00	30,000
Trash enclosure incl. dumpster	1	LS	15,000.00	15,000
Trash receptacle	6	EA	1,500.00	9,000
Signage - monument, incl lighting and led panel	1	EA	25,000.00	25,000
Signage - Interruptive	10	EA	7,500.00	75,000
Signage - wayfinding	25	EA	1,200.00	30,000

Planting

Holding beds	250	SF		
Top soil - 18"	14	CY	45.00	625
Mulch - 3" depth	2	CY	40.00	93
Groundcover - 1 gal., 12" O.C.	250	EA	11.50	2,875
Pollinator Strips and Hedgerows	7,500	SF		
Top soil - 12"	278	CY	45.00	12,500
Mulch - 3" depth	69	CY	40.00	2,778
Groundcover - 1 gal., 24" O.C.	1,875	EA	12.50	23,438
Stormwater Demonstration	15,000	SF		
Trees - vine maple / sim.	15	EA	350.00	5,250
Top soil - 18"	833	CY	45.00	37,500
Mulch - 3" depth	139	CY	40.00	5,556
Sedge grass / sim. - 1 gal., 24" O.C.	3,750	EA	11.50	43,125
Demonstration Farm	30,000	SF		

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option B - New Building

	Quantity	Unit	Rate	Total
Trees - 2.5 cal.	30	EA	600.00	18,000
Top soil - 12"	1,111	CY	45.00	50,000
Mulch - 3" depth	278	CY	40.00	11,111
Groundcover - 1 gal., 24" O.C.	7,500	EA	12.50	93,750
Creekside / Wetland Demonstration	15,000	SF		
Trees - vine maple / sim.	15	EA	350.00	5,250
Top soil - 18"	833	CY	45.00	37,500
Mulch - 3" depth	139	CY	40.00	5,556
Sedge grass / sim. - 1 gal., 24" O.C.	3,750	EA	11.50	43,125
Limited scope area - native vegetation	351,154	SF	0.35	122,904
Irrigation - planted areas	67,750	SF	1.50	101,625
Irrigation - controls	1	LS	20,000.00	20,000
G30 Site Mechanical Utilities	493,099	SF	1.08	530,250
G3010 Water Supply	493,099	SF	0.26	130,250
Distribution pipe - WS	475	LF	80.00	38,000
Distribution pipe - FS	475	LF	110.00	52,250
Connection to existing	1	LS	5,000.00	5,000
Ancillaries	1	LS	35,000.00	35,000
G3020 Sanitary Sewer	493,099	SF	0.25	125,000
Distribution pipe	475	LF	200.00	95,000
Connection to existing	1	LS	5,000.00	5,000
Ancillaries	1	LS	25,000.00	25,000
G3030 Storm Sewer	493,099	SF	0.56	275,000
Distribution pipe and equipment - allow	1	LS	275,000.00	275,000
G40 Site Electrical Utilities	493,099	SF	0.63	310,875
G4010 Electrical Distribution	493,099	SF	0.29	143,375
Conduit and wire incl. trenching and backfill	475	LF	165.00	78,375
EV parking	10	EA	6,500.00	65,000
G4020 Site Lighting	493,099	SF	0.34	167,500
Site lighting				
Parking lot - light pole incl. conduit and wiring	10	EA	8,250.00	82,500
Pedestrian pathways	1	LS	50,000.00	50,000
Landscape	1	LS	35,000.00	35,000

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option B - Renovated Building Sitework Summary

			%	\$/SF	TOTAL
			Gross Area:	493,099 SF	
01	Site Preparation		4%	1.36	670,539
02	Site Improvements		54%	17.28	8,519,372
03	Site Mechanical Utilities		3%	1.08	530,250
04	Site Electrical Utilities		2%	0.63	310,875
SITE CONSTRUCTION			64%	20.34	10,031,036
05	Contingency	20.00%	13%	4.07	2,006,207
06	General Conditions	7.50%	6%	1.83	902,793
07	General Requirements	7.00%	6%	1.84	905,803
08	Overhead & Profit	5.50%	5%	1.54	761,521
09	Bonds & Insurance	1.50%	1%	0.44	219,110
010	Permits & Fees - by Owner				NIC
PLANNED SITE CONSTRUCTION COST			94%	30.07	14,826,470
011	Escalation to Start Date (Q1 2025)	6.38%	6%	1.92	945,187
RECOMMENDED BUDGET			100%	31.98	15,771,658

Thurston Conservation District
Conservation & Education Center Feasibility Study

Option B - Renovated Building

Quantity Unit Rate Total



NET SITE AREAS	493,099	SF
Roadways	20,435	SF
Parking lots	20,000	SF
Pedestrian Paving	6,810	SF
Site Development and Buildings	24,001	SF
Existing building - renovation, office	6,051	SF
Event building	2,500	SF
Partner building	7,000	SF
Equipment shop and vehicle storage	3,000	SF
Cold storage	250	SF
Outdoor teaching	700	SF
Demonstration areas structures	4,500	SF
Landscaping and Softscape	421,853	SF
Holding beds	250	SF
Pollinator strips and hedgerows	7,500	SF
Stormwater demonstration	15,000	SF
Demonstration farm	30,000	SF
Creekside / wetland demonstration	15,000	SF
Limited scope area - native vegetation	354,103	SF
Unbuildable land	55,757	SF

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option B - Renovated Building

	Quantity	Unit	Rate	Total
G10 Site Preparation	493,099	SF	1.36	670,539
G1010 Site Clearing	493,099	SF	0.27	133,700
SPCC plan	1	EA	2,500.00	2,500
Construction entrance	2	EA	3,500.00	7,000
Wheel wash	12	MO	850.00	10,200
Temporary toilets	12	MO	500.00	6,000
Traffic control - part time	12	MO	1,000.00	12,000
Daily and final cleanup includes street cleaning	12	MO	1,500.00	18,000
Utility protection	12	MO	1,500.00	18,000
Tree protection	1	LS	10,000.00	10,000
Survey - construction	1	LS	50,000.00	50,000
G1020 Site Demolition and Relocations	493,099	SF	0.50	248,263
Demo - hardscape	14,394	SF	2.50	35,985
Clear and grub	124,602	SF	0.75	93,452
Tree removal	1	LS	10,000.00	10,000
Erosion control	493,099	SF	0.17	83,827
Demo - misc.	1	LS	25,000.00	25,000
G1030 Site Earthwork	493,099	SF	0.59	288,576
Site cut	4,924	CY	20.00	98,478
Site haul and dispose	4,924	CY	25.00	123,097
Grading and compaction	138,996	SF	0.20	27,799
Base aggregates	871	CY	45.00	39,202
G1040 Hazardous Waste Remediation	493,099	SF		
No work anticipated				NIC
G20 Site Improvements	493,099	SF	17.28	8,519,372
G2010 Roadways	493,099	SF	0.19	94,977
Access drive - restoration	18,285	SF	1.85	33,827
Striping	18,285	SF	0.35	6,400
Bus stop canopy	100	SF	225.00	22,500
Conc. sidewalk - 5' wide	2,150	SF	10.50	22,575
Curb	430	LF	22.50	9,675

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option B - Renovated Building

	Quantity	Unit	Rate	Total
G2020 Parking Lots	493,099	SF	0.27	135,500
Vehicle parking - (100 stalls)	20,000	SF	4.50	90,000
Striping	20,000	SF	0.35	7,000
Wheel stops	100	EA	250.00	25,000
Curb	600	LF	22.50	13,500
G2030 Pedestrian Paving	493,099	SF	0.19	91,935
Conc. sidewalk - 5' wide	6,810	SF	12.00	81,720
Gravel	3,405	SF	3.00	10,215
G2040 Site Development	493,099	SF	16.62	8,196,960
Buildings				
Existing building - renovation, office	6,051	SF	192.03	1,161,974
Foundations	6,051	SF		<i>incl. above</i>
Superstructure	6,051	SF		<i>incl. above</i>
Exterior envelope - hardi panel / sim.	6,051	SF	25.00	<i>incl. above</i>
Roofing	6,051	SF		<i>incl. above</i>
Interior construction - metal stud	6,051	SF	15.00	<i>incl. above</i>
Interior finishes - low to medium (paint, carpet, ACT)	6,051	SF	30.00	<i>incl. above</i>
Plumbing	6,051	SF	8.00	<i>incl. above</i>
Mechanical	6,051	SF	30.00	<i>incl. above</i>
Fire protection	6,051	SF	5.00	<i>incl. above</i>
Electrical	6,051	SF	40.00	<i>incl. above</i>
Furnishing / equipment - casework	6,051	SF	5.00	<i>incl. above</i>
Demolition	6,051	SF	15.00	<i>incl. above</i>
LEED platinum premium - 11%	6,051	SF	19.03	<i>incl. above</i>
Event building	2,500	SF	545.01	1,362,525
Foundations	2,500	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	2,500	SF	80.00	<i>incl. above</i>
Exterior envelope - metal panel / sim.	2,500	SF	60.00	<i>incl. above</i>
Roofing - TPO	2,500	SF	40.00	<i>incl. above</i>
Interior construction - metal stud	2,500	SF	40.00	<i>incl. above</i>
Interior finishes - medium to high (paint, tile, gwb, acoustics)	2,500	SF	45.00	<i>incl. above</i>
Plumbing	2,500	SF	20.00	<i>incl. above</i>
Mechanical	2,500	SF	70.00	<i>incl. above</i>
Fire protection	2,500	SF	6.00	<i>incl. above</i>
Electrical	2,500	SF	80.00	<i>incl. above</i>
Furnishing / equipment - casework, kitchen equipment, etc.	2,500	SF	25.00	<i>incl. above</i>
LEED platinum premium - 11%	2,500	SF	54.01	<i>incl. above</i>
Partner building	7,000	SF	395.16	2,766,120
Foundations	7,000	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	7,000	SF	75.00	<i>incl. above</i>
Exterior envelope - hardi panel / sim.	7,000	SF	45.00	<i>incl. above</i>
Roofing - TPO	7,000	SF	40.00	<i>incl. above</i>

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option B - Renovated Building

	Quantity	Unit	Rate	Total
Interior construction - metal stud	7,000	SF	40.00	<i>incl. above</i>
Interior finishes - by tenant	7,000	SF		NIC
Plumbing	7,000	SF	25.00	<i>incl. above</i>
Mechanical	7,000	SF	70.00	<i>incl. above</i>
Fire protection	7,000	SF	6.00	<i>incl. above</i>
Electrical - warm shell	7,000	SF	30.00	<i>incl. above</i>
Furnishing / equipment - by tenant	7,000	SF		NIC
LEED platinum premium - 11%	7,000	SF	39.16	<i>incl. above</i>
Equipment shop and vehicle storage	3,000	SF	305.00	915,000
Foundations	3,000	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	3,000	SF	65.00	<i>incl. above</i>
Exterior envelope - hardi panel / sim.	3,000	SF	30.00	<i>incl. above</i>
Roofing - TPO	3,000	SF	25.00	<i>incl. above</i>
Interior construction - metal stud	3,000	SF	30.00	<i>incl. above</i>
Interior finishes - low (paint, conc., OTS)	3,000	SF	15.00	<i>incl. above</i>
Plumbing	3,000	SF	15.00	<i>incl. above</i>
Mechanical	3,000	SF	35.00	<i>incl. above</i>
Electrical	3,000	SF	50.00	<i>incl. above</i>
Furnishing / equipment - casework, kitchen equipment, etc.	3,000	SF	15.00	<i>incl. above</i>
Outdoor Teaching Space - Covered Pavilion	700	SF	175.00	122,500
Foundations	700	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	700	SF	60.00	<i>incl. above</i>
Roofing - metal panel	700	SF	55.00	<i>incl. above</i>
Plumbing	700	SF	15.00	<i>incl. above</i>
Mechanical - not required	700	SF		NIC
Electrical	700	SF	20.00	<i>incl. above</i>
Demonstration Areas Structures				
Holding beds	250	SF	30.00	7,500
Pollinator Strips and Hedgerows	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	<i>incl. above</i>
Superstructure	1,000	SF	60.00	<i>incl. above</i>
Roofing	1,000	SF	55.00	<i>incl. above</i>
Electrical	1,000	SF	20.00	<i>incl. above</i>
Stormwater Demonstration	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	<i>incl. above</i>
Superstructure	1,000	SF	60.00	<i>incl. above</i>
Roofing	1,000	SF	55.00	<i>incl. above</i>
Electrical	1,000	SF	20.00	<i>incl. above</i>
Demonstration Farm	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	<i>incl. above</i>
Superstructure	1,000	SF	60.00	<i>incl. above</i>

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option B - Renovated Building

	Quantity	Unit	Rate	Total
Roofing	1,000	SF	55.00	<i>incl. above</i>
Electrical	1,000	SF	20.00	<i>incl. above</i>
Creekside / Wetland Demonstration	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	<i>incl. above</i>
Superstructure	1,000	SF	60.00	<i>incl. above</i>
Roofing	1,000	SF	55.00	<i>incl. above</i>
Electrical	1,000	SF	20.00	<i>incl. above</i>
Cold storage	250	SF	365.00	91,250
Foundations	250	SF	25.00	<i>incl. above</i>
Superstructure	250	SF	55.00	<i>incl. above</i>
Exterior envelope	250	SF	40.00	<i>incl. above</i>
Roofing	250	SF	30.00	<i>incl. above</i>
Interior construction	250	SF	20.00	<i>incl. above</i>
Interior finishes	250	SF	15.00	<i>incl. above</i>
Plumbing	250	SF	15.00	<i>incl. above</i>
Mechanical	250	SF	30.00	<i>incl. above</i>
Electrical	250	SF	50.00	<i>incl. above</i>
Furnishing / equipment	250	SF	85.00	<i>incl. above</i>
Site features and furnishings				
Retaining wall	1,000	SF	55.00	55,000
Fence - chain-link 6'	2,500	LF	68.50	171,250
Fence - ranch style	1,000	LF	50.00	50,000
Bike racks	10	EA	775.00	7,750
Picnic tables	10	EA	1,850.00	18,500
Benches	10	EA	3,000.00	30,000
Trash enclosure incl. dumpster	1	LS	15,000.00	15,000
Trash receptacle	6	EA	1,500.00	9,000
Signage - monument, incl lighting and led panel	1	EA	25,000.00	25,000
Signage - Interruptive	10	EA	7,500.00	75,000
Signage - wayfinding	25	EA	1,200.00	30,000
Planting				
Holding beds	250	SF		
Top soil - 18"	14	CY	45.00	625
Mulch - 3" depth	2	CY	40.00	93
Groundcover - 1 gal., 12" O.C.	250	EA	11.50	2,875
Pollinator Strips and Hedgerows	7,500	SF		
Top soil - 12"	278	CY	45.00	12,500
Mulch - 3" depth	69	CY	40.00	2,778
Groundcover - 1 gal., 24" O.C.	1,875	EA	12.50	23,438
Stormwater Demonstration	15,000	SF		
Trees - vine maple / sim.	15	EA	350.00	5,250
Top soil - 18"	833	CY	45.00	37,500

Thurston Conservation District
Conservation & Education Center Feasibility Study

Option B - Renovated Building				
	Quantity	Unit	Rate	Total
Mulch - 3" depth	139	CY	40.00	5,556
Sedge grass / sim. - 1 gal., 24" O.C.	3,750	EA	11.50	43,125

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option B - Renovated Building

	Quantity	Unit	Rate	Total
Demonstration Farm	30,000	SF		
Trees - 2.5 cal.	30	EA	600.00	18,000
Top soil - 12"	1,111	CY	45.00	50,000
Mulch - 3" depth	278	CY	40.00	11,111
Groundcover - 1 gal., 24" O.C.	7,500	EA	12.50	93,750
Creekside / Wetland Demonstration	15,000	SF		
Trees - vine maple / sim.	15	EA	350.00	5,250
Top soil - 18"	833	CY	45.00	37,500
Mulch - 3" depth	139	CY	40.00	5,556
Sedge grass / sim. - 1 gal., 24" O.C.	3,750	EA	11.50	43,125
Limited scope area - native vegetation	354,103	SF	0.35	123,936
Irrigation - planted areas	67,750	SF	1.50	101,625
Irrigation - controls	1	LS	20,000.00	20,000
G30 Site Mechanical Utilities	493,099	SF	1.08	530,250
G3010 Water Supply	493,099	SF	0.26	130,250
Distribution pipe - WS	475	LF	80.00	38,000
Distribution pipe - FS	475	LF	110.00	52,250
Connection to existing	1	LS	5,000.00	5,000
Ancillaries	1	LS	35,000.00	35,000
G3020 Sanitary Sewer	493,099	SF	0.25	125,000
Distribution pipe	475	LF	200.00	95,000
Connection to existing	1	LS	5,000.00	5,000
Ancillaries	1	LS	25,000.00	25,000
G3030 Storm Sewer	493,099	SF	0.56	275,000
Distribution pipe and equipment - allow	1	LS	275,000.00	275,000
G40 Site Electrical Utilities	493,099	SF	0.63	310,875
G4010 Electrical Distribution	493,099	SF	0.29	143,375
Conduit and wire incl. trenching and backfill	475	LF	165.00	78,375
EV parking	10	EA	6,500.00	65,000
G4020 Site Lighting	493,099	SF	0.34	167,500
Site lighting				
Parking lot - light pole incl. conduit and wiring	10	EA	8,250.00	82,500
Pedestrian pathways	1	LS	50,000.00	50,000
Landscape	1	LS	35,000.00	35,000

Option C - New Building Sitework Summary					
			%	\$/SF	TOTAL
			Gross Area:	751,410 SF	
01	Site Preparation		5%	1.45	1,092,643
02	Site Improvements		54%	15.99	12,017,206
03	Site Mechanical Utilities		3%	0.99	745,580
04	Site Electrical Utilities		1%	0.44	334,375
SITE CONSTRUCTION			64%	18.88	14,189,804
05	Contingency	20.00%	13%	3.78	2,837,961
06	General Conditions	7.50%	6%	1.70	1,277,082
07	General Requirements	7.00%	6%	1.71	1,281,339
08	Overhead & Profit	5.50%	5%	1.43	1,077,240
09	Bonds & Insurance	1.50%	1%	0.41	309,951
010	Permits & Fees - by Owner				NIC
PLANNED SITE CONSTRUCTION COST			94%	27.91	20,973,378
011	Escalation to Start Date (Q1 2025)	6.38%	6%	1.78	1,337,053
RECOMMENDED BUDGET			100%	29.69	22,310,431

Thurston Conservation District
Conservation & Education Center Feasibility Study

Option C - New Building

Quantity Unit Rate Total



NET SITE AREAS	751,410	SF
Roadways	6,410	SF
Parking lots	20,000	SF
Pedestrian Paving	9,575	SF
Site Development and Buildings	26,950	SF
Office building	9,000	SF
Event building	2,500	SF
Partner building	7,000	SF
Equipment shop and vehicle storage	3,000	SF
Cold storage	250	SF
Outdoor teaching	700	SF
Demonstration areas structures	4,500	SF
Landscaping and Softscape	688,475	SF
Holding beds	250	SF
Pollinator strips and hedgerows	7,500	SF
Stormwater demonstration	15,000	SF
Demonstration farm	30,000	SF
Creekside / wetland demonstration	15,000	SF
Limited scope area - native vegetation	620,725	SF
Unbuildable land	102,366	SF

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option C - New Building

	Quantity	Unit	Rate	Total
G10 Site Preparation	751,410	SF	1.45	1,092,643
G1010 Site Clearing	751,410	SF	0.18	133,700
SPCC plan	1	EA	2,500.00	2,500
Construction entrance	2	EA	3,500.00	7,000
Wheel wash	12	MO	850.00	10,200
Temporary toilets	12	MO	500.00	6,000
Traffic control - part time	12	MO	1,000.00	12,000
Daily and final cleanup includes street cleaning	12	MO	1,500.00	18,000
Utility protection	12	MO	1,500.00	18,000
Tree protection	1	LS	10,000.00	10,000
Survey - construction	1	LS	50,000.00	50,000
G1020 Site Demolition and Relocations	751,410	SF	0.88	662,551
Demo - hardscape	19,000	SF	2.50	47,500
Clear and grub	111,685	SF	0.75	83,764
Tree removal	1	LS	5,000.00	5,000
Erosion control	751,410	SF	0.17	127,740
Demo - existing buildings	35,576	SF	10.50	373,548
Demo - misc.	1	LS	25,000.00	25,000
G1030 Site Earthwork	751,410	SF	0.39	296,391
Site cut	4,840	CY	20.00	96,804
Site haul and dispose	4,840	CY	25.00	121,005
Grading and compaction	130,685	SF	0.20	26,137
Base aggregates	1,165	CY	45.00	52,446
G1040 Hazardous Waste Remediation	751,410	SF		
No work anticipated				NIC
G20 Site Improvements	751,410	SF	15.99	12,017,206
G2010 Roadways	751,410	SF	0.16	118,650
Bus stop canopy	100	SF	225.00	22,500
Conc. sidewalk - 5' wide	6,410	SF	10.50	67,305
Curb	1,282	LF	22.50	28,845
G2020 Parking Lots	751,410	SF	0.18	135,500
Vehicle parking - (100 stalls)	20,000	SF	4.50	90,000
Striping	20,000	SF	0.35	7,000

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option C - New Building

	Quantity	Unit	Rate	Total
Wheel stops	100	EA	250.00	25,000
Curb	600	LF	22.50	13,500
G2030 Pedestrian Paving	751,410	SF	0.17	129,263
Conc. sidewalk - 5' wide	9,575	SF	12.00	114,900
Gravel	4,788	SF	3.00	14,363
G2040 Site Development	751,410	SF	15.48	11,633,794
Buildings				
Office building	9,000	SF	500.61	4,505,490
Foundations	9,000	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	9,000	SF	75.00	<i>incl. above</i>
Exterior envelope - hardi panel / sim.	9,000	SF	45.00	<i>incl. above</i>
Roofing - TPO	9,000	SF	40.00	<i>incl. above</i>
Interior construction - metal stud	9,000	SF	40.00	<i>incl. above</i>
Interior finishes - low to medium (paint, carpet, ACT)	9,000	SF	30.00	<i>incl. above</i>
Plumbing	9,000	SF	25.00	<i>incl. above</i>
Mechanical	9,000	SF	70.00	<i>incl. above</i>
Fire protection	9,000	SF	6.00	<i>incl. above</i>
Electrical	9,000	SF	80.00	<i>incl. above</i>
Furnishing / equipment - casework, kitchen equipment, etc.	9,000	SF	15.00	<i>incl. above</i>
LEED platinum premium - 11%	9,000	SF	#REF!	<i>incl. above</i>
Event building	2,500	SF	545.01	1,362,525
Foundations	2,500	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	2,500	SF	80.00	<i>incl. above</i>
Exterior envelope - metal panel / sim.	2,500	SF	60.00	<i>incl. above</i>
Roofing - TPO	2,500	SF	40.00	<i>incl. above</i>
Interior construction - metal stud	2,500	SF	40.00	<i>incl. above</i>
Interior finishes - medium to high (paint, tile, gwb, acoustics)	2,500	SF	45.00	<i>incl. above</i>
Plumbing	2,500	SF	20.00	<i>incl. above</i>
Mechanical	2,500	SF	70.00	<i>incl. above</i>
Fire protection	2,500	SF	6.00	<i>incl. above</i>
Electrical	2,500	SF	80.00	<i>incl. above</i>
Furnishing / equipment - casework, kitchen equipment, etc.	2,500	SF	25.00	<i>incl. above</i>
LEED platinum premium - 11%	2,500	SF	54.01	<i>incl. above</i>
Partner building	7,000	SF	395.16	2,766,120
Foundations	7,000	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	7,000	SF	75.00	<i>incl. above</i>
Exterior envelope - hardi panel / sim.	7,000	SF	45.00	<i>incl. above</i>
Roofing - TPO	7,000	SF	40.00	<i>incl. above</i>
Interior construction - metal stud	7,000	SF	40.00	<i>incl. above</i>
Interior finishes - by tenant	7,000	SF		NIC
Plumbing	7,000	SF	25.00	<i>incl. above</i>
Mechanical	7,000	SF	70.00	<i>incl. above</i>

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option C - New Building

	Quantity	Unit	Rate	Total
Fire protection	7,000	SF	6.00	<i>incl. above</i>
Electrical - warm shell	7,000	SF	30.00	<i>incl. above</i>
Furnishing / equipment - by tenant	7,000	SF		<i>NIC</i>
LEED platinum premium - 11%	7,000	SF	39.16	<i>incl. above</i>
Equipment shop and vehicle storage	3,000	SF	305.00	915,000
Foundations	3,000	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	3,000	SF	65.00	<i>incl. above</i>
Exterior envelope - hardi panel / sim.	3,000	SF	30.00	<i>incl. above</i>
Roofing - TPO	3,000	SF	25.00	<i>incl. above</i>
Interior construction - metal stud	3,000	SF	30.00	<i>incl. above</i>
Interior finishes - low (paint, conc., OTS)	3,000	SF	15.00	<i>incl. above</i>
Plumbing	3,000	SF	15.00	<i>incl. above</i>
Mechanical	3,000	SF	35.00	<i>incl. above</i>
Electrical	3,000	SF	50.00	<i>incl. above</i>
Furnishing / equipment - casework, kitchen equipment, etc.	3,000	SF	15.00	<i>incl. above</i>
Outdoor Teaching Space - Covered Pavilion	700	SF	175.00	122,500
Foundations	700	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	700	SF	60.00	<i>incl. above</i>
Roofing - metal panel	700	SF	55.00	<i>incl. above</i>
Plumbing	700	SF	15.00	<i>incl. above</i>
Mechanical - not required	700	SF		<i>NIC</i>
Electrical	700	SF	20.00	<i>incl. above</i>
Demonstration Areas Structures				
Holding beds	250	SF	30.00	7,500
Pollinator Strips and Hedgerows	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	<i>incl. above</i>
Superstructure	1,000	SF	60.00	<i>incl. above</i>
Roofing	1,000	SF	55.00	<i>incl. above</i>
Electrical	1,000	SF	20.00	<i>incl. above</i>
Stormwater Demonstration	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	<i>incl. above</i>
Superstructure	1,000	SF	60.00	<i>incl. above</i>
Roofing	1,000	SF	55.00	<i>incl. above</i>
Electrical	1,000	SF	20.00	<i>incl. above</i>
Demonstration Farm	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	<i>incl. above</i>
Superstructure	1,000	SF	60.00	<i>incl. above</i>
Roofing	1,000	SF	55.00	<i>incl. above</i>
Electrical	1,000	SF	20.00	<i>incl. above</i>
Creekside / Wetland Demonstration	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	<i>incl. above</i>
Superstructure	1,000	SF	60.00	<i>incl. above</i>
Roofing	1,000	SF	55.00	<i>incl. above</i>

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option C - New Building

	Quantity	Unit	Rate	Total
Electrical	1,000	SF	20.00	<i>incl. above</i>
Cold storage	250	SF	365.00	91,250
Foundations	250	SF	25.00	<i>incl. above</i>
Superstructure	250	SF	55.00	<i>incl. above</i>
Exterior envelope	250	SF	40.00	<i>incl. above</i>
Roofing	250	SF	30.00	<i>incl. above</i>
Interior construction	250	SF	20.00	<i>incl. above</i>
Interior finishes	250	SF	15.00	<i>incl. above</i>
Plumbing	250	SF	15.00	<i>incl. above</i>
Mechanical	250	SF	30.00	<i>incl. above</i>
Electrical	250	SF	50.00	<i>incl. above</i>
Furnishing / equipment	250	SF	85.00	<i>incl. above</i>
Site features and furnishings				
Retaining wall	1,000	SF	55.00	55,000
Fence - chain-link 6'	2,500	LF	68.50	171,250
Fence - ranch style	1,000	LF	50.00	50,000
Bike racks	10	EA	775.00	7,750
Picnic tables	10	EA	1,850.00	18,500
Benches	10	EA	3,000.00	30,000
Trash enclosure incl. dumpster	1	LS	15,000.00	15,000
Trash receptacle	6	EA	1,500.00	9,000
Signage - monument, incl lighting and led panel	1	EA	25,000.00	25,000
Signage - Interruptive	10	EA	7,500.00	75,000
Signage - wayfinding	25	EA	1,200.00	30,000
Planting				
Holding beds	250	SF		
Top soil - 18"	14	CY	45.00	625
Mulch - 3" depth	2	CY	40.00	93
Groundcover - 1 gal., 12" O.C.	250	EA	11.50	2,875
Pollinator Strips and Hedgerows	7,500	SF		
Top soil - 12"	278	CY	45.00	12,500
Mulch - 3" depth	69	CY	40.00	2,778
Groundcover - 1 gal., 24" O.C.	1,875	EA	12.50	23,438
Stormwater Demonstration	15,000	SF		
Trees - vine maple / sim.	15	EA	350.00	5,250
Top soil - 18"	833	CY	45.00	37,500
Mulch - 3" depth	139	CY	40.00	5,556
Sedge grass / sim. - 1 gal., 24" O.C.	3,750	EA	11.50	43,125
Demonstration Farm	30,000	SF		
Trees - 2.5 cal.	30	EA	600.00	18,000
Top soil - 12"	1,111	CY	45.00	50,000
Mulch - 3" depth	278	CY	40.00	11,111

Thurston Conservation District
Conservation & Education Center Feasibility Study

Option C - New Building				
	Quantity	Unit	Rate	Total
Groundcover - 1 gal., 24" O.C.	7,500	EA	12.50	93,750

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option C - New Building

	Quantity	Unit	Rate	Total
Creekside / Wetland Demonstration	15,000	SF		
Trees - vine maple / sim.	15	EA	350.00	5,250
Top soil - 18"	833	CY	45.00	37,500
Mulch - 3" depth	139	CY	40.00	5,556
Sedge grass / sim. - 1 gal., 24" O.C.	3,750	EA	11.50	43,125
Limited scope area - native vegetation	620,725	SF	0.35	217,254
Irrigation - planted areas	67,750	SF	1.50	101,625
Irrigation - controls	1	LS	20,000.00	20,000
G30 Site Mechanical Utilities	751,410	SF	0.99	745,580
G3010 Water Supply	751,410	SF	0.52	391,250
Distribution pipe - WS	375	LF	80.00	30,000
Distribution pipe - FS	375	LF	110.00	41,250
Well - incl. pump house	1	LS	285,000.00	285,000
Ancillaries	1	LS	35,000.00	35,000
G3020 Sanitary Sewer	751,410	SF	0.07	54,330
Septic system				
Distribution pipe - perforated	375	LF	55.00	20,625
Backfill - aggregate	389	CY	40.00	15,559
Backfill - sand	259	CY	70.00	18,146
G3030 Storm Sewer	751,410	SF	0.40	300,000
Distribution pipe and equipment - allow	1	LS	300,000.00	300,000
G40 Site Electrical Utilities	751,410	SF	0.44	334,375
G4010 Electrical Distribution	751,410	SF	0.17	126,875
Conduit and wire incl. trenching and backfill	375	LF	165.00	61,875
EV parking	10	EA	6,500.00	65,000
G4020 Site Lighting	751,410	SF	0.28	207,500
Site lighting				
Parking lot - light pole incl. conduit and wiring	10	EA	8,250.00	82,500
Pedestrian pathways	1	LS	75,000.00	75,000
Landscape	1	LS	50,000.00	50,000

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option C - Renovated Building Sitework Summary

			%	\$/SF	TOTAL
			Gross Area:	751,410 SF	
01	Site Preparation		3%	0.96	723,907
02	Site Improvements		56%	18.43	13,848,718
03	Site Mechanical Utilities		3%	0.99	745,580
04	Site Electrical Utilities		1%	0.44	334,375
SITE CONSTRUCTION			64%	20.83	15,652,580
05	Contingency	20.00%	13%	4.17	3,130,516
06	General Conditions	7.50%	6%	1.87	1,408,732
07	General Requirements	7.00%	6%	1.88	1,413,428
08	Overhead & Profit	5.50%	5%	1.58	1,188,289
09	Bonds & Insurance	1.50%	1%	0.46	341,903
010	Permits & Fees - by Owner				NIC
PLANNED SITE CONSTRUCTION COST			94%	30.79	23,135,448
011	Escalation to Start Date (Q1 2025)	6.38%	6%	1.96	1,474,885
RECOMMENDED BUDGET			100%	32.75	24,610,333

Thurston Conservation District
Conservation & Education Center Feasibility Study

Option C - Renovated Building

Quantity Unit Rate Total



NET SITE AREAS	751,410	SF
Roadways	6,410	SF
Parking lots	20,000	SF
Pedestrian Paving	9,575	SF
Site Development and Buildings	41,026	SF
Existing building - renovation	576	SF
Existing building - renovation, office, equipment, vehicle	17,500	SF
Existing building - renovation, event, partner space	17,500	SF
Cold storage	250	SF
Outdoor teaching	700	SF
Demonstration areas structures	4,500	SF
Landscaping and Softscape	674,399	SF
Holding beds	250	SF
Pollinator strips and hedgerows	7,500	SF
Stormwater demonstration	15,000	SF
Demonstration farm	30,000	SF
Creekside / wetland demonstration	15,000	SF
Limited scope area - native vegetation	606,649	SF
Unbuildable land	102,366	SF

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option C - Renovated Building

	Quantity	Unit	Rate	Total
G10 Site Preparation	751,410	SF	0.96	723,907
G1010 Site Clearing	751,410	SF	0.18	133,700
SPCC plan	1	EA	2,500.00	2,500
Construction entrance	2	EA	3,500.00	7,000
Wheel wash	12	MO	850.00	10,200
Temporary toilets	12	MO	500.00	6,000
Traffic control - part time	12	MO	1,000.00	12,000
Daily and final cleanup includes street cleaning	12	MO	1,500.00	18,000
Utility protection	12	MO	1,500.00	18,000
Tree protection	1	LS	10,000.00	10,000
Survey - construction	1	LS	50,000.00	50,000
G1020 Site Demolition and Relocations	751,410	SF	0.40	299,560
Demo - hardscape	19,000	SF	2.50	47,500
Clear and grub	125,761	SF	0.75	94,321
Tree removal	1	LS	5,000.00	5,000
Erosion control	751,410	SF	0.17	127,740
Demo - misc.	1	LS	25,000.00	25,000
G1030 Site Earthwork	751,410	SF	0.39	290,646
Site cut	4,713	CY	20.00	94,267
Site haul and dispose	4,713	CY	25.00	117,834
Grading and compaction	144,761	SF	0.20	28,952
Base aggregates	1,102	CY	45.00	49,593
G1040 Hazardous Waste Remediation	751,410	SF		
No work anticipated				NIC
G20 Site Improvements	751,410	SF	18.43	13,848,718
G2010 Roadways	751,410	SF	0.16	118,650
Bus stop canopy	100	SF	225.00	22,500
Conc. sidewalk - 5' wide	6,410	SF	10.50	67,305
Curb	1,282	LF	22.50	28,845
G2020 Parking Lots	751,410	SF	0.18	135,500
Vehicle parking - (100 stalls)	20,000	SF	4.50	90,000
Striping	20,000	SF	0.35	7,000

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option C - Renovated Building

	Quantity	Unit	Rate	Total
Wheel stops	100	EA	250.00	25,000
Curb	600	LF	22.50	13,500
G2030 Pedestrian Paving	751,410	SF	0.17	129,263
Conc. sidewalk - 5' wide	9,575	SF	12.00	114,900
Gravel	4,788	SF	3.00	14,363
G2040 Site Development	751,410	SF	17.92	13,465,305
Buildings				
Existing building - renovation	576	SF	173.00	99,648
Foundations	576	SF	-	<i>incl. above</i>
Superstructure	576	SF	-	<i>incl. above</i>
Exterior envelope - hardi panel / sim.	576	SF	25.00	<i>incl. above</i>
Roofing	576	SF	-	<i>incl. above</i>
Interior construction - metal stud	576	SF	15.00	<i>incl. above</i>
Interior finishes - low to medium (paint, carpet, ACT)	576	SF	30.00	<i>incl. above</i>
Plumbing	576	SF	8.00	<i>incl. above</i>
Mechanical	576	SF	30.00	<i>incl. above</i>
Fire protection	576	SF	5.00	<i>incl. above</i>
Electrical	576	SF	40.00	<i>incl. above</i>
Furnishing / equipment - casework	576	SF	5.00	<i>incl. above</i>
Demolition	576	SF	15.00	<i>incl. above</i>
Existing building - renovation, office, equipment, vehicle	17,500	SF	303.03	5,303,025
Foundations	17,500	SF	-	<i>incl. above</i>
Superstructure - steel construction	17,500	SF	25.00	<i>incl. above</i>
Exterior envelope - hardi panel / sim.	17,500	SF	45.00	<i>incl. above</i>
Roofing - TPO	17,500	SF	30.00	<i>incl. above</i>
Interior construction - metal stud	17,500	SF	30.00	<i>incl. above</i>
Interior finishes - low to medium (paint, carpet, ACT)	17,500	SF	30.00	<i>incl. above</i>
Plumbing	17,500	SF	8.00	<i>incl. above</i>
Mechanical	17,500	SF	35.00	<i>incl. above</i>
Fire protection	17,500	SF	5.00	<i>incl. above</i>
Electrical	17,500	SF	45.00	<i>incl. above</i>
Furnishing / equipment - casework	17,500	SF	5.00	<i>incl. above</i>
Demolition	17,500	SF	15.00	<i>incl. above</i>
LEED platinum premium - 11%	17,500	SF	30.03	<i>incl. above</i>
Existing building - renovation, event, partner space	17,500	SF	341.88	5,982,900
Foundations	17,500	SF	-	<i>incl. above</i>
Superstructure - steel construction	17,500	SF	25.00	<i>incl. above</i>
Exterior envelope - metal panel / sim.	17,500	SF	55.00	<i>incl. above</i>
Roofing - TPO	17,500	SF	30.00	<i>incl. above</i>
Interior construction - metal stud	17,500	SF	30.00	<i>incl. above</i>
Interior finishes - medium to high (paint, tile, gwb, acoustics)	17,500	SF	40.00	<i>incl. above</i>
Plumbing	17,500	SF	8.00	<i>incl. above</i>

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option C - Renovated Building

	Quantity	Unit	Rate	Total
Mechanical	17,500	SF	35.00	<i>incl. above</i>
Fire protection	17,500	SF	5.00	<i>incl. above</i>
Electrical	17,500	SF	45.00	<i>incl. above</i>
Furnishing / equipment - casework, kitchen equipment, etc.	17,500	SF	20.00	<i>incl. above</i>
Demolition	17,500	SF	15.00	<i>incl. above</i>
LEED platinum premium - 11%	17,500	SF	33.88	<i>incl. above</i>
Outdoor Teaching Space - Covered Pavilion	700	SF	175.00	122,500
Foundations	700	SF	25.00	<i>incl. above</i>
Superstructure - steel construction	700	SF	60.00	<i>incl. above</i>
Roofing - metal panel	700	SF	55.00	<i>incl. above</i>
Plumbing	700	SF	15.00	<i>incl. above</i>
Mechanical - not required	700	SF		NIC
Electrical	700	SF	20.00	<i>incl. above</i>
Demonstration Areas Structures				
Holding beds	250	SF	30.00	7,500
Pollinator Strips and Hedgerows	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	<i>incl. above</i>
Superstructure	1,000	SF	60.00	<i>incl. above</i>
Roofing	1,000	SF	55.00	<i>incl. above</i>
Electrical	1,000	SF	20.00	<i>incl. above</i>
Stormwater Demonstration	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	<i>incl. above</i>
Superstructure	1,000	SF	60.00	<i>incl. above</i>
Roofing	1,000	SF	55.00	<i>incl. above</i>
Electrical	1,000	SF	20.00	<i>incl. above</i>
Demonstration Farm	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	<i>incl. above</i>
Superstructure	1,000	SF	60.00	<i>incl. above</i>
Roofing	1,000	SF	55.00	<i>incl. above</i>
Electrical	1,000	SF	20.00	<i>incl. above</i>

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option C - Renovated Building

	Quantity	Unit	Rate	Total
Creekside / Wetland Demonstration	1,000	SF	160.00	160,000
Foundations	1,000	SF	25.00	<i>incl. above</i>
Superstructure	1,000	SF	60.00	<i>incl. above</i>
Roofing	1,000	SF	55.00	<i>incl. above</i>
Electrical	1,000	SF	20.00	<i>incl. above</i>
Cold storage	250	SF	365.00	91,250
Foundations	250	SF	25.00	<i>incl. above</i>
Superstructure	250	SF	55.00	<i>incl. above</i>
Exterior envelope	250	SF	40.00	<i>incl. above</i>
Roofing	250	SF	30.00	<i>incl. above</i>
Interior construction	250	SF	20.00	<i>incl. above</i>
Interior finishes	250	SF	15.00	<i>incl. above</i>
Plumbing	250	SF	15.00	<i>incl. above</i>
Mechanical	250	SF	30.00	<i>incl. above</i>
Electrical	250	SF	50.00	<i>incl. above</i>
Furnishing / equipment	250	SF	85.00	<i>incl. above</i>
Site features and furnishings				
Retaining wall	1,000	SF	55.00	55,000
Fence - chain-link 6'	2,500	LF	68.50	171,250
Fence - ranch style	1,000	LF	50.00	50,000
Bike racks	10	EA	775.00	7,750
Picnic tables	10	EA	1,850.00	18,500
Benches	10	EA	3,000.00	30,000
Trash enclosure incl. dumpster	1	LS	15,000.00	15,000
Trash receptacle	6	EA	1,500.00	9,000
Signage - monument, incl lighting and led panel	1	EA	25,000.00	25,000
Signage - Interruptive	10	EA	7,500.00	75,000
Signage - wayfinding	25	EA	1,200.00	30,000
Planting				
Holding beds	250	SF		
Top soil - 18"	14	CY	45.00	625
Mulch - 3" depth	2	CY	40.00	93
Groundcover - 1 gal., 12" O.C.	250	EA	11.50	2,875
Pollinator Strips and Hedgerows	7,500	SF		
Top soil - 12"	278	CY	45.00	12,500
Mulch - 3" depth	69	CY	40.00	2,778
Groundcover - 1 gal., 24" O.C.	1,875	EA	12.50	23,438
Stormwater Demonstration	15,000	SF		
Trees - vine maple / sim.	15	EA	350.00	5,250
Top soil - 18"	833	CY	45.00	37,500
Mulch - 3" depth	139	CY	40.00	5,556
Sedge grass / sim. - 1 gal., 24" O.C.	3,750	EA	11.50	43,125

Thurston Conservation District

Conservation & Education Center Feasibility Study

Option C - Renovated Building

	Quantity	Unit	Rate	Total
Demonstration Farm	30,000	SF		
Trees - 2.5 cal.	30	EA	600.00	18,000
Top soil - 12"	1,111	CY	45.00	50,000
Mulch - 3" depth	278	CY	40.00	11,111
Groundcover - 1 gal., 24" O.C.	7,500	EA	12.50	93,750
Creekside / Wetland Demonstration	15,000	SF		
Trees - vine maple / sim.	15	EA	350.00	5,250
Top soil - 18"	833	CY	45.00	37,500
Mulch - 3" depth	139	CY	40.00	5,556
Sedge grass / sim. - 1 gal., 24" O.C.	3,750	EA	11.50	43,125
Limited scope area - native vegetation	606,649	SF	0.35	212,327
Irrigation - planted areas	67,750	SF	1.50	101,625
Irrigation - controls	1	LS	20,000.00	20,000
G30 Site Mechanical Utilities	751,410	SF	0.99	745,580
G3010 Water Supply	751,410	SF	0.52	391,250
Distribution pipe - WS	375	LF	80.00	30,000
Distribution pipe - FS	375	LF	110.00	41,250
Well - incl. pump house	1	LS	285,000.00	285,000
Ancillaries	1	LS	35,000.00	35,000
G3020 Sanitary Sewer	751,410	SF	0.07	54,330
Septic system				
Distribution pipe - perforated	375	LF	55.00	20,625
Backfill - aggregate	389	CY	40.00	15,559
Backfill - sand	259	CY	70.00	18,146
G3030 Storm Sewer	751,410	SF	0.40	300,000
Distribution pipe and equipment - allow	1	LS	300,000.00	300,000
G40 Site Electrical Utilities	751,410	SF	0.44	334,375
G4010 Electrical Distribution	751,410	SF	0.17	126,875
Conduit and wire incl. trenching and backfill	375	LF	165.00	61,875
EV parking	10	EA	6,500.00	65,000
G4020 Site Lighting	751,410	SF	0.28	207,500
Site lighting				
Parking lot - light pole incl. conduit and wiring	10	EA	8,250.00	82,500
Pedestrian pathways	1	LS	75,000.00	75,000
Landscape	1	LS	50,000.00	50,000

EXHIBIT 6 – FUNDING OPTIONS



Technical Memorandum

To: Susan Shelton Date: September 8, 2023
From: Matt Hoffman Project No.: M1659.02.001
Re: Thurston Conservation District Community Environmental Center Funding Options

The purpose of this memorandum is to summarize sources of potential public funding that may be used to support the construction of the Thurston Conservation District's (TCD) Community Environmental Center (CEC). It is understood that the CEC will serve multiple purposes including administrative offices for TCD staff and operations, an environmental educational center for students across the county, best practices and new innovation demonstration area for agricultural producers of all sizes and products, and possibly for passive recreation depending on the acreage secured and natural amenities on the identified property of the CEC.

Because of the mix of uses, and the lack of direct new private jobs created or retained because of the CEC, funding for construction is limited. There are sources that could provide the TCD with funding options for features on the property that support programming and recreation. The following provides information to the TCD on possible funding options from the Washington State Recreation and Conservation Office (RCO), the US Economic Development Administration (EDA), the Washington Department of Commerce (Commerce), and the Washington State Legislature.

RCO Land and Water Conservation Fund

RCO's Land and Water Conservation Fund (LWCF) *will not* fund the construction of the CEC. This is made very clear in the grant manual, "Indoor facilities such as community centers, environmental education or learning centers, gymnasiums, ..." are ineligible development projects. However, this may be a useful funding program for constructing demonstration areas, trails, and interpretive signs. Per the LWCF grant manual, development projects result in:

"the construction of, or work resulting in, new elements, including but not limited to structures, facilities, or materials *to enhance outdoor recreation resources*. Development projects may include construction or renovation of public outdoor recreation facilities and support amenities such as parking, restrooms, walkways, and landscaping. Renovation work is intended to improve an existing site or structure to increase its useful service life beyond original expectations or functions and does not include maintenance activities to maintain the facility for its originally expected useful service life. Grants for development projects also may cover demolition, site preparation, architectural and engineering services, and similar activities that are essential to complete the proposed project scope."

Examples of development projects noted in the grant manual that may apply to the CEC include:

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[https://heartlandllc.sharepoint.com/sites/1351/Shared Documents/1351 TCD Feasibility Study - Phase 2/0.0 Client Share/Consultant Team Only/Final TCD Package/4-Acquisition Report/Funding Options.docx](https://heartlandllc.sharepoint.com/sites/1351/Shared%20Documents/1351%20TCD%20Feasibility%20Study%20-%20Phase%202/0.0%20Client%20Share/Consultant%20Team%20Only/Final%20TCD%20Package/4-Acquisition%20Report/Funding%20Options.docx)

- Campgrounds including overnight recreational facility structures
- Community gardens
- Natural areas, open space
- Outdoor interpretive facilities including kiosks and signs
- Trails (including interpretive) and pathways
- Outdoor amphitheaters
- Support facilities such as parking, restrooms, permanent spectator seating, storage, landscaping, and utilities, unless they exclusively serve ineligible facilities

To access these funds, the applicant needs to have comprehensive outdoor recreation plan. The LWCF grant are for projects between \$200,000 and \$ million and grantees must provide a 50 percent match. RCO offers grants in even-numbered years with applications typically due in May. The grant process, from application to grant award, spans 18 to 24 months,

RCO LWCF Program Links

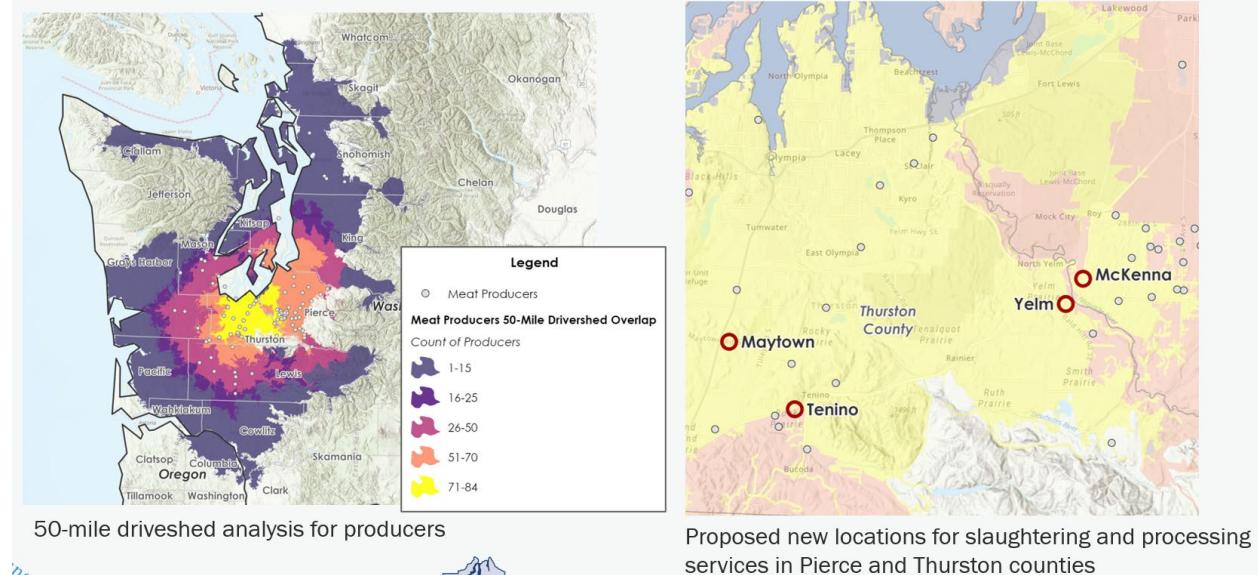
LWCF Main Page: <https://rco.wa.gov/grant/land-and-water-conservation-fund/>

Grant Manual: <https://rco.wa.gov/wp-content/uploads/2019/06/LWCF-Manual15.pdf>

EDA Economic Adjustment Assistance Program + Washington State Department of Commerce Community Economic Revitalization Board Program

The EDA Economic Adjustment Assistance (EAA) program and Commerce's Community Economic Revitalization Board (CERB) program are two sources of funds that may be used for construction activities. Both funding programs require the creation of private sector jobs resulting in measurable economic impacts. A special purpose district, such as the TCD are eligible to apply. A CEC project on its own will not be supported by either of these programs. A possible angle the TCD could take is to partner with Thurston County to identify a meat processor and jointly build a facility that meets both entity's requirements. A recent study conducted by MFA on behalf of Pierce County and Thurston County found that there is a deficiency of processing facilities to serve the producers in the region. The graphic on the following page illustrates areas in Thurston County where a processing facility could be located to serve the producers.

GIS findings.



There are several significant considerations that the TCD will need to address before even contemplating the use of EDA EAA or CERB funds. The two main considerations are:

- Would the pairing of a processing facility with the CEC be compatible? The property could be designed to shield the CEC functions from the processing activities while also providing an opportunity for education and innovation through demonstration with such a facility on site.
- As the maps in the graphic above show, the processing facility would ideally be in rural parts of Thurston County. Does this location meet the goals of the TCD for its CEC?

If this co-location concept were to be considered in a rural part of the county, then CERB funds could be used to conduct a feasibility study. This \$50,000 grant requires an additional \$12,500 match from the applicant and supports research and preliminary design of a facility on property controlled by the applicant or a site search could be supported.

If the CERB planning study finds the project to be feasible then the TCD could apply for construction funds from CERB and potentially pair it with EDA EAA funds. CERB funds may be directed towards projects in rural parts of the state – the communities of Bucoda, Rainier, Tenino, and Yelm in Thurston County – and up to \$3 million could be funded. Of that total, 25 percent could be grant funds and the remaining could be loaned at an interest rate between one and three percent over 20 years. The applicant needs to provide a 50 percent match of the total project costs. A portion of the CERB funding can also be used as match for EDA EAA funds.

EDA EAA funds support projects that promote job growth. Rural areas and areas of distress are of particular focus. The EDA often likes to be the last money into projects and construction grants are typically funded in the \$3 million dollar range so the program can fund many projects throughout the region. There is a 50 percent match with these funds too; however, when coordinated with CERB construction funds, the CERB loan can be counted as match.

More information on these funds can be found using the links below. In addition to the two main considerations listed above, the TCD also needs to appreciate the time it takes to line up these

funds. It can take between six and nine months to apply for and get the contracting completed before construction activities may start.

CERB Program Links

Main Page: <https://www.commerce.wa.gov/building-infrastructure/community-economic-revitalization-board/>

Planning Grants: <https://www.commerce.wa.gov/building-infrastructure/community-economic-revitalization-board/cerb-planning-program/>

Committed Private Partner Program: <https://www.commerce.wa.gov/building-infrastructure/community-economic-revitalization-board/cerb-committed-private-partner-program/>

Prospective Development Program: <https://www.commerce.wa.gov/building-infrastructure/community-economic-revitalization-board/prospective-development-program/>

EDA EAA Program Links

Main Page: <https://www.eda.gov/funding/programs/american-rescue-plan/economic-adjustment-assistance>

Notice of Funding Opportunity: <https://www.grants.gov/web/grants/view-opportunity.html?oppld=334743>

Frequently Asked Questions: <https://www.eda.gov/funding/programs/american-rescue-plan/economic-adjustment-assistance/faq>

Washington State Legislature

Another route there is to work with your local legislators to seek a proviso in the Washington State budget. A proviso refers to language in a budget that provides funds for a specific purpose. Provisos in budget bills use the term, "provided solely for" followed by the specific purpose of the proviso.



Thurston Conservation District Board of Supervisors Work Session Topic List & Board Meeting Agenda

September 26, 2023, 5:00 pm -7:35 pm

Zoom Meeting Link:

<https://zoom.us/j/91658577844?pwd=cDgvaC9jcWRBU0luUFFHc1lrb3hLQT09>

Passcode: 2918

Meeting ID: 916 5857 7844

Call in: 1-253-215-8782

Work Session Topic List

5:00 pm – 6:00 pm

1. Topic List Review, *All*
2. Staff Presentation: Teens in Thurston Program Updates and Successes, *Sam Nadell*
3. New Office Update, *Sarah Moorehead*
4. Conservation and Education Center (CEC) Development: Next Steps, *All*
5. Other Area 2023 WACD Resolutions, *All*
6. Year-End Board Business Schedule, *All*
7. Important Updates & Announcements
 - a. Board of Supervisors, *All*
 - b. Executive Director, *Sarah Moorehead (Executive Director)*

Board Meeting

6:30 pm – 7:30 pm

- | | |
|--|----------------------|
| 1. Welcome, Introductions, Audio Recording Announcement | 6:30 PM
5 minutes |
| 2. Agenda Review | 6:35 PM
5 minutes |
| 3. Consent Agenda – <i>Action Item</i> | 6:40 PM |
| A. August 22, 2023, Board Work Session & Meeting Minutes | 5 minutes |
| B. September 2023 Financial Report | |
| C. FY23-25 Livestock Funding Addendum | |
| D. 09-2023 Items to Surplus | |
| 4. Public Comment | 6:45 PM |
| *Three minutes per person | 10 minutes |

- 5. Partner Reports (*if present*)** **6:55 PM**
- A. Natural Resources Conservation Service (NRCS), *TBD* *15 minutes*
 - B. Washington State Department of Ecology (ECY), *Travis Casey*
 - C. Washington State Conservation Commission (WSCC), *Jean Fike*
 - D. Washington Association of Conservation Districts (WACD), *Doug Rushton*
 - E. National Association of Conservation Districts (NACD), *Doug Rushton*
- 6. Governance, *All* – Action Item** **7:10 PM**
- A. October 24, 2023, Work Session Topic List & Meeting Agenda Development *10 minutes*
- 7. Executive Session: To consider the selection of a site or the acquisition of real estate** **7:20 PM**
- RCW 42.30.110 (1b) To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price.* *15 minutes*
- Adjourn** **7:35 PM**
- Informational Only Items:**
- I. *Executive Director's Report*

Important Dates

October 2023

WSSC Northwest Area Association Meeting	October 4
WACD Southwest Area Meeting 9:00 – 3:00pm, South Bend	October 16
WACD Board of Directors Meeting 6:00 - 8:30 pm	October 16
TCD Board Work Session & Meeting 5:00 -7:30 pm, In-person and Virtual (Zoom)	October 24

November 2023

Thanksgiving, TCD Office Closed	November 23
Native American Heritage Day, TCD Office Closed	November 24
WACD Annual Conference & Board Meeting, Wenatchee, WA	November 27-29
TCD Board Work Session & Meeting 5:00 -7:30 pm In-person and Virtual (Zoom)	November 28
WSCC Meeting, Wenatchee, WA	November 30

December 2023

Christmas, TCD Office Closed	December 25
TCD Board Work Session & Meeting 5:00 -7:30 pm In-person and Virtual (Zoom)	December 25

Item

3



Thurston Conservation District Consent Agenda Decision Sheet September 26, 2023 Board Meeting

-
- A. August 29, 2023 Board Meeting and Work Session Minutes
- a. Proposed action: accept without amendment and approve.
 - b. Action was taken:
☐ Passed ☐ Moved for discussion during meeting ☐ Tabled to a future meeting
- B. September 2023 Financial Report
- a. Proposed action: accept without amendment and approve.
 - b. Action was taken:
☐ Passed ☐ Moved for discussion during meeting ☐ Tabled to a future meeting
- C. FY23-25 Livestock Funding Addendum
- a. Proposed action: accept without amendment and approve.
 - b. Action was taken:
☐ Passed ☐ Moved for discussion during meeting ☐ Tabled to a future meeting
- D. 09-2023 Items to Surplus
- a. Proposed action: accept without amendment and approve.
 - b. Action was taken:
☐ Passed ☐ Moved for discussion during meeting ☐ Tabled to a future meeting

ADOPTED BY THE BOARD OF THE THURSTON CONSERVATION DISTRICT, WASHINGTON ON
September 26, 2023, AND EFFECTIVE IMMEDIATELY

SIGNED:

TJ Johnson, Board Chair

Helen Wheatley, Board Vice-Chair

David Iyall, Board Auditor

Doug Rushton, Board Member

Betsie DeWreede, Board Member

Attest: Sarah Moorehead, Executive Director

Thurston Conservation District Board of Supervisors

Work Session Minutes

August 29, 2023

Hybrid: In-Person and Virtual on Zoom

Originally Scheduled: 5:00 pm – 6:00 pm

Actual Meeting Time: 5:00 pm – 6:00 pm



Present at Work Session:

TJ Johnson, TCD Board Chair

Doug Rushton, TCD Board Supervisor

Helen Wheatley, TCD Board Vice Chair

David Iyall, TCD Board Supervisor

Terry Ballard, Thurston County Commissioner

Candidate

Sarah Moorehead, TCD Executive Director

Sophia Barashkoff, TCD Staff

Susan Shelton, TCD Staff

Marguerite Abplanalp, TCD Staff

- 1 **1.** Topic List Review, *All*
- 2 **2.** Staff Presentation: Agriculture Programs Cost Share Update, *Marguerite Abplanalp*
- 3 **3.** New Office Update, *Sarah Moorehead*
- 4 **4.** Draft TCD Policy 6.9.1: Disposition and Surplus of Assets, *Sarah Moorehead*
- 5 **5.** 2023 WACD Resolutions, *All*
 - 6 a. Clarifying WSCC Criteria for Appointed Supervisors
 - 7 b. Cluster Archeologist
 - 8 c. Farm Plastics Recycling
 - 9 d. Office of Small Farms Act
- 10 **6.** Important Updates & Announcements
 - 11 a. Board of Supervisors, *All*
 - 12 b. Executive Director, *Sarah Moorehead (Executive Director)*

Respectfully,

TJ Johnson, TCD Board Chair

Thurston Conservation District Board of Supervisors

Regular Board Meeting Minutes

August 29, 2023

Hybrid: In-Person and Virtual on Zoom

Originally Scheduled: 6:30 pm – 7:30 pm

Actual Meeting Time: 6:30 pm – 8:20 pm



Present at Meeting:

TJ Johnson, TCD Board Chair

Helen Wheatley, TCD Board Vice Chair

Doug Rushton, TCD Board Supervisor

David Iyall, TCD Board Supervisor

Sarah Moorehead, TCD Executive Director

Sophia Barashkoff, TCD Staff

Susan Shelton, TCD Staff

Ben Cushman, TCD Legal Counsel

Jean Fike, Washington State Conservation
Commission (WSCC)

Travis Casey, Department of Ecology (DOE)

James Stanton, Heartland LLC

Doug Larson, Heartland LLC

Gary Kline, Member of the Public

Terry Ballard, Thurston County Commissioner
Candidate

Summary of Action Items

- 1 • None.

Summary of Motions Passed

- 2
3 *Supervisor Rushton moved to approve the modified Agenda. Supervisor Iyall seconded.*
4 *Motion passed unanimously, (4-0).*
5 *Supervisor Iyall moved to approve the modified Consent Agenda. Supervisor Rushton*
6 *seconded. Motion passed unanimously, (4-0).*
7 *Supervisor Wheatley moved to adjourn the August 29, 2023 TCD Board Meeting. Supervisor*
8 *Iyall seconded. Motion passed unanimously, (4-0).*

Full Version of the Minutes

9 Welcome & Introductions

10 At 6:30 pm, TCD Board Chair TJ Johnson called the August 29, 2023 Regular Board Meeting to
11 order in person from the TCD office. TCD Board, Staff, and Legal Counsel were introduced by
12 the Board Chair. For each vote, TCD Board Chair Johnson called out Supervisors by name. He
13 announced that the meeting was being video recorded. TCD Supervisors Wheatley and Iyall and
14 Executive Director Moorehead attended the meeting virtually. Supervisors Rushton and
15 Johnson attended the meeting in person at the TCD office. Supervisor DeWreede was absent.

16 Agenda Review

17 Four WACD Resolutions were added to the Consent Agenda.

Supervisor Rushton moved to approve the modified Agenda. Supervisor Iyall seconded. Motion passed unanimously, (4-0).

Consent Agenda

- A. July 27, 2023, Board Work Session & Meeting Minutes
- B. August 2023 Financial Report
- C. RCO Funding Agreement: #22-1201 Lower Eld Bulkhead
- D. WSCC Natural Resource Investments (NRI) Funding Addendum
- E. WSCC Engineering Funding Addendum
- F. Washington State University (WSU) Vendor Agreement Addendum
- G. Sustainable Farms & Fields (SFF) Agroforestry & Hedgerows Funding Addendum
- H. TCD Policy 6.9.1: Disposition and Surplus of Assets
- I. Coastal Geologic Services Contract Assignment
- J. Wild Fish Conservancy (WFC) Meyer Phase 2 Funding Agreement
- K. WACD Resolution: Clarifying WSCC Criteria for Appointed Supervisors
- L. WACD Resolution: Cluster Archeologist
- M. WACD Resolution: Farm Plastics Recycling
- N. WACD Resolution: Office of Small Farms Act

Supervisor Iyall moved to approve the modified Consent Agenda. Supervisor Rushton seconded. Motion passed unanimously, (4-0).

Public Comment

Gary Kline proposed a property for TCD's future Conservation and Education Center.

Partner Reports

- A. Natural Resources Conservation Service (NRCS) Update, TBD
 - NRCS has not yet hired the new local field office staff member. No report was provided.
- B. Department of Ecology (DOE) Update, Travis Casey
 - Mr. Casey provided an update.
- C. Washington State Conservation Commission (WSCC) Update, Jean Fike
 - Ms. Fike provided an update.
 - Ms. Fike shared that the Farm Service Agency (FSA) recently changed the way they evaluate eligibility for the Conservation Reserve Enhancement Program (CREP). This may result in a review of some of TCD's CREP partner projects.
 - Under the new Healthy Environment for All (HEAL) Act, WSCC is required to develop a Community Engagement plan before certain state-awarded funds can be released. WSCC will modify an existing template to develop a provisional Community Engagement plan to expedite the release of these funds to conservation districts.

D. Washington Association of Conservation Districts (WACD) Update, TCD Supervisor and WACD Board Member Rushton

- Supervisor Rushton provided an update. A written update was included in the Board Packet.
- The WACD 2023 Annual Meeting will be held the last week of November in Wenatchee.

E. National Association of Conservation Districts (NACD) Update, TCD Supervisor and NACD Board Member Rushton.

- Supervisor Rushton provided an update. A written update was included in the Board Packet.
- Supervisor Rushton provided an update from the joint meeting of the NACD Southwest and Pacific regions that was held in South Lake Tahoe, NV last week.

Conservation and Education Center (CEC) Acquisition and Development Strategy Presentation

Members from the Heartland-led joint venture presented a summary of the Acquisition and Development Strategy Report for the District's Conservation and Education (CEC) Feasibility Study. A written update was provided to the board in the Board Packet

Governance

A. September 26, 2023 Work Session Topic List & Meeting Agenda Development

Work Session

- Topic List Review, *All*
- Staff Presentation: Teens in Thurston Program Update, *Sam Nadell*
- Conservation & Education Center (CEC) Development, *All*
- New Office Update, *Sarah Moorehead*
- 2023 WACD Resolutions, *All*
- Updates & Announcements
 - Board of Supervisors, *All*
 - Executive Director, *Sarah Moorehead*

Board Meeting Agenda

- Welcome, Introductions, Audio Recording Announcement
- Agenda Review
- Consent Agenda
 - August 29, 2023 Board Work Session & Meeting Minutes
 - September 2023 Financial Report
- Public Comment
- Partner Reports (if present)
 - Natural Resources Conservation Service
 - Washington State Department of Ecology

- 92 ○ Washington State Conservation Commission
- 93 ○ Washington Association of Conservation Districts
- 94 ○ National Association of Conservation Districts
- 95 • Governance, All
- 96 ○ October 24, 2023 Work Session Topic List & Meeting Agenda Development

97 **Executive Session: To consider the selection of a site or the acquisition of real estate**

98 *RCW 42.30.110 (1b) To consider the selection of a site or the acquisition of real estate by lease*
99 *or purchase when public knowledge regarding such consideration would cause a likelihood of*
100 *increased price.*

101 The Executive Session opened at 7:44 pm to last no more than 15 minutes and concluded at
102 7:59 pm. In attendance: TCD Board Members Johnson, Rushton, Iyall and Wheatley; TCD Legal
103 Counsel Ben Cushman; and Executive Director Moorehead.

104 **Executive Session Report Out**

105 No action was taken.

106 **Executive Session: To consider the selection of a site or the acquisition of real estate**

107 *RCW 42.30.110 (1b) To consider the selection of a site or the acquisition of real estate by lease*
108 *or purchase when public knowledge regarding such consideration would cause a likelihood of*
109 *increased price.*

110 The Executive Session opened at 8:01 pm to last no more than 15 minutes and concluded at
111 8:16 pm. In attendance: TCD Board Members Johnson, Rushton, Iyall and Wheatley; TCD Legal
112 Counsel Ben Cushman; and Executive Director Moorehead.

113 **Executive Session Report Out**

114 No action was taken.

115 ***Supervisor Wheatley moved to adjourn the August 29, 2023 TCD Board Meeting. Supervisor***
116 ***Iyall seconded. Motion passed unanimously, (4-0).***

117 **Adjourn 8:20 pm**

Respectfully,

TJ Johnson, TCD Chair

Thurston Conservation District September 2023 Financial Notes



Year to Date (YTD) & August Profit & Loss (P&L)

1. As always happens at this time of year, our YTD P&L net income is at its lowest (\$78,576). We expect the amount to move back into the “black” with the October Thurston County Rates & Charges payment.
2. Please note the *Construction & Restoration Work* expenses for August alone (\$242,975)! The District completed two major projects in August: the purchase & installation of a huge culvert at the Riverbend site and the removal of a bulkhead at Zangle Cove. Very exciting!
3. The District’s Restoration Crew completed work at two large *Partner Fee for Service* projects in August (\$9,749) – at the Deschutes River Preserve for OlyEcosystems and Beaver Dam Analog work for the Wildfish Conservancy.

Profit & Loss Previous Year Comparison

4. The District’s Fall Native Plant and Seed sale is open, increasing *Plant Sale* income by 13% over last year.
5. With the summer projects, the *Partner Fee for Service* income from the TCD Restoration Crew is 156% higher than it was at this time last year.
6. In general, much more is happening in the District in 2023 than in 2022. Income is up by 85%; conservation investment in Thurston County is up by 79%; and TCD’s net income is up by 14%.

Balance Sheet

7. TCD’s checking and two savings accounts are open at Beneficial State Bank! The plan is to keep the Timberland accounts open for the next few months while we transition automatic payments and deposits from the old accounts to the new.

Thurston Conservation District

Profit & Loss

January through August 2023

	Jan - Aug 23
Ordinary Income/Expense	
Income	
3400000 · Charges for Goods and Services	
3451100 · Soil/Water Conservation Service	
3451110 · Soil Testing	4,556.74
3451120 · Nutrient Spreader Rentals	632.14
3451130 · Poultry Equipment & Tool Rentals	1,051.35
3451140 · Plant Sales	22,298.84
3451150 · Partner Fee for Service	20,869.49
Total 3451100 · Soil/Water Conservation Service	49,408.56
Total 3400000 · Charges for Goods and Services	49,408.56
3300000 · Grant Revenues	2,270,350.87
3600000 · Miscellaneous Revenues	
3685000 · Special Assessments - Service	327,845.62
3670000 · Nongovernmental Contributions	1,100.00
3610000 · Interest and Other Earnings	139.17
3620000 · Rents and Leases	539.07
Total 3600000 · Miscellaneous Revenues	329,623.86
Total Income	2,649,383.29
Gross Profit	2,649,383.29
Expense	
Equipment Allocation	0.00
Vehicle Allocation	0.00
Overhead Allocation	0.00
5531000 · Salaries & Benefits	1,132,850.97
5314000 · Intern Stipends	3,049.09
5314101 · Legal Fees & Services	26,003.25
5314102 · Audit & Accounting	6,702.03
5314103 · Computer Services	14,994.49
5314100 · Professional Services	450,631.60
5314400 · Advertising	1,308.92
5314203 · Printing Services	10,283.96
5314104 · Janitorial Services	5,250.00
5314501 · Office Rent	34,944.00
5314700 · Utilities	5,134.58
5314503 · Equipment Leases	2,646.04
5314504 · Vehicle Leases	3,882.95
5314200 · Communications	9,389.88
5313102 · Photocopier Usage	754.10
5354800 · Repairs & Maintenance	8,598.88
5314505 · Software Licenses	10,410.75
5313101 · Office Supplies	3,381.13
5314202 · Postage & Shipping	2,558.10
5314902 · Organizational Dues	5,443.89
5314307 · Licenses and Permits	978.50
5314117 · Soil Testing	2,988.17
5313401 · Plants for Resale	38,273.88
Project Expenses	
5314114 · Sub Teacher Reimbursement	7,327.35
5314901 · Meeting & Event	5,965.33
5314107 · Project Supplies	16,206.00
5314116 · Project Equipment	1,791.85
5314113 · Teacher Substitute Stipends	1,040.24
5314112 · Bus Transportation	12,596.99
5314502 · Site Rental	170.00
Total Project Expenses	45,097.76
5314310 · Board Meeting Snacks	303.70
5314302 · Staff - Conference & Training	5,985.76
5314300 · Staff - Travel	15,645.91
5314119 · Cultural Resources	41,153.40
5314108 · Construction & Restoration Work	334,143.96
5314109 · Cost Share	255,825.70
5314110 · Bank Fees & Interest Charges	650.21
5314600 · Liability Insurance Premiums	20,440.68
66300 · Sales Tax Adjustments	118.02
66900 · Reconciliation Discrepancies	0.01
5945360 · Capital Outlays	
5945368 · Rental Equipment	58,429.11
5945367 · Restoration Equipment	75,281.37
5945363 · Equipment & Office Furniture	2,770.58
5945364 · Computer Hardware	9,315.39
5945366 · Vehicle Purchases	82,339.01
Total 5945360 · Capital Outlays	228,135.46
Total Expense	2,727,959.73
Net Ordinary Income	-78,576.44
Net Income	-78,576.44

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Accrual Basis

Thurston Conservation District

Profit & Loss

August 2023

	Aug 23
Ordinary Income/Expense	
Income	
3400000 · Charges for Goods and Services	
3451100 · Soil/Water Conservation Service	
3451110 · Soil Testing	284.29
3451120 · Nutrient Spreader Rentals	87.46
3451130 · Poultry Equipment & Tool Rentals	22.89
3451140 · Plant Sales	5,922.59
3451150 · Partner Fee for Service	8,121.16
Total 3451100 · Soil/Water Conservation Service	14,438.39
Total 3400000 · Charges for Goods and Services	14,438.39
3300000 · Grant Revenues	377,926.45
3600000 · Miscellaneous Revenues	
3685000 · Special Assessments - Service	2,643.58
3610000 · Interest and Other Earnings	18.14
3620000 · Rents and Leases	65.94
Total 3600000 · Miscellaneous Revenues	2,727.66
Total Income	395,092.50
Gross Profit	395,092.50
Expense	
Equipment Allocation	0.00
Vehicle Allocation	0.00
Overhead Allocation	0.00
5531000 · Salaries & Benefits	144,708.08
5314101 · Legal Fees & Services	2,000.00
5314102 · Audit & Accounting	3,517.23
5314103 · Computer Services	2,170.00
5314100 · Professional Services	18,856.90
5314400 · Advertising	441.21
5314203 · Printing Services	1,469.23
5314104 · Janitorial Services	600.00
5314501 · Office Rent	4,368.00
5314700 · Utilities	725.14
5314503 · Equipment Leases	247.33
5314504 · Vehicle Leases	526.56
5314200 · Communications	1,191.98
5354800 · Repairs & Maintenance	600.53
5314505 · Software Licenses	383.27
5313101 · Office Supplies	545.55
5314202 · Postage & Shipping	103.30
5314307 · Licenses and Permits	20.00
5314117 · Soil Testing	166.45
Project Expenses	1,803.20
5314310 · Board Meeting Snacks	8.24
5314302 · Staff - Conference & Training	32.89
5314300 · Staff - Travel	1,735.36
5314108 · Construction & Restoration Work	242,974.95
5314110 · Bank Fees & Interest Charges	-2.00
5314600 · Liability Insurance Premiums	3,398.62
66900 · Reconciliation Discrepancies	0.02
5945360 · Capital Outlays	
5945363 · Equipment & Office Furniture	214.62
5945364 · Computer Hardware	3,660.51
5945366 · Vehicle Purchases	740.00
Total 5945360 · Capital Outlays	4,615.13
Total Expense	437,207.17
Net Ordinary Income	-42,114.67
Net Income	-42,114.67

Thurston Conservation District
Profit & Loss Prev Year Comparison
January through August 2023

	Jan - Aug 23	Jan - Aug 22	\$ Change	% Change
Ordinary Income/Expense				
Income				
3400000 - Charges for Goods and Services				
3451100 - Soil/Water Conservation Service				
3451110 - Soil Testing	4,556.74	4,703.04	-146.30	-3.1%
3451120 - Nutrient Spreader Rentals	632.14	456.12	176.02	38.6%
3451130 - Poultry Equipment & Tool Rentals	1,051.35	1,091.58	-40.23	-3.7%
3451140 - Plant Sales	22,298.84	19,725.06	2,573.78	13.1%
3451150 - Partner Fee for Service	20,869.49	8,160.98	12,708.51	155.7%
Total 3451100 - Soil/Water Conservation Service	49,408.56	34,136.78	15,271.78	44.7%
Total 3400000 - Charges for Goods and Services	49,408.56	34,136.78	15,271.78	44.7%
3300000 - Grant Revenues	2,270,350.87	1,042,272.69	1,228,078.18	117.8%
3600000 - Miscellaneous Revenues				
3699100 - Miscellaneous Other	0.00	1,631.51	-1,631.51	-100.0%
3685000 - Special Assessments - Service	327,845.62	325,129.65	2,715.97	0.8%
3670000 - Nongovernmental Contributions	1,100.00	26,550.56	-25,450.56	-95.9%
3610000 - Interest and Other Earnings	139.17	136.19	2.98	2.2%
3620000 - Rents and Leases	539.07	516.11	22.96	4.5%
Total 3600000 - Miscellaneous Revenues	329,623.86	353,964.02	-24,340.16	-6.9%
Total Income	2,649,383.29	1,430,373.49	1,219,009.80	85.2%
Gross Profit	2,649,383.29	1,430,373.49	1,219,009.80	85.2%
Expense				
Equipment Allocation	0.00	0.00	0.00	0.0%
Vehicle Allocation	0.00	0.00	0.00	0.0%
Overhead Allocation	0.00	0.00	0.00	0.0%
5531000 - Salaries & Benefits	1,132,850.97	896,688.33	236,162.64	26.3%
5314000 - Intern Stipends	3,049.09	1,505.57	1,543.52	102.5%
5314101 - Legal Fees & Services	26,003.25	14,000.00	12,003.25	85.7%
5314102 - Audit & Accounting	6,702.03	11,097.09	-4,395.06	-39.6%
5314103 - Computer Services	14,994.49	16,240.51	-1,246.02	-7.7%
5314100 - Professional Services	450,631.60	57,069.61	393,561.99	689.6%
5314400 - Advertising	1,308.92	2,790.63	-1,481.71	-53.1%
5314203 - Printing Services	10,283.96	1,789.63	8,494.33	474.6%
5314104 - Janitorial Services	5,250.00	3,832.50	1,417.50	37.0%
5314501 - Office Rent	34,944.00	34,944.00	0.00	0.0%
5314700 - Utilities	5,134.58	4,429.48	705.10	15.9%
5314503 - Equipment Leases	2,646.04	7,735.89	-5,089.85	-65.8%
5314504 - Vehicle Leases	3,882.95	3,732.17	150.78	4.0%
5314200 - Communications	9,389.88	8,025.14	1,364.74	17.0%
5313102 - Photocopier Usage	754.10	313.58	440.52	140.5%
5354800 - Repairs & Maintenance	8,598.88	4,863.46	3,735.42	76.8%
5314505 - Software Licenses	10,410.75	7,693.38	2,717.37	35.3%
5313101 - Office Supplies	3,381.13	2,844.46	536.67	18.9%
5314202 - Postage & Shipping	2,558.10	1,051.69	1,506.41	143.2%
5314902 - Organizational Dues	5,443.89	5,097.01	346.88	6.8%
5314307 - Licenses and Permits	978.50	0.00	978.50	100.0%
5314117 - Soil Testing	2,988.17	2,779.79	208.38	7.5%
5313401 - Plants for Resale	38,273.88	23,964.78	14,309.10	59.7%
Project Expenses	45,097.76	21,897.56	23,200.20	106.0%
5314310 - Board Meeting Snacks	303.70	0.00	303.70	100.0%
5314302 - Staff - Conference & Training	5,985.76	8,305.45	-2,319.69	-27.9%
5314300 - Staff - Travel	15,645.91	6,390.05	9,255.86	144.9%
5314119 - Cultural Resources	41,153.40	5,959.00	35,194.40	590.6%
5314108 - Construction & Restoration Work	334,143.96	212,659.89	121,484.07	57.1%
5314109 - Cost Share	255,825.70	67,223.58	188,602.12	280.6%
5314110 - Bank Fees & Interest Charges	650.21	642.95	7.26	1.1%
5314600 - Liability Insurance Premiums	20,440.68	16,748.68	3,692.00	22.0%
66300 - Sales Tax Adjustments	118.02	56.34	61.68	109.5%
66900 - Reconciliation Discrepancies	0.01	0.00	0.01	100.0%
5945360 - Capital Outlays				
5945368 - Rental Equipment	58,429.11	4,501.57	53,927.54	1,198.0%
5945367 - Restoration Equipment	75,281.37	2,832.35	72,449.02	2,557.9%
5945363 - Equipment & Office Furniture	2,770.58	5,621.53	-2,850.95	-50.7%
5945364 - Computer Hardware	9,315.39	6,404.74	2,910.65	45.5%
5945365 - Machinery and Tools	0.00	442.64	-442.64	-100.0%
5945366 - Vehicle Purchases	82,339.01	49,539.00	32,800.01	66.2%
Total 5945360 - Capital Outlays	228,135.46	69,341.83	158,793.63	229.0%
Total Expense	2,727,959.73	1,521,714.03	1,206,245.70	79.3%
Net Ordinary Income	-78,576.44	-91,340.54	12,764.10	14.0%
Net Income	-78,576.44	-91,340.54	12,764.10	14.0%

Thurston Conservation District

Balance Sheet

As of August 31, 2023

	Aug 31, 23
ASSETS	
Current Assets	
Checking/Savings	
3088010 · Checking-103 Beneficial	108,800.61
3081001 · Checking-7444 Timberland	354,831.82
3088020 · Savings Accounts	
3088021 · Saving-116 Beneficial Reserve	200.00
3088022 · Saving-129 Beneficial CEC	200.00
3082002 · Saving-6568 Reserve Fund	105,399.99
3082003 · Saving-2410 Education Center	95,068.99
Total 3088020 · Savings Accounts	200,868.98
3088030 · Counter Cash	100.00
3088040 · PayPal Account	4,330.43
3088050 · WooCommerce Account	81.55
Total Checking/Savings	669,013.39
Accounts Receivable	310,037.97
Other Current Assets	
3090500 Prepaid Accounts	
3090501 · 309.05.01 Prepaid Insurance	33,183.00
3090506 · Security Deposit - Ferguson ST	3,835.00
Total 3090500 Prepaid Accounts	37,018.00
3091000 · 309.10.00 Inventory Asset	2,884.35
3092000 · 309.20.00 Cash on Hand	16,312.52
Total Other Current Assets	56,214.87
Total Current Assets	1,035,266.23
TOTAL ASSETS	1,035,266.23
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	245,554.53
Credit Cards	8,847.51
Other Current Liabilities	
3471000 · Grant Advances	
3471100 · RCO Advances	8,902.31
Total 3471000 · Grant Advances	8,902.31
3861100 · Sales Tax Payable	2,350.81
3861000 · Payroll Liabilities	125,500.69
Total Other Current Liabilities	136,753.81
Total Current Liabilities	391,155.85
Total Liabilities	391,155.85
Equity	644,110.38
TOTAL LIABILITIES & EQUITY	1,035,266.23

2023 Unrestricted Budget vs Actual



August 66.67%

	Account Name	2023 Mid-Year Revised Budget	2023 Actual	\$ Over Budget	% of Budget
1	<input checked="" type="checkbox"/> Income	1,030,703	638,962	-391,740	61.99%
2	<input checked="" type="checkbox"/> Retail Sales	62,628	29,217	-33,411	46.65%
3	<input checked="" type="checkbox"/> Food Production and Consumption	1,600	1,051	-549	65.71%
4	Poultry Equipment & Tool Rentals	1,600	1,051	-549	65.71%
5	<input checked="" type="checkbox"/> Soil Conservation and Health	8,900	5,189	-3,711	58.30%
6	Soil Testing	8,000	4,557	-3,443	56.96%
7	Nutrient Spreader Rentals	900	632	-268	70.24%
8	No-Till Drill Rentals	0	0	0	N/A
9	<input checked="" type="checkbox"/> Community Outreach and Education	49,546	22,299	-27,247	45.01%
10	Plant Sales	49,546	22,299	-27,247	45.01%
11	TCD Swag Shop	0	0	0	N/A
12	<input checked="" type="checkbox"/> Water Quality & Quantity and Protection & Restoration of Ecosystems	1,607	0	-1,607	0.00%
13	Partner Fee for Service - Restoration Crew	1,607	0	-1,607	0.00%
14	<input checked="" type="checkbox"/> Other Income	975	678	-297	69.56%
15	Contributions Private	0	0	0	N/A
16	Rental Income	800	539	-261	67.38%
17	Interest Income	175	139	-36	79.53%
18	Miscellaneous Income	0	0	0	N/A
19	<input checked="" type="checkbox"/> Grant Revenue	148,935	112,312	-36,623	75.41%
21	Rates and Charges	559,611	327,846	-231,765	58.58%
22	<input checked="" type="checkbox"/> Overhead	259,529	169,588	-89,941	65.34%
23	Overhead Allocation	242,133	151,829	-90,304	62.70%
24	Vehicle Allocation	17,396	12,313	-5,083	70.78%
25	Equipment Allocation	0	5446	5446	N/A
26	Cash Surplus / 2022 Carry Overs	59,011	0	-59,011	0.00%
27	<input checked="" type="checkbox"/> Program Allocation	440,435	303,405	-137,031	68.89%
28	<input checked="" type="checkbox"/> Local Food Production and Consumption	20,606	17,060	-3,546	82.79%
29	Poultry Equipment Rentals	20,606	17,060	-3,546	82.79%
30	<input checked="" type="checkbox"/> Producer Support & Preservation and Expansion of Working Lands	3,935	598	-3,337	15.19%
31	Working Lands Preservation Initiative	3,935	598	-3,337	15.19%
32	<input checked="" type="checkbox"/> Water Quality & Quantity and Protection & Restoration of Ecosystems	1,446	1,370	-76	94.77%
33	Restoration Crew & Equipment	1,446	1,370	-76	94.77%
34	<input checked="" type="checkbox"/> Soil Conservation and Health	44,921	28,982	-15,938	64.52%
35	Soil Health Testing	34,500	20,086	-14,414	58.22%
36	Nutrient Spreader Rentals	10,421	7,555	-2,865	72.50%
37	No-Till Drill Rentals	0	1340.9	1340.9	N/A
38	<input checked="" type="checkbox"/> Community Outreach and Engagement	216,603	141,724	-74,879	65.43%
39	Conservation & Education Center	79,045	43,975	-35,070	55.63%
40	District Communications	68,750	38,960	-29,790	56.67%

	Account Name	2023 Mid-Year Revised Budget	2023 Actual	\$ Over Budget	% of Budget
41	Plant Sale	57,805	49,153	-8,652	85.03%
42	Elections	11,003	9,635	-1,367	87.57%
43	[-] Adult and Youth Conservation Education	54,800	42,267	-12,533	77.13%
44	South Sound Green	46,300	34,549	-11,751	74.62%
45	Teens in Thurston Volunteer Program	5,000	4,218	-782	84.36%
46	Envirothon	3,500	3,500	0	100.00%
47	[-] Climate Change Adaptation & Mitigation and Other Strategic Plan Priorities	98,125	71,403	-26,722	72.77%
48	Conservation TA	98,125	71,403	-26,722	72.77%
49	[-] Expense	592,978	381,411	-211,567	64.32%
50	Administrative Salaries & Benefits	294,000	199,424	-94,576	67.83%
51	[-] Professional Services	74,143	47,244	-26,899	63.72%
52	Legal Services	34,000	26,003	-7,997	76.48%
53	Audit & Accounting	6,500	6,352	-148	97.72%
54	Computer Services	30,643	14,890	-15,754	48.59%
55	Professional Services	3,000	0	-3,000	0.00%
56	[-] Facility, Vehicles and Maintenance	154,335	94,574	-59,761	61.28%
57	Janitorial Services	7,800	5,250	-2,550	67.31%
58	Office Rent	50,000	32,864	-17,136	65.73%
59	Utilities	7,300	5,065	-2,235	69.38%
60	Equipment Leases	3,600	2,461	-1,139	68.36%
61	Vehicle Leases	5,775	3,883	-1,892	67.24%
62	5966604 · Vehicle Purchase	20,000	20,000	0	100.00%
63	Office Move	23,000	0	-23,000	0.00%
64	Communications	12,710	8,945	-3,766	70.37%
65	Photocopier Usage	1,100	754	-346	68.55%
66	Repairs & Maintenance	3,300	1,995	-1,305	60.45%
67	Computer Hardware Purchases	4,500	4,144	-356	92.08%
68	Computer Software	12,250	8,814	-3,436	71.95%
69	Equipment & Office Furniture	3,000	400	-2,600	13.34%
70	[-] Supplies	10,750	7,998	-2,752	74.40%
71	Office Supplies	4,450	2,893	-1,557	65.01%
72	Postage & Shipping	300	41	-259	13.68%
73	Organizational Dues & Licenses	6,000	5,064	-936	84.40%
74	[-] Conferences, Training and Travel	24,600	11,126	-13,474	45.23%
75	Staff Conference & Training Fees	9,000	2,100	-6,900	23.33%
76	Board Conference and Training Fees	2,500	304	-2,196	12.15%
77	Staff Travel	11,600	8,722	-2,878	75.19%
78	Board Travel	1,500	0	-1,500	0.00%
79	[-] Insurance and Banking	35,150	21,045	-14,105	59.87%
80	Bank Fees & Interest Charges	650	604	-46	92.92%
81	Liability Insurance Premiums	34,500	20,441	-14,059	59.25%
82	Late Fees & Penalties	0	0	0	N/A
83	[-] Savings	56,300	0	-56,300	0.00%
84	Reserve Fund	37,500	0	-37,500	0.00%
85	Conservation Education Center Savings Plan	18,800	0	-18,800	0.00%
86	Net Income (Surplus or Deficit)	0	-45,854	-45,854	N/A

2023 Restricted Budgets vs Actuals



As of August 31, 2023

	Grant Name	Account Number	Grant Number	Grant Start Date	Grant End Date	Total Grant Amount	Official Remaining	2023 Budget	2023 Actual	2023 Remaining Budget	% of Total Time	% of Total Budget Spent
1	RCO											
2	ASRP Riverbend Phase 2	R050	20-1908	03/28/22	06/30/27	7,674,839	7,175,779	655,070	412,967	242,103	27.17%	6.50%
3	SRFB Cozy Valley	R060	21-1089C	09/23/21	09/23/23	132,778	64,779	93,563	35,754	57,809	96.85%	51.21%
4	ESRP Zangle Cove	R070	20-1517R	07/01/21	12/31/23	110,072	54,747	105,927	51,181	54,747	86.65%	50.26%
5	Oregon Spotted Frog (OSF) Outreach	R080		01/01/23	01/01/25	32,550	24,729	25,100	7,821	17,279	33.20%	24.03%
6	ESRP Lower Eld Bulkhead Removal	R090		07/01/23	07/01/26	125,200	125,200	10,700	0	10,700	5.65%	0.00%
7	Federal											
8	Frogs on Farm Cost Share	US80		08/15/20	08/15/25	93,135	71,504	21,340	13,546	7,794	60.86%	23.23%
9	USFWS Restoring South Sound Prairies	US90		07/01/22	07/01/27	60,000	19,674	3,589	3,263	326	23.37%	67.21%
10	Zangle Cove PMEP	US100		09/30/22	09/30/24	40,000	0	40,000	40,000	0	45.90%	100.00%
11	DOE											
12	Deschutes	E100	WQC-2018-ThurCD-00174	07/01/19	04/30/23	218,752	71,855	85,990	14,135	71,855	Closed	67.15%
13	WSCC											
14	Skookumchuck Planting	W030	20-13-ER	04/01/20	12/31/24	744,780	225,156	98,135	11,033	87,102	71.89%	69.77%
15	FY21-23 Livestock	W025	22-13-LT	07/01/21	06/30/23	20,000	4	6,013	6,009	4	Closed	99.98%
16	FY23-25 Livestock	W025	24-13-LT	07/01/23	06/30/25	20,000	20,000	5,000	0	5,000	8.48%	0.00%
17	FY22-23 Wildfire Ready Neighbors (WRN)	W040	23-13-WRN	01/20/23	06/30/23	42,804	11,610	42,804	31,194	11,610	Closed	72.88%
18	FY21-23 Chehalis Flood Plain	W050	22-13-FL	09/01/21	06/30/23	128,333	7,857	42,300	34,443	7,857	Closed	93.88%
19	FY23-25 Chehalis Flood Plain	W050	TBD	TBD	06/30/25	TBD	N/A	TBD	7,485	N/A	N/A	N/A
20	FY21-23 CREP	W070	22-13-CE	07/01/21	06/30/23	88,870	26,792	78,060	51,268	26,792	Closed	69.85%
21	FY23-24 CREP	W070	24-13-CE	07/01/23	06/30/24	16,924	8,617	16,924	8,307	8,617	16.94%	49.08%
22	FY21-23 NRI Cost Share	W080	22-13-NR	07/01/21	06/30/23	99,927	52,403	92,581	40,178	52,403	Closed	47.56%
23	FY23-25 NRI Cost Share	W080	24-13-NR	08/21/23	06/30/25	81,222	78,238	31,875	2,984	28,891	0.00%	3.67%
24	FY22-23 Engineering	W100	23-13-PE	07/27/22	06/30/23	132,000	0	73,103	73,103	0	Closed	100.00%
25	FY23-24 Engineering	W100	TBD	TBD	TBD	82,500	N/A	TBD	0	N/A	N/A	N/A
26	Meyer Salmon Recovery	W111	23-13-SRF	07/01/22	06/30/23	60,000	15,900	55,831	39,931	15,900	Closed	73.50%
27	Riparian Outreach, Assessment, and Restoration (ROAR) Project	W112	23-13-SRF	07/01/22	06/30/23	65,000	6,416	52,446	46,029	6,416	Closed	90.13%
28	Riparian Restoration (RRIP)	W113	23-13-SRF	07/01/22	06/30/23	410,000	6,575,987.	311,622	245,862	65,760	Closed	83.96%
29	Lower McLane Riparian Plantings	W114	23-13-SRF	12/09/22	06/30/23	22,550	1,003,825.	21,334	11,296	10,038	Closed	55.48%

	Grant Name	Account Number	Grant Number	Grant Start Date	Grant End Date	Total Grant Amount	Official Remaining	2023 Budget	2023 Actual	2023 Remaining Budget	% of Total Time	% of Total Budget Spent
30	Large Wood Acquisition	W115	23-13-SRF	03/21/23	06/30/23	6,250	97	6,250	6,153	97	Closed	98.45%
31	FY22-23 Sustainable Farms and Fields	W120	23-13-SFF	12/16/22	06/30/23	103,348	4,823	103,348	98,525	4,823	Closed	95.33%
32	FY23-24 Sustainable Farms and Fields	W120	24-13-SFF	08/17/23	06/30/24	52,798	52,798	18,254	0	18,254	4.70%	0.00%
33	FY21-23 Chehalis Lead	W150	22-13-RIT	10/01/21	06/30/23	72,000	27,798	41,539	13,741	27,798	Closed	61.39%
34	FY23-25 Chehalis Lead	W150	TBD	TBD	06/30/25	TBD	N/A	TBD	4,176	N/A	N/A	N/A
35	Thurston County											
36	FY21-23 VSP	TC400		07/01/21	06/30/23	150,000	1,583	43,610	42,027	1,583	Closed	98.94%
37	FY21-23 VSP Cost Share	TC450		10/11/22	06/30/23	254,414	20,803	245,513	224,710	20,803	Closed	91.82%
38	FY23-25 VSP	TC400		07/01/23	06/30/25	220,000	189,928	56,994	30,072	26,922	8.48%	13.67%
39	FY23-25 VSP Cost Share	TC450		08/08/23	06/30/25	359,531	358,945	17,979	586	17,393	0.00%	0.16%
40	Miscellaneous											
41	ESRP Shore Friendly Phase 2	M035		07/01/21	06/30/23	340,458	65,547	147,921	82,374	65,547	Closed	80.75%
42	ESRP Shore Friendly Phase 3	M035		07/01/23	06/30/25	TBD	N/A	TBD	25,914	N/A	8.48%	N/A
43	Orca Recovery Day	M060		07/01/19	until spent	7,090	0	775	775	0	N/A	100.00%
44	Bonneville ORD	M064		01/01/23	until spent	600	523	600	77	523	N/A	12.84%
45	City of Olympia Urban Ag	M065		01/01/23	12/31/23	129,500	100,019	129,500	29,481	100,019	66.58%	22.77%
46	Western SARE - Grassland Grazing	M070	WSARE-R2GR	09/01/21	08/31/23	20,273	1,070	12,105	11,035	1,070	100.00%	94.72%
47	Sentinel Landscape Program (SLP)	M075		10/01/21	06/30/28	970,000	458,886	873,278	239,240	634,039	28.40%	52.69%
48	One Tree Planted	M085		09/03/21	until spent	33,076	30,087	30,087	0	30,087	N/A	9.04%
49	WCRRRI Prairie Habitat Enhancement	M095	2022-06	01/01/22	06/30/25	111,954	73,865	37,110	18,910	18,200	47.61%	34.02%
50	WFC Meyer Phase 2	M100		01/01/23	09/01/25	106,546	101,709	N/A	4,837	N/A	24.92%	4.54%
51	Pierce County Shellfish NTA	M600		07/01/23	09/30/23	40,000	6,166	40,000	33,834	6,166	67.39%	84.59%
52	South Sound GREEN											
53	FY23 Interlocal	G019-SS		01/01/23	12/31/23	51,200	24,039	51,200	27,161	24,039	66.58%	53.05%
54	2023 ESD 113 Climate Education	G019.104		05/16/23	until spent	6,000	1,100	6,000	4,900	1,100	N/A	81.66%
55	NOAA B-WET	G019.106		01/01/22	07/31/23	12,881	0	8,483	8,483	0	Closed	100.00%
56	NFWF Five Star	G019.108		09/01/23	06/30/24	12,375	12,375	5,000	0	5,000	0.00%	0.00%
57	RCO Outdoor Learning	G019.109		10/01/22	06/30/23	77,625	1	69,321	69,320	1	Closed	100.00%
58	OSD Outdoor Learning	G019.103		01/01/23	06/30/23	2,800	5	2,800	2,795	5	Closed	99.83%
59	Dawkins 2022	G019.28		01/01/22	until spent	25,000	4,879	13,350	8,470	4,879	N/A	80.48%
60	Dawkins 2023	G019.28		01/01/23	until spent	20,000	20,000	6,000	0	6,000	N/A	0.00%
61	Embrace the Stream	G019.30		08/01/22	07/31/23	5,035	1,051	5,035	3,984	1,051	Closed	79.13%
62	TCC	TCC		01/01/18	until spent	9,853	0	174	174	0	N/A	100.00%
63	Teens in Thurston Volunteer Program									0		

	Grant Name	Account Number	Grant Number	Grant Start Date	Grant End Date	Total Grant Amount	Official Remaining	2023 Budget	2023 Actual	2023 Remaining Budget	% of Total Time	% of Total Budget Spent
64	Nisqually TNT 2022	G019.60		01/19/22	until spent	4,000	1,975	1,975	0	1,975	N/A	50.62%
65	Nisqually TNT 2023	T070		01/06/23	until spent	5,375	5,375	5,375	0	5,375	N/A	0.00%
66	- Envirothon Program									0		
67	2022 Nisqually Indian Tribe Envirothon	T040		01/01/22	until spent	5,000	0	274	274	0	Closed	100.00%
68	2023 Chehalis Tribe Envirothon	T040		01/23/23	until spent	5,000	1,028	5,000	3,972	1,028	N/A	79.43%
69	2023 Pork Blakely Envirothon	T040		03/02/23	until spent	500	500	500	0	500	N/A	0.00%
70	- PARTNERS									0		
71	South Puget Sound Salmon Enhancement Group	P100		01/12/23	06/30/23	6,000	3,001	6,000	2,999	3,001	136.47%	49.98%
72	OlyEcosystems	P400		05/02/23	09/01/23	16,500	9,788	16,500	6,712	9,788	99.19%	40.68%
73	Wild Fish Conservancy (WFC)	P500		08/14/23	08/24/23	8,900	6,381	8,900	2,519	6,381	0.00%	28.30%

Thurston Conservation District
Payment Report
August 2023

Type	Num	Date	Name	Funding Source	Expense Account	Paid Amount
Credit Card Charge	11562	08/01/2023	4th Dimension Computers	TCD Programs:T030 - District Communications	5354801 · Office Equipment	32.84
Credit Card Charge	11499	08/01/2023	Amazon	UNRESTRICTED:A010 - Administrative Expenses	5313101 · Office Supplies	129.86
Credit Card Charge	11563	08/01/2023	Harbor Freight	GREEN:TCC:G019.28 Dawkins	5314107 · Project Supplies	65.71
Credit Card Charge	11502	08/01/2023	Pioneer Fire & Security, Inc	UNRESTRICTED:A010 - Administrative Expenses	5354803 · Vehicle Maintenance	49.28
Credit Card Charge	11310	08/01/2023	Pioneer Fire & Security, Inc	UNRESTRICTED:A010 - Administrative Expenses	5314704 · Security Monitoring	273.75
Credit Card Charge	11578	08/01/2023	Shell Gas	RCO:R060 - SRFB Cozy Valley	5314107 · Project Supplies	21.77
Credit Card Charge	11583	08/01/2023	Wal Mart	RCO:R050 - FY 22-27 ASRP Riverbend	5354804 · Restoration Equipment	17.82
Credit Card Charge	11564	08/02/2023	Amazon	GREEN:TCC:G019.28 Dawkins	Project Equipment & Supplies	100.42
Credit Card Charge	11508	08/02/2023	Amazon	TCD Programs:T030 - District Communications	5313101 · Office Supplies	18.48
Credit Card Charge	11503	08/02/2023	Dell	Thurston County:TC400 - VSP	5945364 · Computer Hardware	1,662.20
Credit Card Charge	11505	08/03/2023	US Postal Service	TCD Programs:T098 - Soil Health Testing	5314202 · Postage & Shipping	19.25
Check	EFT	08/07/2023	Delta Dental		5531022 · Dental Benefits	1,986.80
Credit Card Charge	11507	08/07/2023	JotForm	GREEN:G019-SS GREEN Interlocal (Quarterly)	5314901 · Meeting & Event	50.00
Credit Card Charge	11596	08/07/2023	Lenovo	UNRESTRICTED:A010 - Administrative Expenses	5945364 · Computer Hardware	956.99
Credit Card Charge	1245088275	08/07/2023	QuickBooks Time Support (TSheets)	UNRESTRICTED:A010 - Administrative Expenses	5314102 · Audit & Accounting	197.10
Check	EFT	08/07/2023	Regence - Health Care		5531021 · Medical Benefits	18,537.51
Check	EFT	08/07/2023	Wells Fargo		Wells Fargo	5,266.50
Credit Card Charge	11493	08/08/2023	Amazon	UNRESTRICTED:A010 - Administrative Expenses	5313101 · Office Supplies	35.33
Credit Card Charge	11580	08/08/2023	Shell Gas	Partner Fee for Service:P400.1 - OlyEcosystems Deschutes River Preserve SOW#1	5314107 · Project Supplies	13.25
Credit Card Charge	11579	08/08/2023	Shell Gas	Partner Fee for Service:P400.1 - OlyEcosystems Deschutes River Preserve SOW#1	5314107 · Project Supplies	26.16
Credit Card Charge	11509	08/08/2023	The Seminar Group	MISC:M075 - FY23-28 SLP REPI Challenge	5314901 · Meeting & Event	749.00
Credit Card Charge	11512	08/08/2023	Trader Joes	UNRESTRICTED:A010 - Administrative Expenses	5314302 · Staff - Conference & Training	32.89
Credit Card Charge	11511	08/08/2023	Uline	RCO:R060 - SRFB Cozy Valley	5314107 · Project Supplies	92.81
Liability Check		08/09/2023	QuickBooks Payroll Service		Payroll	38,846.63
Credit Card Charge	3233929	08/09/2023	Right Networks	UNRESTRICTED:A010 - Administrative Expenses	5314102 · Audit & Accounting	23.00
Credit Card Charge	11581	08/09/2023	Shell Gas	Partner Fee for Service:P400.1 - OlyEcosystems Deschutes River Preserve SOW#1	5314107 · Project Supplies	19.41
Bill Pmt -Check	21881	08/10/2023	A Peterson	WSCC:W040 - Wildfire Ready Neighbors (WRN)	5314304 · Mileage	180.82
Bill Pmt -Check	21882	08/10/2023	All City Cleaning Services	UNRESTRICTED:A010 - Administrative Expenses	5314104 · Janitorial Services	1,350.00
Bill Pmt -Check	21883	08/10/2023	Anchor QEA	RCO:R050 - FY 22-27 ASRP Riverbend	5314100 · Professional Services	34,620.39
Bill Pmt -Check	21884	08/10/2023	Bishop, Stephanie	Various	5314901 · Meeting & Event & 5314304 · Mileage	179.98
Credit Card Charge	11582	08/10/2023	Cheveron	Partner Fee for Service:P400.1 - OlyEcosystems Deschutes River Preserve SOW#1	5314107 · Project Supplies	17.16

Type	Num	Date	Name	Funding Source	Expense Account	Paid Amount
Bill Pmt -Check	21885	08/10/2023	Christina Wagner	Various	5314304 · Mileage	437.94
Bill Pmt -Check	21886	08/10/2023	Coastal Geologic Services	MISC:M035 - ESRP Shore Friendly	5314100 · Professional Services	5,265.00
Bill Pmt -Check	21887	08/10/2023	Community Farmland Trust	TCD Programs:T099 - Food Processing and Tools Rentals	5314501 · Office Rent	260.00
Bill Pmt -Check	21888	08/10/2023	Cross Cultural Communications, Inc.	WSCC:W070 - CREP	5314100 · Professional Services	128.00
Bill Pmt -Check	21889	08/10/2023	Deschutes Law Group	UNRESTRICTED:A010 - Administrative Expenses	5314101 · Legal Fees & Services	2,000.00
Bill Pmt -Check	21890	08/10/2023	Emily Landrus	Various	Restoration Equipment & Mileage	322.03
Bill Pmt -Check	21891	08/10/2023	Enduris	UNRESTRICTED:A010 - Administrative Expenses	3090501 · 309.05.01 Prepaid Insurance	32,715.00
Bill Pmt -Check	21892	08/10/2023	Erin Phillips	Various	5314108 · Construction & Restoration Work	666.66
Bill Pmt -Check	21893	08/10/2023	FP Mailing Solutions	UNRESTRICTED:A010 - Administrative Expenses	5314503 · Equipment Leases	160.80
Bill Pmt -Check	21894	08/10/2023	Heartland LLC	TCD Programs:T021 - Conservation Education Center	5314100 · Professional Services	24,673.75
Liability Check	EFT	08/10/2023	Internal Revenue Service		Federal Income Tax Payable & FICA Payable	12,385.68
Bill Pmt -Check	21895	08/10/2023	Jae Townsend	Various	5314304 · Mileage	589.10
Bill Pmt -Check	21896	08/10/2023	Joseph Burgess	TCD Programs:T080 - Conservation TA	5314305 · Meals / Per Diems	264.00
Bill Pmt -Check	21897	08/10/2023	Karin Strelloff	Various	5314304 · Mileage	56.06
Bill Pmt -Check	21898	08/10/2023	Katrinka Hibler	Various	5314304 · Mileage	237.77
Bill Pmt -Check	21899	08/10/2023	Kiana Sinner_V	Various	5314304 · Mileage	131.00
Bill Pmt -Check	21900	08/10/2023	Kirsten Hill	Various	5314304 · Mileage	96.54
Bill Pmt -Check	21901	08/10/2023	Marguerite Abplanalp	Various	5314304 · Mileage	224.02
Bill Pmt -Check	21902	08/10/2023	Midwest Labs	TCD Programs:T098 - Soil Health Testing	5314117 · Soil Testing	166.45
Bill Pmt -Check	21903	08/10/2023	Mountain Mist	UNRESTRICTED:A010 - Administrative Expenses	5313101 · Office Supplies	34.99
Bill Pmt -Check	21904	08/10/2023	Natural Waters, LLC	RCO:R060 - SRFB Cozy Valley	5314100 · Professional Services	400.00
Bill Pmt -Check	21905	08/10/2023	Petrocard	UNRESTRICTED:A120 - Vehicles	5313201 · Vehicle Fuel	628.08
Bill Pmt -Check	21906	08/10/2023	Pioneer Fire & Security, Inc	UNRESTRICTED:A010 - Administrative Expenses	5314704 · Security Monitoring	98.55
Bill Pmt -Check	21907	08/10/2023	Puget Sound Energy	UNRESTRICTED:A010 - Administrative Expenses	5314701 · Electricity	126.81
Bill Pmt -Check	21908	08/10/2023	Sam Nadell	Various	5314300 · Staff - Travel	580.15
Bill Pmt -Check	21909	08/10/2023	Sarah Moorehead_V	Various	Mileage & Office Supplies	549.45
Bill Pmt -Check	21910	08/10/2023	Susan Shelton	UNRESTRICTED:A010 - Administrative Expenses	5314304 · Mileage	262.01
Bill Pmt -Check	21911	08/10/2023	Sydney Flemister	Various	5314108 · Construction & Restoration Work	1,200.00
Bill Pmt -Check	21912	08/10/2023	Taylor Sherrow	Various	5314108 · Construction & Restoration Work	100.00
Bill Pmt -Check	21913	08/10/2023	Thurston County Central Services	UNRESTRICTED:A010 - Administrative Expenses	5314501 · Office Rent	4,108.00
Bill Pmt -Check	21914	08/10/2023	Thurston County Treasurer	UNRESTRICTED:A010 - Administrative Expenses	5314110 · Bank Fees & Interest Charges	580.96
Bill Pmt -Check	21915	08/10/2023	U.S. Fish and Wildlife Service	RCO:R080 - Oregon Spotted Frog (OSF) Outreach	5314100 · Professional Services	5,513.21
Bill Pmt -Check	21916	08/10/2023	USABLE.Life		5531026 · Life Insurance	159.84
Bill Pmt -Check	21917	08/10/2023	VSP - Vision Care		5531021 · Medical Benefits	202.75
Bill Pmt -Check	21918	08/10/2023	WA St Conservation Commission	UNRESTRICTED:A010 - Administrative Expenses	5314504 · Vehicle Leases	526.56
Liability Check	EFT	08/10/2023	WA St Dept of Retirement Systems		3081001 · Checking-7444 Timberland	17,905.27
Bill Pmt -Check	21919	08/10/2023	WA St University Energy Program	UNRESTRICTED:A010 - Administrative Expenses	5314103 · Computer Services	3,969.50
Bill Pmt -Check	21921	08/10/2023	White, Nora	Various	5314304 · Mileage	89.09

Type	Num	Date	Name	Funding Source	Expense Account	Paid Amount
Liability Check	21880	08/10/2023	WSCCE - Council 2		3861008 · Union Dues	462.23
Bill Pmt -Check	21922	08/10/2023	WSU Sponsored Programs Services	MISC:M075 - FY21-24 SLP REPI Pilot	5314100 · Professional Services	12,195.19
Credit Card Charge	11565	08/14/2023	Best Buy	Thurston County:TC400 - VSP	5945364 · Computer Hardware	1,861.48
Credit Card Charge	5280964	08/14/2023	Buzzsprout	TCD Programs:T030 - District Communications	5374001 · Web Hosting and Maintenance	12.00
Bill Pmt -Check	EFT	08/14/2023	Comcast	UNRESTRICTED:A010 - Administrative Expenses	5314204 · Internet Services	187.08
Credit Card Charge	11498	08/14/2023	Intuit	UNRESTRICTED:A010 - Administrative Expenses	5314102 · Audit & Accounting	243.57
Bill Pmt -Check	EFT	08/14/2023	Pacific Disposal	UNRESTRICTED:A010 - Administrative Expenses	5314702 · Garbage Service	62.13
Credit Card Charge	11597	08/16/2023	Canva	TCD Programs:T030 - District Communications	5314400 · Advertising	145.05
Credit Card Charge	11613	08/16/2023	Facebook	TCD Programs:T097 - Plant Sale	5314400 · Advertising	16.16
Credit Card Charge	11577	08/16/2023	Seven-Eleven	UNRESTRICTED:A010 - Administrative Expenses	5313201 · Vehicle Fuel	78.69
Bill Pmt -Check	21924	08/17/2023	Anchor QEA	RCO:R050 - FY 22-27 ASRP Riverbend	5314100 · Professional Services	62,744.86
Credit Card Charge	11540	08/17/2023	Garmin	UNRESTRICTED:A010 - Administrative Expenses	5945363 · Equipment & Office Furniture	762.10
Credit Card Charge	11568	08/17/2023	US Postal Service	TCD Programs:T098 - Soil Health Testing	5314202 · Postage & Shipping	26.55
Credit Card Charge	E0300OQJC5	08/19/2023	Microsoft	UNRESTRICTED:A010 - Administrative Expenses	5314505 · Software Licenses	95.82
Credit Card Charge	E0300OQH17	08/19/2023	Microsoft	UNRESTRICTED:A010 - Administrative Expenses	5314505 · Software Licenses	49.28
Credit Card Charge	E0300OQC4M	08/19/2023	Microsoft	UNRESTRICTED:A010 - Administrative Expenses	5314505 · Software Licenses	162.61
Check	EFT	08/21/2023	TPSC Benefits		5531021 · Medical Benefits	76.50
Check	EFT	08/21/2023	TPSC Benefits		5531021 · Medical Benefits	313.21
Credit Card Charge	11608	08/21/2023	US Postal Service	TCD Programs:T098 - Soil Health Testing	5314202 · Postage & Shipping	19.25
Credit Card Charge	11523	08/22/2023	Amazon	MISC:M035 - ESRP Shore Friendly	5313101 · Office Supplies	87.47
Bill Pmt -Check	EFT	08/22/2023	Ricoh USA, Inc.	UNRESTRICTED:A010 - Administrative Expenses	5314503 · Equipment Leases	247.33
Credit Card Charge	P1-87308416	08/23/2023	Intuit	UNRESTRICTED:A010 - Administrative Expenses	5314102 · Audit & Accounting	3,053.56
Credit Card Charge	11587	08/24/2023	Grocery Outlet	TCD Programs:T050 - Partner Fee for Service Program	5314901 · Meeting & Event	10.40
Credit Card Charge	11584	08/24/2023	Home Depot	RCO:R050 - FY 22-27 ASRP Riverbend	5314107 · Project Supplies	15.24
Liability Check	EFT	08/24/2023	Internal Revenue Service		Federal Income Tax Payable & FICA Payable	13,094.76
Liability Check		08/24/2023	QuickBooks Payroll Service		Payroll	41,289.85
Credit Card Charge	11586	08/24/2023	Vic's Pizzeria	TCD Programs:T050 - Partner Fee for Service Program	5314901 · Meeting & Event	50.92
Liability Check	EFT	08/24/2023	WA St Dept of Retirement Systems		3861005 · PERS Deferral Payable	765.00
Credit Card Charge	11593	08/25/2023	Amazon	UNRESTRICTED:A010 - Administrative Expenses	5313101 · Office Supplies	220.26
Credit Card Charge	11612	08/25/2023	Amazon	UNRESTRICTED:A010 - Administrative Expenses	5313101 · Office Supplies	19.16
Bill Pmt -Check	21925	08/25/2023	Anchor QEA	RCO:R050 - FY 22-27 ASRP Riverbend	5314100 · Professional Services	13,591.90
Bill Pmt -Check	21926	08/25/2023	Deschutes Law Group	UNRESTRICTED:A010 - Administrative Expenses	5314101 · Legal Fees & Services	2,000.00
Bill Pmt -Check	21927	08/25/2023	Erin Phillips	TCD Programs:T050 - Partner Fee for Service Program	Restoration Crew Intern Stipend	400.00
Bill Pmt -Check	21928	08/25/2023	Fourth Corner Nurseries	WSCC:WSCC Salmon Recovery Funding	5313401 · Plants for Resale	1,876.00
Bill Pmt -Check	21929	08/25/2023	King Conservation District	MISC:M600 - FY23 Pierce County Shellfish NTA	5314400 · Advertising	280.00
Bill Pmt -Check	21930	08/25/2023	Marguerite Abplanalp	Various	5314304 · Mileage	39.30
Bill Pmt -Check	21931	08/25/2023	Minuteman Press	RCO:R080 - Oregon Spotted Frog (OSF) Outreach	5314203 · Printing Services	1,469.23
Bill Pmt -Check	21932	08/25/2023	Olympia School District	GREEN:G019-SS GREEN Interlocal (Quarterly)	Bus Transportation & Sub Teacher Reimbursement	3,209.28

Type	Num	Date	Name	Funding Source	Expense Account	Paid Amount
Bill Pmt -Check	21933	08/25/2023	Perfect Temp, Inc.	TCD Programs:T099 - Food Processing and Tools Rentals	5354802 · Rental Equipment	492.75
Bill Pmt -Check	21934	08/25/2023	Petrocard	UNRESTRICTED:A120 - Vehicles	5313201 · Vehicle Fuel	151.36
Bill Pmt -Check	21935	08/25/2023	Puget Sound Energy	UNRESTRICTED:A010 - Administrative Expenses	5314701 · Electricity & 5314703 · Gas	271.40
Credit Card Charge	11585	08/25/2023	Safeway	TCD Programs:T030 - District Communications	5314901 · Meeting & Event	32.98
Bill Pmt -Check	21936	08/25/2023	Sydney Flemister	Various	5314108 · Construction & Restoration Work	1,200.00
Bill Pmt -Check	21937	08/25/2023	Taylor Sherrow	Various	5314108 · Construction & Restoration Work	100.00
Bill Pmt -Check	21938	08/25/2023	Verizon	UNRESTRICTED:A010 - Administrative Expenses	5314201 · Telephone	992.90
Bill Pmt -Check	21939	08/25/2023	VSP - Vision Care	UNRESTRICTED:A010 - Administrative Expenses	5531021 · Medical Benefits	186.29
Bill Pmt -Check	21940	08/25/2023	WA Dept of Agriculture	TCD Programs:T097 - Plant Sale	5314307 · Licenses and Permits	20.00
Credit Card Charge	11599	08/28/2023	Haggen	UNRESTRICTED:A010 - Administrative Expenses	5314310 · Board Meeting Snacks	8.24
Credit Card Charge	11594	08/28/2023	Service Saw Workwears	WSCC:W030 - Skookumchuck	5314107 · Project Supplies	53.01
Check	EFT	08/28/2023	TPSC Benefits		5531021 · Medical Benefits	481.67
Credit Card Charge	11589	08/28/2023	Trader Joes	GREEN:G019-SS GREEN Interlocal (Quarterly)	5314901 · Meeting & Event	12.96
Credit Card Charge	11590	08/29/2023	Ace Hardware	Thurston County:TC400 - VSP	5354802 · Rental Equipment	7.84
Credit Card Charge	MC13966560	8/31/2023	Mail Chimp	TCD Programs:T030 - District Communications	5314505 · Software Licenses	75.56
Credit Card Charge	11616	8/31/2023	US Postal Service	TCD Programs:T030 - District Communications	5314202 · Postage & Shipping	38.25



BOARD MEETING ITEM SUMMARY SHEET

Agenda Item Title:		Livestock FY 23-25 Funding Addendum	
Lead Staff:		Marguerite Abplanalp	Board Meeting Date: 09/26/23
Goal of Presentation:	<input checked="" type="checkbox"/> Decision	<input type="checkbox"/> Information	<input type="checkbox"/> Feedback
Description/Background:		<i>Please provide a description or background of the project.</i>	
Livestock funding to assist with conservation planning and TA to community members.			
Pros: TCD will be about to support Thurston County community members who operate livestock farms.		Cons: None	
Fiscal Impacts: <i>Please describe the costs associated with this action.</i>			
The district will receive 20,000 from WSCC.			
Recommended Action:		<i>What decision do you recommend the board make?</i>	
Approve the addendum			
Legal Review:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Required
Supporting Documents: <i>Please list below and attach supporting documents (contracts, maps, agreements, draft resolution or other documents).</i>			
Livestock Addendum			



Marguerite Abplanalp

From: Commission@scc.wa.gov <noreply+29899f926be69dff@formstack.com>
Sent: Thursday, August 31, 2023 8:21 AM
To: Marguerite Abplanalp
Subject: FORM 4: Addendum

Washington State Conservation Commission

FORM 4: ADDENDUM

Aug 31, 2023 8:20 AM

Conservation District: Thurston

GRANT PROGRAM: Other: Livestock TA

Overhead Rate: 25%

Submitted By: Marguerite Abplanalp
Email: mabplanalp@thurstoncd.com

Total Grant Award: 20000.00

Basic Allocation Award (if applicable):

Total to be obligated under this Addendum: 20000.00

Intermediate Outcome #1: 5000.00

Conservation Planning

Intermediate Outcome #2: 15000.00

Technical assistance and other TA activities

Intermediate Outcome #3:

Intermediate Outcome #4:

Intermediate Outcome #5:

Total of Intermediate Outcomes: 20000.00

Thurston Conservation District

09-2023 Items to Surplus



Staff recommends that the Board of Supervisors approve the following items for surplus. All of these items require repairs that staff have determined are not value for money.

1. 2000 White Ford Ranger – needs a new head gasket
2. 2000 Red Ford Ranger – does not run
3. 2007 Saturn Vue – needs a new air conditioning unit and the airbags cannot be repaired
4. Drop Spreader – needs repairs
5. Manure Spreader – paddles need welding repairs

The market value of these items is unknown, so staff plans to auction the items at the 2023 Harvest Festival. Staff will attempt to sell any items that are not purchased at auction for scrap metal.

Item

5



WASHINGTON

Partner Activity Report

Sept. 2023

Working together to help Washington's producers

By **Roylene Comes At Night**
NRCS-WA State Conservationist

SPOKANE VALLEY, Wash. – Over the next few months, we will have an opportunity to work together like never before ... and I am truly excited about how and where we will come together at this new level.

What new opportunities can we find together? How can we best build resiliency into Washington's environment to really benefit climate change? How can we do all of this while at the same time helping producers farm better while enhancing their conservation efforts?

These are all exciting questions, and with the funding increases we are seeing, we can no longer say there is not enough funds to move the dial to a new level.

Along with the funds, there's something else very special right now – our NRCS national leadership have experience as state conservationists. For the first time in a long time, we truly have

the support of the national team to do things differently. So, we have the funds, and we have the flexibility to really consider new ways of doing business.

We're facing a huge opportunity right now to strategically develop programs that will help implement and install conservation.

There are many ways you can help, from really simple, to much more complex. On the simple side, spreading the good word at your local diner could go a long way! While it may sound silly, some producers may be one conversation away from visiting one of our field offices. Your personal experiences working with us are priceless.

More complex ways are for you to work in our Local Working Groups (LWG), or State Technical Advisory Committee (STAC), or even the Washington Tribal Conservation Advisory Council (WATCAC). We greatly depend on the experts within these groups to really help us enhance our programs to local

needs. Also, helping spread the word to others who may want to join them is always appreciated! We are always looking to bring in more and more diverse voices into our LWGs, STAC, and WATCAC.

Also, thinking really big and way outside of any perceived boxes is always worth a conversation. Please, if you think there might be a way to bend or extend our programs in interesting ways, let's talk! The worst thing that could happen is we have to say no. I would actually love the opportunity to listen to any creative or innovative ideas you have!

Basically, we really need to hear from you. We need your thoughts. We need your ideas. We need you on our team as we face this incredible opportunity. Together, we can help thousands and thousands of amazing Washington families feed the world. What an amazing opportunity!

Washington
Natural
Resources
Conservation
Service





East Area

By Aubrey Hoxie

East Area Conservationist

As the peak of summer has passed, and we near the wrap up of FY2023, I'm proud of the conservation work that the East Area and our partners have accomplished this year!

Programs

For EQIP, we received over 320 applications in FY23, in which we were able to obligate 134 contracts, on over 98,850 acres. Of those 134 applications, 38 used Inflation Reduction Act funds to install 23,546 acres of climate smart practices.

For CSP, we received over 100 applications in FY23. To date, we've obligated 87 contracts, covering 217,820 acres. We still have roughly 20 applications that are preapproved for funding, and will be obligated before our fiscal year ends.

Staffing

We've hired several new positions onto the East Area Team. They include:

Spokane Valley, Soil Conservationist—Logan Carr. Logan came to us from NRCS North Dakota, and started with the Palouse team back in June.

Spokane Valley, Soil Conservationist—Melissa Pierce. Melissa transferred to us from the Prosser field office, and started in June.

Colfax, Soil Conservationist—Mary Hein. Mary is new to NRCS and joined the Palouse team in June.

Pasco, Soil Conservationist—Joseph Shields. Joseph transferred from the local FSA office in Pasco to NRCS at the end of March.

We also had the pleasure of hosting one of the Pathways interns this summer in the East Area, in the West Palouse team. Byron Gagnon came to us from Arizona, through an internship program called Natural Resources Career Development Program (NRCDP). The West Palouse team loved showing Byron around, and appreciated his help in getting some mapping completed for them in conservation desktop, and teaching him about agriculture in Eastern Washington.

Partnership Activities

There are a few partnership activities to highlight for the East Area:

First, is the Palouse RCPP renewal project; this was the first of contracting, and we successfully obligated 7 new contracts using climate smart practices such as no-till and reduced-till farming, along with nutrient management to treat over 5100 acres.

Second, is our new agreement with Spokane Conservation District in creating a food forest, or a forest garden, on 1 acre of the district's property. Forest gardens are created to mimic the ecosystem and patterns in nature, with edible plants. There are, generally, seven layers of plants/trees that make up a food forest—the overstory, the understory, the shrub layer, the herbaceous layer, the root layer, the ground cover layer, and the vine layer. Using all these layers, plants can better use an area without causing failure to competition. The project will also include an observation beehive, incorporate 1.5 miles of trail for community recreation and enjoyment, the installation of 2 observation/resting benches within the food forest, and incorporating signage for public education. Along with all of this, NRCS will register the area as a USDA Peoples' Garden. We're excited for the opportunity to work with Spokane CD on this innovative project!

And **third**, is a new agreement with Stevens County CD through a grant opportunity with Grazing Lands Conservation Initiative. Through this grant agreement, Stevens County CD will be working with neighboring conservation districts, and partners to create and research grazing conservation practices, and provide educational workshops to landowners in the Northeast counties of WA. They'll be developing tools, along with fact sheets and information to assist underserved producers with the best tools possible regarding grazing and herd management. This will be a great opportunity for NRCS to collaborate with Stevens County CD on this great project and assist landowners in better grazing management.





West Area

By David Rose

West Area Conservationist

Staff Actions

We are working to fill the following vacancies: Area Forester in Olympia/Mt. Vernon/Vancouver; Resource Conservationist (RC) positions in Port Angeles, Renton, Olympia, Longview and Puyallup; Comprehensive Nutrient Management Plan (CNMP) Engineer position in the Area Office located in Olympia; CNMP Planner position in the Area Office located in Olympia; Soil Conservationist (SC) positions in Bremerton and Chehalis.

We have made selections for the following positions; Civil Engineer in Lake Stevens. All names will be shared once they've arrived.

New employees in the area include; Danielle Kurin as Area Cultural Resources Specialist (CRS) in Olympia; James Farley as Area Civil Engineering Technician (CET) in Olympia; Sheridan Wolf as Southwest Team CET in Chehalis, Tara Donohoe as Soil Conservationist in Puyallup, Daizy Dehnke as Soil Conservationist in Everson, and Rochelle Wickwire as Soil Conservationist in Vancouver.

Jared Hamman, Area RCPP Coordinator, will be on detail to the national office through September 30th.

Program Update

The final FY22 Financial Assistance Programs tally for the West Area shows the following: EQIP - 116 contracts for over \$4.1 million, CSP - 19 contracts for over \$773 thousand, RCPP - 20 contracts for over \$709 thousand.

The current snapshot for the FY23 Financial Assistance Programs for the West Area shows the following: 140 EQIP contracts already obligated or preapproved broken out by 68 preapprovals with 80 contracts already obligated for over \$2.7 million; 16 current preapprovals for CSP with 5 contracts obligated for over \$104 thousand. These totals do include some Inflation Reduction Act funded contracts and applications also. Indications are that we have approximately 20% more applications than last year.

Central Area

By Austin Shero

East Area Conservationist

NRCS is entering into a new era with the addition of Inflation Reduction Act. This new period will only continue to strengthen our relationships with key partners across the state, and with partners in the Central Area. We're excited for these opportunities, but know we can't accomplish this task alone. We will be walking this road with our fantastic partners, side by side, to address critical resource concerns across the area, and throughout the state! We'll be working with partners and entering into agreements over the next few years to expand capacity to deliver critical programs. These conversations are continuing to take shape currently, and will be expanding in the coming months.

For FY24, Central Area will be asking for assistance from partners to help us find fantastic places to work on the Conservation Stewardship Program (CSP)! Funding for this program has never been higher, and competition has never been lower! It's a great opportunity to explore possibilities and options through this program. Likewise, we'll continue to have partners help us with our EQIP WaterSmart funded project areas. We have several project areas that can continue to grow!

We appreciate our amazing partners, and truly could not accomplish our mission without your support. It's truly special having all of our groups working together to achieve our common goals!





Ecological Sciences

New State Forester Has Deep Roots

By Robert D. Evans

NRCS-WA State Resource Conservationist

It is my pleasure to announce that Erin Kreutz has been selected as the new NRCS-WA State Forester. Erin has over 20 years of professional forestry experience working in wildfire research and restoration, timber production, wildland firefighting, carbon modeling and forest economics, developing ecological site descriptions, forest management and conservation planning.

Erin received her bachelor's degree from University of Wisconsin Madison in Forest Ecology and Management with a minor in Environmental Studies and went on to earn her master's from Central Washington University in Natural and Cultural Resource Management.

Erin comes to Ecological Sciences from the NRCS Soils and Plant Science Division, where she has worked as an ecologist to publish Ecological Site Descriptions for much of Washington and Oregon. Prior to her life with NRCS, she worked for Forest Service and Washington Department of Natural Resources before her passion for conservation ultimately drew her to NRCS in 2014. After establishing herself as a Soil Conservationist, Erin jumped over to NRCS Soil and Plant Division as an Ecologist to deepen her technical skills.

Now she's back and she certainly does bring a lot to the table technically. Her familiarity with forestry on both sides of the Cascades is outstanding, but it is significantly enhanced by her background in soils and forest ecology. Erin says she is excited to merge her conservation planning experience with the technical skills she picked up working for the Soils and Plant Science Division over the last 8 years. The feeling of excitement is mutual, as I am thrilled to welcome Erin to the Ecological Sciences Division as our new state forester.



Public Affairs

By Nate Gallahan

NRCS-WA State Public Affairs Specialist

Each time we put together a Partner Activity Report, I ask myself what would our beloved partners need to know about what I have going on? This go-round, the thought occurred to me that I'm thinking too much about it. There's something of great importance I don't discuss enough ... it's the importance you all play in our ability to communicate with communities across the state.

The simple truth is, we really need

your help in sharing the information we distribute! Whether that's simply forwarding our batching deadline announcement emails or reminding folks during meetings of the plethora of opportunities NRCS makes available, your contributions to the communications chain are extremely valuable to us.

The great news is I see this happening already, I see many partners including our announcements in their

information products, and for that I'm extremely grateful. The most basic principle we're built upon is that of locally led conservation, and all of you are great representatives of that. Producers hearing from all of you carry great weight, and I'm grateful for your assistance in sharing our info!

We couldn't do any of this without all of you!





Programs

EQIP-CIC and Washington State

By Misty Seaboldt

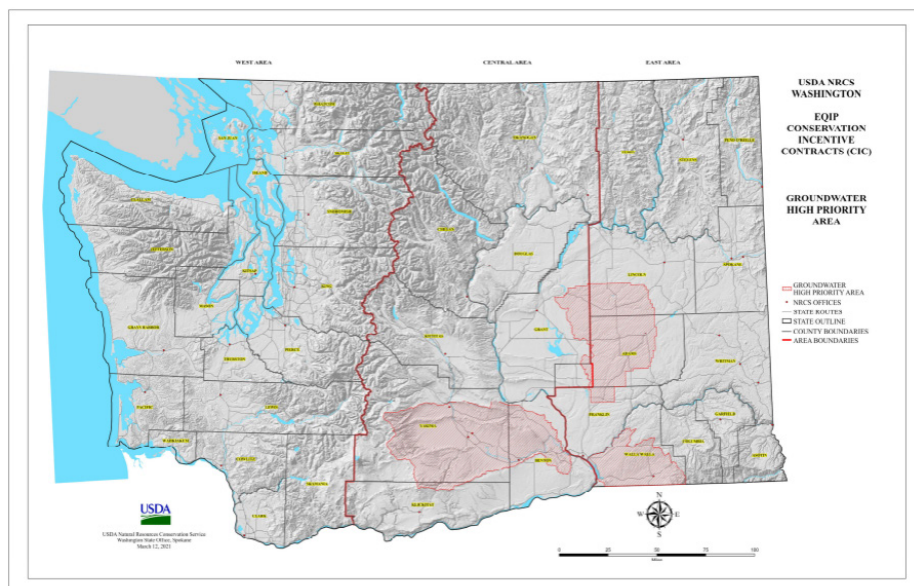
Acting ASTC for Programs

Just a few years ago NRCS rolled out the Environment Quality Incentive Program Conservation Incentive Contract (EQIP CIC). The intent of this program was to act as a bridge for participants between General EQIP and The Conservation Stewardship Program (CStwP). EQIP CIC took elements from both programs to create a hybrid program. EQIP CIC uses a limited list of EQIP practices and payment rates and CStwP's five-year contract period and annual reoccurring payments to help landowners experience a CStwP like contract but with less restrictive rules regarding enrolling the entire operation and enhancing existing conservation levels.

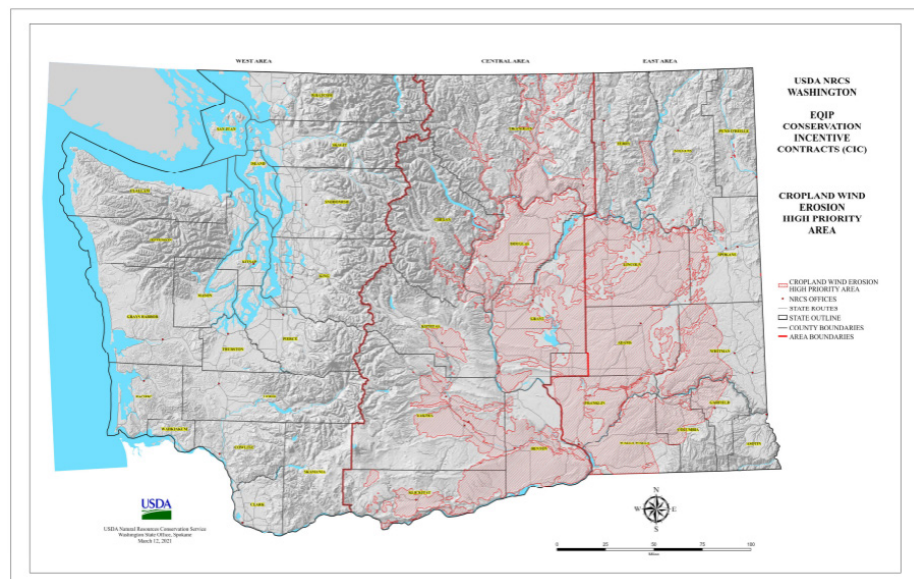
NRCS Washington has identified three high priority areas and priority resource concerns. NRCS Washington choose to use ground water, forest health (statewide), and cropland wind erosion as our priority resource concerns. The three high priority areas were identified geospatially, and maps are available on the NRCS WA Webpage as well as here. To date EQIP CIC has been underutilized by program participants but is a great way for a participant to determine if a program like CStwP could be right for them. The current high priority areas allow EQIP CIC to be accessed by participants statewide depending on their identified priority resource concerns. We believe that EQIP CIC can be a great tool for accessing farm bill funds while experimenting with program flexibility.

Forest Health has a HPA that is statewide.

Groundwater



Cropland Wind Erosion





Management & Strategy

By Chas Scriptor

ASTC for Management & Strategy

As of August 25, 2023, during FY23 NRCS WA has filled 39 positions some of which are backfills. Currently, there are 89 positions in process to be advertised and filled. Those 89 positions include new NRCS staff identified as needed to implement Inflation Reduction Act (IRA) activities, as well as backfill positions, but does not include an additional 44 IRA positions to be filled using agreements with partners or contracts. There are also other positions targeted to be added but not yet in the process of being filled.

Positions Filled in FY23	Location
Administrative Assistant	Ephrata
Administrative Assistant	Olympia
Administrative Assistant	Spokane SO
Administrative Assistant	Spokane SO
Administrative Assistant	Spokane SO
Administrative Program Specialist (HR Specialist)	Spokane SO
Area Civil Engineering Technician (CET)	Olympia AO
Area Easement Position	Yakima
Area Program Specialist	Olympia
Biological Science Technician	Pullman PMC
Civil Engineer	Pasco
Civil Engineering Technician (CET)	Chehalis
Cultural Resources Specialist	Ephrata
Cultural Resources Specialist	Olympia AO
Cultural Resources Specialist Archeologist - State	Spokane SO
District Conservationist	Ephrata
District Conservationist	Puyallup
Forester (State Forester)	Spokane SO
Program Specialist (Easements)	Spokane SO
Program Support Assistant	Puyallup
Public Affairs Specialist	Spokane SO
Resource Conservationist	Montesano
Resource Conservationist	Waterville
Resource Conservationist	Wenatchee
Resource Conservationist	Wenatchee
Soil Conservationist	Colfax
Soil Conservationist	Davenport
Soil Conservationist	Pasco
Soil Conservationist	Port Angeles

Positions Filled in FY23 (continued)	Location
Soil Conservationist	Puyallup
Soil Conservationist	Puyallup
Soil Conservationist	Renton
Soil Conservationist	Spokane Valley
Soil Conservationist	Spokane Valley
Soil Conservationist	Vancouver
Soil Conservationist (Pathways)	Chehalis
Soil Conservationist (Pathways)	Davenport
Soil Conservationist (1890 Scholar)	Lake Stevens
Urban Team Soil Conservationist	Olympia

Hiring Actions in Process	Location
Area Agronomist	Ephrata
Area Agronomist	Spokane
Area CET	Spokane
Area Forester	Olympia
Area Range Specialist	Spokane
Area Resource Conservationist	Spokane EAO
CET / ENG	Colville
CET / ENG	Ephrata
CNMP Ag ENG	Olympia
CNMP Ag ENG	Spokane
CNMP Specialist	Olympia
CNMP Specialist	Spokane EAO
Cultural Resources Specialist	Spokane
District Conservationist - Yakama Tribal Team	Toppenish
Engineer	Mt Vernon / Lake Stevens
Engineer	Ephrata or Yakima
Engineer (State Environmental)	Spokane SO
Engineer (State Irrigation)	Spokane SO
Forester	Colville
Forester	Ellensburg
GIS Specialist	Spokane SO
Management Analyst (Grants and Agreements Specialist)	Spokane SO
Pathways Recent Grad (Soil Conservationist)	Colfax
Pathways (Engineer)	Ephrata
Pathways (Engineer)	Spokane Valley
Pathways (Engineer)	Wenatchee
Pathways (Natural Resources)	Puyallup
Pathways (Recent Graduate)	Chehalis
Pathways (Soil Conservationist)	Davenport
Pathways (Soil Conservationist)	Lake Stevens



Management & Strategy *(continued)*

Hiring Actions in Process <i>(continued)</i>	Location
Pathways (Soil Conservationist)	Mt Vernon
Pathways (Soil Conservationist)	Okanogan
Pathways (Soil Conservationist)	Olympia
Pathways (Soil Conservationist)	Pasco
Pathways (Soil Conservationist)	Ritzville
Program Support Assistant	Colville
Program Support Assistant	Davenport
Program Support Assistant	Ephrata
Program Support Assistant	Yakima
Rangeland Mgmt Specialist	Colville
Rangeland Mgmt Specialist	Davenport
Rangeland Mgmt Specialist	Goldendale
Rangeland Mgmt Specialist	Republic
Rangeland Mgmt Specialist	Ritzville
RCPP Coordinator	Ephrata Ellensburg Wenatchee Yakima
Realty Specialist	Spokane SO
Resource Conservationist	Ephrata
Resource Conservationist	Olympia
Resource Conservationist	Port Angeles
Resource Conservationist	Puyallup
Resource Conservationist	Renton
Soil Conservationist	Clarkston
Soil Conservationist	Colfax
Soil Conservationist	Davenport
Soil Conservationist	Okanogan
Soil Conservationist	Prosser
Soil Conservationist	Waterville
Soil Conservationist (Recent Graduate)	Everson
Soil Conservation Technician	Davenport

Hiring Actions in Process <i>(continued)</i>	Location
Soil Conservation Technician	Montesano
Soil Conservation Technician	Republic
Resource Conservationist	Prosser
Soil Conservationist	Bremerton
Resource Conservationist	Longview
Biological Science Tech	Pullman PMC
Biological Science Tech	Pullman PMC
Biological Science Tech	Pullman PMC
Public Affairs Specialist	Spokane SO
IRA Admin Prog Spec (HR Specialist)	Spokane SO
IRA Admin Prog Spec (HR Specialist)	Spokane SO
IRA Admin Prog Spec (HR Specialist, term appointment)	Spokane SO
IRA Soil Conservationist	Ephrata
IRA Agronomist	Waterville
IRA Soil Conservationist	Yakima
IRA Irrigation Lead (planner)	Yakima
IRA Central Area Outreach Specialist	Wenatchee
IRA East Area Outreach Specialist	Pasco
IRA Public Affairs Specialist	Spokane Valley
IRA Soil Conservationist	Colfax
IRA Soil Conservation Technician	Pasco
IRA Soil Conservation Technician	Walla Walla
IRA Soil Conservationist	Dayton
IRA Soil Conservation Technician	Everson
IRA Grants & Agreements	Spokane SO
IRA Programs Administrative Assistant/Specialist	Wenatchee
IRA Programs Administrative Assistant/Specialist	Olympia AO
IRA Programs Administrative Assistant/Specialist	Spokane SO
IRA Area Programs Administrative Assistant/Specialist	Spokane AO



Partnerships

By Nick Vira

NRCS-WA Partnership Liaison

Local Work Groups (LWGs) are composed of agricultural producers, owners/operators of nonindustrial private forest land, professionals representing agricultural and natural resource interests, and individuals representing a variety of disciplines in the soil, water, wetland, plant, forestry, and wildlife sciences who are familiar with agricultural and natural resource issues in the local community. Currently, Washington has 10 LWGs and one tribal LWG for all Tribes. LWGs are usually chaired by a Conservation District within their LWG team. LWGs provide annual recommendations on a variety of natural resource issues, to NRCS and the State Technical Advisory Committee (STAC). Local working group membership should be diverse and focus on agricultural interests and natural resource issues existing in the local community. Membership should include agricultural producers representing the variety of crops, livestock, and poultry raised within the local area; owners of nonindustrial private forest land, as appropriate; representatives of agricultural and environmental organizations; and representatives of governmental agencies carrying out agricultural and natural resource conservation programs and activities.

Membership of the LWG may include but is not limited to federal, state, county, tribal, or local government representatives. Examples of potential members include:

- NRCS designated conservationist
- Members of conservation district boards
- Members of the county Farm Service Agency (FSA) committee
- FSA county executive director or designee
- Cooperative extension
- State or local elected or appointed officials
- Other federal and state government representatives
- Representatives of American Indian Tribes

Individuals or groups wanting to become members of a LWG may submit a request that explains their interest and outlines their credentials for becoming a

member to the LWG chairperson and the NRCS District Conservationist. The District Conservationist will assist the conservation district in making decisions concerning membership of the group.

LWG input and recommendations can assist USDA in identifying any of the following conditions:

- Identifying significant local and statewide geographic areas of concerns
- Identifying significant local and statewide natural resource concerns
- Technical programmatic recommendations
- Need for statewide public information and outreach campaigns
- Guidelines for developing ranking criteria for evaluating applications
- Guidance on eligible conservation practices
- Technical guidance on conservation practices, including new, innovative practices;
- Identifying, monitoring and analyzing performance indicators
- Evaluating and reporting program impacts on natural resources and the environment; and
- Coordinating with other federal, state, tribal, and local public and private activities

This year LWGs had the opportunity to submit proposals for needed program fund pools using Inflation Reduction Act funding. Projects would only be accepted under the following categories:

- Soil Health
- Nitrogen Management
- Livestock, Grazing, & Pasture
- Energy, Combustion, & Electricity Efficiency
- Agroforestry, Forestry, & Upland Wildlife Habitat

From this, we received eleven proposals requesting over \$45 million in funding, with projects ranging financially from \$200 thousand to \$15 million. We had to scale back some of the project funding requests but also fully funded some proposals. Here are the projects that will be funded in 2024; please note that additional funds may be added to projects that can show a strong





Partnerships *(continued)*

need in applications and can consume the current fund allocation.

- Snake River Team – Forestry: \$1,000,000
- Snake River Team – Nutrient Management: \$500,000
- North Central Team – Forestry: \$150,000
- North Central Team – Soils: \$500,000
- North Central Team – Rangeland: \$75,000
- North Central Team – Non Conventional: \$37,500
- North Central Team – Wildlife: \$500,000
- Tribal Team – Colville Forestry: \$650,000
- Southwest Team – Forestry: \$500,000
- Puget Sound Team – Forestry: \$100,000

In Fiscal Year 2024, we plan to accelerate the timeline for collecting LWG information and intend to release guidance around October, hold an informational kickoff meeting for LWG Chairs around December. This year all LWGs will need to set their meeting dates(s) within 30 days of the kickoff meeting. Meetings can be convened anytime between January and May. Another change this year is that LWGs will be the only way to propose a watershed for consideration in the National Water Quality Initiative (NWQI). NWQI is offered through the Environmental Quality Incentives Program (EQIP) program for on farm efforts to address water quality on a watershed scale. Through NWQI, watersheds are selected for the development of a comprehensive watershed inventory and plan, in advance of financial assistance EQIP funds for individual landowner projects.



**< 2023 Local
Working
Group State
Report**

Washington's LWGs

Northeast LWG

Area: Stevens, Pend Oreille, Ferry

West Palouse LWG

Area: Lincoln, Adams

Palouse LWG

Area: Whitman, Pine Creek, Palouse, Spokane County, Palouse-Rock Lake

Snake River LWG

Area: Asotin County, Columbia, Franklin, Pomeroy, Walla Walla

North Central LWG

Area: Okanogan, Foster Creek, South Douglas, Cascadia

Big Bend LWG

Area: Columbia Basin CD, Kittitas

South Central LWG

Area: Central and Eastern Klickitat, Benton, North & South Yakima Conservation Districts, Underwood

Northwest LWG

Area: Snohomish, Whatcom, Skagit, San Juan Islands, Whidbey Island, Clallam, Jefferson

Puget Sound LWG

Area: Thurston, Kitsap, Mason, Pierce, King

Southwest LWG

Area: Clark, Underwood (Skamania), Lewis County, Cowlitz, Wahkiakum, Grays Harbor, Pacific County

Tribal Work Group

Area: Statewide



Engineering

By Larry Johnson

NRCS-WA State Conservation Engineer

Drought Resiliency and Recovery

NRCS National Leadership is developing a drought strategy that will identify the actions that the agency will take to address drought in FY 2024 based on the Western Water and Working Lands Framework. Each of the Western States provided a high-level summary of the anticipated actions necessary to mitigate the impacts of drought. In addition, NHQ requested information on any concerns and programmatic barriers that would inhibit NRCS from successfully supporting a Western Drought Strategy.

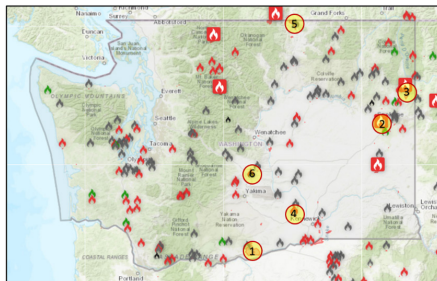
Washington States opportunities for drought are framed around resiliency and recovery. Three categories were identified, and activities were provided for consideration. The categories are Drought Resiliency, Drought Recovery, and Drought Recovery – Post Wildfire Fire. The activities that WA NRCS identified to address these categories are broken out by land use.

National NRCS will consider all of the information provided by each western state to prepare a drought strategy for the next Federal Fiscal Year 2024 which begins October 1, 2023. More information will be shared as we hear back from our National Office.

Washington State Wildfires

NRCS is monitoring and evaluating a number of wildfires across the state for eligibility for the Emergency Watershed Protection Program (EWPP). The assessment of the Newell Road Fire has

been completed and it appears that there may be up to eight potential eligible sites. The areas will be evaluated further to verify our initial findings. If confirmed, we will work with our Project Sponsor, the Washington State Conservation Commission, to develop measures that mitigate the threat. In addition, NRCS Farm Bill Programs are being considered for completing



post wildfire land treatment activities. As new wildfires are reported, NRCS will be inventorying them and completing assessments.

1. Newell Road Fire (Klickitat Co.)- Review completed, eligible for EWPP assistance.
2. Gray Fire (Spokane Co.) - Under Review
3. Oregon Fire (Pend Oreille Co.)- Under Review
4. Trinity Fire (Benton Co.) - Under Review
5. Eagle Bluff Fire (Okanogan Co.) - Under Review
6. Baird Springs Fire (Grant Co.) - Review Completed, ineligible for EWPP assistance.

CNMP Teams

Comprehensive Nutrient Management Plans (CNMP) are required programatically prior to contracting practices associated with a dairy or feedlot operation. They are complex and take a significant amount of time to develop and complete. NRCS has a limited number of staff certified to prepare CNMPs and this activity competes with other duties and responsibilities they have.

Over previous years, Technical Service Providers (TSPs) have been utilized to provide technical assistance for CNMPs. The spring of 2021, NRCS-WA notified registered CNMP TSPs that they are required to be registered as a licensed Professional Engineer (PE) in WA State. A PE must review the and approve the CNMP with their PE Certification, if deemed necessary, prior to NRCS acceptance. Unfortunately, the majority of the TSPs registered at that time are not PEs and are not eligible to assist.

WA NRCS has taken action to address the CNMP needs to set the stage for success. Two CNMP teams will take the lead to develop these documents for producers interested in NRCS technical and financial assistance. Each team will be staffed by a Certified CNMP Planner and an Environmental Engineer. There will be a team on located in the west side of the state and a second team that will provide CNMP assistance east of the Cascades. The State office will be providing leadership to ensure that there are tools and training available to ensure consistency throughout the State. Our goal is to have the teams staffed by the end of calendar year 2023.





NRCS News

NRCS-WA announces FY'24 EQIP Classic batching deadline

Application batching deadline: Oct. 20, 2023

SPOKANE VALLEY, Wash. (Aug. 1, 2023) – The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) in Washington announced Oct. 20, 2023 as the application batching deadline for the Environmental Quality Incentives Program (EQIP) Classic for Fiscal Year 2024.

EQIP is a voluntary, technical, and financial assistance program designed to help farmers, ranchers, forestland owners, and Tribes with the application of conservation measures. The program focuses strongly on conservation planning, conservation implementation, and solving natural resource concerns, including, but not limited to the following:

- Forestland health improvements
- Irrigation efficiency
- Nutrient run-off and/or animal waste management
- Improving native plant community health
- Removing manmade instream obstructions for fish passage
- Reducing soil loss from wind or rain
- Wildlife habitat

In most instances, program participants can expect to pay

roughly half of the costs associated with implementation of the conservation measures or practices.

There are various fund pools available to assist producers in specific circumstance, such as the WaterSmart Program, energy initiatives, National Air Quality Initiatives, urban agriculture, aquatic wildlife, terrestrial wildlife, forestry, irrigation, riparian buffers, beginning farmer and rancher, and socially disadvantaged farmers and ranchers. For detailed information on these fund pools and others, visit NRCS-WA EQIP webpage [here](#).

Each applicant must establish themselves as a USDA customer and obtain all Farm Service Agency (FSA) eligibility requirements by November 17, 2023. Please note, Adjusted Gross Income (AGI) determination takes an average three weeks to be processed by the Internal Revenue Service (IRS). It is highly recommended that applicants submit their completed AGI form to FSA several weeks prior to the FSA eligibility determination deadline of November 17, 2023. Submitting your AGI form to FSA on the last day of the application period will result in your AGI eligibility not being met by the deadline for Fiscal Year 2024.

Although applications are

accepted on a year-round basis, eligible applicants interested in EQIP Classic must first submit their EQIP Application to their local service center by Oct. 20, 2023, and then submit all of the following eligibility determinations to FSA by Nov. 17, 2023:

- Highly Erodible Lands and Wetland Determination (AD 1026)
- Adjusted Gross Income Form (CCC 941)
- Farm and Track Eligibility determination
- Farm Operating Plan (CCC 902)

"Interested participants are encouraged to apply for 2024 funding," said Keith Griswold, Assistant State Conservationist for Programs. "Please do not wait until the last day to submit your application or attain FSA eligibility determination. It could reduce your chances to treat your identified resource concerns in 2024."

For more information on the Environmental Quality Incentives Program Classic in Washington, visit www.wa.nrcs.usda.gov.

To learn how to get started with NRCS, visit www.farmers.gov or visit your local USDA service center.





NRCS News

NRCS-WA announces FY'24 CSP batching deadline

Application batching deadline: Oct. 20, 2023

SPOKANE VALLEY, Wash. (Aug. 1, 2023) – The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) in Washington announced Oct. 20, 2023 as the application batching deadline for the Conservation Stewardship Program (CSP) Classic for Fiscal Year 2024.

The Conservation Stewardship Program (CSP) is for producers who are passionate about conservation and environmental stewardship and offers technical and financial assistance to help them take their conservation efforts to the next level.

Through CSP, agricultural producers and forest landowners earn payments for actively managing,

maintaining, and expanding conservation activities like cover crops, ecologically-based pest management, buffer strips, and pollinator and beneficial insect habitat – all while maintaining active agricultural or forest production on their land. CSP also encourages the adoption of cutting-edge technologies and new management techniques such as precision agriculture applications, on-site carbon storage and planting for high carbon sequestration rate, and new soil amendments to improve water quality.

For more info on CSP visit www.wa.nrcs.usda.gov.

To learn how to get started with NRCS, visit www.farmers.gov or visit your local USDA service center.

NRCS-WA announces FY'24 ACEP-WRE batching deadline

Application batching deadline: Oct. 13, 2023

SPOKANE VALLEY, Wash. (Sept. 1, 2023) – The U.S. Department of Agriculture's Washington State Natural Resources Conservation Service (NRCS) is accepting applications from landowners interested in restoring, enhancing, and protecting wetlands with financial and technical assistance through the Wetlands Reserve Easement component of the Agricultural Conservation Easement Program (ACEP-WRE). While

applications for ACEP-WRE are taken on a continuous basis, the deadline to be considered for Fiscal Year 2024 funding is Oct. 13, 2023.

Through ACEP Wetland Reserve Easements, NRCS helps landowners and tribes restore, enhance, and protect wetland ecosystems. NRCS and the landowner work together to develop a plan for the restoration and maintenance of the easement.

Wetland Reserve Easements component of the Agricultural

Conservation Easement Program provides habitat for migratory waterfowl and other wetland dependent wildlife, including threatened and endangered species; improves water quality by filtering sediments and chemicals; reduces flooding; recharges groundwater; protects biological diversity; provides resilience to climate change; and provides opportunities for educational, scientific and limited recreational activities.



NRCS News

NRCS-WA to host Fiscal Year 2024 ACEP-ALE Kickoff Workshop

Event is Oct. 5 @ 12 p.m.

SPOKANE VALLEY, Wash. (Sept. 1, 2023) – The Natural Resources Conservation Service in Washington (NRCS-WA) is hosting an informational workshop Oct. 5, 2023, in preparation for the Fiscal Year 2024 Agricultural Conservation Easement Program – Agricultural Land Easements (ACEP-ALE) sign up.

Through ACEP-ALE, NRCS provides financial assistance to eligible partners for purchasing perpetual Agricultural Land Easements that protect the agricultural use and conservation values of eligible land. In the case of working farms, the program helps farmers and ranchers keep their land in agricultural production. The program also protects grazing uses and related conservation values by conserving grassland, including rangeland, pastureland and shrubland. Eligible partners include American Indian tribes, state and local governments, and non-governmental organizations that have farmland, rangeland, or grassland protection programs.

Panelists from the NRCS-WA Programs Staff will discuss ACEP-ALE basics from application to closing. NRCS staff will also discuss program nuances for Fiscal Year 2024, including the application sign-up deadline, an overview of the updated ALE application packets and submission procedures, the new application map requirements, and the anticipated FY24 program timeline. Panelists from USDA's Farm Service Agency will discuss eligibility requirements for program participants and how to obtain a receipt for service. Workshop participants will have the opportunity to engage with panelists during a facilitated question-and-answer session following the presentations.

Date: Thursday, Oct. 5, 2023

Time: 12 to 2:30 p.m.

Platform: Microsoft Teams

Workshop Agenda:

- Welcome & NRCS Partnership Updates
- NRCS Programming & Resources: What's New for FY24
- FY24 ALE Application Process
- Tips & Tricks for a Successful ALE Application with Representatives from NRCS and FSA
- Q&A and Closing Remarks

The workshop will be held via Microsoft Teams. Registration is not required. For info on how to connect, visit <http://www.wa.nrcs.usda.gov> and look for this news story at the bottom of the page.



NRCS News

NRCS Makes \$65 Million Available for Conservation Innovation Grants Program

NRCS is making \$65 million in funding available for new tools, approaches, practices and technologies to further natural resource conservation on private lands

through Conservation Innovation Grants (CIG). Submit proposals by October 30. Read more at www.nrcs.usda.gov/news/

USDA Seeks Proposals for Joint Chiefs' Landscape Restoration Partnership

Partners may submit Joint Chiefs' project proposals through Sept. 4

NRCS and the Forest Service are seeking proposals for Joint Chiefs' projects that will mitigate wildfire risk, protect water quality, improve wildlife habitat, restore forest ecosystems and ultimately contribute to USDA's

efforts to combat climate change. Proposals must be submitted by Sept. 4 for fiscal year 2024 funding. Read more at www.nrcs.usda.gov/news/

USDA Invests \$7.4 Million in 25 Urban Agriculture and Innovative Production Efforts

Recipients include two projects in Washington.

USDA is investing \$7.4 million in 25 selected grants that support urban agriculture and innovative production. Selected grant recipients, including community gardens and nonprofit farms, will increase food production and access in economically distressed communities, provide job training and education, and allow partners to develop business plans and zoning proposals. These grants build on \$40 million in projects funded since 2020 and are part of USDA's broad support for urban agriculture through its Office of Urban Agriculture and Innovative Production (OUAIP). Funding limits only allowed USDA to select the top scoring 10% of the applications reviewed. This year, USDA received more than 300 applications, which is twice last year's applications.

Two projects in Washington were funded:

Living Well Kent Collaborative

Food System Transformation in Kent

This project will transform the food production

system in South King County to improve food security and advance equity among historically marginalized BIPOC, immigrant and refugee producers.

OmniGro

OmniGro introduces a novel approach to urban farming and agriscience

This project will enhance the capacity of individuals, farmers, and organizations to generate healthy food for food insecure communities. Urban farming solutions like OmniGro can help fight climate change by reducing food transportation emissions, increasing carbon sequestration, and promoting sustainable land use practices. OmniGro also provides access to fresh, nutritious, locally grown food, which can reduce the carbon footprint of the food industry and promote healthier diet choices. Overall, OmniGro's urban farming solution can be a key strategy for creating more sustainable and resilient cities in the face of climate change.



Item

6



Thurston Conservation District Board of Supervisors Work Session Topic List & Board Meeting Agenda

October 24, 2023, 5:00 pm -7:35 pm

Zoom Meeting Link:

<https://zoom.us/j/91658577844?pwd=cDgvaC9jcWRBU0luUFFHc1lrb3hLQT09>

Passcode: 2918

Meeting ID: 916 5857 7844

Call in: 1-253-215-8782

Work Session Topic List

5:00 pm – 6:00 pm

1. Topic List Review, *All*
2. Staff Presentation:, *TBD*
3. Conservation and Education Center (CEC) Development, *All*
4. New Office Update, *Sarah Moorehead*
5. 2023 WACD Resolutions Report Out, *All*
6. Schedule November and December Board Meeting Dates
7. Important Updates & Announcements
 - a. Board of Supervisors, *All*
 - b. Executive Director, *Sarah Moorehead (Executive Director)*

Board Meeting

6:30 pm – 7:30 pm

- | | |
|---|----------------------|
| 1. Welcome, Introductions, Audio Recording Announcement | 6:30 PM
5 minutes |
| 2. Agenda Review | 6:35 PM
5 minutes |
| 3. Consent Agenda – <i>Action Item</i> | 6:40 PM |
| A. September 26, 2023, Board Work Session & Meeting Minutes | 5 minutes |
| B. October 2023 Financial Report | |
| 4. Public Comment | 6:45 PM |
| *Three minutes per person | 10 minutes |
| 5. Partner Reports (<i>if present</i>) | 6:55 PM |

- A. Natural Resources Conservation Service (NRCS), *TBD* 15 minutes
- B. Washington State Department of Ecology (ECY), *Travis Casey*
- C. Washington State Conservation Commission (WSCC), *Jean Fike*
- D. Washington Association of Conservation Districts (WACD), *Doug Rushton*
- E. National Association of Conservation Districts (NACD), *Doug Rushton*

6. Governance, All – Action Item 7:10 PM

- A. November 28, 2023, Work Session Topic List & Meeting Agenda Development 10 minutes

7. Executive Session: To consider the selection of a site or the acquisition of real estate 7:20 PM

RCW 42.30.110 (1b) To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price. 15 minutes

Adjourn 7:35 PM

Informational Only Items:

- I. Executive Director's Report

Important Dates

November 2023

Thanksgiving, TCD Office Closed	November 23
Native American Heritage Day, TCD Office Closed	November 24
WACD Annual Conference & Board Meeting, Wenatchee, WA	November 27-29
TCD Board Work Session & Meeting 5:00 - 7:30 pm In-person and Virtual (Zoom)	November 28
WSCC Meeting, Wenatchee, WA	November 30

December 2023

Christmas, TCD Office Closed	December 25
TCD Board Work Session & Meeting 5:00 - 7:30 pm In-person and Virtual (Zoom)	December 25
WACD Board Meeting, 6:00pm - 8:30 pm	December 29

January 2023

New Years Day, TCD Office Closed	January 1
Martin Luther King Day, TCD Office Closed	January 15
TCD Board Work Session & Meeting 5:00 - 7:30 pm In-person and Virtual (Zoom)	January 23