



Planning for the Future

The Operations and Maintenance (O & M) and Parks Facilities departments are currently housed in two separate facilities, at two separate locations near City Hall. Tumwater is growing and the existing facilities are no longer able to efficiently support necessary City operations and meet the needs of our community.

Facility Hours, Staffing, and Fleet Vehicles

- Facility will be open and in use between 6:00 a.m. and 5:30 p.m., Monday through Friday.
- 36 employees will be assigned to the new O&M Facility, including one Admin Assistant and 2 Managers
- There are 40 vehicles in the fleet—18 of those are pick-ups, vans, and SUVs.
- Staffing and vehicle trips at facility have been reduced by nearly 30 percent.

Noise Mitigation

- This is a pull-thru facility that eliminates noise from back-up beepers
- A new anti-idling policy will limit excessive noise and diesel fumes from vehicles while onsite at the facility.
- Most work occurs in the field not at the shop. The fleet vehicles will not typically be operated at this facility.
- A diesel generator is on site for emergency back-up. This is an all-electric facility with solar panels.

Parking

- Current design has 50 parking spaces east of Trails End Drive and 24 parking spaces to the west (initial concept showed 100 parking spaces.)
- Current parking plans will accommodate the expected growth of staff over the next 20 to 30 years.
- The small parking lot east of Trails End Drive is intended to be used by City staff and to accommodate users of the small community meeting space proposed for the facility.

Design and Landscaping

Current plan will include additional covered parking area, landscape buffer, and enclosed storage to improve appearance of facility.

Community Meeting Room

The facility will include a small meeting space for up to 30 people. The meeting space will be made available for community use outside of normal operating hours.

Questions?

Contact us by email, communications@ci.tumwater.wa.us or call (360) 754-4123. For more information visit us online! www.ci.tumwater.wa.us/OMFacility

Operations & Maintenance Facility and Neighborhood Park

Q & A

Q: Can the City use the current Public Works facility located by City Hall as a storage spot for trucks, gravel, fuel, and other supplies?

A: The Operations and Maintenance crews must relocate – and practically speaking, the City needs all of the equipment, crews, and supplies in one location to operate safely and efficiently. The current Public Works facility will be repurposed for Parks, Recreation, and Facilities division. The Parks Operations and Facilities Maintenance divisions have outgrown their current location and were originally planned to relocate to the new O&M Facility. Those Divisions were removed from the future O&M Facility following the March 2018 Open House as a mitigation strategy to reduce staff, vehicles, and cost of the future Facility.

Q: Can you move the Facility but continue with the plans to build a Neighborhood Park?

A: Dedication of land for the park is one of several actions the City is proposing to mitigate the impacts of the O&M Facility project. The current plan includes providing approximately 15 acres, over 65% of the property, as a Neighborhood Park. If the O&M Facility is not constructed at this site, a park on this property may not be feasible. Development and construction of the Park is dependent upon the City owning and developing the site. The original purchase of the property and site preparation, including the demolition of nuisance buildings, was funded by Utility and General Funds as part of the O&M Facility project. All or a significant portion of the property would need to be sold to recover the costs and repay the funds. This does not necessarily mean the neighborhood park in the vicinity would be canceled entirely, but rather it would be delayed, and new property may be needed. It may be possible that a portion of the site could be retained, but the park would still need to be significantly smaller.

Q: Is there a plan to build a sidewalk along the north edge of 79th Avenue SE to Old Highway 99?

A: The City will construct a sidewalk on the north side of 79th Avenue at the Operations Facility and along the City owned property where the neighborhood park will be located; however, it will not extend to Old Highway 99. The sidewalk on the south side of 79th Avenue will extend to Old Highway 99 after construction of a roundabout at the intersection of Old Highway 99 and 79th Avenue is complete. There is not sufficient right of way to finish the sidewalk on the north side of 79th Avenue in the vicinity of Arab Drive and River Drive, and there are gopher impacts that cannot be mitigated at this time.

Q: Why is such a large portion of the property dedicated to City parking?

A: In an initial concept, there were 100 parking spaces east of Trails End Drive for City staff use. The City has since reduced the size of the building and staffing at the Facility by 30%. The new plans include 50 parking spaces east of Trails End Drive and 24 parking spaces to the west and will accommodate the expected growth of staff over the next 20 to 30 years. The small parking lot east of Trails End Drive is intended to be used by City staff and to accommodate users of the small community meeting space proposed for the Facility. It is anticipated that most people visiting the park will be walking there from nearby neighborhoods. Street parking will be available for those driving to the park.

Q: Have other sites been considered for the future O&M Facility?

A: In 2011, the City searched to relocate the Operations & Maintenance crews. In 2014, the property located on 79th Avenue in the Bush Prairie area (former Trails End Arena) was no longer in operation as an event center and available for purchase. The 22.4 acres site includes two separate parcels of land separated by Trails End Drive. The property was considered and evaluated for its potential as the new Operations & Maintenance Facility. The property was deemed suitable to site the new Facility with space for a new neighborhood park.

Q: Has the City completed a feasibility study?

A: The City has completed many elements of a typical feasibility study. The results have not been compiled into a single feasibility study document. In 2016, the City hired a consultant to complete predesign work for a new Facility. The consultant identified City goals and objectives for the new Facility, including:

- Planning for long term growth;
- Determining space needs and general criteria for each function to be accommodated at the site;
- Identifying sustainable design strategies for site and building development;
- Providing several site layout alternatives while establishing the preferred layout;
- Evaluating options to minimize environmental impacts on the surrounding neighborhoods and;
- Preparing cost estimates.