TO: City Council

FROM: Chuck Denney, Parks and Recreation Director

DATE: February 17, 2026

SUBJECT: Real Estate Purchase and Sale Agreement for 4315 Tumwater Valley Drive

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1) Recommended Action:

Authorize the purchase of the building and property at 4315 Tumwater Valley Drive.

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2) Background:

The Parks and Recreation Department offices are currently located in a leased building near the Olympia Regional Airport. The office space supports administration, marketing, recreation, volunteer and arts staff.

Acquisition of property at 4315 Tumwater Valley Drive will provide the City with permanent, publicly owned office space for the department. The building was originally built in 1988 by the Olympia Brewery (Pabst) as a corporate meeting space and hotel. Over the last decade, it has been used as a private daycare and school. The building is approximately 6,000 sq/ft in size and includes property totaling 1.8 acres. This will accommodate existing Parks and Recreation staff and provide office space for future staffing additions. The building design also provides space for community meetings/classes and events programmed by the department. The location is near the City's golf course, brewery properties and the future Deschutes Valley Trail.

The building is in very good condition, and the acquisition financing includes funds to upgrade office spaces, landscaping, internet connections and public access.

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3) Policy Support:

Mission, Vision & Values

- Learning - We learn from experience, embrace innovation, and seek new ways to enhance City services and strengthen our community.
- Excellence - With excellence, integrity, and efficiency, we deliver timely and responsive City services —empowering staff, stewarding public resources, and fostering civic trust.

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4) Alternatives:

- ❑ Do not approve the purchase.
- ❑ Some other course of action

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5) Fiscal Notes:

$1,850,500 using Park Impact Fees, MPD funding and General Fund.

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6) Attachments:

A. Real Estate Purchase and Sale Agreement for 4315 Tumwater Valley Drive