

OPEN SPACE AND RECREATION PLAN FOR CAPITOL LAKES

OPEN SPACE AND RECREATION PLAN FOR CAPITOL LAKES
OLYMPIA AND TUMWATER, WASHINGTON
PROJECT NO. WASHINGTON P-114
DECEMBER, 1966

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Prepared by:

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March, 1967

Capitol Lake Coordinating Committee
Olympia, Washington

Gentlemen:

This report completes the initial phase in the planning process for Capitol Lakes. This general plan for open space and recreation will establish your policy in this project.

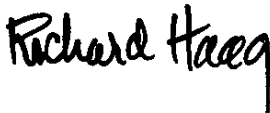
To expedite and to insure the success of your plan, we recommend that you request its early adoption by the Cities of Olympia and Tumwater as amendments to their Comprehensive Plans. Your Committee should also request the inclusion of this plan in the Capitol Campus Plan. Furthermore, you should request the Commissioners to adopt this plan as the initial element in a Plan for Thurston County.

The success of your plan will continue to demand your imagination and dedication. Your attention can now focus on the implementation process, i.e., gaining public support, applying for necessary funding, commissioning detailed designs, etc.

Prompt action can save Capitol Lakes from despoilation through siltation, deforestation, and land pollution. Your continued efforts can preserve an unequalled resource of natural landscape quality for the enjoyment and use of future generations.

My office thanks you for your full cooperation and looks forward to further effective associations.

Respectfully submitted,



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CAPITOL LAKE CO-ORDINATING COMMITTEE

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Michael Bigley, Secretary P. O. Box 168, Olympia	State Capitol Committee
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William Bush 522 S. Franklin, Olympia	State Parks Department
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Leo J. Flynn 601 N. Milroy, Olympia	Olympia Planning Commission
Ken Kral Gen. Admin. Bldg., Olympia	State Fisheries Department (Capitol Lake)
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W. J. Lynch 501 E. Fourth, Olympia	Olympia Area Chamber of Commerce
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OUTLINE OF PLAN REPORT

- I. Summary of the Plan
- II. Objectives
- III. Results of Analysis
- IV. General Plan
- V. Development Plan
- VI. Implementation Program

APPENDICES

- A. Background and Alternatives
- B. Regional Analysis
- C. Resource and User Analysis
- D. Summary of Existing Land Use Controls
- E. Summary of State Open Space and Recreation Programs
- F. Summary of Federal Open Space and Recreation Programs
- G. Alternatives to Administration of the Plan
- H. List of Interviews
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I. SUMMARY OF THE PLAN

This report refers to the open space and recreation plan for the Capitol Lakes adjacent to the State Capitol of Washington and the Cities of Olympia and Tumwater in Thurston County. The plan recommends the preservation and restoration of the major open space of the Lake and the development of a major regional recreation facility.

The major proposals are:

- A. Landscape the barren shorelines of the lakes.
- B. Extend small peninsulas from the shoreline to improve the visual quality at the water edge.
- C. Create two small islands connected by bridges to provide crossings and to control water-skiing patterns.
- D. Develop a system of foot and bicycle trails around the lakes with several short loops to link the recreation areas.
- E. Create three new city parks, one playfield and expand the existing swimming park.
- F. Develop the marina in its present location and create a waterfront park to compliment it.
- G. Extend the Capitol Campus grounds to the edge of the lakes. Provide paths and picnic areas west of the existing state buildings.
- H. Establish a fish and wildlife sanctuary in Percival Cove and Percival Creek with small dams and paths up the ravine.
- I. Initiate immediately a reforestation program along the interstate highways and develop a viewing area and trail to the lake from Tumwater.
- J. Improve the facilities for viewing salmon runs and spawning in the lakes.
- K. Preserve the old brewhouse in Tumwater for future restoration as a community facility.
- L. Promote a State College on the property west of the lakes.

These proposals fulfill the objectives listed below. Other sections of this report are reviewed below:

Objectives reflect the many and varied interests of the Capitol Lakes Coordinating Committee and met their early approval.

The results of analysis demonstrates the regional importance of this open space and recreation resource.

The recreation demand is reflected in this plan. The importance of the open space as a natural resource is immeasurable in a quantitative way, but its natural beauty is a major asset.

Recommendations of the General Plan and the Development Plan. The general plan is a schematic diagram of the circulation networks and land use activities. The development plan is an interpretation of the general plan proposals on a map with definite scale.

The Implementation program stages the proposals by priority. Various parts of the plan were assigned to those jurisdictions capable of acquiring, developing and maintaining public facilities. Also the costs of acquisition and development of the various parts were established. Specific State and Federal programs were then selected for each eligible project and other means of land use control were evaluated and recommended.

Finally, alternatives for the administration of the plan were considered. The plan and its report is supported by a number of appendices for a more detailed or technical review.

II. OBJECTIVES

Attainment of these objectives through democratic planning process and development will result in an immeasurable benefit to the residents of the surrounding urbanized area in the Cities of Olympia and Tumwater, the residents of Thurston County and the State of Washington and to an increasing number of out-of-state tourists to the State Capitol.

A. Functional

1. Ensure the rights of the people to the water of Capitol Lakes and adjacent lands for present and future generations.
2. Develop and augment the inherent recreational potential of Capitol Lakes for the maximum benefit of the people, in conjunction with plans of the State and other agencies.
3. Propagate and protect fish and wildlife resources (especially the salmon runs) to ensure their continued existence for the enjoyment of fishermen, naturalists, and students.
4. Coordinate the efforts and interests of all concerned persons and groups toward a balanced development and utilization of the Capitol Lakes Area.
5. Accommodate tourists and other visitors to the State Capitol and environs.

B. Esthetic

1. Preserve and restore the natural qualities of the visual basin of Capitol Lakes and the surrounding undeveloped slopes.
2. Reflect the scenic beauty of the State of Washington by improving the environmental setting for the State Capitol.
3. Integrate the Lakes with the community by means of greenbelt extensions and links to ensure mutual compatibility of natural and urban areas.
4. Identify, evaluate, and resolve esthetic or functional conflicts detrimental to the over-all appearance or use of the lakes.

III. RESULTS OF ANALYSIS

Analysis included: (A) study of population and land use, (B) determination of supply and demand for recreation, and (C) evaluation of the elements of open space and recreation resource.

A. POPULATION AND LAND USE

Population distribution, Figure 1, reveals that a major portion of the people and activities in the County are close to the lakes. A centroid and mean radius of the population, Figure 4, locate and measure the concentration. Two-thirds of the population, or 40,000 people, live within the circle drawn in Figure 4.

Although commerce and industry are concentrated with high residential density around the lakes, this undeveloped open space is a significant resource for the entire region. See Figure 2 for generalized land use. Relative to the centroid of population, Capitol Lakes are the most readily accessible facility in Thurston County, where recreation facilities are now dispersed. More population and land use analysis may be found in Appendix B.

The large site on the plateau west of the lakes is ideal for a State College Campus. Its existing, undeveloped state can be noted in Figure 3.

1. the generous site has more than 1,000 acres for the campus
2. the site affords excellent views of the region
3. existing highways provide excellent access to the site
4. the State College would be close enough to the Capitol to enable joint programs, internships in government, etc. Tumwater and Olympia would provide housing, part-time jobs and shopping within walking distances. The development of a State College Campus would be an appropriate implementation of this plan. Although no evaluation was made of other sites in the planning area, the study area is nearly coterminous with the area containing the sites under consideration.

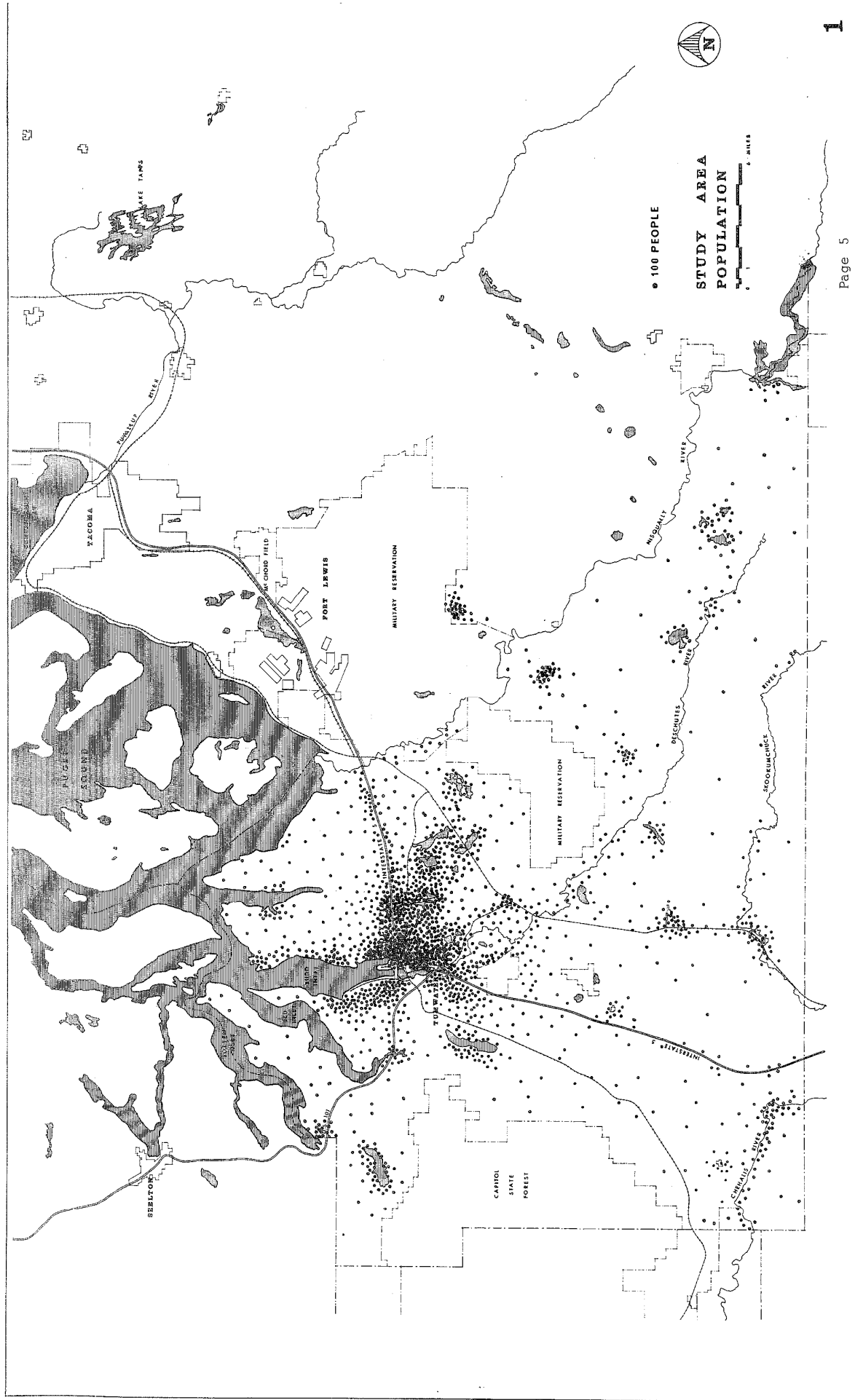
B. SUPPLY AND DEMAND FOR RECREATION

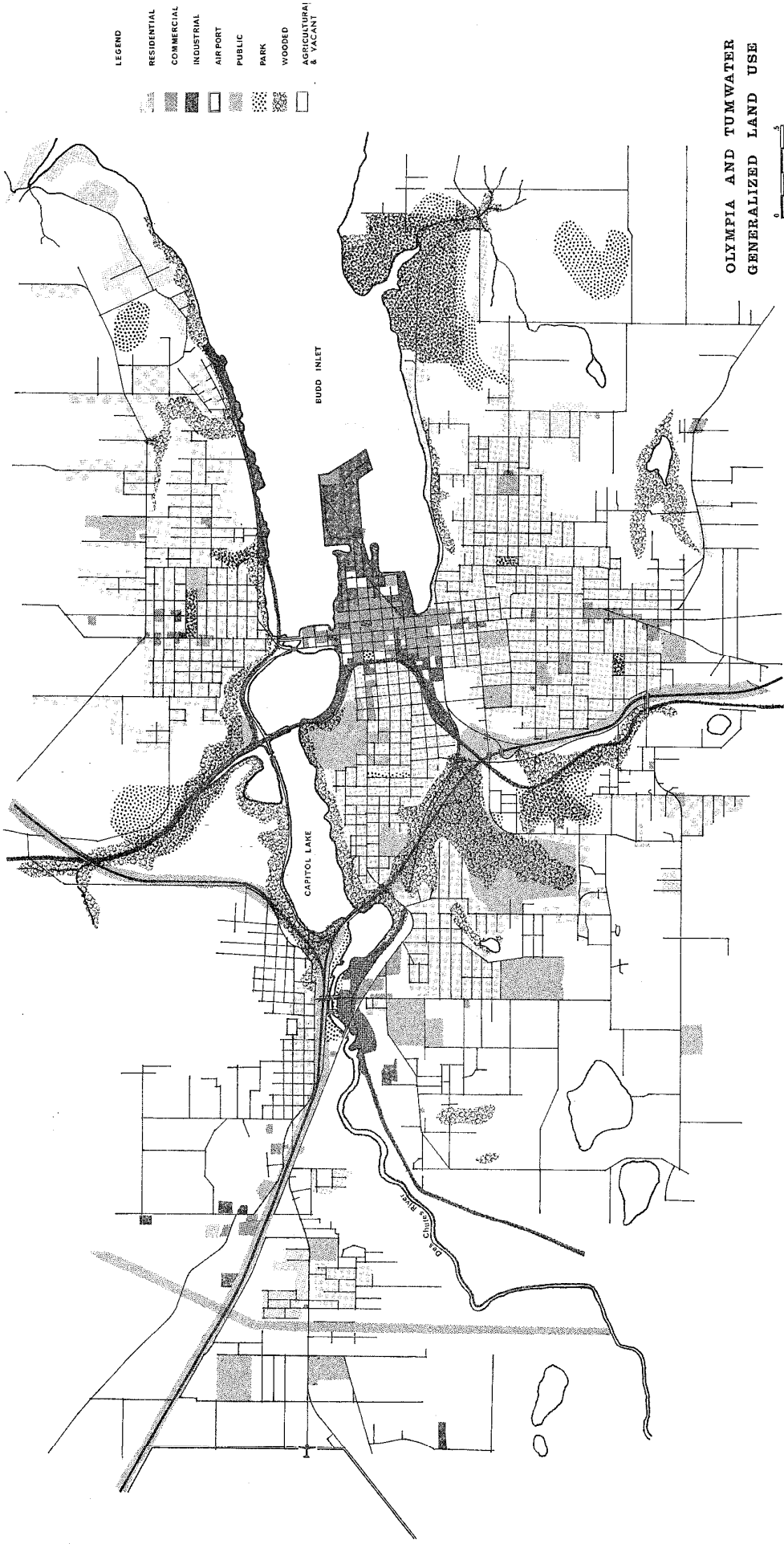
The supply of recreation facilities in the study area has been viewed as the inventory of the accessible recreation sites. The following recreation activities would best exploit the natural features of Capitol Lakes:

Passive Recreation*	Fishing
Swimming	Hiking
Boating	Bicycling
Picnicking	Athletic Games

In 1965, the Thurston County inventory of outdoor recreation was supplemented with information from the Olympia Parks and Recreation Commission. Thirty-eight (38) recreation areas were located within the mean radius of the population. These areas have facilities for one or more of the eight activities mentioned above. See Figure 4 for location and Appendix C for descriptions.

*Passive Recreation includes sightseeing, leisure driving, nature study, etc.



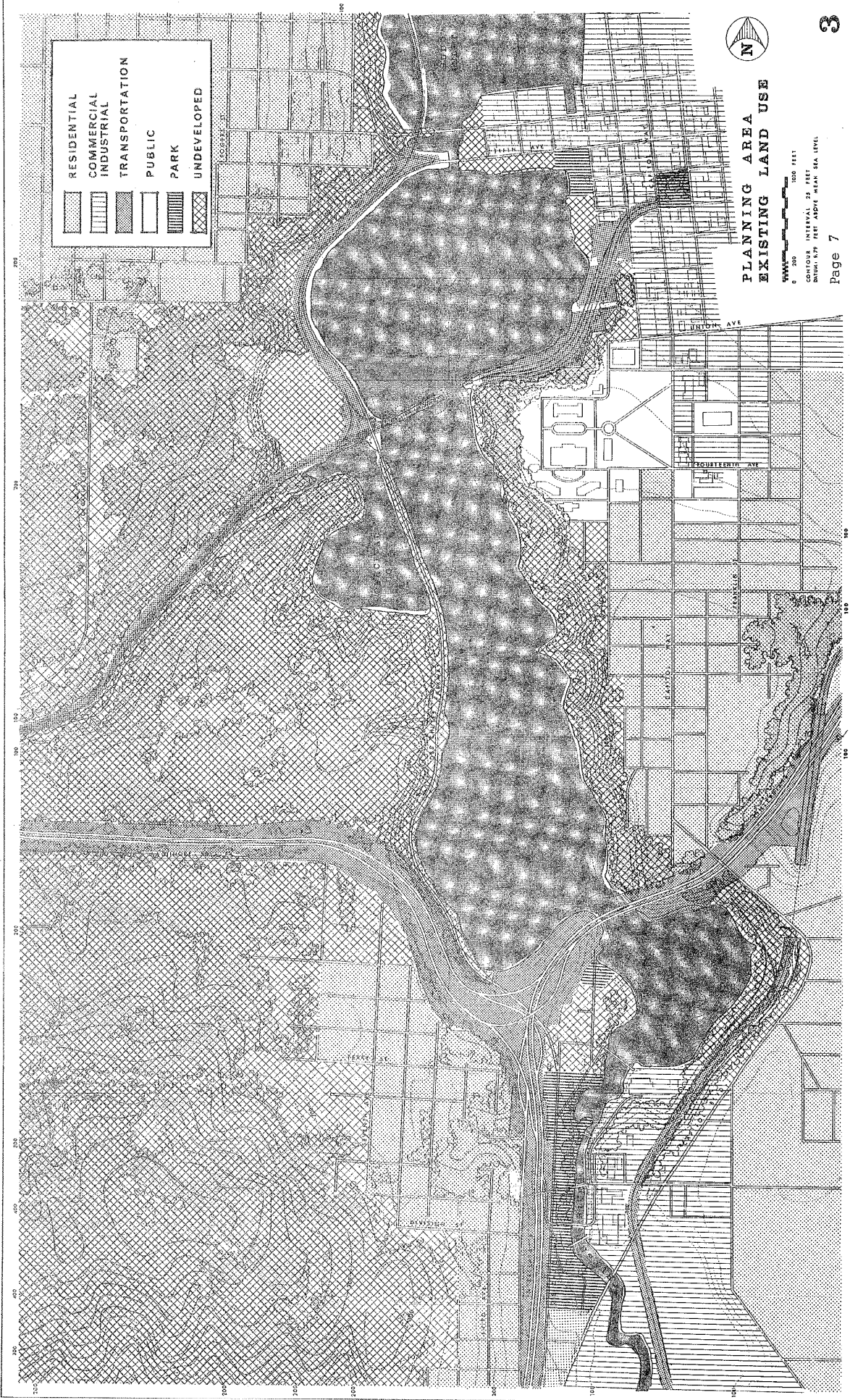


- LEGEND**
- RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - AIR PORT
 - PUBLIC
 - PARK
 - WOODED
 - AGRICULTURAL & VACANT



**OLYMPIA AND TUMWATER
GENERALIZED LAND USE**

SCALE 1" = 0.25 MI.

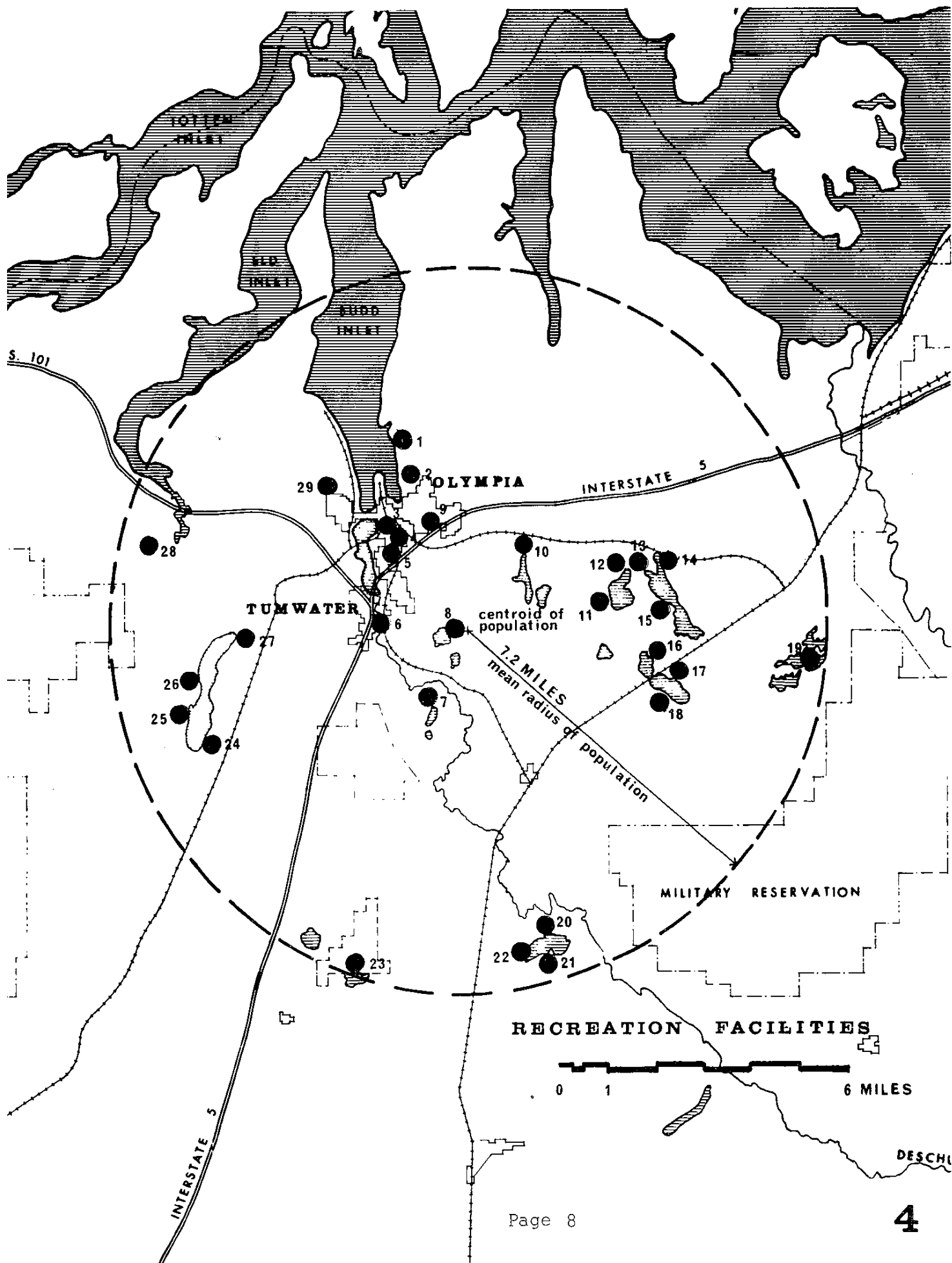


[Cross-hatch pattern]	RESIDENTIAL
[Vertical line pattern]	COMMERCIAL
[Horizontal line pattern]	INDUSTRIAL
[Diagonal line pattern]	TRANSPORTATION
[White box]	PUBLIC
[Vertical line pattern]	PARK
[Cross-hatch pattern]	UNDEVELOPED



**PLANNING AREA
EXISTING LAND USE**

SCALE: 1" = 200 FEET
 CONTOUR INTERVAL: 25 FEET
 DATUM: 1985 ADJUSTED NAVD 83



Each area was visited and verified as to type and extent of facility. The 38 recreation areas provided activities similar to those proposed for Capitol Lakes. The total developed acreage of these areas is 300 acres, the average distance from the centroid of the population of the county is 7.2 miles. See Figure 5 for a more detailed breakdown by recreation activity.

The State Department of Commerce and Economic Development users participation rates, based on a state-wide average, were used to assess the demand for the eight types of activities considered for the Capitol Lakes. Rates for 1965 and 1973 were multiplied by the population within the standard radius of the County population to obtain a resident base demand in demand-days per year. This base was multiplied by three factors representing local, state-wide, and out-of-state demand for each activity giving the total demand for each type of recreation activity in demand days. Another factor was the demand on an average peak-day of use.

Adapted standards were used to convert demand-days into acres, to relate the supply/demand for recreation resources. The demand for passive recreation and fishing is a function of land area and cannot be converted to demand. However, standards for desired density per acre were developed and used to compute the demand in acres for each of the other six activities for 1965 and 1973. These computations are shown in Figure 6 where 1965 and 1973 demand are shown as percentages of the existing recreation resource supply. See Appendix C for method and detail.

C. ELEMENTS OF OPEN SPACE AND RECREATION RESOURCE

The visual basin is that area surrounding the lakes which is visible from the water. It is confined roughly by the crests of the slopes, as shown in Figure 7.

The most striking feature of the Capitol Lakes is the contrast of its sylvan slopes as reflected in the lake surface. The expense of the steep forested ridges subordinate the urban development. On the north, the slopes drop to the dam and open a vista of a commercial zone, the port and the "moth-ball" fleet in Budd Inlet. Dramatic views over the lake are afforded from many points on the slopes. Several of these points could be developed with benches, shelters, etc.

The flora in the basin is typical of the Pacific Northwest. The tall, evergreen fir overstory is supported by deciduous alders and maples, with a second-story of deciduous shrubs over a floor of evergreen groundcovers of ferns and mosses. The large conifers on the skyline provide a "feather edge" around the basin. This landscape character is unique to the Pacific Northwest and should be preserved and replanted where necessary.

The rugged topography and dense tree cover surrounding the lake shore has delayed building and development in general. Immediate action must be taken to preserve this pristine quality.

In addition to the general physical features of Capitol Lakes previously described, several elements around the lake deserve special attention.

RESOURCE SUPPLY

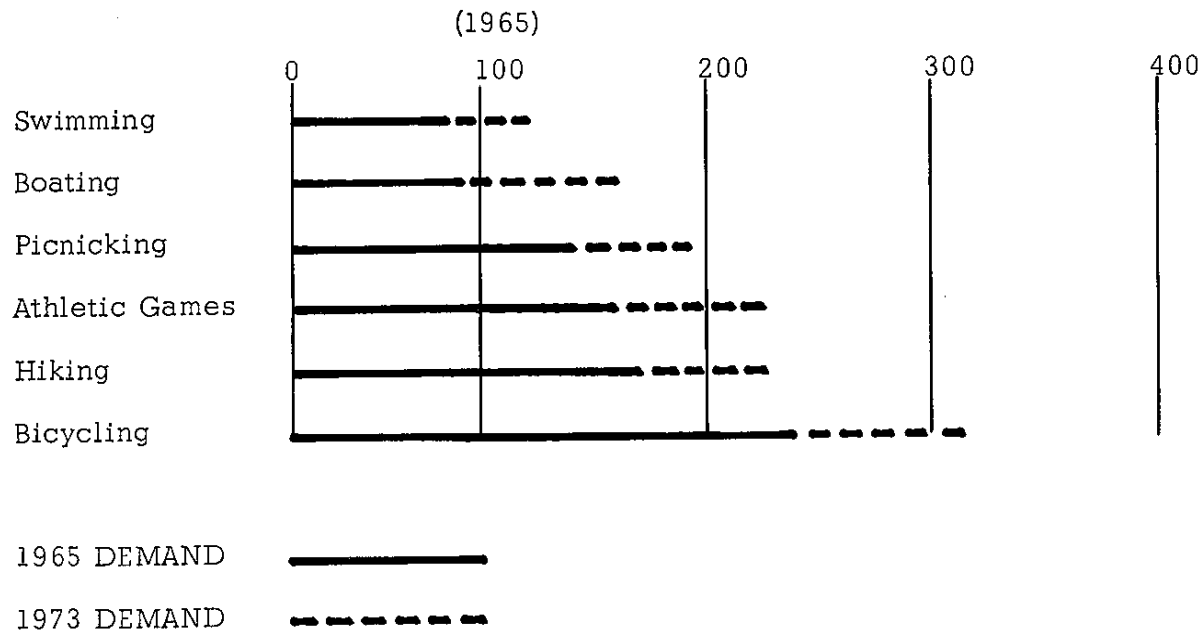
Tabular Summary of Resource Inventory

Recreation Activities	Number of Facilities	Total Acres	Average Size In Acres	Average Distance to Population Centroid in Miles
Passive Recreation	8	35.6	4.5	2.9
Swimming	12	13.1	1.1	5.2
Boating	20	17.9	0.9	4.8
Picnicking	17	54.3	3.2	4.6
Fishing	19	3.0	0.4	4.7
Hiking	3	158.7	52.9	4.4
Bicycling	1	20.0	20.0	7.2
Athletic Games	1	15.0	15.0	2.2

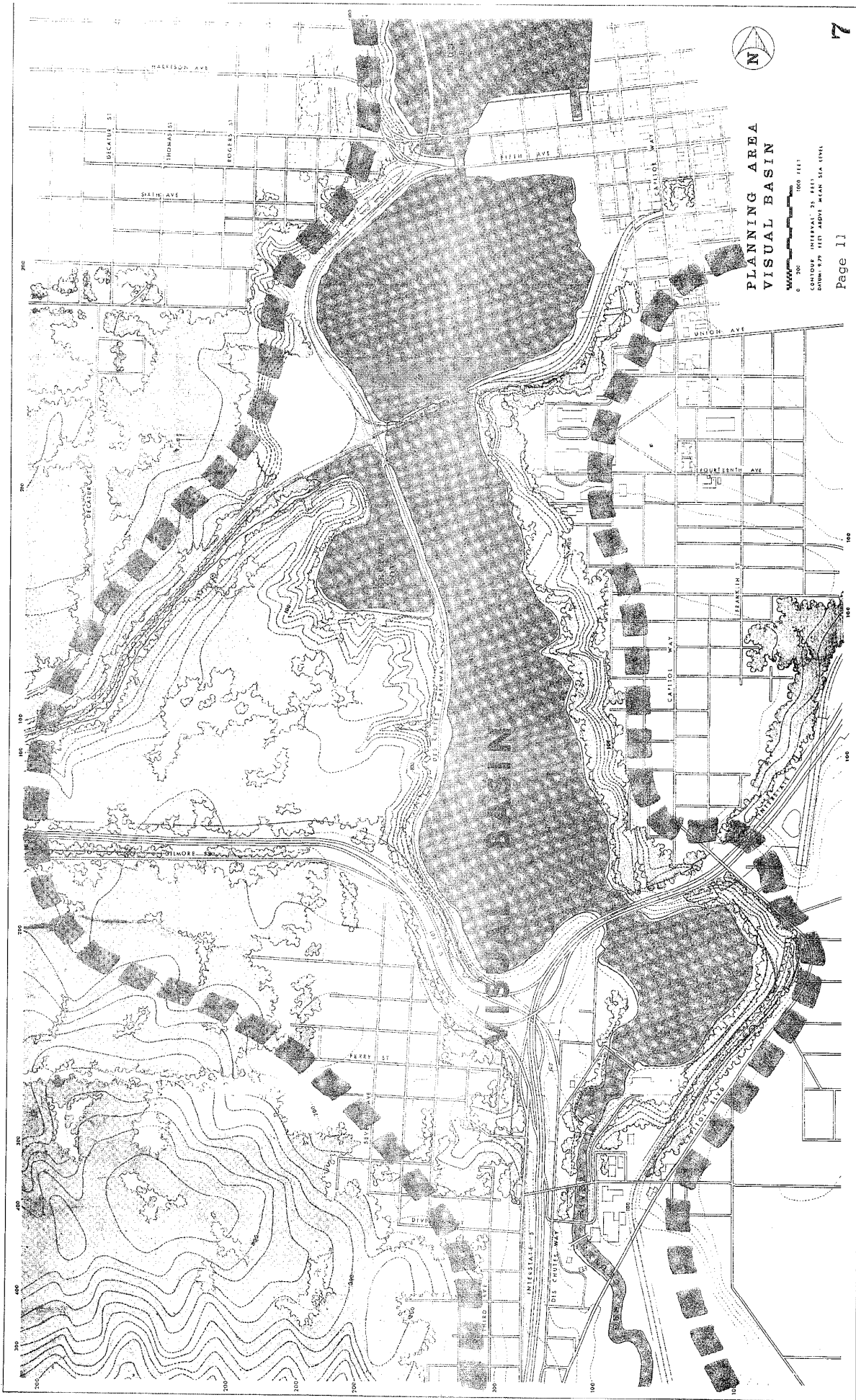
5

RESOURCE DEMAND

Present and Future Recreation Resources Demand (as a percent of 1965 supply)



6



**PLANNING AREA
VISUAL BASIN**

SCALE: 1" = 1000 FEET
 DATUM: INTERSTATE 5 DATUM
 DATUM 929 1103 14001 1414N 1514 1514E

a) Positive Elements

1) Percival Cove and Percival Creek:

Maintain the natural character of the Cove as a wildlife preserve, the relative self-containment and separation from the main lakes and their importance as a food source for the salmon make them ideally suited for preservation. Interplant the shore and the ravine with indigenous flora to provide food for wildlife.

2) Salmon Viewing at the Fifth Avenue Dam:

Improve this unique tourist attraction to provide an eye-level view of the fish as they return from sea to their spawning beds. An interpretive center should explain this mystical event.

3) Fish Ladder and Tumwater Falls Park:

Relate this beautiful park with its fish ladder to lakes, thereby supporting the salmon viewing experience.

4) Old Brewhouse

The historic and significant architectural quality recommend its preservation until it can be restored as a community facility.

5) Sylvester Park and the Old State Capitol Building:

The park and the historic building support each other and provide a central visual and aesthetic relief to the business district of Olympia. This quality should be extended to coalesce with the park around Capitol Lakes.

6) The Historic Crosby House:

Preserve this tribute to the early pioneers and integrate it into the proposed development.

7) Artesian Well:

Feature this natural fountain and provide access to its location in the lake.

b) Negative Elements:

1) Freeway:

This necessary but intrusive element interrupts the natural environment. Its overview of the Lakes should be maintained while heavy reforestation of its embankments would absorb the sound and reduce the impact and scale of this element.

2) Railroad Marshalling Yard:

The trains add color and movement to the landscape, but the resulting noise should be buffered through the use of grassed berms. The barren beds of trackage should be levelled with the rails and planted to lawn. Planting and foot paths would add further relief.

3) Undeveloped Parking Lots Near Olympia Swimming Park:

Although necessary, these lots should not extend to the waters edge. Careful design and landscape planting could correct this poor relationship.

4) Denuded Area Near Tumwater Boat Launch:

Replant this scar with native plants to provide a natural park. Improve the narrow and uninteresting shoreline following the parkway: create a sculptural shoreline quality between the parkway and the waters edge by earth-filled picnic peninsulas, undulating paths and shore plantings.

5) Borrow Pit on West Side of the Lakes:

Re-establish a mantle of native vegetation on the slopes, develop playing fields on the flat, plant and screen their supporting parking areas from the parkway.

IV. GENERAL PLAN

The major objective of the general plan is to conserve the existing landscape quality and to deter development on the steep wooded slopes surrounding the Capitol Lakes.

Land use area and circulation networks constitute a major portion of the General Plan as shown on Figure 8.

The open space undesignated for intensive development is the visual basin.

A. MAJOR RECOMMENDATIONS OF THE GENERAL PLAN ARE:

1. A regional recreation facility featuring passive recreation, hiking, bicycling, fishing, and other water sports. Community facilities for swimming, picnicking, and organized athletics have been increased. Capitol Lakes will be the major recreation facility in its region.
2. The Walking and Cycling Paths are circuitous and looped to provide a variety of trip patterns. Some links meander from the shore to allow the adventurous hiker to explore the visual basin. Other links connect with major residential areas, the commercial district, tourist attractions, and tie recreation facilities into the system. Appropriate parking facilities are also tied into the web.
3. A new waterfront park on Budd Inlet is proposed as well as an addition to the swimming park, the playing fields west of the upper basin, a new city park in the lower basin, and a new viewpoint park above the Interstate Highway, as well as a city park west of Tumwater City Hall.

B. CONCEPT TOWARD UNITY

This concept is applied to extending a consistent and harmonious landscape environment around Capitol Lakes. The concept is applied to parkway developments, urban open spaces and preservation of existing wooded slopes.

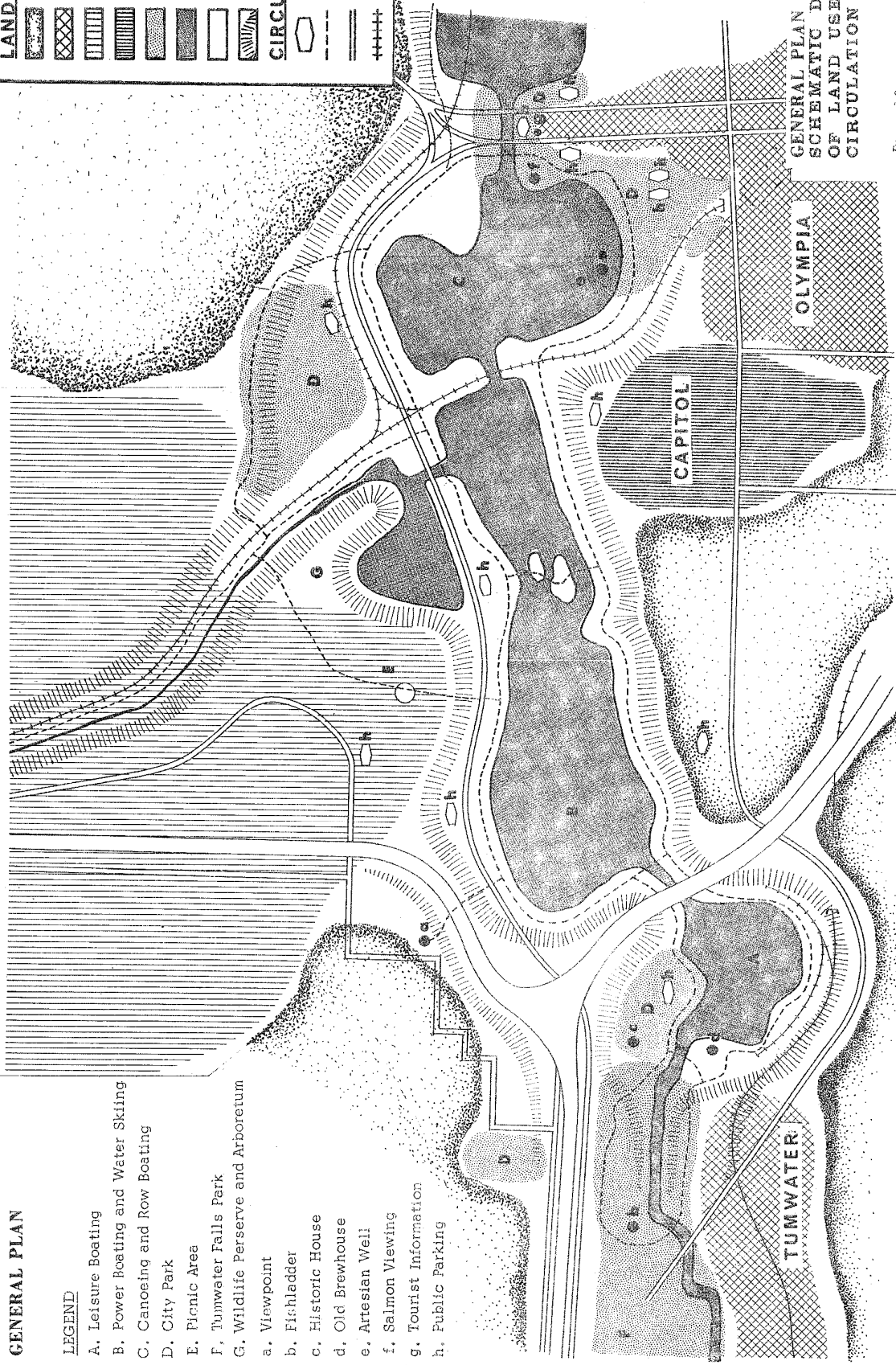
1. Parkways are arterial streets that have intensive street tree planting. Potential parkways are designated in Figure 9.
2. Urban open spaces that should be extended to coalesce with the Capitol Lakes Park are Sylvester Park and the waterfront view park near the Marina. But the most important and largest urban open space is the Capitol grounds. The co-joining of the Capitol grounds to the Capitol Lakes park is a logical extension of this concept toward unity. The proposed State College Campus west of the lakes would create a comparable and complimentary open space to the Capitol grounds.
3. The wooded slopes must be protected and reforested wherever possible. These slopes form a strong unified "container" for the lakes. See Figure 16.

GENERAL PLAN

LEGEND

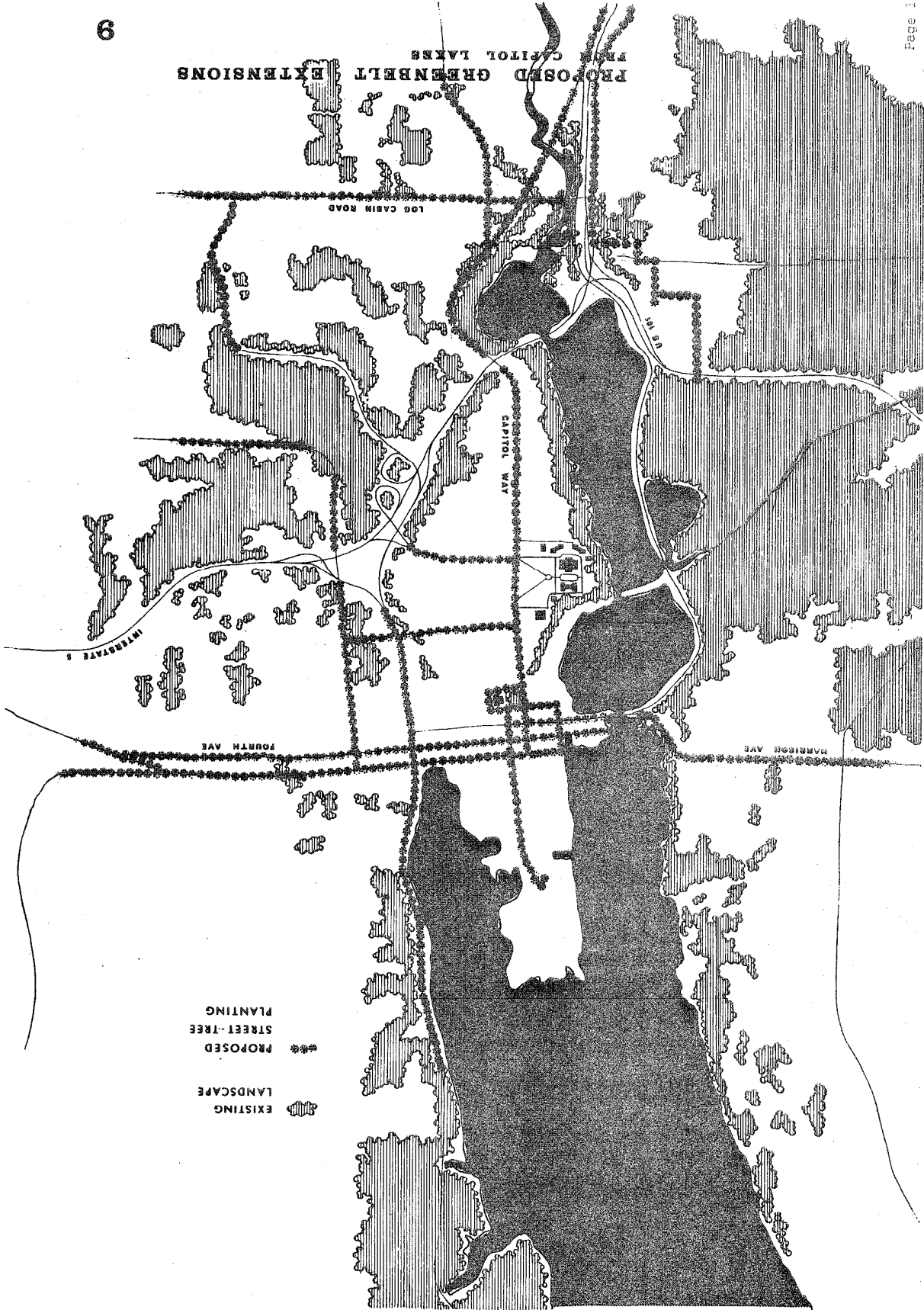
- A. Leisure Boating
- B. Power Boating and Water Skiing
- C. Canoeing and Row Boating
- D. City Park
- E. Picnic Area
- F. Tumwater Falls Park
- G. Wildlife Preserve and Arboretum
- a. Viewpoint
- b. Fishladder
- c. Historic House
- d. Old Brewhouse
- e. Artesian Well
- f. Salmon Viewing
- g. Tourist Information
- h. Public Parking

- LAND USE**
- RESIDENTIAL
 - COMMERCIAL & INDUSTRIAL
 - COLLEGE CAMPUS
 - CAPITOL GROUNDS
 - PARK
 - CAPITOL LAKE
 - OPEN SPACE
 - 25% SLOPE
- CIRCULATION**
- PARKING
 - FOOT & BICYCLE PATHS
 - AUTOMOBILE
 - RAILROAD



GENERAL PLAN
SCHEMATIC DIAGRAM
OF LAND USE AND
CIRCULATION

PROPOSED GREENBELT EXTENSIONS
FROM CAPITOL LAKES



V. DEVELOPMENT PLAN

A description of the major proposals of the development plan, Figure 10, as follows:

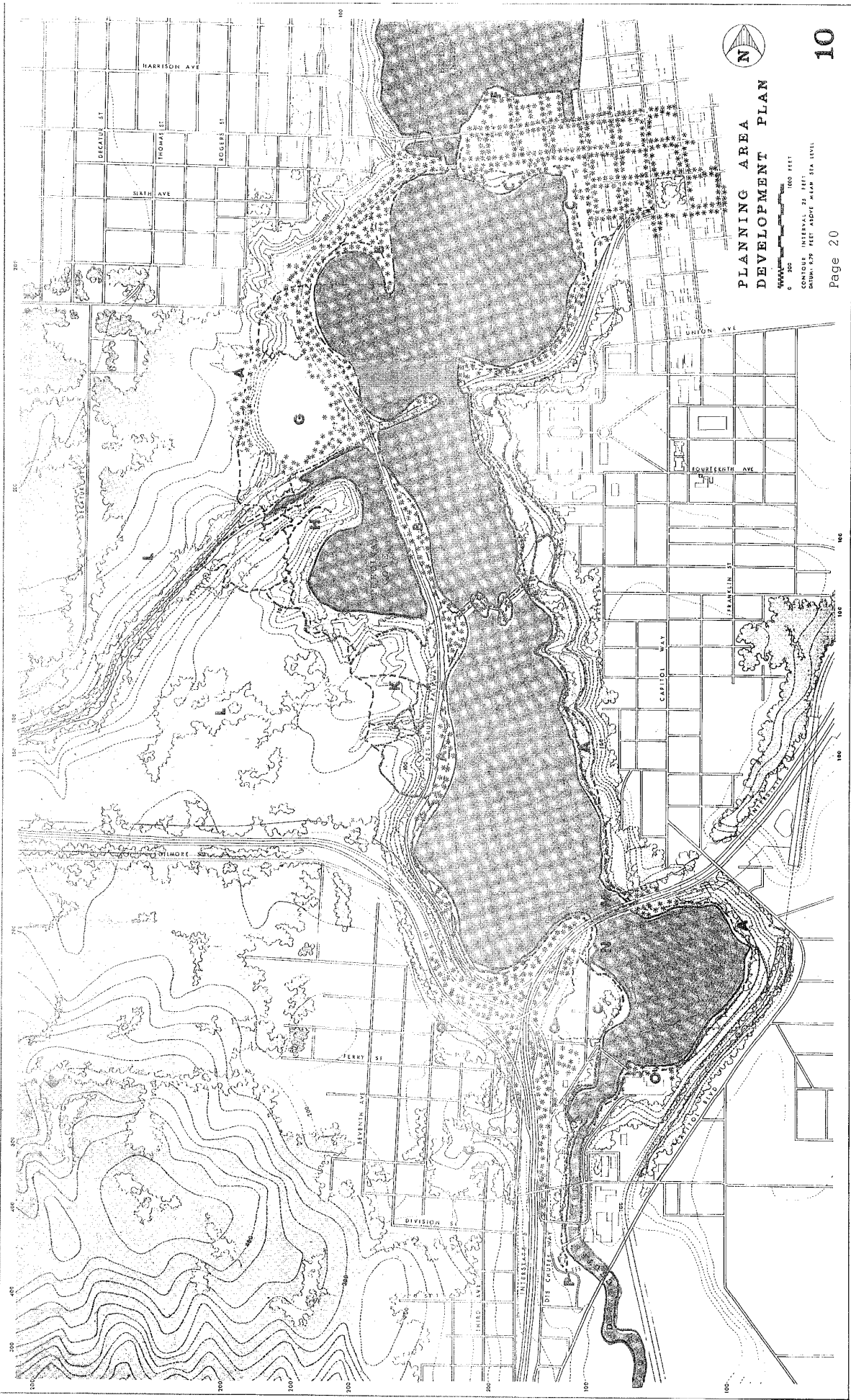
- A. Extend the Capitol Lakes Park to Sylvester Park and the Old State Capitol. Restore the Old State Capitol as a museum of Washington State history. Provide a "festival square" for Capitol Lakefair and other civic occasions.
- B. Feature the Artesian Well, in a splash basin and provide access to it. See Figure 11.
- C. Fill and landscape the north shore of the lake for casual use. Depress new parking areas into the landscape and develop a boat and bicycle concession, a snack bar and supporting outdoor concessions.
- D. Improve salmon viewing facilities, provide additional parking area, separate pedestrian and automobile circulation.
- E. Extend a foot path around the peninsula from the dam along the southern shore of Budd Inlet to a tourist information and port-viewing facility. Encourage restaurants and similar tourist-oriented activities to develop on the peninsula between Budd Inlet and Capitol Lake. See Figure 12.
- F. Land fill and landscape along the west shore of the lower basin to soften the causeway effect of the Des Chutes Parkway and to increase the apparent size of the lake by obscuring portions of the shoreline. Develop the new peninsulas for picnicking and leisure recreation. Provide permanent toilet facilities and picnic shelters. Large street trees would augment the planting of cherry trees along the road. Separate the new ring path from the roadway.
- G. Landscape and earth sculpture portions of the lakeshore along the railroad trestle and marshalling yard to partially screen the railroad from the lakes. Extend the loop path around the base of the Capitol grounds. See Figure 13.
- H. Develop organized sports fields in the flat triangular area north of Percival Creek. Landscape perimeters of this area to buffer it from the railroad and the parkway. Extend a loop hiking trail along the crest of the slopes above this area to provide spectacular views of the Capitol dome, the city and the Lakes.
- I. Interplant the natural landscape around Percival Cove and Percival Creek to sustain fish and wildlife and serve as an arboretum of native plants.
- J. Develop public recreation facilities in the level area between the parkway and Percival Creek. Provide group picnic and cooking facilities. See Figure 14.
- K. Extend peninsulas along the west shore of the lake between the freeway and railroad trestle to accommodate picnickers and hikers. See Figure 15.
- L. Reforest the banks of the freeway to reduce the scale and impact of its intrusion, and to accommodate the ring path and to unify the landscape environment of the lakes. See Figure 16.

Figure 10

DEVELOPMENT PLAN

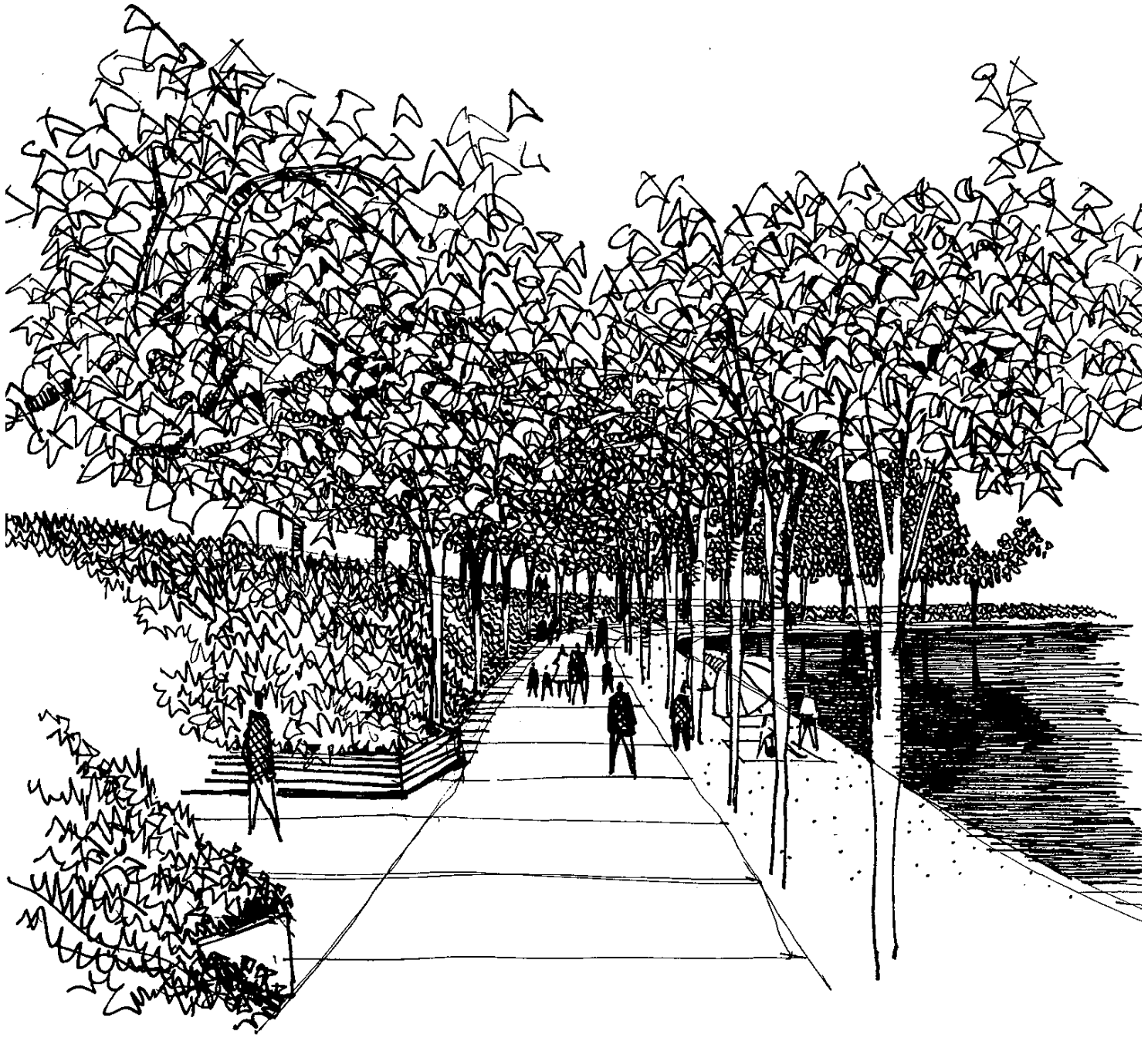
LEGEND

- A. Loop Path
Continuous Pedestrian
and Bicycle Path
- B. Picnic Area
- C. City Park
Swimming
Wading
Tennis
Play Sculpture
Food Concessions
Boat and Cycle Rental
Festival Square
Promenade
Artesian Well
- D. Salmon Viewing Platform
- E. Fishing Pier
- F. Port View Park
Sitting
Restaurants
Tourist Centers
- G. Playfields
- H. Wildlife Preserve
- I. Boat Basin
Sailing
Canoeing
Rowing
- J. Power Boating
- K. Wooded Park
Group Picnics
- L. Special Use
College Campus
Golf Course
- M. Suspension Bridge
- N. Boat Launch
- O. Historic Site
- P. Falls Park
- Q. Viewpoint



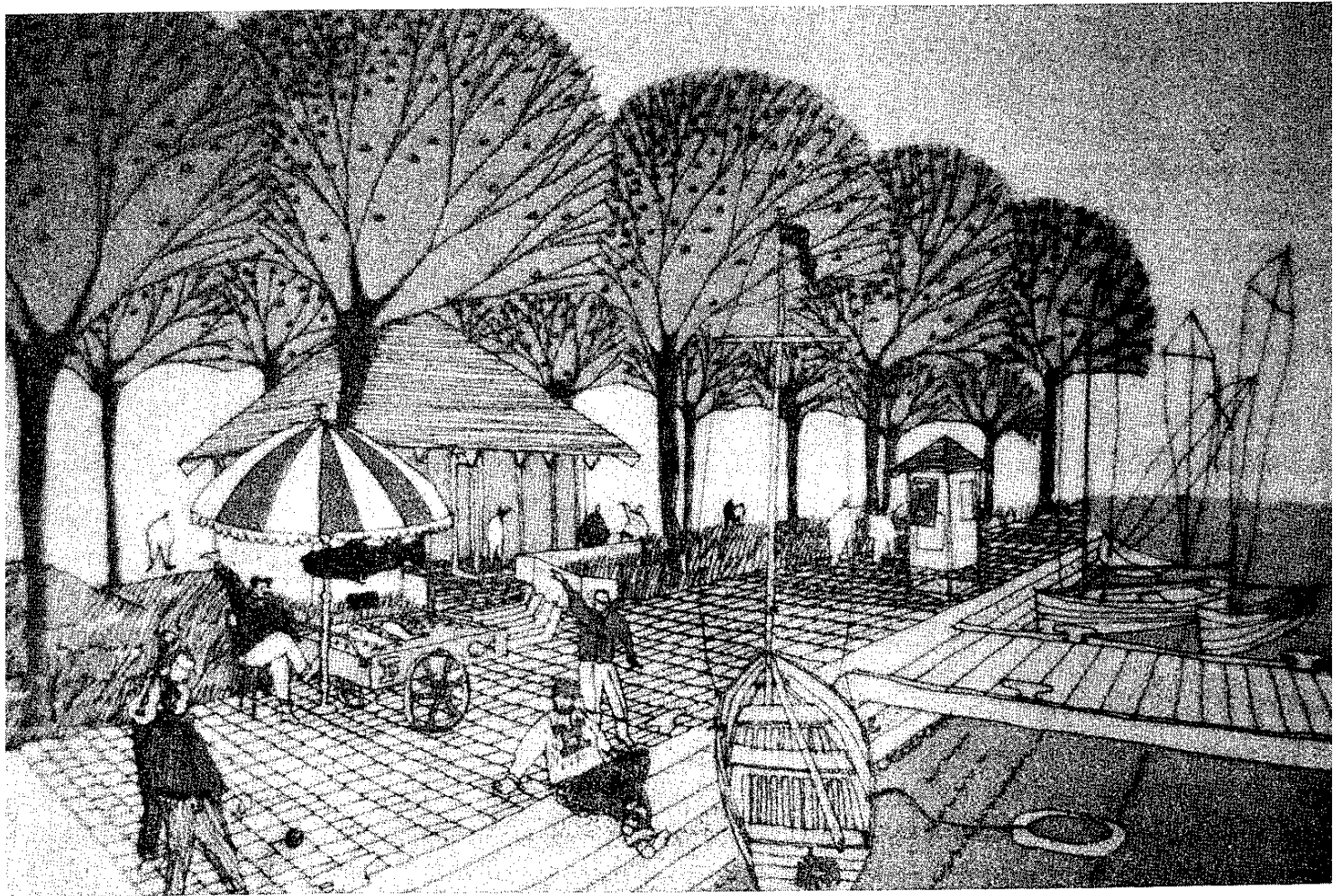
PLANNING AREA
DEVELOPMENT PLAN

SCALE 1" = 100 FEET
CONTOUR INTERVAL 25 FEET
DRUM 675 FEET ABOVE MEAN SEA LEVEL



CITY PARK EXTENSION

11



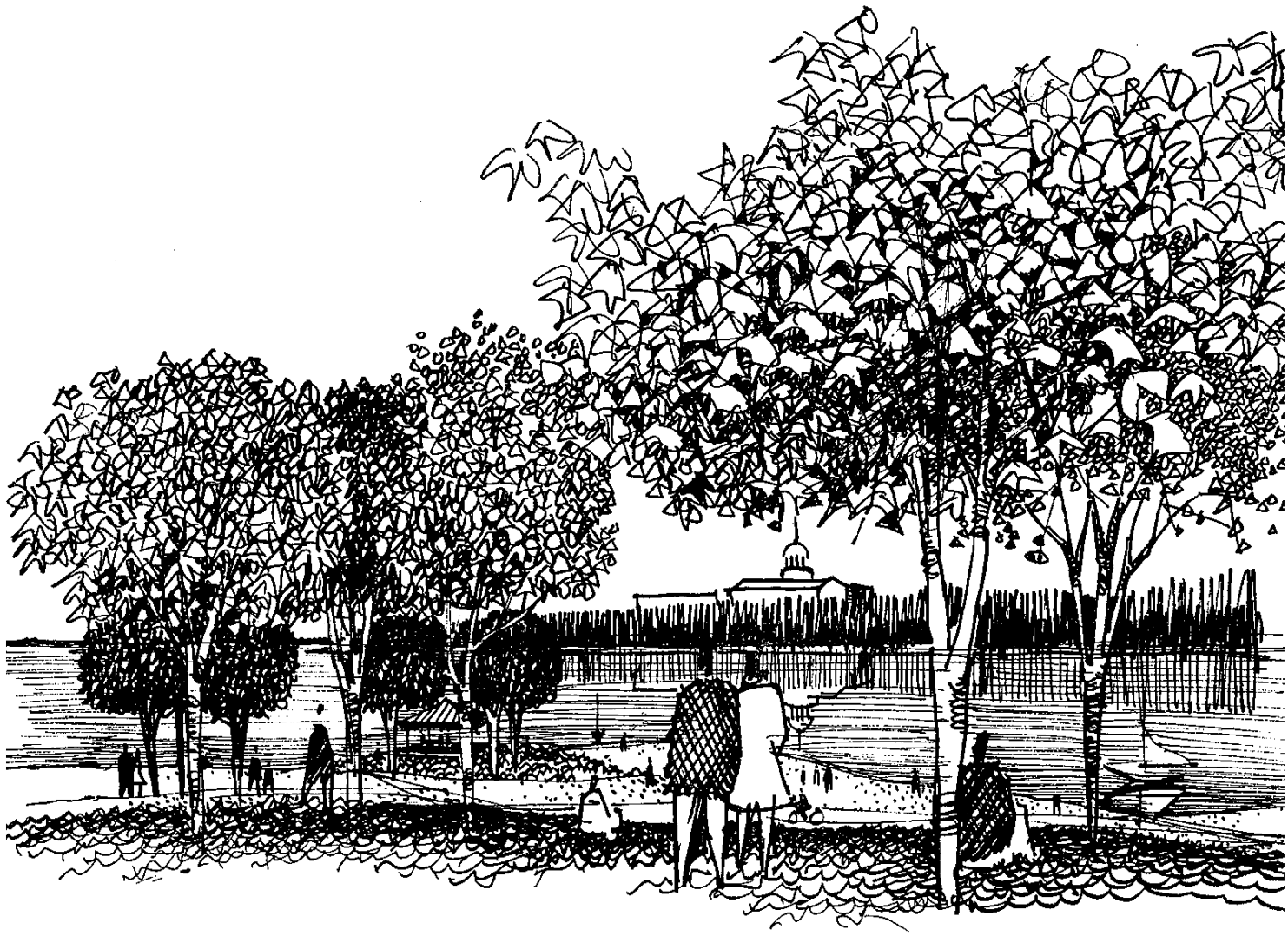
WATERFRONT PARK

12



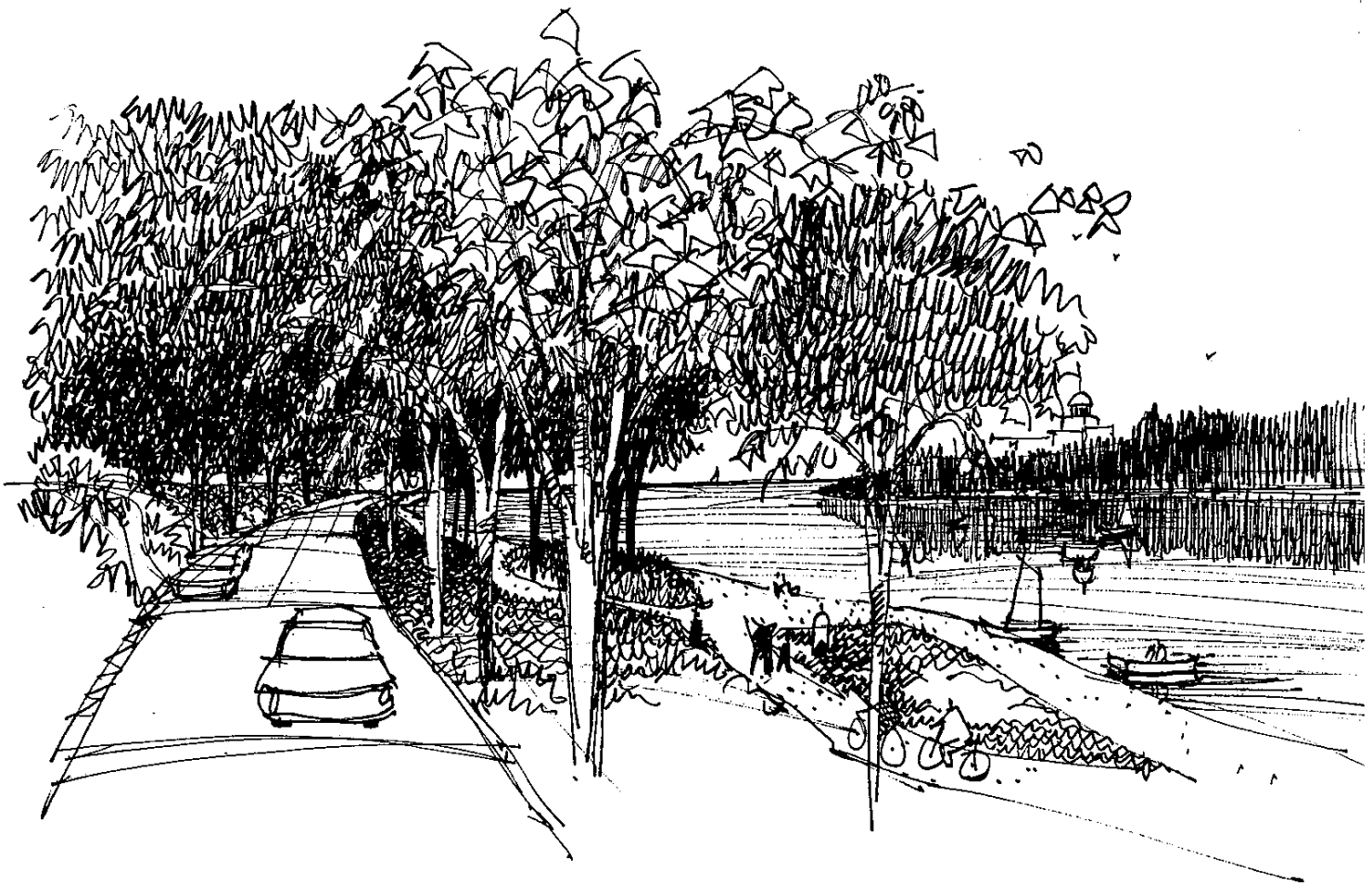
MARSHALLING YARD

13



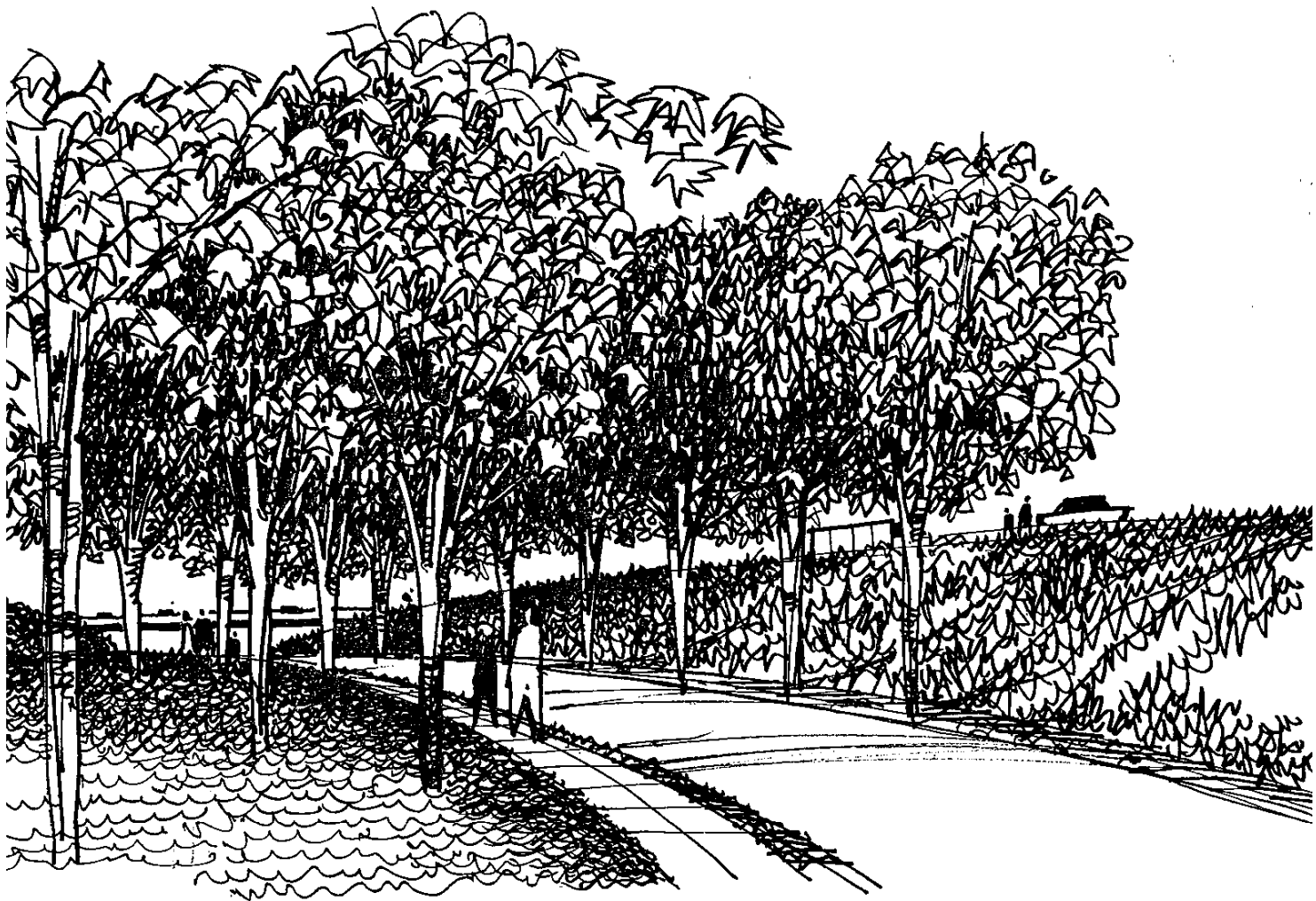
STATE CAPITOL SETTING

14



A FILLED AREA

15



REFORESTATION OF FREEWAY SLOPES

16

- M. Develop a picnic and park area at the base of the slopes beneath the southern edge of the Capitol grounds. Connect the opposite shore by a trail crossing the lake over the two new islands. These densely wooded islands shorten the visual axis of the lake and provide an intermediate link for the ring path. Connecting bridges will add interest to the lake and would be designed to support power boating and water skiing.
- N. A proposed bridge across the Lake beneath the freeway bridge would provide alternate routes for leisure walking and cycling along the ring path.
- O. Develop a waterfront park in the area across from the old brewhouse to accommodate picnicking, boat launching and children's play. Include the Crosby house as a park, plant and landscape the area to integrate it with existing Tumwater Falls Park.
- P. Preserve the old brewhouse.
- Q. Preserve the natural wooded slopes along the east shore and extend the ring path back to the city park.

VI. IMPLEMENTATION OF THE PLAN

This plan is a long-range, general and comprehensive document; and it is a logical addition to the comprehensive plans of the cities of Olympia and Tumwater. Future Thurston County plans should include this document or its policy proposals.

A. THE LONG-RANGE VIEW

Project stages are: (A) next year; (B) a five-year period; (C & D) the following two decades. The availability of future funds could shorten these periods. The long-range program is not as precise as the short-range program, but its compatibility with other policy and establishment of relationships in the physical environments well in advance of development justify its preparation.

B. PRIORITY

The highest priority is increased protection of the existing landscape quality and the recreation potential that is being threatened. After full acquisition the next priority is to develop strategic locations. Detailed landscape plans follow acquisition and precede development of each location.

C. IMMEDIATE ACTION

It is recommended that the cities of Olympia and Tumwater place a moratorium of building permits or slopes in excess of 25%. See Figure 17. This moratorium should be in effect for one year, and would gain time for thorough consideration of zoning provisions to exclude building in a precarious manner.

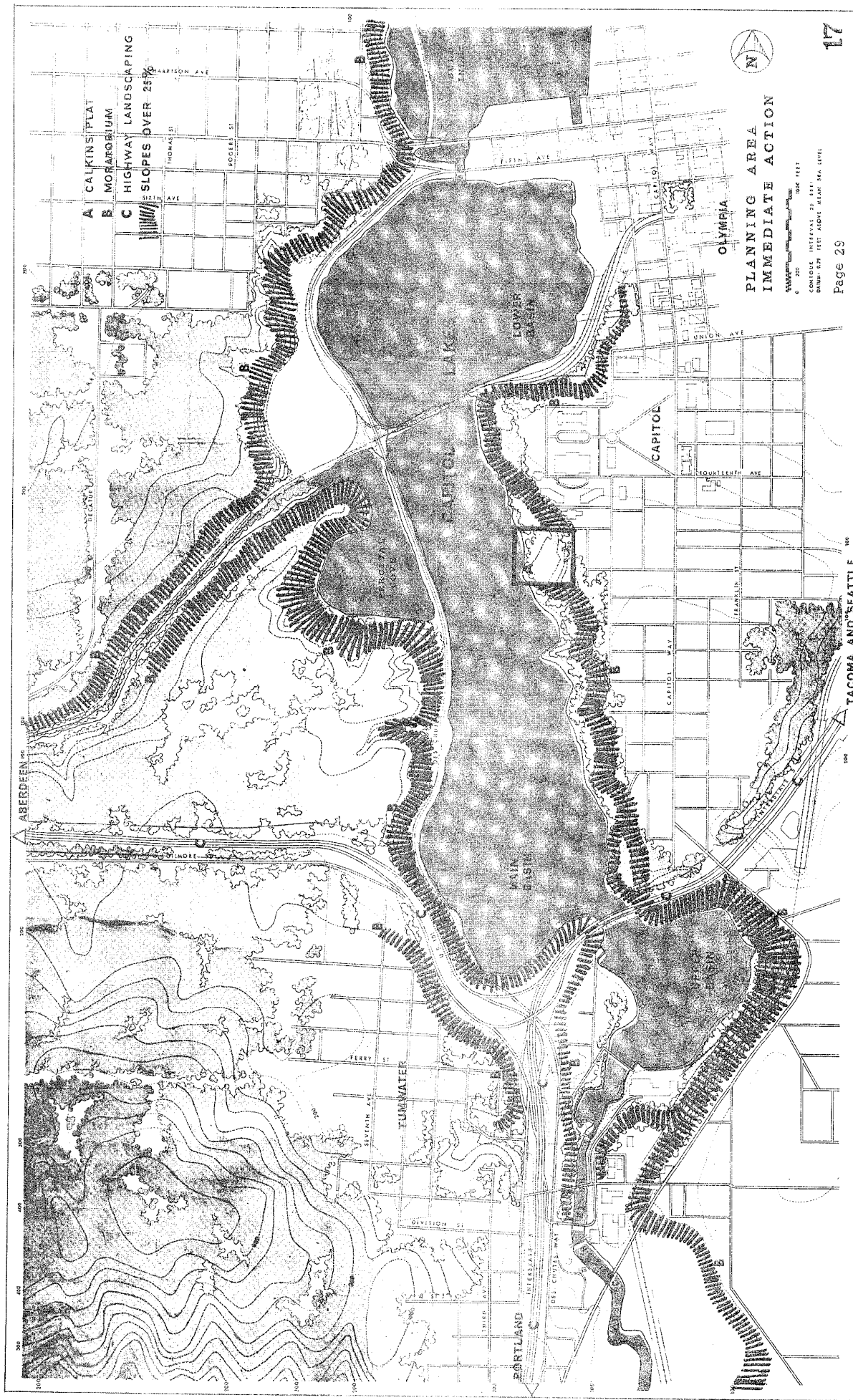
The reforestation program requires immediate action as a part of the Highway Beautification Program.

D. CAPITAL WEB

This refers to the network created by the distribution of Capital Improvements. The symbols in Figure 18 designate the general location of both linear and point types of development. The notation system follows the outline of the projects in Table I, which includes estimated costs. Funds required by level of government and stages are summarized in Table II. Implementation priority results by comparing the capital web diagram and the schedule of costs.

E. SCHEDULE OF COSTS AND PROGRAMS

Cost estimates are based on 1966 index and known resources. These will change in time, reflecting inflation and changes in State and Federal policy. The cost estimates are based on the general character of this plan. Alternate programs account for an overlap of interest in particular types of development at both the Federal and State level. These programs are reviewed in length in Appendices E. and F.



- A CALKINS PLAT
- B MORATORIUM
- C HIGHWAY LANDSCAPING SLOPES OVER 25%



PLANNING AREA
IMMEDIATE ACTION

SCALE: 1" = 100'
DATE: 1964
DRAWN BY: [illegible]

ABERDEEN

TUMWATER

PORTLAND

OLYMPIA

CAPITOL

TACOMA AND SEATTLE

CAPITOL LAKE

MAIN BASIN

LOWER BASIN

1000
900
800
700
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HARRISON AVE
THOMAS ST
EDGELE ST
SIXTH AVE

UNION AVE
LOOKLEIGH AVE
TEARMAIN ST
CAPITOL WAY

SEVENTH AVE
FERRY ST
DIVISION

DE CORTILVAZ

100
200
300
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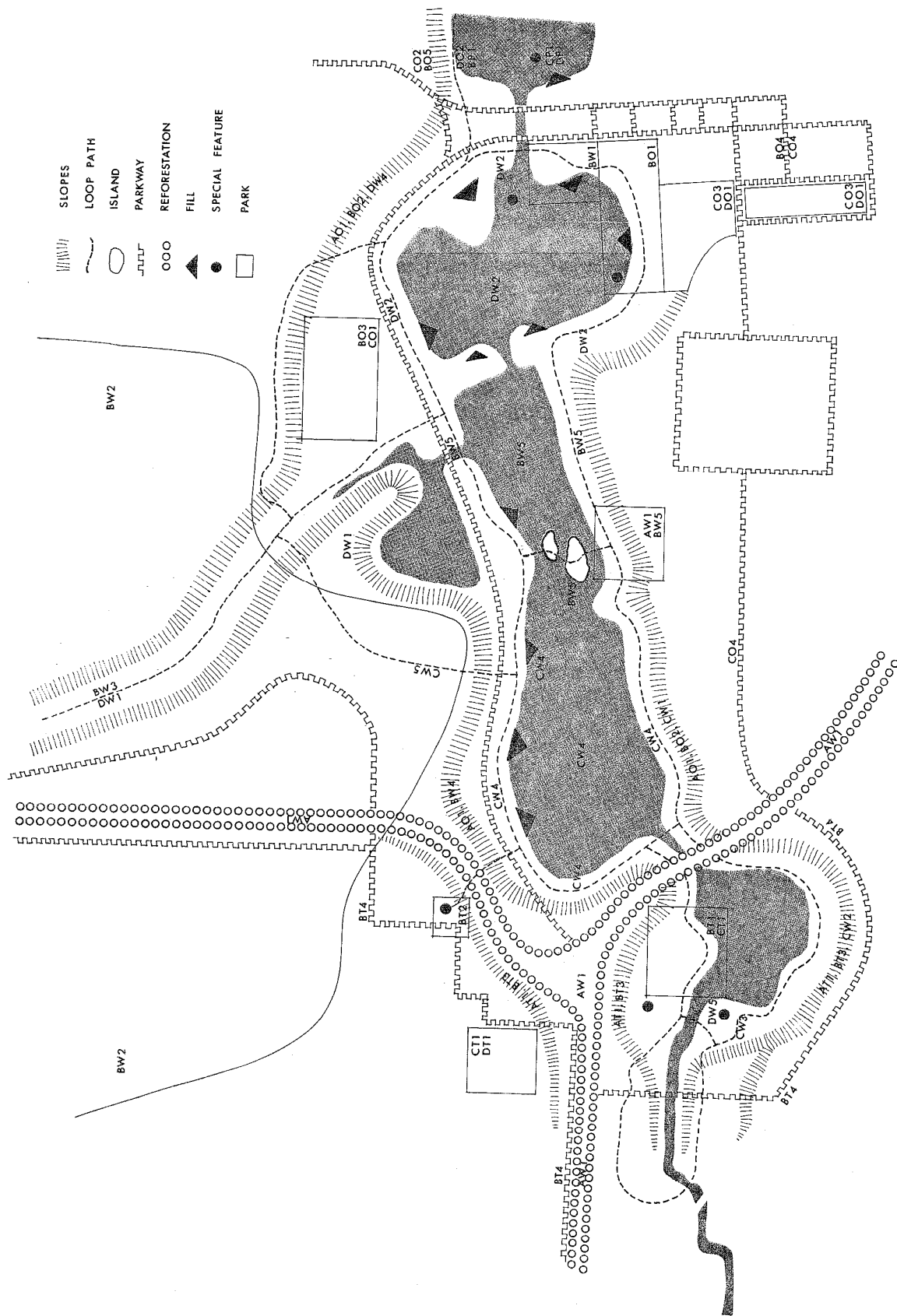


TABLE I

CAPITOL IMPROVEMENT SCHEDULE Stages, Jurisdiction, Number (A.W.1)

Project Description	Estimated Costs (\$)
A. IMMEDIATE ACTION	
W. State of Washington	
1. Highway Landscaping on Right-of way in Planning Area	641,000.00
2. Acquire Calkins Plat and Messegee's Addition.....	25,000.00
O. City of Olympia	
1. Place Moratorium on unbuildable slopes	None
T. City of Tumwater	
1. Place Moratorium on unbuildable slopes.....	None
B. STAGE ONE	
W. State of Washington	
1. Contract for Detailed Landscape Plan and Develop northern Lakeshore	195,000.00
2. Acquire Property west of Lake for State College.....	***
3. Designate Percival Creek for College Arboretum.....	None
4. Acquire unbuildable slopes on Western Lakeshore for Lake Visual Basin (possible dedication or part of State College Site)	***
5. Contract for Detailed Landscape Plan and develop Crossings, Fills and Paths in Area on lake west of Capitol.....	960,000.00
O. City of Olympia	
1. Complete Swimming Park Extension in Lower Basin	291,000.00
2. Adopt zoning Amendment to Prohibit Building on slopes in excess of 25%	None
3. Acquire Park Site West of Lower Basin (possible dedication or part of State College Site)	70,000.00
4. Coordinate Central Business District Tree Planting Program with Chamber of Commerce develop plan and begin Program.....	35,000.00

5. Develop Plan for Western Bayshore with Port of Olympia.....	***
T. City of Tumwater	
1. Acquire Park site on Upper Basin	35,000.00
2. Plan and Develop Viewpoint above Freeway.....	11,500.00
3. Adopt Zoning Amendment to Prohibit Building on Slopes in Excess of 25%.....	***
4. Prepare Tree Planting Program, Design and Begin Development.....	5,000.00
P. Port of Olympia	
1. Develop Plan for Western Bayshore with City of Olympia	***
C. STAGE TWO	
W. State of Washington	
1. Acquire Eastern Slopes south of Capitol.....	85,000.00
2. Acquire Tidelands and southern Slopes on Upper Basin	71,000.00
3. Acquire Easement around Old Brewhouse.....	3,000.00
4. Contract for Detailed Landscape Plan and Develop Crossings, Fills and Paths for Lakeshore south of Capitol	29,000.00
5. Program, Design and Develop State College Picnic Area.....	***
O. City of Olympia	
1. Contract for Park Plan and Develop Park west of Lower Basin	28,000.00
2. Acquire Property on Western Bayshore for paths (depends on joint plan by City and Port of Olympia).....	***
3. Acquire Land in Sylvester Park Extension and Contract for Park Plan.....	53,000.00
4. Complete Tree Planting Program	500,000.00
T. City of Tumwater	
1. Contract for Park Plan and Develop Site on Upper Basin	87,000.00
2. Acquire Additional Park Site West of City Hall	***

3. Complete Tree Planting Program	40,000.00
P. Port of Olympia	
1. Contract for Waterfront and Marina Plan, Ac- quire Land and Begin Development	***
D. STAGE THREE	
W. State of Washington	
1. Contract for Detailed Plan of College Arboretum, Wildlife Preserve and Fishing Pond and Develop same	450,000.00
2. Contract for Detailed Landscape Plan and De- velop Fills, Path and Fish Viewing Center on Lower Basin	652,000.00
3. Acquire Southern Unbuildable slopes on Capitol Boulevard	27,000.00
4. Acquire Unbuildable slopes west of lower basin	20,000.00
5. Acquire Old Brewhouse for state industrial his- tory museum or other use (possible dedication)	***
O. City of Olympia	
1. Complete Development of Sylvester Park Exten- sion	30,000.00
2. Acquire additional unbuildable slopes and de- velop path on western bayshore	4,700.00
T. City of Tumwater	
1. Plan and Develop Park west of City Hall	33,500.00
P. Port of Olympia	
1. Complete waterfront development	33,500.00

NOTES:

1. "None" indicates that no identifiable capital costs would be incurred for this project.
2. *** indicates costs in this project cannot be determined at the present time, because the scale of development, among other things, is unknown. Detailed consideration will be necessary to determine a reasonable estimate of costs.
3. All costs are based on 1966 indices and interpretation of the scale of development shown on the development plan.
4. Acquisition costs have been based on a factor of 4.0 times assessed values for a sample of properties. An additional factor of 1.1 was included for contingencies. These are estimates only, without benefit of professional appraisal.

TABLE II

SCHEDULE OF FUNDS REQUIRED BY JURISDICTION AND STAGE

Project Description	Estimated Costs (\$)
A. IMMEDIATE ACTION	
Federal	654,000
State	<u>13,000</u>
A. Total =	667,000
B. STAGE ONE	
Federal	802,000
State	690,000
Olympia.....	99,000
Tumwater.....	<u>13,000</u>
B. Total =	1,604,000
C. STAGE TWO	
Federal	649,000
State	472,000
Olympia.....	146,000
Tumwater.....	<u>32,000</u>
C. Total =	1,299,000
D. STAGE THREE	
Federal	609,000
State	592,000
Olympia.....	9,000
Tumwater.....	<u>9,000</u>
D. Total =	1,219,000

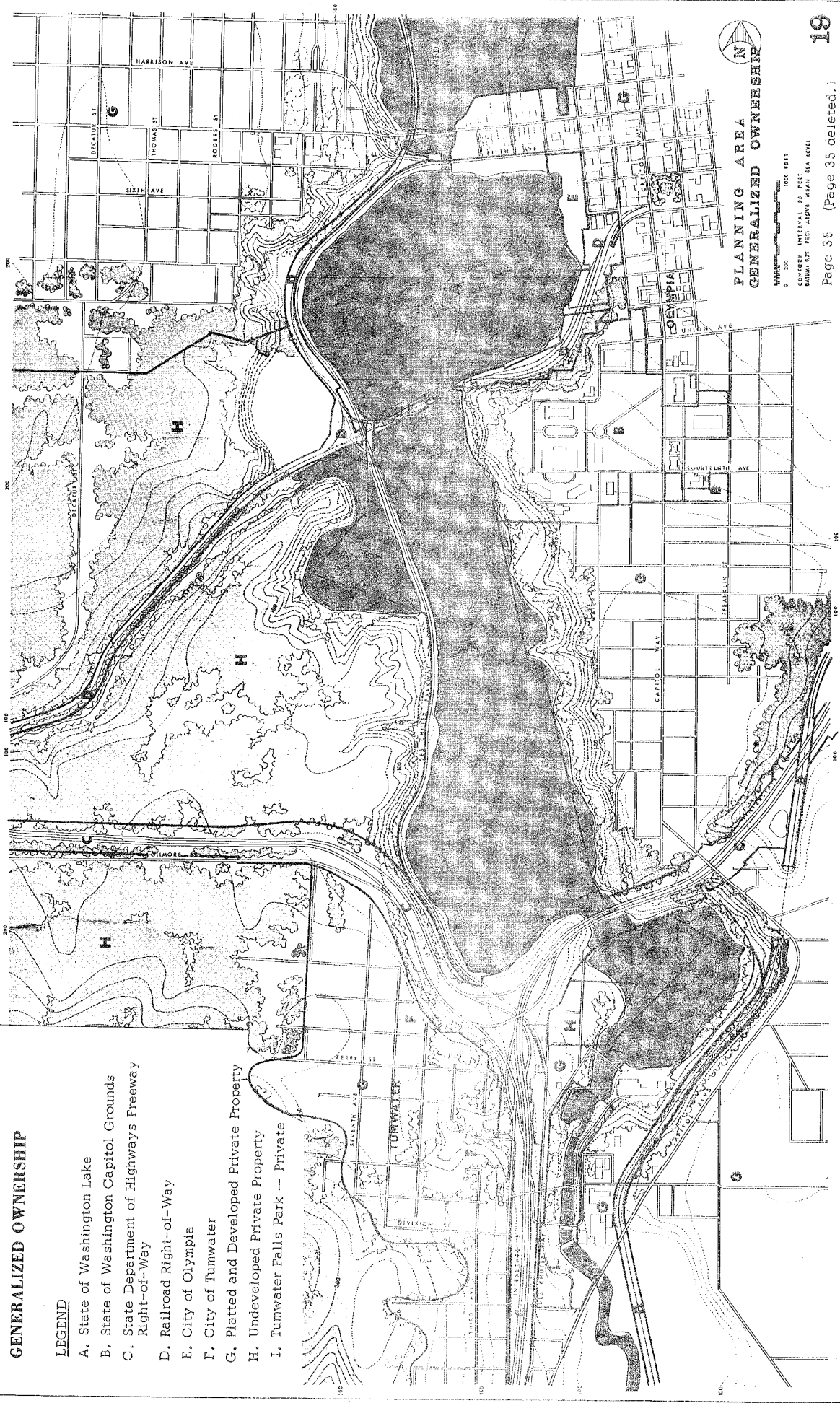
NOTES:

1. This schedule does not include all funds required, since some projects require detailed analysis before an estimate is possible. See Table I for projects not included. All estimates were raised to the nearest thousand.
2. The formula used for projects in the two cities was a 50-25-25 combination of Federal, State and local funds. This was based on the most frequently used "matching basis" in Federal and State Programs.
3. The highway Beautification Program does not have a matching basis and is listed as all Federal.
4. The State projects are divided on a 50-50 basis.
5. The overlay of purpose in State and Federal programs makes it impossible to identify the exact program at this time.

GENERALIZED OWNERSHIP

LEGEND

- A. State of Washington Lake
- B. State of Washington Capitol Grounds
- C. State Department of Highways Freeway Right-of-Way
- D. Railroad Right-of-Way
- E. City of Olympia
- F. City of Tumwater
- G. Platted and Developed Private Property
- H. Undeveloped Private Property
- I. Tumwater Falls Park — Private



**PLANNING AREA
GENERALIZED OWNERSHIP**

VERTICAL SCALE: 1" = 100 FEET
HORIZONTAL SCALE: 1" = 100 FEET
COMPOSITE INTERVAL: 25 FEET
ELEVATION: 100 FEET ABOVE SEA LEVEL

F. LAND ACQUISITION

Most of the State and Federal programs emphasize land acquisition, because of the lack of funds at the local level to acquire land for open space and recreation, and the inadequacy of the zoning power to insure long-term control. The subdivision of land and small private ownerships increases the cost and hinders development of public facilities as seen in Figure 19.

Acquisition of tide flats by this state has been important in establishing control of the Lakes for open space and recreation purposes. The Plan recommends acquisition of most of the abutting slopes by the state in the long-range program. This constitutes an extension of the "government meander line". Moratorium and zoning provisions by the cities will gain time and retain the slopes for eventual acquisition by the state. See Appendix D.

During the years moratorium, the lower limit of steepness based on public safety and esthetic standards could be established. Also the nonconforming tracts could be identified. Figure 17 shows areas affected by the moratoria.

Strategic land locked tracts in the Calkins Plat are being cleared. This property should be acquired as soon as possible by the State because of its location and proposed use.