



## Why Did We Acquire this new Open Space?

- When townhomes and single family homes were proposed on the former Wayne Golf Course in 2014, a group called OneBothell formed to oppose the development and preserve the green space.
- Acknowledging the community desire for connectivity to nature and preservation of open space, the City of Bothell worked with Forterra, King County and OneBothell to acquire all 89 acres of the former golf course by the end of 2018.
- Acquisition was a complex process, involving multiple partnerships, phases and methods of funding. The public participated in an early visioning process to provide input.
- Throughout early acquisition phases, city leaders and the community were concerned about our financial ability to purchase, maintain and program such a large property.

## How is the Open Space Divided Up?

- Eight-five of the total 89 acres are conservation easements or environmentally sensitive areas that must remain “passive use” only. Many areas will be restored, preserved or protected.
- During purchase negotiations, the City paid full market value for four acres (the only “Active Space” area) on the west side of the park, commonly called the “Front Nine”.
- This was important when thinking about ongoing operations and maintenance costs of the former Wayne Golf Course, especially considering our significant existing parks and recreation obligations across the city.
- Right now, that four acres and future development has not been decided. In fact, we aren’t even sure what the demand is there, or what is financially viable or sustainable.

## How was the former Wayne Golf Course purchased?

- Forterra NW purchased the entire property in 2016 as a “buy and hold” strategy
  - City bought the Front Nine (west side) from Forterra for \$3.4M, paying full market value for 4 acres designated as “Active Use”.
  - This allows future City Councils to thoughtfully develop a public amenity sometime in the future that generates revenue not just for the former Wayne Golf Course, but for the many other parks and recreation obligations across the city.
  - City partnered with King County to purchase the Back 9 (east side) from Forterra in two transactions or phases
    - King County purchased conservation easements to remove the housing development rights
    - City paid \$400K to acquire all of Back 9

- In total, City paid \$3.8 million for the entire 89 acres
- King County paid \$7.7 million for 2 of the conservation easements

## How Can We Use Our New Open Space?

### “Passive Use” Areas – 68.96 acres total

- What can we do in “Passive Use”?
  - Walking, running, picnicking, bird-watching, legal fishing, joint use hiking/biking trails, drop-in sports such as flag football, soccer, and the like.
  - Limited trail head amenities such as restrooms, picnic areas, parking areas
- What cannot be done in “Passive Use”?
  - Any activity where the land could be degraded such as organized sports, sports practices or events such as concerts, movies in the park, etc.
  - Any activity that impedes on the “view corridor” or protected habitat areas
  - Limited permanent structures outside of trail head amenities and maintenance structures

### “Active Use” Area – Four acres only

- When COB purchased the land, there were 4 acres not subject to the original 1996 Conservation Easement. As part of the purchase and sale agreement, those original conditions remained, and a deed restriction was established that governs future uses of this “Active Use Area”.
  - This area must:
    - Remain open to the general public
    - Complement and activate the remainder of the property
    - Not compromise the natural, scenic, open space, water resources or recreation values of the rest of the property
  - This area cannot be used for :
    - Residential
    - Manufacturing or other industrial uses
    - Office uses or storage uses other than incidental office space and storage areas that are part of a permitted use of the area
    - Uses that restrict public access by imposing membership or similar requirements that serve to prevent public access.

### Salmon Habitat Area - 13.33 acres

- This is a long-term habitat restoration process that will take many, many years
- Limited walking paths, invasive plant removal, adding native plants, water quality/temperature improvements, possible viewing platform and educational signage
- Possible regional trail connector that is designed & constructed by King County in coordination with the City of Bothell. Any construction of a regional trail connector will be maintained by the County.

## **What does it cost to operate and maintain the Open Space?**

Parks and Recreation staff are still learning about long term costs of the park, but we do know costs are substantial. We need to pay for:

- Ensuring the property is safe and free from hazards. This includes many years of deferred maintenance by the previous owners such as tree removal and care, maintenance and repair of pathways,
- Removing litter and debris
- Around \$180,000/year just in routine maintenance and operations costs for staff time and equipment hours, supplies such as mulch, and the costs of miscellaneous repairs
- Volunteer administration costs
- Future Master Planning and trailhead amenity construction

## **What else needs to be done?**

- Our new park came with several structures and challenges that our Parks staff must now handle.
  - 9 different structures, buildings, or sheds that need to be evaluated or demolished
    - 2 of these structures have been designated local historical landmarks and require special care and consideration
  - Rebuild maintenance building in approved section of the open space
  - 4 bridges that need to be structurally evaluated and potentially rebuilt for safety and ADA issues
  - Assess drainage issues particularly in the winter and the pump system
  - Extensive areas where we must conduct salmon and habitat restoration (east side), plus restoration of the Sammamish River on the west side

## **How do we pay for all of the operations and maintenance?**

Limited funds are available through the General Fund, but those are limited. Grants may pay for portions of some of the projects such as habitat restoration, trail building, bridge work.

## **Feasibility Study**

- In order to study what our future options might be, City Council directed staff to complete a financial feasibility study and market analyses for the four acres that will eventually be developed.
- We are not in talks with developers and no applications have been filed.
- Going through this process and having some data will help inform any plans for the open space. It's important to learn more about the costs associated with different options.
- The development scenario would likely be a public private partnership as the City owns the land in perpetuity and a private developer builds, owns and operates the facility.
- The study will:

- Help us learn more about the market demand for a destination amenity with a public-use component.
- Determine the fiscal sustainability of a long-term land lease with private partner.
- Determine the potential revenue created by a long-term land lease and a private sector partner.
- Provide an opportunity to think creatively about a public-private partnership

## **What is Happening at the Park Now?**

There are 89 acres of open space and trails to explore!

- You can enjoy passive activities such as walking, running, picnicking, bird-watching, legal fishing, biking, drop-in sports such as flag football, soccer, and the like. No organized events are allowed in the open space.
- Grants applications are in progress to begin to study various alternatives for the restoration plan.

Construction Staging for Sammamish River Bridge Retrofit Project

- From now through mid-2020, this area may be used for construction and construction staging to complete a seismic retrofit of the bridge on 96th Ave NE/Waynita Way.

## **Staff Points of Contact**

- For questions about Parks and Recreation and passive use activities, contact Tracey Perkosky, Parks Planning & Grants Program Manager, email [tracey.perkosky@bothellwa.gov](mailto:tracey.perkosky@bothellwa.gov).
- For questions about the four-acre active use area, contact Jeanie Ashe, Economic Development Manager, [jeanie.ashe@bothellwa.gov](mailto:jeanie.ashe@bothellwa.gov).