

# Former Wayne Golf Course

## Information Session



City of Bothell™

January 16, 2020

# Where is it?



City of Bothell



## West Side (front 9)

- Passive Use Only
- 45 acres

Active Use  
4 acres

## Blyth Park

## East Side (back 9)

- Passive Use Only
- Salmon habitat
- 40 acres

# What is it?



City of Bothell

- ✓ 89 acres
- ✓ West side 49.8 acres
- ✓ East side 39.2 acres
- ✓ Sammamish River & Waynita Creek
- ✓ Located just over a mile from Downtown
- ✓ Adjacent to Burke-Gilman Trail & near interchange of Burke-Gilman, West Riverside & Sammamish River Trails
- ✓ Purchased by City in 2017 & 2018



# History

# Early Placemaking – Circa 1900



City of Bothell



Rounding Wayne Curve on Acme Steamboat

*photo credit: Bothell Historical Society*



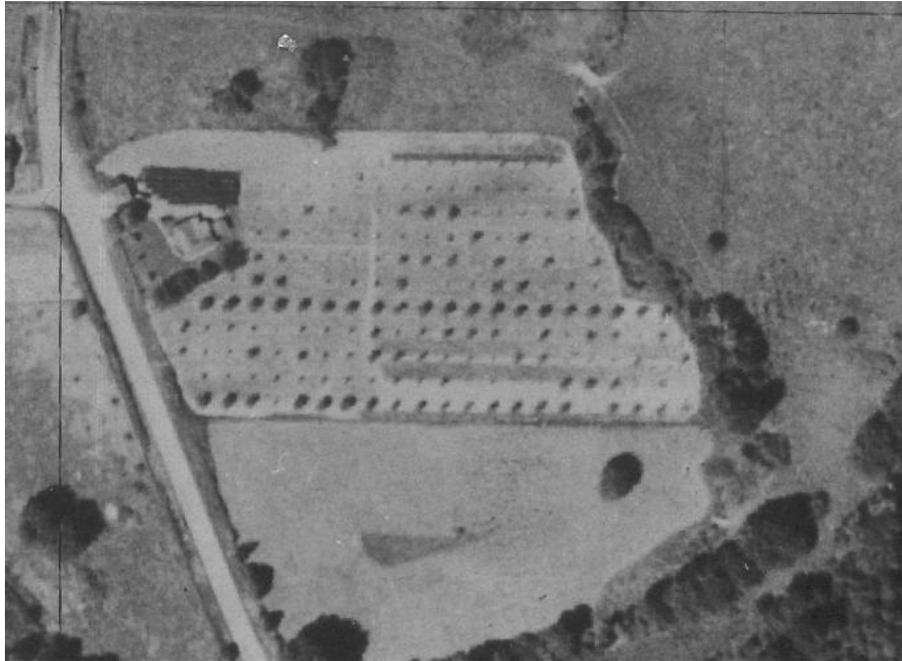
Wayne Brickyard

ethics / service / safety / innovation / teamwork

# From Logging to Agriculture to Recreation



City of Bothell



Yellow Apple Orchard planted in 1930s as the community transitioned to an agriculture economy



Ladies Golf Teams  
(1967 & 1981)



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# Potential Housing...Community Partners Step In!



City of Bothell



## BOTHELL-KENMORE REPORTER

News Sports Life Business Opinion Calendar Letters to the Editor

### Forterra finances interim acquisition of Wayne Golf Course in Bothell

Forterra representatives announced Feb. 10 they had financed an interim acquisition of both the front- and back-nine of the hotly contested Wayne Golf Course in Bothell.

By Aaron Kunkler

Thursday, February 11, 2016 6:19pm | NEWS



# Acquisition Process



City of Bothell

- 4 Year process
- City bought the land from Forterra
- Multiple phases
- Guiding Documents
  - Deed Restrictions
  - Conservation Easements

Total Purchase Price \$11,500,000

City of Bothell \$3,800,000

King County \$7,700,000

# Conservation Easements



City of Bothell

- 1996 West Side
- 2017 East Side Phase 1; Amended in 2019
- 2018 East Side Phase 2
- Each has own requirements:
  - Passive use
  - Habitat protection & restoration
  - Eligible construction, e.g. trailhead amenities
  - % of impermeable surfaces
- City owns the 89 acres in perpetuity
- Housing development prohibited



# What is Passive Use?

In broad terms, passive activities are those that have a negligible impact on the land and require no permanent structures.

## Passive Use Examples:

- Bird watching
- Walking or running
- Biking on the paths
- Drop-in picnics or family sports games
- Fishing with proper licenses

## Non-Passive Use Examples:

- Advertise a picnic or party at the site
- Hold sports practices
- Host events such as a fun run, festival or farmer's market
- Rent the space

# Hours & Access



City of Bothell

- All Park Rules Apply (BMC §8.60)
- Open 30 minutes before sunrise to 30 minutes after sunset
- Parking available in gravel lot
- Portable toilet in gravel lot, Restrooms in adjacent Blyth Park

\*\*To protect critical habitat, especially on East side, please stay on the paths\*\*





# Environmental Restoration

# East Side Salmon Habitat & Critical Wetlands



City of Bothell



# Salmon Habitat Restoration – East side



City of Bothell

## Public Works Department

Grant applications  
underway

Baseline data sought --  
stream level & water  
quality measurements

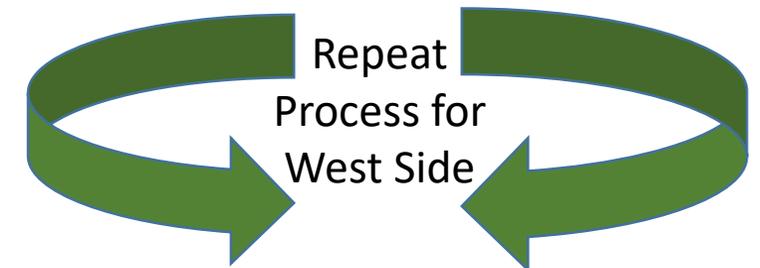
*Science & Best Practice  
based approach to  
restoration balanced with  
public goals*

ethics / service / safety / innovation / teamwork

# Salmon Habitat Restoration – Timeline



- Expensive – phasing is necessary
- Will take many years, possibly a decade or more to complete
- Grant application process can be lengthy
- Budget for matching funds
- Natural land change underway



# How YOU Can Help the Salmon!



City of Bothell

- Stay on paths
- Volunteer with us!
- Be mindful of the land, no running groups or drop-in sports activities
- Keep dogs on leashes especially in critical habitat area
- Remove all dog waste
- No sledding in winter on the East side; it is allowed on the West side





**What's Next...**

# Placemaking Continues with Volunteers



City of Bothell

- Volunteer Work Parties
  - Non-profit & religious organizations
  - Arbor Day events
  - More groups coming
- OneBothell – educational events



*Shelby Krogh, Special Event & Volunteer Coordinator*  
*shelby.krogh@bothellwa.gov or 425-806-6752*

# What about Park Master Planning ...



- Phased Approach
- Focusing on deferred maintenance & safety issues
- Habitat restoration of east side is in preliminary steps
- Active Use Area study is underway



# Maintenance & Safety

# 4 Bridges



City of Bothell



- No as-builts
- 4 Bridges permitted before City took over permitting process
- No permits/plans in County historical records
- Structural evaluation & load rating is planned

# Unmaintained Buildings



City of Bothell

- Former Clubhouse
- 16404 Waynita Way House & Garage
- 6 Outbuildings/Maintenance Areas
  
- Post-acquisition building inspections show poor condition and major structural issues
- Most, if not all, will require demolition



# More Deferred Maintenance



City of Bothell

- Gravel parking lot maintenance
- Trail maintenance/safety
- Trees (Arborist Reports)
- Invasive plants
- Underground pump system for drainage

*In transition from heavily manicured, with herbicides and fertilizers, to a more natural landscape*



# How do we pay for this?



City of Bothell

- Limited funds through General Fund?
- Grants for restoration?
- During acquisition, city leaders were concerned about future costs
- City bought four acres for full market value and kept its 1996 "active use" designation
  - Allows future development of a public amenity that generates revenue
- Needed to learn more about what could be successful



# Financial Feasibility Study



Study will help us:

- Learn more about the market demand for a destination amenity with a public-use component
- Determine fiscal sustainability of a long-term land lease with private partner
- Determine potential revenue created
- Provide an opportunity to think creatively about a public-private partnership(s)