



King County

K.C. Date Received \_\_\_\_\_

## CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

**PROJECT NAME:** Wayne Golf Course Front Nine

**Applicant Jurisdiction(s):** City of Bothell Parks and Recreation Department

**Open Space System:** Bothell / Sammamish River Parks and Open Space Corridor  
*(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)*

**Acquisition Project Size:** 50 acres      **CFT Application Amount:** \$1,000,000  
*(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)*      *(Dollar amount of CFT grant requested)*

**Type of Acquisition(s):**     Fee Title     Conservation Easement     Other:

### CONTACT INFORMATION

**Contact Name:** John Keates      **Phone:** 425-806-6751

**Title:** Parks and Recreation Director      **Fax:** \_\_\_\_\_

**Address:**    18415 – 101<sup>st</sup> Ave NE      **Email:** john.keates@bothellwa.gov

Bothell, WA 98011      **Date:**    2-29-16

### PROJECT SUMMARY:

*(In the space below, provide a brief but comprehensive description of the project. This should include the overall watershed, reach, trail or open space system if appropriate and specific targeted parcels and how they are significant individually and as part of an overall system.)*

This application seeks funding to help purchase the Front Nine of Bothell’s Wayne Golf Course, in order to preserve and enhance public access to a prominent open space within the WRIA 8 watershed.

### Background

Since 1931, Bothell’s Wayne Golf Course has served as an important privately-held open space in the Sammamish River Valley, located within the greater WRIA 8 watershed. Positioned in close proximity to State Route 522 and the Burke-Gilman Trail, the golf course property, comprising both maintained fairways and greens and extensive natural upland forest, constitutes a scenic view corridor enjoyed every day by travelers and local residents, while also providing a recreational opportunity for area golfers, a diverse habitat for a variety of wildlife, and a host of water resource functions. This greenway possesses great value to the people of Bothell, King County, and the State of Washington.

In recognition of this value, the City of Bothell in 1996 purchased from the owners of the golf course a conservation easement and the development rights for 46 of the approximately 50 acres of the portion of the course located west of Waynita Way, known as the Front Nine. This 46 acres was named the Sammamish River Greenway. The remaining 4.1 acres of the Front Nine, comprising the clubhouse and adjacent area, were specifically excluded from the conservation easement by the golf course owners: the development rights to this area were not purchased.

This excluded Clubhouse Area is zoned single family: if redeveloped, the most likely use of the areas would be a single family subdivision of an estimated 15 detached single family homes or possibly multi-family homes with as many as 76 units. The Back Nine, comprising the portion of the golf course located east of Waynita Way, was not involved in the 1996 conservation easement discussions. This portion is also zoned single family.

In 2013, the golf course owners made known their desire to sell the Back Nine, and extended to the City the right of first opportunity to make an offer on the property. The City did not submit an offer. On January 28, 2015, the golf course owners notified the City of Bothell that they wished to sell the Front Nine of Wayne Golf Course, comprising the entire approximately 50 acres west of Waynita Way, including the Clubhouse Area. Sale of the property would not affect the conservation easement: the visual access afforded by the easement would remain, and no development could occur on that 46 acres. However, the conservation easement does not require continued operation of the golf course: were the course owners to sell the Front Nine, it is possible that another entity could run it, but it is also possible that the course would close, and the area revert to native (and non-native) vegetation if not deliberately maintained.

The 4.1-acre Clubhouse Area, excluded from the conservation easement, could be redeveloped by the current owners without selling it, most likely as a single family subdivision or multi-family housing, as stated above. Were the current owners to sell the four acres, either along with the other 46 acres comprising the Front Nine or by itself, the most likely development potential for the four acres would continue to be as a subdivision.

In response to the golf course owners' desire to sell the Front Nine, and seeing an opportunity to secure physical access in addition to visual access for the general public, the City of Bothell wishes to purchase the Front Nine, including the Clubhouse Area. The City does not have available resources to purchase the property and needs outside assistance. As a result the City is requesting funding from the State of Washington and Kin County Conservation Futures to preserve this important open space and provide more comprehensive access to the entire 50 acres.

In February 2016, the land conservation organization Forterra purchased the back nine at the Wayne Golf Course. Forterra will be purchasing the front nine in April 2016. Forterra intends to "hold" the property for a period of three years with the intent to sell the property to the City of Bothell. The clock has started ticking for the City to raise the funding for the acquisition of the golf course. The total acquisition cost could be upwards of 11 million dollars. The City of Bothell will be applying for a number of grant opportunities, including this CFT application. The City will be working with partners at OneBothell, King County and Forterra to complete the acquisition of all 89 acres.

## 1. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the proposed acquisition parcel(s), please mark those criteria that apply and thoroughly, yet succinctly, describe **in the space below** how the proposed acquisition satisfies each marked criteria. Please clearly describe how these criteria might be met at a landscape level, and how they apply to individual parcels. If restoration is part of the plan, please briefly describe the current condition and the hoped for restored condition that is the goal of the acquisition.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input type="checkbox"/> E. Historic/cultural resources                             |
| <input checked="" type="checkbox"/> B. Salmon habitat and aquatic resources   | <input checked="" type="checkbox"/> F. Urban passive-use natural area/greenbelt     |
| <input checked="" type="checkbox"/> C. Scenic resources                       | <input checked="" type="checkbox"/> G. Park/open space or natural corridor addition |
| <input checked="" type="checkbox"/> D. Community separator                    | <input checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs   |

### **Wildlife habitat or rare plant reserve**

This acquisition will expand the protected and functioning wildlife habitat system for beaver, red tail hawk, heron, and bald eagle (feeding area) as well as wild migratory waterfowl habitat.

### **Salmon habitat and aquatic resources**

This project will provide additional protection for Chinook salmon, Lake Washington kokanee, and steelhead trout via the restoration of native plants throughout the site and particularly within buffers along the river. The project is identified as a Tier 1 priority project in the 2016 WRIA 8 Four Year Plan (# N340A).

### **Scenic Resources**

By acquiring the Front Nine, one more parcel of land will be forever protected along the Sammamish River Corridor, providing a view of natural and scenic resources. This acquisition will provide for continued public access and recreational uses in addition to the protection of animal habitat and scenic views.

### **Community Separator / Urban natural area / greenbelt**

Since the Sammamish River flows through the southern half of the City of Bothell, it acts as a community separator, wildlife and trail corridor, and buffer to the wetlands that protect and interact with the urban environment. This parcel will become a portion of an already larger community buffer (90+ acres).

### **Park/open space or natural corridor**

As depicted in the attached map, the acquisition of this parcel will be an addition to a larger open space area and natural corridor along the Sammamish River and the Burke-Gilman Trail. The majority of the parcel is already preserved from development via a conservation easement; however, 4.1 acres is currently excluded from the conservation easement and is therefore subject to development.

### **Passive Recreation**

The proposed acquisition and usage of this parcel are supported in the City of Bothell Parks, Recreation & Open Space Action Program as well as a policy in the City's Comprehensive Plan. Although 46 acres of the property are protected from development by the conservation easement, if the developable 4.1 acres of the property is developed by a private party and, as a consequence the golf course is no longer operated as a publicly-accessible enterprise, the only required public access remaining will be visual.

In addition, there is no public access requirement related to the current conservation easement for the front nine. If the City assumes ownership, the public will be able to use the property as long as the property is owned and managed by the City of Bothell. The acquisition will also add a significant amount of parkland to the City's current inventory.

## 2. ADDITIONAL FACTORS

For the **proposed acquisition parcel(s)**, please mark all criteria that apply and thoroughly, yet succinctly, describe in the space below how the proposed acquisition satisfies each marked criteria.

- A. Educational/interpretive opportunity
- B. Threat of loss of open space resources
- C. Ownership complexity/willing seller(s)/ownership interest proposed
- D. Partnerships - Describe any public or private partnerships that will enhance this project
- E. Is the property identified in an adopted park, open space, comprehensive, or community plan?
- F. Transferable Development Credits (TDC) participation

### **Educational/interpretative opportunity:**

Bothell's Wayne Golf Course serves as a view corridor adjacent to the Burke-Gilman Trail and State Route 522, providing scenic value to the public and open space in forming a greenway adjacent to the Sammamish River. Public visual access is currently secured for 46 of the 50 acres. If the property were owned by the City, physical access would be added and for educational or interpretative uses could be incorporated. The site is large and easily accessed, providing opportunities for users of the Burke Gilman / Tolt Pipeline and Sammamish River Trail system as well as visitors arriving by automobiles or buses.

### **Threat of loss of open space resources**

The previous owners of the property had submitted comprehensive plan amendment and rezone requests to significantly increase allowable density (from 15 single-family to 76 townhomes) on the 4.1-acre exclusion from the conservation easement. As mentioned previously, if the City cannot acquire the property Forterra could sell the property for development purposes.

### **Ownership complexity/willing seller(s)/ownership interest proposed**

The owners (Forterra) have notified the City of their interest in selling the property. The City has willing and able partners in OneBothell and King County. Forterra has partnered by purchasing the property with the intent to sell to the City to conserve the land.

### **Partnerships - Describe any public or private partnerships that will enhance this project**

There is strong community support to purchase the property. A community group named OneBothell (website: [www.onebothell.org](http://www.onebothell.org)) formed with the focus of preserving this property. The City has received support of this project from District 1 Washington State Legislators as well as support from King County, OneBothell and Forterra. All the partners are committed to purchasing and preserving the property.

### **Is the property identified in an adopted park, open space, comprehensive, or community plan?**

*The City of Bothell Parks, Recreation & Open Space Action Program* adopted on January 24, 2014, references the importance of preserving open space throughout, including specific goals, policies and actions on pages 13, 14, 15, 16 and 19. The *Imagine Bothell... Comprehensive Plan* was last updated December 7, 2010 and a major update is currently underway. The Comprehensive Plan also references open space throughout and includes specific goals and policies on pages LU-21, LU-22 and LU-29. The Wayne Golf Course Front Nine is not specifically mentioned in either document; however, acquisition of the Wayne Golf Course Back Nine is referenced in both documents.

**3. STEWARDSHIP AND MAINTENANCE**

*How will the property be stewarded and maintained? Does the property lend itself to volunteer stewardship opportunities? How will ongoing stewardship and maintenance efforts be funded?*

The City of Bothell currently owns over 270 acres of park and open space: of this, over 86 acres are developed parkland maintained by City staff. The current maintenance staff consist of one supervisor, one lead and six maintenance workers with additional seasonal staff. In 2015, the City of Bothell is formed a separate Parks & Recreation Department from divisions previously housed within the Public Works Department. The new Parks & Recreation Department Director has been pursuing revenue opportunities for expansion of the department. Maintenance would primarily be funded from the City budget and completed by City staff. But the City would also be interested in developing new partners to assist with this opportunity. For example, the City has successfully worked with the Friends of the North Creek Forest for a number of years. A parks and recreation based volunteer program has been established as well.

The Public Works Department also has staff dedicated to surface water system maintenance as well as preservation and restoration volunteer programs. This property lends itself well to volunteer stewardship opportunities, including grant-funded restoration efforts, due to its location along the salmonid-bearing Sammamish River.

Basic maintenance efforts will be funded by the City’s General Fund. It is unknown what the impact will be until the property use and management is determined. The City has staff expertise to develop and implement a maintenance management program for any park, facility or open space area. Stewardship efforts will be funded primarily with grants.

**4. PROJECT BUDGET**

<b>1) TOTAL CFT APPLICATION AMOUNT<sup>a</sup></b>	<b>CFT: \$1,000,000</b>
<b>2) TOTAL PEL APPLICATION AMOUNT<sup>b</sup></b>	<b>PEL:</b>

<sup>a</sup>Allowable CFT acquisition costs (Ordinance 14714): The disbursement of funds shall be made only for capital project expenditures that include costs of acquiring real property, including interests in real property, and the following costs: the cost of related relocation of eligible occupants, cost of appraisal, cost of appraisal review, costs of title insurance, closing costs, pro rata real estate taxes, recording fees, compensating tax, hazardous waste substances reports, directly related staff costs and related legal and administrative costs, but shall not include the cost of preparing applications for conservation futures funds.

<sup>b</sup>King County projects only, if applicable.

**Estimation of property value:**

*Briefly note how land values have been estimated (i.e., appraisal, property tax assessment, asking price, letter of value or other means).*

<b>PROJECT COSTS</b>	<b>ESTIMATED DOLLAR AMOUNT OR RANGE</b>
Total property interest value	<b>\$3,100,000</b>
Title and appraisal work	<b>\$25,000</b>
Closing, fees, taxes	<b>\$2,500</b>
Relocation	<b>\$0</b>
Hazardous waste reports	<b>\$3,000</b>
Directly related staff, administration and legal costs	<b>\$10,000</b>
<b>Total Project Costs (CFT and other funds)</b>	<b>\$3,140,000</b>

<b>MATCHING FUNDS: Existing Sources</b> (CFT can only provide a maximum of 50% of anticipated project costs)	<b>DATE</b> (Expended or Committed)	<b>DOLLAR AMOUNT</b> (Expended or Committed)
State of Washington Grants Awarded	Committed	\$1,000,000
<b>Total CFT Funds Previously Received</b> <i>This Project</i>	Committed	\$1,000,000 \$200,000 to City for front nine. \$800,000 to County for Back nine.
<b>Total Matching Funds and Past CFT Funds</b> <i>Currently Identified</i>	Committed	\$2,000,000
<b>Unidentified Remaining Match Need</b>		\$1,000,000 for current application.

**Unidentified remaining match need: What funds are anticipated and what is the time frame?**

*Please briefly discuss how the unidentified remaining match need above will be met.*

A capital request was submitted to the Washington State Legislature for the purchase of this property. State Representative Derek Stanford committed to submitting the request in the House and Senator Rosemary McAuliffe submitted the request in the Senate. Representative Stanford and King County Councilmember Rod Dembowski suggested the Conservation Futures process as a potential match for State funds. The state contributed \$1,000,000 in the last legislative session. Forterra will be purchasing the Front Nine in April 2016. The City will also pursue grant funds from other sources, such as the Resource Conservation Office (RCO). The RCO has a two-year grant cycle and the next application process will occur in 2016.

**5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS**

<b>Brief Activity Description</b>	<b>Dollar Value of In-kind Contribution</b>	<b>Status</b> (Completed or Proposed)	<b>Activity Date Range</b> (Completion Date or Proposed Completion Date)
OneBothell	TBA		
King County	TBA		
Forterra	TBA		
<b>TOTAL</b>			

**6. ATTACHED MAPS (*Two maps are now required: 1) site map and 2) general location map; you may also include one additional map, aerial photo or site photo*)**

8 ½ x 11" maps are preferred, but 11 x 17" is acceptable if folded and hole-punched for insertion into a three-ring binder.

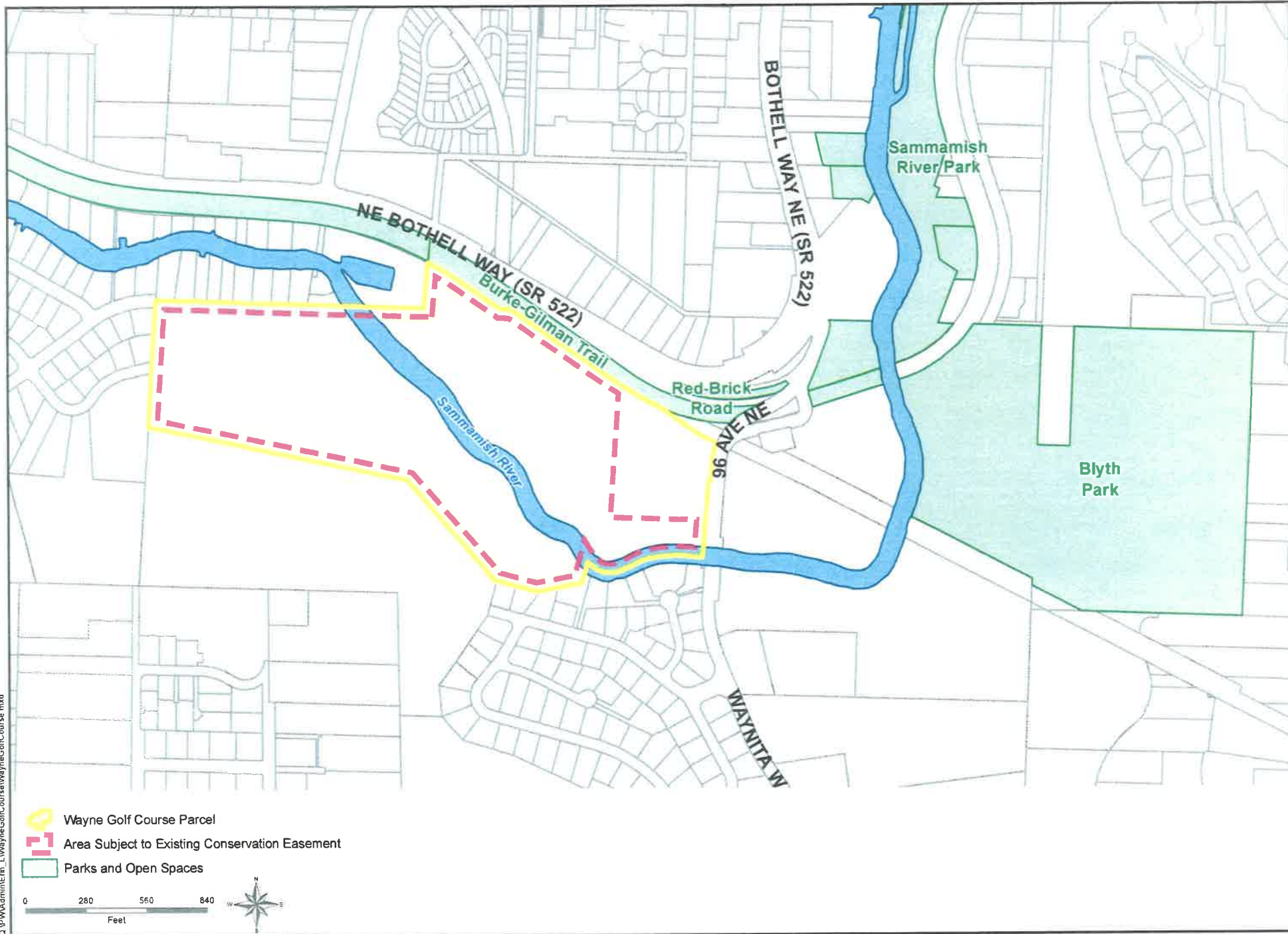
*Site Map that shows the following:*

- Each parcel proposed for acquisition in yellow or distinct shading and an indication of any parcel proposed for less than fee simple acquisition, such as a conservation easement;
- Location of any proposed development to the site such as parking, trails or other facilities;

- Location of any proposed site restoration;
- Existing adjacent public (local, state or federal) parks or open spaces labeled and shown in dark green or distinct shading.

***Location Map that shows the following:***

- Other permanently protected open spaces (private, non-profit, institutional, etc.) shown in light green or distinct shading;
- Major water courses such as creeks, rivers, lakes or wetlands;
- Major roads, arterial roads or regional trails.
- *Map scale: This map should show approximately a ten-mile radius around the proposed acquisition(s).*



# Wayne Golf Course Site Map

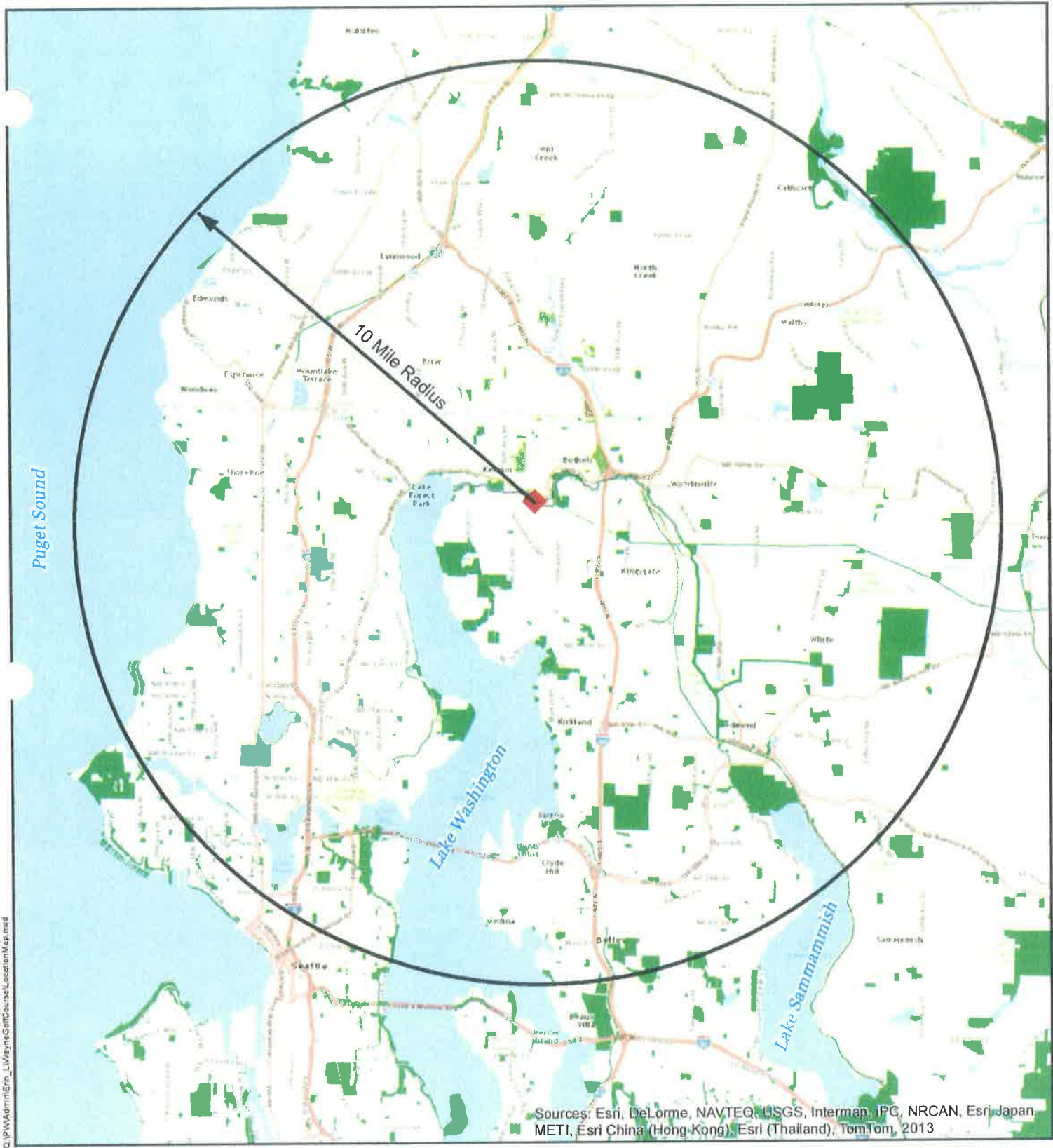
The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.

Date: 3/17/2015






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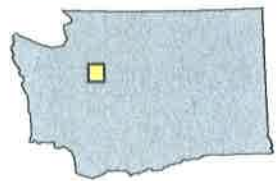
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Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, IPC, NRCAN, Esri Japan, METI, Esri China (Hong-Kong), Esri (Thailand), TomTom, 2013

-  Wayne Golf Course
-  Public Parks and Open Space
-  Other Protected Open Space



0 1.25 2.5 5 Miles



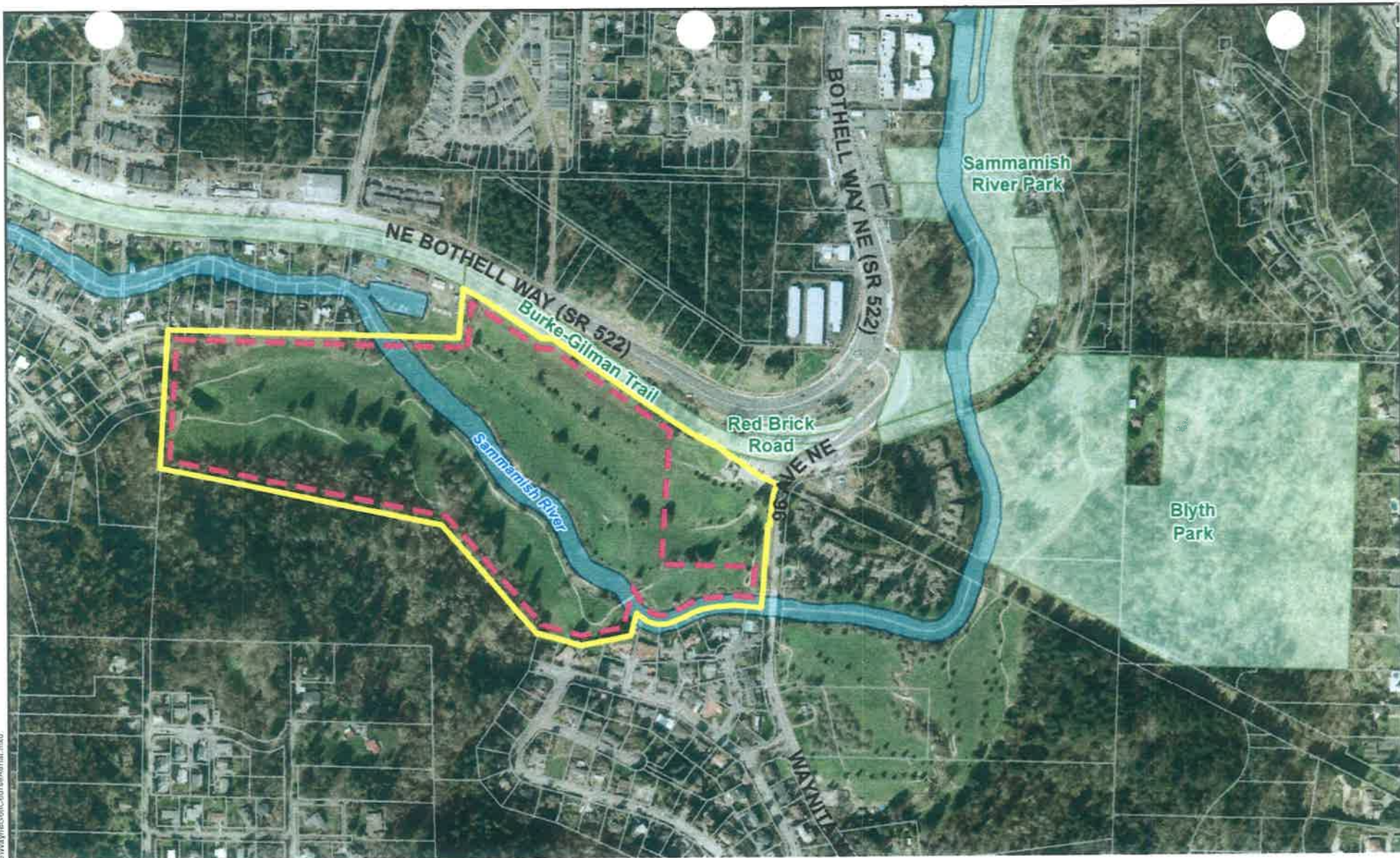
Washington State Vicinity

## Wayne Golf Course Location Map




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Date: 3/17/2015



C:\Users\dmr\OneDrive\Work\GIS\Course\WayneGolfCourseAerial.mxd

-  Wayne Golf Course Parcel
-  Area Subject to Existing Conservation Easement
-  Parks and Open Spaces



# Wayne Golf Course Site Aerial Photo Map

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