

September 9, 1985
6914A/hdm

Cynthia Sullivan
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Introduced by:

Proposed No.: 85-435

ORDINANCE NO. 7344

AN ORDINANCE providing for the submission to the qualified electors of the County, at a special election to be held therein in conjunction with the general election on November 5, 1985, of a proposition authorizing the county to issue its unlimited tax levy general obligation bonds in the aggregate principal amount of \$31,500,000 for the purpose of providing funds to the City of Seattle to acquire, construct, equip and make certain capital improvements to the Woodland Park Zoo pursuant to an interlocal Cooperation Agreement between the County and the City of Seattle; authorizing an agreement with the City of Seattle for such purpose; authorizing the creation of a Zoo Development Fund; providing for the annual levy and collection of taxes, to pay the principal of and interest on the Bonds.

PREAMBLE:

The Woodland Park Zoo (the "Zoo") provides the citizens of King County with an important educational and recreational park facility. The Zoo is in need of major capital improvements if it is to effectively and humanely display and care for its rich and varied animal collection. The City of Seattle has adopted the Woodland Park Zoo Long Range Plan and a commission appointed by the Mayor of Seattle (the "Zoo Commission") has issued a detailed report proposing a plan of capital improvements to the Zoo. If approved by the voters, the county intends to issue its unlimited tax levy general obligation bonds in the aggregate principal amount of \$31,500,000 and assist in the financing of such capital improvements to the Zoo over a ten year period. The proceeds of such bonds would be used only upon final approval of an interlocal cooperation agreement between the City of Seattle and the County in which the responsibilities of the City and County with respect to these capital improvements would be prescribed.

The constitution and laws of the State of Washington provide that the question of whether or not such bonds may be issued and sold for such purposes must be submitted to the qualified electors of the county for their ratification or rejection. Approval of such bonds would not have an adverse environmental impact nor would it limit the choice of reasonable alternatives to the proposed improvements.

1 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

2 SECTION 1. Definitions. The following words and terms as
3 used in this ordinance shall have the following meanings for all
4 purposes of this ordinance, unless some other meaning is plainly
5 intended.

6 A. "Bond" or "Bonds" means any or all of the general
7 obligation Bonds of the County issued pursuant to this ordinance,
8 or any series of such bonds.

9 B. "Bond Redemption Fund" means the King County General
10 Obligation Bond Redemption Fund previously created in the office
11 of the King County director of finance.

12 C. "City" means the City of Seattle.

13 D. "County" means King County.

14 E. "Legislative Authority" means with respect to the City,
15 the mayor and city council of the City, and with respect to the
16 County, the county executive and the county council.

17 F. "Zoo" or the "Woodland Park Zoo" means the Woodland Park
18 Zoological Gardens, a 92-acre public zoo located in Seattle,
19 Washington and maintained and operated by the City of Seattle.

20 G. "Zoo Cooperation Agreement" means an agreement or
21 agreements, or amendments thereto, as authorized in section 4 of
22 this ordinance between the City and the County.

23 H. "Zoo Development Fund" means the capital projects fund
24 authorized in Section 6 of this ordinance within the office of the
25 King County director of finance.

26 I. "Zoo Project" means the planning, design, purchase,
27 acquisition, development, construction, equipping or
28 rehabilitating of new or existing facilities as summarized in
29 Exhibit A hereto and more specifically described in the report of
30 the Mayor's Zoo Commission: Woodland Park Zoo 1984-85 attached
31 hereto as Exhibit C and incorporated herein by reference as such
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1 undertakings may be modified from time to time pursuant to the Zoo
2 Cooperation Agreement and the provisions of this ordinance.

3 SECTION 2. Findings. The King County council hereby makes
4 the following findings:

5 The Woodland Park Zoo is a park facility that is in need of
6 major capital improvements in order to effectively and humanely
7 display animals for educational and recreational benefit to the
8 citizens of the County. A significant portion of the visitors to
9 the Zoo are residents of the County.

10 Existing sources of funds for capital expenditures, including
11 private contributions, are insufficient to implement the Woodland
12 Park Zoo Long Range Plan in the manner recommended by the Zoo
13 Commission in its report referenced in Section 1.

14 Additional financial assistance to the City in the amount of
15 \$31,500,000 from the issuance of King County general obligation
16 bonds would make it possible for the City to construct the
17 improvements recommended by the Zoo Commission.

18 Based on the foregoing facts and findings, the King County
19 council further finds that the public interest would be served by
20 the issuance of bonds to assist the City in making certain capital
21 improvements to the Zoo. Such assistance shall be provided in the
22 manner hereinafter set forth and at the time or times deemed most
23 necessary and advisable by the Legislative Authority of the County.

24 SECTION 3. Approval of Financing Plan. The County hereby
25 approves the plan of financing for the Zoo Project contained in
26 Exhibit A hereto and incorporated herein by reference, subject to
27 environmental review and approval of the Zoo Project by
28 appropriate governmental agencies. The Zoo Project and such plan
29 of financing may be modified only in accordance with the terms and
30 conditions of the Zoo Cooperation Agreement authorized in Section
31 4 hereof.

32 The estimated cost of the Zoo Project is approximately
33 \$41,000,000 (in 1985 dollars) of which \$31,500,000 would be funded

1 by the County through the issuance of the Bonds. The remainder of
2 the costs would be paid from private and other public
3 contributions, investment earnings on the Bond proceeds and
4 contributions and City appropriations. The extent to which and
5 the order in which components of the Zoo Project will be funded
6 and completed will be determined pursuant to the Zoo Cooperation
7 Agreement authorized in Section 4 hereof.

8 SECTION 4. Zoo Cooperation Agreement. The county executive
9 is hereby authorized to negotiate a Zoo Cooperation Agreement with
10 the City. The Zoo Cooperation Agreement shall not become
11 effective until approved by the Legislative Authority of the
12 County by ordinance and shall include the provisions contained in
13 Exhibit B attached hereto and incorporated herein by reference;
14 provided, that the Legislative Authority of the County may approve
15 a Zoo Cooperation Agreement which contains provisions which are
16 modifications of the provisions contained in Exhibit B if it finds
17 that such Zoo Cooperation Agreement and such modifications are in
18 the best interest of the citizens of King County. The Zoo
19 Cooperation Agreement shall contain such other provisions as the
20 Legislative Authorities of the County and the City agree are
21 necessary and appropriate to carry out the purposes of this
22 ordinance. Under the terms of the Zoo Cooperation Agreement and
23 upon voter approval pursuant to Section 9 hereof, the County will
24 provide funds for the payment of a portion of the costs of the Zoo
25 Project.

26 SECTION 5. Authorization of Bonds. For the purpose of
27 providing funds necessary to assist the City in paying the capital
28 costs of the Zoo Project, the County hereby authorizes the
29 issuance of its unlimited tax levy general obligation bonds in the
30 aggregate principal amount of \$31,500,000. No Bonds or short term
31 obligation shall be issued until the Zoo Cooperation Agreement
32 becomes effective. The Bonds shall be issued in such amounts and
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1 at such time or times as found necessary and advisable by the
2 Legislative Authority of the County; may be issued in one or more
3 series; may be combined with other authorized general obligation
4 bonds of the County and issued and sold as single issues of County
5 bonds; and shall bear interest payable at a rate or rates not to
6 exceed a maximum rate authorized by the Legislative Authority of
7 the County. The Bonds shall mature in such amounts and at such
8 times within a maximum term of twenty years from date of issue,
9 but may mature at an earlier date or dates, as authorized by the
10 Legislative Authority of the County and as provided by law. The
11 exact date, form, terms, options of redemption, maturities, and
12 conditions of sale of the Bonds shall be as hereafter fixed by
13 ordinance or ordinances of the Legislative Authority of the County
14 passed for such purpose.

15 SECTION 6. Use of Bond Proceeds. If the Bonds are approved
16 by the voters, the principal proceeds of the sale of the Bonds and
17 any premium thereon shall be deposited into a special capital
18 projects fund to be entitled the "Zoo Development Fund" to be
19 established in the office of the King County director of finance,
20 except that any accrued interest on the Bonds received at the time
21 of their delivery shall be paid into the Bond Redemption Fund.
22 Money in the Zoo Development Fund may be temporarily deposited in
23 such institutions or invested in such obligations as may be lawful
24 for the investment of County money and may be temporarily advanced
25 to the Bond Redemption Fund to pay bond interest pending receipt
26 of taxes levied therefor.

27 The principal proceeds of sale of the Bonds and any interest
28 received from the deposit or investment of such proceeds shall be
29 applied and used solely for the purpose of assisting the City in
30 financing the Zoo Project pursuant to the Zoo Cooperation
31 Agreement and for paying costs incidental to the issuance of the
32 Bonds. Proceeds of the Bonds shall not be used to pay any costs
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1 of maintenance and operation of the Zoo or for any other than a
2 capital purpose. In the event a determination is made pursuant to
3 the Zoo Cooperation Agreement that the Zoo Project is complete,
4 the balance, if any, remaining in the Zoo Development Fund shall
5 be deposited in the Bond Redemption Fund for the payment of
6 principal of and interest on the Bonds.

7 The Zoo Development Fund shall be a first tier fund pursuant
8 to K.C.C. 4.10.110, and all earnings on monies invested therein
9 shall be credited to such fund. The current expense fund shall
10 not receive any earnings attributable to the Zoo Development Fund
11 except that the maximum investment service fee allowed by law
12 shall be paid to and deposited in the County current expense
13 fund. The Zoo Development Fund shall be managed as provided in
14 the Zoo Cooperation Agreement and consistent with the provisions
15 of this ordinance.

16 The County shall transfer monies in the Zoo Development Fund
17 to the City pursuant to the Zoo Cooperation Agreement and in
18 accordance with the remainder of this section. Amounts equal to
19 the contribution of the County to the cost of each phase (as such
20 term is used in Exhibit A hereto) of the Zoo Project shall be
21 transferred to the City upon approval by the Legislative Authority
22 of the County of the capital improvement program plan with respect
23 to such phase. The City shall establish a Zoo Project
24 construction fund pursuant to the Zoo Cooperation Agreement into
25 which the City shall deposit the funds transferred from the Zoo
26 Development Fund, private contributions, appropriations of the
27 City, and other funds that may become available from time to time
28 to pay the costs of the Zoo Project. In the event a determination
29 is made pursuant to the Zoo Cooperation Agreement that the Zoo
30 Project is complete, then proceeds of the Bonds and earnings
31 thereon, if any, remaining in the Zoo Project Construction fund of
32 the City shall be remitted to the County and deposited into the
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1 Bond Redemption Fund for the payment of principal of and interest
2 on the Bonds.

3 SECTION 7. Bond Redemption Fund. The taxes hereafter levied
4 for the purpose of paying principal of and interest on the Bonds
5 shall be placed in an existing special fund of the County known as
6 the "King County Unlimited Tax General Obligation Bond Redemption
7 Fund." The Bond Redemption Fund shall be drawn upon for the sole
8 purpose of paying the principal of and interest on the Bonds and
9 such other general obligation bonds of King County to which monies
10 therein are pledged. Any proceeds resulting from the authorized
11 temporary investment of monies in the Bond Redemption Fund shall
12 be used for the sole purpose of paying the principal of and
13 interest on such bonds.

14 The County hereby irrevocably covenants and agrees that each
15 year during the life of the Bonds, if authorized by the voters as
16 provided in Section 9 hereof, it will cause to be levied annually
17 a tax upon all the property within the County subject to taxation,
18 in excess of taxes the County is permitted to levy without a vote
19 of the people, in an amount which, together with any other money
20 legally available and to be used therefor, will be sufficient to
21 pay the principal of and interest on the Bonds as the same shall
22 become due. All of such taxes so collected shall be paid into the
23 Bond Redemption Fund.

24 The County hereby irrevocably pledges that the annual tax
25 provided for herein to be levied for the payment of such principal
26 and interest, if approved by the voters as provided in Section 9
27 hereof, together with any other money legally available and to be
28 used therefor, will be and is hereby irrevocably set aside,
29 pledged and appropriated for the payment of the principal of and
30 interest on the Bonds.

31 The full faith, credit and resources of the County are hereby
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1 pledged for the annual levy and collection of such taxes and to
2 the prompt payment of the principal of any interest on the Bonds
3 as the same shall become due.

4 SECTION 8. Interim Financing. After voter approval and
5 pending sale and delivery of the Bonds authorized in Section 5
6 hereof, the County may provide by ordinance for the interim
7 financing of the Zoo Project as permitted by law.

8 SECTION 9. Ballot Proposition. It is hereby found that an
9 urgent need exists for the Zoo Project contemplated in Section 3
10 hereof; and it is hereby declared that an emergency exists
11 requiring submission to the qualified electors of the County of a
12 proposition authorizing the issuance of the general obligation
13 Bonds of the County for the purposes described in this ordinance
14 at a special election to be held in conjunction with the general
15 municipal election to be held therein on November 5, 1985.

16 The King County manager of records and elections as ex officio
17 supervisor of elections is hereby requested also to find the
18 existence of such emergency pursuant to R.C.W. 29.13, and is
19 requested to assume jurisdiction of and to call and conduct a
20 special election and to submit to the qualified electors of the
21 County the proposition set forth below.

22 The clerk of the council is hereby authorized and directed to
23 certify the proposition to the King County manager of records and
24 elections in the following form:
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KING COUNTY

PROPOSITION NO. _____

For the purpose of making capital improvements to the Woodland Park Zoo, shall King County issue \$31,500,000 of general obligation bonds, payable, both principal and interest, from property tax levies in excess of regular property tax levies, maturing within a maximum term of 20 years from their date, all as more specifically provided in King County Ordinance No. 7344?

BONDS, YES /_____/

BONDS, NO /_____/

Certification of such proposition by the clerk of the council to the King County manager of records and elections, in accordance with law, prior to the date of such election on November 5, 1985, and any other act consistent with the authority of and prior to the effective date of this ordinance, are hereby ratified and

1 confirmed.

2 SECTION 10. Severability. In the event of any one or more of
3 the provisions of this ordinance shall for any reason be held to
4 be invalid, such invalidity shall not affect or invalidate any
5 other provision of this ordinance or the Bonds, but this ordinance
6 and the bonds shall be construed and enforced as if such invalid
7 provision had not been contained therein; provided, that any
8 provision which shall for any reason be held by reason of its
9 extent to be invalid shall be deemed to be in effect to the
10 extent permitted by law.

11 INTRODUCED AND READ for the first time this 26th day
12 of August, 1985.

13 PASSED this 9th day of September, 1985.

14 KING COUNTY COUNCIL
15 KING COUNTY, WASHINGTON

16 Gary Grant
17 Chairman

18
19
20 ATTEST:

21 Judy M. Owens
22 Clerk of the Council

23
24 APPROVED this 9th day of September, 1985.

25 Larry Ruder
26 King County Executive

EXHIBIT A, Part 1
ZOO PROJECT TOTAL COST

| | Total Estimated Costs (In 1985 dollars) <u>(\$ in 000's)</u> |
|--|--|
| 1. Tropical Forest Zone | |
| A. Asian Tropical Forest Exhibit | \$8,448 |
| Elephants/Sun Bears/Aviary/ Primates/Tigers | 6,034 2,414 |
| B. African/South American Tropical Forest Exhibit | 6,759 |
| 2. Taiga Zone | 3,000 |
| 3. Montane Zone | 2,937 |
| 4. Savanna Zone | 2,414 |
| 5. Steppe Zone | 3,426 |
| 6. Desert Zone | 2,414 |
| 7&8. Temperate Deciduous Forest Zone and Temperate Rain Forest Zone | <u>1,468</u> |
| | \$30,866 |
| 9. Special Purpose Exhibits | 1,500 |
| A. Family Farm | |
| B. Tropical/Nocturnal Home | |
| C. Ponies/Draft Horses | |
| D. Other Special Purpose Exhibits | |
| 10. Animal Care and Zoo Support Facilities | 4,800 |
| A. Keeper Facilities | |
| B. Maintenance and Horticultural Facilities | |
| C. Administrative Offices | |
| D. Holding and Breeding Facilities | |
| E. Veterinary Facilities | |
| 11. Education Facilities and Visitor Amenities | 3,600 |
| A. Education and Visitor Center | |
| B. Gift Shop/Bookstore/Zoological Society Offices/ | |
| C. Restroom Facilities and Other Amenities | |
| D. Graphics and Site Improvement | |
| E. Eating Facilities | |
| F. Parking Facilities | |
| | <u>\$9,900</u> |
| TOTAL | \$40,766 |
| | (\$40.8 million) |

EXHIBIT A, PART 1
ZOO PROJECT DESCRIPTION SUMMARY

The following priority listing of major bioclimatic exhibits would be developed and/or enhanced as recommended by the Zoo Commission, as more fully described in Volumes I and II of the Zoo Commission Report, Exhibit C. The exhibits are intended to implement the Zoo's four primary objectives: education, conservation, research, and recreation, and to fulfill the bioclimatic zone and social biology presentation and exhibition themes.

| Bioclimatic Zone | Summary Description | LOCATION | Development Class | Potential Animal Types | Recommended Total Acreage and % of Zone Completed | Estimated Total Cost (\$ in 000's) |
|--|---|-------------------------|--------------------------------------|--|--|------------------------------------|
| 1. Tropical Forest Zone | A zone characterized by a wide variety of trees in a lush, wet setting and a very high density of animals supported by a complex variety of vegetation and food resources. This zone will include extensive holding, landscaping and visitor education facilities. Major elements of the Asian Tropical Forest include: "Save Our Elephants" area with free-roaming elephant forest, elephant barn, paddock, and outdoor elephant bathing pool; marsh pond with Asian waterfowl, elephant demonstration area and that logging camp; elephant forest overlook; That forest stream and waterfall; muntjac deer, sunbear, and tree python exhibits; That village and garden. | Eastern boundary of Zoo | Class I | Elephants, sun bears, muntjac deer, tree python, birds | 5 acres total new zone | \$6,034. |
| Stage I. | | | | Primates such as orangutans, macaques, siamangs, tigers | 2 acres total | \$2,414. |
| Stage II. | This stage will feature three or four primate islands and approximately 1/4 acre tiger compound with holding area. | same | same | | 7 acres total | \$8,448. Total |
| B. African and South American Tropical Forest Exhibits | The following exhibits are envisioned: African Tropical Forest: A major portion of the gorilla exhibit has been developed; future expansion is planned. Additional primate islands for colobus monkeys, lemurs, and Debrazza monkeys are proposed. South American Tropical Forest: A large conservatory for South American bird species, as well as exhibits of squirrel monkeys, lemurs, and tapirs are envisioned. | Zoo's central core | Class I with aviary and conservatory | Conservatory: with South American bird species, lemurs, tapirs, expansion of gorilla habitat 4 or 5 species of South American and African monkeys, such as squirrel, colobus and | 4 acres total African is 25% complete South American is 25% complete | \$6,759. |

| <u>Bioclimatic Zone</u> | <u>Summary Description</u> | <u>LOCATION</u> | <u>Development Class</u> | <u>Potential Animal Types</u> | <u>Recommended Total Acreage and % of Zone Completed</u> | <u>Estimated Total Cost (\$ in 000's)</u> |
|---|--|------------------------------|--------------------------|--|---|---|
| 2. Taiga Zone | A high-latitude zone characterized by extensive and dense stands of conifers. Animals in this zone are characterized by heavy insulation, hibernation and food storage. Because of glacial scouring, ponds and lakes are numerous in this zone. This zone as proposed would feature a simulated river with waterfalls, rapids, bars and ponds that would service and enhance habitats for animals including wolverines, Kodiak bears, river otters, and snowy owls. | Northern portion of Zoo | Class II | Wolverines, Kodiak bears, river otters, snowy owls | 3 acres total new zone | \$3,000. |
| 3. Montane Zone | A generally high altitude zone characterized by rugged rocky areas as well as more gentle slopes with accumulated loose stones or rock debris. Plant and animals of this zone have adapted to extreme temperature variations and rugged terrain. This zone would feature expansion of the snow leopard habitat and new exhibits for lesser pandas, mountain goats, marmots, and bharaal sheep. | North/eastern portion of Zoo | Class III | Mountain goats, snow leopards, lesser pandas, marmots, ibex, and bharaal sheep | 5 acres total 10 - 15% complete | \$2,937. |
| 4. Savanna Zone (African & Australian Savanna Exhibits) | A mid-latitude zone characterized by open grassland with scattered trees. Animal life ranges from larger ungulates, carnivores and birds to a wide variety of smaller burrowing mammals. This zone would feature the addition of a rhinoceros exhibit to complete the African Savanna. An Australian Savanna exhibit would include wallaroos, emus, and black swans. | Southern boundary of Zoo | Class I | Rhinoceros, wallaroo, emu, black swan | 6-7 acres total African is 75% complete Australian is new zone. | \$2,414. |

Bioclimatic Zone

Summary Description

LOCATION

Development Class

Potential Animal Types

Recommended Total Acreage and % of Zone Completed

Estimated Total Cost (\$ in 000's)

5. Steppe Zone
 The Steppe zone which is widespread on the interiors of continents, is characterized by the low stature of its plant species which varies, depending on rainfall, from more open terrain with shorter grass. Colder grasslands will support populations of large hoofed animals which move over the landscape in regular migrations. A variety of carnivores, burrowing herbivores, bison, antelope and prairie dogs are planned for the North American Steppe, while the South American Steppe will contain llamas, maned wolves, and rheas.

Northwest corner of Zoo

Class III

Bison, llama, antelope, maned wolf, caviar, rheas, various bird species, prairie dogs

4.5 acres new zone

\$3,426.

6. Desert Zone
 This zone receives low but variable rainfall and is characterized by scattered, well-spaced shrubs, succulents, and quick-growing and flowering annuals which sprout immediately after infrequent heavy rains. Many of the animals have evolved physiological and/or behavioral adaptations to a minimal water supply. This exhibit may feature an expansion of the tropical nocturnal house for desert species.

North-central area of Zoo

Class I

Bighorn sheep, peccaries, quail, desert felines such as sand cats

2+ acres new zone

\$2,414.

7. Temperate Deciduous Forest Zone
 This zone is characterized by multi-layered forests with trees, shrubs, herbs and a diverse collection of animals, including large carnivores, ungulates small rodents and birds. A major portion of this exhibit has been completed with the swamp and water exhibit. New portions may include white-tailed deer, song birds, and turtles.

Southwest portion of Zoo

Class III

Deer, European bird species, water fowl

2 acres North American is 60% complete

\$1,468.*

*(Combined with Temperate Rain Forest Zone)

Bioclimatic Zone

8. Temperate Rain Forest Zone

Summary Description

The North American Temperate Rain Forest located along the Pacific Coast contains the tallest forests in the world. Conifers dominate an understory of shrubs and ferns. This zone represents King County's "native habitat". A miniature forest is proposed to create a habitat for elk, cougar and other species which once flourished in King County.

LOCATION

North-eastern corner of Zoo

Development Class

Class III

Potential Animal Types

Cougar, elk, (wapiti) bird species

Recommended Total Acreage and % of Zone Completed

2.5 acres new zone

Estimated Total Cost (\$ in 000's)

*(Combined with Temperate Deciduous Forest Zone.)

BIOCLAMATIC ZONES
ESTIMATED TOTAL COST

=====
\$30,866.
=====

9. Special Purpose Exhibits (Exhibits which are not part of the bioclimatic zones) Total Cost \$1.5 M.
(Zoo Commission Report does not indicate a prioritization.)

Project Objective/Zoo Commission Recommendation

(A) FAMILY FARM
To create a link for children between their understanding of domestic animals and appreciation of exotic wildlife. Intention is to continue the Family Farm concept and make modifications and improvements, and reduce or eliminate inconsistent exhibits and facilities to enhance the Family Farm Theme.

Summary Description

The family farm is a 3-4 acre special exhibit in southern portion of the Zoo designed for special education purposes and public involvement depicting a small farm and illustrating the interdependence of man and domestic animals. This exhibit includes barns for domestic stock; the zoo nursery; aviary for northwest birds; chicken and rabbit hutches; crafts building; contact area; pasture and vegetable garden.

Proposed Scope of Capital Improvements

Described generally as various minor improvements, potentially to include: New facility for domestic swine and improvements to the animal contact area. Expand the farm theme to the west of the exhibit area. Make the pond area less formal. Remodel the Northwest Aviary. Possibly change the use of the Nursery and bird-rearing area to be farm-related animals.

Other options include: incorporate draft horses into Family Farm as working components, revise landscape design to demonstrate farm orchard.

Estimated Total Cost (\$ in 000s)

\$250.0

9. Special Purpose Exhibits (Exhibits which are not part of the bioclimatic zones) Total Cost \$1.5 M.
(Zoo Commission Report does not indicate a prioritization.)

Project Objective/Zoo Commission Recommendation

Proposed Scope of Capital Improvements

Estimated Total Cost (\$ in 000's)

(B) TROPICAL/NOCTURNAL HOUSE

The existing Tropical/Nocturnal House does not fit into the bioclimatic zone presentation theme. Expansion of these facilities concurrently with major exhibit renovation will eventually resolve this disparity. Interim improvements and enhancements to the current structure will be necessary and should accommodate the eventual design as much as possible

Various exhibit modifications and other work on complex mechanical and building systems to update the facility. Work will include structural changes needed to house more bird species to increase the number of mixed exhibits.

\$300.0

Summary Description

Currently this facility located in the Zoo's central area houses nocturnal animals on one side reptiles, amphibians, and insects on the other side. While the latter side of the building is called a tropical house, it is currently used to exhibit reptiles, amphibians, and other animals in desert grottos as well. Future plans will convert all space to tropical exhibits. An expansion of the building will include desert animals (nocturnal and diurnal) when the desert zone is complete.

9. Special Purpose Exhibits (Exhibits which are not part of the bioclimatic zones) Total Cost \$1.5 M.
(Zoo Commission Report does not indicate a prioritization.)

Project Objective/Zoo Commission Recommendation

Proposed Scope of Capital Improvements

Estimated Total Cost (\$1n 000's)

(C) PONIES

(Ponies and horses are combined)

A small pony herd is currently maintained in order to give pony rides to youngsters and to use in various 4-H programs.

New stables, yards, and other needed improvements.

\$250.0

The LRP does not include continued exhibition of ponies or pony rides. However the animals provide educational and recreational opportunities with overall mission and role of the zoo as long as space is available which does not impinge on exhibition area. A more "natural" ride and environment should be created.

(C) DRAFT HORSES

A team of draft horses has been maintained on the east side of the Zoo to draw a wagon for zoo visitors. Draft horses are not accommodated in the Long-Range Plan. Due to lack of adequate pasture, commission recommends continued exhibition of draft horses if sufficient space continues to be available or if a suitable alternative location can be identified. Potentially to be incorporated into the Family Farm area.

9. Special Purpose Exhibits (Exhibits which are not part of the bioclimatic zones) Total Cost \$1.5 M.
(Zoo Commission Report does not indicate a prioritization.)

Project Objective/Zoo Commission Recommendation

Proposed Scope of Capital Improvements

Estimated Total Cost (\$ in '000's)

(5) OTHER SPECIAL PURPOSE EXHIBITS

Zoo Commission report does not discuss this exhibit category.

\$700.0

=====

\$1,500.0

SPECIAL PURPOSE EXHIBITS
ESTIMATED TOTAL COST

As described by Zoo staff, other special exhibits include, at present, birds of prey and the Backyard Ecology area. Other temporary and/or permanent special exhibits are anticipated although none has been identified or costed out at this time. Possibilities include exhibit areas for animals on short-term loan or international exchange, such as koalas, giant pandas, or golden monkeys. Other exhibits could include an insect zoo; special educational exhibits to illustrate a particular interpretive theme; rotating different species according to need. Examples: convergent evolution; special adaptations such as protective coloration, and mimicry.

10. Animal Care and Zoo Support Facilities Total Cost \$4.8 Million

Overall Objective: Quality of support facilities is essential to Zoo's overall quality. Improvement of Zoo support facilities is essential to ensure that the Zoo meets comfort, safety, and service needs of its visitors. (Order of presentation reflects perceived need for immediate attention and locational considerations which control the order of improvements.)

Project Objective/Zoo Commission Recommendation

(A) KEEPER FACILITIES

Provide adequate crew quarters, including offices, restrooms, lockers, showers, and lunchroom facilities. Animal curators relocated to administrative offices.

Proposed Scope of Capital Improvements

Substantially redevelop existing structure formerly used as a warehouse and currently used for Zoo maintenance operations.

Estimated
Total Cost (\$ in 000's)

\$500.0
(A & B)

(B) MAINTENANCE & HORTICULTURAL FACILITIES

Provide increased storage space for maintenance and gardening supplies, small shop areas for carpentry, painting and other crafts. Also provide an on-site plant holding area for donated plants, and structure for storing toxic substances.

Redevelop large wood-framed structures described above. Construct a chemical storage building, and a small green house.

(included
in above
costs--
\$80.0
of \$500.0)

(C) ADMINISTRATIVE OFFICES

Commission recommends that administrative offices be moved to the ARC building following relocation of the education staff to the Poncho Theatre. Provide centralized office space for Zoo director, business manager, operations manager, two secretaries, accounting staff and animal curators.

Minimal remodeling of ARC to effect relocation of administrative offices from bungalow and commissary. Also bungalow to be remodeled to serve as graphics production space

\$50.0

10. Animal Care and Zoo Support Facilities Total Cost \$4.8 Million

Project Objective/Zoo Commission Recommendation

Proposed Scope of Capital Improvements

Estimated Total Cost (\$ in 000's)

(D) HOLDING & BREEDING FACILITIES

Adequate off-exhibit areas are needed to hold animals involved in breeding programs, undergoing rehabilitation or are surplus to the Zoo's animal collection.

ON SITE: Provide additional cages and other facilities at the conservation area in the commissary complex and at other locations.

ON SITE: \$350.0

OFF SITE: Purchase 25 to 40 acres of farmland within one hour's drive of the zoo, construct improvements to create an off-site holding and breeding facility.

OFF SITE: \$1,500.
TOTAL: \$1,800.

(E) VETERINARY FACILITIES

Renovate/reconstruct aged and inadequate animal health facilities.

Complete repairs and construct a major expansion and modernization of veterinary facilities to provide approximately 2,000 sq. ft. of modern surgical space. Also renovate animal hospital areas to provide additional office, laboratory, and support space.

\$2,400.

ANIMAL CARE AND
ZOO SUPPORT FACILITIES
\$4,800.
ESTIMATED TOTAL COST

11. Education Facilities and Visitor Amenities Total Cost \$3.6 Million. The following sequence of education facilities and visitor development and improvement, based on criteria developed by the Zoo Commission are recommended for which include the potential to enhance education/recreational experience, improved comfort for Zoo visitors, the adequacy of current visitor facilities, and potential enhancement of Zoo revenues.

Project Objective/Zoo Commission Recommendation

Proposed Scope of Capital Improvements

Estimated
Total Cost (\$ in 000's)

(A) EDUCATION/VISITOR FACILITIES

(B) GIFT SHOP/BOOK STORE

Replacement and expansion of the Poncho Theater for an education center to replace the existing ARC; to include meeting rooms, a discovery room, and approximately 2,000 sq.ft. of offices.

\$150.0

Commission recommends the expansion/relocation of the book store to a main entrance as a first priority because of the potential for increased Zoo revenue and public service. Shop would have ample display for educational and souvenir items as well as rental of wheel chairs, strollers, umbrellas, and other visitor conveniences. Zoological Society offices should also be incorporated.

Construct a gift shop/bookstore located at or near a main gate with access from within and outside Zoo grounds. Incorporate office space for Seattle Zoological society.

(C) RESTROOM FACILITIES AND OTHER AMENITIES

Additional restrooms are needed as well as pathways, water fountains and benches. New covered structures are also needed to shelter exhibit-viewing, picnic, and resting areas.

\$1,750.0

Redevelopment of west entry mall; improvement of north meadow for special events, improvement of existing restrooms (at water tower and family farm); provision of additional restrooms, pathways; benches; trails, bicycle racks, drinking fountains and more.

(Includes
D. Graphics
and
F. Covered
Areas)

11. Education Facilities and Visitor Amenities Total Cost \$3.6 Million

Project Objective/Zoo Commission Recommendation

Proposed Scope of Capital Improvements

Estimated Total Cost (\$ in 000's)

(D) GRAPHICS

Satellite interpretive centers are needed at strategic locations throughout the zoo as well as a comprehensive signage and graphics program to orient and guide visitors and to explain specific exhibits.

Add graphics and signage for directions, general instruction and information.

Included in C.

(\$450.0-
\$200.0 in
Phase I and
\$250.0 in
Phase II)

(E) EATING FACILITIES

Commission recommends the location of several covered eating facilities on the grounds to serve Zoo customers and staff. Eating facilities should be designed to accommodate families, with small children. At least one should be a sit-down facility, located to be convenient to zoo patrons and to minimize disruption and be compatible with Long-Range Plans. Satellite facilities to accommodate brown baggers.

Development of a new restaurant cafe and two or three other snack stands.
(Restaurant Study recommends that City should invest in basic restaurant structure, and negotiate with concessionaire the shortest term contract possible.)

\$500.00

(F) COVERED AREAS

Provide additional covered facilities for exhibit viewing, pictures, resting during inclement weather; resulting in greater

Included in C.
This item is not separately identified in documents other than the Zoo Commission Report.

11: Education Facilities and Visitor Amenities Total Cost \$3.6 Million

Project Objective/Zoo Commission Recommendation

(G) PARKING FACILITIES

Present parking space is inadequate to accommodate zoo visitors, especially on peak attendance days. Commission acknowledged the potential community impact of parking lots and street parking, and recommended efforts to provide alternative transportation modes and to encourage visitor attendance during non-peak periods.

Proposed Scope of Capital Improvements

\$300 to study existing parking lot design at Zoo to add to capacity without significant conversion of Zoo area or park land perimeter to parking and to provide a new lot at the site of the existing elephant house.

\$400,000 to remove existing north lot (future Steppe Zone) and replace. Improvements to largely consist of modifying aisles, space width, and changes to entrance/exits and traffic flow to achieve most efficient design.

Estimated
Total Cost (\$ in 000's)

\$700.00

=====

\$3,600.0

EDUCATION FACILITIES
AND VISITOR AMENITIES
ESTIMATED TOTAL COST

| Major Bioclimatic Exhibits | | | | | | | | | | | | | | |
|--|------|------|------|------|------|------|-------|-------|-------|---------|---------|-----|-----|----------|
| Taiga Zone | | | | | | | | | | | | | | |
| Montane Zone | | | | | | | | | | | | | | |
| Savanna Zone | | | | | | | | | | | | | | |
| Steppe Zone | | | | | | | | | | | | | | |
| Special Purpose Exhibits | | | | | | | | | | | | | | |
| Horse & Pony Facilities | | | | | | | | | | | | | | |
| Other Special Exhibits | | | | | | | | | | | | | | |
| Animal Care and Zoo Support Facilities | | | | | | | | | | | | | | |
| Administration Facilities | | | | | | | | | | | | | | |
| Veterinary Complex - Stage 2 | | | | | | | | | | | | | | |
| Education Facilities and Visitor Amenities | | | | | | | | | | | | | | |
| Education Facilities | | | | | | | | | | | | | | |
| Visitor Amenities | | | | | | | | | | | | | | |
| Parking Improvements | | | | | | | | | | | | | | |
| Phase III Totals | 0.0 | 0.0 | 0.0 | 0.0 | 80.0 | 80.0 | 120.0 | 320.0 | 380.0 | 4,100.0 | 1,800.0 | 0.0 | 0.0 | 14,627.2 |
| ---Phase IV--- | | | | | | | | | | | | | | |
| 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | TOTALS | | | |

| Major Bioclimatic Exhibits | | | | | | | | | | | | | | |
|--|------|------|------|------|------|------|------|------|------|------|--------|-------|-------|---------|
| Desert Zone | | | | | | | | | | | | | | |
| Temperate Deciduous and Rain Forest Zones | | | | | | | | | | | | | | |
| Special Purpose Exhibits | | | | | | | | | | | | | | |
| Tropical/Nocturnal Improvements | | | | | | | | | | | | | | |
| Other Special Exhibits | | | | | | | | | | | | | | |
| Animal Care and Zoo Support Facilities | | | | | | | | | | | | | | |
| Off-site breeding and holding facilities | | | | | | | | | | | | | | |
| Education Facilities and Visitor Amenities | | | | | | | | | | | | | | |
| Education Facilities | | | | | | | | | | | | | | |
| Visitor Amenities | | | | | | | | | | | | | | |
| Pathways, Restrooms, Benches, etc. | | | | | | | | | | | | | | |
| Phase IV Totals | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 300.0 | 600.0 | 400.0 | 1,300.0 |
| PROJECT TOTALS | | | | | | | | | | | | | | |
| 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | TOTALS | | | |

| All Phases | | | | | | | | | | | | | | |
|-------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------|--|--|--|
| 1985 Dollars | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | TOTALS | | | |
| Inflation Reserve | | | | | | | | | | | | | | |
| Inflated Dollars | | | | | | | | | | | | | | |
| 660.0 | 2,770.6 | 4,203.4 | 5,582.2 | 5,570.0 | 3,390.0 | 5,257.2 | 4,100.0 | 3,588.7 | 3,643.5 | 2,000.0 | 40,765.6 | | | |
| 0.0 | 138.5 | 475.0 | 1,003.6 | 1,395.7 | 1,103.8 | 2,129.9 | 2,006.7 | 2,077.2 | 2,454.0 | 1,547.9 | 14,322.3 | | | |
| 660.0 | 2,909.1 | 4,678.4 | 6,585.8 | 6,965.7 | 4,493.8 | 7,387.1 | 6,106.7 | 5,665.9 | 6,097.5 | 3,547.9 | 55,097.9 | | | |

| Total Project Costs | | | | | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------|--|--|--|
| 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | TOTALS | | | |
| 660.0 | 2,770.6 | 4,203.4 | 5,582.2 | 5,570.0 | 3,390.0 | 5,257.2 | 4,100.0 | 3,588.7 | 3,643.5 | 2,000.0 | 40,765.6 | | | |
| 0.0 | 138.5 | 475.0 | 1,003.6 | 1,395.7 | 1,103.8 | 2,129.9 | 2,006.7 | 2,077.2 | 2,454.0 | 1,547.9 | 14,322.3 | | | |
| 660.0 | 2,909.1 | 4,678.4 | 6,585.8 | 6,965.7 | 4,493.8 | 7,387.1 | 6,106.7 | 5,665.9 | 6,097.5 | 3,547.9 | 55,097.9 | | | |

INTEREST/INFLATION ASSUMPTIONS

| | |
|---|--------|
| Bond sale costs, incl \$20,000 BNY costs: | 100.0 |
| Bond fund earnings rate (compounded semi-annually): | 10.00% |
| - 6 year: | 8.00% |
| - 10 year: | 8.70% |
| - 20 year: | 10.00% |

| | | |
|--------------------------|--------------|-------|
| Annual inflation rate: | 1985 | 5.00% |
| Interim Financing - | 1986 - 1995 | 6.00% |
| First bond issue sale - | January 1986 | |
| Second bond issue sale - | April 1985 | |
| September 1989 | | |

EXHIBIT A - PART 3

TOTAL BOND ISSUE = 31,460.1

| | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | TOTAL 5 |
|-------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------|
| Zoo Development Plan Revenue Needs: | | | | | | | | | | | | |
| Project costs (1985 dollars): | 660.0 | 2,770.6 | 4,203.4 | 5,582.2 | 5,570.0 | 3,390.0 | 5,257.2 | 4,100.0 | 3,580.7 | 3,543.5 | 2,000.0 | 40,755.5 |
| plus: inflation reserve | 0.0 | 130.5 | 475.0 | 1,003.6 | 1,395.7 | 1,103.8 | 2,129.9 | 2,006.7 | 2,077.2 | 2,454.0 | 1,547.9 | 14,532.3 |
| less: City CIP contribution | (193.0) | | | | | | | | | | | (193.0) |
| pre-bond issue donations/spending | (467.0) | | | | | | | | | | | (467.0) |
| Required total fund revenue | 0.0 | 2,909.1 | 4,678.4 | 6,585.8 | 6,965.7 | 4,493.8 | 7,387.1 | 6,106.7 | 5,655.9 | 6,097.5 | 3,547.9 | 54,437.9 |

| | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | TOTAL 5 |
|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|---------|---------|---------|-------|------------|
| Bond Fund Cash Flow: | | | | | | | | | | | | |
| Req. bal., 1st bond sale proceeds subfund | 0.0 | 0.0 | 17,791.6 | 16,308.7 | 12,318.5 | 7,204.7 | 3,797.2 | 0.0 | 0.0 | 0.0 | 0.0 | 18,606.4 |
| plus: bond sale proceeds | 18,606.4 | 2,194.4 | 1,662.4 | (1,335.6) | 951.8 | 536.4 | 59.3 | 0.0 | 0.0 | 0.0 | 0.0 | 6,799.9 |
| interest earnings | (100.0) | (100.0) | | | | | | | | | | (100.0) |
| less: bond/note sale expenses | (2,909.1) | (2,909.1) | (3,145.4) | (5,305.8) | (6,065.7) | (3,943.8) | (3,656.6) | 0.0 | 0.0 | 0.0 | 0.0 | (25,306.3) |
| End. bal., 1st bond sale proceeds subfund | 17,791.6 | 17,791.6 | 16,308.7 | 12,318.5 | 7,204.7 | 3,797.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | (25,306.3) |
| Req. bal., 2nd bond sale proceeds subfund | 0.0 | 0.0 | | | | | | | | | | 12,853.7 |
| plus: bond sale proceeds | 12,853.7 | 431.0 | | | | | | | | | | 5,963.3 |
| interest earnings | (80.0) | (80.0) | | | | | | | | | | (80.0) |
| less: bond/note sale expenses | 0.0 | 0.0 | | | | | | | | | | 0.0 |
| End. bal., 2nd bond sale proceeds subfund | 13,204.7 | 14,558.2 | 13,469.9 | 13,204.7 | 14,558.2 | 14,558.2 | 13,469.9 | 9,061.6 | 5,190.5 | 5,190.5 | 826.5 | (18,137.0) |

| | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | TOTAL 5 |
|--------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--------------|
| Beginning balance, donations subfund | 0.0 | 700.0 | 1,647.4 | 1,465.2 | 1,301.2 | 1,065.6 | 1,596.4 | 1,792.1 | 2,060.4 | 1,983.7 | 1,793.8 | 6,533.0 |
| plus: donations, major campaigns | 833.0 | 1,000.0 | 1,000.0 | 700.0 | 300.0 | 700.0 | 300.0 | 700.0 | 300.0 | 700.0 | 300.0 | 3,000.0 |
| donations, other | 0.0 | 0.0 | 0.0 | 290.0 | 250.0 | 230.0 | 300.0 | 400.0 | 450.0 | 450.0 | 500.0 | 3,000.0 |
| interest earnings | 114.4 | 114.4 | 151.8 | 134.9 | 115.4 | 129.8 | 145.7 | 161.3 | 133.3 | 180.3 | 127.7 | 1,451.7 |
| less: project costs | 0.0 | 0.0 | (1,533.0) | (1,200.0) | (990.0) | (550.0) | (950.0) | (600.0) | (1,100.0) | (1,440.2) | (2,721.4) | (10,994.6) |
| Ending balance, donations subfund | 700.0 | 1,647.4 | 1,465.2 | 1,301.2 | 1,065.6 | 1,596.4 | 1,792.1 | 2,060.4 | 1,983.7 | 1,793.8 | 0.1 | (10,994.6) |
| Beginning balance, total fund | 0.0 | 700.0 | 19,439.1 | 17,774.9 | 13,619.7 | 21,476.0 | 19,951.8 | 14,862.0 | 11,122.0 | 7,094.2 | 2,620.2 | 31,460.1 |
| plus: bond sale proceeds | 18,606.4 | 2,194.4 | 1,000.0 | 200.0 | 300.0 | 700.0 | 300.0 | 700.0 | 450.0 | 450.0 | 500.0 | 5,533.0 |
| donations, major campaigns | 833.0 | 1,000.0 | 1,000.0 | 700.0 | 250.0 | 250.0 | 300.0 | 400.0 | 450.0 | 450.0 | 500.0 | 3,000.0 |
| donations, other | 0.0 | 0.0 | 0.0 | 290.0 | 250.0 | 230.0 | 300.0 | 400.0 | 450.0 | 450.0 | 500.0 | 3,000.0 |
| interest earnings | 114.4 | 114.4 | 151.8 | 134.9 | 115.4 | 129.8 | 145.7 | 161.3 | 133.3 | 180.3 | 127.7 | 1,451.7 |
| less: bond/note sale expenses | (2,909.1) | (2,909.1) | (4,678.4) | (5,585.8) | (6,965.7) | (4,493.8) | (7,387.1) | (6,106.7) | (5,655.9) | (6,097.5) | (3,547.9) | (54,437.9)** |
| Ending balance, total fund | 700.0 | 19,439.1 | 17,774.9 | 13,619.7 | 21,476.0 | 19,951.8 | 14,862.0 | 11,122.0 | 7,094.2 | 2,620.2 | 0.1 | (54,437.9)** |

Arbitrage calculations:
Percent of sale plus interest spent in 5 years

Sale 1: 85.0% Sale 2: 87.4%

Note: The Financial Plan is based on assumptions and projections which rely on current information and may be subsequently revised, as authorized in the Zoo Cooperation Agreement.
* \$700,000 donation receipts do not reflect 1985 pre-bond issue donation receipts and expenditures of \$457,000 (which, when added to the \$6,533.0 and \$3M donation amount, totals \$10M).
** Total fund amount excludes \$50,000 received and expended in 1985 which was not part of the ordinance financing plan (Table 1 "Financing & Development Plan" portrays all project costs including the \$50,000 for a total of \$55,097.9).

September 9, 1985
6953A/hdm

EXHIBIT B

Provisions to be Incorporated
Within Zoo Cooperation Agreement

- 1
2
3
4
5
6
7 A. Proceeds from the sale of the Bonds shall be expended solely
8 for capital costs of the Zoo Project. The term "capital
9 costs" shall be construed consistently with the term "capital
10 purposes" in Article VII, section 2(b) of the Washington
11 Constitution and RCW 84.52.056, but, subject thereto, may
12 include the costs of property acquisition and development,
13 engineering, architecture, planning, financial, legal,
14 relocation and other services lawfully incurred incident to
15 the development of the Zoo Project and its financing,
16 including the costs incident to the issuance of the bonds.
17 The term capital costs shall not include maintenance,
18 operation, or costs for replacement of equipment.
19
20 B. All property paid for or financed with the proceeds of the
21 sale of the Bonds and interest earned thereon shall be owned
22 by the City but may be leased, mortgaged, or otherwise
23 encumbered to the extent permitted by law and the Zoo
24 Cooperation Agreement. The proceeds of any such lease,
25 mortgage, or encumbrance, shall only be used for zoo-related
26 programs. All improvements developed, purchased,
27 constructed, or rehabilitated with the proceeds of the sale
28 of the Bonds shall be managed by the City or its agents.
29
30 C. The obligations of the County shall be limited to carrying
31 out the provisions of the Zoo Cooperation Agreement. All
32 contracts with respect to the Zoo Project and the
33

1 responsibility for subsequent maintenance and operation of
2 the Zoo Project, with the exception of those related to the
3 issuance and payment of the Bonds and the management of the
4 Bond proceeds while on deposit with the County, shall be the
5 obligations of the City.
6

7 D. Any property or improvements developed, acquired,
8 constructed, or rehabilitated by the City with the proceeds
9 of the Bonds may be sold or otherwise disposed of by the City
10 to the extent permitted by law. The proceeds of any such
11 sale or lease, other than an operating lease which is
12 provided for in Section B of this exhibit, including interest
13 if the sale or lease is on a deferred payment basis, shall be
14 used in the following order of priority: for the Zoo
15 Project; deposited in the County's Bond Redemption Fund if
16 the Bonds are still outstanding; or for other Zoo capital
17 purposes.
18

19 E. The proceeds of the Bonds will be deposited in the Zoo
20 Development Fund of the County and will be invested and
21 managed by the King County director of finance until such
22 time as the proceeds are transferred to the City pursuant to
23 Section P of this Exhibit. Within the limits of the State
24 Constitution, and Statutes, the County shall invest the Zoo
25 Development Fund monies pursuant to directions from a City of
26 Seattle representative. The proceeds of the Bonds and
27 interest thereon, when transferred to the City, and private
28 donations received to pay costs of the Zoo Project, shall be
29 deposited in a Zoo Project construction fund of the City and
30 invested and managed by the City. The City and the County
31 agree to invest monies in a manner that shall comply with all
32 applicable laws, rules and prudent investment practices.
33

1 While Bond proceeds are in the custody of the County, they
2 shall be managed and invested in accordance with the County
3 policies and practices except that the City shall be
4 responsible for investment directions as provided in this
5 section. While bond proceeds are in the custody of the City,
6 they shall be managed and invested in accordance with City
7 policies and practices. The City and County agree that they
8 will not take or permit to be taken on their behalf any
9 action which would adversely affect the exemption from
10 federal income taxation of the interest on the Bonds and will
11 take or require to be taken such acts as may reasonably be
12 within their ability and as may from time to time be required
13 under applicable law to continue the exemption from federal
14 income taxation of the interest on the Bonds.

15
16 F. A Zoo Development Oversight Committee consisting of twelve
17 members will be formed: with 5 members from unincorporated
18 King County, 4 members from the City of Seattle, and 3
19 members from the suburban cities in King County. Five
20 members will be appointed by the King County Executive and
21 confirmed by the King County Council; four members will be
22 appointed by the Mayor of Seattle and confirmed by the
23 Seattle City Council; and three members will be appointed by
24 the Suburban Cities Association. The City of Seattle shall
25 review the recommendations of the Zoo Commission in making
26 appointments to the Zoo Development Oversight Committee. All
27 appointees shall reside in King County. Members of the
28 committee shall serve for up to a three-year term and may be
29 reappointed. The initial term of appointment shall be
30 established by lot; five members shall serve three years,
31 four members shall serve two years, and three members shall
32 serve one year. The committee shall select its own chair.

1 Support for the operation and staffing of the Zoo Development
2 Oversight Committee shall be funded by the City of Seattle.
3 The City may utilize Zoo Bond proceeds from the inflation
4 reserve up to an amount of \$50,000 annually and from City
5 operating monies if necessary.
6

7 The Zoo Development Oversight Committee shall review and
8 approve the staffing plan for its operation, as recommended
9 by the City and within the funding levels established by City
10 appropriation. Annually, the Oversight Committee will
11 evaluate the staffing plan and recommend to the City
12 revisions, if any, to the plan no later than July 1, in order
13 to correspond to the City's budgeting process.
14

15 The Zoo Development Oversight Committee shall have authority
16 for hiring appropriate staff for its operation within the
17 funding levels established by City appropriation.
18

19 G. The Zoo Development Oversight Committee shall monitor the
20 performance of the City and the County on the Zoo Project as
21 shown in the Financing and Development Plan (Exhibit A of the
22 Bond Ordinance). Any modifications to the Financing and
23 Development Plan shall be made by the Legislative Authority
24 of the County after recommendation by the City and review by
25 the Zoo Development Oversight Committee. Such modifications
26 to the Zoo Project shall not become effective until approved
27 by the County Council by ordinance following appropriate
28 public notice. The City shall apply the Zoo Project
29 resources solely for the purpose of financing the Zoo Project
30 substantially as described in the Financing and Development
31 Plan. The Zoo Project and the Financing and Development Plan
32 may be modified pursuant to the Zoo Cooperation Agreement.
33

1 H. Any proposed modification to the Zoo Project shall be
2 accompanied by a revised Financing and Development Plan and
3 supporting detail necessary to show that such modification(s)
4 will not materially impair the accomplishment of the
5 remainder of the Zoo Project as described in the Bond
6 Ordinance. The Zoo Development Oversight Committee shall
7 develop suggested criteria for evaluating proposed
8 modifications to the Zoo Project, based in part on the
9 recommendations and criteria contained in the Zoo Commission
10 Report.

11
12 A component of the Zoo Project may be abandoned (and the Zoo
13 Project modified accordingly) with the approval of the Zoo
14 Development Oversight Committee and the Legislative
15 Authorities of the County and City, if they find that the
16 accomplishment of the project is not practical or legal, or
17 that the component would no longer serve its intended purpose
18 or be desirable. The Zoo Development Oversight Committee
19 shall develop suggested criteria for determining when the Zoo
20 Project, as it may have been modified pursuant to this
21 agreement, is complete. The Zoo Development Oversight
22 Committee shall apply those criteria and shall make a
23 recommendation to the County Legislative Authority when the
24 Committee believes the Zoo Project is complete. The County
25 Legislative Authority shall make the final determination as
26 to when the Zoo Project is complete or the Zoo Project has
27 been otherwise duly provided for.

28
29 I. In order to complete the Zoo Project in total as described in
30 the Bond Ordinance or modified through the process described
31 in sections G and H above, the City agrees to contribute
32 sufficient funds from other revenue sources or reserve funds
33

1 of the City not to exceed \$3.5 million to address shortfalls
2 if they occur under either of the following circumstances:

- 3 1. Investment earnings from all sources do not reach the
4 projected levels contained in the Financing and
5 Development Plan; or
6 2. Total project costs including inflation of the Zoo
7 Project exceed the projection contained in the Financing
8 and Development Plan.

9
10 J. The City shall submit quarterly written reports to the Zoo
11 Development Oversight Committee, the King County Executive,
12 and the King County Council displaying and explaining: the
13 balance of the Zoo Project funds and accounts; financial
14 transactions of the Zoo Project funds and accounts; progress
15 to date on all private fund-raising; and the current status
16 of any and all planning, design and construction of the Zoo
17 Project. The County shall submit quarterly reports to the
18 Zoo Development Oversight Committee, the Mayor of Seattle,
19 and the Seattle City Council displaying the balance in the
20 Zoo Development Fund, and comparing the status of the fund to
21 that contemplated in the zoo development financing plan.

22
23 K. The Zoo Development Oversight Committee shall report in
24 writing to the King County Council, King County Executive,
25 Seattle City Council and Mayor, Mayors and Councilmembers of
26 suburban cities, and the public at least once each year on
27 the status of the Zoo Project. Such report shall address
28 financial and program conformance with the bond ordinance and
29 this agreement and recommendations for ensuring
30 cost-effective and timely completion of the Zoo Project.
31
32
33

1 L. The City of Seattle shall provide funds to maintain a high
2 standard of operation and maintenance support for the Zoo,
3 anticipating increases may be necessary to maintain new Zoo
4 Project exhibits and facilities.

5
6 M. The funds and accounts of the City and the County with
7 respect to the Zoo Project shall be available for audit on a
8 yearly basis by the State Auditor. The Zoo Project shall be
9 subject to comprehensive fiscal and program audit by the
10 County Auditor pursuant to K.C.C. 2.20. The City will
11 provide free access to the King County Auditor to all
12 financial and program records concerning the Zoo Project.

13
14 N. If any monies remain in the Zoo Project construction fund of
15 the City after the Zoo Project is complete, the Zoo
16 Development Oversight Committee shall propose an allocation
17 of the remaining funds (including interest earned thereon)
18 according to their source between the County and the City and
19 may include any other entity that may be entitled to them.
20 The Zoo Development Oversight Committee shall submit its
21 recommendations and supporting calculations to the City and
22 County Legislative Authorities for their approval.

23
24 O. The County shall not issue its Bonds until the City has
25 officially incorporated the Zoo Project as part of the
26 Woodland Park Zoo Long Range Plan and environmental review of
27 amendments to the Long Range Plan have been completed.

28
29 P. Bond proceeds for each phase (as such term is used in Exhibit
30 A of the bond ordinance) of the Zoo Project shall be released
31 to the City as soon as practicable after (1) the environmental
32 review and approval by appropriate governmental agencies for
33

1 such phase has been completed; (2) the proposed capital
2 improvement program plan for the phase has been reviewed by
3 the Zoo Development Oversight Committee and approved by the
4 County Legislative Authority; and (3) the City has
5 demonstrated that private donations per the financing plan
6 have been substantially committed for that particular phase.
7 Bond proceeds to develop a detailed capital improvement
8 program plan for each phase shall be released to the City as
9 soon as practicable, after review and approval of the request
10 by the Oversight Committee and after County Council approval
11 if necessary.

12
13 In addition, no bond proceeds for phase one will be released
14 until: (1) the City has established a Zoo project
15 construction fund required by the bond ordinance, and (2) the
16 Zoo Development Oversight Committee has reviewed and the
17 County Legislative Authority has approved a detailed
18 implementation plan and capital improvement program for the
19 entire Zoo Project, based on the Financing and Development
20 Plan contained in Exhibit A.

21
22 The City further agrees to allow the County, after each Bond
23 sale, to withhold funds from the Bond proceeds sufficient to
24 pay the costs of selling the Bonds and the first year's
25 interest on the Bonds. Subject to the conditions set forth
26 above, an amount equivalent to the funds so withheld, plus
27 interest earned thereon, shall be conveyed to the City after
28 the second half property tax collections are collected in the
29 calendar year following the year of each bond sale.

30
31 The City shall have an opportunity to review and comment on
32 the County's plan for interim financing.
33