

January 28, 1994
JAG/elm E.Fed.Way

Introduced by: PETE VON REICHBAUER

Proposed No.: 94-49

ORDINANCE NO. **11235**

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AN ORDINANCE authorizing the creation of
1989 Open Space Bond East Federal Way Open
Space Project.

PREAMBLE

1. The Lake Killarney project has been completed leaving uncommitted bond proceeds.
2. The King County open space citizen oversight committee has evaluated how these uncommitted proceeds should be used and has determined that the East Federal Way open space project described in Attachment A is within the same project category as the Lake Killarney project and is consistent with the purposes of the open space bond.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. There is hereby approved and adopted the creation of a 1989 Open Space Bond East Federal Way Open Space Project.

INTRODUCED AND READ for the first time this 7th day of February, 1994.

PASSED this 22nd day of February, 1994.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Kent Pullen
Chair

ATTEST:

Janet Masuo
Deputy Clerk of the Council

APPROVED this 2nd day of March, 1994.

Greg Lode
King County Executive

Attachments:
A. East Federal Way Open Space Project Description

Passed by a vote of 12 to 0.

Project Description Summary: The sites recommended for acquisition are Bingaman Pond, Rainier View Elementary and Lakeland Elementary. The sites are described below and delineated in the attached maps. One or two of the sites will be purchased subject to the timely and successful completion of negotiations for their purchase. The sites are listed in order of preference but will be purchased in the order that successful negotiations are completed.

1. **Bingaman Pond:** The site, located near 41st Ave. S. and S. 284th Pl., measures approximately 15 acres. The site includes pond, wetlands and associated wetlands with a rich variety of habitat. The planned acquisition will include the purchase in fee of approximately 4 acres of upland and the purchase or donation of conservation easements of uplands surrounding the pond.
2. **Rainier View Elementary:** This site consists of approximately 10 acres adjacent to the Rainier View Elementary school. It includes approximately 3 acres of stream and associated wetlands, and 7 acres of upland approximately half of which consists of second growth conifers. The site also includes pasture and meadow areas that could revert back to a natural state.
3. **Lakeland Elementary:** This 22 acre parcel is adjacent to the Lakeland Elementary School and includes upland areas with mature second growth conifers, wetland areas with deciduous trees and other plants, and a branch of the East Hylebos Creed flowing out of Lake Killarney. Approximately 11 acres adjacent to the school with a representative sample of stream, wetland and upland are targeted for the site.

Acquisition Cost: An acquisition estimate for the site(s) is listed in detail below. The estimate is based on current assessed values for the full fee interest in the parcels or portion of parcels with an adjustment factor of 120%.

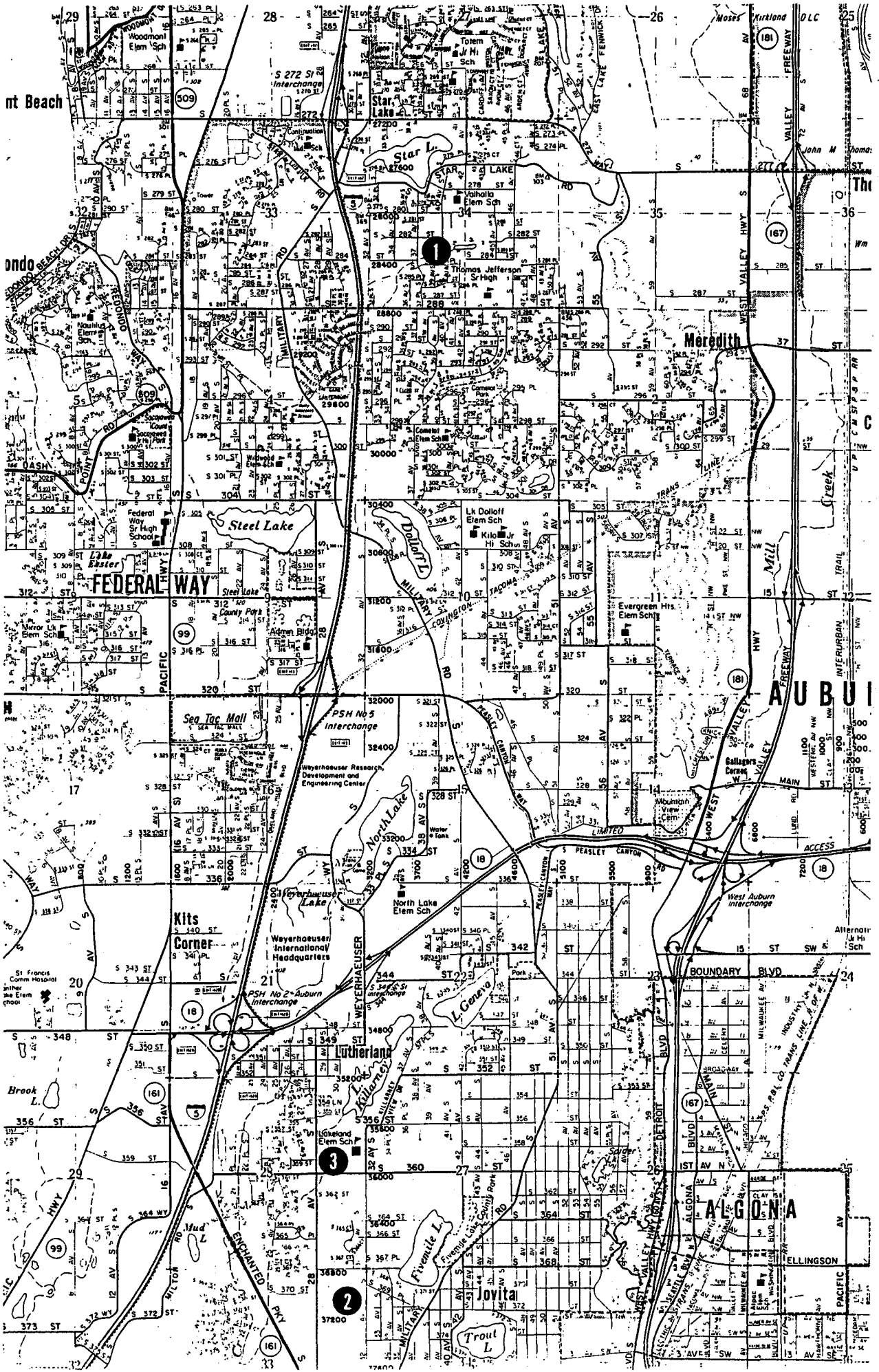
1. Bingaman Pond; \$200,000*
2. Rainier View Elementary; \$259,000
3. Lakeland Elementary: Up to \$326,000

* Cost is based on purchasing fee interest and conservation easements.

Budget Status: As of September 30, 1993, \$336,000 of funds were available. These funds are savings from the City of Federal Way Lake Killarney project completed earlier this year. Appraisal fees, and the costs of public process and negotiation time will be included in this amount.

Proposed Development Costs: Development of the East Federal Way site is not contemplated at this time. Existing neighborhood footpaths and access points will continue to be used.

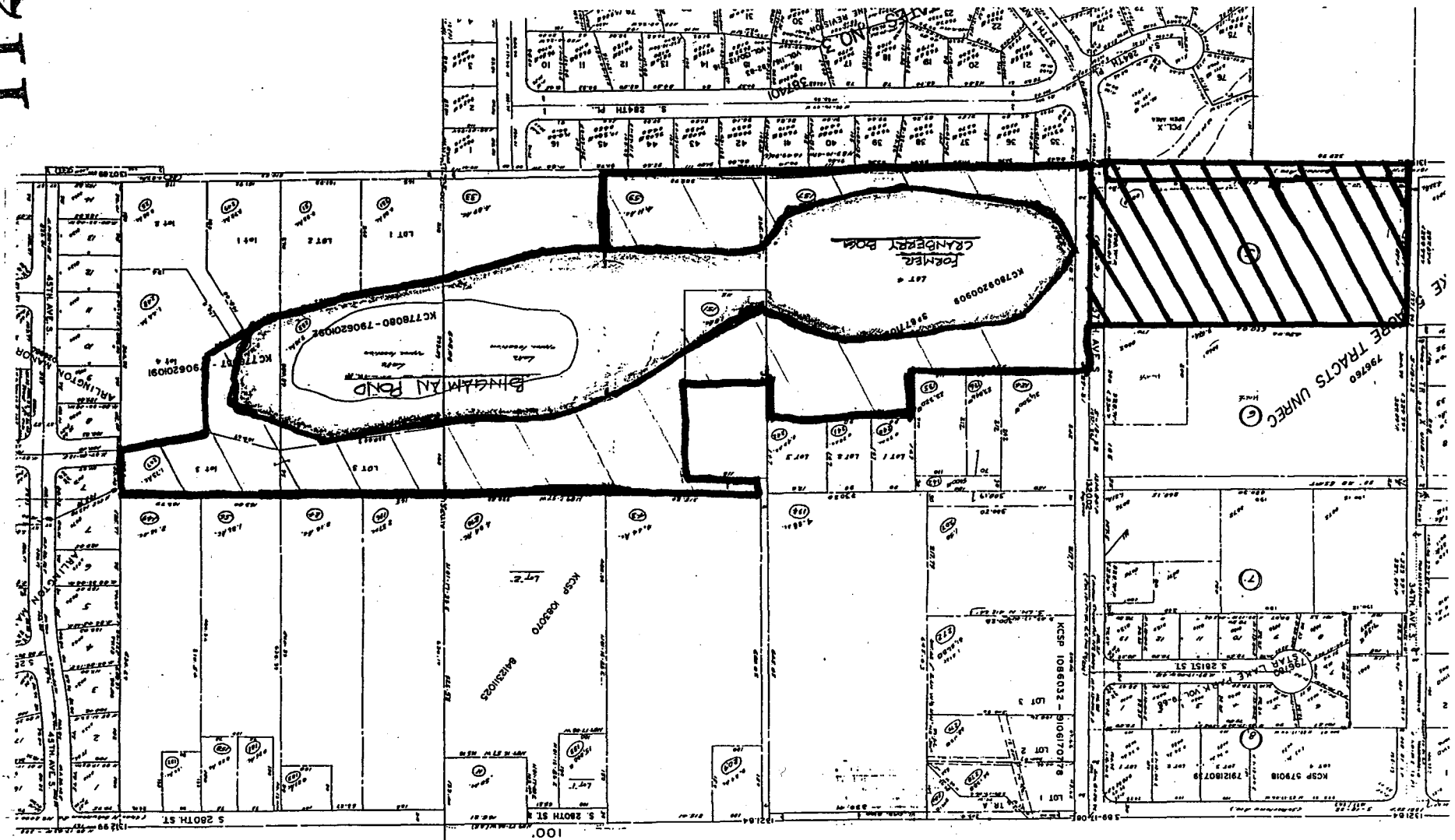
Estimated Operation and Maintenance Costs: The acquired sites will be managed by King County Parks Division for passive recreational and trail use until the area is annexed into the City of Federal Way. A low maintenance cost is anticipated.



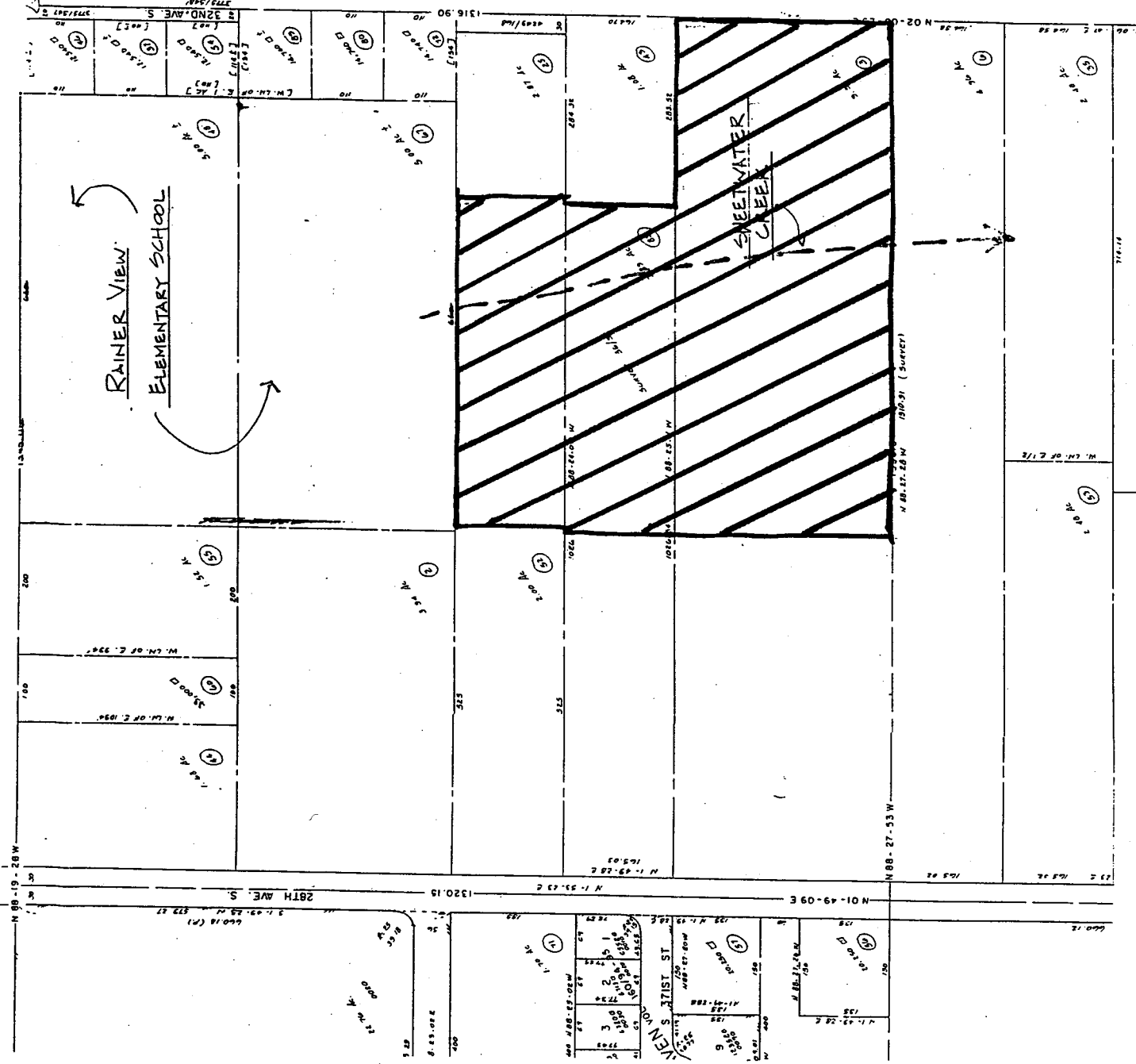
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KEY
[diagonal lines] PARCEL FOR PURCHASE
[stippled area] STUDY AREA FOR POSSIBLE
ADDITIONAL PURCHASE

I. BINGAMAN POND



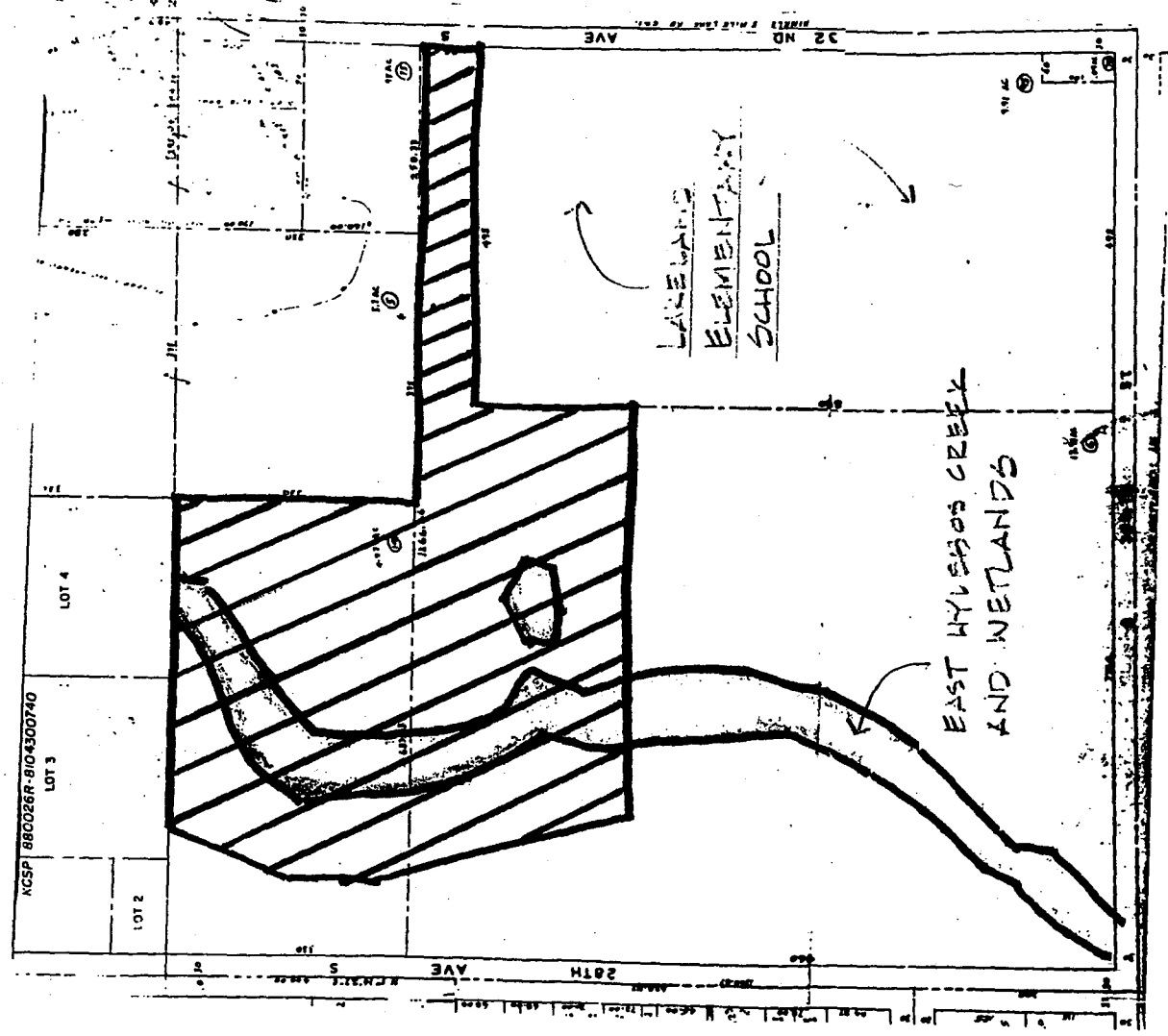
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2. RAINIER VIEW ELEMENTARY

RECOMMENDED PARCELS

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3. LAKELAND ELEMENTARY

 APPROXIMATE LOCATION OF PURCHASE