

BRUCE LAING

INTRODUCED BY
PROPOSED NO. ~~87-109~~

MOTION NO. 6776

A MOTION related to the King County park system; approving the master plan and the CIP budget for Petrovitsky Park pursuant to the requirements of Ordinance No. 7341.

WHEREAS, one million dollars in bonds was authorized and appropriated for the master planning and development of the 82-acre Petrovitsky Park, and

WHEREAS, in appropriating these funds, the council directed the natural resources and parks division to develop a master plan and project budget for council review, and

WHEREAS, the natural resources and parks division subsequently retained a design consultant who prepared a site analysis and alternatives which resulted in the final preferred site plan, and

WHEREAS, the division held a public meeting at the Fairwood Library where representatives of the Fairwood and Lake Desire areas and local sports organizations were presented with the tree original options considered and with several small changes, concurred with the preferred site development plan, and

WHEREAS, the natural resources and parks division has coordinated development plans with the Kent School District and the county roads division;

NOW, THEREFORE, BE IT MOVED by the Council of King County:

Pursuant to the requirements of Ordinance No. 7341, the attached master plan for Petrovitsky Park is hereby adopted.

Funds reserved in Ordinance No. 7341 are hereby released for development pursuant to the master plan with development priorities for Phase I to include, but not be limited to, utility installation, site earthwork, access road, parking and athletic field development, provided that, the natural resources and parks division is authorized to negotiate with adjoining property owners for road access in exchange for additional parkland, park improvements, and/or financial consideration exclusively for the park system in an amount that equals or exceeds the value of such access as determined by an independent

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1 appraiser agreeable to both parties. Provided that any proposed agreement
2 recommended by the natural resources and parks division first be subject
3 to review and approval by the county executive and county council.

4 PASSED this 30th day of March, 1987.

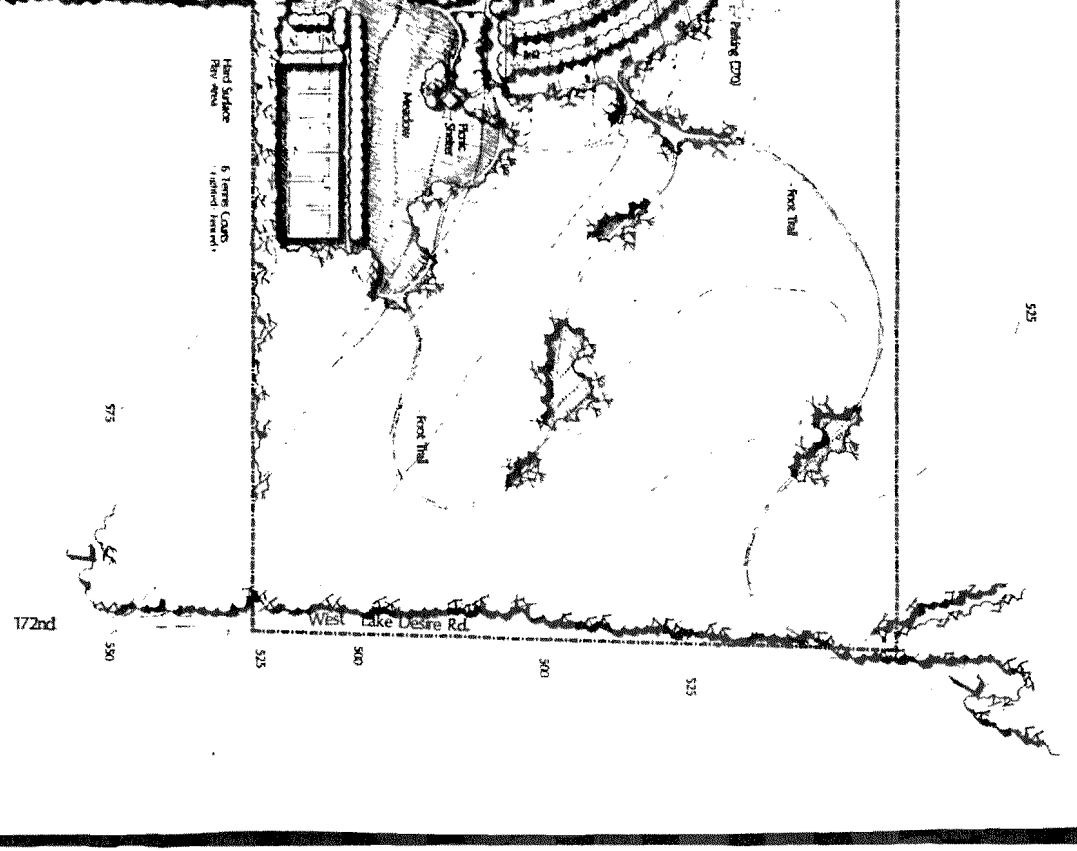
5 KING COUNTY COUNCIL
6 KING COUNTY, WASHINGTON

7 Gary Grant
8 Chairman

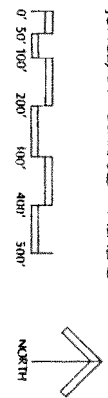
9 ATTEST:

10 Dorothy M. Owens
11 Clerk of the Council

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Master Plan
PETROVITSKY PARK
 KING COUNTY PARKS & RECREATION
 JONGEJAN · GERRARD · MCNEAL



PETROVITSKY PARK PHASE I BUDGET
1987 ESTIMATED COSTS

I. Program Improvements -

Site clearing, grading, excavation, access road, utilities, paved parking, two athletic fields with irrigation and underdrainage, picnic tables, benches, signage, children's play area, restroom, and landscaping.

II. Phase I Construction Budget

Bare Construction Costs	\$ 837,285
(Per Consultant & N.R. & P. adjustments)	

Add On Factors:

Tax (7.9%)	903,431
Contingency (10%)	993,774
Proj. Mgmt. (3.5%)	1,028,556
Art (1%)	1,038,842

III. Annual Operating Cost Impact (1987 Dollars)	26,500
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IV. Construction Schedule - April 1987 through December 1987 subject to permit approvals.

PETROVITSKY FULL MASTER PLAN DEVELOPMENT
1987 ESTIMATED COSTS

Bare Construction Cost Estimate		\$3,730,874
Tax (7.9%)	\$294,739	4,025,613
Contingency (10%)	402,561	4,428,174
Design (6.5%)	287,831	4,716,005
Project Management (2.5%)	117,900	4,833,905
Art (1%)	48,339	4,882,244

Program: Site clearing, excavation, grading ballfields, two all-weather soccer fields, and six tennis courts. All fields are irrigated with underdrainage. Six tennis courts would be constructed. All fields and tennis courts would be lighted to maximize public use.

Also included is a 24' wide, lighted, paved access road with two lighted, paved parking lots (approximately 450 stalls), utilities. One standard restroom and one combination concession/restroom stand would be constructed. Perimeter fencing would be provided around ballfields and tennis courts. An asphalt paved pathway system would be provided for handicapped access. A children's play area would be constructed as would a park maintenance facility. Tree and shrub landscaping and park furniture would be provided. Signage and an entrance gate would also be included.

Annual operating cost impact in 1987 dollars is \$86,000.

MS:eh
02/02/87