



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

December 7, 2004

Motion 12056

Proposed No. 2004-0543.2

Sponsors Edmonds and Phillips

1 A MOTION relating to the potential Ravensdale site
2 acquisition preliminary plan.
3
4

5 WHEREAS, community stakeholders in southeast King County have been
6 seeking opportunities for active recreation facilities to support the needs of the fast-
7 growing communities in that part of the county, and

8 WHEREAS, the parks and recreation division of the department of natural
9 resources and parks is governed by a council-adopted business plan, which requires the
10 division to limit the acquisition of additional facilities that would result in substantial
11 additional operating costs for the agency in subsequent years, and

12 WHEREAS, an opportunity to acquire an eight-acre parcel next to Ravensdale
13 park for active recreation has recently arisen, and

14 WHEREAS, community interests in southeast King County expressed interest in
15 a partnership with the county whereby those interests would assume responsibility for
16 operations of the park, and

17 WHEREAS, the 2004 Budget Ordinance, Ordinance 14797, included a proviso
18 directing the department of natural resources and parks to submit a report to the council
19 detailing a plan to develop, operate and maintain a potential eight acre acquisition
20 adjacent to Ravensdale park, and

21 WHEREAS; the executive has transmitted to the council the Potential Ravensdale
22 Site Acquisition Preliminary Plan, and

23 WHEREAS, the preliminary plan proposes acquisition of the property by the
24 county and maintenance by the Maple Valley Rotary Club in an undeveloped status
25 through 2007, including litter control, site monitoring, overall safety and environmental
26 observation, reporting and management, and

27 WHEREAS, the preliminary plan further recommends the implementation of a
28 capital development plan in 2007 in accordance with the parks and recreation division's
29 Association Development and Operating Partnerships program, including a soccer
30 complex featuring two synthetic soccer fields, parking, paths and associated facilities,
31 and

32 WHEREAS, this proposal allows the division to serve the active recreation needs
33 of local residents, while not undertaking any additional responsibility for operations and
34 maintenance expenses, consistent with the council-adopted business plan;

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

36 That the council hereby approves the report entitled The Potential Ravensdale Site

Motion 12056

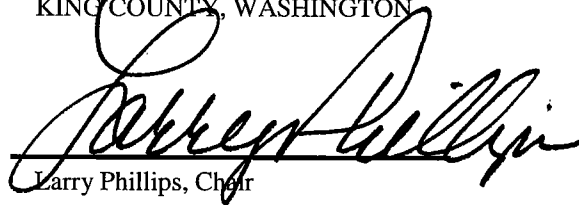
37 Acquisition Preliminary Plan, Attachment A to this motion, and directs the executive to
38 go forward with the plan recommendations.

39

Motion 12056 was introduced on 11/22/2004 and passed by the Metropolitan King County Council on 12/6/2004, by the following vote:


Yes: 13 - Mr. Phillips, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr. Pelz, Mr. McKenna, Mr. Ferguson, Mr. Hammond, Mr. Gossett, Ms. Hague, Mr. Irons, Ms. Patterson and Mr. Constantine
No: 0
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments A. Potential Ravensdale Site Acquisition (8 Acres) Preliminary Plan



King County

Attachment A

12056

Potential Ravensdale Site Acquisition (8 acres): Preliminary Plan DNRP Response to 2004 Budget Proviso (Ordinance No. 14797, Section 122, P6)

Overview

The site of the potential acquisition, approximately 8 acres, sits directly East of Ravensdale Park located in unincorporated King County just East of Maple Valley (See attachment A).

The general purpose of the potential acquisition, as put forth by the community stakeholders, is to take advantage of a small window of opportunity to add developable land for recreation in an area facing increasing shortages of recreation facilities in the wake of soaring residential development. The stakeholders also suggest that this acquisition will reduce active recreation pressure on other King County land in the area that may have more environmentally sensitive considerations.

Given King County Parks and Recreation Division's limited budget, this preliminary plan is primarily focused on an acquisition and development strategy that does not result in new operations and maintenance costs for the Division.

Preliminary Plan

The plan has four components; acquisition of property, maintenance of property during its undeveloped status, development of ballfields and related infrastructure, and the long term programming, operations, and maintenance of the completed facility.

1. Acquisition of property –

The window of opportunity for this acquisition is closing. It is the division's intent to satisfy the proviso request in a timely manner to allow the acquisition as soon as possible.

2. Maintenance of acquired property's during it's undeveloped status –

In response to the division's stipulation that the acquisition not result in new operations and maintenance costs, community stakeholders have secured a commitment from the Maple Valley Rotary Club to maintain the property through volunteer resources during the site's undeveloped status (See attachment B). This basic maintenance will include litter control, site monitoring, and overall safety and environmental observation, reporting, and management in order to protect the undeveloped property's programmatic, environmental, and capital value. The site will remain in this undeveloped status until 2007 when a pre-existing development moratorium on the parcel expires.

3. Development of ballfields and related infrastructure –

In 2007 the Ravensdale Regional Park Foundation will implement a capital development plan via the council-approved ADOP Program. The ADOP Program provides a platform for community partners to develop recreation facilities on King County owned land in a manner that does not result in new operations and maintenance costs for King County. There are capital grants available for successful proposals.

The Ravensdale Regional Park Foundation's capital development plan for the 8-acre site is as follows:

Soccer complex (See attachment B)

- Two synthetic in-fill soccer fields
- Parking
- Paths
- Storage building
- Trailhead kiosk
- Picnic shelter

Proposed development will be completed in phases:

1. Phase One
 - Final site/facilities planning and design
 - Permitting
2. Phase Two
 - Initial site development work – clearing, grading, infrastructure
 - Parking lot
 - Athletic field construction
 - Storage building
 - Paths
 - Picnic shelter

12056

Capital Development Costs:

Capital Improvement Budget (per Ravensdale Regional Park Foundation)				
	Costs	Grants	In-Kind	Cash
Soccer Field Development Costs	\$550,000	\$350,000	\$100,000	\$100,000
<i>(per field, including permit, site prep, field installation, lights signage, goals, bleachers)</i>				

4. Long Term Programming, Operations and Maintenance --

When construction is completed, the Ravensdale Regional Park Foundation will be the primary operator and programmer of the new facilities via the ADOP Program. King County will provide most of the major maintenance via a contract with the Foundation that will be paid for by facility-generated revenues. In addition, Ravensdale Regional Park Foundation will provide supplemental maintenance using volunteer resources.

Operating Budget (per Ravensdale Regional Park Foundation)				
	One Field		Two Fields	
	O & M in-kind	O & M revenue to King Co.	O & M in-kind	O & M revenue to King Co.
Revenue				
Field Use Fees	\$46,440	\$46,440	\$92,880	\$92,880
** (103 hrs/month, 9 months, \$50/hr)				
Expense				
Maintenance	\$6,000	\$6,000	\$12,000	\$12,000
Scheduling & Operation	\$10,000	\$10,000	\$15,000	\$15,000
Operation & Maintenance Expense	\$16,000	\$16,000	\$27,000	\$27,000
Revenue after O & M	\$46,440	\$30,440	\$92,880	\$65,880
Invest for Turf Replacement	\$25,000	\$25,000	\$50,000	\$50,000
Net Revenue	\$21,440	\$5,440	\$42,880	\$15,880
Revenue				
Field Use Fees	\$64,500	\$64,500	\$129,000	\$129,000
*** (129 hrs/month, 10 months, \$50/hr)				
Expense				
Maintenance	\$6,000	\$6,000	\$12,000	\$12,000
Scheduling & Operation	\$10,000	\$10,000	\$15,000	\$15,000
Operation & Maintenance Expense	\$16,000	\$16,000	\$27,000	\$27,000
Revenue after O & M	\$64,500	\$48,500	\$129,000	\$102,000
Invest for Turf Replacement	\$40,000	\$40,000	\$80,000	\$80,000
Net Revenue	\$24,500	\$8,500	\$49,000	\$22,000

O & M In-Kind

Assumes O & M provided by park group as in-kind donation.

O & M revenue to King County

Assumes this revenue to King County for O & M expenses - King County to provide maintenance and scheduling

*** Field use fees assumptions 1:**

4 hours per day - 6 days per week - 24hrs/wk
 4.3 weeks per month - 103.2 hrs/month
 9 months of usage - 928.8 hrs
 \$50.00/hr user fee - \$46,440/field

**** Field use assumptions 2**

5 hours per day - 6 days per week - 30 hrs/wk
 4.3 days per month - 129 hrs/month
 10 months of usage - 1290 hrs
 \$50.00/hr user fee - \$64,500/field

12056

Conclusion

The community stakeholders feel strongly that the acquisition of this 8 acre-site is a strategic step for continued preservation and development of recreation opportunities in the Maple Valley region. The development, programming and maintenance plan that Ravensdale Regional Park Foundation has committed to ensures that this acquisition will not result in new operations and maintenance costs for King County.

Attachments A: Site Map
B: Rotary Letter of Intent
C: Site Plan



For draw: Oct 1, 2004; City/Year: 2003; User: User; Project: ParkView; Version: 1; Project: ParkView; Status: New; AV

KING COUNTY
PARKS & RECREATION DIVISION
 GEOGRAPHIC INFORMATION SYSTEM

ParkView

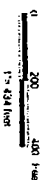
Park: Ravensdale Park
 Size: 32.41 ac
 Maintenance District: Green River District
 Resource Coordinator: Area 1

Site Lead: Green River District
 Owner: King County Parks and Recreation
 Manager: King County Parks and Recreation
 Property Type: Park Site
 2004 Open Space Plan Classification: Recreation

Transition Plan: Rural Active Parks
 Fundation Code: 04049
 Service Code: Council District: 12
 David: 108
 Zipcode: 98051
 Drainage Basin: Lower Cedar River
 School District: 409
 Tahoma

Thomas Bros. Page: 718
 Urban/Rural (GMA): Rural
 WRIA: 8 (Cedar-Skennamish)
Facilities at this Site:
 Baseball Field: 4
 Building (Other): 1
 Concession: 1
 Entrance: 2
 Open Play Field: 1
 Picnic Area: 1
 Play Equipment Area: 1
 Restroom: 1
 Sign: 2
 Soccer Field: 2

Parcel number(s): 2522068012
 Acres: 19.86
 Interest: Owned in Fee
 Funding: 3622069129
 Acres: 12.55
 Interest: Owned in Fee
 Funding: County



This map is based on a digital database compiled by King County from a variety of sources. King County cannot accept responsibility for errors, omissions or outdated information. There may be variations, omissions or errors.

Letter of Intent

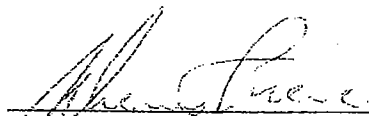
12056

To: King County Council; King County Executive
From: Maple Valley Rotary, Ravensdale Regional Park Foundation
Date: August 4, 2004
Re: Purchase of Eight Acre Parcel Adjoining Ravensdale Park

In response to the proviso requirements set forth by the King County Council for purchase from Plum Creek of the eight acre parcel adjacent to the existing Ravensdale Park, Maple Valley Rotary and the Ravensdale Regional Park Foundation agree to the following:

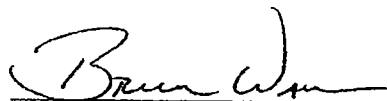
1. Maple Valley Rotary agrees to provide maintenance on the undeveloped eight acre parcel adjoining the existing Ravensdale Park in partnership with the Ravensdale Regional Park Foundation for the time period beginning with King County's ownership of the property and ending at the beginning of park facility construction on this property.
2. Ravensdale Regional Park Foundation agrees to work in partnership with King County Parks and Recreation to develop athletic and park facilities on the eight acre parcel. These facilities will be developed to meet the requirements for no new operation and maintenance expense being added to the Parks and Recreation budget, except those offset by revenues generated by the facilities and dedicated to King County Parks and Recreation.

Ravensdale Regional Park Foundation agrees to maintain any facility improvements on the eight acre parcel not covered by revenue generated by these facilities. Actual maintenance and operation arrangements will be negotiated with King County Parks and Recreation to reflect revenue generated and to be in the best interests of King County Parks and Recreation and the Ravensdale Regional Park Foundation.



Denny Pierre
Maple Valley Rotary

8/5/2004
Date



Bruce Ware
Ravensdale Regional Park Foundation

8-5-04
Date

Attachment C - Site Plan

