

Preserve the Wayne recreational corridor along the Burke-Gilman Trail

Our mission is to preserve Wayne land as a recreational corridor for generations to come.

We plan to do this by working with the public, the City of Bothell, King County and the State of Washington to purchase Wayne Golf Course for the local community.

The first step is to reject the rezone application and stop the proposed development of 76 townhomes on the clubhouse area:

Protect Wayne land as a recreational corridor. It is vital to the growing community of Bothell.

- Wayne Golf Course “possesses natural, resource, and recreational value scenic, open space, water resource, and recreational value of great importance to the people of Bothell, the people of King County, and the people of the State of Washington.”
[\(Conservation Easement Recitals section B\)](#)
- “In particular, the property now 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, and providing recreational open space”
[\(Conservation Easement Recitals section C\)](#)
- It is important to create corridors for wildlife migration routes. Wayne Golf Course is well situated for this.
- This is a large flat greenway in Bothell. Combined with Blythe Park, Wayne Golf Course could be opened up to the Burke-Gilman Trail and we could create a signature park for the rapidly growing community of Bothell and surrounding areas.

[\(View map from Parks, Recreation & Open Space Action Program 2014 page 51\)](#)

Uphold the intent of the Conservation Easement that was acquired with funds from King County.

- In 1996 King County acquired the development rights of 45.61 acres on the front 9 of the Wayne Golf Course. King County in cooperation with the city of Bothell paid \$889,776.00 to the owners of Wayne Golf Course for the rights. Funds for the purchase were made possible by the 1993 Regional Conservation Futures Acquisition Program paid for by tax payers.
[\(Real estate excise tax affidavit\)](#)
- **Note:** The actual land assessed value in 1997 is \$352,100
[\(Open Space Taxation Agreement Sept 1997\)](#)
- Section 7 of the Conservation Easement: "It is the intent of the Grantor to consider, at some future date, the replacement and/or renovation of the Clubhouse and/or Parking are described

on Exhibit E". "It was agreed that the grantor has not conveyed the Development rights or any other Conservation Values with regards to the Clubhouse area".

- No information can be found in the Conservation Easement regarding any other proposed type of development, like 76 town homes.
- The view corridor is supposed to be protected in perpetuity by definition of the Conservation Easement.
- It's important to retain public access to the area covered by the Conservation Easement. ([Conservation Easement](#))
- In September 1997 the owners of Wayne Golf Course and King County signed an open space taxation agreement. This was done under RCW 84.34. The agreement lowered the property tax by 90% on the whole front nine 50.3 acres. This taxation area of 50.30 acres, includes the Clubhouse and parking.
- The open space taxation agreement defended "The property as a golf course. It contains nine holes of an eighteen hole golf course, club house, storage buildings, and a gravel parking lot." ([Open Space Taxation Agreement Sept 1997](#), [RCW 84.34](#), [Conservation Easement](#) [Club House Aerial](#))

Community and traffic studies should be done before any rezoning or future developments are approved in this area.

- City Staff should study life safety and emergency response times.
- City Staff should do a complete traffic study prior to any rezoning for all developments along 100th Avenue, Waynita Way and 96th Avenue.
- City Staff should meet with communities along 100th Avenue, Waynita Way and 96th Avenue and understand the traffic impact from these current and recent developments:
 - Freed PUD: 26 Lots
 - Piper's Glen: 83 Lots
 - Bentley: 126 Lots
 - Hopkins Garden: 32 Lots
 - Plus more developments in Kirkland on 100th.
 - (www.nwmaps.net)
- City Staff should study impacts on Schools prior to rezoning
- City Staff should study if it possible to upgrade the roads? What's the cost for upgrading the surrounding infrastructure due increased population density? Who's going to pay for it? A complete review of road improvements needs to be done prior to any rezoning.

Environmental analysis should be done before any rezone.

- Does the development occur on the floodplains of the Sammamish river?
- What's the impact to fish and wildlife?
- Is the land an earthquake liquefaction zone?
- What is the impact of impervious cover under Washington State Law 2005? How does the increased density affect runoff in that area?

We want to help the City exercise its first opportunity to purchase Wayne Golf Course as a recreational corridor inline with the goals of the City's Parks and Recreation department.

- The City has right of first opportunity to purchase the Back 9 and Clubhouse Area. It already has development rights to the rest of the Front 9.
[\(Conservation Easement Recitals section 17\)](#)
- 2014 City of Bothell Parks and Rec Goals:
 - PR-G4 To conserve, enhance and acquire open space, natural areas and wildlife habitat.
 - PR-P10 The City's Parks, Recreation and Open Space Action Program should be coordinated with the Natural Environment Element of the Comprehensive Plan and other related elements and plans in order to consistently take advantage of opportunities to improve or enhance parks, recreation and open space throughout the city.
 - PR-P20 Expand, enhance, restore, and preserve natural systems for open space and provide trails, interpretive areas, educational programs, overlooks and other passive recreation uses within open space areas to promote and encourage an understanding of our natural environments.
 - PR-A21 Acquire and develop new sites for athletic facilities as identified in the FLOS and where feasible. Fields should be designed to accommodate a wide variety of sports, including lacrosse, rugby and cricket.
 - PR-A36 Connect open space areas to each other, where feasible, to create corridors for wildlife migration routes and greenways throughout the City.
 - **PR-A39 Acquire the land or obtain development rights to Wayne Golf Course, Back 9.**
 - PR-A40 Complete Sammamish River Park by acquiring privately held parcels along the banks of the Sammamish River.
[\(Parks, Recreation & Open Space Action Program January 24 2014\)](#)
 - According to the City of Bothell's Parks, Recreation & Open Space Action Program dated January 24th 2014, the City of Bothell has experienced a population growth from 30,609 in 2006 to 40,500 in 2014, an increase of approximately 25%. According to the State Office of Financial Management, by 2025, the population is expected to reach 44,500 in

the city's current boundaries. While the report stated we're over in some areas, overall Bothell is currently 675.5 acres short of core park land to meet the recommended national standards. This is largely down to a deficit in Neighborhood parks and Athletic fields.

[\(Parks, Recreation & Open Space Action Program January 24 2014\)](#)