



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
(per field, including permit, site prep, field installation, lights signage, goals, bleachers)				

## 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.
<b>Revenue</b>				
Field Use Fees	\$46,440	\$46,440	\$92,880	\$92,880
** (103 hrs/month, 9 months, \$50/hr)				
<b>Expense</b>				
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
<b>Revenue after O &amp; M</b>	\$46,440	\$30,440	\$92,880	\$65,880
Invest for Turf Replacement	\$25,000	\$25,000	\$50,000	\$50,000
<b>Net Revenue</b>	\$21,440	\$5,440	\$42,880	\$15,880
<b>Revenue</b>				
Field Use Fees	\$64,500	\$64,500	\$129,000	\$129,000
*** (129 hrs/month, 10 months, \$50/hr)				
<b>Expense</b>				
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
<b>Revenue after O &amp; M</b>	\$64,500	\$48,500	\$129,000	\$102,000
Invest for Turf Replacement	\$40,000	\$40,000	\$80,000	\$80,000
<b>Net Revenue</b>	\$24,500	\$8,500	\$49,000	\$22,000

### O & M In-Kind

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

### \* 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

### 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 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

## **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

PARKS & RECREATION DIVISION  
RECREATION INNOVATION SYLLABUS

**Park: Ravensdale Park**

### Resources & Orientation:

Owner: King County Parks

Property type:

### Recreation Transition Plan:

**Service Code:**  
specify space and 3 month dates if not 1 or 6 mo

Zipcode: 98061  
Drainage Basin:

Thomas Bros. Page: 7

**Facilities at this Site:**

Concession: 1  
Sale: 4

**Parking Lot: 3**

Sign: 2

Part(s) Number(s):  
2522068012

**Funding:**  
3622069129

**Funding:** County

10

200

The map is based on a diagram by King County Iron & Steel.

There are no winners.

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# Letter of Intent

# 12056

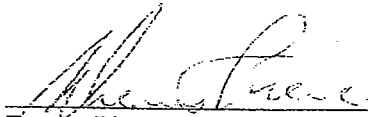
To: King County Council; King County Executive  
From: Maple Valley Rotary, Ravensdale Regional Park Foundation  
Date: August 4, 2004  
Re: Purchase of Eight Acre Parcel Adjoining Ravensdale Park

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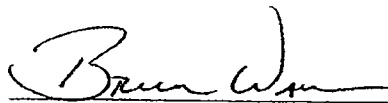
In response to the proviso requirements set forth by the King County Council for purchase from Plum Creek of the eight acre parcel adjacent to the existing Ravensdale Park, Maple Valley Rotary and the Ravensdale Regional Park Foundation agree to the following:

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

