

Archived: Tuesday, January 18, 2022 8:32:42 AM

From: [Pollie McCloskey](#)

Sent: Friday, January 14, 2022 5:06:37 PM

To: [Heidi Costello](#)

Subject: Needs URLs for m/dm FW: Agenda Comments: Tom McCormick - Beach and tidelands north and west of Saltwater Park

Response requested: No

Sensitivity: Normal

Pollie McCloskey (she/her)

Executive Assistant

City Manager's Office | City of Shoreline | (206) 801-2213



From: Debbie Tarry <dtarry@shorelinewa.gov>

Sent: Tuesday, January 11, 2022 8:38 AM

To: Pollie McCloskey <pmccloskey@shorelinewa.gov>

Subject: FW: Agenda Comments: Tom McCormick - Beach and tidelands north and west of Saltwater Park

Can you put this with the information for the Mayor/Deputy Mayor meeting?

Debbie Tarry

City Manager | City of Shoreline

17500 Midvale Avenue N, Shoreline, WA 98133

Pronouns: she/her

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From: Julie Ainsworth-Taylor <jainsworth-taylor@shorelinewa.gov>

Sent: Monday, January 10, 2022 5:01 PM

To: Margaret King <mking@shorelinewa.gov>; Debbie Tarry <dtarry@shorelinewa.gov>

Subject: RE: Agenda Comments: Tom McCormick - Beach and tidelands north and west of Saltwater Park

The title for tidelands has a storied history in Washington, especially 2nd Class Tidelands. While the State Constitution reserved complete state ownership in the beds and shores of navigable waters, it didn't permit the sale of tidelands and shorelands. Well that was until 1971 when they stopped that, reserving all of the tidelands not sold to the State of Washington. The only entities that 1st Class/2nd Class tides and shorelands could be sold to were public entities. RCW 79.125.200.

From what I can find, King County established Richmond Beach Saltwater Park in the 1960s. Prior to being a public park, it was a sand/gravel quarry and the land was owned by the Great Northern Railroad. It was the Railroad that sold to King County. Thus, the Railroad probably secured the tidelands through some purchase or grant from the State/Federal government. But, as Margaret notes, any way you look at it, whether or not King County has the line drawn in the correct location doesn't matter – it is still public land whether City or State and has been since at least 1960s. I don't think the County's map was somehow deterring City action.

Julie

From: Margaret King <mking@shorelinewa.gov>

Sent: Monday, January 10, 2022 4:30 PM

To: Debbie Tarry <dtarry@shorelinewa.gov>; Julie Ainsworth-Taylor <jainsworth-taylor@shorelinewa.gov>
Subject: RE: Agenda Comments: Tom McCormick - Beach and tidelands north and west of Saltwater Park

As to the “additional land” I need to look into it a bit more but my initial thoughts is that its all optics. The public could walk there before because it was held by the state in trust so unless the state had signs up saying don’t trespass most people thought it was public. I think he is using the deeds to show that the city owns this tidelands so that it now it “makes sense” to acquire the “adjacent” property, which is and has been the blocking parcel.

Julie may have something to add...

Margaret J. King

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From: Debbie Tarry <dtarry@shorelinewa.gov>
Sent: Monday, January 10, 2022 3:37 PM
To: Margaret King <mking@shorelinewa.gov>; Julie Ainsworth-Taylor <jainsworth-taylor@shorelinewa.gov>
Subject: FW: Agenda Comments: Tom McCormick - Beach and tidelands north and west of Saltwater Park

FYI – would be interested to know your thoughts on this.

Debbie Tarry

City Manager | City of Shoreline
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From: agenda comments <agendacomments@shorelinewa.gov>
Sent: Monday, January 10, 2022 3:29 PM
To: Betsy Robertson <brobertson@shorelinewa.gov>; Chris Roberts <croberts@shorelinewa.gov>; Debbie Tarry <dtarry@shorelinewa.gov>; Doris McConnell <dmcconnell@shorelinewa.gov>; Eben Pobee <EPobee@shorelinewa.gov>; John Norris <jnorris@shorelinewa.gov>; John Ramsdell <JRamsdell@shorelinewa.gov>; Keith Scully <kscully@shorelinewa.gov>; Laura Mork <lmork@shorelinewa.gov>; Pollie McCloskey

<pmccloskey@shorelinewa.gov>

Subject: Agenda Comments: Tom McCormick - Beach and tidelands north and west of Saltwater Park

This correspondence will be added as public comment under general public comment for tonight's meeting.

Heidi C.

From: Tom McCormick <tommccormick@mac.com>

Sent: Monday, January 10, 2022 3:27 PM

To: Keith Scully <kscully@shorelinewa.gov>; Betsy Robertson <brobertson@shorelinewa.gov>; Doris McConnell <dmcconnell@shorelinewa.gov>; Chris Roberts <croberts@shorelinewa.gov>; Laura Mork <lmork@shorelinewa.gov>; Eben Pobee <EPobee@shorelinewa.gov>; John Ramsdell <JRamsdell@shorelinewa.gov>

Cc: Debbie Tarry <dtarry@shorelinewa.gov>; Margaret King <mking@shorelinewa.gov>; Julie Ainsworth-Taylor <jainsworth-taylor@shorelinewa.gov>; Colleen Kelly <ckelly@shorelinewa.gov>; Bethany Wolbrecht-Dunn <bwolbrec@shorelinewa.gov>; Jessica Simulcik Smith <jsimulcik@shorelinewa.gov>; Kendra Dedinsky <kdedinsky@shorelinewa.gov>; Tricia Juhnke <tjuhnke@shorelinewa.gov>; Rachael Markle <rmarkle@shorelinewa.gov>; Kirk Peterson <kpeterso@shorelinewa.gov>; Daniel Johnson <djohnson@shorelinewa.gov>; agenda comments <agendacomments@shorelinewa.gov>

Subject: [EXTERNAL] Beach and tidelands north and west of Saltwater Park

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Please enter this email with all attachments into the record as a public comment for tonight's City Council meeting.]

Councilmembers:

By examining two old warranty deeds, I have discovered that the City owns more property at Saltwater Park than previously thought—almost 10 acres more.

I have discovered that the City owns a large segment of the beach and tidelands north and west of Saltwater Park. See the marked-up Tax Parcel map attached below. And see my Jan. 7, 2022, email to the King County Assessor, which I will forward to you. With this added acreage, Saltwater Park grows from the 32 acres inventoried and reported in the PROS Plan to approximately 42 acres.

The public wins. From now on, families can walk north along the beach, knowing that they are walking mostly on City-owned beach and tidelands—that is, until they reach the privately-owned beach parcel 7278100905, which is south of the bulkhead at the southern end of 27th Ave NW. See the attached two photos taken yesterday, showing families walking on the beach north of Saltwater Park to and from the bulkhead; and showing the lower parking lot completely full.

In light of the discovery that the City already owns most of the beach and tidelands north and west of Saltwater Park, I recommend that the City take steps to acquire beach parcel 7278100905 (approximately 2.6 acres), under threat of condemnation, to extend the City's Saltwater Park property to the bulkhead at the southern end of 27th Ave NW, thereby connecting the the park property to 27th Ave NW.

Parcel 7278100905's current appraised value for property tax purposes is \$107,000.

Funding sources.

1. Conservation Futures Tax grant: The City's purchase of beach parcel 7278100905 qualifies for a King County Conservation Futures Tax (CFT) grant, if a voluntary sale is negotiated (condemnations do not qualify). The City's grant application meets many of the CFT's application evaluation criteria for Open Space Resources, including: Criteria B (property will conserve aquatic resources); Criteria C (property offers scenic resources); Criteria D (property serves to define edges of a neighborhood); Criteria F ("property provides or contributes to a passive-use natural area ..., or enhances water access to Puget Sound"); and Criteria G ("property is adjacent to or is demonstrated to be integrally linked to a park, open space, or natural corridor system").

Prior to submitting the City's CFT grant application, it would be helpful (per the CFT's application evaluation criteria 2.C.—"Feasibility: Ownership Complexity, Willing Seller, Community Support") if the City could secure from the owner of beach parcel 7278100905 a commitment to sell the property to the City, or at least an expression of willingness to sell, under threat of condemnation.

Funding awards for the 2023 cycle are expected to be approved by the King County Council in November 2022. The CFT grant program requires that the City make a 50% match; so if, for example, the City's total cost to acquire the property is \$150,000, the City could receive a \$75,000 grant. The 2022 application period for 2023 CFT funding opened on January 3, 2022. Applications are due by Tuesday, March 8, 2022. I recommend that the City apply as soon as possible, but no later than March 8, 2022. Submitting an application does not require the City's commitment to acquire

the property. Finally, if the City were to acquire beach parcel 7278100905 this Spring or Summer, and the CFT program were to award the City a grant in November 2022, then the amount awarded would be paid to the City in 2023.

2. Park Impact Fees (PIF): Unallocated funds in the City's Park Impact Fees (PIF) program could be used to fund amounts not covered by a Conservation Futures Tax grant.

3. Parks Bond: Additional funding is possible if voters approve the Parks Bond, and there are some yet-to-be-allocated funds available.

4. The City's General Capital Fund: For precedent of authorizing use of the City's General Capital Fund to acquire park property, under threat of condemnation, see Ordinance 899, passed Sept. 28, 2020, to acquire property located at 709 North 150th Street for repurposing into a public park.

Implementing the City's beach access goals and promises.

As I have articulated in prior emails (see, e.g., my Dec. 3, 2021 email), the Comprehensive Plan adopted by the City Council includes a Natural Environment policy to: "Provide additional public access to Shoreline's natural features, including the Puget Sound shoreline." And according to the Council-adopted PROS Plan, a "top priority" is acquiring additional beach access. By acquiring beach parcel 7278100905, the City will be taking a solid first step toward achieving the City's beach access goals and promises.

Request for action to be taken by City Manager: (1) Please direct staff to prepare an application for a Conservation Futures Tax (CFT) grant, to be filed no later than March 8, 2022. (2) Please direct staff to reach out to the owner of beach parcel 7278100905, in an effort to secure from the owner of beach parcel 7278100905 a commitment to sell the property to the City, or at least an expression of willingness to sell, under threat of condemnation. (3) Please order an information report on the privately-owned Tax Parcel 7278100905; refer to the July 26, 2021, email to Darcy Forsell from Jennifer Salas of First American Title, quoting a cost of \$350 plus taxes to purchase an information report on Tax Parcel 7278100905.

Request for action to be taken by the City Manager, the Mayor, or any two Councilmembers: Please place on the agenda as a discussion item the acquisition of beach parcel 7278100905, under threat of condemnation, to extend the City's Saltwater Park property to the bulkhead at the southern end of 27th Ave NW, thereby connecting the the park property to 27th Ave NW. The desired outcome is that Council would direct staff to prepare an Ordinance for Council's consideration, modeled after Ordinance 899, passed Sept. 28, 2020, and mentioned above.

Thank you.

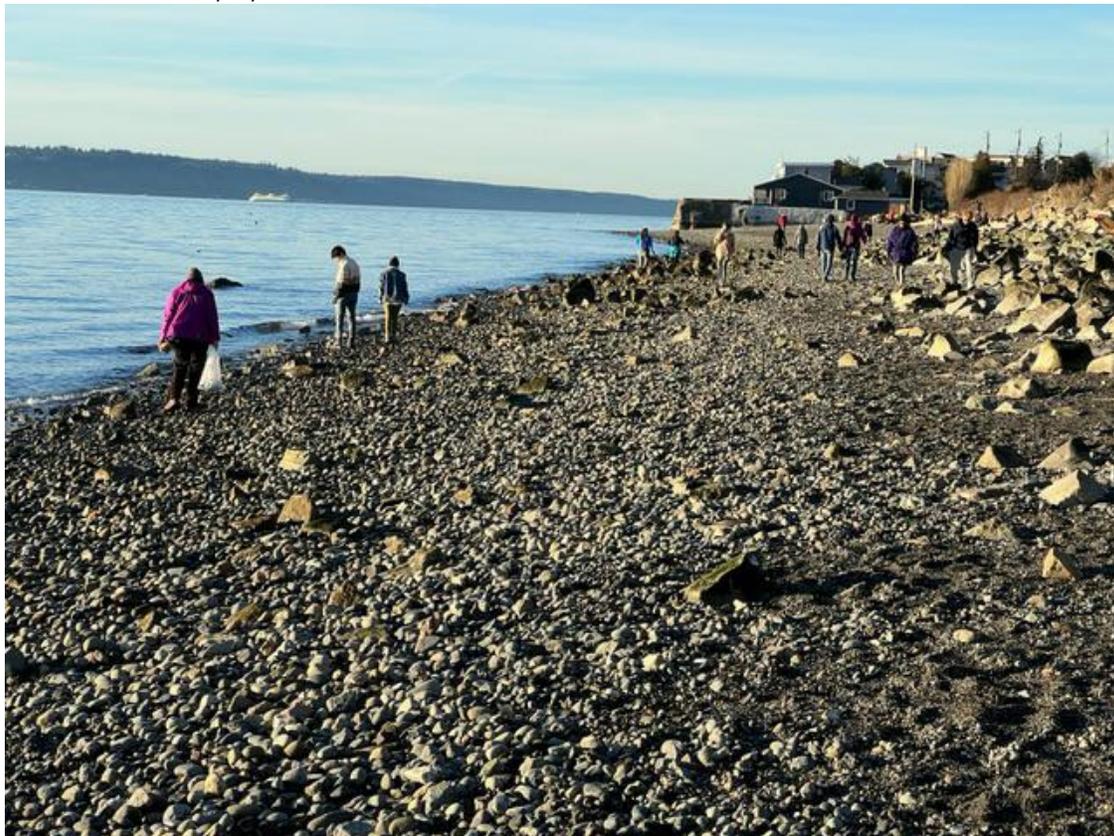
Tom McCormick

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Marked-up Tax Parcel map



Beach walkers — 01/09/2022



Lower parking lot completely full — 01/09/2022.

With no space available, cars parked on 20th Ave NW and side streets above the park.
There will be very limited parking on 20th Ave NW, after the sidewalk project is completed this year.
The public needs as much beach access as possible.



The City needs to update its March 2009 map (below) to reflect that the City owns a large segment of the beach and tidelands north and west of Saltwater Park.

