

**INTERAGENCY COMMITTEE FOR OUTDOOR RECREATION  
SUMMARY MINUTES - SPECIAL MEETING**

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*DATE: January 19, 1995*  
*TIME: 7:00 p.m.*

*PLACE: SeaTac Airport Large Auditorium*  
*SeaTac, Washington*

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### INTERAGENCY COMMITTEE MEMBERS PRESENT:

Eliot Scull	Chair, Wenatchee
William Fearn	Otis Orchards
Mary Ann Huntington	Port Orchard
Donna Mason	Vancouver
Cleve Pinnix	Director, Parks and Recreation Commission
Patricia McClain	Designee, Department of Fish and Wildlife

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IT IS INTENDED THAT THIS SUMMARY BE USED IN CONJUNCTION WITH THE NOTEBOOK PROVIDED IN ADVANCE OF THE MEETING. A VERBATIM RECORDED TAPE OF THE MEETING'S PROCEEDINGS IS RETAINED BY IAC AS THE FORMAL RECORD OF MEETING.

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### MEETING CALLED TO ORDER

Eliot Scull, Chair, called the January 19, 1995 SPECIAL MEETING to order at 7:04 p.m.. He welcomed attendees and introduced the Mayor of Tacoma, Harold Moss. Chairman Scull then asked Committee members and IAC staff to introduce themselves. Following introductions, the Chair determined a quorum was present.

### REVIEW AND APPROVAL OF AGENDA

Director Eckert presented the agenda for the meeting and pointed out that the only item before the Committee will be the City of Tacoma's request to convert a portion of the Washington Wildlife and Recreation Program (WWRP) project. IAC staff will provide a general overview of the issue followed by a presentation by the City of Tacoma and public testimony.

### STAFF PRESENTATION

Eric Johnson, Chief of the Project Services Division, reviewed the conversion criteria for the committee. He reminded the Committee that there are no statutory guidelines dealing with conversions within the WWRP. IAC has adopted administrative rules, WAC 286-27-060 (see notebook) to govern WWRP project conversions:

The committee will only approve such conversions on conditions which assure the substitution or replacement with natural resources or facilities which are of at least equal fair market value at the time of conversion. Natural resources and facilities must also be of as nearly equivalent or greater usefulness and location, if physically and/or biologically feasible.

Additionally, IAC Participation Manual #7, Procedures for Funded Projects, outlines the criteria for identifying and resolving conversion of use requests (see notebook). IAC's policy has four tests to be satisfied in a conversion:

1. All practical alternatives have been evaluated and rejected on a sound basis;
2. The fair market value of the land to be converted has been established and the land proposed for substitution is of equal current fair market value;
3. The land proposed for replacement is of reasonably equivalent recreation utility and location; and,
4. The land proposed for substitution meets the eligibility requirements for acquisition projects.

Marguerite Austin continued with a review of the project background. She reminded the Committee that the project was funded through the WWRP in March of 1990 for the acquisition of properties along the Tacoma shorelines. The City of Tacoma, working with the Tacoma Metropolitan Park District purchased approximately 27 acres of waterfront property on the Thea Foss Waterway. Ten of those acres were designated for park and recreational use. In May of 1992, the City of Tacoma adopted the Thea Foss Waterway Design and Development Plan. The Plan called for a portion of the property (identified as Parcel 3) to be developed as a mixed use areas having significant open space, residential and commercial components.

The City of Tacoma has identified three properties to be considered for replacement of the property being converted. Using slides and graphics, staff illustrated the City's request for conversion (see notebook for further detail).

Staff has reviewed the proposal based on the criteria set forth in IAC Participation Manual #7 and is recommending approval of this conversion request based on its determination that the four prerequisites from the above referenced policy manual have been met.

## **CITY OF TACOMA PRESENTATION**

Harold Moss, Mayor of Tacoma, thanked the Committee for agreeing to schedule the Special Meeting. He reviewed the public process which was used in the planning for the Thea Foss Waterway and restated the importance of the conversion request.

William Pugh, Public Works Director for the City of Tacoma, clarified information sent to the Committee prior to the meeting. In reference to the DCTED grant to complete the Programmatic Environmental Impact Statement (PEIS) for the Thea Foss Waterway, \$500,000 was the total cost of the PEIS, half of which was provided for by DCTED and half provided by the City. Mr. Pugh introduced City staff and consultants who would continue the presentation.

Bart Alford, Planning and Development Services Department for the City of Tacoma,

explained that prior to accepting the funding, the City had been going through a planning process to develop the design concept for the Waterway and, at the time of acceptance, the City indicated the possibility of a future request for conversion. In response to a discussion during the November IAC meeting, he clarified that the grantee is the City of Tacoma and the City is the appropriate party to bring forward the request. Mr. Alford reviewed the process by which the substitute parcels were selected.

Peter Hummel, Bruce Dees & Associates, addressed the issue of landscape design for the proposed substitute property adjacent to the Dickman Mill site along Ruston Way. Mr. Hummel noted that the replacement property would provide a land base for wetland restoration, interpretive areas, and environmental education opportunities that are not currently present on any other of the Ruston Way park areas. In response to a question regarding public parking, Mr. Hummel explained that extensive parking is available on the other side of Ruston Way which is designated for both public and private use.

Jerry Draggoo, Park and Recreation Consultant, J.C. Draggoo & Associates, discussed utility value which he defined as the public recreation, open space and shoreline access value of a parcel of land. He described the eight ways he used to measure the utility value of the proposed replacement parcels (see notebook). His conclusion was that the replacement properties did in fact provide greater recreation utility than the property being converted.

Tom Hawker, Real Estate Specialist, City of Tacoma, explained the process used for the replacement property appraisal as it relates to the IAC criteria for conversion. He introduced Neil Cook who did the original appraisal on the shoreline property on Ruston Way and John Truman who did the appraisals on Parcel 3 and the Harmon Cabinets property.

Ron Thomas, Managing Principal, Merritt & Pardini Architects and Planners, explained the PEIS requested by the City of Tacoma. The process was unique because it provided the opportunity to combine GMA and the SEPA regulations. The purpose of this innovative PEIS process, is to establish the range of potential development (low to high acceptable standards) which will allow for identification of mitigation of any environmental impacts, whatever they may be. He continued by explaining the public process and the results of citizen input to date.

Mayor Moss closed the presentation by urging the Committee to approve the conversion.

City staff responded to a question from Bill Fearn regarding the appraisal of Parcel 3. Two separate appraisals were made to determine the value of the actual portion to be converted rather than determining the value of the entire parcel and subtracting the portion to be converted. Clarification of the dollars/square foot valuation was made by John Truman. Committee members were assured that open space areas would be maintained in the proposed mixed-use development.

## **PUBLIC TESTIMONY**

- Dr. Phyllis Harrison      Life at the Sound (Maritime Museum)  
Supported conversion of Parcel 3 and City staff  
recommendation regarding mixed use.
- C.Dan Mulholland      Metropolitan Park Board Commissioner  
Supported development of the Thea Foss Waterway, but  
opposed residential development of Parcel 3. He urged  
the Committee to take more time to make the decision.
- Peter Epperson      Citizen  
Opposed to conversion of Parcel 3. Questioned the utility  
value, location and appraised value of the proposed  
replacement projects. Also, asked the Committee to adopt  
recommended procedures for jurisdictions requesting  
property conversions.
- Gordon Peterson      Citizen  
Opposed conversion of Parcel 3 and expressed concern  
about the "mixed use" plan. Requested Committee to  
uphold the spirit of the original grant to provide for a  
regional waterfront park.
- Cheryl Miller      Citizen  
(Distributed hand-out) Opposed to the conversion of  
Parcel 3. Expressed concern that the request for a Special  
Meeting was a "frivolous" request.
- Robert Skanes      Vice President, Pierce County Sportsmen's Council  
Opposed conversion of Parcel 3. Original grant was for  
park and recreational activity and the property should  
remain as such.
- Tim Deccio      Citizen representing the SCUBA community.  
Supports the Ruston Way site for an underwater park, dive  
site.
- Richard Moe      Immediate past-president, Metropolitan Park Board  
Commented on the need for interpretive sites along Ruston  
Way and supported the conversion of Parcel 3.
- Ted Johnson      General Partner, Dock Street Tacoma Associates  
Supported conversion and encouraged flexibility in  
planning and implementation.

After a short break, Chairman reconvened the meeting at 9:25 p.m.

Chairman Scull presented a letter from State Representative Ruth Fisher and indicated that Committee members had read her remarks.

## COMMITTEE DISCUSSION

Bill Fearn toured the properties earlier in the day and, while expressing support for the planning work that the City has done, questioned the utility value of the replacement property. He expressed opposition to this conversion request because he believed that the recreation utility of the replacement properties was not equal to that of the property being converted.

Cleve Pinnix expressed concern that the Committee was being asked to involve itself in a local planning issue. His view, however, was that the role of the Committee is to select projects in a competitive process and that the WWRP process under which this project received funding in 1990 had no evaluation criteria such as that currently used. During the first year of funding, projects were considered and approved in a more "conceptual" way and therefore, the City proceeded under that generalized direction and should not be held strictly to the original plan for use of the grant monies. He continued by asking Peter Epperson for clarification of his objections to the conversion. Mr. Epperson responded by reiterating his disbelief that the replacement properties were of equal utility value and cost. Director Pinnix asked Tim Deccio if his interest, in terms of diving utility, favored the acquisition of the Ruston Way parcel proposed as a replacement property. Mr. Deccio replied in the affirmative.

Donna Mason asked staff if approval of the conversion would preclude the city from coming back and designating the entire parcel for open space. Staff responded by saying the approval of the conversion would allow the City to retain the entire eight acres as open space; it would not be forced to use the property as mixed use. She continued to express concern that many of the issues brought before the Committee would best be resolved at the local level (i.e. the City of Tacoma).

Donna Mason **moved** approval of the staff recommendation to approve the project conversion request (Resolution #95-01). Cleve Pinnix **seconded**. During discussion, Cleve Pinnix, asked Director Eckert to clarify the process used during the 1990 funding process. Mary Ann Huntington expressed support for the motion. Bill Fearn restated his opinion that the recreation utility of the replacement properties is not equal. Mr. Pinnix asked Robert Skanes to clarify the closing statement in his letter (see notebook). Mr. Skanes urged the Committee to examine the possible "hidden agenda" which, in his opinion will result in a development much different from that being presented by the City. Mayor Moss responded and restated his confidence in City staff and the public process which has been used to develop the proposed plan. **MOTION CARRIED** (Resolution #95-01).

Chairman Scull adjourned the meeting at 9:55 p.m.

**IAC APPROVAL CERTIFIED BY**



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Eliot W. Scull, M.D., Chair

3/6/95

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Date

Next Meeting:        March 6, 1995  
                              Natural Resource Building - Room 175  
                              Olympia, Washington

