



TO: Elizabeth Pauli, City Manager
FROM: Jeff Robinson, Director, Community and Economic Development Department
Pat Beard, Business Development Manager, CEDD (Economic Development Services)
COPY: City Council and City Clerk's Office
Tadd Wille, Deputy City Manager
SUBJECT: Resolution to execute a Transfer Agreement for the Foss Waterway Parks
DATE: December 1, 2020

SUMMARY AND PURPOSE:

The purpose of this memo is to seek consideration of a Council resolution to authorize the City Manager to execute the Transfer Agreement of the Foss Waterway Parks from the Foss Waterway Development Authority to Metroparks Tacoma.

The requested action would allow transfer of real estate assets designated as existing or future parks, including the shorelands, to Metroparks in advance of the sunset of the Foss Waterway Development Authority on December 31, 2020.

COUNCIL SPONSORS: N/A

BACKGROUND:

The properties identified for transfer to Metroparks are designated as parks in the adopted Foss Waterway Redevelopment Plan and have long been planned for such transfer. Due to a State of Washington prohibition on the transfer of shorelands by the City of Tacoma, the parties desire to complete the transfer to Metroparks Tacoma prior to the sunset of the Foss Waterway Development Authority ("FWDA") on December 31, 2020. The City is a party to the Agreement because of environmental indemnity included as a provision of the Agreement.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

The Foss Waterway Redevelopment Plan is subject of more than 20 years of outreach and engagement. Outreach and engagement regarding parks on the waterfront has been conducted since 2006 and three parks for transfer to Metroparks Tacoma have been identified. One of the parks subject to transfer has already been developed. A second park is fully funded and construction will start in 2021. A third park, proposed as a non-motorized boating facility, will be the subject of additional outreach, as well as design, during an anticipated upcoming five-year period of fundraising by Metroparks Tacoma.

Specific outreach for the as yet unconstructed parks included public meetings in 2015, two in 2016, the formation of a Citizens Steering Committee for Melanie's Park (scheduled for construction in 2021), an additional public meeting in 2018 as well as design approval by the FWDA Urban Design Review Committee and FWDA Board.

PROJECT DELIVERY METHODOLOGY:

The properties will be transferred by deed from FWDA to Metroparks Tacoma.

Equity and Accessibility: *(Mandatory)*

Developing parks along the waterway will increase the opportunities for free, open, equitable public access to the



restored waterfront of the Thea Foss Waterway, situated within walking distance of downtown Tacoma and the Tacoma Dome Station multi-modal transit hub.

Tacoma 2025 strategic goals:

- Equity and Access
- Government Performance

ALTERNATIVES:

Chapter 39.33 RCW permits local governments to transfer or exchange title to real property on such terms and conditions as may be mutually agreed upon by the proper authorities of said local governments. The Council could decide not to agree to the transfer of park properties from the FWDA to Metroparks Tacoma. In that event, the properties would transfer to City ownership on December 31, 2020 and the shorelands would be held in ownership by the City in perpetuity.

EVALUATION AND FOLLOW UP:

The transfer of properties is intended to be a permanent action however the City will remain engaged in park planning and development as it takes place.

STAFF RECOMMENDATION:

Staff recommends the City Council adopt the Resolution.

FISCAL IMPACT:

By adopting this Resolution, no new funding impact will be incurred. The City previously appropriated \$750,000 to the estimated \$3 million cost of the development of Melanie Jan LaPlant Dressel Park. Future maintenance costs for the parks are to be negotiated as part of the 2016 Interlocal Agreement Relating to Parks and Facility Operations and Maintenance or remain in established existing leases being transferred from the FWDA to the City. Said lease contributions, should they occur, would commence in 2026 and amount to \$60,000/year.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
N/A			
TOTAL			



City of Tacoma

City Council Action Memorandum

What Funding is being used to support the expense?

N/A

Are the expenditures and revenues planned and budgeted in this biennium's current budget?

NO, PLEASE EXPLAIN BELOW

This transaction is between the FWDA and Metroparks Tacoma. The City is a party to the Agreement only as it relates to environmental indemnity associated with all properties along the Foss Waterway.

Are there financial costs or other impacts of not implementing the legislation?

YES

Will the legislation have an ongoing/recurring fiscal impact?

No

Will the legislation change the City's FTE/personnel counts?

No

ATTACHMENTS:

Map