



# Peninsula Metropolitan Park District

PO Box 425 – Gig Harbor, WA 98335  
253-858-3400 – [info@penmetparks.org](mailto:info@penmetparks.org)  
[www.penmetparks.org](http://www.penmetparks.org)

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## STUDY SESSION AGENDA

May 04, 2021, 5:00 PM

**ATTENTION:** Park Board meetings are being held online via Zoom under Governor Inslee's public health proclamations regarding the COVID-19 virus. Members of the public are encouraged to join the study session and/or regular meeting by using the Meeting ID 863 4074 1672 Password: PenMet0504, or call in at +1 253-215-8782 Password: 9605915793. Meeting agendas can be accessed online at [PenMetParks.org](http://PenMetParks.org). Comments submitted via email will be read into the record during the meeting; the deadline to submit comments is 5 pm on May 3, 2021.

<https://us02web.zoom.us/j/86340741672?pwd=RWtlSkdzOTUxTVVOTkY2M3k1YnkWQT09>

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### Call to Order

#### Commissioner Roll Call:

	Present	Excused	Comment
Amanda Babich			
Kurt Grimmer			
Maryellen (Missy) Hill			
Steve Nixon			
Laurel Kingsbury			

**ITEM 1 Approval of Agenda**

**ITEM 2 Board Discussion**

**2a. [Narrows West Property Acquisition Update](#)**

**ITEM 3 Adjournment**

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## AGENDA POLICY

No comments or discussion will be allowed on consent items.

**Citizen Comments:** Citizens are afforded an opportunity at each regular and special meeting of the Board of Park Commissioners to offer their comments to the Board. Citizens are limited to a three (3) minute time limit and may only speak once during the Citizen Comment period at each meeting. Comments will be included as part of the official record of the meeting.

Individuals requesting an item to be placed on the agenda must submit a request by 12 noon on the Monday preceding the Tuesday meeting date.

Individuals wishing to submit materials or written testimony to the Board at the meeting must provide ten (10) copies at least 15 minutes prior to the start of the meeting.

**\*Special Note:** Due to current circumstances, we will be accepting citizen comments via email at [ssnuffin@penmetparks.org](mailto:ssnuffin@penmetparks.org) up until 5:00 pm the Monday prior to PenMet Parks Regular Meetings. Comments will be read and recorded in the meeting.

### ***Narrows Park West Acquisition***



# Topics

1. Property Facts
2. Property Conditions
3. Project History
4. Potential Future Uses
5. Community Support
6. Planning References
7. Acquisition Budget
8. Grants Status
9. Next Steps

- 116 acres for habitat, open space, and recreation purposes with 350' of shoreline
- Four parcels; zoned Rural Sensitive Resource  
(low density rural residential development to protect environmentally sensitive areas such as stream corridors, aquifer recharge areas, and fish and wildlife habitat areas; park requires conditional use permit) (apply for P&R rezone after acquisition; parks permitted outright)
- Located between the Tacoma Narrows Airport and Narrows Park on the Tacoma Narrows portion of Puget Sound
- Developer, Soundbuilt Homes or SBI Developing, calls the property Eagle's Ridge
- Developer has current Forest Practices Permit for thinning; primarily for pulp purposes; not intending to remove large trees; includes access road to middle of property with 10' culvert for stream  
(logging and road/culvert compatible with proposed recreation purposes at this time)
- Forest Practice Permit invokes six-year permitting moratorium (expires October 22, 2025)
- Asarco Smelter Plume – SBI Cleanup Plan  
(discussed below)

- Timber Harvest:
  - The timber harvest by the current owner is expected to be completed this year, 2021.
    - The logging is for pulp and large trees are expected to remain.
    - The roadside debris will be cleaned up.
  
- Culvert:
  - The 10' culvert is installed and expected to remain.
  - The road will provide access to the parking and recreation areas.
  - Other logging roads will become part of the trail system with the native forest narrowing them naturally.
  - See pictures

# Property Conditions Forest



**Existing Trails with Forest Returning**



**Thinner Forest in More Active Recreation Area**

# Property Conditions Culvert

10' culvert expected to remain →



Outflow



Inflow

# Property Conditions Beach



**From GPC: “high- quality shoreline habitat”  
Good Salmon and Feeder Fish Habitat**



**East Boundary – Feeder Bluffs**



## Asarco Plume Remediation

- We have spoken with WA Dept. of Ecology and Pierce County Planning regarding the current opinion:
  - SBI Developing has a voluntary cleanup plan.
  - Their plan also includes an environmental covenant (to assure Ecology involvement in any future ground-disturbing activity), fencing and signage to avoid higher concentrations.
- Ecology's conversation regarding potential future PenMet Parks ownership:
  - File covenant as above (to assure Ecology involvement in future permitting).
  - Avoid areas of higher concentrations (preferred).
  - Where trails are in concentrated areas, mix soil to dilute concentrations.
  - Reimbursement grants available for local governments. (Deadline June 2021)

- 3/10/20 Erik Steffens of the Great Peninsula Conservancy (GPC) approached PenMet about expanding Narrows Park with the Soundbuilt Homes property, Eagles Ridge
- 4/28/20 GPC/ES sent proposal to Doug Nelson (attached)
- 5/19/20 the Board of Park Commissioners approved Resolutions R2020-008 & R2020-009, authorizing grant assistance applications to the Washington State Recreation and Conservation Office (RCO) for the Narrows Park West Acquisition
- 11/10/2020 Interim Executive Director authorized signing of RCO Certification of Match
- 9/1/20 Public meeting presenting acquisition project concept and collecting public comments for grants from constituents including disc golf enthusiasts, mountain biking enthusiasts, TNAAC, and District citizens (attached)

- March-September 2020 submitted RCO grants in WWRP-LP (\$1,000,000) and LWCF (\$500,000) categories (status below)
- March 2021 submitted Pierce County Conservations Futures grant (\$1,500,000)
- Great Peninsula Conservancy (GPC) staff have supported all grant applications with graphics, photographs, & research
- Offer from disc golf organization to design, construct, and maintain forest version of disc golf course
- Offer from mountain biking organization to design, construct, and maintain mountain biking trails
- Property tours with GPC Staff, disc golf people, and mountain biking people help develop preliminary conceptual plan for grant purposes







## Potential Future Uses of Site

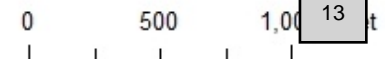
- Anticipated potential future uses for the site include “trail” uses such as walking, hiking, mountain biking, horseback riding, disc golf (through a more open area of the forest), and potentially a zip line.
- More work remains in the public process to develop the Conceptual Plan, but we’ve tried to list everything considered to-date.
- Certain areas of the site will be restricted due to wetlands or steep slopes.
- Any areas identified as more concentrated from Asarco Plume will either be remediated using any of several methods, or simply avoided using fencing and signage.

# Preliminary Conceptual Plan



## Legend

-  Acquisition Area - 116 Acres
-  Narrows Park - 34 Acres
-  Roads
-  Walking Trail
-  Active Recreation Area
-  Pierce County Tax Parcels
-  Streams



## Community Support

- Previously reviewed by the Board and attached at the end of this document are public comments and letters of support for this project including:
  - West Sound Disc Golf Association  
(design, development and maintenance support)  
Representatives have approached PenMet Parks for years seeking a location disc golf, and they toured this property expressing many positive comments about the site's suitability
  - Evergreen Mountain Bike Alliance  
(design, development and maintenance support)  
PenMet Parks has received several follow-up e-mails from the mountain biking community expressing support and willingness to get started.
  - Tacoma Narrows Airport Advisory Committee
  - Great Peninsula Conservancy
  - Several other community members who serve on an assortment of Boards and Commissions

- Being a newly offered property, current planning documents do not have specific references to this property, but...
- There are several references to this type of property in PenMet and other regional planning documents

# Adopted Plans (a)



## Acquiring Assets

Goal 2: To acquire land, facilities, and other park assets necessary to provide high quality recreational opportunities.

To provide  
**...acquire water access...public access through natural open space...active and passive recreation opportunities....**

shoreline access locations and developing existing waterfront properties to support safe, watercraft launch and water trail accommodations.

Objective 2.C: Create public access into and through natural open space lands, where needed, for residents and visitors, with the emphasis on:

### Acquisition Needs

PenMet Parks is forecasted to see modest population growth over the next 25 years. As such, the District should focus primarily on improving existing properties to better serve residents of the Peninsula. The District should target limited future acquisitions to address park distribution gaps and to provide spaces for needed park amenities.

### Distribution and Proximity

To better understand where potential acquisition efforts should be

**...target future acquisitions... to bridge & fill gaps...acquire facilities to complete trail corridors...**



# Adopted Plans (b)

## Parkland Development

Over the past decade, the District has successfully secured numerous sites that would serve as future parks. The District should turn its attention to planning and developing those sites to provide the outdoor recreational amenities requested by the community. Specifically, site master plans should be crafted to guide the scope and development of Harbor Family Park, Peninsula Gardens Park, Maplewood and Kopachuck Heights. Through a community-driven process, these site master plans should consider appropriate locations to accommodate the following amenities: picnic shelters, inclusive playgrounds, splash pads, pickleball and disc golf, among others. Including facilities for alternative or emerging sports can offer residents a more diverse range of recreational experiences, while creating destinations that attract and engage park users. The District should also consider incorporating small-scale skateboard (skate spots), bike skills features or pump tracks into park sites, as appropriate. Additionally, the District should consider improvements to boat launches and identify opportunities for more water access to the Sound.

**...District should turn its attention to planning and developing (previously acquired) sites to provide the outdoor recreational amenities requested by the community.**

# Adopted Plans (c)

## Water Access Improvements

Improvements to water access sites were requested by the public through the survey and open house meetings. The District should pursue opportunities to expand the number of sites that accommodate water access through partnerships with the City or County or through acquisitions. The District should also explore options to expand or install parking for existing water

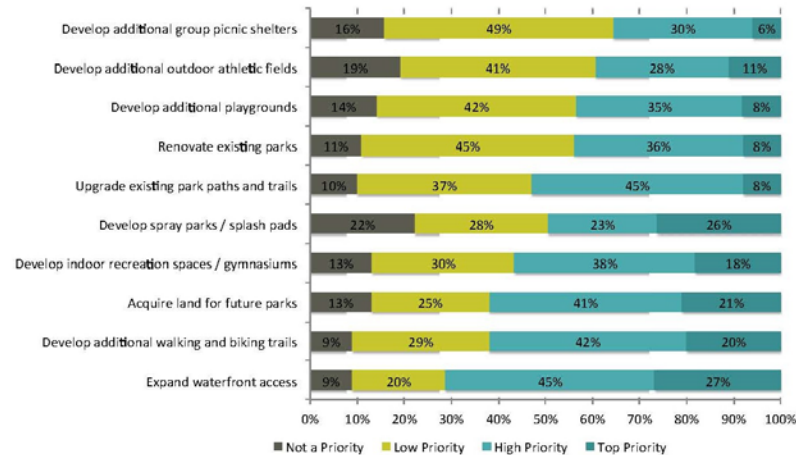
**...expand water access opportunities...through acquisition.**

DISTRICT COMPREHENSIVE PLAN | 2017

PenMet Parks  
Community Survey of Parks, Recreation and Open Space Preferences

Page 9

PenMet is planning for future park and recreation services. Please indicate what priority you think development of each type of facility should be for the District: Not a Priority at all; Low Priority; High Priority; or Top Priority. (Q12)



### 2018 Long Range Capital Planning

Priority	Project	Estimated Project Cost	Description / Notes	Cumulative Project Cost Total	Maintenance Costs*	Cumulative Maintenance Costs	Total Maintenance Costs
1	Peninsula Gardens MP*	\$ 100,000	Included in Parcel 1	\$ 100,000	NA	\$ -	\$ 805,000
2	Peninsula Gardens I	\$ 3,000,000	As determined by MP process	\$ 3,100,000	\$ 17,000	\$ 17,000	\$ 822,000
3	Indoor Recreation	\$ 7,000,000	IRC with Natf. classrooms, track, court	\$ 10,100,000	\$ 35,000	\$ 52,000	\$ 857,000
4	Admin Offices	\$ 1,500,000	Included in Pen Gardens II, dependent on MP	\$ 11,600,000	\$ 17,000	\$ 69,000	\$ 874,000
5	Peninsula Gardens II	\$ 6,000,000	Extra indoor field, playground, etc	\$ 17,600,000	\$ 17,000	\$ 86,000	\$ 910,500
6	Cushman Harborview Link	\$ 100,000	PMPD, FC, GI potential partnership TPU?	\$ 17,700,000	\$ 4,500	\$ 90,500	\$ 895,500
7	Rosedale Island Launch	\$ 800,000	Launch and Parking	\$ 18,500,000	\$ 15,000	\$ 105,500	\$ 910,500
8	Harbor Family Park MP*	\$ 130,000	with HarFam I	\$ 18,630,000	NA	\$ 105,500	\$ 910,500
9	Light Additional Fields	\$ 1,000,000	SHIP Turf	\$ 19,630,000	NA	\$ 105,500	\$ 910,500
9	Sonay Park	TBD	Somewhere	\$ 19,630,000	TBD	\$ 105,500	\$ 910,500
							910,500
							945,500
							990,500
							1,035,500
							1,035,500
							1,080,500
							1,080,500
							1,072,500
							1,072,500
							1,072,500
							1,072,500
							1,095,500
							1,099,500
25	PC Transfer	\$ 800,000	MP* plus BMX, OLA	\$ 27,805,000	\$ 15,000	\$ 309,500	\$ 1,114,500
26	Harbor Hills Park	TBD	City GI, help with spray park?	\$ 27,805,000	\$ -	\$ 309,500	\$ 1,114,500
27	Sunrise Beach Dev. I	\$ 500,000	Potential grant at 50%	\$ 28,305,000	\$ 12,500	\$ 322,000	\$ 1,127,000
28	Wolfecker MP*	\$ 130,000	CP done; MP with vol 1	\$ 28,435,000	\$ 3,500	\$ 325,500	\$ 1,130,500
28	Wolfecker Phase I	\$ 1,500,000	S2M, S1.5M, S1M Phases	\$ 29,935,000	\$ 3,500	\$ 329,000	\$ 1,134,000
28	Sunrise Beach Dev. II	\$ 500,000	Grant?	\$ 30,435,000	\$ 6,500	\$ 335,500	\$ 1,140,500
31	Wolfecker Phase II	\$ 4,000,000	S2M, S1.5M, S1M Phases Grant?	\$ 34,435,000	\$ 8,500	\$ 344,000	\$ 1,149,000
32	Maplewood Dev I	\$ 1,000,000	Parking, Trails, Water Access, Play Areas	\$ 35,435,000	\$ 9,500	\$ 353,500	\$ 1,158,500
33	Koparback Heights	\$ 5,000,000	S7-SM Options (2008) (PST/Passager Turf?)	\$ 40,435,000	\$ 3,500	\$ 357,000	\$ 1,162,000
34	Cushman Narrowsgate	\$ 1,100,000	50% Due 9/30/14, Extendable to 2015	\$ 41,535,000	\$ 14,000	\$ 371,000	\$ 1,176,000
35	Maplewood Dev II	\$ 1,000,000	Play Areas	\$ 42,535,000	\$ 9,500	\$ 380,500	\$ 1,185,500
36	Cushman Trail Lighting	TBD	PMPD, FC, GI potential partnership TPU?	\$ 42,535,000	\$ 4,500	\$ 385,000	\$ 1,190,000
37	Indoor Tennis	\$ 5,000,000	Public-Private Partnership?	\$ 47,535,000	\$ 20,000	\$ 405,000	\$ 1,260,000
38	Arts Center	TBD	GI North	\$ 47,535,000	\$ -	\$ 405,000	\$ 1,260,000
39	Indoor/Outdoor Swimming	TBD	35m indoor, 50m outdoor	\$ 47,535,000	\$ -	\$ 405,000	\$ 1,260,000
40	Covered Arena	TBD	Covered dirt area for equestrian, dogs, bmx using bones from GADC buildings	\$ 47,535,000	\$ -	\$ 405,000	\$ 1,260,000
41	Carling Ice	TBD	As determined by MP process	\$ 47,535,000	\$ -	\$ 405,000	\$ 1,260,000
41	Acquisition	TBD	As determined by MP process	\$ 47,535,000	\$ 12,000	\$ 417,000	\$ 1,272,000

\* Adjusted from 2010 at 3%/yr

- Top Three Survey Responses:**
1. Expand Water Access
  2. Walking and Biking Trails
  3. Acquire Land for Future Parks

# Adopted Plans (d)

## City of Gig Harbor 2016 Parks, Recreation and Open Space Plan

The Gig Harbor parks plan updated its goals and objectives for the development of parks, recreation and open spaces in Gig Harbor with a strong focus on public access to waterfront and trail connections. Public input emphasized trail development, leveraging public funds through

**City of Gig Harbor PROS Plan  
...strong focus on public access to water...trail connections...pursuing additional land acquisitions... meeting gaps...partnerships**

## Pierce County PROS Plan

Pierce County adopted its Park, Recreation and Open Space (PROS) Plan in 2014 to guide its efforts as a county park and recreation provider. Most relevant to PenMet, the updated PROS Plan puts forth a vision that recommends an integrated, looped regional trail system that links most major parks. Pierce County also recognizes the importance of strategic development of water access sites through partnership and ownership.

**Pierce County PROS Plan  
...trail system linking parks... strategic development of water access... partnerships**

## Principle 3.

Encourage acquisition of shoreline access...beach walking, wildlife viewing.... Public rights to access beaches, shore lands, tidelands, and associated water bodies should be protected.

*(Pierce County's Gig Harbor Peninsula Community Plan)*



# Adopted Plans (e)

(Unapproved CIP; latest version shared)

## 2021 Long Range Capital Planning (LRCP/CFP) & Six-Year CIP

Grant?

Board	Priority	Project	Estimated Amount	Notes	2021	2022
				Capital Funds Available		
				CIP Totals	17,260,000	13,800,000
						4,080,000
	1	Hale Pass School House	1,200,000	Electrical, Plumbing, ADA, Parking	1,200,000	
G	2	Recreation Center	30,000,000	Indoor Rec & Admin	16,100,000	13,700,000
	3	SHP Turf Replacement	1,000,000	Replace turf and evaluate drainage	950,000	
	4	Peninsula Gardens MP*	100,000	Peninsula Gardens Master Plan	100,000	
	5	HP Shelter Roof	60,000	Replace HP shelter and breezeway roofs	60,000	
	6	Narrows West CP	50,000	Narrows West Acq Conceptual Plan	50,000	
G	6	Rosedale Hand-Launch	800,000	Hand Launch and Parking		800,000
G	8	Narrows Park West Acq.	100,000	Narrows West Acquisition Costs (Est)		100,000
	9	Peninsula Gardens				3,000,000
	10	Harbor Family				130,000
	11	Hale Pass MF				50,000
	12	DeMolay MP*				50,000

**PenMet Parks Six-Year CIP**

**#6 Narrows West Conceptual Plan 2021**

**#8 Narrows West Acquisition 2022**

# Need – Inventory

## Comparable Sites

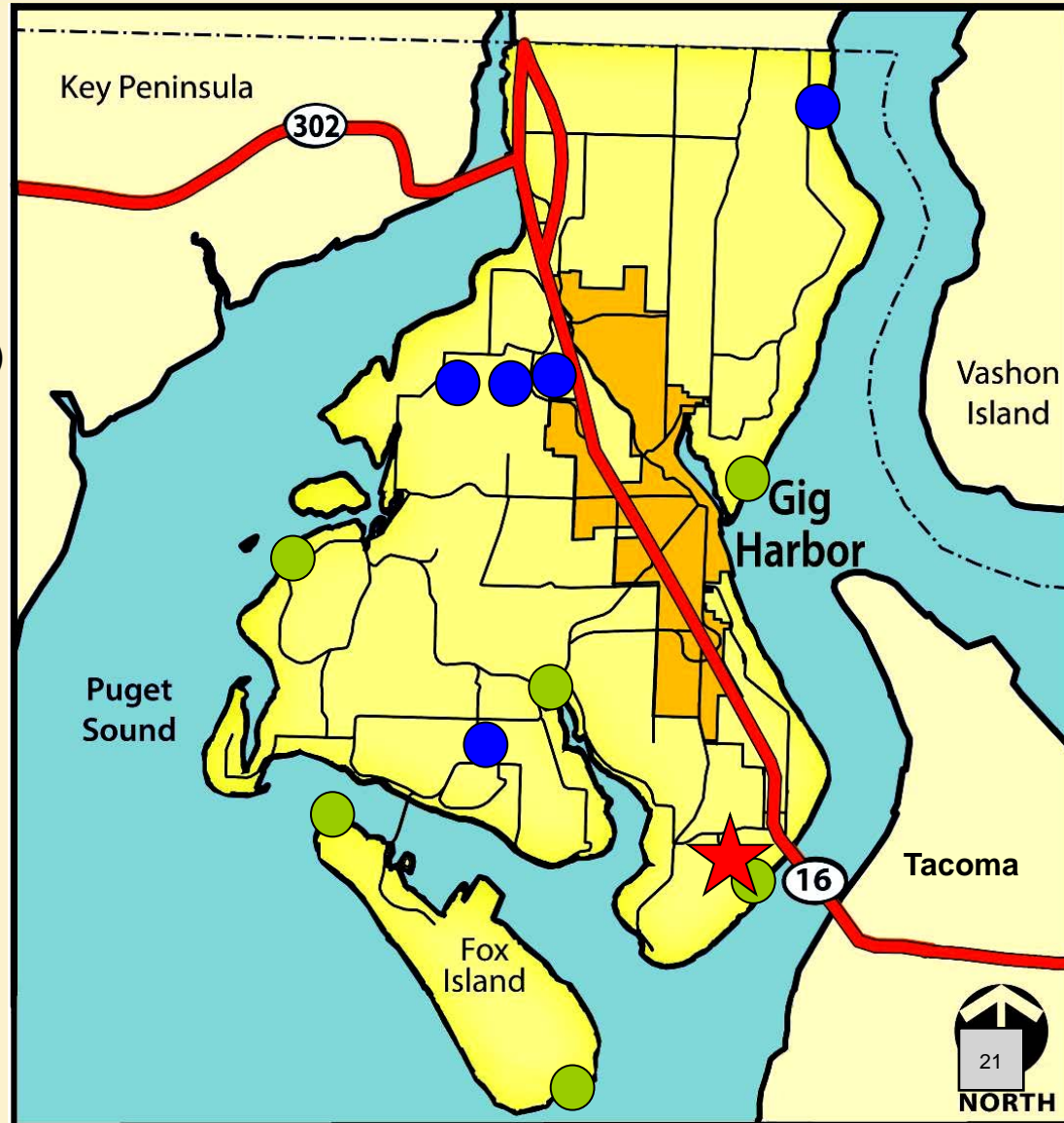
### Within PenMet Parks District

Narrows Park West = 116 Acres

- Open Space:
  - Sehmel Homestead Park (78 acres)
  - McCormick Forest (100 acres)
  - Rotary Bark Park (75 acres)
  - Harbor Family Park (38 acres)
  - Maplewood (36 acres)

- Water Access – No Launch
  - Fox Island Sandspit and Pier
  - Kopachuck State Park
  - Sunrise Beach County Park
  - Wollochet Bay Estuary Park
  - Narrow's Park*

- Disc Golf  
(None on GH Peninsula,  
District's Service Area)



# Acquisition Budget

<b><u>Acquisition Expenses</u></b>	
Property Acquisition	\$3,000,000
Due Diligence/Closing Expenses <small>(Appraisal/Closing \$32K; Cultural Res/Environmental \$28K; Admin/legal \$40K)</small>	\$100,000
Conceptual Plan	20,000
<b>Total Acquisition Expenses</b>	<b>\$3,150,000</b>
<b><u>Funding Sources</u></b>	
LWCF RCO Grant (pending)	\$500,000
WWRP-LP RCO Grant (pending)	\$1,000,000
PC Conservation Futures Grant (pending)	\$1,500,000
Fundraising, Other Grants (pending)	?
PenMet Parks (future budget request)	\$120,000
<b>Total Funding</b>	<b>\$3,120,000</b>

- Washington Wildlife and Recreation Program – Local Parks (WWRP-LP) for \$1,000,000  
This grant is currently an alternate, 53 of 80
- Land and Water Conservation Fund (LWCF) for \$500,000 (LWCF Federal funding, as was used by Pierce County Parks to acquire Narrows Park)  
This grant is currently an alternate, 19 of 24
- Pierce County Conservation Futures (CF) for \$1,500,000  
This grant is in review, and funding appears encouraging
- The RCO and CF grants provide the match for each other
- We will know more when the State Budget is finalized and the projects above ours make their way through the process.
- If some RCO grant projects don't progress, funding will be allocated to the alternates.
- If any 2020 RCO grants are unsuccessful, we will reapply in 2022.
- We are also exploring additional private funding.

1. Board feedback (discussion, tonight)

*Depending on feedback, potential next steps toward acquisition could be:*

2. Support current RCO grants
  - a) Certification of Match (due May 10)  
(including \$120,000 Narrows West acquisition costs funded by PenMet)
3. Monitor PC-CF grant ranking and progress  
(if CF grant award confirmed, Sep 2021...)
4. Develop conceptual plan through public process with consultant (Jan-Mar 2022)
5. Identify development budget for future CIP (Mar 2022)
6. Support potential re-application for RCO grants in 2022





April 27, 2020

Doug Nelson  
5717 Wollochet Drive, #3  
Gig Harbor, WA  
98335

**RE: Narrows Park Expansion Proposal**

Dear Doug Nelson,

Soundbuilt Homes owns a 116 acre property adjacent to Narrows Park. With its shoreline, beautiful forest and connection to other public lands, the property would make a valuable, low-maintenance addition to the 34-acre park, and provide future opportunities for amenities, parking and miles of trails.

Soundbuilt Homes is planning to log the property this summer. Their existing permit is for a “thinning” of around half the trees, totaling 880 mbf of timber (about 150 logging trucks of wood) and construction of half a mile of road. Great Peninsula Conservancy (GPC) has had several discussions with Soundbuilt Homes, and they are willing to sell, and would hold off on logging if there are serious steps taken to purchase the property. Although an appraisal has not been completed, landowner expectations are firm around \$3 million.

GPC proposes to assist PenMet Parks in acquiring the property. GPC is willing to lead landowner negotiations, including completing an appraisal and potentially securing the property (via an option agreement) until grant funding is available to purchase in 2022 or 2023.

Given its large size, location and overall attractiveness, the property is a clear candidate for two public grants: the State RCO Local Parks and Pierce County Conservation Futures, both of which PenMet Parks is eligible to apply for and, together, could fund almost the entire purchase. GPC staff

could help write and present these grants, but administration of the grants would need to be by PenMet Parks staff.

The most pressing of these grants is the State Local Parks grant, which has an initial application of June 1<sup>st</sup>. By pursuing this grant and expressing a strong interest in purchase, we expect Soundbuilt Homes will delay logging operations. This will allow GPC time to fundraise to cover initial project costs for an appraisal and optioning the property.

Given the short grant window, GPC requests that PenMet staff and board discuss the potential to acquire the property, and agree to submit the Local Parks grant as a preliminary step. This will give GPC the backing it needs to pursue landowner negotiations to halt logging and, eventually, secure the property.

Below is a map of the property. I look forward to discussing with you and the PenMet Board how we can partner to purchase this beautiful property.

Sincerely,

Erik Steffens  
Conservation Director

# Soundbuilt Homes



For Planning Purposes On

-  Soundbuilt Homes
-  PenMet Parks
-  Pierce county parcels
-  Streams
-  Wetlands



Great Peninsula Conservancy, May 2019  
 NAD 1983 State Plane WA North FIPS 4601 Feet

Disclaimer: This map was created from existing map sources, and is not a substitute for a field survey. The user of this map assumes responsibility for determining its suitability for intended use.

July 29, 2020

Recreation and Conservation Funding Board (RCFB)  
P.O. Box 40917  
Olympia, Washington 98504-0917  
(360) 902-3000

Subject: 20-1782 & 20-1798 – Narrows West Acquisition

Dear RCFB,

The West Sound Disc Golf Association (WSDGA) supports the Peninsula Metropolitan Park District's Recreation and Conservation Office grant applications for the acquisition of the Narrows West property, also known as Eagles Ridge, owned by Sound Built Homes. The WSDGA provides outdoor community recreation by working with parks departments and private land owners to design and maintain disc golf courses on a volunteer basis in the west sound region of Washington state. WSDGA is a 501c3 non profit organization with over 300 lifetime members.

The acquisition of the property will be valuable to our community providing open space, habitat protection, trails for a variety of users, and other recreational opportunities including disc golf. The rapidly growing sport of disc golf has a lot of support in the Gig Harbor area and this property will finally provide the residents a close park option to learn, practice and compete in a fantastic outdoor sport that is great for all ages.

PenMet's development of the Community Recreation Center will be a valuable community resource, but it will also fill the gap between disc golf courses between Lakewood, Wa. and Port Orchard, Wa. The WSDGA is eager to work with PenMet on a new course that will provide current Gig Harbor area players a "home course" to maintain and be proud of. This opportunity will also give easy access to teach the low-impact sport to many more people that are looking for a healthy, outdoor activity. We look forward with support for this new acquisition.

We encourage and welcome the support of the RCFB, too.

Sincerely,

West Sound Disc Golf Association  
Feel free to contact myself or John Synco with any questions  
Paul Wright, president WSDGA. (360) 509-0000  
John Synco (253) 649-3563

Kurt Grimmer  
Tacoma Narrows Airport Advisory Commission  
2903 65<sup>th</sup> Avenue Ct NW  
Gig Harbor, WA 98335

August 14, 2020

Recreation and Conservation Funding Board (RCFB)  
P.O. Box 40917  
Olympia, Washington 98504-0917  
(360) 902-3000

Subject: 20-1782 & 20-1798 – Narrows West Acquisition  
Peninsula Metropolitan Park District (PenMet Parks) – Gig Harbor, WA

Dear RCFB,

The Tacoma Narrows Airport Advisory Commission (TNAAC) supports the PenMet Parks Recreation and Conservation Office Grant Applications for the acquisition of the Narrows West property, also known as Eagles Ridge, owned by Sound Built Homes.

The TNAAC provides a community voice and advice to the Pierce County Council on airport management, operations, and related activities.

The acquisition of the Narrows West property will be valuable to our community, providing open space, habitat protection, trails for a variety of users, other recreational opportunities including disc golf, and allow for connectivity from the airport down to Narrows Park's waterfront.

Parks and properly managed environmental conservation areas are some of the best possible land uses when considering compatible land use adjacent to airports to ensure appropriate noise buffers can be in place between airport activity and residential properties.

In addition, PenMet's development of the Community Recreation Center on 14<sup>th</sup> Ave NW will be a valuable community resource by routing the Cushman Trail through the site away from traffic. This will be an important safety component for those users either heading to the Narrows Park and the Airport on foot or bicycle.

The TNAAC has worked with PenMet Parks on past projects, and we look forward with support for this new acquisition. We believe it enhances the amenities at the Airport and will encourage the community to visit the Antique Airplane Museum, the airport restaurant, and the Rotary Aviation Zone platform.

We encourage and welcome the support of the RCFB.

Sincerely,

*Kurt Grimmer*, Chairman  
TNAAC  
253-312-3460

## Public Comments for PenMet RCO Grant Applications

### Narrows Park West Acquisition (LP & LWCF) - Comments

From: Chris Hallam <[christopher.r.hallam@gmail.com](mailto:christopher.r.hallam@gmail.com)>  
 Sent: Sunday, August 30, 2020 7:57 PM  
 To: admin <[admin@penmetparks.org](mailto:admin@penmetparks.org)>  
 Cc: Steve <[snixon5@comcast.net](mailto:snixon5@comcast.net)>  
 Subject: Support for Narrows West Land Acquisition

Hello,

My name is Chris Hallam and I would like to add my support for both Narrows West land acquisitions and their purposes. I believe the purposes of the land stated in the proposal (hiking, mountain biking, and disc golf) would be a great addition to us in the area. Specifically, there is quite a community of mountain bikers here in the Gig Harbor area that would love to see that land used for trails and specifically some mountain bike trails. From my understanding so far, the terrain looks like it would lend itself to some amazing trail design opportunities and I believe it is also ideally located as a mountain bike destination, being a good distance between the 360 Trail system across the Purdy Bridge as well as the Swan Creek Trail system in Tacoma, both of which have become renowned as some great places to mountain bike in this part of Washington.

Additionally, I would like to recommend a partnership of some sort with the Evergreen Mountain Bike Alliance, who partners with communities to help design and build sustainable mountain biking trails all over Washington. I feel that their help and partnership could make whatever mountain biking trails that might be a part of the eventual plan a really professionally designed trail system with great features and progression for riders of all skill levels (they have been and are responsible for some incredible work all over the state, including such places as Duthie Hill—a true mountain biking destination).

Please feel free to reach out to me if you have any questions regarding my support for this acquisition, as I believe this is an amazing opportunity that we as a community would have. Thanks so much for your time.

Sincerely,

Chris Hallam  
 (253) 432-9706

3207 63rd Ave NW  
 Gig Harbor, WA 98335  
 Sincerely,

Chris

**From:** Tim Toerber <[ttoerber@gmail.com](mailto:ttoerber@gmail.com)>  
**Sent:** Monday, August 31, 2020 11:03 AM  
**To:** Eric Guenther <[eguenther@penmetparks.org](mailto:eguenther@penmetparks.org)>  
**Cc:** kitellis@centurytel.net; Erik Steffens <[eriks@greatpeninsula.org](mailto:eriks@greatpeninsula.org)>; Dave Morris <[Dave@morrisinvestmentsgh.com](mailto:Dave@morrisinvestmentsgh.com)>; Brenna Thompson <[Brenna@greatpeninsula.org](mailto:Brenna@greatpeninsula.org)>  
**Subject:** Re: PenMet Grant Applications - Public Comment Opportunity

Additionally, from the airport's perspective, keeping this property undeveloped and in the hands of GPC aligns with the compatible use best practices in and around aeronautical activity areas. As the airport continues to mitigate noise of aeronautical activity in conjunction with the FAA, additional residential use (which the current land owner was proposing) in such close proximity to an airport is not generally compatible.

As a member of the Tacoma Narrows Airport Advisory Commission, I know the airport management team, Pierce County officials, and Friends of Tacoma Narrows Airport are eager to build upon the relationship between the airport and PenMet Parks to extend noise buffering zones around the airport for recreational and conservation purposes.

I'll submit comments or attend the meeting virtually to share this sentiment on Tuesday. I'll also pass the information for this meeting on to the rest of the airport advisory commission.

Thanks for the notification and thank you for all the important work GPC is doing!

All the Best!

Tim Toerber  
206-599-9382

From: Tim Toerber <ttoerber@gmail.com>  
Sent: Tuesday, September 1, 2020 7:30 PM  
To: Eric Guenther <eguenther@penmetparks.org>  
Subject: Re: PenMet Grant Applications - Public Comment Opportunity

Eric,

I think I joined a little late as I got caught up with other matters. Trust all is moving forward. Please let me know how I can continue to support this effort. Once this acquisition is completed, as a member of the Gig Harbor Rotary Club, I'd like to survey our members on opportunities to partner with PenMet on the development of trails and recreational uses. Please let me know how best we could support that work.

Appreciate your support and dedication to free and open parks on the Peninsula!

TT

From: Dave Morris <Dave@morrisinvestmentsgh.com>  
Sent: Monday, August 31, 2020 11:27 AM  
To: admin <admin@penmetparks.org>  
Cc: Dave Morris <Dave@morrisinvestmentsgh.com>  
Subject: memo of support for Narrows Park 115 potential acquisition (formerly Doc Weathers property)

Greetings:

This memo is in strong support for securing the 115 acre parcel strategically located between the Narrows Park and the Tacoma/Narrows airport! This is truly one of the last, largest, intact parcels of property in the entire Gig Harbor Peninsula, and the fact that is so closely located to the adjacent waterfront park & current and future recreational facilities and opportunities already

in place makes it unprecedented in its potential for permanent public access and use. It has remarkable environmental qualities as well as potential for low intensity public use and enjoyment.

As a community resident for over 70 years, I urge you to take every step possible to acquire and preserve this valuable asset for generations to come---and to prevent its probable development into a typical new housing project. Properties like this typically come along only “once in a lifetime” and should be

Therefore a major priority for PenMet Parks to secure.

Best Regards,  
Dave Morris  
Ph#253 549 6222

**From:** Margaret Ellis <[kitellis@centurytel.net](mailto:kitellis@centurytel.net)>  
**Sent:** Monday, August 31, 2020 4:20 PM  
**To:** admin <[admin@penmetparks.org](mailto:admin@penmetparks.org)>  
**Subject:** Public Comments on acquisition of 116 acres adjacent to Tacoma Narrows Airport

I enthusiastically support the plan of PenMet Parks to acquire the 116 acre parcel named Narrows Park West (Eagles Ridge) adjacent to the Tacoma Narrows Airport and existing PenMet park land. WWRP and LWCF were designed for projects like this! The project is a win-win-win for all involved. There are few large undeveloped parcels on the Gig Harbor Peninsula and they're prohibitively expensive. To be able to acquire this one that will provide the vital buffer between housing and the airport removes several thorny issues that would have complicated developing the parcel for housing. Instead of developing the land, to be able to keep it minimally developed as public recreational property is an almost unbelievable opportunity. Being able to leverage uses between park properties will also be powerful, enabling PenMet Parks to enhance the trail system and to provide other activities that haven't been possible previously. All the conservation values will be retained are of inestimable value to the future wellbeing of our community—in perpetuity. PenMet Parks' plan to acquire Narrows Park West (Eagles Ridge) is ideal for sensitive public access and increasing the awareness of the users of the importance of natural lands in our lives and environment. It is truly delicious to contemplate all the good outcomes from this project!

My perspective: I am the owner of one of those few large undeveloped parcels on the Gig Harbor Peninsula. It has been protected since 1990 by a strong Conservation Easement that will ensure that it will not be developed and will remain primarily forested, managed for habitat enhancement. It is reserved for its important conservation values, not for public recreation. I am a former board member and president of Great Peninsula Conservancy. I moved to the Gig Harbor Peninsula in 1956 and care deeply about its wellbeing.

Sincerely,  
Margaret “Kit” Ellis  
Gig Harbor

From: Terry Lee <[terrymlee7@gmail.com](mailto:terrymlee7@gmail.com)>  
Sent: Tuesday, September 1, 2020 11:34 AM  
To: Eric Guenther <[eguenther@penmetparks.org](mailto:eguenther@penmetparks.org)>



Subject: Re: Narrows West Grant Support

As a former Executive Director of PenMet Parks, I served on the Tacoma Narrows Airport Advisory Commission (TNAAC), working with the Pierce County management team and the FAA to address land use around the airport. The opportunity to limit development near the airport is important, and the ability to place a property such as this in the public domain for public recreation is a valuable bonus.

As a former Pierce County Council Member I have monitored the planned development activity at this site for decades/years. I have also observed many instances of the value of the Pierce County's Gig Harbor Community Plan and its recognition of the need for habitat protection, wildlife corridors, public water access, trail connectivity, and general public recreation. The acquisition of this property checks so many boxes and brings so much value to nature and the public.

I wholeheartedly support this acquisition project, and I encourage the RCO evaluation committee to recognize the value of this property and worthiness of this grant application.

Terry M Lee

From: Ron Stark <rstark9749@gmail.com>  
 Sent: Tuesday, September 01, 2020 7:23 PM  
 To: admin <admin@penmetparks.org>  
 Subject: Popularity of Disc Golf

Disc Golf has become a great community activity for folks of all ages, I'm 70 and play all the time :) The following links provide some information and data that may be of help.

<https://www.sportsdestinations.com/sports/golf/growing-sport-disc-golf-16002>

Disc golf is a fast-growing, fun sport. At the Professional Disc Golf Association (PDGA), we had more than 53,000 active members in 2019, up from 30,000 in 2015. But remember, this is a membership number. Like many sports, disc golf has an enormous group of people who are not PDGA members. They are recreational players and while they play often and love the sport, they may never participate in a sanctioned tournament. There are a number of other metrics for growth.

The number of courses going into the ground grows each day: We can extrapolate from that the fact that there is a corresponding demand for facilities and therefore, a growing number of players (even if they are not necessarily PDGA members). There has also been huge growth in Europe and Canada. Finland is a tremendous hotbed for disc golf.

Product sales are another measurement. You can go to any big-box store like Dick's Sporting Goods and buy discs. A few years ago, there was an estimate that based on product sales, there were about two million disc golf players worldwide.

There are many reasons the sport is able to grow. Here are a few of them.

The barriers to entry are pretty low. Unlike many sports, if you just want to play at a recreational level, many of the courses, such as those in municipal parks, are free. Discs are easy to buy (and relatively inexpensive) and the sport is easy to take up since almost everyone has thrown a

Frisbee in their P.E. class or on the beach with their friends. The game is easy to understand, and most recreational players won't require lessons, coaching or camps in order to play with their friends. They just need to show up and have fun.

It's not terribly time-consuming. You can play 18 holes on a standard recreational course in an hour and a half. That means if you want to get a game in with your friends, you're not committing to a whole day, or even a whole afternoon.

<https://www.pdga.com/demographics>

Ron Stark  
Cell: 253-225-9749

From: Larry Leveen <larryleveen@gmail.com>  
Sent: Tuesday, September 01, 2020 5:56 PM  
To: admin <admin@penmetparks.org>  
Subject: Narrows Park West Acquisition grant comment

September 1, 2020

Dear PenMet Parks Commissioners,

I am writing to support the Narrows Park West Acquisition (and the grant applications for it). In general, it is often desirable to add to existing public land holdings when possible because the overall trend for habitat is a series of piecemeal impact from development. Small separated bits of undeveloped land are less valuable from a habitat perspective than larger, more substantial ones. It is rare to have an opportunity to add to public holdings of park land and open space like this.

In specific, I'd like to note that there are surprisingly few places to mountain bike in Pierce County despite the sport's widespread popularity. That means that people have to drive long distances to engage in this activity. It also concentrates use and impact on trails. Having more places to ride, particularly close to residential areas is very desirable, especially for youth who cannot drive. It is a game-changer for families too as mountain bike parks often accommodate different skill levels in a fairly compact area. If you've never seen a municipal mountain bike park, such as at Swan Creek Park, I encourage you to do so and see people of all ages and abilities enjoying this form of active recreation. It would be a great addition for the area. Good luck on your grant applications for this.

Larry Leveen  
8112 79th Street SW  
Lakewood, WA 98498  
360-357-3871

**From:** Joel & Lucinda Wingard <[wingardjl@comcast.net](mailto:wingardjl@comcast.net)>  
**Sent:** Monday, August 31, 2020 11:37 AM  
**To:** admin <[admin@penmetparks.org](mailto:admin@penmetparks.org)>  
**Subject:** comments re WCO grant applications

I support all four (4) grant applications.

1) The Cushman Trail addition is a critical piece to connect the Peninsula trails to the greater Pierce County trail network.

2 & 3) The opportunity to expand Narrows Park by adding some of the last open space available on the Peninsula and thereby save tree cover and wildlife corridors cannot be allowed to slip away.

4) The football/soccer/lacrosse field is very heavily used and is an essential recreational asset for the Peninsula. It is critical that it be kept in maximally safe condition.

Joel Wingard  
3604 121st St Ct NW  
Gig Harbor, WA 98332

**From:** ABERSOLD, SPENCER A <[abersolds@psd401.net](mailto:abersolds@psd401.net)>  
**Sent:** Monday, August 31, 2020 12:49 PM  
**To:** admin <[admin@penmetparks.org](mailto:admin@penmetparks.org)>  
**Subject:** Public Comment for sept 1st meeting

To Whom It May Concern:

I am writing to express my support of the Pen Met Parks Associations grant applications for the following items.

1. Washington Wildlife and Recreation Program – Trails (WWRP-TR) for the Cushman Trail 14th Ave to 24th St NW extension for \$500,000.
2. Washington Wildlife and Recreation Program – Local Parks (WWRP-LP) for the Narrows Park West (Eagles Ridge) Acquisition for \$1,000,000. \*
3. Land and Water Conservation Fund (LWCF) for the Narrows Park West (Eagles Ridge) Acquisition for \$500,000. \*
4. Youth Athletic Facilities (YAF) category for SHP Turf Replacement for \$350,000.

\* PenMet Parks will submit a Pierce County Conservation Futures grant application in 2021 for the \$1,500,000 balance of the Narrows West acquisition (\$3,000,000 total).

The above listed items are important to our community and represent our citizens desires as pertains to our parks and recreation opportunity’s as well as land conservation and preservation for either natural beauty or future park/ recreation opportunities.

Thank you  
Spencer Abersold  
3004 Island View Ct  
Gig Harbor WA

**From:** Joy and Glenn Olson <[joyandglenn@comcast.net](mailto:joyandglenn@comcast.net)>  
**Sent:** Wednesday, September 02, 2020 3:11 PM  
**To:** admin <[admin@penmetparks.org](mailto:admin@penmetparks.org)>  
**Subject:** Grant Support

Please accept our comments on the grant proposals.

1) We use Cushman Trail a lot - more than once a week - and really appreciate it. Would like to see the extension on the South end.

2 and 3) We support both of the Narrows Park West Acquisition grant applications. Would be great to preserve the land for future use. We play disc golf and hope that comes to fruition.

4) No position for or against. Not aware of the problem.

Thanks much for all you do!  
Glenn and Joy Olson  
Gig Harbor / Pierce County