

AMENDED AGENDA

**DES MOINES CITY COUNCIL
STUDY SESSION
City Council Chambers
21630 11th Avenue S, Suite C.
Des Moines, Washington
Thursday, January 30, 2025 - 6:00 PM**

City Council meeting can be viewed live on the City's website, Comcast Channel 21/321 or on the City's [YouTube](#) channel.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CORRESPONDENCE

COMMENTS FROM THE PUBLIC

Comments from the public must be limited to the items of business on the Study Session Agenda. Please sign in prior to the meeting and limit your comments to three (3) minutes.

EXECUTIVE SESSION

- Item 1. **RCW 42.30.110(1)(b) – POTENTIAL ACQUISITION OF REAL ESTATE
- 15 Minutes**

DISCUSSION ITEMS

- Item 1. DISCUSSION ON FIFA 2026 EVENT
- Item 2. WSDOT PROPERTY SURPLUS
[WSDOT Property Surplus](#)
[WSDOT Surplus Property PowerPoint](#)

NEXT MEETING DATE

February 06, 2025 City Council Study Session

ADJOURNMENT

[Projected Future Agenda Items](#)

[Correspondence](#)

[Public Comment 01.30.2025](#)

AGENDA ITEM

BUSINESS OF THE CITY COUNCIL
City of Des Moines, WA

SUBJECT: WSDOT Property Surplus

FOR AGENDA OF: January 30, 2025

ATTACHMENTS:

- 1. WSDOT Letter Regarding Surplus Property

DEPT. OF ORIGIN: City Manager's Office

DATE SUBMITTED: January 24, 2025

CLEARANCES:

- City Clerk _____
- Community Development _____
- Courts _____
- Finance _____
- Human Resources _____
- Legal /s/ TG _____
- Marina _____
- Police _____
- Parks, Recreation & Senior Services _____
- Public Works _____

APPROVED BY CITY MANAGER

FOR SUBMITTAL: _____

Purpose and Recommendation

The purpose of this agenda item is to discuss correspondence received from WSDOT regarding a surplus parcel of land within the city that WSDOT is offering the City the opportunity to purchase.

Suggested Motion

Motion:

Background

WSDOT staff met with City of Des Moines staff to discuss the sale of surplus property. One parcel is located within the city of Des Moines city limits. WSDOT is offering the parcel to the City at the appraised value of \$5,350,000.

Discussion

Alternatives

Financial Impact

Recommendation

Staff is not recommending the purchase of this land as there is not available funding for this, and the location of the parcel makes it a strong candidate for future commercial development.

Attachment #1



Puget Sound Gateway SR 509/SR167
SR 509: 999 3rd Avenue, #2300
Seattle, WA 98104
SR167: 1407 31st Avenue NE
Lacey, WA 98516

TTY: 1-800-833-6388
www.wsdot.wa.gov

December 17, 2024

Katherine Caffrey
Des Moines City Manager
21630 11th Avenue South, Suite A
Des Moines, WA 98198

Dear City Manager Caffrey,

RE: WSDOT owned property identified as Inventory Control #1-17-02173

On Oct. 2, WSDOT staff met with Tim George and Rebecca Deming to discuss WSDOT's surplus property identified as Inventory Control # 1-17-02173, a parcel of land within the Des Moines city limits. In the meeting we discussed WSDOT's first step in the sale of the surplus property process is to provide the city of Des Moines the opportunity to consider acquiring the property at the current appraised value of \$5,350,000.00.

If Des Moines does not have interest or ability to pursue acquiring this property, WSDOT will explore the next steps in our surplus process, which includes offering the property to the abutting property owners, and if that proves unsuccessful, offering the property through public auction.

Given the remaining funding needs required to complete the Puget Sound Gateway Program, WSDOT is advancing the surplus sale of this property to support ongoing construction costs. Please let WSDOT know of any interest the city may have in acquiring this property at your earliest convenience, preferably no later than January 31, 2025. If there are any questions, or a need for additional briefings, please give me a call at 206-310-4838.

Sincerely,

Signed by:

CC:163D5D8A6E4D2...

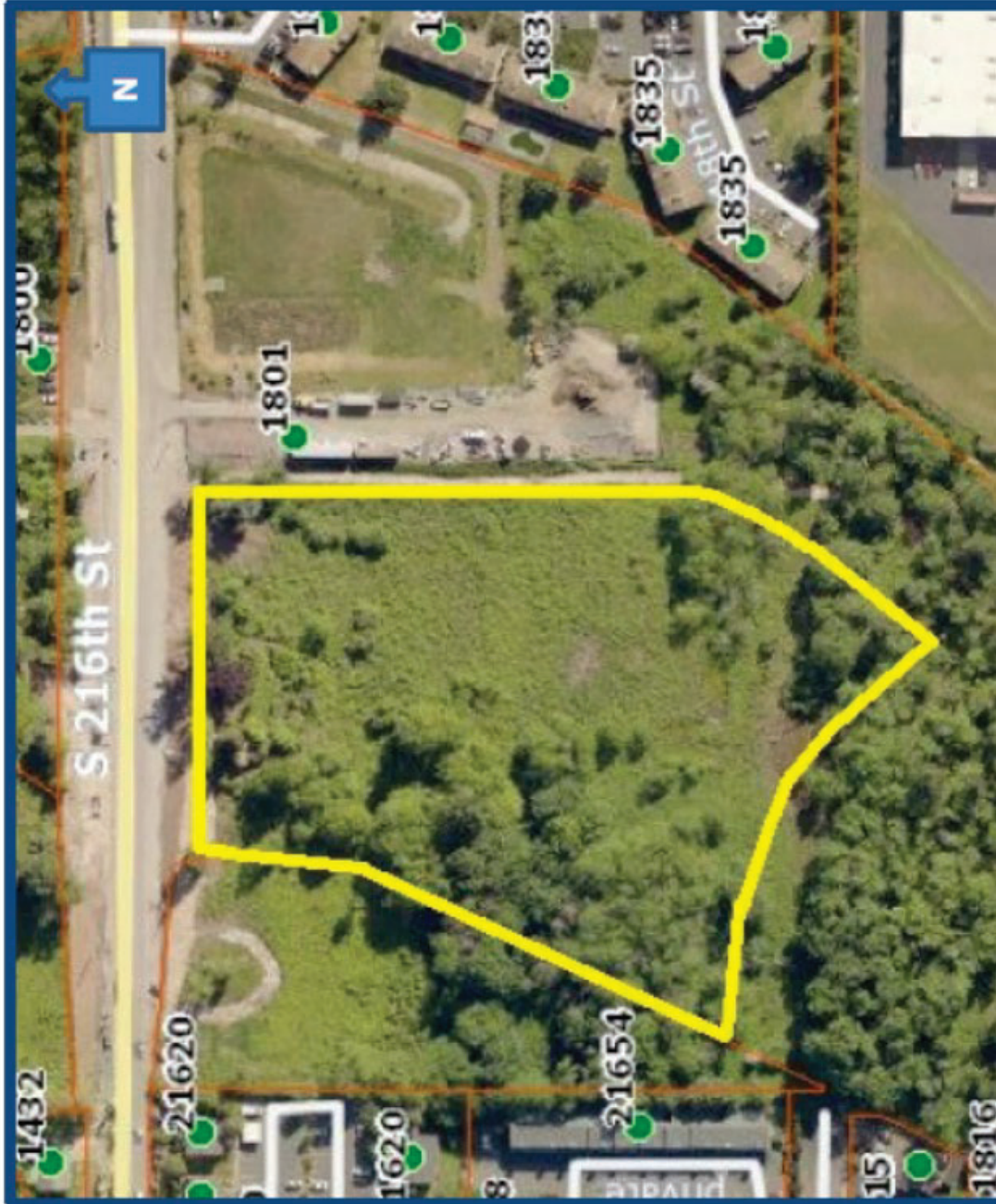
John White, P.E.
Gateway Program Administrator

JW:ct

Attachment

DocuSign Envelope ID: AA60F7FB-29EC-4F12-93AA-5BAC52B979A8

Aerial view





WSDOT PROPERTY SURPLUS

JANUARY 30, 2025



BACKGROUND

- Contacted by WSDOT in a letter December 17 with opportunity to purchase a piece of surplus property
 - Prior conversations between WSDOT and staff did not include the purchase price
 - Property that had been previously identified for 509
 - Offered purchase price per appraisal: \$5.35MM
- Process: WSDOT → City → Abutting Property Owners → Public Auction

ABOUT THE PROPERTY

- 6.15 acre tract
- Separate from Barnes Creek Trail- no impact to that trail project
- Parcel zoned Multi-Family in late 2023
 - Helps City meet State required housing growth per the Growth Management Act



SCENARIO I: CITY PURCHASES PROPERTY FOR DEVELOPMENT

- Purchase price of \$5.35MM exceed City's entire Fund Balance (\$4.6M, of which approx. \$2M is liquid)
 - Use of Fund Balance would take City below its required reserve balance
- Funding trade-offs: Would need to cancel or delay significant project(s)
- If bond dollars used, would need to amend ordinance and reduces funding for other project(s)
- If city sold it, we would go through Property Surplus process

SCENARIO 2: CITY APPLIES FOR GRANT TO KEEP IT OPEN SPACE

- City can apply for King County Conservation Futures grant to purchase it. Land must remain open space indefinitely.
- Grant application due Feb. 10
- Grant match: 25% or \$1.337MM (do not have funding set aside for this)
 - Use of Fund Balance would take City below its required reserve balance
 - Could use Bond Funds for match, but would need to amend ordinance and reduces funding for other project(s)
 - SWM funds not eligible for this match
 - Grant match waiver: Do not meet all criteria (too close to SJU Park), but could still apply for waiver consideration
 - Demonstrate how this property will serve underserved and disadvantaged populations
- Maintenance of property 100% covered by City, and this would be a new cost to integrate into budget
- Benefit: Does add to open space acreage; Cost: No tax revenue generation from property ever, new costs

SCENARIO 3: CITY PASSES ON PROPERTY PURCHASE

- City not in financial position to make this purchase without impacting other priorities
- Alignment with Council's prior Zoning designation
- Development of this property brings in additional property tax revenue, REET, sales tax, development fees
- Council has directed staff to grow tax base, find structural revenue, add tax value, reduce costs
- Benefit: New development adds to revenues; Cost: cost of service to residential, no increase to tree canopy

FOR CONSIDERATION

- What is the highest and best use of the land?
- What are the Council's top priorities for this property? Should we focus on revenue generation, housing development, conservation, or another objective?
- How does purchasing this property align with our current financial priorities?
- If the Council is interested in preserving the land as open space, how does it propose to fund the purchase and ongoing maintenance?



QUESTIONS

Bonnie Wilkins

From: Alyssa Johnson <alyssa.c.b.johnson@gmail.com>
Sent: Tuesday, January 28, 2025 7:46 PM
To: _CityCouncil
Cc: Katherine Caffrey
Subject: Parcel right of refusal near Barnes Creek

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Hello,

I'm writing in regards to the parcel adjacent to the trailhead/parking lot of Barnes Creek Trail at S 216th. It's on the agenda Thursday re: Des Moines City Council exercising it's first right of refusal.

My church is in Des Moines and I take my kids to frequent the parks there as well as in Federal Way, Auburn, and Kent.

As you may know, suburbs south of Seattle are rapidly growing and becoming high density with housing developments.

I have noticed city councils make what seem to be prudent daccounts in the short term by allowing development on green spaces that do not take these trends into account.

When you pass on an opportunity to acquire greenspace, especially near a trailhead, you are putting your city at risk for future budget concerns. When a housing development goes in, it increases the need for park capacity, and many of these deals with developers include new residents paying a fee to the city for those park services.

If the city does not already have parks and Greenspace enough to cover the needs of new residents over time, there is a risk that the new residents will put pressure on (by voting or even suing) the city to meet their need for the greenspace they are paying for through their higher property taxes and developer fees.

This parcel is in a very unique location, and an equivalent parcel will be vastly more expensive to acquire in the future. In Des Moines, you already need more playgrounds with space for parking, and road access, to meet the needs of growing families moving to your area and paying taxes. If you don't take this opportunity, I'm guessing your parks department will wait and wait for a "good time to buy" that never happens (Auburn P&R has been saying this for over a decade for my neighborhood) while every green property turns gray with development and continues to price out the city.

The Council may think they can't afford it, but have not tried to find the funds through county grants and conservation non profits. The money is out there and it is worth the investment.

I would suggest the council accept the parcel now, and request a time extension in order to line up funding.

Thank you,

Alyssa Johnson
Alyssa.c.b.johnson@gmail.com
5628 S 305th St, Auburn, WA 98001

Bonnie Wilkins

From: ANDREA O'FERRALL <andreaoferrall@comcast.net>
Sent: Wednesday, January 29, 2025 8:11 PM
To: _CityCouncil
Subject: Do Not Exercise First Right of Refusal

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Dear Des Moines City Council,
As someone who is well aware of the climate and ecological crisis we are facing, I emissions still going up, while greenspace goes down. We need trees for our mental and physical health. They help us avoid heat islands while cleaning our air. Once they are gone, with our climate getting hotter, they will be more difficult than ever to replace. It is extremely important that the Des Moines City Council NOT exercise its first right of refusal for the parcel adjacent to the trailhead/parking lot of Barnes Creek Trail at S 216th but instead should ACCEPT the Wash-DOT parcel and ask for the courtesy of a time extension in order to line up funding. As with death by a thousand cuts, it would be tragic to lose one more parcel when we want to be increasing our local tree canopy.

I also believe that the City Council should reinstate a planning commission before making land use decisions. The decisions should be based on more than short term economic gain.

Sincerely,
Andrea O'Ferrall

“Taking action on climate change is really one of the most powerful ways to combat hopelessness and helplessness,” Yale researcher, Anthony

Leiserowitz [said](#): “Go do something — not as an individual, but as part of a group.”

Bonnie Wilkins

From: Angela Wood <wood.angela@gmail.com>
Sent: Monday, January 27, 2025 7:32 PM
To: Katherine Caffrey; _CityCouncil
Subject: Parcel adjacent to Barnes Creek Trailhead

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Dear Councilmembers,

Please act to preserve the land parcel adjacent to the Barnes Creek Trailhead at S 216th as green space and habitat. It is so easy to let our forested areas get chipped away by development in this way. This parcel is important to our enjoyment of the trail, and to the essential continuity of the forest habitat in that area.

Please also work to reinstate a planning commission before making decisions of this nature going forward.

Sincerely,

Angie S. Wood
Des Moines, WA 98198

Bonnie Wilkins

From: Anne Ewalt <anneewalt@gmail.com>
Sent: Wednesday, January 29, 2025 5:02 AM
To: _CityCouncil
Subject: don't sell the green space by Barnes Creek!

<p style="margin-right: 0in; margin-left: 0in; font-size: 15px; font-family: 'Calibri', sans-serif; margin: 0in; margin-bottom: 0.0001pt;">

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we need this green space as critical fish habitat now more than ever! Our resident Orcas lives hang in the balance!
PLEASE PRESERVE IT!!

sincerely
Anne Ewalt
Citizen, Voter

Sent from my iPhone

Bonnie Wilkins

From: Anne Kroeker <annek@36524.com>
Sent: Thursday, January 30, 2025 7:22 AM
To: _CityCouncil
Cc: Katherine Caffrey; Richard Leeds; Skynet
Subject: Retaining the Treed Parcel near Barnes Creek trailhead

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Dear Des Moines City Council and Manager,

Once again, you are thinking about giving away the opportunity to save a piece of the green corridor next to the Barnes Creek Trail, almost the last one, which will most certainly be paved over. Haven't we already compromised that trail's value enough?

It really is incomprehensible that the city of Des Moines is continually allowing edge to edge hard-sided development to replace the precious greenspace that is left, and along a popular trail. Removing natural habitat starts a long term decline in living value, as our quality of life diminishes commensurate with declining house values and tax base, with people not wanting to live, work or play where there are few parks, little tree cover and hotter days. And with the continual and increasing low flights overhead, we need every single tree and absorbent natural space available, to help ears and bodies survive, especially when recreating outside.

Have you thought about asking for help, monetarily and experience-wise, from King County, to assist the City in finding ways to keep their greenspaces in perpetuity? This current kneejerk reaction from our City, to again giving up on keeping and protecting our natural living areas, is just one time too many. Marina Steps, Ferries, all these fancy exciting developments are also taking up City funding and should not come at the expense of the nice surroundings already in place. We need to be strategically fiscally conservative in planning how to save our natural endowment for the following generations first, before taking on more projects.

I am imploring you, not only as a resident of Des Moines, but as co-leader of the climate action group based in this City, through the Saltwater Unitarian Universalist Church and Bet Chaverim Synagogue, to NOT refuse but to accept the WSDOT parcel at S 216th.

Thank you for your service to the Des Moines community,

Anne Kroeker, resident and co-leader of SCAN!
27915 10th Ave S
Des Moines WA

Bonnie Wilkins

From: Barbara McMichael <barbaralmcm@gmail.com>
Sent: Tuesday, January 28, 2025 5:29 PM
To: _CityCouncil; Katherine Caffrey
Subject: Preserve green space NOW - do not pass up the opportunity to purchase WASH-DOT land

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Dear Des Moines City Council and City Manager Caffrey:

It is hugely disheartening to see how often the Council and City administration have repeatedly ignored the overwhelming desire of Des Moines residents to make preservation of green space the city's top priority. We have indicated that desire in our response to the city's own comp plan survey, and we have shown up in force, wearing green, at numerous city council meetings to advocate for citywide preservation of green space and tree canopy. We have invested our own time and treasure in fighting back against the city's and developers' plans to take down even more trees from our already sorely-compromised tree canopy.*

While I generally approve of placemaking initiatives, *provided we have the budget to do so*, it is much more imperative at this point in time that we engage in place**KEEPING** - preserving the places and green spaces that make Des Moines special and authentic in the first place.

I've seen the Council make some imprudent decisions in the past regarding funding allocation. But now to realize that our new City Manager and our Council are considering allowing more green space to be sold off for DEVELOPMENT, really takes the cake.

Stop jeopardizing our green spaces and tree canopy. COMMIT TO A PLAN - RIGHT NOW - TO ACQUIRE ALL OF THE LAND that WASH-DOT is going to put up for sale in Des Moines over the next few years. Ask WASH-DOT for time to figure out how to fund a vision for expansion of our trail system from Des Moines Creek to Highline College. Look into King Conservation Futures funding. Talk to the Muckleshoot Tribe about potential partnerships. Talk to former Des Moines resident and now State Public Lands Commissioner Dave Upthegrove, as well as to our 33rd District State legislators. Talk to the Port of Seattle, which owes us big-time mitigation for the harm that entity has already done to our community, about funding an expanded trail system. Talk to the folks at Explore Seattle Southside about how to promote the trails system and figure out a way to bring food truck businesses and bicycle and skate rentals, and birdwatchers, etc., to trailheads. Make us a truly viable and attractive final destination on the Lake to Sound Trail.

But do NOT for a moment consider that ceding more open space to the developers' bulldozer is going to make Des Moines a more wonderful place. It won't. Tahlequah and her second dead calf are testament

to the fact that more thoughtless development near our wooded areas and salmon streams are unhealthy for orcas, unhealthy for salmon and other wildlife, and ultimately unhealthy for people.

Sincerely,

Barbara McMichael
22810 Thunderbird Drive, Des Moines

* Late last year I heard a member of the Des Moines City Council assure City Manager Caffrey that 30% tree canopy is a good goal for our city. That is blatantly incorrect. At the bottom of page 10 of the Green Des Moines Partnership Urban Enhancement Plan - https://forterra.org/wp-content/uploads/2022/01/GC_DesMoines-guide_032621_WEB.pdf - and again on page 11, **the professional recommendation is to work toward achieving 40% *or more* tree canopy** for our city. In 2018, our tree canopy was measured at only 29%, and Des Moines has lost significant tree canopy since then, entirely due to the ongoing apathy and/or negligence of Des Moines' leadership. We are the only airport-adjacent city that has never bothered to hire even a part-time arborist on staff. It's time to stop pursuing the same old tired and failing policies, Des Moines. I expect much, much better from our City Council and from our new City Manager. **MAKE A PLAN TO BUY THAT LAND AND INCREASE OUR TREE CANOPY AND ENHANCE OUR TRAIL SYSTEM.**

Bonnie Wilkins

From: Betsy Sproger <hsoutback17@gmail.com>
Sent: Wednesday, January 29, 2025 5:38 PM
To: _CityCouncil
Subject: First right of refusal on parcel near Barnes Creek

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Please consider keeping this piece of land near Barnes Creek in its natural state.

Why?

In my opinion, we need as much tree canopy as we can get, to help mitigate the toxic effects of being in an airport community.

I've learned a lot from Steve Edmiston and his review of the health effects research done at UW, outlining the effect of emissions from airplanes for those in an airport community like ours.

We have already lost some tree canopy in our town, and I would hate to lose more. Let's keep Des Moines beautiful. We already have the Sound, but our land is important, too.

Thank you,

Betsy Sproger

Bonnie Wilkins

From: Christopher E Fuentes <chris.e.fuentes@gmail.com>
Sent: Wednesday, January 29, 2025 3:47 PM
To: _CityCouncil

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Hi Des Moines City Council Members,

As a fellow neighbor who is seeing the impacts of our decreasing greenspace and increase development & airport pollution, I would like to ask that Des Moines City Council NOT to exercise its first right of refusal for the parcel adjacent to the trailhead/parking lot of Barnes Creek Trail at S 216th but instead should ACCEPT the Wash-DOT parcel and ask for the courtesy of a time extension in order to line up funding.

In addition, I would highly push for the council to make no land use decisions of this nature without first reinstating a Planning Commission.

Please listen to your community, from a voice and health data/science perspective!

Thank you for all your hard work and I hope you continue to make the best decisions for a healthier community.

Thanks,

Christopher E. Fuentes
chris.e.fuentes@gmail.com
www.linkedin.com/in/christopher-e-fuentes

Bonnie Wilkins

From: Clare Parfitt <clarep@drizzle.com>
Sent: Thursday, January 30, 2025 10:36 AM
To: _CityCouncil
Cc: Katherine Caffrey
Subject: No to development next to Barnes Creek Trail

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Des Moines City Council,

I learned this week of your city council meeting tonight to ask for a vote to decline the offer from WADOT to purchase the land adjacent to the Barnes Creek Trail, and allowing development on that land to proceed.

I am strongly in favor of not proceeding in this direction. It seems many actions you make are knee jerk reactions for short term benefit, without any knowledge or feedback from Des Moines citizens. If citizens are made aware of it, it's extremely short notice, with those in the know scrambling to get the word out.

The people of Des Moines deserve to have a voice in this matter! I thought that the area next to the Barnes Creek trail was exempt from development. Turning yet more green space into what would likely be a large commercial building is unacceptable. Greenspace is urgently needed to be preserved under the flight path, where it has the most benefit in filtering airplane emissions. See study [HERE](#). In the face of proposed airport expansion, we need to preserve our existing green space. Des Moines is already considered a severely overburdened community. Recent studies from the UW have documented the effects of ultrafine particles from airplane emissions. In addition, the Barnes Creek area is a wildlife corridor connecting to Des Moines Creek, and the residents nearby will once more be BLINDSIDED that another huge development right next to their homes would lower their property values and quality of life.

Des Moines is far behind in its preservation of greenspace compared to nearby cities. Look at Normandy Park. Directly over the border there is a stunning contrast with the amount of tree cover and old growth trees in Normandy Park compared to Des Moines. The city of Seatac prevented development of their portion of land adjacent to the Des Moines creek trail-much to the benefit of their citizens.

The recently enacted [WA HEAL ACT](#) has only started to be applied to land use development. It's only a matter of time before the legal system starts to implement this and follow the spirit of the law-by not causing yet more environmental burdens to racial and ethnic minorities, and economically disadvantaged people.

I urge you to look for a funding source to purchase this land instead of again making a quick, environmentally damaging decision against the wishes of Des Moines citizens.

Sincerely,

Clare Parfitt

20 year Des Moines resident and member of Defenders of Highline Forest



CLARE PARFITT GRAPHIC DESIGN

www.clareparfittdesign.com
clarep@drizzle.com
206-790-4533

Bonnie Wilkins

From: Debi Wagner <debi.wagner@icloud.com>
Sent: Tuesday, January 28, 2025 5:02 PM
To: _CityCouncil; Katherine Caffrey
Subject: WSDOT property

<p style="margin-right: 0in; margin-left: 0in; font-size: 15px; font-family: 'Calibri', sans-serif; margin: 0in; margin-bottom: 0.0001pt;">

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WSDOT should consider donating this property to DesMoines as a mitigation for other forested land lost due to the 509 Extension. As WSDOT knows, green space and mainly trees, are the only global warming reduction strategies available to reduce the 7 million tons per year of Sea-Tac aviation caused CO2. As the largest and growing facility in the region, WSDOT should feel obligated to preserve this land with a no build green space designation.

If a health evaluation (HIA) had been done for the overburdened and already unhealthy communities near the 509 Extension as WSDOT did for those near the 520 project whose health indicators are much better, far more mitigation would have been required for this extension. As it appears to me both Burien and DesMoines, very poor cities, have been being discriminated against and taken advantage of.

Sincerely,
Debi Wagner
Sent from my iPhone

Bonnie Wilkins

From: Debra Gary <debragary@comcast.net>
Sent: Thursday, January 30, 2025 10:32 AM
To: _CityCouncil; Katherine Caffrey
Subject: Highline Forest Green Space

<p style="margin-right: 0in; margin-left: 0in; font-size: 15px; font-family: 'Calibri', sans-serif; margin: 0in; margin-bottom: 0.0001pt;">

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Please consider not exercising the first right of refusal for the parcel adjacent to the trailhead/parking lot of Barnes Creek Trail. Thank you for protecting the citizens of Des Moines.

Debra Gary
26011 Marine View D. S.
Des Moines 98198
Sent from my iPhone

Bonnie Wilkins

From: Eileen Lambert <eileen@peakimpactpnw.com>
Sent: Thursday, January 30, 2025 5:07 PM
To: Katherine Caffrey; _CityCouncil
Subject: Accept the offer to purchase WSDOT parcel at S 216th -Des Moines needs more greenspaces, less development for our city to thrive

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Dear City Manager and Council,

It has come to my attention at what I and other residents have come to expect as having minimal transparency and/or public notice that yet another vote on land use will be happening at a Study Session tonight. I was informed only Sunday of this significant proposal with less than a week's time to weigh in.

Ongoing absence of Planning commission puts greenspaces, smart urban planning and resident health and wellbeing at risk

In my nearly 6 years as a Des Moines homeowner, I and my husband have witnessed -literally in our backyard -off 222nd and 15th where WSDOT has systematically demolished a wetland, and covered our property and vehicles with thick layers of mulch choking the air for several residential blocks adjacent to our property in the name of restoration' and extending Barnes Creek Trail that more accurately resulted in millions for the City vs any perceived or wanted community benefit.

That is a trend that my family and our fellow residents have witnessed and decried, and have seen play out in the local media. That residents' public record documented and repeated demands and expressed needs for protecting greenspaces have been ignored is a miscarriage of ethics and justice.

There have been multiple land use votes on the agenda over the past year -that despite mounting evidence of why selling off greenspace is a horrible idea for residents -have and continue to be ignored. One of the reasons the city is able to override any citizen action -which so many of the city's proposals -without a semblance of proper notice period are enabled to happen because we lack a **Planning Commission.**

I am still waiting to hear the city's response as to what the reason behind this noted absence that allows unchecked land use and ownership issues to go unchallenged.

Our neighbor with a smaller population, (29,000 vs 31,988 as of 2023), Seatac, has an **active Planning Commission.** From seatacwa.gov, this Commission consists of seven members appointed by the Mayor and City Council, each serving three-year terms. Their mission is to study and make recommendations to the City Council regarding long-range comprehensive plans, policies, programs, and services related to

land use, transportation, and community facilities. Residents are invited to contact the Commission for general zoning and land use questions at the Planning Division by calling 206-973-4750, emailing seatacplanning@seatacwa.gov, or visiting the Permit Center.

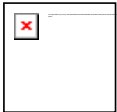
I am opposing yet another vote to sell off city land citing the Lack of a Planning Commission that enables shortsighted decisions with long term harmful impacts to continue.

I look forward to receiving a personalized response. I will be setting up time to meet with both the City Manager and City Council in person.

Sincerely,

Eileen F. Lambert

Des Moines Resident, Homeowner and Business Owner and Latinx and Community Builder and Educator



Eileen F Lambert
she/her/ella
Strategy Consultant, Peak Impact

eileen@peakimpactpnw.com

calendly.com/eileenflambert



Bonnie Wilkins

From: Emmet O'Connell <ecoconnell3@gmail.com>
Sent: Monday, January 27, 2025 9:31 AM
To: _CityCouncil; tokcaffrey@desmoineswa.gov
Subject: NO to land parcel sale!

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Hi,

My name is Emmet O'Connell and my family resides in Des Moines. We wish to ask that the council should NOT exercise its first right of refusal for this parcel adjacent to the trailhead/parking lot of Barnes Creek Trail at S 216th but instead should ACCEPT the Wash-DOT parcel and ask for the courtesy of a time extension in order to line up funding.

Tree canopies are a vital element to our community. We are already exposed to air traffic noise pollution, tree cover helps improve the quality of life of our community.

Thank you!

--

Emmet O'Connell

[508-505-0099](tel:508-505-0099)

<https://www.linkedin.com/in/emmetcoconnell/>

Bonnie Wilkins

From: J Saul <jsaul42@gmail.com>
Sent: Tuesday, January 28, 2025 4:27 PM
To: _CityCouncil
Subject: Barnes Creek Trail

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City Manager Caffrey and Des Moines City Council,

PLEASE accept Wash DOT's offer allowing the City of Des Moines to purchase the "vacant" land immediately adjacent to the Barnes Creek Trail Extension!
Our community must find a way to maintain TREES and green spaces to help mitigate the unrelenting damage we receive from the unhindered activity and growth of SeaTac airport and the Port of Seattle's disregard for our communities health!

PLEASE, Des Moines Manager and Council, be **PROACTIVE** proceed with the purchase of this property for our communities health and well being, I implore you!!

Julie Saul
Des Moines resident
206-755-9831

Bonnie Wilkins

From: Jared Howe <jaredchowe@gmail.com>
Sent: Wednesday, January 29, 2025 7:02 AM
To: _CityCouncil; Katherine Caffrey
Subject: Protect Greenspace Adjacent to Barnes Creek Trail

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The Des Moines City Council must seize this opportunity by declining its first right of refusal for the parcel next to the Barnes Creek Trailhead parking lot at S 216th and instead accepting the Wash-DOT parcel. To ensure the best outcome, the Council should also push for a time extension to secure the necessary funding.

Furthermore, the Council should not make critical land use decisions without first reinstating a Planning Commission—a vital step to ensure transparency, public input, and smart growth for our community.

Sincerely,

Jared Howe
Concerned citizen

Bonnie Wilkins

From: Jayme Wagner <jaerae90@hotmail.com>
Sent: Monday, January 27, 2025 7:43 AM
To: _CityCouncil
Cc: Ted Boe; Katherine Caffrey
Subject: Animal Control

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Dear City Council Members,

Thank you for your dedication to our community. I am extremely concerned about what the ramifications of no Animal Control Officer and no sheltering are going to lead to. While I have met with Chief Boe and Chief Boe has proposed a temporary plan, to include the educational piece that CARES wasn't doing, I believe we can collaborate to enhance it and find a long-term solution.

Without Animal Control and sheltering services, we face several key issues: 1) Increase in loose pets, 2) Higher risk of pet vs. car accidents, 3) More dog bites, 4) Increased number of off-leash and at-large dogs, 5) More cases of animal abuse and neglect. Loose pets can lead to dangerous situations for both animals and residents.

We need to work together to find a long-term solution. I would love to hear your thoughts on how we can address this issue together. We could explore temporary shelter options or temporary community volunteer programs to mitigate these risks. I am eager to discuss potential solutions with you further. I believe that together, we can find a solution that will benefit everyone, including our animals.

Sincerely,
Jayme Wagner

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

Bonnie Wilkins

From: Jen <jennysmiles7@gmail.com>
Sent: Tuesday, January 28, 2025 5:54 PM
To: _CityCouncil; Katherine Caffrey
Subject: Land Give Away

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To Whom It May Concern,

I'm asking that Des Moines City Council NOT exercise its first right of refusal for this parcel adjacent to the trailhead/parking lot of Barnes Creek Trail at S 216th. I'm asking that instead the city should ACCEPT the Wash-DOT parcel and ask for the courtesy of a time extension in order to line up funding.

I'm asking the Council should make no land use decisions of this nature without first reinstating a Planning Commission. Please help save the greenspace, wildlife, and natural spaces we have left. Please stop tearing down green to add more cement. Please listen to your community begging constantly to stop the destruction of greenspace.

Thank you for hopefully listening,

Jenny Russo

Bonnie Wilkins

From: Joann Cowan <joann.cowan@gmail.com>
Sent: Tuesday, January 28, 2025 9:08 PM
To: _CityCouncil
Subject: Please reconsider any action upon this matter until there is more communication from the community

<p style="margin-right: 0in; margin-left: 0in; font-size: 15px; font-family: 'Calibri', sans-serif; margin: 0in; margin-bottom: 0.0001pt;">

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Bonnie Wilkins

From: Joe Ewalt <joeewalt@yahoo.com>
Sent: Wednesday, January 29, 2025 9:57 AM
To: _CityCouncil
Subject: Preserve our green space!

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than ever! Our resident Orcas lives hang in the balance!
PLEASE PRESERVE IT!!
sincerely
Anne Ewalt
Citizen, Voter

[Sent from Yahoo Mail for iPhone](#)

Bonnie Wilkins

From: Joe Ewalt <joeewalt@yahoo.com>
Sent: Wednesday, January 29, 2025 9:52 AM
To: Anne Ewalt; _CityCouncil
Subject: Re: don't sell the green space by Barnes Creek!

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I agree!

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, January 29, 2025, 05:01, Anne Ewalt <anneewalt@gmail.com> wrote:

we need this green space as critical fish habitat now more than ever! Our resident Orcas
lives hang in the balance!
PLEASE PRESERVE IT!!
sincerely
Anne Ewalt
Citizen, Voter

Sent from my iPhone

Bonnie Wilkins

From: Julia Shettler <julia.shettler98@gmail.com>
Sent: Thursday, January 30, 2025 5:18 PM
To: _CityCouncil; Katherine Caffrey
Subject: Barnes Creek Trail Parcel

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Dear Des Moines City Council,

My name is Julia and I am with Tree Action Seattle. I am writing to urge you to *not* exercise its first right of refusal for the parcel adjacent to the trailhead of Barnes Creek Trail (S 216th St). Instead, please accept the Washington DOT parcel and ask for the courtesy of a time extension in order to line up funding.

Additionally, I urge you to not make any land-use decisions without first reinstating a planning commission.

Julia Shettler

Laura Hartema
21229 4th Place South
Des Moines, WA 98198

January 30, 2025

To: City of Des Moines Council (Matt Mahoney, Jeremy Nutting, Gene Achziger, JC Harris, Grace Matsui); Mayor Traci Buxton and Deputy Mayor Harry Steinmetz; and City Manager Katherine Caffrey.

RE: WSDOT Property Surplus: Parcel south of S 216th Street, east of Parcel #0922049183 (See Figures 1-2)

I'm writing as a long-term resident of Des Moines, local ecologist and leader of *Friends of Des Moines Creek* community group.

I recently learned the WSDOT parcel area south of S 216th Street (Figure 1) was zoned multi-family. I realize there is a balance between managing open space/trails/Parks and the need for the City to bring in revenue. However, I want to advocate *for* the City to negotiate with WSDOT for more time to conduct due diligence to understand the value of this property including funding options and the best use of the space that also includes preserving a sizeable native vegetated corridor along the Barnes Creek trail.

I have a few questions/comments:

- What revenue would the parcel actually bring into the City by allowing it to be sold to the highest bidder for development?
- Currently, there are grants available to acquire open space/trail connector/green corridor properties in small communities like ours overburdened by impacts due to the airport and industrial squeeze. Perhaps grants (such as Conservation Futures grant due Feb 9, Parks Levee monies, Port (wetland/tree mitigation?), other) could fully or partially finance the purchase.
- This property provides critical links to Barnes Creek trail, Des Moines Creek trail, and further Lake to Sound trail; parks, immediate walkways to our community's senior center, post office and library; senior living, Lightrail stations, schools and colleges, that should be preserved for longevity (Figure 2 for bigger, landscape perspective).
- Any future use of this property and Barnes Creek should include easements/covenants to preserve a native vegetated corridor (This parcel is half forested and likely contains wetland).
- Just because a property has been neglected doesn't mean it can't easily become high quality habitat for people, birds and wildlife and to improve water and air quality, not to mention quality of life. Once native habitat is established and nurtured for a few years, it shouldn't require more than a 1-2X year sweep for invasive weeds, etc. Costs should not be high to maintain and secure if we keep a zero tolerance for overnight camping in our City.

- Instead of another eyesore detention pond or giant apartment complex, imagine a sidewalk/trail accessible forested park that all people can access by walking/biking. The forested Port property north of S 216th here will soon have up to 30 acres wiped out to become a building/impervious pavement further separating the corridor between Des Moines Creek and Barnes Creek. Can we afford to lose more?
- The WSDOT price is high. The west and adjacent two-acre lot, 092204-9183, increased in taxed value from 0.73 mill to 1.1 mill in the past year (seems artificially high). For two acres (at \$550K/acre), the WSDOT parcel (6ish acres) should sit closer to \$3.3 mill. It also likely contains wetlands, which reduce ease of development and would require impact avoidance or mitigation. I think they could come down in price.

Figure 1: WSDOT parcel (approximate. Boundaries unknown).

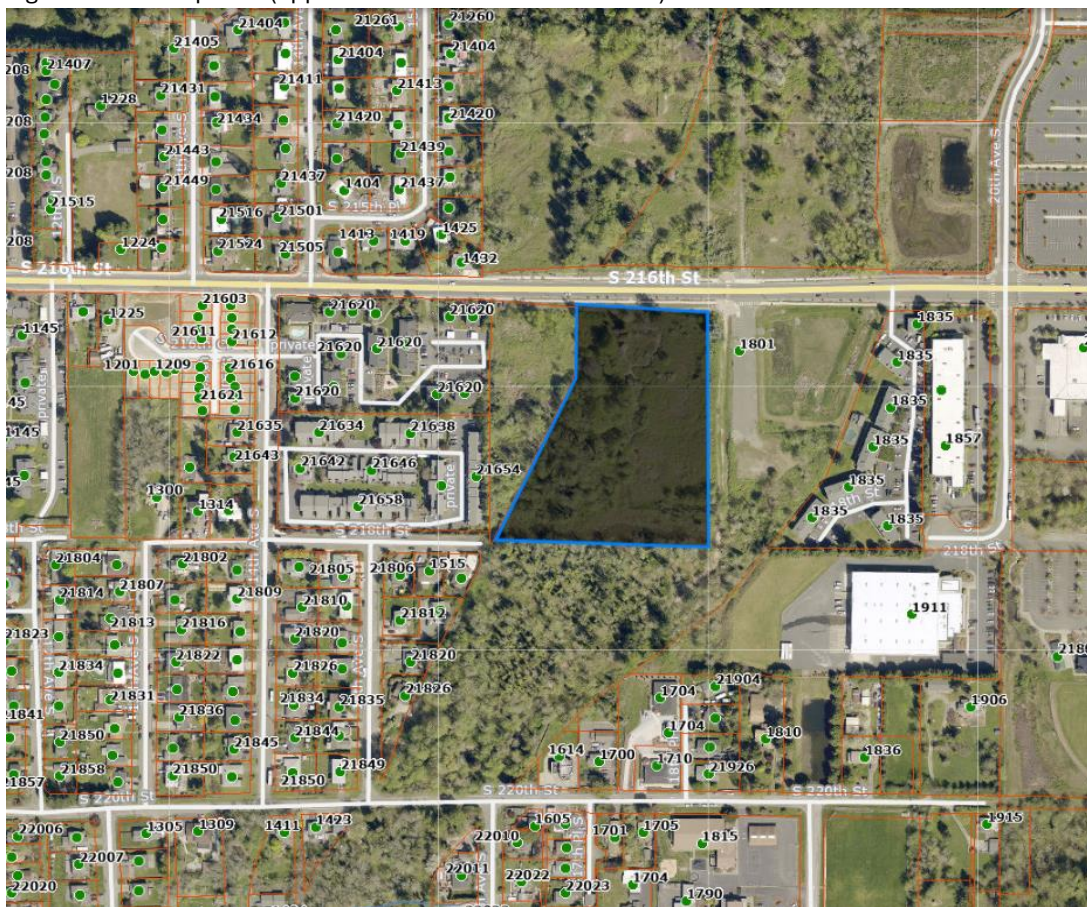
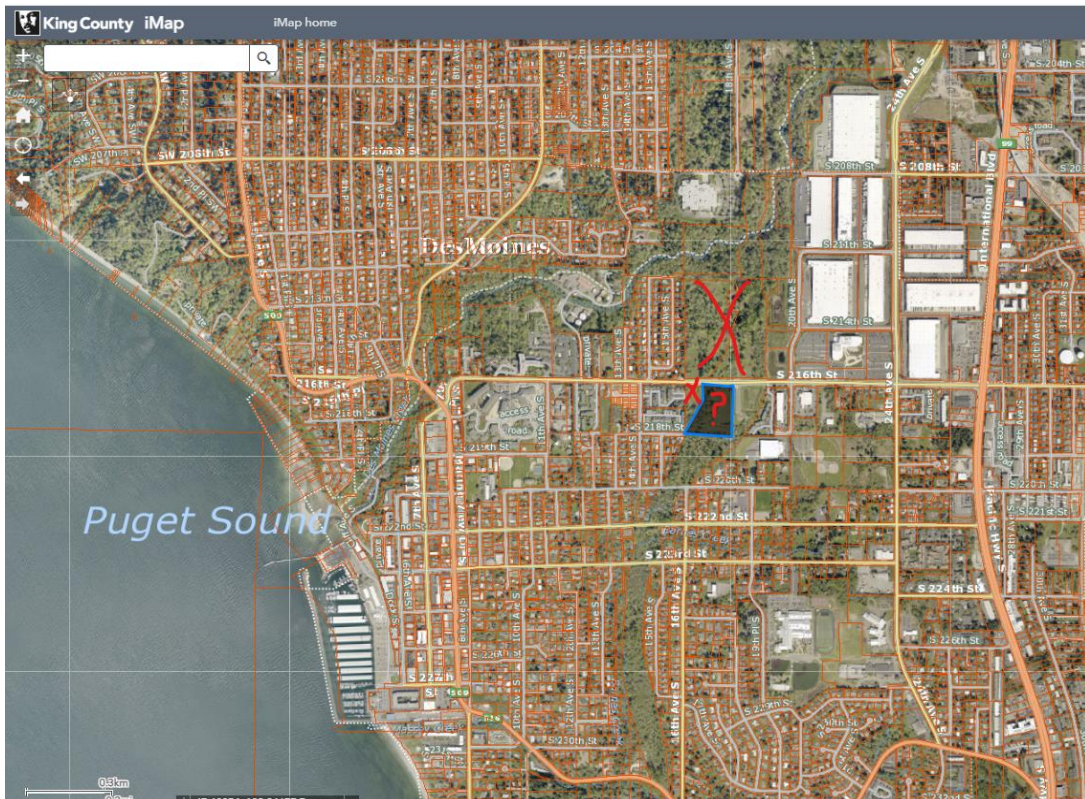


Figure 2: Landscape perspective and how these parcels matter as links/vegetated corridors to Parks, trails, schools, Lightrail...our community! Red X's are parcels that will be wiped out and built upon, further dissociating Des Moines Creek from Barnes Creek.



Please consider my thoughts as you evaluate how you move forward with land use decisions of this and future green space parcels. This is the last remaining vegetated corridor and link between Des Moines Creek and Barnes Creek, and the last potential for something healthy and long-lasting along our mainstreet of S 216th.

Thank you.

Laura Hartema

Bonnie Wilkins

From: Laura H <lovethisday2005@yahoo.com>
Sent: Thursday, January 30, 2025 11:40 AM
To: _CityCouncil
Cc: Laura Hartema
Subject: RE: WSDOT Property Surplus: Parcel south of S 216th Street, east of Parcel #0922049183
Attachments: 2025_01_29 letter to council_WSDOT property_lh.pdf

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To: City of Des Moines Council (Matt Mahoney, Jeremy Nutting, Gene Achziger, JC Harris, Grace Matsui); Mayor Traci Buxton and Deputy Mayor Harry Steinmetz; and City Manager Katherine Caffrey.

Please see my attached letter to include in comment period regarding the WSDOT property surplus to be discussed at tonight's Council meeting. Can you please verify receipt of this.

Respectfully,

Laura Hartema

-

Laura Hartema, author of memoir, [BERING SEA STRONG](#).

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[Book Trailer](#)

Check out my latest article in Grundens' "[Fishing Stories](#)."

Read an excerpt of my book in [Salon.com](#).

Click to read a review in [National Fisherman](#).

Bonnie Wilkins

From: LEA Anderson <layneeanderson@gmail.com>
Sent: Sunday, January 26, 2025 10:48 PM
To: Katherine Caffrey; _CityCouncil
Subject: Land use!!

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Des Moines City Council should NOT exercise its first right of refusal for this parcel adjacent to the trailhead/parking lot of Barnes Creek Trail at S 216th but instead should ACCEPT the Wash-DOT parcel and ask for the courtesy of a time extension in order to line up funding.

Also: Council should make no land use decisions of this nature without first reinstating a Planning Commission.

Bonnie Wilkins

From: nancy corr <cornancy03@gmail.com>
Sent: Thursday, January 30, 2025 3:24 PM
To: _CityCouncil
Subject: green space along barnes creek trail

<p style="margin-right: 0in; margin-left: 0in; font-size: 15px; font-family: 'Calibri', sans-serif; margin: 0in; margin-bottom: 0.0001pt;">

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I have lived in des moines 25 years and now live at Wesley Terrace and am strongly opposed to your plan to

Bonnie Wilkins

From: Peggy J. Printz <peggyjprintz@gmail.com>
Sent: Tuesday, January 28, 2025 6:53 PM
To: _CityCouncil
Subject: PLEASE ACCEPT parcel adjacent to the trailhead/parking lot of Barnes Creek Trail at S 216th

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Dear Council Members,

PLEASE ACCEPT the Wash-DOT parcel adjacent to the trailhead/parking lot of Barnes Creek Trail at S 216th, and please ask for the courtesy of a time extension in order to line up funding.

Please DO NOT exercise its first right of refusal for the parcel.

Also: Council should make no land use decisions of this nature without first reinstating a Planning Commission.

Thank you.

Peggy J. Printz

Bonnie Wilkins

From: Sandy Hunt <sandyh@defendersofhighlineforest.org>
Sent: Thursday, January 30, 2025 6:29 AM
To: _CityCouncil
Cc: Defenders of Highline Forest
Subject: Preserve Barnes Creek Forest and Prioritize Public Health

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Dear Esteemed Des Moines City Council Members,

As a former president of the Highline teachers union and a founding member of the Defenders of Highline Forest, I urge you to prioritize the health and well-being of Des Moines children and their families by taking action that will preserve the vital green space adjacent to the Barnes Creek Trail. Any development that leads to the destruction of more trees under the Sea-Tac flight path will have severe consequences for our community, particularly our most vulnerable populations.

The University of Washington’s public health department has irrefutably demonstrated the detrimental health effects of living under the flight path. Future development that removes these trees will exacerbate these negative impacts, further diminishing air quality, increasing noise pollution, and ultimately reducing the life expectancy of residents already disproportionately affected. This is a matter of both environmental justice and public health.

The City Council has a crucial opportunity to rectify past missteps and demonstrate a commitment to its citizens. The sale of the parcel north of 216th to the Port was a significant loss. We cannot afford to repeat this mistake.

Therefore, I strongly urge the City Council to decline the first right of refusal and immediately accept the Wash-DOT parcel while requesting a time extension to secure funding. This acquisition represents a vital opportunity to expand the Barnes Creek Trail and mitigate the negative impacts of the ever-expanding airport. The Defenders of Highline Forest are community partners committed to actively supporting cities in securing private and/or public funding for these types of park expansions.

Please contact us with your needs at info@defendersofhighlineforest.org. We draw inspiration from successes of the past such as the recent King County park development in Boulevard Park. Such projects demonstrate that investments in green spaces below the flightpath are possible.

In conclusion, the previous Des Moines Creek West Business Park sale serves as a stark example that the city’s land use decisions must reflect the needs of the Des Moines community, especially when they

directly impact those living under the flight path. Preserving and expanding the Barnes Creek Forest is not just about protecting trees; it's about protecting the health, well-being, and quality of life for current and future Des Moines residents. I implore you to act decisively and choose a path that prioritizes the long-term health of our community and our fragile environment.

Sincerely,

Dr. Sandra L Hunt

Sent from my iPhone

Bonnie Wilkins

From: Scott Gary <compulineinc@yahoo.com>
Sent: Thursday, January 30, 2025 10:33 AM
To: _CityCouncil; Katherine Caffrey
Subject: Protect Greenspace

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I am a resident of Des Moines since 1997 and ask you to please consider the opportunity presented by the Wa DOT to purchase the parcel of land adjacent to the Barnes Creek trailhead by 216th. Des Moines needs all the greenspace, trees, etc. to help insulate our citizens from city expansion and SeaTac development and this provides a good opportunity to do so.

Sincerely,

Scott Gary
26011 Marine View Dr. S.
Des Moines, WA 98198

Bonnie Wilkins

From: Stephanie Bell <jasperjosh@comcast.net>
Sent: Thursday, January 30, 2025 11:17 AM
To: _CityCouncil
Cc: Katherine Caffrey
Subject: Please ACCEPT the WA-DOT parcel adjacent to Barnes Ck. Trail!

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Dear Esteemed Councilmembers:

I ask for your urgent attention prior to tomorrow's meeting.

The parcel adjacent to Barnes Creek Trail at the S. 216th trailhead/parking lot is **precious and vital habitat and tree canopy** our region needs more than ever and citizens like myself who are despairing at all of the tree loss want the City of Des Moines to take the time to line up the necessary funds to purchase it rather than exercise the first right of refusal. Nobody needs trees more than those of us living near the airport and in the south end. I hope you'll act on our behalf!

Sincerely yours,

Stephanie C. Bell
SeaTac, WA (River View community)

Bonnie Wilkins

From: Stuart Jenner <stuartjenner@comcast.net>
Sent: Tuesday, January 28, 2025 8:07 PM
To: _CityCouncil
Subject: 216th property opportunity

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Hi, I would like to request that the City of Des Moines accept the offer by the state Dept of Transportation to buy the land south of 216th that is adjacent to the Barnes Creek Trail extension. I have walked there several times. Given the location, I wish there could be a lot more trees planted in the area that would draw in the pollutants from airplanes.

Thank you,

Stuart Jenner

200 SW 178th street
Normandy Park, WA 98166

CITY COUNCIL STUDY SESSION

Speaker Sign-Up Sheet



Comments from the public must be limited to the items of business on the study Session Agenda. Please sign in prior to the meeting and limit your comments to three (3) minutes.

January 30, 2025

NAME (PLEASE PRINT)	ADDRESS	TOPIC	PHONE/E-MAIL ADDRESS
✓ Barbara McMichael	22810 Thunderbird Drive	WASH DOT Land	206-878
✓ Anne Kroeker	27915 10th Ave S	USDOT Property	annek@36524.com