

# **Ordinance No. 967**

**Action on Authorizing the Use of Eminent  
Domain for Acquisition of 2ndClass Tidelands  
for Public Park Purposes**

**June 6, 2022**



# Summary of Ordinance No. 967

## Tax Parcel 7278100905

- Authorizes the Use of Eminent Domain as provided in RCW 8.12
- Property would add approx. 2.6 acres of shoreline to the City's public park system
- Just compensation would be provided to the property owner
- Objective is to negotiate agreed compensation with eminent domain only used after efforts exhausted
- Statutorily-required notice has been provided



# Just Compensation Appraisal

- CBRE retained to prepare a just compensation appraisal
- Appraised value of \$110,000, just a few thousand dollars more than King County Assessor's appraised value of \$107,000

**TITLE REPORT** has been ordered

**PROPERTY SURVEY** will be performed as necessary



# Access to Tidelands

- If acquired, parcel can be accessed from the south via the City-owned tidelands of Richmond Beach Saltwater Park
- Access from the north would be via 27<sup>th</sup> Avenue NW and may require a license from BNSF for a pathway adjacent to the railway ROW
- BNSF will not address a license until the City has formalized plans for a pathway



# Staff Recommendation

- Staff recommends adoption of Ordinance No. 967
- Negotiations with property owner will be exhausted before court proceedings
- Prior to court proceedings, Staff will confer with City Council