

Project #16-1834, Barnum Point Water Access

Current Status: Application Submitted

Project Details

Primary Sponsor: Island County

Primary Contact: Ryan Elting
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ryan@wclt.org

Funding Program: WWRP - Water Access

Project Type: Acquisition

Project Description

This request is to protect 13 acres of rare, low-bank waterfront on Barnum Point, 1/3 mile of private beach and 17 acres of private tidelands ("West Tract"). The only low-bank water access along Barnum Point, success will dramatically improve the public's access to more than 2/3 mile of adjacent public beach located below high bluffs. This request is part of a larger project to significantly expand the 27-acre Barnum Point Park to 129 acres, protecting nearly all of Barnum Point, an iconic waterfront landscape on Camano Island and allowing public use on more than 2.5 miles of upland forested trails with spectacular views. Partnering with Island County, Whidbey Camano Land Trust purchased the 35-acre Core Tract, between the West Tract and the existing Park, with a bridge loan. The Land Trust is now working to purchase the at-risk 37-acre East Tract by Fall 2016 and will add both tracts to the Park. The Barnum Point County Park expansion has outstanding public support, especially as 83% of the Island's shoreline is privately-owned and much of the publicly-owned shoreline is inaccessible high bank. The Park will be a low-impact Natural Recreation Park, providing diverse recreational opportunities, including swimming, fishing, kayaking, canoeing, photography, biking, picnicking, beachcombing and nature-viewing. This project addresses the high need for beach access and public trails on Camano while preserving natural processes and critical marine and salmon habitats.

Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric

Application Answer

Project Acquisition

Acquisition Primary Purpose

Open Space, Public Access

Completion Date

Projected date of completion

12/28/2017

Economic Benefit

Projected economic benefit provided by the project

Following completion of the project, Barnum Point will be the premier County public access area in Island County. It is within easy access from Stanwood and will draw regional use that will benefit local businesses and the Island County economy.

Project Funding

Funding Request		Funding %	Min Match Required	Sponsor Match Source	
WWRP - Water Access (FY2018)	\$1,575,000	42.80 %		Cash Donations	\$118,000
Sponsor Match	\$2,105,000	57.20 %	50%	Conservation Futures	\$250,000
Total Project Funding	\$3,680,000	100.00 %		Grant - Federal	\$737,000
				Grant - RCO ALEA	\$1,000,000

Project Cost Summary

Project %

Admin/A&E %

Maximum for Selected Program

ACQUISITION COSTS

Land/Incidentals	\$3,650,000			
Admin	\$30,000		0.82 %	\$182,500 (5%)
Subtotal	\$3,680,000	100.00 %		
Total Cost Estimate	\$3,680,000	100.00 %		

Worksites and Properties

County: Island

Legislative Districts 2012: 10

Congressional Districts 2012: 02

Sections: 05

Township: T31NR03E

Coordinates: 48.19721743
-122.45992145

Worksite #1: Barnum Point

Coordinates from Mapped Point:

Latitude: 48.19721743

Longitude: -122.45992145

Coordinates from Worksite

Latitude: 48.199864

Longitude: -122.456324

Directions:

Worksite Description:

The worksite encompasses nearly all of Barnum Point. The Proposed project involves expanding the existing 27-acre Barnum Point County Park to 129 acres, including acquisition of an additional 37 acres of coastal tidelands and 65 acres of upland forest and connecting more than a mile of beach for public access. Structures will be removed and the site will remain natural for low-impact public uses, especially low-bank access to the shoreline.

Site Access Directions:

Cross the bridge from Stanwood to Camano Island. Continue on 532 to the light at Terry's Corner, and take a left onto Sunrise Blvd. Follow all the way to the end at a gravel parking area.

Worksite Address:

299 S. Sunrise Blvd.
Camano Island, WA 98282

- 1 of 6

Is the worksite(s) located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site? If yes, name the area and specify if the land is owned by local, state or federal government.

No, The worksite includes the existing 27 acre Barnum Point County Park, owned by Island County, as well as a 35 acre tract that has been temporarily protected by the Whidbey Camano Land Trust with a loan from The Conservation Fund. It also includes 17 acres and tidelands on the eastern side of the park that the Land Trust is working to protect before it is sold out of bankruptcy in Fall 2016.
- 2 of 6

Has the worksite been investigated for historical, archeological, or cultural resources? If yes, when did this occur and what agencies and tribes were consulted? Attach related documents (letters, surveys, agreements, etc.) to your project in PRISM.

No, A cultural resources assessment was completed on the 35-acres that was purchased with a bridge loan. An assessment will be completed on the remainder of the worksite as part of this project.
- 3 of 6

Describe existing project site conditions. The answer to this question will be used in cultural resource consultation so please provide detailed information.

The worksite is a mix of forest and grassland with one mile of marine shoreline. Current land uses on the worksite are residential and vacant parcels. Four (4) residential structures and associated outbuildings are on the worksite, two of which are on the properties in this proposal. Separate driveways serve the two houses on the West Tract and a single driveway serves the two houses on the East Tract. The remainder of the worksite is undisturbed with the exception of the parking area and trails. There is no known fill.
- 4 of 6

Describe any proposed ground disturbing activities. That is, will a tool(s) be used to move earth (soil, rock, gravel, etc.) as part of this project? This includes hand or mechanized tools, for example: shovel, auger, pick axe, backhoe, etc. Also include specific information including length, width, and depth of the ground disturbance that will be required for all proposed work, if known. Please avoid subjective phrases such as "ground disturbing activities will be minor".

Demolition of the four structures will be carried out by excavator and backhoe, and limited to the existing footprint of the structures. Signs and fencing will be installed throughout the worksite using post hole diggers, after a Cultural Resources Inventory is addressed.
- 5 of 6

Give street address for this worksite if available.

East property: 299 S. Sunrise Blvd., Camano Island, WA 98282 West Property: 440 & 464 Barnum Rd., Camano Island, WA 98282
- 6 of 6

Are there any structures existing on the property (including tidegates, dikes, etc.)? If so, please list all existing structures. Indicate if any of these structures will be altered or demolished as a result of the project, and provide the following information for each structure that could be altered or demolished: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photo of each of the proposed altered structures.

Yes, Four (4) residential structures and associated outbuildings are located on the worksite. All of these structures will be removed with the first choice for two of the structures being relocated by a third-party off-site, followed by deconstruction for recycling/reuse, and third by demolition. Two residences are on the East Tract: Upland House (ca. 1957) and Beach House (ca. 1992), and two residences are on the West Tract: Barnum House (ca. 1956) and Inn at Barnum Point (ca. 1993). The Beach House on the East Tract may need to be removed by barge, as it is literally on the beach.

Property for Barnum Point Worksite #1: Barnum Property (West Tract)

Activity: Acquisition	Planned Acquire Date: 10/01/2017	Proposed Acres: 10.50
Property Grantor ,	Ownership Instrument Type: Deed - Statutory Warranty Purchase Type: Fee ownership Term Length: Perpetuity Expiration Date: Note:	
Landowner Type: Private		

Acquisition Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
Real Property Acquisition		
Land		
Total cost for Land		\$1,500,000.00
Acres by Acreage Type (fee simple) - Tidelands	3.00	
Acres by Acreage Type (fee simple) - Uplands	7.50	
Acres zoned as agricultural land	0.00	
Existing structures on site	Structures to be demolished	
Market value of property improvements	\$77,000.00	
Date available for public use	10/1/2017	

Incidentals		
Demolition		
Total cost for Demolition		\$75,000.00
Buildings / structures to be demolished	Shore House and associated outbuildings.	
Administrative Costs (Acq)		
Administrative costs (Acq)		
Total cost for Administrative costs (Acq)		\$15,000.00

Acquisition Questions

1 of 3	<p>Has the applicant requested and/or received a "waiver of retroactivity" from the RCO for the property in question? If yes, what was the sellers name, the approval date, and waiver number?</p> <p>No. Acquisition will occur only when full funding is secured.</p>
2 of 3	<p>Are there, or will there be, encumbrances that limit the proposed uses for the site (e.g., additional easements, covenants, lease back, life estate, sharecropping agreement, or other)? If yes, explain:</p> <p>No.</p>
3 of 3	<p>Does the applicant hold an option agreement on the property? If yes, what date will it expire?</p> <p>Not yet, but the landowner (Bob Barnum) and his sister (Carolyn Barnum Dilorenzo) approached the Land Trust about selling their properties and are committed to adding their properties to the larger conservation project.</p>

Property for Barnum Point Worksite #1: Dilorenzo Property (West Tract)

Activity: Acquisition	Planned Acquire Date: 10/01/2017	Proposed Acres: 19.50
Property Grantor ,	Ownership Instrument Type: Deed - Statutory Warranty Purchase Type: Fee ownership Term Length: Perpetuity Expiration Date: Note:	
Landowner Type: Private		

Acquisition Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
Real Property Acquisition		
Land		
Total cost for Land		\$2,000,000.00
Acres by Acreage Type (fee simple) - Tidelands	14.00	
Acres by Acreage Type (fee simple) - Uplands	5.50	
Acres zoned as agricultural land	0.00	
Existing structures on site	Structures to be demolished	
Market value of property improvements	\$113,000.00	
Date available for public use	10/1/2017	

Incidentals		
Demolition		
Total cost for Demolition		\$75,000.00
Buildings / structures to be demolished	old Inn at Barnum Point (B&B).	
Administrative Costs (Acq)		
Administrative costs (Acq)		
Total cost for Administrative costs (Acq)		\$15,000.00

Acquisition Questions

1 of 3	<p>Has the applicant requested and/or received a "waiver of retroactivity" from the RCO for the property in question? If yes, what was the sellers name, the approval date, and waiver number?</p> <p>No. Acquisition will occur only when full funding is secured.</p>
2 of 3	<p>Are there, or will there be, encumbrances that limit the proposed uses for the site (e.g., additional easements, covenants, lease back, life estate, sharecropping agreement, or other)? If yes, explain:</p> <p>No.</p>
3 of 3	<p>Does the applicant hold an option agreement on the property? If yes, what date will it expire?</p> <p>Not yet, but the landowner (Carolyn Barnum Dilorenzo) and her brother (Bob Barnum) approached the Land Trust about selling their properties and are committed to adding their properties to the larger conservation project.</p>

Overall Project Questions

1 of 17	<p>Does your project address or accommodate the anticipated effects of climate change? If yes or maybe, please describe how.</p> <p>Yes, The protection of intact feeder bluffs, through the prevention of bluff-top development, is the most effective strategy to preserve coastal resilience to climate change. The project will remove 4 existing homes, and prevent a total of 10 bluff-top homes. As sea level rise accelerates bluff erosion, conserved forested</p>
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uplands allow natural bluff retreat, providing space for the system to equilibrate. The placement of infrastructure, often accompanied by removal of forest vegetation, creates assets that property owners feel obligated to protect through shoreline armoring, resulting in a well-documented cascade of coastal ecosystem degradation.

- 2 of 17 Who will be responsible for administration, design, and/or implementation of this project (i.e. in-house staff, paid consultants, contractors, volunteers, other agency staff, etc.)? Explain.**
Island County Public Works staff is partnering with the Whidbey Camano Land Trust staff, who will implement for the County.
- 3 of 17 Does the project site or project boundary lie within the urban growth area boundary of a city or town with a population of 5,000 or more? If yes, name the community and attach one map called Population Proximity Map under the Attachment Tab in PRISM.**
No.
- 4 of 17 How and when will the site be made open and accessible for public outdoor recreation use (signing, site improvements, parking, etc.)?**
The site will be open to passive public recreation by 2018. Site improvements will be limited to upland parking, port-a-potties and pedestrian trail access, which will lead visitors to the beach for low-impact recreational beach activities. Signs and fencing will be installed prior to opening the site. The existing county park is opening this year for public use.
- 5 of 17 Describe the development plans for the site within the next five (5) years. If applicable, describe any plans to phase development.**
No plans for future development. The parking lot and trails are largely in place, and fencing and signs will be installed prior to official opening. The Barnum Point county road will allow non-motorized access, including by bicyclists and pedestrians.
- 6 of 17 Explain any existing non-recreational or non-public uses that will continue and/or will be allowed within the project area boundary (e.g. life estate, agricultural, grazing leases, etc.).**
None, unless a life estate is required in negotiations with Carolin Barnum D Lorenzo who is in her 80's.
- 7 of 17 Will this proposal create a new public park/recreation area where none presently exists? If yes, what will the area be named?**
No. This project will facilitate opening of the existing County owned property to the public by removing many of management challenges that stem from the odd configuration of the existing Park and private neighbor issues that currently exist.
- 8 of 17 Will this proposal renovate or expand an existing public park/recreation area? If yes, what is the name of the existing area?**
Yes. This project will dramatically expand the existing 27-acre Barnum Point County Park property that has been difficult to open, due to its odd configuration, fragmented trails, high bluff waterfront, and private neighbor issues.
- 9 of 17 How does this proposal implement goals in your agency's planning document and/or the Statewide Comprehensive Plan (include references)**
By opening up over a mile of continuous beach to the public and greatly expanding access to trails, the proposed project will help Island County meet public access and beach access metrics in the County's approved Comprehensive Plan. Also, with regard to SCORP, the County has a high proportion of residents that are older than 46 years, including the median age of the female residents being older than 47 years. Highly desired water access on Camano will also be available to these underserved populations by adding critical low-bank and accessible access.
- 10 of 17 Is this project scope part of a larger effort not reflected in the project application? If so, briefly describe the larger effort, funding amount(s) and source(s).**
The Whidbey Camano Land Trust owns 3,160 acres of adjacent tidelands in Livingston Bay. These in turn connect to the County's Iverson Spit Park, and 5,100 acres of additional tidelands owned by The Nature Conservancy on the east side of Port Susan Bay. The conservation work in Ports Susan and Livingston bays are one of the largest and most successful projects in Puget Sound.
- 11 of 17 Describe the nature of any existing rights-of-way, easements, reversionary interests, etc. to the project area.**
The 35-acre Core Tract was temporarily protected with a bridge loan by the Whidbey Camano Land Trust in December of 2015 (under a waiver) and this debt needs to be repaid by 12/28/2017.
- 12 of 17 Is there, or will there be, any significant public access or use restrictions? If yes, explain:**
Public access will originate from the parking area at the end of Sunrise Blvd. From the parking area, access will be limited to pedestrian use on the forest and meadow trails and by bicycles on the existing Barnum County Road and the existing driveway to the shoreline on the East Tract. Only non-motorized boating will be allowed from the shoreline.
- 13 of 17 Does this application contain state, federal or other grants as part of the "sponsor match"? If "yes," name the grant(s) and date grant will be available.**
Yes, Island County Conservation Futures Funds: to be secured, available October, 2017; RCO ALEA: to be secured, available August, 2017. USFWS National Coastal Wetlands Conservation Program: \$1 million grant pending, available January, 2017.
- 14 of 17 Does this application contain elements required for mitigation for other project(s)? If yes, explain:**
No.
- 15 of 17 Is this project a subsequent phase to a previously funded RCFB project? If yes, please identify the grant project number(s) if known.**
Yes, Completed Projects #10-1438, Barnum Point Acquisition - Phase I and #11-1651 A - ESRP. The above grants resulted in the acquisition of the 27 acres at Barnum Point currently owned by Island County.
- 16 of 17 Do plans exist for interim non-public use of the project site? If yes, explain the interim non-public use and whether or not income will be derived through that use:**
No
- 17 of 17 List the date the project was submitted for review to the county or city with jurisdiction over the project area? If submitted, explain which county or city official(s) reviewed the proposal, method of review, which jurisdiction, etc.:**
Island County is the project sponsor. Formal approval by County Commissioner's to pursue grant funding received 4/20/2016 - signed resolution attached.

Project Permits

Applied Received Expiration

Archeological & Cultural Resoures (EO 05-05)

Clear & Grade Permit

Permit Questions

1 of 1

If this project requires a federal permit, will the scope of that permit cover ALL proposed ground disturbing activities included in this project?

You may need to request a pre-application meeting with the permitting agency to answer this question.

No, No Federal permits required.

Project Attachments

Required Attachments	6 out of 6 done
Landowner acknowledgement form	<input checked="" type="checkbox"/>
Local Jurisdiction Review for Acquisition Projects	<input checked="" type="checkbox"/>
Map: Area of Potential Effect (APE)	<input checked="" type="checkbox"/>
Map: Parcel map	<input checked="" type="checkbox"/>
Photo	<input checked="" type="checkbox"/>
Site Plan: Conceptual Site Plan	<input checked="" type="checkbox"/>

Attachment Type	Title	Attach Date
Application Review Report	Application Review Report, 16-1834A(rtnd 06/17/16 14:06:15).pdf	06/17/2016
Authorizing Resolution/Application Authorization	BARNUM PT SIGNED RES WWRP.pdf	07/07/2016
Evaluation: Project presentation - Tech Review Mtg	16-1834_Barnum WA_Tech Review_v2_5.19.16.pptx	05/17/2016
Evaluation: Project presentation - Tech Review Mtg	16-1834_Barnum WA_Tech Review_5.19.16.pptx	05/16/2016
Local Jurisdiction Review for Acquisition Projects	Barnum Point_WWRPAuthResolution_DRAFT.docx	04/29/2016
Map: Parcel map	Barnum_Parcels.pdf	04/29/2016
Photo	Barnum water walkers B.Drummond.jpg	07/08/2016
Photo	forest trail to beach.jpg	07/08/2016
Photo	Views from Barnum shoreline.jpg	07/08/2016
Photo	east view of West Tract Barnum.jpg	07/08/2016
Photo	playing at Barnum shoreline B.Drummond.jpg	07/08/2016
Photo	West Tract shore entrance to Triangle Cove (2).jpg	07/08/2016
Photo	Barnum High Schoolers learning at Barnum.jpg	07/08/2016
Photo	Aerial Barnum beaches B.Drummond.jpg	07/08/2016
Photo	Adjacent Barnum beach.jpg	07/08/2016
Photo	Barnum Point Project B.Drummond.jpg	07/08/2016
Project Application Report	Application Report, 16-1834A (submitted 04/29/16 16:16:30).pdf	04/29/2016
Site Plan: Conceptual Site Plan	Barnum_Conceptual Plan_WA.pdf	04/29/2016

Application Status

Application Due Date: 05/02/2016

Status	Status Date	Name	Notes
Application Submitted	07/08/2016	Patricia Powell	Your and Marguerite's help was invaluable. Thx Pat
Application Returned	06/17/2016	Kyle Guzlas	
Application Submitted	04/29/2016	Ryan Elting	Barnum Point Water Access
Preapplication	04/08/2016		

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them. (Patricia Powell, 07/08/2016)