Agenda

Tacoma Planning Commission

747 Market Street, Room 1036
Tacoma, WA 98402-3793
253-591-5365 (phone) / 253-591-2002 (fax)
www.cityoftacoma.org/planning

(Agenda also available online at: www.cityoftacoma.org/planning > "Planning Commission" > "Agenda Packets")

MEETING: Regular Meeting and Public Hearing

TIME: Wednesday, March 2, 2011, 4:00 p.m.
(Public Hearing begins at approximately 5:00 p.m.)

PLACE: Council Chambers, Tacoma Municipal Building, 1st FL
747 Market Street, Tacoma, WA 98402

Change of Location
(NOT in Room 16)

A. CALL TO ORDER

B. QUORUM CALL

C. APPROVAL OF MINUTES – N/A

D. GENERAL BUSINESS

(4:05 p.m.) **1. Critical Areas Preservation Ordinance (CAPO) Update**

Description:	Continue to discuss proposed revisions to CAPO, focusing on issues relating to wetland buffer requirements and mitigation options; and to review feedback from Focus Group meetings concerning said issues.
Actions Requested:	Review; Discussion; Direction
Support Information:	See "Agenda Item GB-1"
Staff Contact:	Karla Kluge, 591-5773, kkluge@cityoftacoma.org

(4:30 p.m.) **2. Development and Permitting Activity Reports**

Description:	Review information on building and land use permits from the second half of 2010 and emerging trends in permit activity.
Actions Requested:	Informational, Comment
Support Information:	See "Agenda Item GB-2"
Staff Contact:	Sue Coffman, 594-7905, sue.coffman@cityoftacoma.org

(4:50 p.m.) 3. Master Program for Shoreline Development

Description:	Review the Cumulative Impacts Analysis report that assesses the cumulative impacts of prospective development and activities under the provisions contained in the proposed Preliminary Draft Shoreline Master Program, dated September 2010.
Actions Requested:	Review, Comment, Direction
Support Information:	See "Agenda Item GB-3"
Staff Contact:	Steve Atkinson, 591-5531, satkinson@cityoftacoma.org

E. PUBLIC HEARING

(5:00 p.m.) 1. 2011 Annual Amendment Package

Description: Conduct a public hearing on the following eight applications for amending the Comprehensive Plan and/or Land Use Regulatory Code for 2011:

- #2011-01 – 49th and Pine Intensity and Zoning Change
- #2011-02 – Historic Preservation Plan and Code Revisions
- #2011-04 – Water Level of Service Standard
- #2011-05 – Transportation Element
- #2011-06 – Regional Centers & Safety-Oriented Design
- #2011-07 – Park Zoning and Permitting
- #2011-08 – Regulatory Code Refinements
- #2011-09 – SEPA Regulations Amendment

Actions Requested:	Receive testimony; Keep record open through March 11, 2011
Support Information:	See "Agenda Item PH-1"
Staff Contact:	Donna Stenger, 591-5210, dstenger@cityoftacoma.org

F. COMMUNICATION ITEMS

1. Public Review Booklet concerning the Proposed Code Revisions for Billboards, prepared for the Planning Commission's Public Hearing on March 16, 2011 *(hard copies for Commissioners only)*

G. COMMENTS BY LONG-RANGE PLANNING DIVISION

H. COMMENTS BY PLANNING COMMISSION

I. ADJOURNMENT

Agenda Item GB-1

City of Tacoma
Community and Economic Development Department

TO: Planning Commission

FROM: Donna Stenger, Manager, Long-Range Planning

SUBJECT: Critical Areas Preservation Ordinance Update

DATE: February 23, 2011

Staff is proceeding with the Critical Areas Preservation Ordinance (CAPO) revision process and has continued to meet with the stakeholder Focus Group as indicated in the schedule approved by the Planning Commission.

The CAPO revision process includes minor changes needed in the code to clean up and clarify existing code language, as well as limited topics for discussion that will further update, clarify and streamline the existing code.

The Focus Group met on December 9, 2010 and February 10, 2011. During the December 9th meeting, the Focus Group discussed wetland buffer determination alternatives and wetland buffer modification currently required in the critical areas code. Guidance from the Department of Ecology (DOE) was discussed, specifically the various buffer alternatives presented in DOE's "*Wetlands in Washington State, Volume 2: Guidance for Protecting and Managing Wetlands in Washington State*". Benchmarking examples, diagrams depicting different buffer requirements and a table of 2010 permits depicting the difference in buffer requirements when using the two alternatives in Tacoma's critical areas code were also discussed.

The meeting held on February 10th focused on completing the wetland buffer discussions and wetland mitigation options: mitigation banking and fee-in-lieu programs. An additional table of 2006 permits depicting the difference in buffer requirements was provided. That year was selected to provide information on single-family homes or small private development projects and how the buffer alternatives applied to those types of projects. Little difference in the two buffer alternatives was found whether large commercial or industrial development as compared to small single-family home development. Guidance from DOE and the Army Corps of Engineers was discussed concerning mitigation banks or in lieu fee programs and how these are used in other jurisdictions were identified and compared. Also for additional information on these subjects the Commission may want to access the following documents:

1. Mitigation that Works, Sustaining our remaining wetlands for people, fish and wildlife - http://www.ecy.wa.gov/pubs/0601009.pdf

2. The Credit/Debit Method for Estimating Needs in Compensatory Wetland Mitigation - http://www.ecy.wa.gov/pubs/1006013.pdf

At the meeting on March 2, 2011, staff from the Current Planning Division will provide an overview of both meetings, including a summary of the comments. Attached, for the Planning

Commission's information and discussion are the handouts provided to the Focus Group at each meeting and a summary of the comments. Staff is seeking direction from the Planning Commission on whether there are any additional items to consider based on the current discussions.

The next meeting with the Focus Group will be April 14, 2011. This is the last scheduled meeting to discuss remaining clean-up items and any draft code language that is available on the main discussion topics.

If you have any questions, please contact Karla Kluge at 591-5773 or kkluge@cityoftacoma.org.

DS:kk

c. Peter Huffman, Assistant Director

Attachments (3)

CAPO Meeting #2 Wetland Buffers (12-9-2010) and Meeting #3 (2-10-2011)

Public Stakeholder Attendees

Tiffany Spear, Master Builders of Tacoma
Catherine Rudolf, Tacoma-Pierce County Association of Realtors
Jason Jordan, Port of Tacoma
Lois Stark and Mary Anderson, Metropolitan Park District
Scott Hansen, Puget Creek Restoration Society
Carrie Berry, Alex Berg, WSDOT
Tim Attebery, Association of General Contractors
Dan Fear, Friends of First Creek
Bliss Moore, Sierra Club
Laura Wigren, Cascade Land Conservancy

Summary of comments for Wetland Buffers

- The comments reflected that the Focus Group was generally supportive regarding the adoption of one wetland buffer determination method. Alternative 3 is not providing better or bigger buffers, and it is costly to administer for the applicant and the City. The City would like to use a more predictable approach that allows customers to plan out their development with better assurance that they are allowing for buffers.
- A hybrid of Alternative 1 and Alternative 3 is used by other jurisdictions and the group would like staff to explore a hybrid that works in Tacoma.
- Alternative 3 allows for smaller buffers for low intensity projects and Metroparks would like to preserve that option because accessibility for wheelchairs and strollers is important to the Parks stakeholders.
- MetroParks does not want to see private development elevate expense for tax payer funded projects.
- There is an inherent conflict in GMA requirements for the protection of critical areas and the intended growth within urban areas. Members of the Focus Group liked how Wetlands of Local Significance recognize what is important and allows Tacoma to protect its “jewels”.
- Members inquired why the City continues to use WOLS when DOE removed the guidance when preparing the new Western Washington Rating Manual. The response is because the updated manual is based on science and the WOLS rating recognizes and includes the social value of a wetland in addition to the biological function identified in the DOE rating system.
- Be consistent with the Shoreline Master Program and the critical area code.
- There is a desire to identify tools other than buffers to mitigate development.

- Additional options may be needed for 25-foot lots in the City. Large buffers do not work in those cases.
- There was a concern expressed regarding WDFW and their timely response and additional permitting.
- When reviewing the buffer table examples from 2010, it was noted that there were few single family home developments to compare and the list was primarily for development for public entities. The group agreed that they would like to see a sampling of permits with more private development in years 2006 or 2007.
- The Focus Group was concerned about ensuring a value is derived from the permit process. They would like to see a smaller percentage of dollars going into the permits and consulting costs. Eliminate process for the sake of process only.

Parking Lot items

- Discuss berms as potentially important tools for protecting wetlands.
- What is the process for delineation and jurisdictional calls for wetlands?

Summary of Comments for Mitigation Banks and In Lieu Fee Programs

- The Focus Group agreed that having the ability to participate in Mitigation banks and In lieu fee programs would be beneficial to Tacoma.
- In-lieu-fee programs need to consider the entire cost of the mitigation including the equivalent or comparable cost of replacement land in addition to the cost of building the project.
- The Focus Group would like to see mitigation occur within Tacoma when the impact occurs in Tacoma first before outside mitigation is considered. They wanted to ensure that the community that is affected by the impact receives the benefits of the mitigation efforts. In addition, Tacoma should have input in the process and approval for mitigation.
- The Focus Group discussed best available science with regard to how these programs work. For example, is replacement mitigation based on square footage or functions? The response is both. The “currency” for comparing the functions lost to the functions gained is called an “acre-point”. The actual acreage needed to replace functions lost is part of the calculation.
- The Focus Group discussed the specific adoption processes, responsibility for long term maintenance, and terms used to describe mitigation banks and In lieu fee service areas as they relate to small basins and large watersheds.
- The Focus Group was concerned that there may be issues within our watershed that make these programs more difficult which would force mitigation or environmental improvements outside the City. Are the difficulties science based and are there solutions? The response included an explanation on watershed and basin processes and defining boundaries that are science based. Tacoma is primarily in WRIA 10 and WRIA 12 and mitigation banks or In lieu fee sites built within those areas may offer additional mitigation options for Tacoma.

Jurisdictional Wetland Buffer Alternative Use

	Tacoma	Pierce County	Seattle	Bellevue	Vancouver
Wetland Buffer method	DOE Alternative 1 and Alternative 3, and Wetlands of Local Significance (WOLS) The buffer width is dependent upon the wetland category, wetland characteristics, and land use intensity.	DOE Alternative 1, with modified Alternative 3 parameters. The buffer width is dependent upon Category of Wetland only and modifications including buffer reductions, averaging and increase are based on Alternative III.	DOE Alternative 1, with size and function parameters. Width of buffer based on wetland category and wetland functions.	DOE Modified Alternative 3. The buffer is dependent upon whether site is "developed" or "undeveloped". An undeveloped site is any site where the wetland and wetland buffer have not previously been included within a NGPA or NGPE, regardless of whether the site contains a primary structure. A developed site is any site where the wetland and wetland buffer have been included within an NGPA or NGPE, and recorded prior to August 1, 2006. Buffer distances are based on wetland category, habitat score, or classification of wetland. More than one buffer distance may be applied for Category I, II, or III wetlands.	DOE Modified Alternative 3. The buffer is dependent upon the wetland category, wetland characteristics, and land use intensity.
Buffer modification (general)	Modification of buffer widths based upon intensity and Wetland Rating	Modification of buffer widths based upon intensity and Wetland Rating Form habitat score.	Modification of buffer widths based upon no loss of function. Buffer reduction, buffer averaging and buffer	Modification of buffer widths is limited to buffer averaging. Additional structural setbacks are also required from the edge of the critical area	Modification buffer widths based upon no loss of function. Buffer averaging and buffer reduction is allowed.

Jurisdictional Wetland Buffer Alternative Use

	Form habitat score when in Habitat zone, or when function will be retained or improved when not in habitat zone.	Buffer reduction, buffer averaging, and buffer increase are allowed.	increase are allowed.	buffer.	
Buffer Averaging	Buffers may be averaged if the wetland functions will be improved or if it the only way to allow for use of the parcel. Averaging must occur in the more degraded portion of the wetland or lower Category area, the total area of the buffer remains constant, and ¾ of the standard width is retained.	Buffers may be averaged where the decrease is minimized by also limiting the development activity, no Priority Species is affected or a Habitat Assessment is submitted, there are no functional impacts, the total area of the buffer remains constant and ¾ of the standard width is retained, and a conservation easement or similar instrument is enacted. Additional tree protections are included.	Buffers may be averaged when there is no reduction in functions, the total buffer area remains constant and the buffer width minimum is met (table).	Buffer averaging is allowed only where other set back modification would not accommodate development, there is no change in ecological structure or function, the total area of the buffer remains constant, the buffer area is contiguous, there is no impact to slope stability or Priority Species habitats, and ¾ of the standard width is retained.	Buffers may be averaged where no Priority Species are affected, there are no functional impacts, the buffer function benefits from natural variation in the buffer, the total area of the buffer remains constant and ¾ of the standard width is retained with no less than 25 feet of buffer at a minimum.
Buffer Reduction	Buffer reduction is currently only allowed in wetlands within Habitat Zones.	Buffer reduction for high intensity impacts to wetland can be reduced to low intensity impacts	Buffers may be reduced through a variance when lot standards are met and the site does not qualify for buffer	Buffer reduction may be considered through a critical area report. Existing development within	Buffer reduction is based on reducing the intensity of land use impacts (Model CAPO table) and has a 100

Jurisdictional Wetland Buffer Alternative Use

	Reductions may occur where wetlands score 20 points or more for habitat, and have a 100 foot vegetated corridor, or more between the wetland and any other Priority Habitat area, and protective measures in Disturbance table are applied.	when wetlands score 20 points or more for habitat, and have a 100 foot vegetated corridor, or more between the wetland and any other Priority Habitat area, and protective measures in Disturbance table are applied.	averaging, and For Category IV wetlands, restoration is conducted to lift functions, and for all reductions, lot standards such as reducing setbacks are exhausted and mitigation is provided.	buffers are "removed" from the buffer by modifying the buffer to exclude the footprint of the existing primary structure.	foot vegetated corridor and any other Priority Habitats.
Buffer Increase	Buffers may be required to be increased when the existing buffer is not vegetated, is poorly vegetated, or vegetated with invasive species, Or when the buffer is based on the score for water quality rather than habitat, or a greater buffer is required for a Priority Species.	Buffers may be required to be increased when a larger buffer is needed to maintain any viable species, a Priority Species is located within the wetland, and erosion is a concern or where minimal vegetation occurs on slopes greater than 20%.	N/A	N/A	N/A

2010 Wetland Buffer Table Comparison

Type of Permit **WEX-exemption** **WAS-Assessment** **WDP-Development Permit**	**Address**	**Project Identification/ Description**	**Wetland Category (HZ means the wetland lies w/in a Habitat Zone)**	**Alternative 1** **Wetland Buffer**	**Alternative 3** **Wetland Buffer w/in Habitat Zone (HZ)**	**Wetlands of Local Significance** **(WOLS)**	**Change in project impacts to Critical Area**
WDP 40000140374	1919 S Tyler Street	Snake Lake Enhancement	II HZ	N/A	N/A	300 WOLS	None. No buffer difference.
WEX 40000147730	2132 S Madison St.	SFD Demo	II HZ	N/A	N/A	300 WOLS	None. No buffer difference.
WDP 40000151026	6810 S Cushman Ave.	Alaska Street expansion	II HZ	N/A	N/A	300 WOLS	None. No buffer difference.
WDP 40000140627	6420 (6402?) S Sheridan Ave.	Wapato park	II HZ	N/A	N/A	300 WOLS	None. No buffer difference.
WAP 40000140641	415 N Stadium Way	Single family development w/ Ns2 stream with offsite wetland	IV HZ	50	50	N/A	None. No buffer difference.
WEX 40000141325	6715 E Portland Ave.	Isolated wetland (268 Sq. ft.)	IV	50	50	N/A	None. The wetland would be allowed to be filled under either scenario.
WEX 40000141368	3717 E Portland Ave.	Reconstruction of church within Ns1 stream buffer w/75 ft.	III HZ	75	80	N/A	None. The project is outside both buffers.

2010 Wetland Buffer Table Comparison

		buffer (outside associated wetlands)					
WEX 40000142702	1800 East 29th street	Type Np stream w/ 100 ft. buffer and associated wetland	II HZ	100	100	N/A	None. No buffer difference.
WDP 40000143246	WSDOT I-5 Widening	Outfall, Wetlands X and Y into Puyallup River (Type F stream)	X=IV Y=III HZ	X=50 Y=75	X=50 Y=80	N/A	None. The buffers are interrupted by the river levee and the 5-foot difference would not matter due to the interruption.
WEX 40000144337	4818 Nassau Ave. NE	Skate park at Norpoint Demo	III HZ	75	80	N/A	None. The skate park would be allowed to be demolished regardless of the buffer distance.
WDP 40000145361	3429 N Alder St	Puget Creek pond dredging, restoration	I HZ	200	150-300 depending upon the land use intensity of a development action	N/A	None. The buffer would only change as projects progress from low intensity (restoration in a park) to high intensity (structures in the park).
WEX 40000145435	105 S 34th Street	Emergency Road Maintenance-34th Street Gulch	II, III HZ	75-100	60-110 Moderate intensity	N/A	None. The road needed to be repaired for life, safety issues and would be approved regardless of buffer distance.
WEX	1800 East	"R" Street storm	II	100	100	N/A	None. No buffer

2010 Wetland Buffer Table Comparison

40000147140	29th Street	maintenance and repair	HZ				difference.
WEX 40000147904	1202 Taylor Way	Hylebos Marsh Demo and redevelopment for oil/water separator	II HZ	100	100-150	N/A	None. The buffer is interrupted by pavement and ends at the edge of pavement, thus a larger buffer would not make any difference.
WAP 40000148309	2412 S 19th Street	Bates Tech College redevelopment	III HZ	75	80	N/A	None. The applicant's proposal for extended landscaping and a rain garden occur outside both buffers.
WEX 40000151141	115 S Stadium Way	Geotechnical exploration includes Np Streams with associated wetlands.	III	75	80	N/A	None, the activity would still be considered exempt.
WDP 40000152085	9007 S 19th Street	FWHCA and Marine Buffer for Narrows Marina pump out station and replacement of boat elevators w/ single boat hoist. Also Crystal Creek is located nearby with its associated wetlands.	III	75	80	N/A	None. The surrounding buffer area is highly developed as residential and Park area.
WEX 40000143247	WSDOT I-5 Widening	Street widening with Ns1 stream and associated wetlands	II HZ	100	100	N/A	None. No buffer difference.

2010 Wetland Buffer Table Comparison

WDP 40000151379 **Continued below….**	8425 6th Ave.	Titlow park improvements	Numerous- all within habitat zone*	Alternative 1	Alternative 3	WOLS	
		Titlow lagoon	II HZ	100	100	N/A	None.
		Wetland A/AA	II HZ	100	75	N/A	Potentially less development.
		Wetland Matrix B, C, E, F &Z	II HZ	100	75	N/A	Potentially less development.
		Wetland Matrix D, V, W	II HZ	100	75	N/A	Potentially less development.
		Wetlands Matrix G, H, I	II HZ	100	40	N/A	Potentially less development.
		Wetland J	II HZ	100	75	N/A	Potentially less development.
		Wetlands matrix K, L, M, & N	II HZ	100	75	N/A	Potentially less development.
		Wetland O	II HZ	100	50	N/A	Potentially less development.
		Wetland P	II HZ	100	50	N/A	Potentially less development.
		Wetland Q	III HZ	75	40	N/A	Potentially less development.
		Wetland S	II HZ	100	50	N/A	Potentially less development.
		Wetland T	II HZ	100	75	N/A	Potentially less development.
		Wetland U	III HZ	75	40	N/A	Potentially less development.
		Wetland Matrix X & Y	III HZ	75	40	N/A	Potentially less development.
		Wetland 1	II HZ	100	75	N/A	Potentially less development.

2010 Wetland Buffer Table Comparison

		Stream A	-------	N/A	N/A	N/A	N/A
		Stream B	-------	N/A	N/A	N/A	N/A
		Stream C	--------	N/A	N/A	N/A	N/A
		Stream D	------	N/A	N/A	N/A	N/A
		Marine shoreline & lagoon (FWHCA)	-------	N/A	N/A	N/A	N/A

(Stream and FWHCA Exemptions and permitting)

WDP 40000152654	1940 Marine View Drive	FWHCA and Marine Buffer for Snitzer Steel outfall modification	_____	N/A	N/A	N/A
WEX 40000153644	1001 Port of Tacoma Road	FWHCA Maintenance Dredging of Blair	_____	N/A	N/A	N/A
WEX 40000154446	801 E Portland Ave.	FWHCA Marine Buffer	_____	N/A	N/A	N/A
WEX 40000140513	709 E F St	FWHCA Marine Buffer-demolition of 2 derelict buildings	_____	N/A	N/A	N/A
WEX 40000141569	2311 E 11th St.	FWHCA –Maintenance and Repair, Pier 7	_____	N/A	N/A	N/A
WAP 40000142802	4206 E Portland Ave.	Eastside Community Church-Type Ns1 stream w/ 75 ft. buffer	_____	N/A	N/A	N/A
WEX 40000143407	1110 E Alexander Ave.	FWHCA marine buffer	_____	N/A	N/A	N/A
WEX 40000143555	516 E D Street	FWHCA marine buffer	_____	N/A	N/A	N/A
WEX	4002 N	FWHCA	_____	N/A	N/A	N/A

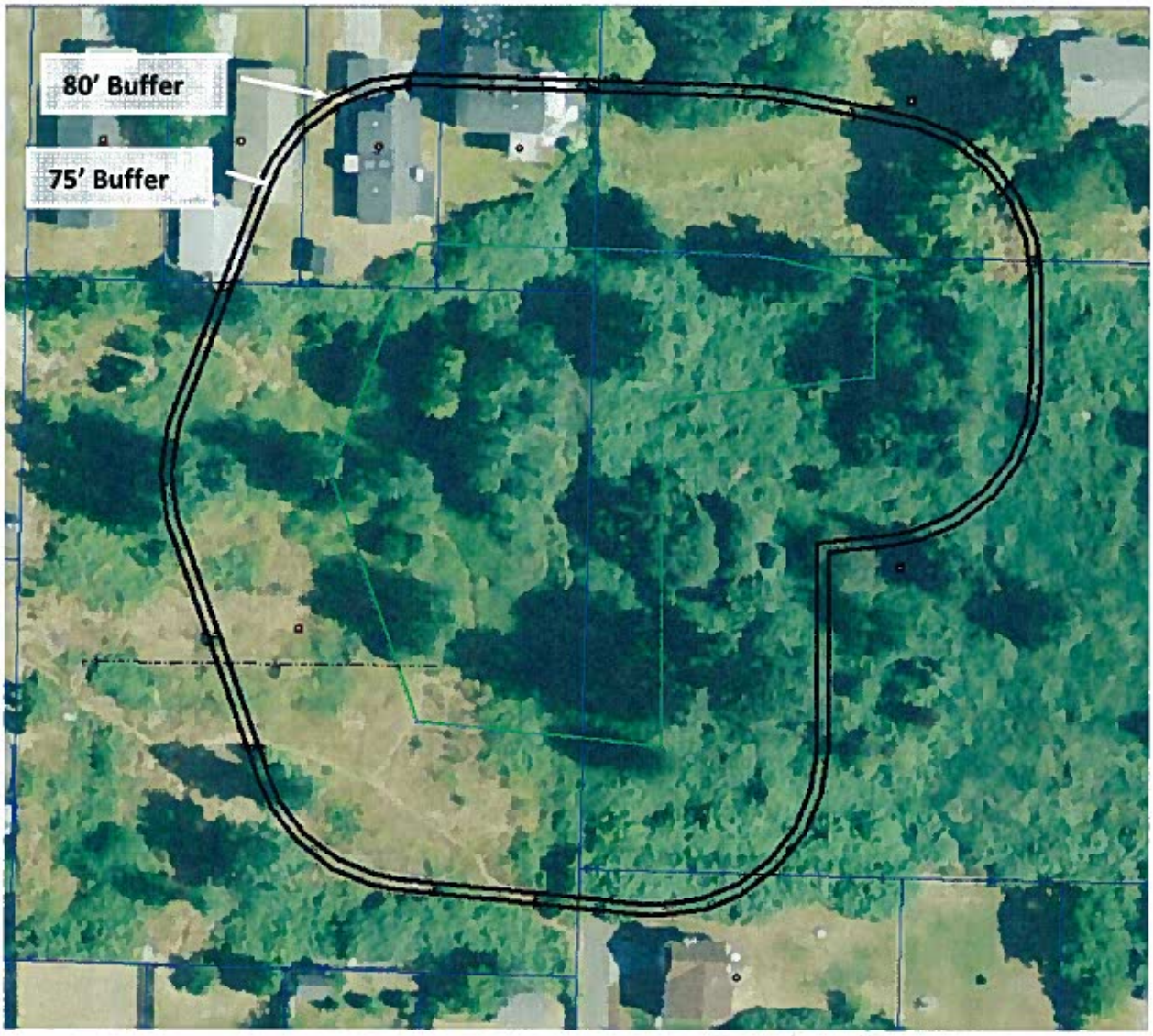
2010 Wetland Buffer Table Comparison

40000145607	Waterview Street	Outfall Maintenance and Repair in water				
WEX 40000146038	1171 Taylor Way	FWHCA and FWHCA Marine Buffer Site investigation (contaminated soils in waterway)	_____	N/A	N/A	N/A
WEX 40000146808	3401 Taylor Way	POT FWHCA marine buffer	_____	N/A	N/A	N/A
WEX 40000147535	5815 N Waterfront Drive	FWHCA Marine Buffer Maintenance and Repair for floats and piles	_____	N/A	N/A	N/A
WEX 40000148210	Murray Morgan Bridge	FWHCA and FWHCA Marine Buffer Maintenance and Repair	_____	N/A	N/A	N/A
WEX 40000148633	11 N Schuster Parkway	FWHCA TEMCO Maintenance and Repair	_____	N/A	N/A	N/A
WEX 40000149040	1123 Port of Tacoma RD.	FWHCA and Marine Buffer Maintenance and Repair, bulkhead /piles	_____	N/A	N/A	N/A
WEX 40000149338	1025 Dock St.	FWHCA Maintenance and repair-covered moorage	_____	N/A	N/A	N/A
WEX 40000149480	4916 Marine View Drive	FWHCA and Marine Buffer Demo and shoreline maintenance and repair	_____	N/A	N/A	N/A
WEX 40000150206	5815 N Waterfront Dr.	FWHCA and Marine Buffer-Pt. Defiance boathouse	_____	N/A	N/A	N/A
WDP 40000151023	820 E D Street	FWHCA and Marine Buffer - Dock reconfiguration	_____	N/A	N/A	N/A

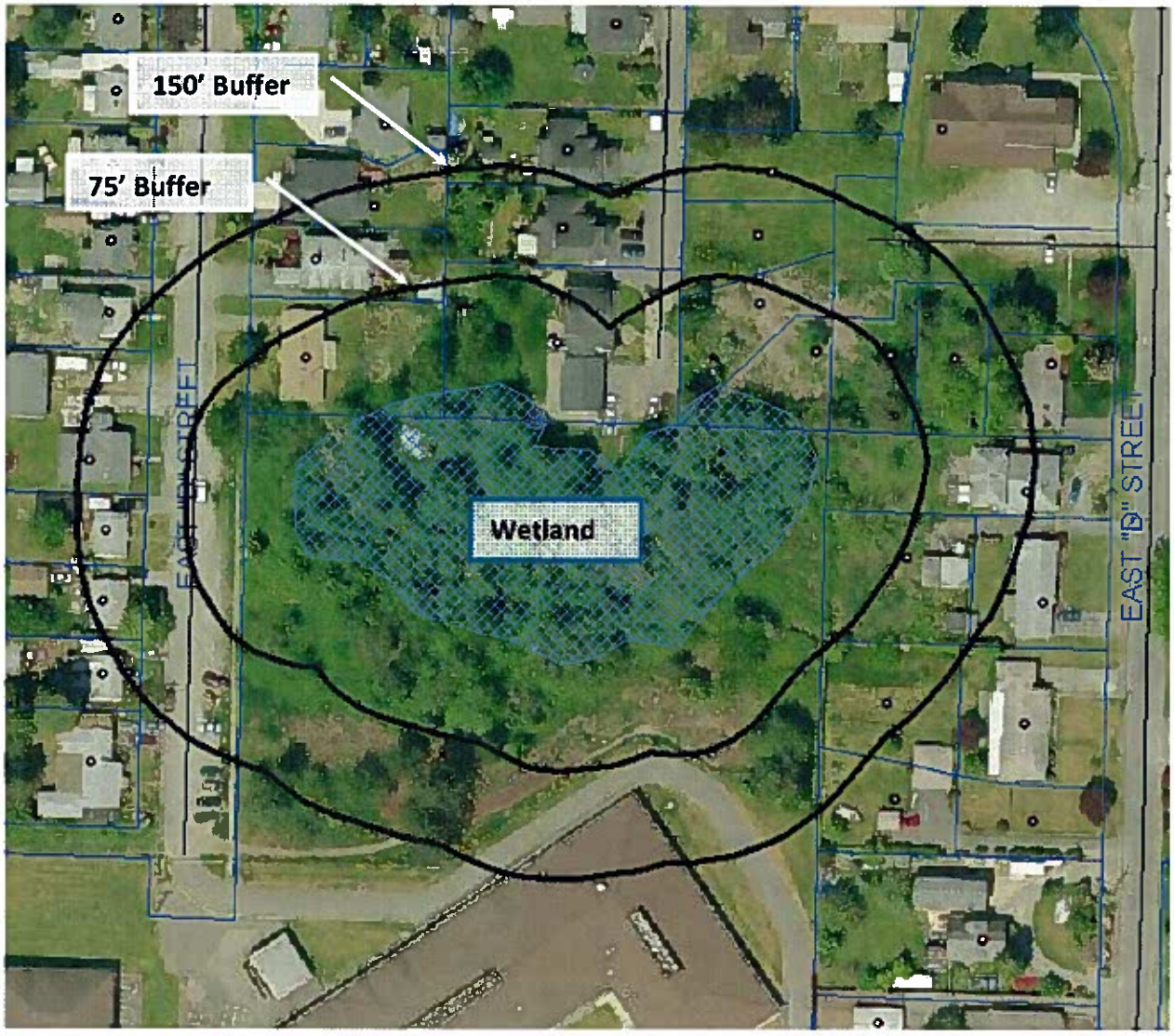
2010 Wetland Buffer Table Comparison

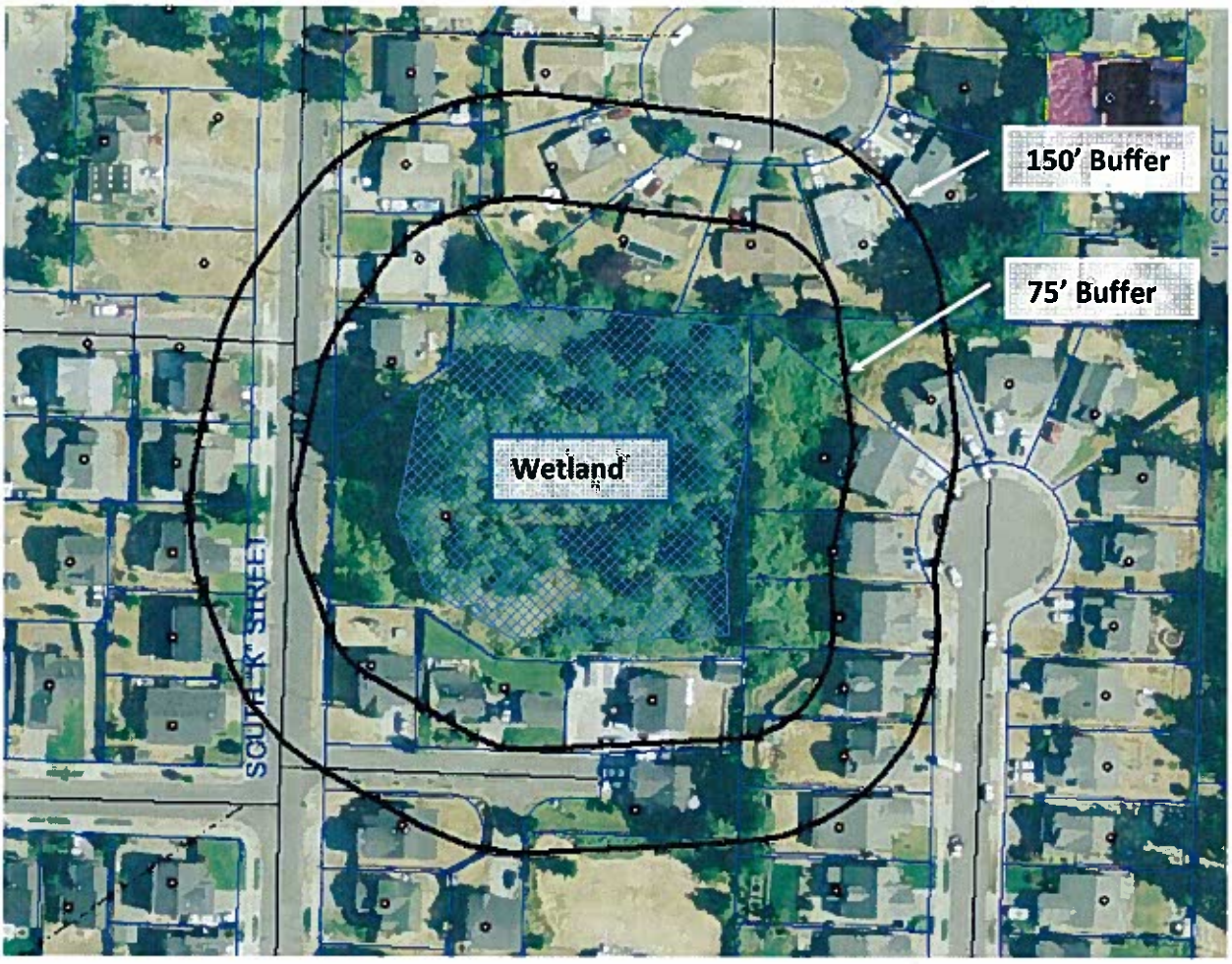
WEX 40000151626	5815 N Waterfront Dr.	FWHCA and Marine Buffer Maintenance and repair	_____	N/A	N/A	N/A
WEX 40000151875	1101 Port of Tacoma Road	FWHCA in-water soil sampling	_____	N/A	N/A	N/A

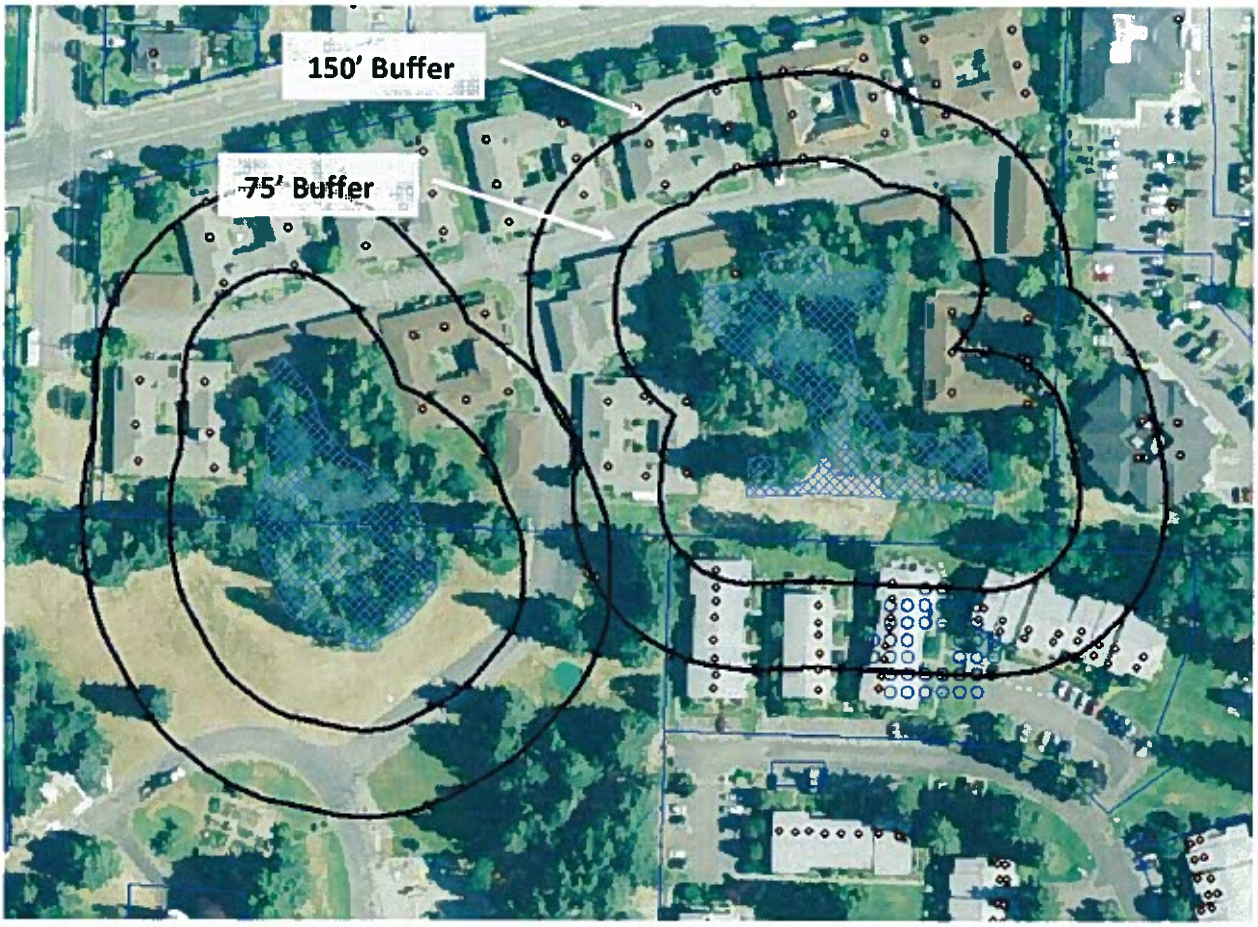
Low Habitat Score



Low Habitat Score


150' Buffer
75' Buffer
Wetland
EAST "D" STREET


150' Buffer
75' Buffer
Wetland
SOUTH "K" STREET


150' Buffer
75' Buffer

This is an illustration of 2 similar Cat. III wetland systems – one within and one outside the habitat zone

To the west is 3 known Cat. III wetlands within a habitat zone with a habitat function score of 12, according to *TMC* 13.11 this wetland could require the following buffers depending on land use intensity of the proposal:

Intensity	Low Habitat Function Score (less than 19 points)
Low	40 ft buffer - red
Moderate	60 ft buffer - yellow
High	80 ft buffer - pink

To the east is an unmapped Cat. III wetland located outside the habitat zone, which also scored below 19 points for habitat functions.

Intensity	Buffer
N/A	75 feet - blue

This is an illustration of 2 separate Cat. III wetland systems –

To the north is 3 known Cat. III wetlands within a habitat zone, according to *TMC* 13.11 these wetlands located on 4.4 undeveloped acres could require the following buffers depending on land use intensity of the proposal and habitat scores:

Intensity	High Habitat Score	Low Habitat Score
Low (current state)	75 ft buffer	40 ft buffer
Moderate (4 lots or less)	110 ft buffer	60 ft buffer
High (5 lots or more)	150 ft buffer	80 ft buffer

To the south is an unmapped Cat. III wetland located outside the habitat zone.

Intensity	Buffer
N/A	75 feet

2006 Wetland Buffer Table Comparison

Permit Type **WEX-Exemption** **WAS-Assessment** **WDP-Development**	**Address**	**Project Identification/ Description**	**Wetland Category**	**Wetland Buffer provided for this permit**	**Current Wetland Buffer using Alternative 1**	**Current Wetland Buffer using Alternative 3 w/in Habitat Zone (HZ)**	**Change in project impacts to Critical Area**
WDP 40000041994	3902 S 19th Street	Wetland Development Permit for Violation correction involving Category III wetland and Type V Stream	III	50	75	80 High intensity Low habitat score	Project vested to CAPO in effect prior to 12-31-2005; if the permit was not vested additional buffer area may have been restored. Currently located w/in HZ.
WAP 40000064899	1702 Port of Tacoma RD	Wetland Assessment for POT property to determine jurisdiction.	A-III B-III	N/A – Jurisdictional determination	A&B-75	A&B- 80 High Intensity Habitat score=10	None. The 2 wetlands were determined to be regulated. Currently located w/in HZ. Future development could result in a slightly smaller buffer area.
WEX 40000066513	817 E 27th Street (912 East 26th St)	Wetland exemption for interrupted buffers from Category IV Wetland and Type Ns Stream	IV	50	50	50	None. No buffer difference. The interrupted buffer exemption still applies. The entire buffer area within the subject parcel is improved and does not provide a functional connection to the wetland or stream. Currently located w/in HZ.
WAP 40000067653	2725 Henry Road	Wetland Assessment for 4-lot short plat and new residences.	A/B-IV C-II	A/B-50 C-100	A/B-50 C-100	A/B-50 High Intensity Habitat score=16 C-100 High Intensity Habitat score=15 Water quality=16	None. Furthermore, the development included additional setbacks due to geotechnical considerations which exceed 100 feet on all associated wetlands. Currently located w/in HZ.
WEX 40000068067	4502 S. 16 Street (4702 S. 12th St.)	Wetland Exemption to remove and replace 4 power poles at Delong Park	A-II B-III C-IV D-IV	Wetlands of Local significance (WOLS) –300	N/A WOLS –300	N/A WOLS –300	None. No buffer difference because Wetland of Local Significance. The exemption allows work within the critical area or buffer with Best management practices and restoration of temporary impacts.

2006 Wetland Buffer Table Comparison

WDP 40000068520	602 East 70th Street	**Permit Cancelled** Wetland area determined to NOT meet wetland criteria. 4-lot short plat.	No Wetlands on site	N/A	N/A	N/A	None. The project would go forward without additional wetland review.
WAP 40000068572	2534 Vista View Drive	Wetland/Stream Assessment for Gavin O'Brien-Single Family home. Type Np stream with 100-foot buffer	N/A	N/A	N/A	N/A	None. This permit only involved stream buffers and therefore would not be altered by the proposed wetland buffer changes.
WEX 40000068716	1701 East Alexander Ave.	Wetland exemption under interrupted buffers for 4 new buildings on site.	II	100	100	100 High intensity Low habitat score	None. No buffer difference. The interrupted buffer exemption still applies. Currently located w/in HZ.
WDP 40000070277	1402 East 47th Street	Wetland Development Permit for drainage improvements within Type Ns1 stream buffer.	N/A	N/A	N/A	N/A	None. This permit only involved stream buffers and therefore would not be altered by the proposed wetland buffer changes.
WEX 40000071190	2315 North 27th Street	Wetland Exemption for nuisance abatement clean-up.	IV	50	50	50	None. No buffer difference. Currently located w/in HZ.
WAP 400000071507	1807 East 38th Street	Wetland Assessment Permit for jurisdictional determination and 4-lot short plat near a Type Np stream and wetland.	IV	50	50	50 High intensity Low habitat score	None. No buffer difference. Currently located w/in HZ.
WEX 40000072581	234 East 66th Street	Wetland exemption to fill a 400 sq ft isolated wetland.	IV	50	50	50 High intensity Low habitat score	None. The buffer requirement is the same. Furthermore, the isolated wetland exemption is applicable regardless of buffer width. Currently located w/in HZ.
WEX 40000072973	1919 South Tyler Street	Wetland exemption for trail at Snake Lake	II	WOLS –300	N/A WOLS –300	N/A WOLS –300	None. No buffer difference because Wetland of Local Significance. The exemption allows previous trails within a wetland or stream buffer provided the trail does not cross or alter regulated water.

2006 Wetland Buffer Table Comparison

WEX 40000074747	8425 6th Avenue	Wetland exemption for the Titlow Beach Outfall Upgrade Storm fish and wildlife habitat improvement Project Crystal Springs-Type F2 stream with 100-ft buffer.	Lagoon only-II	N/A –buffer width was not directly address in this exemption decision	100	110 Moderate intensity (park) Estuarine habitat	None. Buffer requirements could be reduced using Alt. 1, but habitat improvement projects with HPA approval are exempt regardless of buffer width. Please note- future high intensity use or development could require a 150 foot buffer using Alt. 3. Currently located w/in HZ. See illustration # 2.
WDP 40000075000	Crystal Springs ROW	Wetland Development Permit for driveway construction violation near Np streams and wetlands.	A-III B-III C-II	80 80 100	75 75 100	A/B-80 C-100 High Intensity Low Habitat score Low Water Quality	Although this is a violation resolution permit, Alt. 1 would result in a decreased buffer around Wetland A therefore requiring fewer square feet of buffer mitigation. Currently located w/in HZ.
WDP 40000076278	WSDOT/SR 16 HOV	Snake lake mitigation modification.	II	WOLS –300	N/A WOLS –300	N/A WOLS –300	None. No buffer difference because Wetland of Local Significance.
WEX 40000077413	45th Ave NE & Browns Point Blvd	Wetland Exemption for interrupted buffer water main replacement within improved Right-of-way (ROW).	III II	75 100	75 100	80 100 High Intensity Low Habitat score Low Water Quality	None. Currently located outside the HZ. The interrupted buffer exemption still applies. The entire project area is within the improved ROW.
WEX 40000078669	1746 Ruston Way	Wetland Exemption for Sewer Transmission maintenance	III	150 High Intensity Moderate Habitat	75	80 High Intensity Low Habitat	None. Despite buffer differences, the repair and maintenance exemption still applies provided BMP's are used. Currently located w/in HZ.
WEX 40000078784	6500 South Sheridan Ave.	**Permit Cancelled** Wetland Exemption to pump fresh water into Wapato Lake.	N/A	N/A	N/A	N/A	None. Determined no Wetland Exemption needed to pump fresh water into Wapato Lake.
WEX 40000078786	4006 North Waterview	Wetland/Stream Exemption for Maintenance at Mason Creek (Type Np stream).	N/A	N/A	N/A	N/A	None. Stream only.
WEX 40000079178	2341 North 28th Street	Exemption for interrupted buffers near a wetland & Type Np Stream	II	100	100	100 High intensity Low habitat score	None. No buffer difference and the interrupted buffer exemption still apply. Currently located w/in HZ.

2006 Wetland Buffer Table Comparison

WAP 40000080256	1730 South 58th Street	Wetland Assessment for 6 lot preliminary plat outside the buffer.	III	75	75	80 High intensity Low habitat score	None. No buffer difference because wetland currently located outside the HZ.
***WDP 40000080952	1809 East 31st Street	Wetland Development Permit for addition to single family home (ADU)	II	150	100	150 High intensity Moderate habitat score	Going from Alt. 3 to Alt. 1 would result in a smaller buffer, but the proposal could remain the same due to the hardship created by % buffers covering the lot. Currently located w/in HZ. See illustration #1.
***WDP 40000081117	1515 South Sunset Drive	Wetland Development Permit for violation and subsequent home encroaching upon Np & Ns stream & wetlands.	Wetland A-IV Hanke-III	50 75	50 75	50 80 High intensity Low habitat score	None. This parcel was already outside the habitat zone. Additionally, due to site constraints an increased buffer would not result in additional protected area.
WEX 40000082770	1416 East 67th Street	Wetland exemption to fill isolated wetland.	IV	50	50	50 High intensity Low habitat score	None. The buffer requirement is the same. Furthermore, the isolated exemption is applicable regardless of buffer width. Located outside HZ.
WEX 40000082853	2201 Portland Ave.	Wetland exemption for public utilities and interrupted buffer	III	80	75	80 High intensity Low habitat score	None. There is potentially a 5 foot buffer difference, but both exemptions still apply regardless of the buffer. See Illustration #3.
WAP 40000083004	2542 Vista View Drive	Wetland Assessment for a home addition near Np stream and wetlands.	IV	50	50	50 High intensity Low habitat score	None. The buffer requirement is the same. Currently located w/in HZ.
WDP 40000083806	4410 South 37th Street	Wetland Development Permit for access road, storm pipe, and fencing.	III	75	75	80 High intensity Low habitat score	None. This parcel was already outside the HZ.
WEX 40000085570	2715 North 32nd Street	Wetland exemption for interrupted buffer from a wetland and Ns2 stream	A - IV	50	50	50 High intensity Low habitat score	None. No buffer difference. The interrupted buffer exemption still applies. Currently located w/in HZ.

*****See attached illustrations**

Total of 29 Wetland Files in 2006

15 Exemptions (6 residential & 1 commercial &3 Parks & 5 PW/Utilities projects)

6 Wetland Assessment Permits (5 residential & 1 commercial)

8 Wetland Development Permits (6 residential &2 PW /Utilities projects)

Illustration #2 – 8425 - 6th Ave

Cat. II Wetland white cross hatch area with the following buffer alternatives:

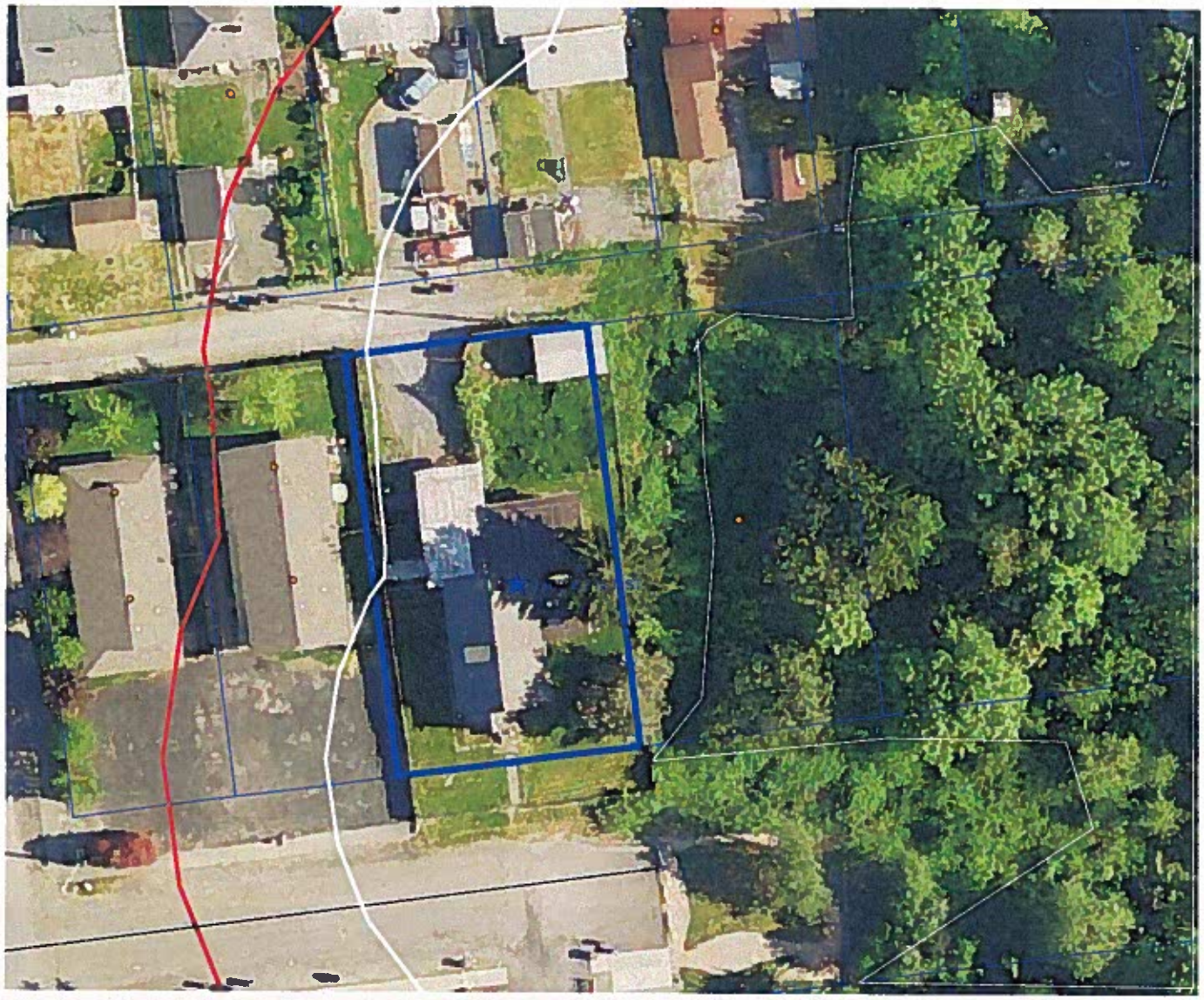
- 110 foot buffer (red line) using current Alt. 3 method
- 100 foot (white line) Alt. 1 buffer.

Illustration #3 – 2201 Portland Ave

Cat. III Wetland white horizontal hatch area with the following buffer alternatives:

- 75 foot buffer (red line) using current Alt. 3 method
- 80 foot (white line) Alt. 1 buffer.

Illustration #1 – 1809 E 31st Street



Cat. II Wetland white horizontal hatch area with the following buffer alternatives:

- 150 foot buffer (red line) using current Alt. 3 method
- 100 foot (white line) Alt. 1 buffer.

Agenda Item GB-2

City of Tacoma
Community and Economic Development Department

TO: Planning Commission

FROM: Donna Stenger, Manager, Long-Range Planning Division

SUBJECT: Permitting and Development Reports

DATE: February 23, 2011

The consolidation of the planning, permitting and inspection functions into the Community and Economic Development Department that occurred in 2010 provides an opportunity to provide the Commission information from multiple perspectives and perhaps provide a better understanding of development activities, trends, and outcomes of the Commission's work.

The Planning Commission regularly receives the decision outcomes of cases before the Hearing Examiner and Land Use Administrator (LUA) via e-mail correspondence. Although the decisions provide some information, they are only reflective of a small part of the development activity occurring in the City. Generally, they are indicators of projects that are the "exceptions" rather than the vast majority of projects, which are permitted without discretionary permits.

In August 2010, staff provided the Commission with reports covering the first six months of 2010 indicating activity for building permits and some land use permits. The Commission at that time requested that development activity also be mapped so that the Commission could determine where development activity is occurring in the city. Unfortunately, due to some data "glitches," this has not occurred although efforts are continuing to resolve the problem.

Sue Coffman, Permit Center Manager, Jana Magoon, Land Use Administrator, and Lisa Spadoni, Current Planning, will provide information on building and land use permits from the second half of 2010 as well as discuss with the Commission emerging trends in permit activity. Attached are reports of building permit and land use permit activity and some highlights and trends for the second half of the year.

If you have any questions, please contact Donna Stenger at 591-5210 or dstenger@cityoftacoma.org.

DS

c. Peter Huffman, Assistant Director

Attachments

2010	As of June 30, 2010		Totals for Year	
Building Permit Category	**No. of Permits**	**Value of Permits**	**No. of Permits**	**Value of Permits**
Residential:				
One-Family Dwellings	85	$ 17,141,224.00	139	$ 29,594,443.00
Duplex Dwellings	2	$ 392,419.00	4	$ 961,995.00
Alter Residential Bldgs.	271	$ 4,582,580.00	555	$ 8,843,161.00
Private Garages/Carports	51	$ 897,192.00	93	$ 1,705,282.00
Mobile Homes	0		0	$ -
Miscellaneous Installations	27	$ 266,285.00	49	$ 420,732.00
Residential Demolition	41	$ 2,032,574.00	68	$ 3,010,374.00
Total Residential:	477	$ 25,132,274.00	908	$ 44,535,987.00
Commercial:				
***Multiple-Family Dwellings	1	$ 4,147,753.00	4	$ 6,585,634.00
Bank Buildings	0		0	$ -
Churches	0		0	$ -
Clinics	1	$ 8,105,097.00	1	$ 8,105,097.00
Industrial Buildings	1	$ 1,570,845.00	1	$ 1,570,845.00
Office Buildings	1	$ 13,505,461.00	4	$ 20,433,405.00
*Public Service Buildings	35	$ 20,482,032.00	60	$ 54,900,917.00
Restaurants	2	$ 280,894.00	2	$ 280,894.00
Schools (Private)	0		0	$ -
Schools (Public)	0		1	$ 18,218,544.00
Service Stations	0		0	$ -
Store Buildings	0		0	$ -
Warehouses	2	$ 14,981,629.00	3	$ 15,381,629.00
Moved or Relocated Buildings	0		0	$ -
Recreation Buildings	0		0	$ -
Hotels/Motels	0		0	$ -
Hospitals/Institutions	0		0	$ -
Parking Garages	0		0	$ -
Miscellaneous Buildings	2	$ 15,588.00	8	$ 15,116,711.00
Commercial Grading and Filling	11	$ 10,340,000.00	28	$ 15,283,000.00
Commercial Demolitions	14	$ 1,069,800.00	42	$ 5,065,700.00
Miscellaneous Installations	31	$ 20,507,064.00	56	$ 28,603,273.00

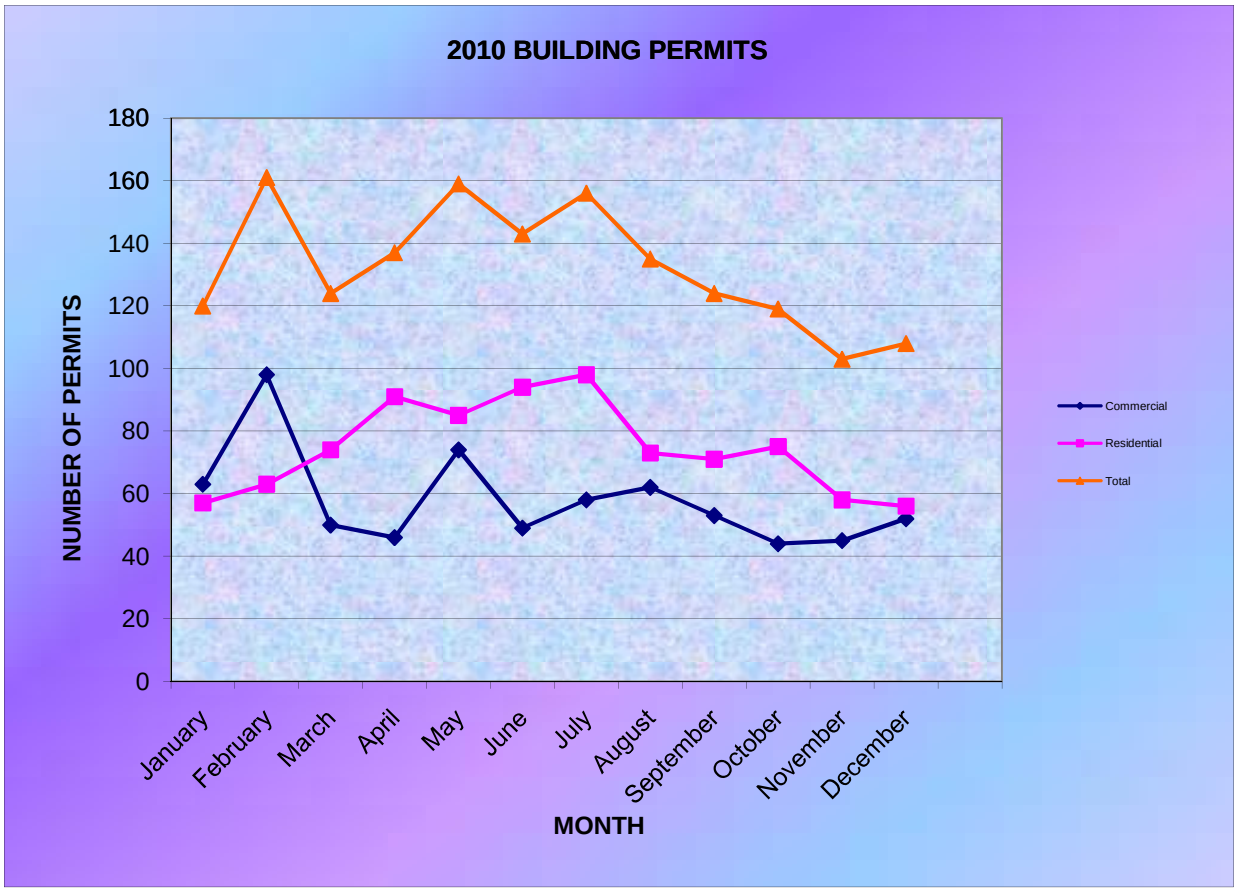
Alter Non-Residential Bldgs.	215		$ 37,336,036.00	420	$	62,631,991.00
Total Commercial:	$ 316.00		$ 132,342,199.00	630	$	252,177,640.00
BUILDING PERMITS	**Totals for Year**			**Totals for Year**		
Totals for Month:	$ 793.00		$ 157,654,473.00	1538	$	296,713,627.00
Totals for Previous Month:	**Totals for Same Period Last Year**			**Totals for Same Period Last Year**		
Totals For Same Month Last Year	$ 785.00		$ 97,861,346.00	1796	$	214,530,401.00
* Includes Alterations on Publicly Owned Buildings						
**Multiple Family Units:------->	MFD			MFD		
	2010			2010		
	Total Units		55	Total Units		73

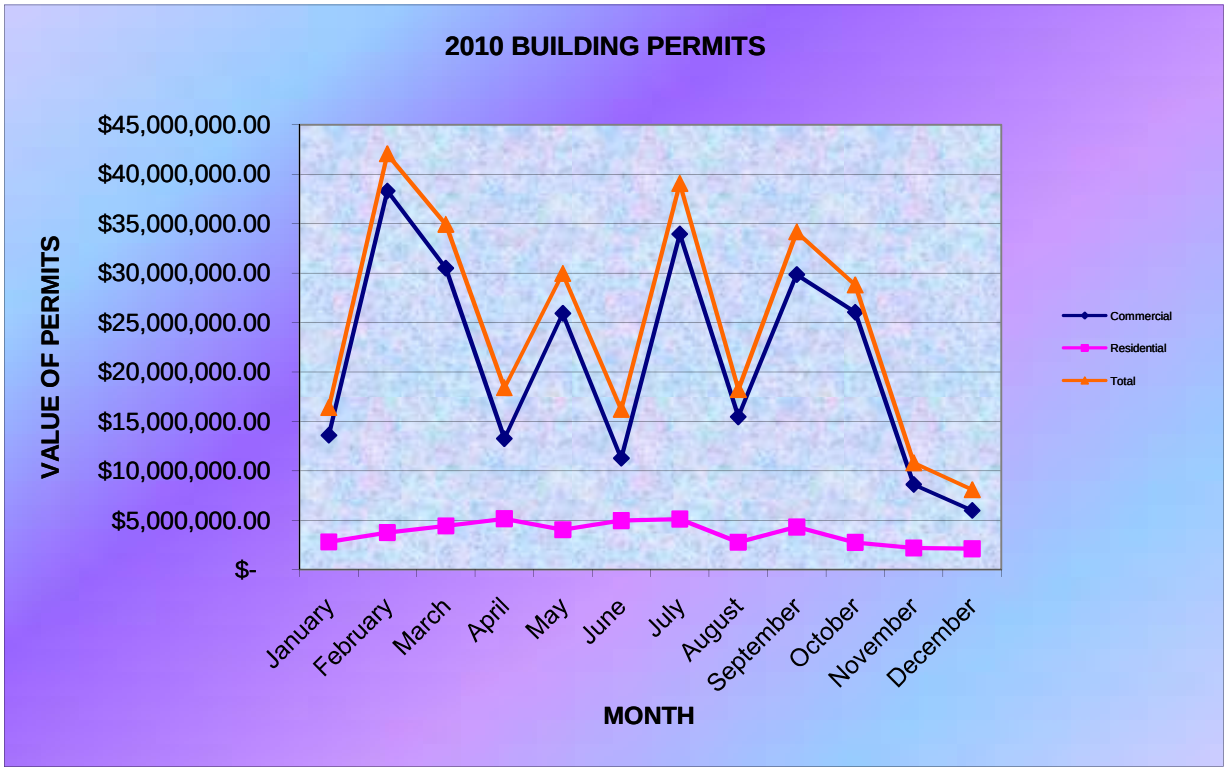
2010	As of June 30, 2010		Totals for Year	
Plumbing & Mechanical Permits	1080		2420	$ -
Other Permits:				
Banner Permits	3		7	$ -
Barricade Permits	78		163	$ -
Fire Sprinkler/Alarm/Suppression	181	$ 3,652,516.00	288	$ 5,695,046.00
Miscellaneous Trench Permits	9		24	$ -
Overtime Parking Permits	33		68	$ -
Parking Lot Permits	1		3	$ -
Sanitary Sewer Permits	353		642	$ -
Sidewalk/Driveway Permits	77		138	$ -
Signs	65	$ 410,512.00	153	$ 882,610.00
Special Motor Vehicle Permits	67		143	$ -
Storm Sewer Permits	4		15	$ -
Tree Removal Permits	14		35	$ -
Utility Permits	145		263	$ -

Work Order Permits	23		79	$ -
Total Other Permits:	1053	$ 4,063,028.00	2021	$ 6,577,656.00
Land Use Permits:				
Shoreline Exemption	8		17	
Shoreline Substantial Development	3		19	
Shoreline Conditional Use	1		1	
Shoreline Variance	0		0	
Shoreline Sign	0		0	
Shoreline Revision	2		2	
Wetland Development	4		12	
Wetland Assessment	3		7	
Wetland Delineation Verification	0		1	
Wetland Exemption	18		40	
Rezone	6		7	
Site Approval	1		3	
Preliminary Plat	2		3	
Short Plat	6		20	
Final Plat	0		4	
Conditional Use	8		15	
MLU Extension	0		0	
MLU Variance	9		23	
MLU Waiver	0		0	
Boundary Line Adjustment	12		19	
Binding Site Plan	0		0	
Interpretation/Determination	22		54	
SEPA - Environmental	41		95	
Special Development	0		0	
Annexation	0		0	
Scoping Meeting	102		229	
Site Research	40		76	
Administrative Plat	0		0	
LUA Determination	1		1	
Assessory Dwelling Unit (ADU)	4		7	
Zoning Verification	1		20	
Wetland Interpretation	0		1	
Total Land Use Permits:	294		676	

2010 BUILDING PERMITS

MONTH	COMMERCIAL PERMITS	COMMERCIAL VALUE	RESIDENTIAL PERMITS	RESIDENTIAL VALUE	TOTAL PERMITS	TOTAL VALUE
January	63	$ 13,578,088.00	57	$ 2,801,785.00	120	$ 16,379,873.00
February	98	$ 38,306,923.00	63	$ 3,741,583.00	161	$ 42,048,506.00
March	50	$ 30,491,493.00	74	$ 4,427,598.00	124	$ 34,919,091.00
April	46	$ 13,241,886.00	91	$ 5,145,251.00	137	$ 18,387,137.00
May	74	$ 25,912,020.00	85	$ 4,035,908.00	159	$ 29,947,928.00
June	49	$ 11,256,052.00	94	$ 4,955,849.00	143	$ 16,211,901.00
July	58	$ 33,943,065.00	98	$ 5,113,060.00	156	$ 39,056,125.00
August	62	$ 15,447,633.00	73	$ 2,761,962.00	135	$ 18,209,595.00
September	53	$ 29,844,373.00	71	$ 4,308,522.00	124	$ 34,152,895.00
October	44	$ 26,034,719.00	75	$ 2,749,000.00	119	$ 28,783,719.00
November	45	$ 8,598,183.00	58	$ 2,183,453.00	103	$ 10,781,636.00
December	52	$ 5,967,468.00	56	$ 2,107,716.00	108	$ 8,075,184.00
TO DATE	694	$ 252,621,903.00	895	$ 44,331,687.00	1589	$ 296,953,590.00

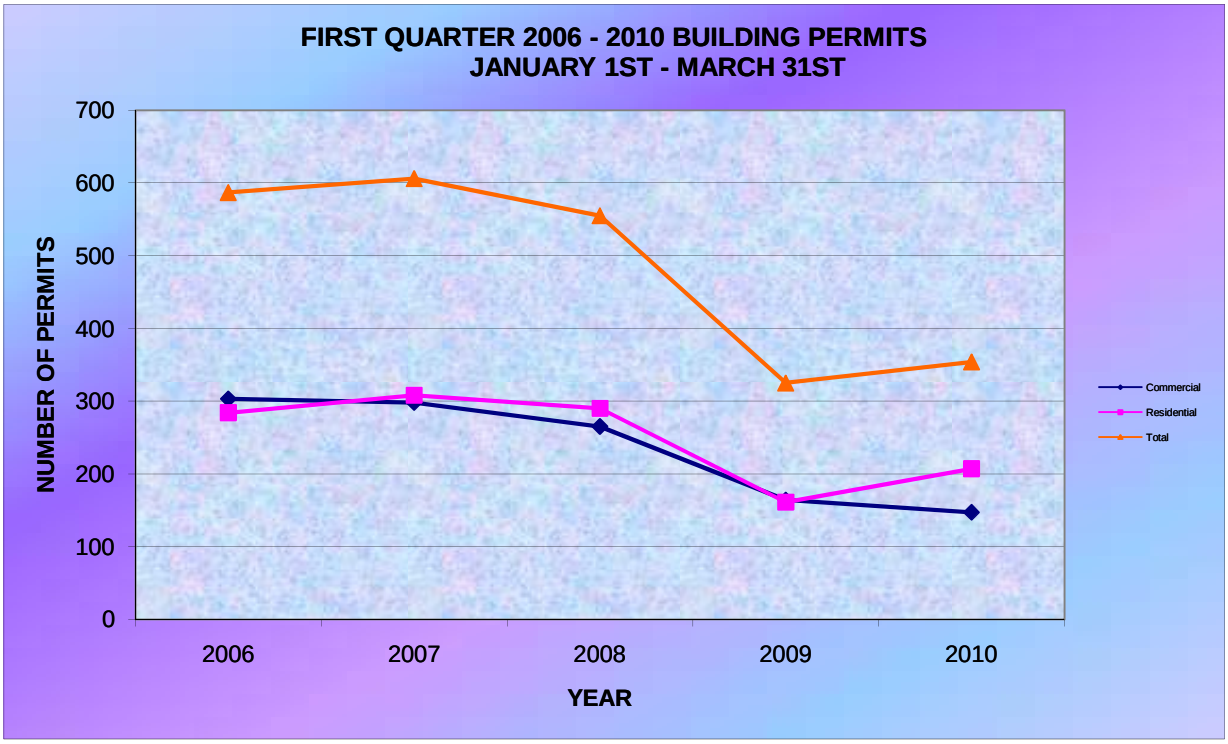


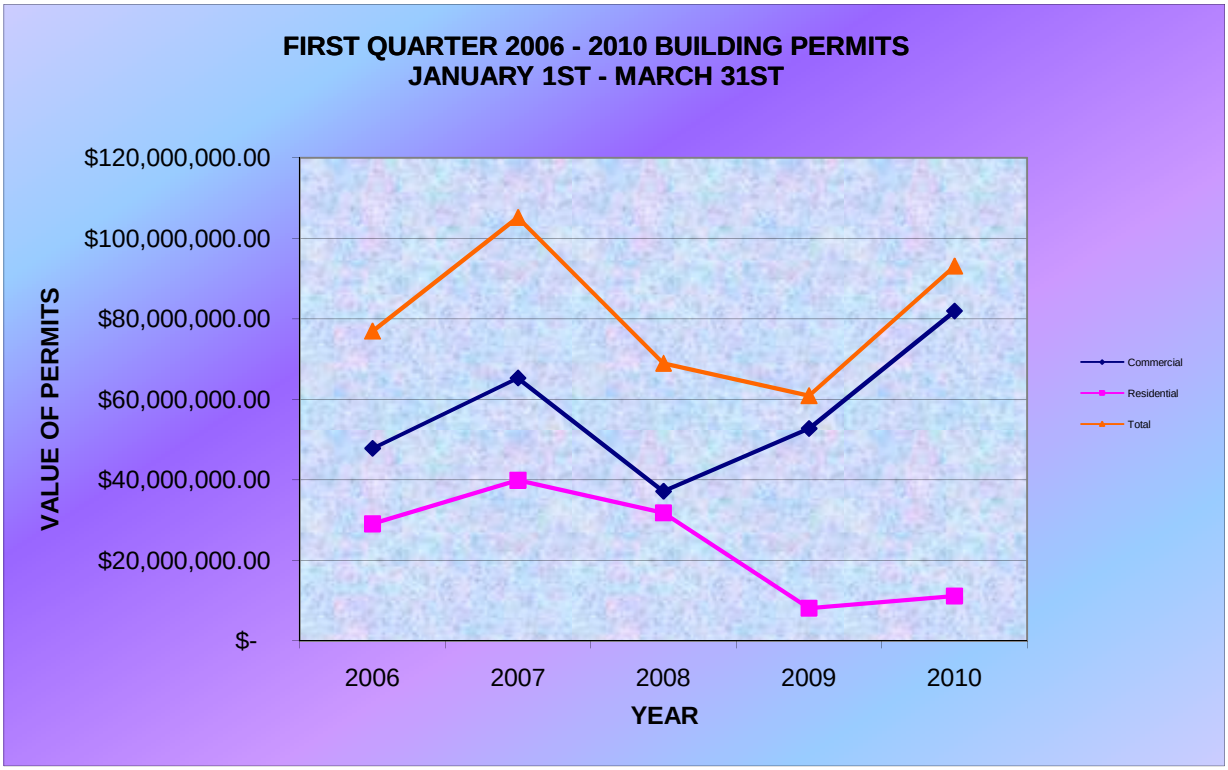


FIRST QUARTER 2006 - 2010 BUILDING PERMITS

JANUARY 1ST - MARCH 31ST

YEAR	COMMERCIAL PERMITS	COMMERCIAL VALUE	RESIDENTIAL PERMITS	RESIDENTIAL VALUE	TOTAL PERMITS	TOTAL VALUE
2006	303	$ 47,833,778.00	284	$ 29,087,814.00	587	$ 76,921,592.00
2007	298	$ 65,264,201.00	308	$ 39,896,972.00	606	$ 105,161,173.00
2008	265	$ 37,148,306.00	290	$ 31,812,699.00	555	$ 68,961,005.00
2009	164	$ 52,735,554.00	161	$ 8,158,970.00	325	$ 60,894,524.00
2010	147	$ 81,932,241.00	207	$ 11,175,266.00	354	$ 93,107,507.00
TOTAL	1177	$ 284,914,080.00	1250	$ 120,131,721.00	2427	$ 405,045,801.00

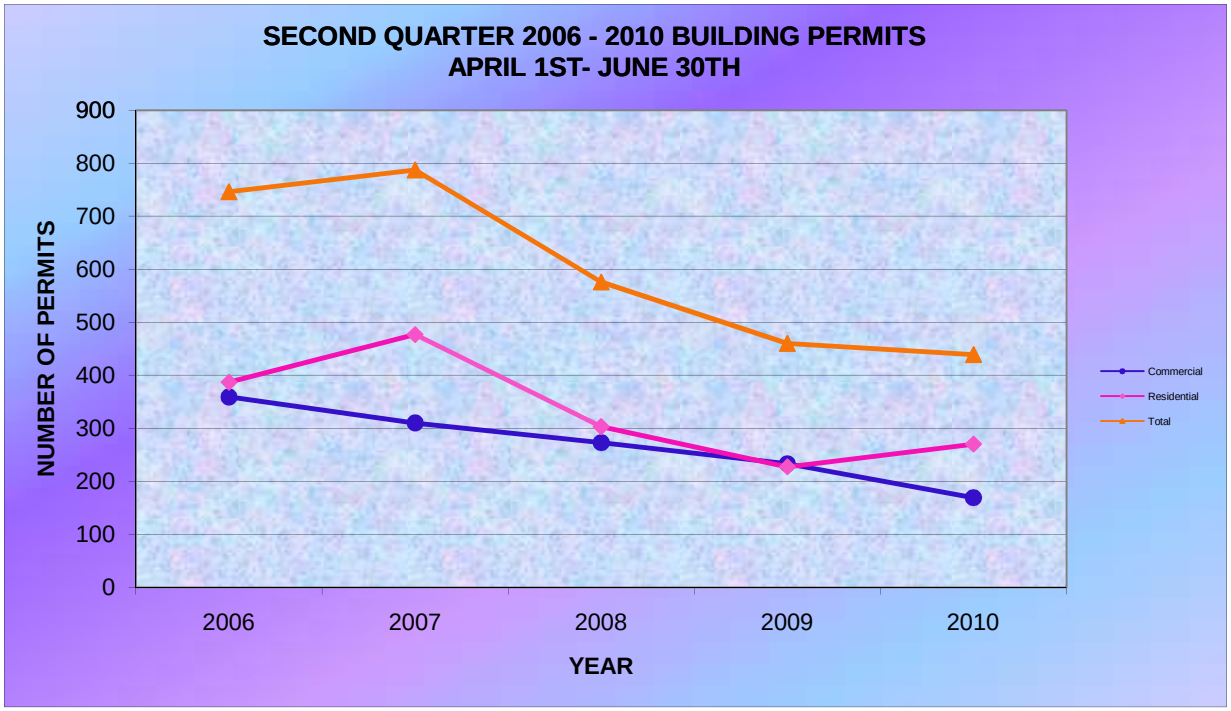

FIRST QUARTER 2006 - 2010 BUILDING PERMITS
JANUARY 1ST - MARCH 31ST
NUMBER OF PERMITS
700
600
500
400
300
200
100
0
2006
2007
2008
2009
2010
YEAR
Commercial
Residential
Total

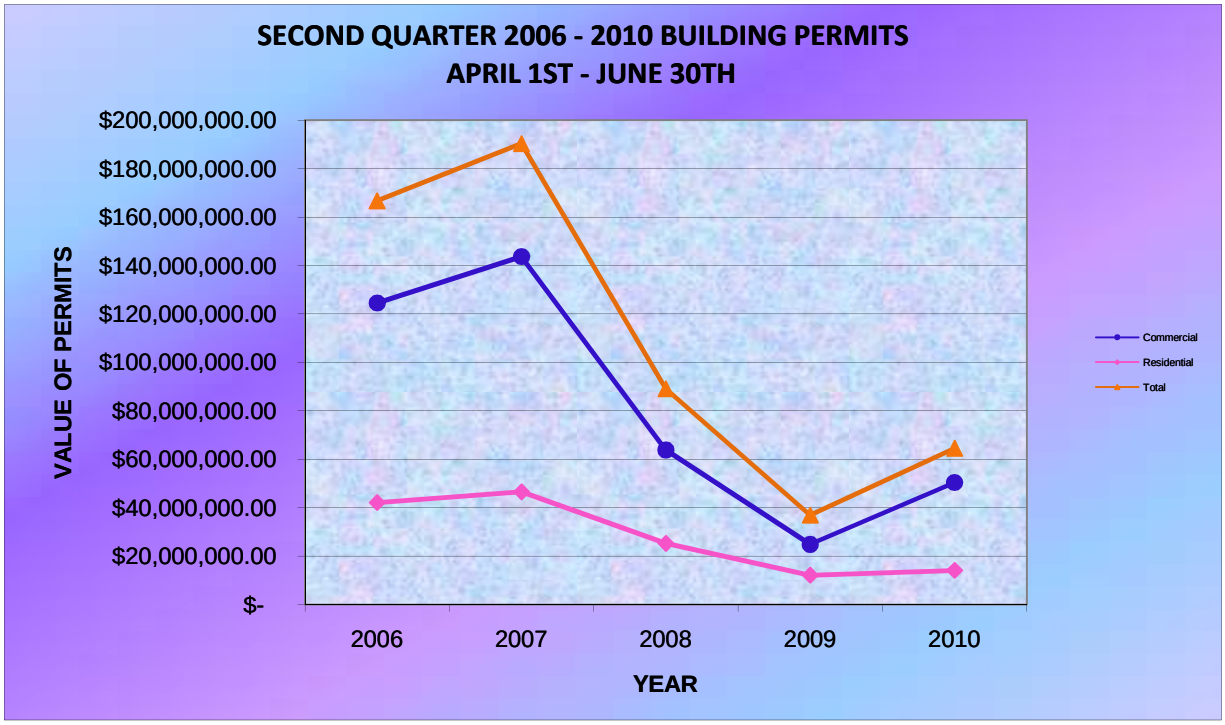

FIRST QUARTER 2006 - 2010 BUILDING PERMITS
JANUARY 1ST - MARCH 31ST
VALUE OF PERMITS
$120,000,000.00
$100,000,000.00
$80,000,000.00
$60,000,000.00
$40,000,000.00
$20,000,000.00
$-
2006
2007
2008
2009
2010
YEAR
Commercial
Residential
Total

SECOND QUARTER 2006 - 2010 BUILDING PERMITS

APRIL 1ST - JUNE 30TH

YEAR	COMMERCIAL PERMITS	COMMERCIAL VALUE	RESIDENTIAL PERMITS	RESIDENTIAL VALUE	TOTAL PERMITS	TOTAL VALUE
2006	359	$ 124,552,124.00	387	$ 42,135,928.00	746	$ 166,688,052.00
2007	310	$ 143,684,403.00	477	$ 46,608,337.00	787	$ 190,292,740.00
2008	273	$ 63,837,476.00	303	$ 25,287,343.00	576	$ 89,124,819.00
2009	233	$ 24,878,265.00	227	$ 12,088,557.00	460	$ 36,966,822.00
2010	169	$ 50,409,958.00	270	$ 14,137,008.00	439	$ 64,546,966.00
TOTAL	1344	$ 407,362,226.00	1664	$ 140,257,173.00	3008	$ 547,619,399.00

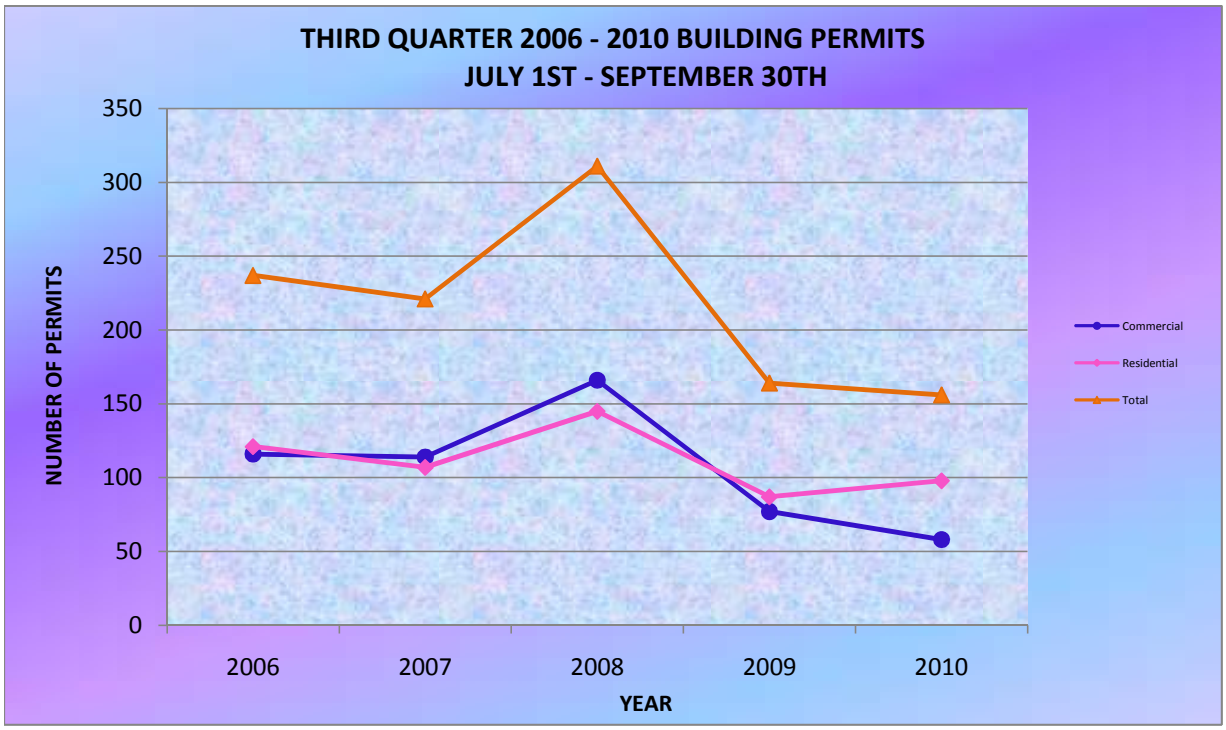


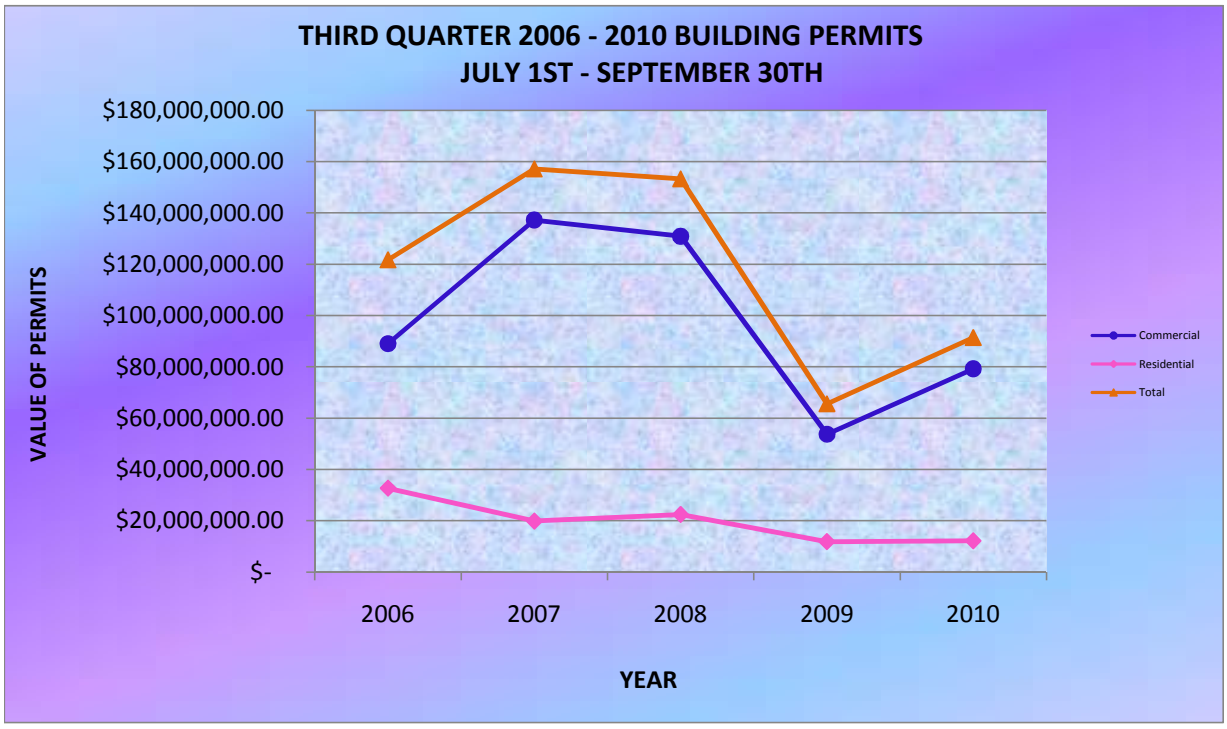


THIRD QUARTER 2006 - 2010 BUILDING PERMITS

JULY 1ST - SEPTEMBER 30TH

YEAR	COMMERCIAL PERMITS	COMMERCIAL VALUE	RESIDENTIAL PERMITS	RESIDENTIAL VALUE	TOTAL PERMITS	TOTAL VALUE
2006	387	$ 88,997,870.00	383	$ 32,692,571.00	770	$ 121,690,441.00
2007	357	$ 137,247,711.00	311	$ 19,864,953.00	668	$ 157,112,664.00
2008	357	$ 130,908,847.00	283	$ 22,394,563.00	640	$ 153,303,410.00
2009	228	$ 53,755,552.00	278	$ 11,841,917.00	506	$ 65,597,469.00
2010	173	$ 79,235,071.00	242	$ 12,183,544.00	415	$ 91,418,615.00
TOTAL	1502	$ 490,145,051.00	1497	$ 98,977,548.00	2999	$ 589,122,599.00

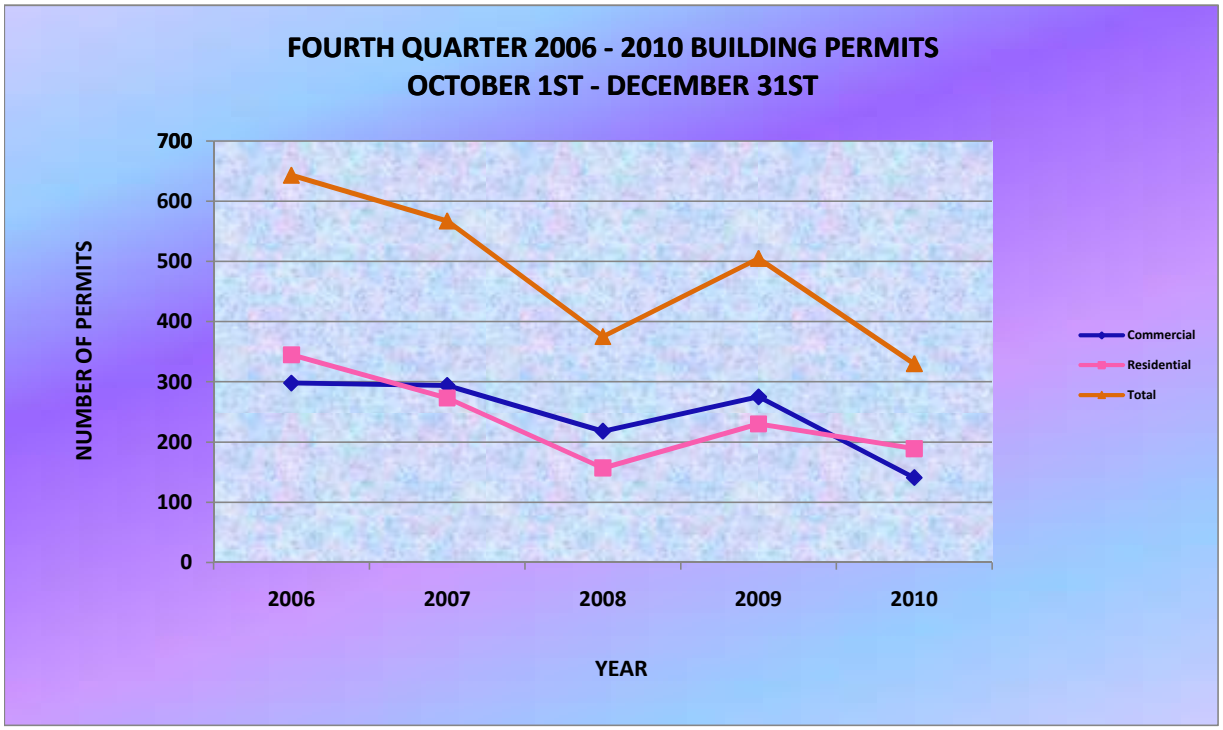

THIRD QUARTER 2006 - 2010 BUILDING PERMITS
JULY 1ST - SEPTEMBER 30TH
NUMBER OF PERMITS
350
300
250
200
150
100
50
0
2006
2007
2008
2009
2010
YEAR
Commercial
Residential
Total

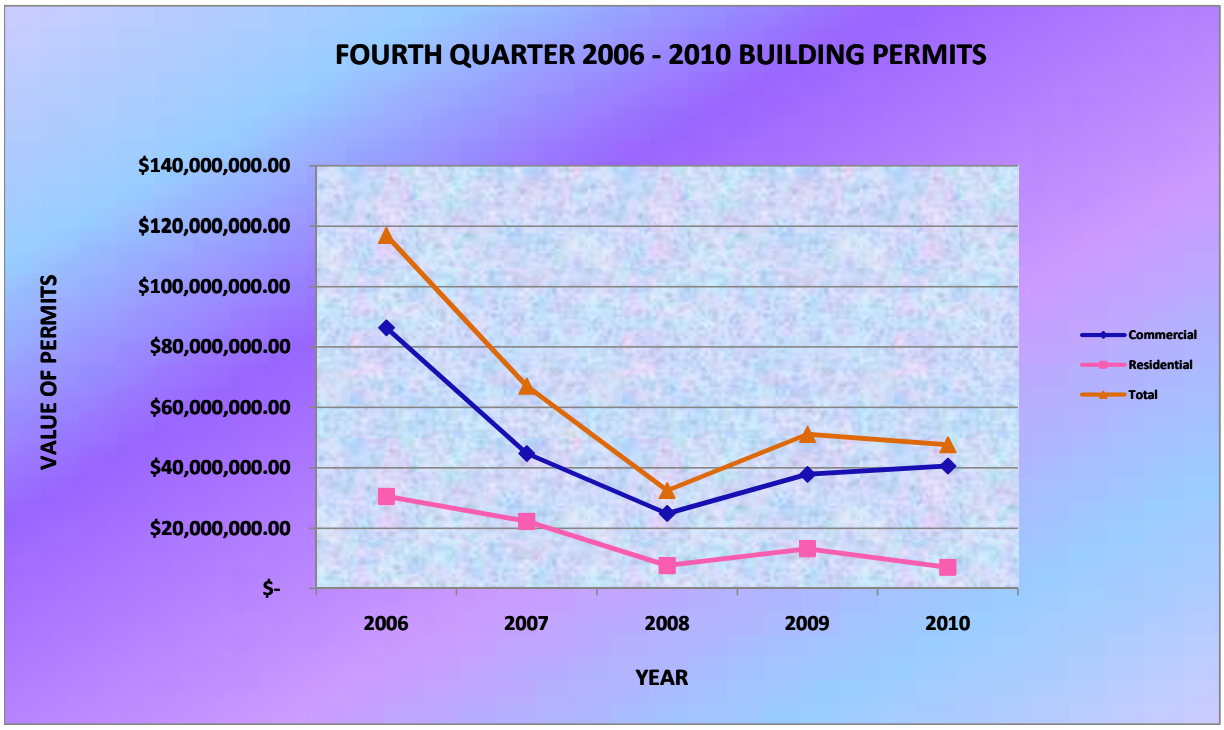

THIRD QUARTER 2006 - 2010 BUILDING PERMITS
JULY 1ST - SEPTEMBER 30TH
VALUE OF PERMITS
$180,000,000.00
$160,000,000.00
$140,000,000.00
$120,000,000.00
$100,000,000.00
$80,000,000.00
$60,000,000.00
$40,000,000.00
$20,000,000.00
$-
2006
2007
2008
2009
2010
YEAR
Commercial
Residential
Total

FOURTH QUARTER 2006 - 2010 BUILDING PERMITS

OCTOBER 1ST - DECEMBER 31ST

YEAR	COMMERCIAL PERMITS	COMMERCIAL VALUE	RESIDENTIAL PERMITS	RESIDENTIAL VALUE	TOTAL PERMITS	TOTAL VALUE
2006	298	$ 86,384,484.00	345	$ 30,508,524.00	643	$ 116,893,008.00
2007	294	$ 44,759,019.00	273	$ 22,250,655.00	567	$ 67,009,674.00
2008	218	$ 24,869,464.00	157	$ 7,626,207.00	375	$ 32,495,671.00
2009	275	$ 37,851,144.00	230	$ 13,220,442.00	505	$ 51,071,586.00
2010	141	$ 40,600,370.00	189	$ 7,040,169.00	330	$ 47,640,539.00
TOTAL	1226	$ 234,464,481.00	1194	$ 80,645,997.00	2420	$ 315,110,478.00

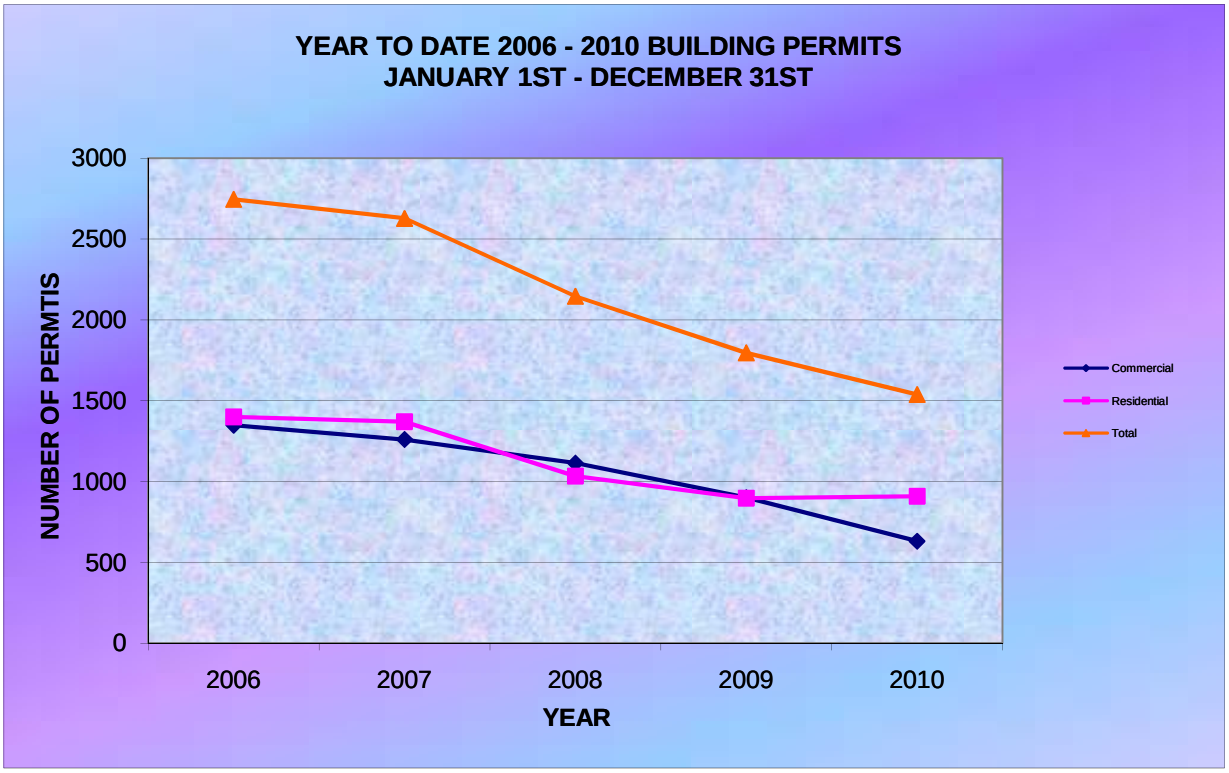




YEAR TO DATE 2006 - 2010 BUILDING PERMITS

JANUARY 1ST - DECEMBER 31ST

YEAR	COMMERCIAL PERMITS	COMMERCIAL VALUE	RESIDENTIAL PERMITS	RESIDENTIAL VALUE	TOTAL PERMITS	TOTAL VALUE
2006	1347	$ 347,768,256.00	1399	$ 134,424,837.00	2746	$ 482,193,093.00
2007	1259	$ 390,955,334.00	1369	$ 128,620,917.00	2628	$ 519,576,251.00
2008	1113	$ 256,764,093.00	1033	$ 87,120,812.00	2146	$ 343,884,905.00
2009	900	$ 169,220,515.00	896	$ 45,309,886.00	1796	$ 214,530,401.00
2010	630	$ 252,177,640.00	908	$ 44,535,987.00	1538	$ 296,713,627.00
TOTAL	5249	$ 1,416,885,838.00	5605	$ 440,012,439.00	10854	$ 1,856,898,277.00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JANUARY 1ST - DECEMBER 31ST
NUMBER OF PERMTIS
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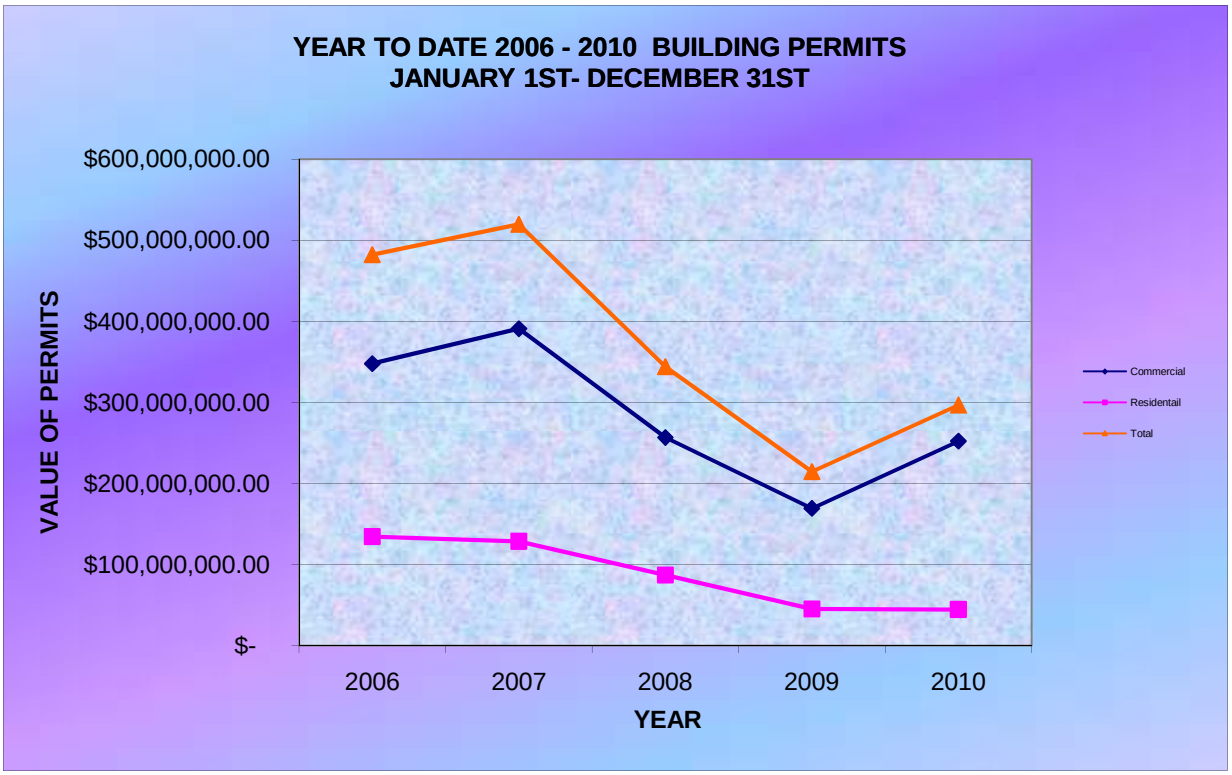
2500
2000
1500
1000
500
0
2006
2007
2008
2009
2010
YEAR
Commercial
Residential
Total


YEAR TO DATE 2006 - 2010 BUILDING PERMITS
JANUARY 1ST- DECEMBER 31ST
VALUE OF PERMITS
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$500,000,000.00
$400,000,000.00
$300,000,000.00
$200,000,000.00
$100,000,000.00
$-
2006
2007
2008
2009
2010
YEAR
Commercial
Residentail
Total

PROJECTS OVER $500,000

DECEMBER, 2010

rjh 01/07/11

DATE ISSUED	PERMIT NUMBER	OWNER	CONTRACTOR	DESCRIPTION	ADDRESS		ESTIMATED VALUE
12/09/10	40000131990	CALKINS ENTERPRISES LLC 12923 133rd Avenue Ct E Puyallup WA 98374-4834	CALKINS ENTERPRISES LLC 4340 S Lawrence St # A Tacoma WA 98409 #CALKIEL928MZ - 07/09/10	Construct 3-Story/3-Unit MFD with Garages	4027	S JUNETT ST	$ 888,345.00
12/09/10	40000131991	CALKINS ENTERPRISES LLC 12923 133rd Avenue Ct E Puyallup WA 98374-4834	CALKINS ENTERPRISES LLC 4340 S Lawrence St # A Tacoma WA 98409 #CALKIEL928MZ - 07/09/10	Construct 3-Story/3-Unit MFD	4033	S JUNETT ST	$ 663,677.00
12/09/10	40000131993	CALKINS ENTERPRISES LLC 12923 133rd Avenue Ct E Puyallup WA 98374-4834	CALKINS ENTERPRISES LLC 4340 S Lawrence St # A Tacoma WA 98409 #CALKIEL928MZ - 07/09/10	Construct 3-Story/3-Unit MFD	2913	S 43RD ST	$ 885,859.00
12/10/10	40000152497	DOUGLAS & STACEY WONG 12785 Gravelly Lake Dr SW Lakewood WA 98499-1459	KELLIE HOMES INC 3601 N Warner St Tacoma WA 98407-6144 #KELLIHI125BO - 07/01/11	Construct 2-Story SFD with Basement and Attached Garage	318	N 10TH ST	$ 687,735.00
12/17/10	40000150592	DAYTON HUDSON CORP #341 P O Box 9456 Minneapolis MN 55440-9456	TARGET STORES #341 P O Box 908 Mandan ND 58554-0908	Interior Remodel of Target Store	3320	S 23RD ST	$ 1,025,000.00

Land Use Permit Acitivity
July 1, 2010 - December 31, 2010

Order Short Txt	Permit Description	Location	Issued	Approve/Deny
WET2010 4-148309	Wetland Assessment - Bates Tech. College Expansion	2412 S 19th Street	No	N/A
WET2010 4-147535	FWHCA Exemption - Repair and Maintenance	5814 N Waterfront Drive	Yes	Approve
WET2010 4-145607	FWHCA Exemption - Repair and Maintenance	4002 N Waterview Street	Yes	Approve
WET2010 4-148633	FWHCA Exemption - Repair and Maintenance	11 Schuster Parkway	Yes	Approve
WET2010 4-146339	FWHCA Exemption - Repair and Maintenance	1025 Dock Street	Yes	Approve
WET2010 4-151875	FWHCA Exemption - Scientific Research	1101 Port of Tacoma Road	Yes	Approve
WET2010 4-149040	FWHCA Exemption - Repair and Maintenance	1123 Port of Tacoma Road	Yes	Approve
WET2010 4-151141	Wetland Exemption - Geotechnical Investigation	115 North Stadium Way	Yes	Approve
WET2010 4-152654	FWHCA Development - Schnitzer Steel Stormwater	1940 Marine View Drive	Yes	Approve
WET2010 4-156510	FWHCA Exemption - Repair and Maintenance	401 Alexander Avenue	?	?
WET2010 4-156769	FWHCA Exemption - Repair and Maintenance	5300 Salmon Beach Road	No	N/A
WET2010 4-149480	FWHCA Exemption - Emergency Demolition of Unsafe Buildings	4916 Marine View Drive	Yes	Approve
WET2010 4-151626	FWHCA Exemption - Repair and Maintenance	5815 North Waterfront Drive	Yes	Approve
WET2010 4-151026	Wetland Development - Alaska Street Improvements	6810 South Cushman Avenue	No	N/A
WET2010 4-154446	FWHCA Exemption - Interrupted Buffer	801 East Portland Avenue	Yes	Approve
WET2010 4-151023	FWHCA Development - Float Reconfiguration	820 East "D" Street	No	N/A
WET2010 4-150206	FWHCA Exemption - Repair and Maintenance	5815 North Waterfront Drive	Yes	Approve
WET2010 4-151379	Wetland Development - Titlow Park Improvements	8425 Sixth Avenue	Yes	Approve
WET2010 4-156770	FWHCA Exemption - Repair and Maintenance	9001 South 19th Street	Yes	Approve
WET2010 4-152085	FWHCA Development - Narrows Marina Improvements	9007 South 19th Street	Yes	Approve
WET2010 4-157469	FWHCA Exemption - Treatment Plant Floodwall/Levy	2201 Portland Avenue	No	N/A
Total New	**18**			
SHR2010 4-148395	Shoreline Development Permit - Murray Morgan Bridge	Murray Morgan Bridge	No	N/A
SHR2010 4-147534	Shoreline Exemption - Pt. Defiance Float Replacement	5815 N Waterfront Drive	Yes	Approve
SHR2010 4-145606	Shoreline Exemption - Outfall Repair and Maintenance	4002 N Waterview Street	Yes	Approve
SHR2010 4-148361	Shoreline Exemption - Repair and Maintenance	1123 Port of Tacoma Road	Yes	Approve
SHR2010 4-146039	Shoreline Exemption - Pile Replacement	11 Schuster Parkway	Yes	Approve
SHR2010 4-153643	Shoreline Exemption - Repair and Maintenance	1001 Port of Tacoma Road	Yes	Approve
SHR2010 4-149330	Shoreline Exemption - Repair and Maintenance	1025 Dock Street	Yes	Approve
SHR2010 4-151874	Shoreline Exemption - Site Exploration	1101 Port of Tacoma Road	Yes	Approve
SHR2010 4-152652	Shoreline Development Permit - Schnitzer Steel Stormwater	1940 Marine View Drive	Yes	Approve
SHR2010 4-156509	Shoreline Exemption - Repair and Maintenance	401 Alexander Avenue	?	?

Land Use Permit Acitivity
July 1, 2010 - December 31, 2010

Order Short Txt	Permit Description	Location	Issued	Approve/Deny
SHR2010 4-156768	Shoreline Development Permit - Salmon Beach Wastewater System	5300 Salmon Beach Road	No	N/A
SHR2010 4-150113	Shoreline Exemption - Repair and Maintenance	5815 North Waterfront Drive	Yes	Approve
SHR2010 4-151136	Shoreline Exemption - Repair and Maintenance	5815 North Waterfront Drive	Yes	Approve
SHR2010 4-151025	Shoreline Development Permit - Alaska Street Improvements	6810 South Cushman Avenue	No	N/A
SHR2010 4-154220	Shoreline Development Permit - Simpson Improvements	801 Portland Avenue	Yes	Approve
SHR2010 4-150917	Shoreline Development Permit - Float Reconfiguration	820 East "D" Street	No	N/A
SHR2010 4-151378	Shoreline Development Permit - Titlow Park Improvements	8425 Sixth Avenue	Yes	Approve
SHR2010 4-156463	Shoreline Exemption - Repair and Maintenance	9001 South 19th Street	Yes	Approve
SHR2010 4-152003	Shoreline Development Permit - Narrows Marina Improvements	9007 South 19th Street	Yes	Approve
Total New	**14**			
REZ2010 4-148065	Rezone from R-2 SRD to C-2 for Car Sales Lot	6036 S Puget Sound Avenue	Yes	Approve
REZ2010 4-148535	Rezone from R-4 to C-2 for mixed-use commercial bldg	5205 Pacific Avenue	Yes	Approve
REZ2010 4-143220	Rezone Modification	1199 N Newton Street	Yes	Approve
REZ2010 4-142259	Rezone from R-2 to C-1	1101 S 28th Street	Yes	Approve
Total New	**0**			
PLT2010 4-141957	11-Lot Preliminary Plat	6724 N 49th Street	Yes	Approve
PLT2010 4-142992	9-Lot Prelminary Plat/Replat	1199 N Newton Street	Yes	Approve
PLT2010 4-155278	13-Lot Final Plat "Olympic View South"	8606 South Ainsworth	No	N/A
PLT2010 4-155601	6-Lot Final Plat "Founder's Circle"	1101 South Shirley	No	N/A
Total New	**2**			
MPD2010 4-151468	Boundary Line Adjustment	2720 Garfield Road	Yes	Approve
MPD2010 4-151643	2-Lot Short Plat	1501-1507 South 13th Street	Yes	Approve
MPD2010 4-151720	2-Lot Short Plat	6440 South Huson Street	Yes	Approve
MPD2010 4-154268	4-Lot Short Plat	616 North Oakes	Yes	Approve
MPD2010 4-155802	2-Lot Short Plat	3715 East R Street	Yes	Approve
MPD2010 4-156666	2-Lot Short Plat	872 South 92nd Street	Yes	Approve
Total New	**6**			
MLU2010 4-146596	Variance, Front and Rear Yard	8417 S Ainsworth Avenue	Yes	Approve
MLU2010 4-142740	Variance, Side Yard and Landscape	502 N Borough Road	Yes	Approve
MLU2010 4-156956	Variance, Front and Rear Yard, Locational, Lot Area	1206 North Washington	No	N/A
MLU2010 4-154232	Variance, Side Yard	1904 North Procter	Yes	Approve
MLU2010 4-150926	Variance, Sign	3102 South 23rd Street	No	N/A

Land Use Permit Acitivity
July 1, 2010 - December 31, 2010

Order Short Txt	Permit Description	Location	Issued	Approve/Deny
MLU2010 4-154481	Variance, Design	3118 Sixth Avenue	Yes	Approve
MLU2010 4-156782	Variance, Side Yard and Locational	4526 North Mullen Street	No	N/A
MLU2010 4-149804	Variance, Side Yard and Size for Detached Garage	5515 South 11th Street	Yes	Deny
MLU2010 4-150205	Variance, Height	609 North "D" Street	Yes	Approve
MLU2010 4-153344	Variance, Parking Lot Location	621 South Jackson	Yes	Approve
Total New	**8**			
CUP2010 4-142598	Conditional Use Permit - TLTC Tennis Court Bubble	502 N Borough Road	Yes	Approve
CUP2010 4-145366	Conditional Use Permit - Puget Creek Boardwalk	3429 N Alder Street	Yes	Approve
CUP2010 4-148311	Conditional Use Permit - Bates Tech. College Expansion	2412 S 19th Street	No	N/A
CUP2010 4-151691	Conditional Use Permit - 5 Community Garden Sites	Various	Yes	Approve
Total New	**1**			
INT2010 4-149582	Accessory Dwelling Unit	1107 South Warner	Yes	Approve
INT2010 4-154480	Reasonable Accommodation	1712 North Junett	Yes	Reconsideration
INT2010 4-148933	Accessory Dwelling Unit	2626 North Bristol	Yes	Approve
INT2010 4-155803	Accessory Dwelling Unit	2904 North Ferdinand	Yes	Approve
INT2010 4-153046	Reasonable Accommodation	5011 South Alaska Street	Yes	Denied
INT2010 4-156068	Reasonable Accommodation	5011 South Alaska Street	No	N/A
INT2010 4-154456	Interpretation/Determination, Food Bank permitted in URX District	814 East 34th Street	Yes	Reconsideration
INT2010 4-149324	Accessory Dwelling Unit	948 North Alder Street	Yes	Approve
Total New	**8**			
Grand Total	**57**			

Permits in purple are carry-over from first 1/2 of year. Decision had not been issued at time of last Planning Commission Report

PERMITTING HIGHLIGHTS

MIXED-USE DISTRICT: PROJECT UPDATES and NEW PROJECTS

DOWNTOWN – Central Business District

- *UCX-TD District* - 2702 E D Street - LeMay Car Collector Museum, 65,000 sq ft. museum and show field
  Building permits issued in October 2010 and construction continues

6TH & PINE – Neighborhood Center

- *NCX District* - 3112 6th Avenue - "Marc on the Ave", 59-unit complex and retail
  Design variance approved in January 2011. The applicant is resubmitting drawings for the building permit in the next few weeks.

NARROWS – Neighborhood Center

- *RCX District* – 621 S Jackson - Geiger Elementary School, new school
  Variance approved in January, building permit still under review.

72ND AND PORTLAND – Community Center

- *URX District* - 6715 Portland Avenue E - Cherry Orchard 20-unit single-family townhouse Preliminary Plat
  Plat was completed in 2010, but the owners are now proposing to build a 36-38 unit apartment complex rather than townhomes.

TACOMA CENTRAL – Community Center

- *CCX District* – 1965 S Union – Allenmore/Elks Mixed-use Project; Nine buildings containing 760,000 square feet of general office, medical/dental offices, medical research, hospital (125 beds), pharmacy warehouse and retail.
  SEPA application and grading permit under review

DOWNTOWN DISTRICT PROJECTS

DCC District – 565 Broadway - Elks on Broadway / McMenamins – Remodel for restaurant and brew pub
Partial interior demo permit has been issued. Building remodel is still under review.

DMU District – 1903 Jefferson Ave – UW Tacoma – Construction of a 53,000 sq. ft. library
Building permit currently under review

WR District – 2415 Pacific Ave – Foremost Dairy building demolition and remodel for Social Security Offices
Demolition permits issued and remodel permit under review

EMERGING PERMITTING TRENDS

- Craft Distilleries
- Reasonable Accommodation Requests
- Accessory Dwelling Units
- Medical Marijuana

Agenda Item GB-3

City of Tacoma
Community and Economic Development Department

TO: Planning Commission

FROM: Donna Stenger, Manager, Long-Range Planning Division

SUBJECT: Shoreline Master Program Update

DATE: February 24, 2011

On March 2nd, staff will be reviewing the Preliminary Draft Shoreline Master Program Cumulative Impacts Analysis (CIA). Under the shoreline guidelines, local jurisdictions are required to evaluate and consider cumulative impacts of reasonably foreseeable future development in the shorelines of the state (WAC 173-26-186(8)(d)). The purpose of evaluating cumulative impacts is to ensure that, when implemented over time, the proposed SMP goals, policies and regulations will achieve no net loss of shoreline ecological functions from current "baseline" conditions. Baseline conditions are established and described in the City of Tacoma Shoreline Inventory and Characterization Report (ESA Adolfson, 2007).

The guidelines state that, "to ensure no net loss of ecological functions and protection of other shoreline functions and/or uses, master programs shall contain policies, programs, and regulations that address adverse cumulative impacts and fairly allocate the burden of addressing cumulative impacts among development opportunities. Evaluation of such cumulative impacts should consider:

1. Current circumstances affecting the shorelines and relevant natural processes;

2. Reasonably foreseeable future development and use of the shoreline; and

3. Beneficial effects of any established regulatory programs under other local, state, and federal laws."

The Draft CIA concludes that: "…when the anticipated uses in the shoreline are considered together with the regulations that would apply, in most cases there would be no change from the existing level of ecological functions. The cumulative actions taken over time in accordance with the City's proposed TSMP are not likely to result in a net loss of shoreline ecological functions from existing baseline conditions… In concert with implementation of restoration actions in the city and other on-going state and federal programs, the regulatory provisions of the proposed TSMP would serve to maintain the overall condition of shoreline resources in the city and in certain circumstances improve the overall condition."

In support of this discussion, staff is providing the following materials as background for the Commission's review:

- Draft Cumulative Impacts Analysis, December 2010

If you have any questions on any of the attached materials, please contact Stephen Atkinson at 591-5531 or satkinson@cityoftacoma.org.

DS:sa

Attachments

c. Peter Huffman, Assistant Director

DRAFT

CUMULATIVE IMPACTS ANALYSIS

Shoreline Master Program Update

December 2010

City of Tacoma, Washington

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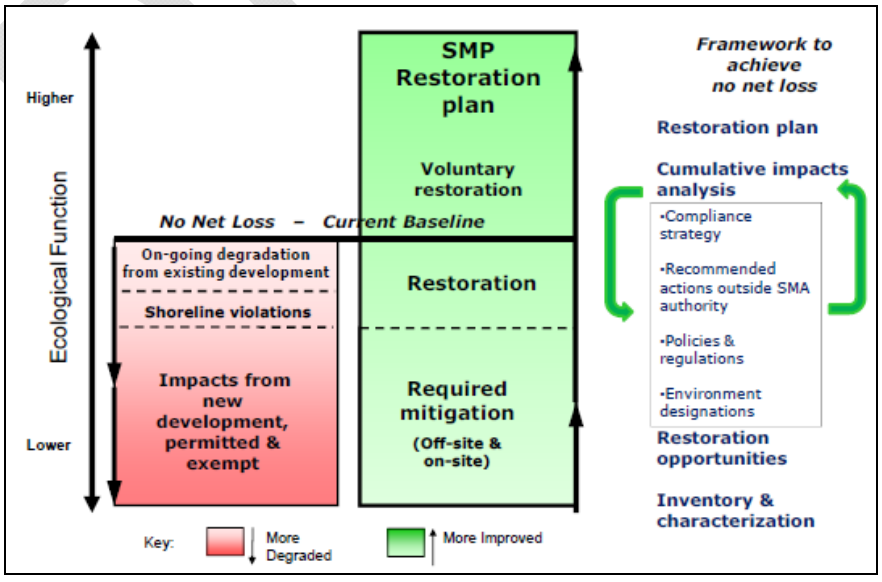
INTRODUCTION

With the assistance of a grant from the State Department of Ecology, the City of Tacoma is updating its Shoreline Master Program (SMP) consistent with state guidelines (WAC Chapter 173-26). Under the shoreline guidelines, local jurisdictions are required to evaluate and consider cumulative impacts of reasonably foreseeable future development in the shorelines of the state (WAC 173-26-186(8)(d)). This report assesses the cumulative impacts of development in the shoreline that would result from development and activities over time under the provisions contained in the proposed Draft Tacoma Shoreline Master Program (TSMP),dated September 2010.

The City of Tacoma is located between Seattle and Olympia on the Puget Sound in the Puyallup River Watershed (Water Resource Inventory Area [WRIA 10]) and the Chambers/Clover Creek Watershed (WRIA 12). There are approximately 36.6 miles of marine shoreline, 3.2 miles of freshwater streams, and a 34-acre lake representing designated shorelines of the state (shorelines) in the City's planning area. Shorelines include portions of the Puget Sound, Commencement Bay, portions of the Puyallup River, Wapato Lake, and portions of the Hylebos Creek.

The purpose of evaluating cumulative impacts is to ensure that, when implemented over time, the proposed SMP goals, policies and regulations will achieve no net loss of shoreline ecological functions from current "baseline" conditions. Baseline conditions are established and described in the City of Tacoma Shoreline Inventory and Characterization Report (ESA Adolfson, 2007). The proposed draft TSMP (City of Tacoma, 2010) provides standards and procedures to evaluate individual uses or developments for their potential to impact shoreline resources on a case-by-case basis through the permitting process. The purpose of this report is to determine if impacts to shoreline ecological functions are likely to result from the aggregate of activities and developments in the shoreline that take place over time and result in a net loss of ecological functions. The following graphic provides a visual description of the role of the SMP update in achieving no net loss.

Figure 1. Achieving No Net Loss of Ecological Functions



Source: Washington State Department of Ecology

The guidelines state that, "to ensure no net loss of ecological functions and protection of other shoreline functions and/or uses, master programs shall contain policies, programs, and regulations that address adverse cumulative impacts and fairly allocate the burden of addressing cumulative impacts among development opportunities. Evaluation of such cumulative impacts should consider:

1. Current circumstances affecting the shorelines and relevant natural processes;
2. Reasonably foreseeable future development and use of the shoreline; and
3. Beneficial effects of any established regulatory programs under other local, state, and federal laws."[1]

This cumulative impacts assessment uses these three considerations as a framework for evaluating the potential long-term impacts on shoreline ecological functions and processes that may result from development or activities under the proposed SMP over time. This assessment considers current circumstances; reasonably foreseeable future development and use; potential effects of development under the new SMP provisions; restoration planning and other federal, state, and local programs. Based on this information, an assessment is made as to whether the conditions of ecological functions in the shoreline are likely to remain at current levels, improve or be degraded. If conditions are likely to remain or improve, "no net loss" is likely to be achieved.

EXISTING CONDITIONS

As part of the City's SMP update process, a shoreline inventory and characterization and map folio was prepared that identifies existing conditions and evaluates the ecological functions and processes in the City's shoreline jurisdiction. The revised Shoreline Inventory and Characterization (ESA Adolfson, 2007) included all shoreline areas within the City of Tacoma. Baseline conditions are summarized very briefly below. For additional discussion and detail please refer to the Inventory and Characterization report.

Physical Processes

Processes Affecting Marine Shorelines

Coastal and upland processes influence the morphology and ecological functioning of the city's marine shorelines. The primary coastal circulation processes that occur in this portion of Puget Sound are tides and wind-driven waves. Tides are the dominant influence on coastal circulation and water quality processes in this portion of Puget Sound. In addition, wind-driven waves generated by storms can play a significant role in surface layer direction and speed, thereby influencing local sediment transport and beach morphology.

On the Tacoma Narrows side there are significant flow velocities that impact the character of the shoreline. Within Commencement Bay flow velocities are generally lower than those measured in the Narrows. Circulation within the surface layer of Commencement Bay is typically driven by tides, wind-driven waves, and fluvial input from the Puyallup River and Hylebos Creek.

Wind-driven waves in Puget Sound are typically associated with storm events and can determine surface layer direction and velocity. Waves have the potential to induce water velocities that are sufficient to mobilize and transport sand to cobble sized particles. Waves have the potential to both: (1) build accretionary landforms (e.g.,

[1] WAC 173-26-286(8)(d)

beaches, berms), and/or (2) erode existing landforms (e.g., beaches, bluffs). The magnitude and direction of wind-driven waves is determined by climatic processes that can vary by season, and by local conditions including length of fetch and presence of local flow constraints. In general, surface circulation patterns, including waves, are more important in Commencement Bay than in the Narrows.

Coastal bluffs and hillslopes that line much of Tacoma's shoreline are a key factor in the development of coastal morphology and ecosystem functioning. The geology, stratigraphy, and surface and groundwater patterns within the coastal bluffs typically determine the slope and potential for sediment delivery to the coastline. The prevalence of bluffs comprised of glacially overridden soils and protective gravel beaches combine to result in relatively slow rates of bluff retreat within Puget Sound. However, large-scale failures do occur, delivering significant volumes of sediment to the shoreline.

Processes Affecting Riverine Shorelines

The Puyallup River is the dominant source of surface water to Commencement Bay, draining approximately 950 square miles from the slopes of Mount Rainier west to Puget Sound. Hybelos Creek drains approximately 29 square miles of the lower Puyallup Valley and the Federal Way Highlands, and is the second largest input of freshwater to Commencement Bay.

Both the Puyallup River and Hybelos Creek are tidal riverine systems within the city of Tacoma's shoreline. Sediment dynamics are complicated by the interaction of freshwater flows and the ebb and flow of the tides within the delta environment. Sediment that is generated in the upper watershed of both fluvial systems is transported downstream to eventually form a delta at the mouth of each channel. Wash load and suspended sediment are flushed into Commencement Bay, while coarser materials (generally sand and larger particles) are retained within the delta. The Puyallup River transports significant sediment to Commencement Bay from glacial sources and yields an estimated 300,000 cubic yards of sediment per year. This sediment is primarily sand and finer material at the mouth of the Puyallup River.

Processes Affecting Lake Shorelines

The surface and groundwater hydrology of Wapato Lake are tightly linked. Due to the relatively permeable soils located in the basin, surface waters move rapidly from the basin area to the lake. Water levels within the lake are highly dependent on climatic conditions and land use within the contributing basin. The input of groundwater to the lake is limited, as the lake bottom does not intersect a significant aquifer beyond the surface-driven aquifer.

There are two primary sediment generation and transport processes within the Wapato Lake basin: (1) sediment build up and wash off from developed areas, and (2) shoreline erosion during storms. Urbanization results in soil disturbances, and vehicle traffic results in deposition of fine sediment on roadways. This sediment is washed into the storm drain system during precipitation events. The shoreline of Wapato Lake is un-vegetated, and appears to be prone to erosion from foot traffic, surface runoff, and small wind-driven waves

Habitat and Species

A number of fish and wildlife species use the shorelines in Tacoma for habitat. Critical fish and wildlife habitat conservation areas are those areas identified as being of critical importance to the maintenance of fish and wildlife species, and if altered may reduce the likelihood that the species will survive and reproduce. Species listed under the federal Endangered Species Act that have critical habitat in Tacoma include Chinook salmon and bull trout. The killer whale and Steller sea lion are not documented as occurring in Commencement Bay, but have the potential to occur and have been sighted within the Tacoma area. Other federal species of concern or State-listed species include the peregrine falcon, purple martin, coho salmon, steelhead, cutthroat trout, and the western pond turtle.

In addition to the above listed species, the State Priority Habitats and Species maps include chum salmon, pink salmon, sockeye salmon, bald eagle, seabird nesting colonies, waterfowl concentrations and harbor seal/California sea lion haul-out sites. Priority habitats shown on the map include riparian areas, urban natural open spaces, wetlands, cliffs and bluffs, estuarine zones and lagoons.

Wapato Lake does not contain any documented use by federally or state listed species, but does contain fish, and a very large concentration of waterfowl, which are important to many species as a food source including the bald eagle. Although there has been no documented use of the area by bald eagles, Wapato Lake could provide a foraging area for eagles due to the presence of waterfowl concentrations and other fish species (rainbow trout). Osprey, a current state monitor species, has been observed foraging over Wapato Lake. Also, the lake likely provides habitat conducive to supporting western pond turtles, a state endangered and federal candidate species, although none have been documented there.

Land Use and Public Access

Current land and shoreline use in Tacoma is a mix of residential, waterfront commercial, industrial/port maritime, and open space and recreation. Along Tacoma Narrows, uses are a mix of overwater residential, commercial, recreational and transportation. Land use in Point Defiance Park is entirely park and open space. Along Ruston Way, land uses north of the Town of Ruston include a yacht club, public boating facilities, and a ferry terminal. Land uses south of the town are a mix of commercial water-related activities, parks and the railroad. Shipping facilities are located downshore closer to the Thea Foss Waterway. The waterways in Commencement Bay have been heavily modified by industrial use as a port terminal. The Thea Foss Waterway was recently redeveloped as a mixed-use waterfront neighborhood. Land uses along Marine View Drive are a mix of marinas and residential development. The Brown's Point urban growth area (UGA) is dominated by residential development along with parks and open space. Land use surrounding Wapato Lake is predominately park and open space. There is some residential development as well.

The City of Tacoma has a variety of parks, open space, and public facilities, many of which provide shoreline access. Approximately 7 percent of the marine shoreline planning area is developed as park or designated open space. There are nine parks that provide shoreline public access to the marine shoreline in the city and UGA. Concrete board walks and public plazas in the Thea Foss Waterway also provide public access to the shoreline. There are no parks in the Puyallup River and Hylebos Creek planning areas. Wapato Park provides shoreline public access to the lake.

Shoreline Alterations

Nearshore ecological processes in Tacoma's nearshore planning area have been altered primarily by "shoreline modifications" related to waterfront development. Shoreline modifications refer to structural alterations of the shoreline's natural bank, including riprap, bulkheads, docks, piers or other in-water / overwater structures. Artificial structures modify natural coastal sediment generation, storage, and transport processes. Bulkheads are generally intended to protect upland development from shoreline erosion. However, bulkheads are typically ineffective at preventing large mass wasting or landslide events that are triggered by significant rainfall and/or tectonic events. When a bulkhead armors the toe of a slope: (1) wave energy is being increased, and (2) the upland sediment source is being partially or temporarily blocked. The level of disturbance to these coastal processes within the shoreline of Tacoma is generally tied to the intensity of development. The level of disturbance varies from low along Point Defiance to medium along the Narrows, and high within Commencement Bay.

Nearshore vegetation and habitats are also impacted by the presence of artificial shoreline structures. Shoreline armoring increases wave energy that mobilizes fine substrates which would otherwise be available for colonization by eelgrass or nearshore algal colonies. Docks and log rafts result in physical impacts in shallow areas and mudflats, usually by causing the removal of typical nearshore vegetation. Bulkheads can result in disconnection of upland sediment sources from providing the materials to build mudflats, which in turn provide the substrate for nearshore vegetation and algal environments.

Shoreline alterations to Wapato Lake that have caused the most impact have been removal of shoreline vegetation which in turn has caused erosion along portions of the lower lake banks. Shoreline modifications to Wapato Lake include a causeway separating the upper two lakes from the lowest and largest section of the lake. Residential bulkheading is located in both the upper lakes and the lower section of the lake.

FUTURE DEVELOPMENT

Reasonably Foreseeable Future Development and Use

The following section provides a summary of reasonably foreseeable future development in the shorelines. This section considers new development and redevelopment. The planning horizon for the proposed TSMP is 20 years. Future development is generally estimated for this time period.

This general analysis of reasonable foreseeable future development was conducted using several sources of information. An assessment of vacant lands within each shoreline districts was conducted. It is assumed that vacancy is an indicator of potential development, although vacancy may also be an indicator of other constraints to development, such as the presence of critical areas. Vacancy was identified using 2009 Pierce County assessors' data.

Previous reports and documents were referenced. The Tacoma Waterfront Lands Analysis prepared by BST Associates (2008) provides information on current and potential future land uses and in each (existing) shoreline district. The Shoreline Land Use Analysis (ESA Adolfson, 2007) provides additional information on plans and trends in land use along the shoreline. The Tacoma Shoreline Inventory and Characterization Report (ICR) (ESA, 2007) included an assessment "rapidly developing shorelines", which reviewed the quantity of building permit

applications submitted for each shoreline district in recent years. It was assumed that areas in which high numbers of permit applications were submitted would experience a rapid rate of growth. The level of permit submittal activity for each district was identified as “none”, “minimal” or “rapid”. All of this information was augmented with information provided by city staff in November and December of 2010. It is assumed that staff would have the most current information on the status and progress of current and ongoing development plans and projects. Lastly, Metro Parks Master Plans for Titlow, Point Defiance, and Wapato Parks were reviewed for potential recreational development in the shorelines.

Table 2 shows the number of vacant properties, the area within each shoreline district that is vacant and the percent of each shoreline district that is vacant. The table also includes a general description of the types of uses built and allowed in each district. It is assumed that future growth would, generally, be consistent with the existing land use pattern. The table includes the results of the assessment of “rabidly developing shorelines.” Lastly, the table provides descriptions of reasonably foreseeable future development that would be expected in each district. The sources of the information in this column are provided as footnotes.

As shown, the Tacoma shorelines are largely developed. The number of vacant parcels is relatively low. Most major new construction in the shoreline is likely to be redevelopment. Figures 1 and 2 show vacant properties and areas that have been identified as reasonably likely to develop. Figure 3 shows the identification of “rapidly developing shorelines” as assessed on the Shoreline Inventory and Characterization Report.

Table 1. Redevelopment Potential in the Shoreline

Shoreline District	Proposed SED	No. of Vacant Parcels (area)	Percent of district Vacant	Existing conditions	Rate of Development[1]	Known and expected reasonably foreseeable development
S-1a Western Slope South (HI)	High Intensity	0 (0 acres)	0%	S-1 is Nearly all developed. Shorelines are completely armored. Major uses include a variety of commercial uses, limited multi-family development, two marinas and the BNSF railroad. Additional commercial uses and multi-family uses are allowed. Single family development is prohibited. Narrows Marina is the major water-dependent use, providing wet and dry moorage, a fuel dock and other amenities. The district also has a public boat launch.	Minimal	There are limited redevelopment opportunities in upland portions of the narrows marina (mixed-use development), which could include water-related services for boaters or restaurants or retail.[2] There is the potential for changes to uses on overwater structures.[3]
S-1b Western Slope South (SR)	Shoreline Residential	4 (0.25 acres)	5%	This district includes a small pocket of residential uses south of S-1a that is separated from the shoreline by the City of University Place boundary. It also includes a small area of single-family residential development, both overwater and upland north of the marinas.	Minimal	Redevelopment of the residential properties north of the marinas is not likely. Additional future development is not expected.[3]
S-2 Western Slope Central (UC)	Urban Conservancy	7 (1 acre)	3%	This area extends from 6th Avenue to the Narrows Bridge. It includes Titlow Park. The BNFS railroad runs along the shoreline north of the park. High bluffs are located landward of the railroad. Residential development is located on the top of the bluff. The district has publically accessible beaches within the park and the city owns a wastewater treatment facility near the Narrows Bridge.	Minimal	A Master Plan for Titlow Park includes natural resource enhancement projects. The Titlow Lodge, private boating club, and the extensive trail system will be preserved or enhanced. New public amenities will include playgrounds and spraygrounds in place of the swimming pool.[4]

Shoreline District	Proposed SED	No. of Vacant Parcels (area)	Percent of district Vacant	Existing conditions	Rate of Development[1]	Known and expected reasonably foreseeable development
S-3 Western Slope	Urban Conservancy	4 (8 acres)	12%	Most of the shoreline in the district is armored with riprap associated with the BNSF Railroad. The railroad enters a tunnel and moves east away from the shoreline. North of the tunnel, is the Salmon Beach community, approximately 75 overwater homes located at the base of a steep bluff. Single-family and water-oriented recreational uses will continue to be allowed.	Minimal/ Rapid	The ICR identifies the Salmon Beach area as rapidly developing because permits are processed on a regular basis. This is presumably associated with remodeling activity.[1] The proposed TSMP would prohibit new overwater homes, some minor expansions to existing overwater homes are likely. There are large vacant parcels identified on the steep slopes along the bluff. These areas have limited access and there is likely no safely developable area within the shoreline. New development in the S-3 is unlikely.[2]
S-4 Point Defiance Natural	Natural	0 (0 acres)	0%	Land use within the S-4 is park, with many activities associated with a regional facility. Shoreline use is well established for passive recreation. Point Defiance Park serves a local and regional need for a unique, near-intact shoreline environment coupled with passive water-enjoyment recreational use.	None	Significant changes to the shoreline are not anticipated[2]

Shoreline District	Proposed SED	No. of Vacant Parcels (area)	Percent of district Vacant	Existing conditions	Rate of Development[1]	Known and expected reasonably foreseeable development
S-5 Point Defiance UC	Urban Conservancy	0 (0 acres)	0%	Point Defiance Park is located in a portion of S-5. The remaining portion of S-5 is a Washington State ferry terminal, a marina and a yacht club. Land and shoreline use in this reach is predominately recreational. Point Defiance Park serves a local and regional need for a unique, near-intact shoreline environment coupled with passive water- enjoyment recreational use.	None/ Minimal	As part of the Point Defiance Master Plan, Metro Parks is considering creating a "maritime village" with retail and restaurant opportunities." The concept also includes additional boat moorage and expanding boat ramp facilities. [5] Development of a location for launching hand-powered watercraft like kayaks could be accommodated, likely in an already developed part of the park in S-5.[3] Ferry operations are assumed to continue. There is a reasonable expectation for some redevelopment of office space at the terminal.[3]
S-6 Ruston Way	Urban Conservancy	18 (12 acres)	17%	Half of the shoreline is in public ownership (Metro Parks). Major land uses include interconnected parks and trails, water-oriented and non-water dependent commercial development (motel/hotel, restaurants, office space, retail shops). Residential uses are located upland of Ruston Way and the railroad.	Minimal	A repair and redevelopment project for the Old Town Dock is underway and is expected to be completed by 2013.[2] Chinese Reconciliation Park is identified as vacant. Once completed, no further development is expected.[3] Several parking lots along Ruston Way are identified as vacant. They represent potential future development over the long-term. [3]
S-7 Schuster Parkway	High-intensity	8 (11 acres)	36%	The shoreline's major uses are parks, city streets, railroad, industrial shipping terminal facilities, Sperry dock, Port of Tacoma grain terminal.	Minimal	Parcels identified as vacant include the Bayside trail and tidelands waterward of the BNSF railroad, where development is not expected. [3] Other than expansion of existing uses, It is unlikely that upland uses will change significantly in this area.[2]

Shoreline District	Proposed SED	No. of Vacant Parcels (area)	Percent of district Vacant	Existing conditions	Rate of Development[1]	Known and expected reasonably foreseeable development
S-8 Thea Foss Waterway	Downtown Waterfront	11 (9 acres)	9%	There are a diversity of uses along either side of the Thea Foss Waterway. Major uses along the west side include parks, warehouses, boat marinas, wholesale outlets, mixed use developments and water-oriented uses. The east side is characterized by shipbuilding, petroleum storage, some water-oriented commercial uses including marinas, a restaurant and the Center for Urban Waters - a 51,000 square-foot office and laboratory building, housing Tacoma's Environmental Services analytical labs and engineering offices, University of Washington Tacoma research labs, and offices for the Puget Sound Partnership.	Rapid	The ICR indicates that all of S-8 is considered a rapidly developing shoreline.[1] <u>West Side</u> 165 feet of permanent floats for transient boaters, two ADA ramps and a pumpout facility are planned for the Foss Waterway Seaport.[2] Future development immediately south of S-7 along the west side of the Thea Foss waterway could include new commercial and residential mixed-use buildings[3] Mid-way down the west side of the waterway, the Esplanade building is complete, but there is potential for new hotel/office development.[3] Further down the waterway, there are vacant parcels that are reasonable expected to develop as high-density residential and commercial mix-use buildings.[3] Several properties identified as redevelopable are unlikely to redevelop because they are historic structures. <u>East Side</u> Redevelopable parcels identified at the south end of waterway will be developed as the Waterway Park. [3] There is the potential for multi-family residential and restaurant development at the Johnny's Dock property. [3] The Port owns Waddell property and has plans to develop for industrial and commercial use.[2] There is potential for expansion at the Nu Star property at the head of the waterway.[3] Expected redevelopment of Commencement Bay Marine Services to Youth Marine Center. [3]

Shoreline District	Proposed SED	No. of Vacant Parcels (area)	Percent of district Vacant	Existing conditions	Rate of Development[1]	Known and expected reasonably foreseeable development
S-9 Puyallup River	Urban Conservancy	21 (19 acres)	9%	Land use along the River is predominately port/maritime related industrial. No water-dependent industrial uses exist because the channel is not maintained for navigation and the series of fixed span bridges crossing the river make it unsuitable for ship or barge traffic. There are several environmental remediation, and habitat and wetland restoration sites. Ownership is a mix of federal (USACOE) tribal (Puyallup Tribe) and City of Tacoma.	Rapid	The ICR identifies the Puyallup River shorelines as rapidly developing shorelines.[1] Although, current data suggests that future foreseeable development is limited. There are no water-dependent industrial uses in the S-9 and new water-dependent facilities are unlikely[2] Much of the shoreline is targeted for habitat and restoration actions such as creation of off-channel habitat and reconnecting wetlands.[6] The properties identified as vacant on the east and west sides of the River are primarily restoration sites. There is no likely development expected at these sites.[3]
S-10 Port Industrial	High Intensity	11 (8 acres)	2%	Water-dependent industrial uses include container, bulk, breakbulk and auto terminals; boat builders, repairs, and shipyards; and moorage. Water-related industrial uses include marine terminals that handle petroleum and forest products. Transportation infrastructure to serve industrial uses. Restoration and remediation sites. Vacant lands include the 30-acre Pony Lumber site and 5.9-acre Puyallup Tribe property along on the Blair-Hylebos Peninsula.	Rapid	The ICR identifies all of the S-10 shorelines as rapidly developing shorelines.[1] Within S-10, there are several development projects in various stages of planning and permitting. From west to east, these projects include: <u>Blair Waterway:</u> The Port and Washington United Terminals (WUT) are in the permitting process to extend the 2000 foot berth at the WUT terminal to 2,600 feet.[2] The Port of Tacoma, The Puyallup Tribe of Indians, and SSA Marine have agreed to cooperate on development of a 180-acre, two-berth container terminal to be completed around 2014 or 2015.[2] The Port of Tacoma is planning to construct a new terminal which will be leased to Yussen Terminal Tacoma Inc. (YTTI). It would be a 168-acre terminal with a 24-acre intermodal rail

Shoreline District	Proposed SED	No. of Vacant Parcels (area)	Percent of district Vacant	Existing conditions	Rate of Development[1]	Known and expected reasonably foreseeable development
						yard and two berths that could serve vessels of 1,050 and 1,150 feet.[2] The port will develop a 72-acre terminal for TOTE after its existing terminal is displaced by the YTTI.[2] There are several properties along the Southern west side of the Blair Waterway that are Port Owned or vacant. Redevelopment of these properties in reasonable foreseeable.[2] <u>Hylebos Waterway</u> Components of the YTTI terminal will be constructed along the west side of the Waterway.[2]
S-11 Marine View Drive	Urban Conservancy	26 (17 acres)	25%	Primary uses include full service commercial marinas that provide water-dependent recreational boating and associated supporting uses, commercial and a few waterfront residential properties. Several of the residential properties are leased from the Port. The shorelines are also characterized by several large mitigation and restoration projects.	Rapid/ None/ Minimal	Areas along the waterward side of Marine View Drive are tribally-owned and consists of mitigation and restoration projects. No development is likely.[3] There are two marinas. Chinook Landing Marina has plans for a new fuel dock. Other Redevelopment or enhancement of marinas could occur as well.[2] Over 50 acres are identified as vacant. However little of this land is available for development. Land on the waterward side of Marine View Drive is largely port-owned and used as mitigation. No new development is likely.[2] Lands landward of Marine View Drive include undevelopable steep slopes. There is some privately owned land here and limited development of low-density single family homes is possible.[23] The Port plans not to re-new residential leases on existing homes and plans to remove structures when leases expire.[3]

Shoreline District	Proposed SED	No. of Vacant Parcels (area)	Percent of district Vacant	Existing conditions	Rate of Development[1]	Known and expected reasonably foreseeable development
S-12 Hylebos Creek	Urban Conservancy	2 (<1 acre)	<1%	Includes lands around and waters of Hylebos Creek prior to its discharge to the Hylebos Waterway.	None	
S-13 Waters of the State	Aquatic	n/a	n/a	Waters of the State includes all water below the ordinary high water mark. Currently overwater structures in the S-13 include marinas, docks, piers and wharfs, industrial terminals and residences.	n/a	Because the proposed TSMP, limits new overwater structures, very little new overwater development is expected outside S-10. Within S-10, water-dependent docks and/or piers are possible as part of new terminal development. Redevelopment of existing docks, and piers would be reasonably likely in the mid- to long-term.
S-14 Wapato Lake	Urban Conservancy	0 (0 acres)	0%	Much of the area surrounding Wapato Lake is in park uses. Other types of development are limited. Urban residential and commercial development and a major transportation facility (I-5) surround Wapato Lake on all sides.	n/a	According to the Wapato Lake Park Master Plan, the following facilities are planned for the park and could occupy parts of the shoreline: • Renovation of the 1936 bathhouse • Expanded parking facilities • New picnic shelters and restrooms • Lake enhancements including vegetated shorelines • Improved dock structure for boat rental and fishing access[7] The area along the southwest shoreline of the lake, west of Alaska Street has some potential for redevelopment to commercial retail uses.[3]

Shoreline District	Proposed SED	No. of Vacant Parcels (area)	Percent of district Vacant	Existing conditions	Rate of Development[1]	Known and expected reasonably foreseeable development
S-15 Point Ruston/Slag Peninsula	High Intensity	3 (2 acres)	5%	District extends from N Waterfront Drive and includes Slag Peninsula. Slag Peninsula is a part of the Asarco Superfund cleanup site.	Minimal	As part of the Point Defiance Master Plan, Metro Parks is considering development of a Peninsula Park on Slag Peninsula, which would offer a pedestrian promenade and venues for outside concerts. There is no potential for residential or commercial development. [5] Point Ruston development has vested permits for high density residential, commercial, and recreational development. Under current plans, most development would be setback from the shoreline 100 to 150 feet.[2 3]

Sources:

[1] Shoreline Inventory and Characterization report (ESA Adolfson, 2007)

[2] Tacoma Waterfront Lands Analysis (BST, 2008)

[3] Staff comment obtained November/December 2010

[4] Titlow Park Master Plan (Metro Parks and SiteWorshop, 2010)

[5] Point Defiance Concept Plan (Bruce Dees and Associates, 2007)

[6] Shoreline Land Use Study (ESA Adolfson, 2007)

[7] Wapato Park Master Plan (Metro Parks, 2005)

New Peninsula Park would include 15-foot pedestrian promenade and venues for outside concerts, festivals and events.

Point Ruston development has been permitted. Includes planned high-density residential and commercial developments and recreational facilities. Under current master plan, development would be setback from the shoreline.

Point Defiance Master Plan considers development of a "maritime village" with retail and restaurants.

Vacant land primarily on steep slope with no/limited access. Primarily out of shoreline. No reasonably foreseeable new development in shoreline.

Several parking lots represent potential commercial development over the longer-term.

Chinese Reconciliation Park. No potential for new development.

Primarily tidelands waterward of Schuster Parkway. No known potential for new upland development. Some potential for new moorage facilities on-water.

Potential for commercial and residential development in mixed use buildings as well as public recreation. Sites 10,11 and 12 zoned for 100-180-feet high-density commercial and residential.

Titlow Park. Master plan includes natural resource enhancement projects, enhancement of existing facilities and development of new play areas.

Fully developed, new development is not reasonably foreseeable.

Existing marinas may redevelop overwater structures. Limited potential for new upland uses include small scale commercial, dry storage, limited multi-family residential, water-enjoyment uses such as restaurant.

Completed Esplanade building.

Likely site for hotel or office development.

Likely site for high-density residential and commercial development in mixed use buildings.

Wapato Park Master Plan includes renovation of existing facilities, shoreline vegetation enhancements, new picnic and play facilities and improved dock for boat rentals and fishing.

Potential redevelopment to commercial/retail west of Alaska Street.

Map 1A

Shoreline District 14

S1a S1b S2 S3 S4 S5 S6 S7 S8 S10 S14 S15 S15

THE NARROWS

COMMENCEMENT BAY

Wapato Lake

City of Tacoma

16 5 5 705 5

Legend

- Downtown Waterfront
- High Intensity
- Natural
- Shoreline Residential
- Urban Conservancy
- Parcels
- Vacant Parcels
- Roads
- Streams
- Waterbodies
- City of Tacoma
- Urban Growth Area

FILE NAME: Fig03_Vacant-Redevopable.ai / EDITED BY: JAB / DATE LAST UPDATED: 11/24/10

ESA Adolfson

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SOURCE: City of Tacoma GIS, 2006; King County, 2005; Pierce County, 2005-2007

FIGURE 2

Vacant and Redevelopable Parcels

TACOMA SHORELINE MASTER PROGRAM UPDATE

TACOMA, WASHINGTON

PUGET SOUND

COMMENCEMENT BAY

Map 1A

City of Tacoma

Landward of Marine View Drive land is mostly steep slopes and a mix of private and public ownership. Private owners may develop limited amount of low-density single-family residences.

Waterward of Marine View Drive, lands are partially owned by the Port of Tacoma and used for mitigation. Homes are likely to be removed once leases expire. No new development is anticipated.

Skookum Wulge Restoration Site (NRDA) - No reasonably foreseeable development.

Yowkwala restoration site (NRDA) - No reasonably forseeable development.

Squally Beach Restoration Site and Hylebos Mudflat (NRDA) - No reasonably foreseeable development.

Port of Tacoma is planning new 168-acre terminal (YTTI) with 24-acre rail yard and two berths.

Port of Tacoma, Puyallup Tribe and SSA planning development of 180-acre, two berth container terminal. Scheduled Completion 2014 - 2015.

Several vacant or Port owned properties. Redevelopment is reasonably foreseeable.

Primarily restoration sites. No development potential.

Port and Washington United Terminals (WUT) planning 600-foot extension of existing berth.

Primarily restoration sites. No development potential.

East side of Thea Foss Waterway - reasonably foreseeable development includes mixed-use with residential component, new office/commercial uses and recreational facilities.

Most areas identified as redevelopable along Puyallup River are built out and new development is not reasonably foreseeable.

Waterway Park. Potential for recreational development only.

S7 S8 S9 S10 S10 S10 S11 S12

705 5

HYLEBOS CREEK

PUYALLUP RIV

Legend

- Downtown Waterfront
- High Intensity
- Natural
- Shoreline Residential
- Urban Conservancy
- Parcels
- Vacant Parcels
- Roads
- Streams
- Waterbodies
- City of Tacoma
- Urban Growth Area

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ESA Adolfson

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0 0.25 0.5 Miles

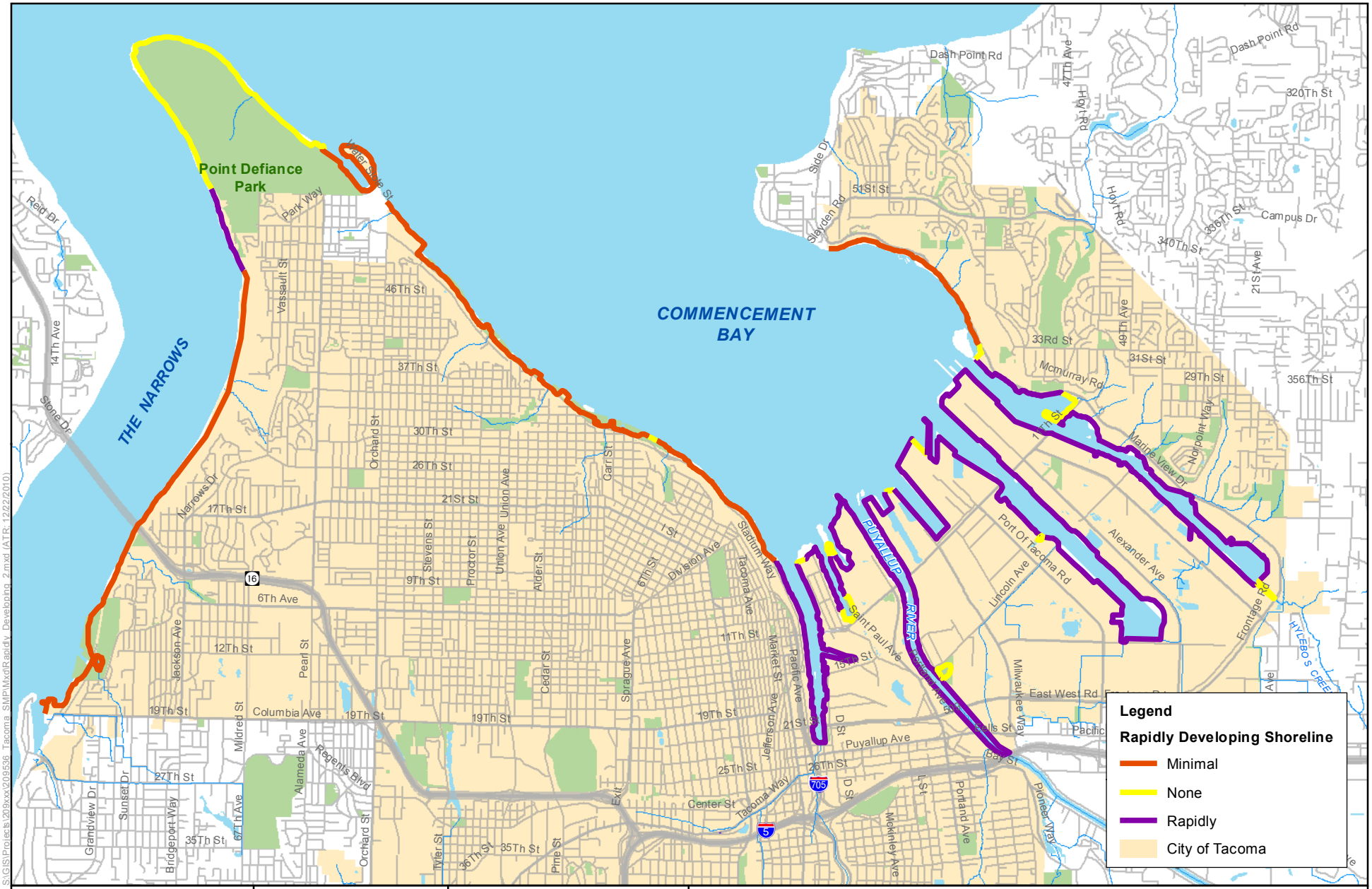
SOURCE: City of Tacoma GIS, 2006; King County, 2005; Pierce County, 2005-2007

FIGURE 3

Vacant and Redevelopable Parcels

TACOMA SHORELINE MASTER PROGRAM UPDATE

TACOMA, WASHINGTON



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ESA Adolfson

File Name: S:\209536\RapidlyDeveloping (ATR, 12/17/2010)

SOURCE: City of Tacoma GIS, 2006; King County, 2005; GeoEngineers, 2003; Pierce County, 2005-2007

Figure 4

Rapidly Developing Shoreline
TACOMA SHORELINE MASTER PROGRAM UPDATE
TACOMA, WASHINGTON

Population and Employment Growth and Expected Land Use Change

According to the 2000 census, the population of the City of Tacoma was 193,556 and has been growing steadily since 1950. The population of the City is projected to increase at a slightly higher rate in the future. The estimated population and employment forecasted by 2040 in the Puget Sound Regional Council's Vision 2040 are 127,000 new Tacoma residents and 97,000 new jobs. This growth will be accommodated within the City and will be planned for through City's Comprehensive Plan. The increase in population and employment will increase the number of people who want to use the shoreline for recreational and commercial purposes.

The City's comprehensive Plan establishes an overall growth strategy that places emphasis on concentrating that expected growth toward compact mixed-use centers and in nodes along major transportation corridors. The concept directs new development to occur in these types of areas:

1. **Mixed-use Centers.** Mixed-use centers are compact, self-sufficient areas, identifiable as the focus of the surrounding area. The mixed-use center is a dense, well-integrated variety of development types, combined in such a way that it is pedestrian-oriented and transit supportive.

2. **Manufacturing/Industrial Centers.** Manufacturing/industrial centers are concentrations of manufacturing, industrial and related uses and are major employment areas. These areas need good access to local and regional transportation systems. The port industrial area (S-10) is the City's primary manufacturing and industrial center.

3. **Concentrations.** Concentrations are broad areas of moderate to high levels of development. Various housing types, employment opportunities or commercial and industrial development may be included within these areas.

4. **Corridors.** Corridors are major transportation routes consisting of freeways, highways, principal arterial streets and transit routes that provide access into and out of the city, act as travel ways between designated centers and concentrations and/or support high levels of transit service.

The Thea Foss Waterway (S-8) and Port/industrial District (S-10) are both identified as high-intensity use areas. As stated in the Comprehensive Plan: "High intensity development generates high activity patterns and high traffic generation. High-density residential development, major employment centers and commercial and industrial developments of regional significance are all examples of high intensity development."

In general, the underlying development pattern for the city has been established and particularly in the shorelines. The land use pattern in the shorelines has gone through dramatic changes in the last 20 years, mostly along the west side of Commencement Bay. Smaller changes will continue. The residential uses along Marine View Drive will convert to open space and restoration; the Thea Foss Waterway will continue to develop as a mixed-use center; Hylebos Creek will continue to convert to a restoration site; and areas of Schuster Parkway and Ruston Way will continue to develop as public access and recreational sites. In the rest of the shoreline, current patterns will remain relatively stable.

There are very few undeveloped and buildable properties. Future development in the City's shoreline will be redevelopment. As noted above, redevelopment activities will be focused along the west side of Commencement Bay and the Port/Industrial area.

PROTECTIVE PROVISIONS OF THE PROPOSED SMP

Shoreline Environment Designations

The assignment of Shoreline Environmental Designations (SEDs) is the primary tool in regulating shoreline uses to achieve the policy goals of the proposed TSMP and the Act. Local SMPs establish a system to classify shoreline areas into specific SEDs. The purpose of shoreline environment designation system is to provide a uniform basis for applying policies and use regulations within distinctly different shoreline areas. Generally, environment designations are based on biological and physical capabilities and limitations of the shoreline, existing and planned development patterns, and a community's vision or objectives for its future development.

SEDs typically act as a zoning overlay; providing an additional layer of policy and regulations that apply to land within the SMP jurisdiction. Unique In the City of Tacoma, the city's shoreline jurisdiction is further divided into shoreline districts which are zoning districts themselves. Each shoreline district carries a shoreline environment designation. While standards and regulations within each designation are generally similar, they do differ slightly by district.

Tacoma's existing SMP includes four SEDs, but applies only three of them in practice. The existing system of environment designation included: 1) Natural; 2) Conservancy; 3) Rural; and 4) Urban. Although noted in the SMP, the "Rural" designation was not assigned to any geographical areas within the city. These three SEDs are currently assigned to the 14 (S-1 through S-14) shoreline districts. The existing SMP does not include management policies for each SEDs, which conflicts with current state requirements.

The proposed changes to environment designations are described in Figure 4. The new system applies designation management policies across areas with similar current and planned land uses and resource characteristics. The proposed designations are consistent with both the existing land use pattern and the city's Comprehensive Plan future land use designations. Proposed SEDs also reflect changes in land use and resource protection priorities from the existing SMP.

Regulation of uses and shoreline modifications associated with each designation is generally most restrictive or protective for "Natural" areas, followed by "Urban Conservancy", "Shoreline Residential". The High-intensity designation is the least protective in terms of ecological functions, but is assigned to locations that are heavily developed, have altered ecological functions and are dominated by industrial water-dependent and water-related uses. The new designation, "Downtown Waterfront" applies specifically to the Thea Foss Waterway and allows for the waterway's unique combination of mixed-use residential/commercial, maritime, recreational, and industrial uses. The new "Aquatic" environment applies to the marine in-water areas of Commencement Bay and the Tacoma Narrows.

As shown in Figure 4, the amount of shoreline length previously classified as Conservancy and proposed as Urban Conservancy has increased by approximately 18 miles of shorelines. Most of this more protective designation was previously designated Urban, which decreased by 17 miles. The length of Natural shorelines

remains intact. Figure 4 shows estimates of lineal miles of each existing and proposed shoreline designation and how the existing designation are being modified in the Draft TSMP.

Figure 5. Comparison of Current and Proposed Shoreline Designation Systems

CURRENT CITY DESIGNATIONS	MILES	→ PROPOSED DESIGNATIONS	MILES	DESIGNATION CRITERIA
Conservancy	6.60	→ *Urban Conservancy*	18.39	• Planned for maintaining or restoring shoreline functions • Planned uses are publically beneficial
Urban	37.30	→ *High Intensity*	20.10	• High-intensity water-oriented commercial, transportation, industrial uses
Natural	2.20	→ *Natural*	2.20	• Free of human influence • Intact shoreline functions
New Designations		→ *Shoreline Residential*	1.82	• Primary zoned single-family residential
		→ *Downtown Waterfront*	3.74	• Thea Foss Waterway
		→ *Aquatic*		• Marine Waters

In addition to updating the designation system, the proposed SMP includes several changes in the districts. Some of these are the result of applying a different designation to a district and some are the result of changing district boundaries. In general, these changes apply more protective designations to areas with sensitive and/or intact functions, while continue to allow more intense uses in appropriate areas, such as the port. Figure 5 highlights the major changes in districts from the existing SMP.

Figure 6. Comparison of Existing and Proposed Shoreline Districts

EXISTING DISTRICT	EXISTING SED	→	NEW DISTRICT	NEW SED	NOTES
S1	Urban	→	*S1a*	*High Intensity*	• Split out marinas from residential areas
		→	*S1b*	*Shoreline Residential*	
S2	Conservancy	→	*S2*	*Urban Conservancy*	
S3	Conservancy	→	*S3*	*Urban Conservancy*	
S4	Natural	→	*S4*	*Natural*	
S5	Conservancy	→	*S5*	*Urban Conservancy*	
S6	Urban	→	*S6*	*Urban Conservancy*	• Changed to Urban Conservancy • Created new district for Point Ruston and Slag Peninsula • S-6 extended south to include Chinese Reconciliation Park
		→	*S15*	*High Intensity*	
S7	Urban	→	*S7*	*High Intensity*	
S8	Urban	→	*S8*	*Downtown Waterfront*	• Applied new designation, Downtown Waterfront
S9	Urban	→	*S9*	*Urban Conservancy*	• Changed to Urban Conservancy
S10	Urban	→	*S10*	*High Intensity*	• New S-12: Hylebos Creek
		→	*S12*	*Urban Conservancy*	
S11	Urban	→	*S11*	*Urban Conservancy*	• Combined to one district and changed designation to Urban Conservancy
S12	Urban				
S13		→	*S13*	*Aquatic*	• Open waters of Commencement Bay designated Aquatic
S14	Urban	→	*S14*	*Urban Conservancy*	

As shown above, the S-1 district has been spilt, so that the residential area north of the Marina now carries the more protective Shoreline Residential -designation. Similarly, the S-6 district has been split. Under the proposed SMP, the S-6 district has been changed from Urban to the more protective Urban Conservancy and Slag Peninsula and Ruston Point have been split out and assigned a High Intensity designation, this is appropriate as the Point Ruston development is currently permitted for relatively high-intensity commercial and residential uses. S-6 has been expanded south so that the Chinese Reconciliation Park is now in the S-6 district.

The Thea Foss Waterway has been re-designated as Downtown Waterfront from Urban. The purpose of this designation is to foster the continued cleanup and redevelopment of the Waterway and to accommodate its unique mix of pedestrian-oriented development, water-oriented commercial uses, restoration, cultural facilities, recreational, maritime and industrial uses.

The Puyallup River shorelines (S-9) have been changed to Urban Conservancy from Urban to reflect the City's greater focus on habitat protection and salmon recovery. The Marine View Drive shorelines north of East 11th Street have been consolidated into one district, S-11, and changed from Urban to Urban Conservancy. This more protective designation is reflective of the area's changed character to fewer industrial (such as log storage) and residential uses to an area characterized by accessible beaches, restored tidelands and mitigation projects.

The last major change is the introduction of a new district for Hylebos Creek, S-12, which is designated Urban Conservancy. Under the current SMP, this area is designated Urban. The more protective designation reflects the city's efforts to enhance ecological functions, while still allowing some water-dependent uses.

Development Standards and Use Regulations

The proposed TSMP identifies allowed and prohibited uses and modifications in each of the shoreline environments and provides policies and regulations intended to protect shoreline functions from potential impacts of those uses. Some uses which carry a greater potential for impact to shoreline functions would require a conditional use permit in order to conduct project-specific review and conditioning. Shoreline conditional use permits require local and state approval. Because all future uses cannot be predicted, uses not listed in these tables will require a conditional use permit. Table 2, presents allowed and prohibited uses by district as well as those uses, which are considered conditional uses.

Table 2 also identifies general development standards, such as setbacks and height limitations, for each district. The table is also coded to show where regulations have changed from the existing SMP. Green indicates a more protective change (e.g. a use previously allowed is now a conditional use), red indicates a less protective change (e.g. a use previously prohibited is now allowed), and black indicates no change. Blue indicates a use that was not addressed specifically in the existing SMP. Under the existing SMP, these unlisted uses would require a conditional use approval. The color coding provides a cursory way to summarize the proposed changes; it is not an exhaustive list. There are several uses that were allowed under the current SMP that may still be allowed, but more protective conditions have been proposed. Many of these are described elsewhere in this document. Also, district boundaries have changed, which may result in regulatory changes on affected properties. Lastly, the allowance of a use previously not allowed does not necessarily represent less resource protection. For example, the allowance of high occupancy vehicle (HOV) or transit facilities in areas where they were previously prohibited may have long-term beneficial effects if fewer cars are on the roadways.

Table 2. Shoreline Use and Modification Table

GENERAL SHORELINE USE, MODIFICATION & DEVELOPMENT STANDARDS TABLE																
District	**S-1a**	**S-1b**	**S-2**	**S-3**	**S-4**	**S-5**	**S-6**	**S-7**	**S-8**	**S-9**	**S-10**	**S-11**	**S-12**	**S-13**	**S-14**	**S-15**
District Name	**Western Slope South**	**Western Slope South**	**Western Slope Central**	**Western Slope North**	**Point Defiance**	**Point Defiance**	**Ruston Way**	**Schuster Parkway**	**Thea Foss Waterway**	**Puyallup River**	**Port Industrial**	**Marine View Drive**	**Hylebos Creek**	**Waters of the State**	**Wapato Lake**	**Point Ruston / Slag Pen.**
Shoreline Designation	**HI**	**SR**	**UC**	**UC**	**N**	**UC**	**UC**	**HI**	**DW**	**UC**	**HI**	**UC**	**UC**	**A**	**UC**	**HI**
Shoreline Uses																
Agriculture																
Agriculture	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Aquaculture																
Aquaculture, general	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Artwork																
Artwork	P	P	P	P	P	P	P	P	P	P	P	P	P	CU	P	P
Boating Facilities																
Marinas	P	N	N	N	N	P	N	P	P	N	P	P	N	P/CU[1]	N	P
Boat Ramps	P	N	CU	N	N	P	N	N	P[2]	N	P	P	N	P	N	P
Non-motorized Boat Launch	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Mooring Buoy	P	P	P	P	P	P	P	P	N	N	P	P	P	P	N	P
Navigational Aids	P	P	P	P	P	P	P	P	P	N	P	P	P	P	N	P
Covered Moorages/Boat Houses[3]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial Development																
Water dependent	P	N	P	N	N	P	P	P	P	P	P	P	P	P	N	P
Water related	P	N	P	N	N	P	P	P	P	P	N	P	N	N/P[4]	N	P
Water enjoyment	P	P	P	N	N	P[5]	P	P	P	P	N	P	N	N/P[4]	N	P
Non Water oriented	N/P[6]	N	N	N	N	N	N/P[6]	N	P/CU[7]	N	N/P[6]	N/P[6]	N	N	N	P[8]
Ecological Restoration / Enhancement / Mitigation																
Ecological Restoration / Enhancement / Mitigation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Educational, Cultural and Scientific																
Educational, Cultural and Scientific	P	CU	P	P	P	P	P	P	P	P	P	P	P	P/N[9]	P	P
Forest Practices																
Forest Practices	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Port, Terminal, and Industrial Development																
Water-dependent	CU[10]	N	N	N	N	N	N	P	P[11]	P	P	N	P[12]	P	N	N
Water-related	N	N	N	N	N	N	N	P	P[11]	P	P	N	N	N	N	N
Non water oriented	N	N	N	N	N	N	N	N	CU[13]	CU	N	N	N	N	N	N
Mining																
Mining	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mooring Facilities: Piers, Wharves, Docks and Floats																
Associated with Residential Uses	N	P	P	P	N	N	N	N	N	N	N	N	N	P	N	N
Associated Public Access Uses	P	P	P	P	N	P	P	P	P	N	P	P	CU	P	P	CU
Associated with Water Dependent Uses	P	N	P	P	N	P	P	P	P	N	P	P	CU	P	N	N
Parking																
Associated with an Approved Use	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	P
As a Primary Use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Recreational Development																
Water oriented	P	P	P	P	P	P	P	P	P	P	P	P	P	CU	P	P
Non-Water oriented	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Development																
Single-family[14]	N	P	P	P	N	N	N	N	N	N	N	P	N	N	P	P/CU[16]
Multifamily	P	N	N	N	N	N	N	N	P[15]	N	N	P	N	N	N	P/CU[16]
Multifamily as part of a mix-use development	P	N	N	N	N	N	N	N	P[15]	N	N	P	N	N	N	P/CU[16]
Home Occupation	P	P	P	P	N	N	N	N	P	N	N	P	N	N	N	P

GENERAL SHORELINE USE, MODIFICATION & DEVELOPMENT STANDARDS TABLE																
District	**S-1a**	**S-1b**	**S-2**	**S-3**	**S-4**	**S-5**	**S-6**	**S-7**	**S-8**	**S-9**	**S-10**	**S-11**	**S-12**	**S-13**	**S-14**	**S-15**
District Name	**Western Slope South**	**Western Slope South**	**Western Slope Central**	**Western Slope North**	**Point Defiance**	**Point Defiance**	**Ruston Way**	**Schuster Parkway**	**Thea Foss Waterway**	**Puyallup River**	**Port Industrial**	**Marine View Drive**	**Hylebos Creek**	**Waters of the State**	**Wapato Lake**	**Point Ruston / Slag Pen.**
Shoreline Designation	**HI**	**SR**	**UC**	**UC**	**N**	**UC**	**UC**	**HI**	**DW**	**UC**	**HI**	**UC**	**UC**	**A**	**UC**	**HI**
Signs																
Interpretive/Educational	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Advertising	P	P	P	N	N	P	P	P	P	P	P	P	P	CU	P	P
Transportation																
New SOV-oriented Facilities	N	N	N	N	N	**N**	N	**N**	**CU**	**CU**	P	**N**	**N**	**N**	N	**P**
New HOV or Transit-oriented Facilities	**P**	**N**	**P**	**N**	**N**	**P**	**P**	**P**	**P**	**CU**	**P**	**N**	**N**	**N**	**P**	**P**
New Railways	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**N**	CU	CU	**N**	**N**	**N**	**N**	**N**
Expansion of Existing Facilities	P	**CU**	P	P	**N**	P	P	P	**CU**	P	P	P	**CU**	CU	P	P
Passenger only ferry- and water taxi-related Facilities	**CU**	**N**	**CU**	**N**	**N**	**P**	**P**	**P**	**P**	**N**	**N**	**P**	**N**	**P**	**N**	**CU**
Non-motorized facilities, new or expansion	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	P	**P**
Utilities																
Underground	P	P	P	P	P	P	P	P	P	P	P	P	P	CU	**P**	P
Above ground	**N**	**P**	**N**	**P**	**N**	**N**	**N**	**N**	**N**	**P**	**P**	**P**	**N**	**CU**	**N**	**N**
Shoreline Modification																
Shoreline Stabilization																
For water-dependent uses[17]	P	P	**P**	**P**	**N**	P	P	P	P	P	P	P	**P**	**P**	**P**	P
For Non-water-dependent uses	**CU**	**CU**	CU	CU	**N**	**CU**	**CU**	**CU**	**CU**	CU	**CU**	**CU**	**CU**	**CU**	CU	**CU**
Breakwaters, Jetties, Groins and Weirs																
Associated with marinas	CU	**N**	**N**	**N**	**N**	CU	**N**	**N**	CU	**N**	**CU**	CU	**N**	CU	**N**	**N**
For Navigational purposes	CU	**N**	**CU**	**N**	**N**	CU	**N**	**N**	CU	**N**	**CU**	CU	**N**	CU	**N**	**N**
As part of Ecological Restoration and Enhancement	P	**N**	P	**P**	**N**	P	P	P	P	P	P	P	P	P	N	P
Dredging and Dredge Material Disposal																
Non-maintenance dredging	CU	N	N	N	N	N	CU	N	CU	CU	CU	CU	N	CU	N	CU
Maintenance dredging	P	**N**	**N**	**N**	**N**	P	P	P	P	P	P	P	P	P	P	P
As Part of Ecological Restoration / Enhancement	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Fill and Excavation																
Fill and Excavation, Below OHWM	**CU**	**CU**	**N**	**N**	**CU**	**CU**	**CU**	**N**	**N**	**N**	**CU**	**N**	**CU**	**N**	**N**	**CU**
Below OHWM for Ecological Restoration and Enhancement	P	P	P	P	**P**	P	P	P	P	P	P	P	P	P	P	P
Above OHWM	P	P	P	**N**	**P**	P	P	**CU**	P	**CU**	P	**CU**	**CU**	N/A	**N**	P
Flood Control Works and In-stream Structures																
	N	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**CU**	**CU**	**N**	**CU**	**CU**	**N**	**N**
General Minimum Development Standards																
Critical Area Buffer, per TSMP Chapter 6	**50 ft. from OHWM**	**50 ft. from OHWM**	115 ft. from OHWM	200 ft. from OHWM	200 ft. from OHWM	115 ft. from OHWM	115 ft. from OHWM	115 ft. from OHWM	50 ft. from OHWM	150 ft. from OHWM	50 ft. from OHWM	115 ft. from OHWM	**150 ft. from OHWM**	N/A	300 ft. from OHWM	50 ft. from OHWM
Height Limit	35 ft within marine buffer, 75 ft upland and outside marine buffer	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	100 ft for deep water facilities[19] otherwise 35 ft[20]	Refer to S-8 Shoreline District Regulations	35 ft	100 ft[20]	35 ft	35 ft	35 ft, unless associated with Port/Industrial or transportation facilities.	35 ft	35 ft within 100 ft of OHWM; 50 ft from 100 – 200 ft.

GENERAL SHORELINE USE, MODIFICATION & DEVELOPMENT STANDARDS TABLE																
District	**S-1a**	**S-1b**	**S-2**	**S-3**	**S-4**	**S-5**	**S-6**	**S-7**	**S-8**	**S-9**	**S-10**	**S-11**	**S-12**	**S-13**	**S-14**	**S-15**
District Name	**Western Slope South**	**Western Slope South**	**Western Slope Central**	**Western Slope North**	**Point Defiance**	**Point Defiance**	**Ruston Way**	**Schuster Parkway**	**Thea Foss Waterway**	**Puyallup River**	**Port Industrial**	**Marine View Drive**	**Hylebos Creek**	**Waters of the State**	**Wapato Lake**	**Point Ruston / Slag Pen.**
Shoreline Designation	**HI**	**SR**	**UC**	**UC**	**N**	**UC**	**UC**	**HI**	**DW**	**UC**	**HI**	**UC**	**UC**	**A**	**UC**	**HI**
Side Yard/View Corridor[18]	30% of shoreline frontage	30% of shoreline frontage	30% of shoreline frontage	30% of shoreline frontage	30% of shoreline frontage	30% of shoreline frontage	30% of shoreline frontage	30% of shoreline frontage[20]	30% of shoreline frontage	30% of shoreline frontage	0 ft[20]	30% of shoreline frontage	30% of shoreline frontage	N/A	30% of shoreline frontage	30% of shoreline frontage
Front Yard Setback	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft[20]	20 ft	50 ft from centerline of Puyallup river Dike	0 ft[20]	20 ft	20 ft	N/A	20 ft	20 ft
Rear Yard Setback (from edge of applicable buffer)	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft[20]	10 ft	10 ft	0 ft[20]	10 ft	10 ft	N/A	10 ft	10 ft
Lot Area																
Minimum Ave. Width	50 ft	50 ft	50 ft	50 ft		50 ft	50 ft			50 ft		50 ft	50 ft	N/A	50 ft	
Minimum Lot Frontage	25 ft	25 ft	25 ft	25 ft		25 ft	25 ft			25 ft		25 ft	25 ft	N/A	25 ft	
Minimum Lot Area for SF Dwelling	5,000 sq ft	5,000 sq ft	5,000 sq ft	5,000 sq ft		5,000 sq ft	5,000 sq ft			5,000 sq ft		5,000 sq ft	5,000 sq ft	N/A	5,000 sq ft	
Minimum Lot Area for MF Dwelling	6,000 sq ft	6,000 sq ft	6,000 sq ft	6,000 sq ft		6,000 sq ft	6,000 sq ft			6,000 sq ft		6,000 sq ft	6,000 sq ft	N/A	6,000 sq ft	

Key:

P Permitted — GREEN: More Protective

N Prohibited — RED: Less Protective

CU Conditional Use — BLUE: Use Not Specifically Addressed in Existing SMP

1 Expansion of an existing marina shall be permitted consistent with the provisions of this Program, new marina development shall be a conditional use.

2 Boat ramps shall be permitted only in that area on the east side of the Foss Waterway north of the Centerline of 15th Street.

3 Existing boat houses and covered moorage shall be permitted in all districts.

4 Water-enjoyment and -related commercial uses shall be permitted over-water only as a reuse of an existing structure or when located within a mixed-use structure.

5 Commercial development shall be limited to businesses providing recreational equipment, services or food services.

6 Non-water-oriented commercial uses shall be prohibited except as part of a mixed-use development or in support of a water-oriented component, at an upland location.

7 Non-water-oriented commercial uses shall be permitted as part of a mixed-use development with a water-oriented component; Non-water-oriented commercial uses in a mixed-use development without a water-oriented component shall be permitted as a conditional use consistent with TSMP 9.8(D).

8 Non-water-oriented commercial uses shall be permitted outside 150’ of OHWM only.

9 New educational, historic, and scientific uses are permitted over-water or in the S-13 Shoreline District (Waters of the State) only when water-dependent or as a reuse of an existing structure.

10 Water-dependent port, terminal and industrial uses shall be permitted only in existing overwater structures.

11 Water-dependent and -related port, terminal and industrial uses shall only be permitted on the east side of the Foss Waterway north of 15th Street.

12 Water-dependent uses shall be permitted west of I-509 only.

13 Non-water-oriented industrial uses shall only be permitted in accordance with the regulations in TSMP section 7.5.2.

14 New single-family residential development shall only be permitted in upland locations.

15 Multi-family residential development shall only be permitted on the west side of the Foss Waterway, and on the east side of the Foss Waterway south of the centerline of E. 11th Street.

16 Residential uses shall only be permitted in upland locations, outside 150’ of OHWM. Within 100’ to 150’ of OHWM, single family townhomes shall be permitted as a conditional use.

17 Structural shoreline stabilization shall be permitted only when necessity has been demonstrated as described in TSMP section 8.2.2.

18 The side/yard corridor may be distributed between the two sides at the discretion of the proponent, provided a minimum 5 foot set back is maintained from either lot line.

19 The maximum height standard excludes equipment used for the movement of waterborne cargo between storage and vessel or vessel and storage.

20 Any building, structure, or portion thereof hereafter erected (excluding equipment for the movement of waterborne cargo between storage and vessel, vessel and storage) shall not exceed a height of 100 feet, unless such building or structure is set back on all sides one foot for each four feet such building or structure exceeds 100 feet in height).

The table shows that the proposed TSMP establishes a hierarchy of uses, in which more intensive and potentially impacting uses and modifications are allowed in more altered shoreline environments and those that are zoned for higher-intensity industrial and commercial uses. Uses which could potentially have negative impacts are more limited in the less developed areas or areas in which development is less-intense. This overall strategy is similar to the strategy used for the existing SMP, but increases protection by differentiating geographies and SEDs, such as in the S1 district. The strategy also reflects changes in use and priority of the city's shoreline by changing the Puyallup River, Marine View Drive and Hylebos Creek shorelines to Urban Conservancy.

In general the proposed TSMP improves the City's established goal to minimize cumulative impacts by concentrating development activity in already-impaired or lower functioning areas that are reserved for water-oriented uses and that are not likely to experience degradation of shoreline functions with incremental increases in new development.

Major Changes to Use Regulations in the Proposed SMP

The proposed SMP includes policies and regulations that require allowed uses to achieve "no net loss" of shoreline functions. This is achieved through implementation of development standards, mitigation requirements and other regulatory provisions. The proposed SMP proposes several changes to the shoreline policies and development regulations that encourage shoreline conservation and prohibit development activities that would cause adverse impact to shoreline functions and processes. The most significant changes proposed are in critical areas protection, over-water structures, and shoreline modifications. These changes are discussed in the sections that follow:

Critical Areas Protection and Restoration

Critical area will be regulated under the provisions of the proposed TSMP. Critical areas regulations have been added to the TSMP and modified for consistency with the City's shoreline goals and policies.

- According to Engrossed Senate Bill 1651 passed in 2010, critical areas in the shoreline will be regulated by the TSMP, once adopted. The proposed TSMP now includes policies, regulations and standards for activities in the marine shoreline and critical areas. TSMP 6.4
- Within shorelines, the standard for protection of critical areas is "no net loss" of ecological functions. TSMP 6.4.2(A)(1)
- TSMP established buffers for the marine shoreline, wetlands, streams, and geological hazards. It also establishes standards for identifying and protecting fish and wildlife habitat conservation areas. TSMP 6.4
- The proposed TSMP establishes a fee-in-lieu program that can be substituted where on site mitigation of habitat impacts is not possible. The program is fully described in the Restoration Plan. The program is summarized as follows (TSMP 6.4.2(C)(4)):
    - A fee-in-lieu program would allow applicants to pay a fee in lieu of providing required on-site mitigation;
    - The program would be available in instances where on-site mitigation is not possible or would not markedly improve ecological conditions;
    - The program would be a mechanism to pool dollars that would be used to fund larger restoration projects that may have a more beneficial effect than individual on-site projects.

Overwater Structures

The proposed new TSMP strengthens the protections of the shoreline environment by limiting the types of uses allowed overwater, limiting new overwater coverage and introducing standards for light penetrating materials.

- New marinas and boating facilities must demonstrate no loss of ecological functions. TSMP 7.3.2(A)(3) -.
- New covered moorage and overwater boat houses are prohibited, with exceptions for some industrial uses. TSMP 7.3.2(E)(4)
- Existing covered moorage and boat houses may continue, but may not expand. TSMP 7.3.2(E)(3)
- New piers, wharfs, docks and floats are only allowed for water-dependent uses and are size restricted. TSMP 7.6.2(A)(1)
- New ovewater residential development is prohibited and the size and number of accessory piers and docks is limited. TSMP 7.3.2(E)(4)
- Existing overwater residential structures are allowed a one-time expansion of 10%, provided overwater coverage and overall height do not increase. TSMP 2.5(B)(3)

Shoreline Modifications

The proposed TSMP increases the protection of nearshore habitats, while allowing for protection of existing structure. The proposed TSMP encourages non-structural and softshore shoreline protection measures.

- Non-structural or soft-shore bank stabilization techniques are preferred. TSMP 8.2.1(1)
- New, repaired, or replaced shoreline stabilization must result in “no net loss” of ecological functions. TSMP 8.2.2(A)(1) -
- Stabilization for water-dependent uses is allowed. Stabilization for non-water-dependent uses requires a conditional use permit. Structural stabilization is prohibited in the Natural Shoreline Environment (S-4 – Point Defiance). TSMP 8.2.2(A)(7&8)
- Before permitting structural shoreline stabilization, proposals for new, expanded, or replaced structural shoreline measures must evaluate – in order of preference (TSMP 8.2.2(A)(10)):
    1. No-action
    2. Non-structural measures – setbacks or relocating structures
    3. Soft-shore armoring
- New or replaced bulkheads may not be placed waterward of the OHWM or existing structures. TSMP 8.2.2(A)(10)

The proposed changes to development standards and use regulations are, in general, more protective than the existing SMP. New development would be required to meet marine shoreline and critical areas standards contained in the TSMP. As redevelopment occurs, the policies and regulations in the proposed TSMP require that development be located and designed in a manner that avoids impacts to ecological functions and/or enhances functions where they have been degraded.

Restoration Opportunities

In addition to the application of shoreline environment designation and use regulations, the SMP update includes a Shoreline Restoration Plan (ESA Adolfson, 2010). Key restoration actions were identified in the plan for each shoreline district. Restoration will both address ongoing cumulative impacts to shoreline functions from existing development and improve functions overtime above what would be accomplished through project mitigation. Table 3, below shows proposed restoration actions for each shoreline district. In addition Map 1 in

the Shoreline Restoration Plan (ESA Adolfson, shows the location of conceptual restoration opportunities in the City's shorelines.

Table 3 Proposed Restoration Actions in the Tacoma Shoreline

Ecologic Processes	Shoreline Function	Proposed Restoration Action
S-1a and S-1b		
Habitat:	Maintenance of typical native plant community	Implement LID measures in and adjacent to shoreline.
Water Quality:	Long-term storage of excess nutrients, pathogens, and toxins	Restore shoreline vegetation and salt water connections. Replant eelgrass where degraded.
S-2		
Hydrology:	Attenuation of wave energy	Restore historic wetlands and/or enhance existing wetlands.
Sediment Generation and Transport:	Sediment delivery from coastal bluffs	Remove barriers to sediment delivery from bluffs.
Water Quality:	Water contact time with soil Long-term storage of excess nutrients, pathogens, and toxins	Restore historic wetlands and/or enhance existing wetlands. Use LID and water quality improvement measures in and adjacent to shoreline. Remove creosote contaminated pilings and debris. Limit wetland fill in or adjacent to shoreline districts.
Habitat:	Maintenance of typical native plant community Source and delivery of LWD	Restore salt marsh and tidal wetlands Remove structural barriers between shoreline forests and nearshore habitats. Enhance existing forests with native plants and trees.
S-3		
Hydrology	Attenuation of wave energy	Replace existing bulkheads with soft shoreline armoring.
Sediment Generation and Transport	Sediment delivery from coastal bluffs	Remove barriers to sediment delivery from bluffs.
Water Quality	Long-term storage of excess nutrients, pathogens, and toxins	Use LID and water quality improvement measures in and adjacent to shoreline.
Habitat	Source and delivery of LWD	Remove structural barriers between shoreline forests and nearshore habitats. Enhance existing forests with native plants and trees.

Ecologic Processes	Shoreline Function	Proposed Restoration Action
S-4 and S-5		
Hydrology	Attenuation of wave energy	Replace existing bulkheads with soft shoreline armoring.
Sediment Generation and Transport:	Sediment delivery from coastal bluffs	Remove barriers to sediment delivery from bluffs.
Water Quality	Long-term storage of excess nutrients, pathogens, and toxins	Use LID and water quality improvement measures in and adjacent to shoreline. Limit wetland fill in or adjacent to shoreline districts.
Habitat	Source and delivery of LWD	Remove structural barriers between shoreline forests and nearshore habitats. Enhance existing forests with native plants and trees.
S-6		
Hydrology	Attenuation of wave energy	Restore historic wetlands and/or enhance existing wetlands. Replace existing bulkheads with soft shoreline armoring.
Sediment Generation and Transport	Sediment delivery from coastal bluffs	Remove barriers to sediment delivery from bluffs.
Water Quality	Water contact time with soil	Restore historic wetlands and/or enhance existing wetlands.
Water Quality	Long-term storage of excess nutrients, pathogens, and toxins	Remove intertidal fill, contaminated sediments, creosote contaminated logs, pilings and debris. Use LID and water quality improvement measures in and adjacent to shoreline. Enhance shoreline vegetation. Limit wetland fill in or adjacent to shoreline districts. Avoid loss of vegetation along shoreline.
Habitat	Source and delivery of LWD	Remove structural barriers between shoreline forests and nearshore habitats. Enhance existing forests with native plants and trees. Daylight culverted portions of streams and drainages, where possible.
S-7		
Hydrology	Attenuation of wave energy	Replace existing bulkheads with soft shoreline armoring.
Sediment Generation and Transport	Sediment delivery from coastal bluffs	Remove barriers to sediment delivery from bluffs.

Ecologic Processes	Shoreline Function	Proposed Restoration Action
Water Quality	Long-term storage of excess nutrients, pathogens, and toxins	Use LID and water quality improvement measures in and adjacent to shoreline. Limit wetland fill in or adjacent to shoreline districts. Enhance shoreline vegetation where possible. Remove intertidal fill, contaminated sediments, creosote contaminated logs, pilings and debris.
S-8		
Water Quality	Long-term storage of excess nutrients, pathogens, and toxins	Remove intertidal fill, contaminated sediments, creosote contaminated logs, pilings and debris. Use LID and water quality improvement measures in and adjacent to shoreline. Limit wetland fill in or adjacent to shoreline districts.
S-9		
Hydrology	Channel and floodplain connection	Restore historic wetlands and/or enhance existing wetlands. Set back levees.
Hydrology	Summer low flows	Continue coordination with regional entities including Pierce County and the City of Federal Way.
Hydrology	Flood flow retention	Continue coordination with regional entities including Pierce County and the City of Federal Way.
Sediment Generation and Transport	Upland sediment generation	Use water quality improvement measures in and adjacent to shoreline.
Water Quality	Water contact time with soil	Restore historic wetlands and/or enhance existing wetlands.
Water Quality	Long-term storage of excess nutrients, pathogens, and toxins	Use LID and water quality improvement measures in and adjacent to shoreline. Restore historic wetlands and/or enhance existing wetlands Remove creosote contaminated logs, pilings and debris.
Habitat	Maintenance of typical native plant community	Restore native shoreline vegetation and wetland connections. Remove fish passage barriers.
Habitat	Source and delivery of LWD	Remove structural barriers between shoreline vegetation and river. Enhance existing shoreline vegetation with native plants and trees.
S-10		
Hydrology	Fresh to Salt Water Transition	Excavate and revegetate connections between seeps/wetlands and shorelines.
Hydrology	Attenuation of wave energy	Restore historic wetlands and/or enhance existing wetlands.
Water Quality	Water contact time with soil	Restore historic wetlands and/or enhance existing wetlands.

Ecologic Processes	Shoreline Function	Proposed Restoration Action
Water Quality	Long-term storage of excess nutrients, pathogens, and toxins	Remove intertidal fill, contaminated sediments, creosote contaminated logs, pilings and debris. Use LID and water quality improvement measures in and adjacent to shoreline. Do not allow wetland fill in or adjacent to shoreline districts.
Habitat	Maintenance of typical native plant community	Restore salt marsh and tidal wetlands.
Habitat	Source and delivery of LWD	Remove structural barriers between shoreline forests and nearshore habitats. Enhance existing shoreline vegetation with native plants and trees.
S-11		
Hydrology	Fresh to Salt Water Transition	Excavate and revegetate connections between seeps/wetlands and shorelines.
Hydrology	Attenuation of wave energy	Restore existing wetlands. Replace existing bulkheads with soft shoreline armoring.
Sediment Generation and Transport	Sediment delivery from coastal bluffs	Remove barriers to sediment delivery from bluffs.
Water Quality	Water contact time with soil	Restore existing wetlands.
Water Quality	Long-term storage of excess nutrients, pathogens, and toxins	Remove intertidal fill, contaminated sediments, creosote contaminated logs, pilings and debris. Use LID and water quality improvement measures in and adjacent to shoreline. Do not allow wetland fill in or adjacent to shoreline districts.
Habitat	Source and delivery of LWD	Remove structural barriers between shoreline forests and nearshore habitats. Enhance existing forests with native plants and trees.
S-12		
Hydrology	Fresh to Salt Water Transition	Restore historic wetlands and/or enhance existing wetlands.
Hydrology	Channel and floodplain connection	Restore historic wetlands and/or enhance existing wetlands. Setback levees.
Sediment Generation and Transport	Upland sediment generation	Use water quality improvement measures in and adjacent to shoreline.
Water Quality	Water contact time with soil	Restore historic wetlands and/or enhance existing wetlands

Ecologic Processes	Shoreline Function	Proposed Restoration Action
Water Quality	Long-term storage of excess nutrients, pathogens, and toxins	Restore historic wetlands and/or enhance existing wetlands
Habitat	Maintenance of typical plant community	Establish native plants and trees along creek.
Habitat	Source and delivery of LWD	Establish native plants and trees along creek.
Habitat	Barriers to fish passage	Remove barriers between shoreline and upstream habitat.
S-13		
Hydrology	Water storage	Prepare and implement basin plan to manage Wapato Lake hydrology.
Sediment Generation and Transport	Sediment Sink	Use LID and water quality improvement measures in and adjacent to shoreline.
Water Quality	Maintain trophic level	Restore existing wetlands. Use LID and water quality improvement measures in and adjacent to shoreline.
Habitat	Maintenance of native plant community	Establish native plants and trees in passive recreation areas in park.
Habitat	Source and delivery of LWD	Establish native plants and trees in passive recreation areas in park.
Habitat	Connection between upland and aquatic habitats	Remove barriers between Wapato Lake and upland habitat.

General Assessment of Cumulative Impacts

Table 4 describes the existing performance of shoreline ecological functions along Tacoma's shorelines as described in the Shoreline Inventory and Characterization Report (ESA Adolfson, 2007). The table summarizes existing conditions and future potential development. Policies and regulations from the proposed TSMP (City of Tacoma, 2010) that protect ecological functions are identified along with provisions of the Draft Shoreline Restoration Plan (ESA Adolfson, 2010) that would enhance functions over time. The future performance is then assessed based on the type and amount of reasonably foreseeable development in the shoreline, the level of protection the proposed TSMP regulations provide, and restoration policies and opportunities.

Table 4. General Cumulative Impacts Assessment

Current Conditions	Foreseeable Development	Current Performance of Shoreline Processes Potentially Affected by Development	SMP Provisions to Protect Shoreline Processes *Symbols Indicate Shoreline Processes Managed:* + = Hydrology, @ = Water Quality, # = LWD & Organic Contributions SMP Goals and Policies to Restore Shoreline Processes	Future performance
S-1a (High Intensity) and S-1b (Shoreline Residential), Western Slope South				
S-1 is Nearly all developed. Shorelines are completely armored. Major uses include a variety of commercial uses, limited multi-family development, two marinas and the BNSF railroad. Some single family residential,, overwater and upland	There is the potential for changes to uses on overwater structures. Additional uses could include commercial. The proposed SMP prohibit most new overwater coverage. There are limited redevelopment opportunities in upland portions of the Narrows Marina, which provide water-related services for recreational boaters. Potential new development could include dry boat storage, multi-family residential development, water-enjoyment commercial uses, such as a restaurant. Redevelopment of the residential properties north of the marina is not likely to occur. There is no additional future development that would be reasonably expected.	**Hydrology – LOW.** Bluff erosion processes have been modified as the railroad and other structures at the toe have limited the potential for tidal and wave interaction with the bluff. The lack of interaction has likely reduced smaller-scale erosion; however larger-scale erosion events (e.g., landslides due to seismic events) do still have the potential to contribute significant quantities of sediment to the nearshore. **Water Quality – LOW.** Reduction in wetland area has reduced contact time of water with soil. This lowers the potential for filtering, cycling, and removal of pollutants. Storage, filtering, and cycling of pollutants has been reduced through wetland loss and installation of impervious surfaces. **LWD and Organic Contributions – LOW TO MODERATE.** Removal of mature trees from riparian areas and from surrounding bluffs has reduced the source and pathways of LWD to the nearshore system.	**Protection:** +#Replacement of existing stabilization structures must be based on geotechnical reports demonstrating need. The reports must include estimates of the rate of erosion and urgency (damage within three years) and an evaluation of alternative solutions (SMP, 8.2.2 A.) +Marinas and launch ramps are prohibited in S-1b (SMP, Table 9-2). +Marinas and launch ramps are additionally prohibited within marine accretion shoreforms unless no alternative location is feasible and the project would result in a net enhancement of shoreline ecological functions (SMP, 4.2.2.2 (4-6)) +New or expanding marinas with dredged entrances that adversely affect littoral drift to the detriment of other shores and their users shall be required to periodically replenish such shores with the requisite quantity and quality of aggregate as determined by professional coastal geologic engineering studies (SMP, 7.3.2 B.). +New piers, wharves, docks and floats are allowed only for residential uses (S-1b only), water-dependent uses (S-1a only) or public access (both districts) (SMP, Table 9-2). Overwater residential cannot expand and cannot add additional overwater coverage, including docks. +New covered moorages / boat ramps are prohibited (SMP, Table 9-2). Existing covers may be repaired and maintained provided all work and materials are consistent with BMPs and the over water coverage does not increase and light transmission is improved (SMP 7.3.2(E)). +Dredging is limited to ecological restoration/enhancement in S-1b (SMP Table 9.2). In S-1a, dredging to establish, expand, relocate or reconfigure navigation channels is allowed where needed to accommodate existing navigational uses (SMP 4.3.2.2(B)(2)). +Landfills shall address methods which will be used to minimize damage to: Alteration of local current; wave damage; total water surface reduction; impediment to water flow and circulation; elimination of accretional beaches; erosion (SMP 4.3.2.2(A)(4)). +Non-conforming uses may continue, but may not expand their non-conformity. Non-conforming structures may not expand waterward of foundation walls and may not increase overwater coverage (SMP, 2.5). @Mimic the natural infiltration and ground water interflow processes through stormwater systems where appropriate (SMP, 6.2.2.8). @Wetland buffers, standards, and mitigation requirements are intended to ensure no net loss in wetland functions (SMP, 6.4.5 B). @Stormwater management facilities in new development shall be designed, constructed, and maintained in accordance with the current stormwater management standards (SMP, 6.8.2.2). BMPs for control of erosion and sedimentation shall be implemented for all development in shorelines through an approved TESC plan, or administrative conditions (SMP, 6.8.2.3). All materials that may come in contact with water shall be constructed of materials, such as untreated wood, concrete, approved plastic composites or steel, that will not adversely affect water quality or aquatic plants or animals (SMP, 6.8.2.4). All proposed developments shall provide facilities or appurtenances for disposal of sanitary waste and shall manage monitor the use of chemicals, fertilizers and other pollutants in such a manner so as to not degrade existing levels of water quality (SMP, 6.8.2.8 and 6.8.2.9). @Commercial aquaculture is prohibited in all shoreline districts (SMP, Table 9-2). @Marinas shall provide pump out, holding, and/or treatment facilities for sewage contained on boats or vessels (SMP, 7.3.2 F and K). Discharge of solid waste or sewage into a water body is prohibited. Marinas and boat launch ramps shall provide adequate restroom and sewage disposal facilities in compliance with applicable health regulations (SMP, 7.3.2 F). Disposal or discarding of fish or shellfish cleaning wastes, scrap fish, viscera, or unused bait into water or in other than designated garbage	**No Change of Hydrologic Processes:** Existing development including overwater residential structures and the railroad corridor limit opportunities to reconnect bluff areas to the shoreline. The presence of hard armoring will likely continue to impede natural nearshore processes. **No Change or Potential Improvement of Water Quality Processes:** Regulations would limit any additional impacts to wetlands, and impacts would be mitigated. Development and redevelopment in the Narrows Marina would be accompanied by mitigation which would include replacement of styrofoam docks and existing pilings. This would result in a net improvement over time. A project e is feasible in the near future. **Improvement in LWD & Organics Contributions:** Installation of additional native vegetation would occur in limited circumstances in buffer areas as required for new development or redevelopment. The railroad and overwater structures preclude vegetation overhanging the intertidal zone. Vegetated buffers installed for new development or as part of redevelopment would increase native vegetation along the shorelines.

Current Conditions	Foreseeable Development	Current Performance of Shoreline Processes Potentially Affected by Development	SMP Provisions to Protect Shoreline Processes *Symbols Indicate Shoreline Processes Managed:* + = Hydrology, @ = Water Quality, # = LWD & Organic Contributions SMP Goals and Policies to Restore Shoreline Processes	Future performance
			receptacles is prohibited (SMP, 7.3.2 F). @Fail safe facilities and procedures for receiving, storing, dispensing, and disposing of oil or hazardous products, as well as a spill response plan for oil and other products is required at marinas (SMP, 7.3.2 G). @Industrial Facilities are prohibited except for water-dependent uses in existing overwater structures and only through a conditional use permit (SMP 9.2) All developments shall include the capability to contain and clean up spills, discharges, or pollutants, and shall be responsible for any water pollution which they cause (SMP, 7.5.2 A.7). @Pilings for newly constructed piers, wharves, docks, and floats shall be of materials other than treated wood (SMP, 7.6.2 A.5.). @Surface parking areas must implement low impact development techniques for stormwater management and provide for the disposal of any increased surface runoff without damage to surrounding waters, wetlands, or waterfront areas (SMP, 7.10.2 9.b.). @Vehicle and pedestrian circulation systems shall be designed to minimize clearing, grading and alteration of topography and natural features. Roadway and driveway alignment shall follow the natural contours of the site and minimize width to the maximum extent feasible. Elevated walkways should be utilized to cross wetlands (SMP, 7.11.2 A.4.). @When allowed in the shoreline district, landfill waterward of the OHWM is allowed only for the following activities: • Water-dependent use; • Public access • Clean-up and disposal of contaminated sediments • Disposal of dredged material in accordance with DNR • Expansion or alteration of transportation facilities of statewide significance currently located in the shoreline • Mitigation action, restoration, beach nourishment or enhancement project (SMP, 8.3.2 A.1.). • Applications for landfills shall address methods which will be used to minimize damage to water quality (SMP, 8.3.2 A.6). #Buffers, standards, and mitigation requirements for marine shorelines and critical areas are intended to ensure no net loss in shoreline and critical area functions and processes (SMP, 6.4.2 A.1.). #Table 6-1 and Table 9-2 establishes a minimum marine buffer width of 50 feet for all S-1 areas (SMP, Tables 6-1 and 9-2). Marine buffers must be increased beyond the minimum if the Administrator determines that the minimum width is insufficient to prevent loss of shoreline functions or if the proposed modification would result in an adverse impact to critical saltwater habitats (SMP, 6.4.3 B.3.). Tables 6-2 and 6-3 establish buffer widths for wetlands (SMP, 6.4.5 B.2.). Table 6-5 establishes buffer widths for streams (SMP, Table 6-5). A fifty-foot buffer from erosion hazard areas and landslide hazard areas is required (SMP, 4.1.4.7(C)(1) and (D)(1)). #Modification to a marine shoreline buffer is allowed under the following circumstances: • Modification is necessary to accommodate an approved water-dependent or public access use; • Modification is necessary to accommodate a water-related or water-enjoyment use or a use that is deemed in the Public Interest. • Modification of a marine shoreline buffer is allowed for applicable uses and activities that are exempt from TMC 13.11 (Critical Areas Preservation) (SMP, 4.1.4.3(C)(3)). #Modifications to marine shoreline buffers must be mitigated pursuant to SMP 6.4.3 C - E. #Modifications to wetland and stream buffers are permitted under certain circumstances; mitigation is required pursuant to SMP 6.4.5 C - F. #For all development activities, existing native shoreline vegetation is to be maintained to the maximum extent practicable (SMP 6.6.2 2). Removal of native vegetation within shoreline jurisdiction shall only be permitted upon approval of a detailed vegetation management plan. Vegetation management plan must meet detailed criteria requiring a planting plan, schedule, and maintenance plan requiring vegetation maintenance and replacement (when necessary) over a three year period (SMP 6.6.2 3. and 4.). Removal of vegetation within buffers (detailed above) must additionally meet marine shoreline and critical areas mitigation requirements (SMP 6.4.2). Selective vegetation trimming and pruning (not impacting critical areas or buffers, not	

Current Conditions	Foreseeable Development	Current Performance of Shoreline Processes Potentially Affected by Development	SMP Provisions to <u>Protect</u> Shoreline Processes *Symbols Indicate Shoreline Processes Managed:* + = Hydrology, @ = Water Quality, # = LWD & Organic Contributions SMP Goals and Policies to <u>Restore</u> Shoreline Processes	Future performance
			including topping, stripping, or imbalances) is allowed (SMP 6.6.2 5). #Flood control structures must be shaped and planted with native vegetation suitable for wildlife habitat (SMP, 8.2.2 C.2.c.). Materials capable of supporting growth used in construction of shoreline protection structures shall be revegetated with plants native to the area (SMP, 8.2.2 C.1.d.). #Any new development or redevelopment must install a minimum ten-foot wide planting bed(s) of native riparian vegetation within or along portions of the 15-foot wide strip of land lying immediately landward of the OHWM (SMP 6.7.2(4)). **Restoration:** <u>Wave energy attenuation</u> should be improved within the City's nearshore (Goal). Restore estuarine and freshwater wetlands, encourage removal of bulkheads and use of soft armoring (Objectives). <u>Saltwater/freshwater transition</u> areas need to be Increased. (Goal). Restore wetlands and setback levees wherever feasible in the fresh to salt water transition area and where reconnection to the floodplain could be accomplished (Objective). <u>Reconnect floodplains</u> to the Puyallup River and Hylebos Creek channels, and generally increase flood storage along the Puyallup River (Goal). Restore wetlands and setback levees wherever feasible in the fresh to salt water transition area and where reconnection to the floodplain could be accomplished (Objective). Partner with watershed entities and Pierce County to improve flood storage along the Puyallup River (Objective). Increase summer flows in the Puyallup River and Hylebos Creek (Goal) Partner with regional and upstream entities to address minimum instream flows in the Puyallup River and Hylebos Creek (Objective). <u>Improve hydrologic functions</u> in the fresh to salt water transition areas (Goal). Restore estuarine and freshwater wetlands (Objective). Connect freshwater seeps and wetlands to the shoreline (Objective). <u>Improve Sediment delivery</u> to support nearshore processes (Goal). Reconnect feeder bluff functions (Objective). <u>Improve water contact time</u> with soil in wetlands to improve the filtering and cycling of pollutants (Goal). Restore estuarine and freshwater wetlands (Objective). <u>Remove and avoid pollutant discharges</u> to the shoreline (Goal). Prevent further loss of wetland area (Objective). Restore estuarine and freshwater wetlands (Objective). Remove intertidal fill, contaminated sediments, creosote contaminated logs, pilings and debris (Objective). Decrease pollutant loading through low impact development and water quality improvement techniques (Objective). <u>Preserve and restore existing shoreline forests</u>, and reconnect forests and the nearshore (Goal). Remove barriers between shoreline forest and nearshore habitats and enhance existing forests (Objective). <u>Establish native riparian vegetation communities</u> along the shoreline (Goal). <u>Long term sources of LWD</u> need to be established to support shoreline habitat (Goal).	

Current Conditions	Foreseeable Development	Current Performance of Shoreline Processes Potentially Affected by Development	SMP Provisions to Protect Shoreline Processes *Symbols Indicate Shoreline Processes Managed:* + = Hydrology, @ = Water Quality, # = LWD & Organic Contributions SMP Goals and Policies to Restore Shoreline Processes	Future performance
S-2 Western Slope Central (Urban Conservancy)				
This area extends from 6th Avenue to the Narrows Bridge. It includes Titlow Park. The BNFS railroad runs along the shoreline north of the park. High bluffs are located landward of the railroad. Residential development is located on the top of the bluff. The district has publicly accessible beaches within the park and the city owns a wastewater treatment facility near the Narrows Bridge.	Additional water-oriented recreational uses may be developed within Titlow Park. No additional development is reasonably foreseeable.	**Hydrology – MODERATE.** Bluff erosion processes have been modified as the railroad at the toe has limited the potential for tidal and wave interaction with the bluff. The lack of interaction has likely reduced smaller-scale erosion; however larger-scale erosion events (e.g., landslides due to seismic events) do still have the potential to contribute significant quantities of sediment to the nearshore. Hydrology further modified by residential development between Titlow Beach Park and Tacoma Narrows Bridge immediately landward of the railroad ROW. **Water Quality – LOW.** Storage, filtering, and cycling of pollutants has been reduced through wetland loss and installation of impervious surfaces, although significant areas of S-2 retain forest vegetation including areas within Titlow Beach Park on the waterward side of the railroad. **LWD and Organic Contributions – LOW TO MODERATE.** Removal of mature trees from riparian areas and from surrounding bluffs has reduced the source and pathways of LWD to the nearshore system. However, portions of S-2 do retain mature vegetation on the waterward side of the railroad grade.	**Protection:** +#New structural stabilization is only allowed when it has been demonstrated that it is necessary. New structural stabilization allowed for water dependent uses and allowed only with a conditional use permit for existing primary structures, new non-water dependent development, and for ecological restoration or remediation (SMP, 8.2.2 A.) +In the Hidden Beach Rocky Point area, only recreational use to be permitted requiring structural modification of the shoreline shall be the construction and maintenance of walkways, trails and adjacent seating (SMP, 7.7.2 B.1.) +#Replacement of existing stabilization structures must be based on geotechnical reports demonstrating need. The reports must include estimates of the rate of erosion and urgency (damage within three years) and an evaluation of alternative solutions (SMP, 8.2.2 A.) +Marinas are prohibited in S-2 (SMP Table 9-2). +Boat ramps are a Conditional Use in S-2 (SMP Table 9-2). +New piers, wharves, docks and floats are allowed only for residential use, water-dependent uses or public access (SMP, Table 9-2) +New covered moorages / boat houses are prohibited (SMP, Table 9-2). +Dredging is limited to ecological restoration/enhancement in S-2 (SMP Table 9.2). +Fill and excavation is limited to ecological restoration and enhancement in S-2 (SMP Table 9-2). Fills (when allowed for ecological restoration and enhancement) shall address methods which will be used to minimize damage to: Alteration of local current; wave damage; total water surface reduction; impediment to water flow and circulation; elimination of accretional beaches; erosion (SMP 4.3.2.2(A)(4)). @Mimic the natural infiltration and ground water interflow processes through stormwater systems where appropriate (SMP, 6.2.2.8). @Wetland buffers, standards, and mitigation requirements are intended to ensure no net loss in wetland functions (SMP, 6.4.5 B). @Stormwater management facilities in new development shall be designed, constructed, and maintained in accordance with the current stormwater management standards (SMP, 6.8.2.2). BMPs for control of erosion and sedimentation shall be implemented for all development in shorelines through an approved TESC plan, or administrative conditions (SMP, 6.8.2.3). All materials that may come in contact with water shall be constructed of materials, such as untreated wood, concrete, approved plastic composites or steel, that will not adversely affect water quality or aquatic plants or animals (SMP, 6.8.2.4). All proposed developments shall provide facilities or appurtenances for disposal of sanitary waste and shall manage monitor the use of chemicals, fertilizers and other pollutants in such a manner so as to not degrade existing levels of water quality (SMP, 6.8.2.8 and 6.8.2.9). @Commercial aquaculture is prohibited in all shoreline districts (SMP, Table 9-2). @Marinas are prohibited (SMP, Table 9-2). @Industrial Facilities are prohibited (SMP, Table 9-2). @Pilings for newly constructed piers, wharves, docks, and floats shall be of materials other than treated wood (SMP, 7.6.2 A.5.). @Surface parking areas must implement low impact development techniques for stormwater management and provide for the disposal of any increased surface runoff without damage to surrounding waters, wetlands, or waterfront areas (SMP, 7.10.2 9.b.). @Vehicle and pedestrian circulation systems shall be designed to minimize clearing, grading and alteration of topography and natural features. Roadway and driveway alignment shall follow the natural contours of the site and minimize width to the maximum extent feasible. Elevated walkways should be utilized to cross wetlands (SMP, 7.11.2 A.4.).	**No Change of Hydrologic Processes:** Existing development including the railroad corridor and residential development immediately landward of the railroad limit opportunities to reconnect bluff areas to the shoreline. The presence of hard armoring will continue to impede natural nearshore processes. **No Change or Potential Improvement of Water Quality Processes:** Regulations would limit any additional impacts to wetlands, and impacts would be mitigated. Any further development activity within Titlow Beach Park would be required to meet water quality standards, potentially leading to improvement in the park area. **Potential Improvement in LWD & Organics Contributions:** Impacts to vegetation functions must be mitigated. Vegetated buffers installed for new development or as part of redevelopment would increase native vegetation along the shorelines. Enhancement of vegetation on the waterward side of the railroad within Titlow Beach Park is a key area targeted for improving riparian functions.

Current Conditions	Foreseeable Development	Current Performance of Shoreline Processes Potentially Affected by Development	SMP Provisions to <u>Protect</u> Shoreline Processes *Symbols Indicate Shoreline Processes Managed:* + = Hydrology, @ = Water Quality, # = LWD & Organic Contributions SMP Goals and Policies to <u>Restore</u> Shoreline Processes	Future performance
			@<u>When allowed in the shoreline district, landfill waterward of the OHWM</u> is allowed only for the following activities: • Water-dependent use; • Public access • Clean-up and disposal of contaminated sediments • Disposal of dredged material in accordance with DNR • Expansion or alteration of transportation facilities of statewide significance currently located in the shoreline • Mitigation action, restoration, beach nourishment or enhancement project (SMP, 8.3.2 A.1.). • Applications for landfills shall address methods which will be used to minimize damage to water quality (SMP, 8.3.2 A.6). #<u>Buffers, standards, and mitigation requirements</u> for marine shorelines and critical areas are intended to ensure no net loss in shoreline and critical area functions and processes (SMP, 6.4.2 A.1.). #Table 6-1 and Table 9-2 establish a <u>minimum marine buffer width</u> of 115 feet for S-2 (SMP, Tables 6-1 and 9-2). Marine buffers must be increased beyond the minimum if the Administrator determines that the minimum width is insufficient to prevent loss of shoreline functions or if the proposed modification would result in an adverse impact to critical saltwater habitats (SMP, 6.4.3 B.3.). Tables 6-2 and 6-3 establish buffer widths for wetlands (SMP, 6.4.5 B.2.). Table 6-5 establishes buffer widths for streams (SMP, Table 6-5). A fifty-foot buffer from erosion hazard areas and landslide hazard areas is required (SMP, 4.1.4.7(C)(1) and (D)(1)). #Modification to a marine shoreline buffer is allowed under the following circumstances: • Modification is necessary to accommodate an approved water-dependent or public access use; • Modification is necessary to accommodate a water-related or water-enjoyment use or a use that is deemed in the Public Interest. • Modification of a marine shoreline buffer is allowed for applicable uses and activities that are exempt from TMC 13.11 (Critical Areas Preservation) (SMP, 4.1.4.3(C)(3)). #Modifications to marine shoreline buffers must be mitigated pursuant to SMP 6.4.3 C - E. #Modifications to wetland and stream buffers are permitted under certain circumstances; mitigation is required pursuant to SMP 6.4.5 C - F. #For all development activities, <u>existing native shoreline vegetation</u> is to be maintained to the maximum extent practicable (SMP 6.6.2 2). Removal of native vegetation within shoreline jurisdiction shall only be permitted upon approval of a detailed vegetation management plan. Vegetation management plan must meet detailed criteria requiring a planting plan, schedule, and maintenance plan requiring vegetation maintenance and replacement (when necessary) over a three year period (SMP 6.6.2 3. and 4.). Removal of vegetation within buffers (detailed above) must additionally meet marine shoreline and critical areas mitigation requirements (SMP 6.4.2). Selective vegetation trimming and pruning (not impacting critical areas or buffers, not including topping, stripping, or imbalances) is allowed (SMP 6.6.2 5). #All new development or redevelopment must install a minimum ten-foot wide planting bed(s) of native riparian vegetation within or along portions of the 15-foot wide strip of land lying immediately landward of the OHWM (SMP 6.7.2(4)). #Flood control structures must be shaped and planted with native vegetation suitable for wildlife habitat (SMP, 8.2.2 C.2.c.). Materials capable of supporting growth used in construction of shoreline protection structures shall be revegetated with plants native to the area (SMP, 8.2.2 C.1.d.). **Restoration:** <u>Wave energy attenuation</u> should be improved within the City's nearshore (Goal). Restore estuarine and freshwater wetlands, encourage removal of bulkheads and use of soft armoring (Objectives). <u>Saltwater/freshwater transition</u> areas need to be Increased. (Goal). Restore wetlands and setback levees wherever feasible in the fresh to salt water transition area and where reconnection to the floodplain could be accomplished (Objective). <u>Improve hydrologic functions</u> in the fresh to salt water transition areas (Goal). Restore estuarine and freshwater wetlands	

Current Conditions	Foreseeable Development	Current Performance of Shoreline Processes Potentially Affected by Development	SMP Provisions to Protect Shoreline Processes *Symbols Indicate Shoreline Processes Managed:* + = Hydrology, @ = Water Quality, # = LWD & Organic Contributions SMP Goals and Policies to Restore Shoreline Processes	Future performance
			(Objective). Connect freshwater seeps and wetlands to the shoreline (Objective). Improve Sediment delivery to support nearshore processes (Goal). Reconnect feeder bluff functions (Objective). Improve water contact time with soil in wetlands to improve the filtering and cycling of pollutants (Goal). Restore estuarine and freshwater wetlands (Objective). Remove and avoid pollutant discharges to the shoreline (Goal). Prevent further loss of wetland area (Objective). Restore estuarine and freshwater wetlands (Objective). Remove intertidal fill, contaminated sediments, creosote contaminated logs, pilings and debris (Objective). Decrease pollutant loading through low impact development and water quality improvement techniques (Objective). Preserve and restore existing shoreline forests, and reconnect forests and the nearshore (Goal). Remove barriers between shoreline forest and nearshore habitats and enhance existing forests (Objective). Establish native riparian vegetation communities along the shoreline (Goal). Long term sources of LWD need to be established to support shoreline habitat (Goal).	
S-3 Western Slope North (Urban Conservancy)				
Most of the shoreline in the district is armored with riprap associated with the BNSF Railroad. The railroad enters a tunnel and moves east away from the shoreline. However, much of the shoreline has vegetation between the railroad and the OHWM North of the tunnel, is the Salmon Beach community, approximately 75 overwater homes located at the base of a steep bluff.	The proposed TSMP would prohibit new overwater homes, some minor expansions to existing overwater homes are likely. There are large vacant parcels identified on the steep slopes along the bluff. These areas have limited access and there is likely no safely developable area within the shoreline. New development in the S-3 is unlikely.	**Hydrology - LOW.** Bluff erosion processes have been modified as the railroad at the toe has limited the potential for tidal and wave interaction with the bluff. Beach / bluff toe interactions less impaired along Salmon Beach shoreline (northern extent), however fill and hardening associated with structures limit connect. The lack of interaction has likely reduced smaller-scale erosion; however larger-scale erosion events (e.g., landslides due to seismic events) do still have the potential to contribute significant quantities of sediment to the nearshore. **Water Quality – LOW.** Primary impairments to water quality associated with S-3 associated with potential incidental non-point pollution from residential overwater structures. BNSF railroad and other modifications has reduced and simplified contact time of water with soil on slopes draining to shoreline. **LWD and Organic Contributions – LOW TO MODERATE.** Removal of mature trees from riparian areas and from surrounding bluffs has reduced the source	**Protection:** S-3 is entirely stabilized. +Replacement of existing stabilization structures must be based on geotechnical reports demonstrating need. The reports must include estimates of the rate of erosion and urgency (damage within three years) and an evaluation of alternative solutions (SMP, 8.2.2 A.) +Marinas, Covered moorages, Boat Houses, and Boat Ramps are prohibited in S-3 (SMP Table 9-2). +Non-conforming uses may continue, but may not expand their non-conformity. Non-conforming structures may not expand waterward of foundation walls and may not increase overwater coverage (SMP, 2.5). Existing residential in S-3 is over water, cannot expand overwater coverage. New docks are prohibited. +Dredging is limited to ecological restoration/enhancement in S-3 (SMP Table 9.2). +Fill and excavation is limited to ecological restoration and enhancement in S-2 (SMP Table 9-2). Fills (when allowed for ecological restoration and enhancement) shall address methods which will be used to minimize damage to: Alteration of local current; wave damage; total water surface reduction; impediment to water flow and circulation; elimination of accretional beaches; erosion (SMP 4.3.2.2(A)(4)). @Mimic the natural infiltration and ground water interflow processes through stormwater systems where appropriate (SMP, 6.2.2.8). @Wetland buffers, standards, and mitigation requirements are intended to ensure no net loss in wetland functions (SMP, 6.4.5 B). @Stormwater management facilities in new development shall be designed, constructed, and maintained in accordance with the current stormwater management standards (SMP, 6.8.2.2). BMPs for control of erosion and sedimentation shall be implemented for all development in shorelines through an approved TESC plan, or administrative conditions (SMP, 6.8.2.3). All materials that may come in contact with water shall be constructed of materials, such as untreated wood, concrete, approved plastic composites or steel, that will not adversely affect water quality or aquatic plants or animals (SMP, 6.8.2.4). All proposed developments shall provide facilities or appurtenances for disposal of sanitary waste and shall manage monitor the use of chemicals, fertilizers and other pollutants in such a manner so as to not degrade existing levels of water quality (SMP, 6.8.2.8 and 6.8.2.9). @Commercial aquaculture is prohibited in all shoreline districts (SMP, Table 9-2). @Industrial Facilities are prohibited (SMP, Table 9-2) @Pilings for newly constructed piers, wharves, docks, and floats shall be of	**No Change of Hydrologic Processes:** Existing development including overwater residential structures and the railroad corridor limit opportunities to reconnect bluff areas to the shoreline. The presence of hard armoring will continue to impede natural nearshore processes. **No Change or Potential Improvement of Water Quality Processes:** Regulations would limit additional impacts to wetlands, and impacts would be mitigated. Reconstruction of overwater structures would ensure use of materials and BMPs minimizing water quality impacts. **Limited Potential Improvement in LWD & Organics Contributions:** Installation of additional native vegetation would occur in limited circumstances in buffer areas as required for new development or redevelopment. The railroad and overwater structures preclude vegetation overhanging the intertidal zone.

Current Conditions	Foreseeable Development	Current Performance of Shoreline Processes Potentially Affected by Development	SMP Provisions to <u>Protect</u> Shoreline Processes *Symbols Indicate Shoreline Processes Managed:* + = Hydrology, @ = Water Quality, # = LWD & Organic Contributions SMP Goals and Policies to <u>Restore</u> Shoreline Processes	Future performance
		and pathways of LWD to the nearshore system. However, portions of S-2 do retain mature vegetation on the waterward side of the railroad grade.	materials other than treated wood (SMP, 7.6.2 A.5.). @<u>Surface parking areas</u> must implement low impact development techniques for stormwater management and provide for the disposal of any increased surface runoff without damage to surrounding waters, wetlands, or waterfront areas (SMP, 7.10.2 9.b.). @<u>Vehicle and pedestrian circulation systems</u> shall be designed to minimize clearing, grading and alteration of topography and natural features. Roadway and driveway alignment shall follow the natural contours of the site and minimize width to the maximum extent feasible. Elevated walkways should be utilized to cross wetlands (SMP, 7.11.2 A.4.). @<u>When allowed in the shoreline district, landfill waterward of the OHWM</u> is allowed only for the following activities: • Water-dependent use; • Public access • Clean-up and disposal of contaminated sediments • Disposal of dredged material in accordance with DNR • Expansion or alteration of transportation facilities of statewide significance currently located in the shoreline • Mitigation action, restoration, beach nourishment or enhancement project (SMP, 8.3.2 A.1.). • Applications for landfills shall address methods which will be used to minimize damage to water quality (SMP, 8.3.2 A.6). #<u>Buffers, standards, and mitigation requirements</u> for marine shorelines and critical areas are intended to ensure no net loss in shoreline and critical area functions and processes (SMP, 6.4.2 A.1.). #Table 6-1 and Table 9-2 establish a <u>minimum marine buffer width</u> of 200 feet for all S-3 areas (SMP, Tables 6-1 and 9-2). Marine buffers must be increased beyond the minimum if the Administrator determines that the minimum width is insufficient to prevent loss of shoreline functions or if the proposed modification would result in an adverse impact to critical saltwater habitats (SMP, 6.4.3 B.3.). Tables 6-2 and 6-3 establish buffer widths for wetlands (SMP, 6.4.5 B.2.). Table 6-5 establishes buffer widths for streams (SMP, Table 6-5). A fifty-foot buffer from erosion hazard areas and landslide hazard areas is required (SMP, 4.1.4.7(C)(1) and (D)(1)). #Modification to a marine shoreline buffer is allowed under the following circumstances: • Modification is necessary to accommodate an approved water-dependent or public access use; • Modification is necessary to accommodate a water-related or water-enjoyment use or a use that is deemed in the Public Interest. • Modification of a marine shoreline buffer is allowed for applicable uses and activities that are exempt from TMC 13.11 (Critical Areas Preservation) (SMP, 4.1.4.3(C)(3)). #Modifications to marine shoreline buffers must be mitigated pursuant to SMP 6.4.3 C - E. #Modifications to wetland and stream buffers are permitted under certain circumstances; mitigation is required pursuant to SMP 6.4.5 C - F. #For all development activities, <u>existing native shoreline vegetation</u> is to be maintained to the maximum extent practicable (SMP 6.6.2 2). Removal of native vegetation within shoreline jurisdiction shall only be permitted upon approval of a detailed vegetation management plan. Vegetation management plan must meet detailed criteria requiring a planting plan, schedule, and maintenance plan requiring vegetation maintenance and replacement (when necessary) over a three year period (SMP 6.6.2 3. and 4.). Removal of vegetation within buffers (detailed above) must additionally meet marine shoreline and critical areas mitigation requirements (SMP 6.4.2). Selective vegetation trimming and pruning (not impacting critical areas or buffers, not including topping, stripping, or imbalances) is allowed (SMP 6.6.2 5). #All new development or redevelopment must install a minimum ten-foot wide planting bed(s) of native riparian vegetation within or along portions of the 15-foot wide strip of land lying immediately landward of the OHWM (SMP 6.7.2(4)). #Flood control structures must be shaped and planted with native vegetation suitable for wildlife habitat (SMP, 8.2.2 C.2.c.). Materials capable of supporting growth used in construction of shoreline protection structures shall be revegetated with plants native to the area (SMP, 8.2.2 C.1.d.).	

Current Conditions	Foreseeable Development	Current Performance of Shoreline Processes Potentially Affected by Development	SMP Provisions to Protect Shoreline Processes *Symbols Indicate Shoreline Processes Managed:* + = Hydrology, @ = Water Quality, # = LWD & Organic Contributions SMP Goals and Policies to Restore Shoreline Processes	Future performance
			Restoration: Wave energy attenuation should be improved within the City's nearshore (Goal). Restore estuarine and freshwater wetlands, encourage removal of bulkheads and use of soft armoring (Objectives). Saltwater/freshwater transition areas need to be Increased. (Goal). Restore wetlands and setback levees wherever feasible in the fresh to salt water transition area and where reconnection to the floodplain could be accomplished (Objective). Improve hydrologic functions in the fresh to salt water transition areas (Goal). Restore estuarine and freshwater wetlands (Objective). Connect freshwater seeps and wetlands to the shoreline (Objective). Improve Sediment delivery to support nearshore processes (Goal). Reconnect feeder bluff functions (Objective). Improve water contact time with soil in wetlands to improve the filtering and cycling of pollutants (Goal). Restore estuarine and freshwater wetlands (Objective). Remove and avoid pollutant discharges to the shoreline (Goal). Prevent further loss of wetland area (Objective). Restore estuarine and freshwater wetlands (Objective). Remove intertidal fill, contaminated sediments, creosote contaminated logs, pilings and debris (Objective). Decrease pollutant loading through low impact development and water quality improvement techniques (Objective). Preserve and restore existing shoreline forests, and reconnect forests and the nearshore (Goal). Remove barriers between shoreline forest and nearshore habitats and enhance existing forests (Objective). Establish native riparian vegetation communities along the shoreline (Goal). Long term sources of LWD need to be established to support shoreline habitat (Goal).	
S-4 Point Defiance (Natural)				
Land use in S-4 includes the majority of the Point Defiance Park shoreline. Area is entirely park and open space, with minimal modification providing passive water-enjoyment related use.	There is no potential for future development in S-4.	**Hydrology - HIGH.** Active feeder bluff erosion processes are generally intact except in areas where bulkheads have been constructed for shoreline roadways and trails. **Water Quality – MODERATE TO LOW.** Pollution and biotoxins have affected populations of shellfish within the nearshore environment. Although significant point pollution sources are not documented as entering the shoreline environment within S-4, pollution occurring to and in nearby shorelines is affecting resources within this area. **LWD and Organic Contributions – HIGH.** Existing conditions include native forested habitat located near the shoreline. Point Defiance Park currently contains mature forest within 100 to 200 feet of the marine ordinary high water mark.	**Protection:** +New Shoreline stabilization is prohibited in Natural environment designation (S-4) (SMP Table 9-2). +Replacement of existing stabilization structures must be based on geotechnical reports demonstrating need. The reports must include estimates of the rate of erosion and urgency (damage within three years) and an evaluation of alternative solutions (SMP, 8.2.2 A.) +Marinas and boat ramps are prohibited in S-4 (SMP Table 9-2). +New piers, wharves, docks and floats are prohibited in S-4 (SMP Table 9-2). +New covered moorages / boat house are prohibited (SMP, Table 9-2). +Commercial, Residential, Port / Terminal / Industrial Development, Forest practices, mining, aquaculture, agriculture, and almost all Transportation uses are prohibited in S-4 (SMP Table 9-2). +All types of shoreline modification (except for specific activities as part of ecological restoration and enhancement projects) are prohibited in S-4. @Mimic the natural infiltration and ground water interflow processes through stormwater systems where appropriate (SMP, 6.2.2.8). @Wetland buffers, standards, and mitigation requirements are intended to ensure no net loss in wetland functions (SMP, 6.4.5 B). @Stormwater management facilities in new development shall be designed, constructed, and maintained in accordance with the current stormwater management standards (SMP, 6.8.2.2). BMPs for control of erosion and sedimentation shall be implemented for all development in shorelines through an approved TESC plan, or administrative conditions (SMP, 6.8.2.3). All materials that may come in contact with water shall be constructed of materials, such as untreated wood, concrete, approved plastic composites or steel, that will not adversely affect water quality or aquatic plants or animals (SMP, 6.8.2.4). All proposed developments shall provide facilities or appurtenances for disposal of sanitary waste and shall manage monitor the use of chemicals, fertilizers and other pollutants in such a manner so as to not degrade existing levels of water quality (SMP, 6.8.2.8 and	**No Change or Potential Improvement of Hydrologic Processes:** Due to the limitations on uses and activities in S-4, existing functions and processes would be protected. Hydrologic shoreline processes would remain high. **No Change or Potential Improvement of Water Quality Processes:** Since water quality impacts in these districts are not associated with Point Defiance Park, improvement to water quality would need to occur in other areas of the shoreline. Potential improvements elsewhere along the Tacoma and Pierce County shorelines are anticipated due to ongoing Puget Sound restoration and management activities, which could result in improved water quality in S-4. **No Change or Limited Potential Improvement in LWD & Organics Contributions:** Any vegetation removed for park facilities would have to meet mitigation requirements.

Current Conditions	Foreseeable Development	Current Performance of Shoreline Processes Potentially Affected by Development	SMP Provisions to <u>Protect</u> Shoreline Processes *Symbols Indicate Shoreline Processes Managed:* + = Hydrology, @ = Water Quality, # = LWD & Organic Contributions SMP Goals and Policies to <u>Restore</u> Shoreline Processes	Future performance
			6.8.2.9). @<u>Surface parking areas</u> must implement low impact development techniques for stormwater management and provide for the disposal of any increased surface runoff without damage to surrounding waters, wetlands, or waterfront areas (SMP, 7.10.2 9.b.). @<u>Vehicle and pedestrian circulation systems</u> shall be designed to minimize clearing, grading and alteration of topography and natural features. Roadway and driveway alignment shall follow the natural contours of the site and minimize width to the maximum extent feasible. Elevated walkways should be utilized to cross wetlands (SMP, 7.11.2 A.4.). @<u>When allowed in the shoreline district, landfill waterward of the OHWM</u> is allowed only for the following activities: • Water-dependent use; • Public access • Clean-up and disposal of contaminated sediments • Disposal of dredged material in accordance with DNR • Mitigation action, restoration, beach nourishment or enhancement project (SMP, 8.3.2 A.1.). • Applications for landfills shall address methods which will be used to minimize damage to water quality (SMP, 8.3.2 A.6). #<u>Buffers, standards, and mitigation requirements</u> for marine shorelines and critical areas are intended to ensure no net loss in shoreline and critical area functions and processes (SMP, 6.4.2 A.1.). #Table 6-1 and Table 9-2 establish a <u>minimum marine buffer width</u> of 200 feet for all S-4 areas (SMP, Tables 6-1 and 9-2). Marine buffers must be increased beyond the minimum if the Administrator determines that the minimum width is insufficient to prevent loss of shoreline functions or if the proposed modification would result in an adverse impact to critical saltwater habitats (SMP, 6.4.3 B.3.). Tables 6-2 and 6-3 establish buffer widths for wetlands (SMP, 6.4.5 B.2.). Table 6-5 establishes buffer widths for streams (SMP, Table 6-5). A fifty-foot buffer from erosion hazard areas and landslide hazard areas is required (SMP, 4.1.4.7(C)(1) and (D)(1)). #Modification to a marine shoreline buffer is allowed under the following circumstances: • Modification is necessary to accommodate an approved public access use; • Modification is necessary to accommodate a water-related or water-enjoyment use or a use that is deemed in the Public Interest. • Modification of a marine shoreline buffer is allowed for applicable uses and activities that are exempt from TMC 13.11 (Critical Areas Preservation) (SMP, 4.1.4.3(C)(3)). #Modifications to marine shoreline buffers must be mitigated pursuant to SMP 6.4.3 C - E. #Modifications to wetland and stream buffers are permitted under certain circumstances; mitigation is required pursuant to SMP 6.4.5 C - F. #For all development activities, <u>existing native shoreline vegetation</u> is to be maintained to the maximum extent practicable (SMP 6.6.2 2). Removal of native vegetation within shoreline jurisdiction shall only be permitted upon approval of a detailed vegetation management plan. Vegetation management plan must meet detailed criteria requiring a planting plan, schedule, and maintenance plan requiring vegetation maintenance and replacement (when necessary) over a three year period (SMP 6.6.2 3. and 4.). Removal of vegetation within buffers (detailed above) must additionally meet marine shoreline and critical areas mitigation requirements (SMP 6.4.2). Selective vegetation trimming and pruning (not impacting critical areas or buffers, not including topping, stripping, or imbalances) is allowed (SMP 6.6.2 5). # All new development or redevelopment must install a minimum ten-foot wide planting bed(s) of native riparian vegetation within or along portions of the 15-foot wide strip of land lying immediately landward of the OHWM (SMP 6.7.2(4)). #Flood control structures must be shaped and planted with native vegetation suitable for wildlife habitat (SMP, 8.2.2 C.2.c.). Materials capable of supporting growth used in construction of shoreline protection structures shall be revegetated with plants native to the area (SMP, 8.2.2 C.1.d.).	

Current Conditions	Foreseeable Development	Current Performance of Shoreline Processes Potentially Affected by Development	SMP Provisions to <u>Protect</u> Shoreline Processes *Symbols Indicate Shoreline Processes Managed:* + = Hydrology, @ = Water Quality, # = LWD & Organic Contributions SMP Goals and Policies to <u>Restore</u> Shoreline Processes	Future performance
			Restoration: <u>Wave energy attenuation</u> should be improved within the City's nearshore (Goal). Restore estuarine and freshwater wetlands, encourage removal of bulkheads and use of soft armoring (Objectives). <u>Saltwater/freshwater transition</u> areas need to be Increased. (Goal). Restore wetlands and setback levees wherever feasible in the fresh to salt water transition area and where reconnection to the floodplain could be accomplished (Objective). <u>Improve hydrologic functions</u> in the fresh to salt water transition areas (Goal). Restore estuarine and freshwater wetlands (Objective). Connect freshwater seeps and wetlands to the shoreline (Objective). <u>Improve Sediment delivery</u> to support nearshore processes (Goal). Reconnect feeder bluff functions (Objective). <u>Establish native riparian vegetation communities</u> along the shoreline (Goal). <u>Improve sediment delivery</u> to support nearshore processes (Goal). Reconnect feeder bluff functions (Objective). <u>Improve water contact time</u> with soil in wetlands to improve the filtering and cycling of pollutants (Goal). Restore estuarine and freshwater wetlands (Objective). <u>Remove and avoid pollutant discharges</u> to the shoreline (Goal). Prevent further loss of wetland area (Objective). Restore estuarine and freshwater wetlands (Objective). Remove intertidal fill, contaminated sediments, creosote contaminated logs, pilings and debris (Objective). Decrease pollutant loading through low impact development and water quality improvement techniques (Objective). <u>Preserve and restore existing shoreline forests</u>, and reconnect forests and the nearshore (Goal). Remove barriers between shoreline forest and nearshore habitats and enhance existing forests (Objective). <u>Establish native riparian vegetation communities</u> along the shoreline (Goal). <u>Long term sources of LWD</u> need to be established to support shoreline habitat (Goal).	
S-5 Point Defiance (Urban Conservancy)				
Point Defiance Park is located in a portion of S-5 (minimally modified shoreline area). The remaining portion of S-5 is a Washington State ferry terminal, a marina and a yacht club.	Ferry operations are assumed to continue. There is a reasonable potential for some redevelopment of office space at the terminal. Development of a location for launching hand-powered watercraft like kayaks could be accommodated, likely in an already developed part of the park in S-5. No residential or commercial development is anticipated.	**Hydrology –LOW TO MODERATE.** Active feeder bluff erosion processes have been modified as bulkheads along the Point Defiance Park trail / promenade have reduced the frequency of tidal and wave interaction with the bluff. **Water Quality – LOW.** Pollution and biotoxins have affected populations of shellfish within the nearshore environment. Although significant point pollution sources are not documented as entering the shoreline environment within S-5, pollution occurring to and in nearby shorelines is affecting resources within this area. **LWD and Organic Contributions – HIGH.** Point Defiance Park within S-5 contains mature forest within significant portions	**Protection:** +#<u>Replacement of existing stabilization</u> structures must be based on geotechnical reports demonstrating need. The reports must include estimates of the rate of erosion and urgency (damage within three years) and an evaluation of alternative solutions (SMP, 8.2.2 A.) +<u>Boating Facilities</u> (including marinas and boat launches) are permitted within S-5, provided that the following standards are met: • The proposed site has the flushing capacity required to maintain water quality; • That adequate facilities for the prevention and control of fuel spillage are incorporated into the marina proposal; • That there shall be no net loss of ecological functions as a result of the development of boating facilities and associated recreational opportunities; • The proposed design will minimize impediments to fish migration. +<u>Marinas or launch ramps shall not be permitte</u>d within the following areas unless it can be demonstrated that interference with shoreline processes and ecological functions can be avoided and / or that no other alternative location exists: • Feeder bluffs exceptional; • High energy input driftways; • Marshes, estuaries and other wetlands; • Kelp beds, eelgrass beds, spawning and holding areas for forage fish (such as herring, surf smelt and sandlance); • Other critical saltwater habitats. (SMP 7.3.2 B)	**No Change or Potential Improvement of Hydrologic Processes:** Existing development – primarily the waterfront trail / promenade – limit opportunities to reconnect bluff areas to the shoreline. The presence of hard armoring will continue to impede natural nearshore processes. Some potential for restoration and use of soft shore armoring along shoreline. **No Change or Potential Improvement of Water Quality Processes:** Since water quality impacts in these districts are not associated with Point Defiance Park, improvement to water quality would need to occur in other areas of the shoreline. Potential improvements elsewhere along the Tacoma and Pierce County shorelines are anticipated due to ongoing Puget Sound restoration and management activities, which could result in improved water quality in S-5. **No Change or Limited Potential Improvement in LWD & Organics Contributions:** Any vegetation removed for park facilities would have to meet mitigation requirements.

Current Conditions	Foreseeable Development	Current Performance of Shoreline Processes Potentially Affected by Development	SMP Provisions to <u>Protect</u> Shoreline Processes *Symbols Indicate Shoreline Processes Managed:* + = Hydrology, @ = Water Quality, # = LWD & Organic Contributions SMP Goals and Policies to <u>Restore</u> Shoreline Processes	Future performance
		of the shoreline area, however vegetation is separated from the backshore and beach by the waterfront trail / promenade.	+<u>New piers, wharves, docks and floats</u> are allowed only when associated with water-dependent uses or public access (SMP, Table 9-2) +<u>New covered moorages / boat houses</u> are prohibited (SMP, Table 9-2). Existing covers may be repaired and maintained provided all work and materials are consistent with BMPs and the over water coverage does not increase and light transmission is improved (SMP 7.3.2(E)). +<u>Non water oriented commercial uses, residential, Port / Terminal / Industrial Development, Forest practices, mining, aquaculture, agriculture, and almost all Transportation</u> uses are prohibited in S-5 (SMP Table 9-2). +<u>New commercial development</u> shall be limited to upland locations only. Existing water oriented commercial uses at the Pavilion Boathouse complex may be continued and be\ modified provided modifications do not adversely affect ecological conditions and comply with all other provisions of this Program (SMP 7.4.2 B.) +Non-conforming uses may continue, but may not expand their non-conformity. Non-conforming structures may not expand waterward of foundation walls and may not increase overwater coverage (SMP, 2.5). @<u>Mimic the natural infiltration</u> and ground water interflow processes through stormwater systems where appropriate (SMP, 6.2.2.8). @<u>Wetland buffers, standards, and mitigation</u> requirements are intended to ensure no net loss in wetland functions (SMP, 6.4.5 B). @<u>Stormwater management facilities</u> in new development shall be designed, constructed, and maintained in accordance with the current stormwater management standards (SMP, 6.8.2.2). BMPs for control of erosion and sedimentation shall be implemented for all development in shorelines through an approved TESC plan, or administrative conditions (SMP, 6.8.2.3). All materials that may come in contact with water shall be constructed of materials, such as untreated wood, concrete, approved plastic composites or steel, that will not adversely affect water quality or aquatic plants or animals (SMP, 6.8.2.4). All proposed developments shall provide facilities or appurtenances for disposal of sanitary waste and shall manage monitor the use of chemicals, fertilizers and other pollutants in such a manner so as to not degrade existing levels of water quality (SMP, 6.8.2.8 and 6.8.2.9). @<u>Commercial aquaculture</u> is prohibited in all shoreline districts (SMP, Table 9-2). @<u>Marinas</u> shall provide pump out, holding, and/or treatment facilities for sewage contained on boats or vessels (SMP, 7.3.2 F and K). Discharge of solid waste or sewage into a water body is prohibited. Marinas and boat launch ramps shall provide adequate restroom and sewage disposal facilities in compliance with applicable health regulations (SMP, 7.3.2 F). Disposal or discarding of fish or shellfish cleaning wastes, scrap fish, viscera, or unused bait into water or in other than designated garbage receptacles is prohibited (SMP, 7.3.2 F). @Fail safe facilities and procedures for receiving, storing, dispensing, and disposing of oil or hazardous products, as well as a spill response plan for oil and other products is required at marinas (SMP, 7.3.2 G). @<u>Surface parking areas</u> must implement low impact development techniques for stormwater management and provide for the disposal of any increased surface runoff without damage to surrounding waters, wetlands, or waterfront areas (SMP, 7.10.2 9.b.). @<u>Vehicle and pedestrian circulation systems</u> shall be designed to minimize clearing, grading and alteration of topography and natural features. Roadway and driveway alignment shall follow the natural contours of the site and minimize width to the maximum extent feasible. Elevated walkways should be utilized to cross wetlands (SMP, 7.11.2 A.4.). @<u>When allowed in the shoreline district, landfill waterward of the OHWM</u> is allowed only for the following activities: • Water-dependent use; • Public access • Clean-up and disposal of contaminated sediments • Disposal of dredged material in accordance with DNR • Expansion or alteration of transportation facilities of statewide significance currently located in the shoreline • Mitigation action, restoration, beach nourishment or enhancement project (SMP, 8.3.2 A.1.).	

Current Conditions	Foreseeable Development	Current Performance of Shoreline Processes Potentially Affected by Development	SMP Provisions to <u>Protect</u> Shoreline Processes *Symbols Indicate Shoreline Processes Managed:* + = Hydrology, @ = Water Quality, # = LWD & Organic Contributions SMP Goals and Policies to <u>Restore</u> Shoreline Processes	Future performance
			• Applications for landfills shall address methods which will be used to minimize damage to water quality (SMP, 8.3.2 A.6). #<u>Buffers, standards, and mitigation requirements</u> for marine shorelines and critical areas are intended to ensure no net loss in shoreline and critical area functions and processes (SMP, 6.4.2 A.1.). #Table 6-1 and Table 9-2 establish a <u>minimum marine buffer width</u> of 115 feet for all S-5 areas (SMP, Tables 6-1 and 9-2). Marine buffers must be increased beyond the minimum if the Administrator determines that the minimum width is insufficient to prevent loss of shoreline functions or if the proposed modification would result in an adverse impact to critical saltwater habitats (SMP, 6.4.3 B.3.). Tables 6-2 and 6-3 establish buffer widths for wetlands (SMP, 6.4.5 B.2.). Table 6-5 establishes buffer widths for streams (SMP, Table 6-5). A fifty-foot buffer from erosion hazard areas and landslide hazard areas is required (SMP, 4.1.4.7(C)(1) and (D)(1)). #Modification to a marine shoreline buffer is allowed under the following circumstances: • Modification is necessary to accommodate an approved water-dependent or public access use; • Modification is necessary to accommodate a water-related or water-enjoyment use or a use that is deemed in the Public Interest. • Modification of a marine shoreline buffer is allowed for applicable uses and activities that are exempt from TMC 13.11 (Critical Areas Preservation) (SMP, 4.1.4.3(C)(3)). #Modifications to marine shoreline buffers must be mitigated pursuant to SMP 6.4.3 C - E. #Modifications to wetland and stream buffers are permitted under certain circumstances; mitigation is required pursuant to SMP 6.4.5 C - F. #For all development activities, <u>existing native shoreline vegetation</u> is to be maintained to the maximum extent practicable (SMP 6.6.2 2). Removal of native vegetation within shoreline jurisdiction shall only be permitted upon approval of a detailed vegetation management plan. Vegetation management plan must meet detailed criteria requiring a planting plan, schedule, and maintenance plan requiring vegetation maintenance and replacement (when necessary) over a three year period (SMP 6.6.2 3. and 4.). Removal of vegetation within buffers (detailed above) must additionally meet marine shoreline and critical areas mitigation requirements (SMP 6.4.2). Selective vegetation trimming and pruning (not impacting critical areas or buffers, not including topping, stripping, or imbalances) is allowed (SMP 6.6.2 5). # All new development or redevelopment must install a minimum ten-foot wide planting bed(s) of native riparian vegetation within or along portions of the 15-foot wide strip of land lying immediately landward of the OHWM (SMP 6.7.2(4)). #Flood control structures must be shaped and planted with native vegetation suitable for wildlife habitat (SMP, 8.2.2 C.2.c.). Materials capable of supporting growth used in construction of shoreline protection structures shall be revegetated with plants native to the area (SMP, 8.2.2 C.1.d.). **Restoration:** <u>Wave energy attenuation</u> should be improved within the City's nearshore (Goal). Restore estuarine and freshwater wetlands, encourage removal of bulkheads and use of soft armoring (Objectives). <u>Saltwater/freshwater transition</u> areas need to be Increased. (Goal). Restore wetlands and setback levees wherever feasible in the fresh to salt water transition area and where reconnection to the floodplain could be accomplished (Objective). <u>Improve hydrologic functions</u> in the fresh to salt water transition areas (Goal). Restore estuarine and freshwater wetlands (Objective). Connect freshwater seeps and wetlands to the shoreline (Objective). <u>Improve sediment delivery</u> to support nearshore processes (Goal). Reconnect feeder bluff functions (Objective). <u>Improve water contact time</u> with soil in wetlands to improve the filtering and cycling of pollutants (Goal). Restore estuarine and freshwater wetlands (Objective). <u>Remove and avoid pollutant discharges</u> to the shoreline (Goal). Prevent further loss of wetland area (Objective). Restore estuarine and freshwater wetlands (Objective). Remove intertidal fill, contaminated sediments, creosote contaminated logs, pilings and debris (Objective). Decrease pollutant loading through low impact development and water quality improvement	

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			techniques (Objective). <u>Preserve and restore existing shoreline forests</u>, and reconnect forests and the nearshore (Goal). Remove barriers between shoreline forest and nearshore habitats and enhance existing forests (Objective). <u>Establish native riparian vegetation communities</u> along the shoreline (Goal). <u>Long term sources of LWD</u> need to be established to support shoreline habitat (Goal).	
S-6 Ruston Way (Urban Conservancy)				
Half of the shoreline is in public ownership (metro parks). Major land uses include interconnected parks and trails, water-oriented and non-water dependent commercial development (Silver Cloud inn, restaurants, office space, retail shops).	A repair and redevelopment project for the Old Town Dock is underway and is expected to be completed by 2013. Chinese Reconciliation Park is identified as vacant. Once completed, no further development is expected. Several parking lots along Ruston Way are identified as vacant. They represent potential future development over the long-term. Land may develop on the landward side of Ruston Way ROW	**Hydrology – LOW.** Bluff erosion processes have been modified as roads, railways, bulkheads and other structures at the toe of the slope have reduced the frequency of tidal and wave interaction with the bluff. **Water Quality – LOW.** Pollution and biotoxins have affected populations of shellfish within the nearshore environment. Although significant point pollution sources are not documented as entering the shoreline environment within the Ruston Way area, pollution occurring to and in nearby shorelines is affecting resources within this area. Water quality issues relate to changes in the equation for excess nutrients, pathogens, and toxins. Sources of these pollutants have increased significantly as a result of urban and industrial land uses near the shoreline. Storage, filtering, and cycling of pollutants has been reduced through wetland loss and installation of impervious surfaces. **LWD and Organic Contributions – LOW.** Ruston Way (a major arterial) and the BNSF railroad tracks are adjacent to the shoreline throughout this reach, thereby reducing natural shoreline riparian vegetation and limiting connectivity between the beach and	**Protection:** +#<u>New structural stabilization</u> is only allowed when it has been demonstrated that it is necessary for water-dependent uses. New structural stabilization allowed for water dependent uses and allowed only with a conditional use permit for existing primary structures, new non-water dependent development, and for ecological restoration or remediation (SMP, 8.2.2 A.) +#<u>Replacement of existing stabilization</u> structures must be based on geotechnical reports demonstrating need. The reports must include estimates of the rate of erosion and urgency (damage within three years) and an evaluation of alternative solutions (SMP, 8.2.2 A.) +<u>Breakwaters, jetties, groins, and weirs</u> are generally prohibited in S-6, except when as a part of ecological restoration / enhancement projects (SMP Table 9-2). +<u>Marinas and boat ramps</u> are prohibited within S-6 (SMP Table 9-2) +<u>New piers, wharves, docks and floats</u> are allowed only when associated with water-dependent uses or public access (SMP, Table 9-2). +<u>New covered moorages / boat houses</u> are prohibited (SMP, Table 9-2). +<u>Non water-oriented commercial uses, residential, Port / Terminal / Industrial Development, Forest practices, mining, aquaculture, agriculture, and almost all Transportation</u> uses are prohibited in S-6 (SMP Table 9-2). +Non-conforming uses may continue, but may not expand their non-conformity. Non-conforming structures may not expand waterward of foundation walls and may not increase overwater coverage (SMP, 2.5). @<u>Mimic the natural infiltration</u> and ground water interflow processes through stormwater systems where appropriate (SMP, 6.2.2.8). @<u>Wetland buffers, standards, and mitigation</u> requirements are intended to ensure no net loss in wetland functions (SMP, 6.4.5 B). @<u>Stormwater management facilities</u> in new development shall be designed, constructed, and maintained in accordance with the current stormwater management standards (SMP, 6.8.2.2). BMPs for control of erosion and sedimentation shall be implemented for all development in shorelines through an approved TESC plan, or administrative conditions (SMP, 6.8.2.3). All materials that may come in contact with water shall be constructed of materials, such as untreated wood, concrete, approved plastic composites or steel, that will not adversely affect water quality or aquatic plants or animals (SMP, 6.8.2.4). All proposed developments shall provide facilities or appurtenances for disposal of sanitary waste and shall manage monitor the use of chemicals, fertilizers and other pollutants in such a manner so as to not degrade existing levels of water quality (SMP, 6.8.2.8 and 6.8.2.9). @<u>Pilings</u> for newly constructed piers, wharves, docks, and floats shall be of materials other than treated wood (SMP, 7.6.2 A.5.). @<u>Surface parking areas</u> must implement low impact development techniques for stormwater management and provide for the disposal of any increased surface runoff without damage to surrounding waters, wetlands, or waterfront areas (SMP, 7.10.2 9.b.). @<u>Vehicle and pedestrian circulation systems</u> shall be designed to minimize clearing, grading and alteration of topography and natural features. Roadway and driveway alignment shall follow the natural contours of the site and minimize width to the maximum extent feasible. Elevated walkways should be utilized to cross wetlands (SMP, 7.11.2 A.4.).	**No Change or Potential Degradation of Hydrologic Processes:** Existing arterial and railroad corridor limits opportunities to reconnect bluff areas to the shoreline. The presence of hard armoring will continue to impede natural nearshore processes. **No Change or Potential Improvement of Water Quality Processes:** Environmental remediation of the Asarco Tacoma Smelter Site would dramatically reduce water quality impacts associated with this site. Additional impacts to wetlands would be mitigated. Redevelopment would have stormwater facilities to retain and treat runoff, potentially improving the quality and temperature of the runoff from existing conditions. Redevelopment of docks with non-toxic materials would improve water quality. **No Change or Limited Potential Improvement in LWD & Organics Contributions:** Installation of additional native vegetation would occur in limited circumstances in buffer areas as required for new development or redevelopment. Installation of native vegetation could occur in park and open space areas.

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		adjacent uplands.	@When allowed in the shoreline district, landfill waterward of the OHWM is allowed only for the following activities: • Water-dependent use; • Public access • Clean-up and disposal of contaminated sediments • Disposal of dredged material in accordance with DNR • Expansion or alteration of transportation facilities of statewide significance currently located in the shoreline • Mitigation action, restoration, beach nourishment or enhancement project (SMP, 8.3.2 A.1.). • Applications for landfills shall address methods which will be used to minimize damage to water quality (SMP, 8.3.2 A.6). #Buffers, standards, and mitigation requirements for marine shorelines and critical areas are intended to ensure no net loss in shoreline and critical area functions and processes (SMP, 6.4.2 A.1.). #Table 6-1 and Table 9-2 establishes a minimum marine buffer width of 115 feet for all S-6 areas (SMP, Tables 6-1 and 9-2). Marine buffers must be increased beyond the minimum if the Administrator determines that the minimum width is insufficient to prevent loss of shoreline functions or if the proposed modification would result in an adverse impact to critical saltwater habitats (SMP, 6.4.3 B.3.). Tables 6-2 and 6-3 establish buffer widths for wetlands, including Lake Wapato (SMP, 6.4.5 B.2.). Table 6-5 establishes buffer widths for streams (SMP, Table 6-5). A fifty-foot buffer from erosion hazard areas and landslide hazard areas is required (SMP, 4.1.4.7(C)(1) and (D)(1)). #Modification to a marine shoreline buffer is allowed under the following circumstances: • Modification is necessary to accommodate an approved water-dependent or public access use; • Modification is necessary to accommodate a water-related or water-enjoyment use or a use that is deemed in the Public Interest. • Modification of a marine shoreline buffer is allowed for applicable uses and activities that are exempt from TMC 13.11 (Critical Areas Preservation) (SMP, 4.1.4.3(C)(3)). #Modifications to marine shoreline buffers must be mitigated pursuant to SMP 6.4.3 C - E. #Modifications to wetland and stream buffers are permitted under certain circumstances; mitigation is required pursuant to SMP 6.4.5 C - F. #For all development activities, existing native shoreline vegetation is to be maintained to the maximum extent practicable (SMP 6.6.2 2). Removal of native vegetation within shoreline jurisdiction shall only be permitted upon approval of a detailed vegetation management plan. Vegetation management plan must meet detailed criteria requiring a planting plan, schedule, and maintenance plan requiring vegetation maintenance and replacement (when necessary) over a three year period (SMP 6.6.2 3. and 4.). Removal of vegetation within buffers (detailed above) must additionally meet marine shoreline and critical areas mitigation requirements (SMP 6.4.2). Selective vegetation trimming and pruning (not impacting critical areas or buffers, not including topping, stripping, or imbalances) is allowed (SMP 6.6.2 5). # All new development or redevelopment must install a minimum ten-foot wide planting bed(s) of native riparian vegetation within or along portions of the 15-foot wide strip of land lying immediately landward of the OHWM (SMP 6.7.2(4)). #Flood control structures must be shaped and planted with native vegetation suitable for wildlife habitat (SMP, 8.2.2 C.2.c.). Materials capable of supporting growth used in construction of shoreline protection structures shall be revegetated with plants native to the area (SMP, 8.2.2 C.1.d.). **Restoration:** Wave energy attenuation should be improved within the City's nearshore (Goal). Restore estuarine and freshwater wetlands, encourage removal of bulkheads and use of soft armoring (Objectives). Saltwater/freshwater transition areas need to be Increased. (Goal). Restore wetlands and setback levees wherever feasible in the fresh to salt water transition area and where reconnection to the floodplain could be accomplished (Objective). Improve hydrologic functions in the fresh to salt water transition areas (Goal). Restore estuarine and freshwater wetlands	

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			(Objective). Connect freshwater seeps and wetlands to the shoreline (Objective). <u>Improve sediment delivery</u> to support nearshore processes (Goal). Reconnect feeder bluff functions (Objective). <u>Improve water contact time</u> with soil in wetlands to improve the filtering and cycling of pollutants (Goal). Restore estuarine and freshwater wetlands (Objective). <u>Remove and avoid pollutant discharges</u> to the shoreline (Goal). Prevent further loss of wetland area (Objective). Restore estuarine and freshwater wetlands (Objective). Remove intertidal fill, contaminated sediments, creosote contaminated logs, pilings and debris (Objective). Decrease pollutant loading through low impact development and water quality improvement techniques (Objective). <u>Preserve and restore existing shoreline forests</u>, and reconnect forests and the nearshore (Goal). Remove barriers between shoreline forest and nearshore habitats and enhance existing forests (Objective). <u>Establish native riparian vegetation communities</u> along the shoreline (Goal). <u>Long term sources of LWD</u> need to be established to support shoreline habitat (Goal).	
S-7 Schuster Parkway (High Intensity)				
The shoreline's major uses are parks, city streets, railroad, industrial shipping terminal facilities (Sperry dock, Port of Tacoma grain terminal).	Parcels identified as vacant include the Bayside trail and tidelands waterward of the BNSF railroad, where development is not expected. Other than expansion of existing uses, It is unlikely that upland uses will change significantly in this area.	**Hydrology – LOW.** Bluff erosion processes have been modified as roads, railways, bulkheads and other structures at the toe of the slope have reduced the frequency of tidal and wave interaction with the bluff. **Water Quality – LOW.** Pollution and biotoxins have affected populations of shellfish within the nearshore environment. Although significant point pollution sources are not documented as entering the shoreline environment within the Ruston Way area, pollution occurring to and in nearby shorelines is affecting resources within this area. Water quality issues relate to changes in the equation for excess nutrients, pathogens, and toxins. Sources of these pollutants have increased significantly as a result of urban and industrial land uses near the shoreline. Storage, filtering, and cycling of pollutants has been reduced through wetland loss and installation of impervious surfaces. **LWD and Organic Contributions**	**Protection:** +#<u>New structural stabilization</u> is only allowed when it has been demonstrated that it is necessary for water-dependent uses. New structural stabilization allowed for water dependent uses and allowed only with a conditional use permit for existing primary structures, new non-water dependent development, and for ecological restoration or remediation (SMP, 8.2.2 A.) +#<u>Replacement of existing stabilization</u> structures must be based on geotechnical reports demonstrating need. The reports must include estimates of the rate of erosion and urgency (damage within three years) and an evaluation of alternative solutions (SMP, 8.2.2 A.) +<u>Breakwaters, jetties, groins, and weirs</u> are generally prohibited in S-7, except when as a part of ecological restoration / enhancement projects (SMP Table 9-2). +<u>Boat ramps</u> are prohibited within S-7 (SMP Table 9-2). +<u>Marinas</u> are permitted within S-7, provided that the following standards are met: • The proposed site has the flushing capacity required to maintain water quality; • That adequate facilities for the prevention and control of fuel spillage are incorporated into the marina proposal; • That there shall be no net loss of ecological functions as a result of the development of boating facilities and associated recreational opportunities; • The proposed design will minimize impediments to fish migration. +<u>Marinas shall not be permitted</u> within the following areas unless it can be demonstrated that interference with shoreline processes and ecological functions can be avoided and / or that no other alternative location exists: • Feeder bluffs exceptional; • High energy input driftways; • Marshes, estuaries and other wetlands; • Kelp beds, eelgrass beds, spawning and holding areas for forage fish (such as herring, surf smelt and sandlance); • Other critical saltwater habitats. (SMP 7.3.2 B) +<u>New piers, wharves, docks and floats</u> are allowed only when associated with water-dependent uses or public access (SMP, Table 9-2). +<u>New covered moorages / boat houses</u> are prohibited (SMP, Table 9-2).	**No Change of Hydrologic Processes:** Existing arterial and railroad corridor limits opportunities to reconnect bluff areas to the shoreline. The presence of hard armoring will continue to impede natural nearshore processes. **No Change or Potential Improvement of Water Quality Processes:** Redevelopment or expansion of existing uses in S-7 could result in measures that improve stormwater runoff. Redevelopment of docks with non-toxic materials would improve water quality. There are opportunities to remove pilings and intertidal fill. **No Change or Limited Potential Improvement in LWD & Organics Contributions:** Installation of additional native vegetation would occur in limited circumstances in park and open space areas. The railroad and overwater structures preclude vegetation overhanging the intertidal zone.

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		– LOW. Schuster Parkway (a major arterial) and the BNSF railroad tracks are adjacent to the shoreline throughout this reach, thereby reducing natural shoreline riparian vegetation and limiting connectivity between the beach and adjacent uplands.	+<u>Non water-oriented commercial uses, non water-oriented industrial uses, residential, forest practices, mining, aquaculture, agriculture, and SOV-oriented transportation</u> uses are prohibited in S-7 (SMP Table 9-2). +Non-conforming uses may continue, but may not expand their non-conformity. Non-conforming structures may not expand waterward of foundation walls and may not increase overwater coverage (SMP, 2.5). @<u>Mimic the natural infiltration</u> and ground water interflow processes through stormwater systems where appropriate (SMP, 6.2.2.8). @<u>Wetland buffers, standards, and mitigation</u> requirements are intended to ensure no net loss in wetland functions (SMP, 6.4.5 B). @<u>Stormwater management facilities</u> in new development shall be designed, constructed, and maintained in accordance with the current stormwater management standards (SMP, 6.8.2.2). BMPs for control of erosion and sedimentation shall be implemented for all development in shorelines through an approved TESC plan, or administrative conditions (SMP, 6.8.2.3). All materials that may come in contact with water shall be constructed of materials, such as untreated wood, concrete, approved plastic composites or steel, that will not adversely affect water quality or aquatic plants or animals (SMP, 6.8.2.4). All proposed developments shall provide facilities or appurtenances for disposal of sanitary waste and shall manage monitor the use of chemicals, fertilizers and other pollutants in such a manner so as to not degrade existing levels of water quality (SMP, 6.8.2.8 and 6.8.2.9). @<u>Marinas</u> shall provide pump out, holding, and/or treatment facilities for sewage contained on boats or vessels (SMP, 7.3.2 F and K). Discharge of solid waste or sewage into a water body is prohibited. Marinas and boat launch ramps shall provide adequate restroom and sewage disposal facilities in compliance with applicable health regulations (SMP, 7.3.2 F). Disposal or discarding of fish or shellfish cleaning wastes, scrap fish, viscera, or unused bait into water or in other than designated garbage receptacles is prohibited (SMP, 7.3.2 F). @Fail safe facilities and procedures for receiving, storing, dispensing, and disposing of oil or hazardous products, as well as a spill response plan for oil and other products is required at marinas (SMP, 7.3.2 G). @<u>Industrial Facilities:</u> Best management practices shall be strictly adhered to as to facilities, vessels, and products used in association with these facilities and vessels (SMP, 7.5.2 A.6). All developments shall include the capability to contain and clean up spills, discharges, or pollutants, and shall be responsible for any water pollution which they cause (SMP, 7.5.2 A.7). Accumulations of bark and wood debris on the land and docks around upland storage sites shall be kept out of the water. After cleanup, disposal shall be at an upland site where leachate will not enter surface or ground waters (SMP, 7.5.2 B.3.). @<u>Pilings</u> for newly constructed piers, wharves, docks, and floats shall be of materials other than treated wood (SMP, 7.6.2 A.5.). @<u>Surface parking areas</u> must implement low impact development techniques for stormwater management and provide for the disposal of any increased surface runoff without damage to surrounding waters, wetlands, or waterfront areas (SMP, 7.10.2 9.b.). @<u>Vehicle and pedestrian circulation systems</u> shall be designed to minimize clearing, grading and alteration of topography and natural features. Roadway and driveway alignment shall follow the natural contours of the site and minimize width to the maximum extent feasible. Elevated walkways should be utilized to cross wetlands (SMP, 7.11.2 A.4.). @<u>When allowed in the shoreline district, landfill waterward of the OHWM</u> is allowed only for the following activities: • Water-dependent use; • Public access • Clean-up and disposal of contaminated sediments • Disposal of dredged material in accordance with DNR • Expansion or alteration of transportation facilities of statewide significance currently located in the shoreline • Mitigation action, restoration, beach nourishment or enhancement project (SMP, 8.3.2 A.1.). • Applications for landfills shall address methods which will be used to minimize damage to water quality (SMP, 8.3.2 A.6). #<u>Buffers, standards, and mitigation requirements</u> for marine shorelines and critical areas are intended to ensure no net loss in shoreline and critical area functions and processes (SMP, 6.4.2 A.1.).	

Current Conditions	Foreseeable Development	Current Performance of Shoreline Processes Potentially Affected by Development	SMP Provisions to <u>Protect</u> Shoreline Processes *Symbols Indicate Shoreline Processes Managed:* + = Hydrology, @ = Water Quality, # = LWD & Organic Contributions SMP Goals and Policies to <u>Restore</u> Shoreline Processes	Future performance
			#Table 6-1 and Table 9-2 establish a <u>minimum marine buffer width</u> of 115 feet for all S-7 areas (SMP, Tables 6-1 and 9-2). Marine buffers must be increased beyond the minimum if the Administrator determines that the minimum width is insufficient to prevent loss of shoreline functions or if the proposed modification would result in an adverse impact to critical saltwater habitats (SMP, 6.4.3 B.3.). Tables 6-2 and 6-3 establish buffer widths for wetlands (SMP, 6.4.5 B.2.). Table 6-5 establishes buffer widths for streams (SMP, Table 6-5). A fifty-foot buffer from erosion hazard areas and landslide hazard areas is required (SMP, 4.1.4.7(C)(1) and (D)(1)). #Modification to a marine shoreline buffer is allowed under the following circumstances: • Modification is necessary to accommodate an approved water-dependent or public access use; • Modification is necessary to accommodate a water-related or water-enjoyment use or a use that is deemed in the Public Interest. • Modification of a marine shoreline buffer is allowed for applicable uses and activities that are exempt from TMC 13.11 (Critical Areas Preservation) (SMP, 4.1.4.3(C)(3)). #Modifications to marine shoreline buffers must be mitigated pursuant to SMP 6.4.3 C - E. #Modifications to wetland and stream buffers are permitted under certain circumstances; mitigation is required pursuant to SMP 6.4.5 C - F. #For all development activities, <u>existing native shoreline vegetation</u> is to be maintained to the maximum extent practicable (SMP 6.6.2 2). Removal of native vegetation within shoreline jurisdiction shall only be permitted upon approval of a detailed vegetation management plan. Vegetation management plan must meet detailed criteria requiring a planting plan, schedule, and maintenance plan requiring vegetation maintenance and replacement (when necessary) over a three year period (SMP 6.6.2 3. and 4.). Removal of vegetation within buffers (detailed above) must additionally meet marine shoreline and critical areas mitigation requirements (SMP 6.4.2). Selective vegetation trimming and pruning (not impacting critical areas or buffers, not including topping, stripping, or imbalances) is allowed (SMP 6.6.2 5). # All new development or redevelopment must install a minimum ten-foot wide planting bed(s) of native riparian vegetation within or along portions of the 15-foot wide strip of land lying immediately landward of the OHWM (SMP 6.7.2(4)). #Flood control structures must be shaped and planted with native vegetation suitable for wildlife habitat (SMP, 8.2.2 C.2.c.). Materials capable of supporting growth used in construction of shoreline protection structures shall be revegetated with plants native to the area (SMP, 8.2.2 C.1.d.). **Restoration:** <u>Wave energy attenuation</u> should be improved within the City's nearshore (Goal). Restore estuarine and freshwater wetlands, encourage removal of bulkheads and use of soft armoring (Objectives). <u>Saltwater/freshwater transition</u> areas need to be Increased. (Goal). Restore wetlands and setback levees wherever feasible in the fresh to salt water transition area and where reconnection to the floodplain could be accomplished (Objective). <u>Improve hydrologic functions</u> in the fresh to salt water transition areas (Goal). Restore estuarine and freshwater wetlands (Objective). Connect freshwater seeps and wetlands to the shoreline (Objective). <u>Improve sediment delivery</u> to support nearshore processes (Goal). Reconnect feeder bluff functions (Objective). <u>Improve water contact time</u> with soil in wetlands to improve the filtering and cycling of pollutants (Goal). Restore estuarine and freshwater wetlands (Objective). <u>Remove and avoid pollutant discharges</u> to the shoreline (Goal). Prevent further loss of wetland area (Objective). Restore estuarine and freshwater wetlands (Objective). Remove intertidal fill, contaminated sediments, creosote contaminated logs, pilings and debris (Objective). Decrease pollutant loading through low impact development and water quality improvement techniques (Objective). <u>Preserve and restore existing shoreline forests</u>, and reconnect forests and the nearshore (Goal). Remove barriers between shoreline forest and nearshore habitats and enhance existing forests (Objective).	

Current Conditions	Foreseeable Development	Current Performance of Shoreline Processes Potentially Affected by Development	SMP Provisions to <u>Protect</u> Shoreline Processes *Symbols Indicate Shoreline Processes Managed:* + = Hydrology, @ = Water Quality, # = LWD & Organic Contributions SMP Goals and Policies to <u>Restore</u> Shoreline Processes	Future performance
			<u>Establish native riparian vegetation communities</u> along the shoreline (Goal). <u>Long term sources of LWD</u> need to be established to support shoreline habitat (Goal).	
S-8 Thea Foss Waterway (Downtown Waterfront)				
Major uses along the west side include parks, warehouses, boat marinas, wholesale outlets, mixed use developments and water-oriented uses. The east side is characterized by shipbuilding, petroleum storage, some water-oriented commercial uses including marinas, a restaurant and the Center for Urban Waters.	<u>West Side</u> 165 feet of permanent floats for transient boaters, two ADA ramps and a pumpout facility are planned for the Foss Waterway Seaport. Future development immediately south of S-7 along the west side of the Thea Foss waterway could include new commercial and residential mixed-use buildings and is reasonably foreseeable Mid-way down the west side of the waterway, the Esplanade building is complete, but there is potential for new hotel/office development. Further down the waterway, there are vacant parcels that are reasonably expected to develop as high-density residential and commercial mix-use buildings. Several properties identified as redevelopable are unlikely to redevelop because they are historic structures. <u>East Side</u> Redevelopable parcels identified at the south end of waterway will be developed as the Waterway Park. No additional development is likely. There is the potential for multi-family residential and restaurant development at the Johnny's dock property. The Port owns Waddell property and has plans to	**Hydrology – LOW TO MODERATE.** The nearshore environment is intensely developed and highly altered. Shoreline modifications include numerous docks and bulkhead structures as well as large overwater piers and structures that are supported by pilings. This hardened shoreline has resulted in less overall wave attenuation than in the pre-disturbance condition. Limited areas of shoreline restoration have occurred recently along the Waterway associated with redevelopment primarily on the west side. **Water Quality:** Pollution and biotoxins have effected populations of shellfish within the nearshore environment. Reduction in wetland area has reduced water contact time of water with soil. This lowers the potential for filtering, cycling, and removal of pollutants. The equation for excess nutrients, pathogens, and toxins is significantly altered from the pre-disturbance condition. Sources of these pollutants have increased significantly as a result of urban and industrial land uses near the shoreline. Potential pollutant storage has decreased through wetland loss and installation of impervious surfaces. **LWD and Organic Contributions – LOW.** The nearshore environment is intensely developed and highly altered, with minimal vegetated areas remaining.	**Protection:** +#<u>New structural stabilization</u> is only allowed when it has been demonstrated that it is necessary for water-dependent uses. New structural stabilization allowed for water dependent uses and allowed only with a conditional use permit for existing primary structures, new non-water dependent development, and for ecological restoration or remediation (SMP, 8.2.2 A.) +#<u>Replacement of existing stabilization</u> structures must be based on geotechnical reports demonstrating need. The reports must include estimates of the rate of erosion and urgency (damage within three years) and an evaluation of alternative solutions (SMP, 8.2.2 A.) +<u>Breakwaters, jetties, groins, and weirs</u> require a conditional use permit, except when as a part of ecological restoration / enhancement projects (SMP Table 9-2). +<u>Marinas and boat ramps (northeast portion of shoreline only)</u> are permitted within S-8, provided that the following standards are met: • The proposed site has the flushing capacity required to maintain water quality; • That adequate facilities for the prevention and control of fuel spillage are incorporated into the marina proposal; • That there shall be no net loss of ecological functions as a result of the development of boating facilities and associated recreational opportunities; • The proposed design will minimize impediments to fish migration. +<u>Marinas and boat ramps shall not be permitted</u> in the following areas unless it can be demonstrated that interference with shoreline processes and ecological functions can be avoided and / or that no other alternative location exists: • Feeder bluffs exceptional; • High energy input driftways; • Marshes, estuaries and other wetlands; • Kelp beds, eelgrass beds, spawning and holding areas for forage fish (such as herring, surf smelt and sandlance); • Other critical saltwater habitats. (SMP 7.3.2 B) +<u>New piers, wharves, docks and floats</u> are allowed only when associated with water-dependent uses or public access (SMP, Table 9-2). +<u>New covered moorages / boat houses</u> are prohibited (SMP, Table 9-2). Existing covers may be repaired and maintained provided all work and materials are consistent with BMPs and the over water coverage does not increase and light transmission is improved (SMP 7.3.2(E)). + <u>Forest practices, mining, aquaculture, and agriculture</u> uses are prohibited in S-8 (SMP Table 9-2). +Non-conforming uses may continue, but may not expand their non-conformity. Non-conforming structures may not expand waterward of foundation walls and may not increase overwater coverage (SMP, 2.5).@<u>Mimic the natural infiltration</u> and ground water interflow processes through stormwater systems where appropriate (SMP, 6.2.2.8). @<u>Wetland buffers, standards, and mitigation</u> requirements are intended to ensure no net loss in wetland functions (SMP, 6.4.5 B). @<u>Stormwater management facilities</u> in new development shall be designed, constructed, and maintained in accordance with the current stormwater management standards (SMP, 6.8.2.2). BMPs for control of erosion and sedimentation shall be implemented for all development in shorelines through an approved TESC plan, or administrative conditions (SMP, 6.8.2.3). All materials that	**No Change or Potential Improvement of Hydrologic Processes:** Existing intense development limits opportunities to reconnect shoreline areas to the shoreline. The presence of hard armoring will continue to impede natural nearshore processes.throughout significant portions of S-8. Some opportunity for additional restoration of shoreline as part of development, potentially resulting in areas of soft-shore stabilization and / or improvements in overwater structures. **No Change or Potential Improvement of Water Quality Processes:** As properties redevelop along the Thea Foss Waterway current local, state and federal requirements related to water quality would result in an overall improvement. **No Change or Potential Improvement in LWD & Organics Contributions:** Native vegetation would likely be installed as part of restoration projects. Minimal improvement is expected on a site by site basis.

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	develop for industrial and commercial use. There is potential for expansion at the Nu Star property at the head of the waterway.		may come in contact with water shall be constructed of materials, such as untreated wood, concrete, approved plastic composites or steel, that will not adversely affect water quality or aquatic plants or animals (SMP, 6.8.2.4). All proposed developments shall provide facilities or appurtenances for disposal of sanitary waste and shall manage monitor the use of chemicals, fertilizers and other pollutants in such a manner so as to not degrade existing levels of water quality (SMP, 6.8.2.8 and 6.8.2.9). @<u>Marinas</u> shall provide pump out, holding, and/or treatment facilities for sewage contained on boats or vessels (SMP, 7.3.2 F and K). Discharge of solid waste or sewage into a water body is prohibited. Marinas and boat launch ramps shall provide adequate restroom and sewage disposal facilities in compliance with applicable health regulations (SMP, 7.3.2 F). Disposal or discarding of fish or shellfish cleaning wastes, scrap fish, viscera, or unused bait into water or in other than designated garbage receptacles is prohibited (SMP, 7.3.2 F). @Fail safe facilities and procedures for receiving, storing, dispensing, and disposing of oil or hazardous products, as well as a spill response plan for oil and other products is required at marinas (SMP, 7.3.2 G). @<u>Industrial Facilities:</u> Best management practices shall be strictly adhered to as to facilities, vessels, and products used in association with these facilities and vessels (SMP, 7.5.2 A.6). All developments shall include the capability to contain and clean up spills, discharges, or pollutants, and shall be responsible for any water pollution which they cause (SMP, 7.5.2 A.7). Accumulations of bark and wood debris on the land and docks around upland storage sites shall be kept out of the water. After cleanup, disposal shall be at an upland site where leachate will not enter surface or ground waters (SMP, 7.5.2 B.3.). @<u>Pilings</u> for newly constructed piers, wharves, docks, and floats shall be of materials other than treated wood (SMP, 7.6.2 A.5.). @<u>Surface parking areas</u> must implement low impact development techniques for stormwater management and provide for the disposal of any increased surface runoff without damage to surrounding waters, wetlands, or waterfront areas (SMP, 7.10.2 9.b.). @<u>Vehicle and pedestrian circulation systems</u> shall be designed to minimize clearing, grading and alteration of topography and natural features. Roadway and driveway alignment shall follow the natural contours of the site and minimize width to the maximum extent feasible. Elevated walkways should be utilized to cross wetlands (SMP, 7.11.2 A.4.). @<u>When allowed in the shoreline district, landfill waterward of the OHWM</u> is allowed only for the following activities: • Water-dependent use; • Public access • Clean-up and disposal of contaminated sediments • Disposal of dredged material in accordance with DNR • Expansion or alteration of transportation facilities of statewide significance currently located in the shoreline • Mitigation action, restoration, beach nourishment or enhancement project (SMP, 8.3.2 A.1.). • Applications for landfills shall address methods which will be used to minimize damage to water quality (SMP, 8.3.2 A.6). #<u>Buffers, standards, and mitigation requirements</u> for marine shorelines and critical areas are intended to ensure no net loss in shoreline and critical area functions and processes (SMP, 6.4.2 A.1.). #Table 6-1 and Table 9-2 establishes a <u>minimum marine buffer width</u> of 50 feet for all S-8 areas (SMP, Tables 6-1 and 9-2). Marine buffers must be increased beyond the minimum if the Administrator determines that the minimum width is insufficient to prevent loss of shoreline functions or if the proposed modification would result in an adverse impact to critical saltwater habitats (SMP, 6.4.3 B.3.). Tables 6-2 and 6-3 establish buffer widths for wetlands, including Lake Wapato (SMP, 6.4.5 B.2.). Table 6-5 establishes buffer widths for streams (SMP, Table 6-5). A fifty-foot buffer from erosion hazard areas and landslide hazard areas is required (SMP, 4.1.4.7(C)(1) and (D)(1)). #Modification to a marine shoreline buffer is allowed under the following circumstances: • Modification is necessary to accommodate an approved water-dependent or public access use; • Modification is necessary to accommodate a water-related or water-enjoyment use or a use that is deemed in the Public Interest. • Modification of a marine shoreline buffer is allowed for applicable uses and activities that are exempt from TMC 13.11	

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			(Critical Areas Preservation) (SMP, 4.1.4.3(C)(3)). #Modifications to marine shoreline buffers must be mitigated pursuant to SMP 6.4.3 C - E. **#**Modifications to wetland and stream buffers are permitted under certain circumstances; mitigation is required pursuant to SMP 6.4.5 C - F. **#**For all development activities, <u>existing native shoreline vegetation</u> is to be maintained to the maximum extent practicable (SMP 6.6.2 2). Removal of native vegetation within shoreline jurisdiction shall only be permitted upon approval of a detailed vegetation management plan. Vegetation management plan must meet detailed criteria requiring a planting plan, schedule, and maintenance plan requiring vegetation maintenance and replacement (when necessary) over a three year period (SMP 6.6.2 3. and 4.). Removal of vegetation within buffers (detailed above) must additionally meet marine shoreline and critical areas mitigation requirements (SMP 6.4.2). Selective vegetation trimming and pruning (not impacting critical areas or buffers, not including topping, stripping, or imbalances) is allowed (SMP 6.6.2 5). # All new development or redevelopment must install a minimum ten-foot wide planting bed(s) of native riparian vegetation within or along portions of the 15-foot wide strip of land lying immediately landward of the OHWM (SMP 6.7.2(4)). **#**Flood control structures must be shaped and planted with native vegetation suitable for wildlife habitat (SMP, 8.2.2 C.2.c.). Materials capable of supporting growth used in construction of shoreline protection structures shall be revegetated with plants native to the area (SMP, 8.2.2 C.1.d.). **Restoration:** <u>Wave energy attenuation</u> should be improved within the City's nearshore (Goal). Restore estuarine and freshwater wetlands, encourage removal of bulkheads and use of soft armoring (Objectives). <u>Saltwater/freshwater transition</u> areas need to be Increased. (Goal). Restore wetlands and setback levees wherever feasible in the fresh to salt water transition area and where reconnection to the floodplain could be accomplished (Objective). <u>Improve water contact time</u> with soil in wetlands to improve the filtering and cycling of pollutants (Goal). Restore estuarine and freshwater wetlands (in limited areas of S-8 where they occur) (Objective). <u>Remove and avoid pollutant discharges</u> to the shoreline (Goal). Prevent further loss of wetland area (Objective). Restore estuarine and freshwater wetlands (Objective). Remove intertidal fill, contaminated sediments, creosote contaminated logs, pilings and debris (Objective). <u>Decrease pollutant loading</u> through low impact development and water quality improvement techniques (Objective). <u>Preserve and restore existing shoreline forests</u>, and reconnect forests and the nearshore (Goal). Remove barriers between shoreline forest and nearshore habitats and enhance existing forests (Objective). <u>Establish native riparian vegetation communities</u> along the shoreline (in limited restoration areas within S-8) (Goal). <u>Preserve and restore existing shoreline forests,</u> and reconnect forests and the nearshore (Goal). Remove barriers between shoreline forest and nearshore habitats and enhance existing forests (Objective).	

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S-9 Puyallup River (Urban Conservancy)				
Land use along the River is predominately port/maritime related industrial. No water-dependent industrial uses exist because the channel is not maintained for navigation and the series of fixed span bridges crossing the river make it unsuitable for ship or barge traffic. Several environmental remediation and shoreline habitat restoration sites are located within the shoreline.	There are no water-dependent industrial uses in the S-9 and new water-dependent facilities are unlikely. Much of the shoreline is targeted for habitat and restoration actions such as creation of off-channel habitat and reconnecting wetlands. The properties identified as vacant on the east and west sides of the River are primarily restoration sites. There is no likely development expected at these sites.	**Hydrology – LOW.** The nearshore environment is intensely developed and highly altered. Shoreline modifications include shoreline armoring and bulkheading as well as pilings supporting railroad and road bridge crossings. This hardened shoreline has resulted in a simplified channel form from pre-disturbance condition. The installation of levees and revetments along the Puyallup River has disconnected the river from the significant delta that the river had formed historically at the head of Commencement Bay. Armoring also limits the potential for channel migration. **Water Quality – LOW.** Reduction in wetland area has reduced water contact time of water with soil. This lowers the potential for filtering, cycling, and removal of pollutants. The equation for excess nutrients, pathogens, and toxins is significantly altered from the pre-disturbance condition. Sources of these pollutants have increased significantly as a result of urban and industrial land uses near the shoreline. Potential pollutant storage has decreased through wetland loss and installation of impervious surfaces. **LWD and Organic Contributions – LOW.** The shoreline environment is intensely developed and highly altered, with minimal vegetated areas remaining. There are no trees or native riparian vegetation along the Puyallup River because of the levees.	**Protection:** +<u>New structural stabilization</u> is only allowed when it has been demonstrated that it is necessary for water-dependent uses (conditional use for non-water dependent uses) (SMP, 8.2.2 A.) +<u>Replacement of existing stabilization</u> structures must be based on geotechnical reports demonstrating need. The reports must include estimates of the rate of erosion and urgency (damage within three years) and an evaluation of alternative solutions (SMP, 8.2.2 A.) +<u>Breakwaters, jetties, groins, and weirs</u> are generally prohibited in S-9, except when as a part of ecological restoration / enhancement projects (SMP Table 9-2). +<u>Marinas and boat ramps (and all other boating facilities outside of non-motorized launches)</u> are prohibited within S-8 (SMP Table 9-2). +<u>New piers, wharves, docks and floats</u> are prohibited (SMP, Table 9-2). +<u>New covered moorages / boat houses</u> are prohibited (SMP, Table 9-2). +<u>Non water oriented commercial uses, residential, forest practices, mining, aquaculture, and agriculture</u> uses are prohibited in S-9. New motorized- or rail- oriented transportation uses require a conditional use permit – only non-motorized facilities and expansion of existing facilities is permitted (SMP Table 9-2). +Non-conforming uses may continue, but may not expand their non-conformity. Non-conforming structures may not expand waterward of foundation walls and may not increase overwater coverage (SMP, 2.5).@<u>Mimic the natural infiltration</u> and ground water interflow processes through stormwater systems where appropriate (SMP, 6.2.2.8). @<u>Wetland buffers, standards, and mitigation</u> requirements are intended to ensure no net loss in wetland functions (SMP, 6.4.5 B). @<u>Stormwater management facilities</u> in new development shall be designed, constructed, and maintained in accordance with the current stormwater management standards (SMP, 6.8.2.2). BMPs for control of erosion and sedimentation shall be implemented for all development in shorelines through an approved TESC plan, or administrative conditions (SMP, 6.8.2.3). All materials that may come in contact with water shall be constructed of materials, such as untreated wood, concrete, approved plastic composites or steel, that will not adversely affect water quality or aquatic plants or animals (SMP, 6.8.2.4). All proposed developments shall provide facilities or appurtenances for disposal of sanitary waste and shall manage monitor the use of chemicals, fertilizers and other pollutants in such a manner so as to not degrade existing levels of water quality (SMP, 6.8.2.8 and 6.8.2.9). @Fail safe facilities and procedures for receiving, storing, dispensing, and disposing of oil or hazardous products, as well as a spill response plan for oil and other products is required at marinas (SMP, 7.3.2 G). @<u>Industrial Facilities:</u> Best management practices shall be strictly adhered to as to facilities, vessels, and products used in association with these facilities and vessels (SMP, 7.5.2 A.6). All developments shall include the capability to contain and clean up spills, discharges, or pollutants, and shall be responsible for any water pollution which they cause (SMP, 7.5.2 A.7). Accumulations of bark and wood debris on the land and docks around upland storage sites shall be kept out of the water. After cleanup, disposal shall be at an upland site where leachate will not enter surface or ground waters (SMP, 7.5.2 B.3.). @<u>Surface parking areas</u> must implement low impact development techniques for stormwater management and provide for the disposal of any increased surface runoff without damage to surrounding waters, wetlands, or waterfront areas (SMP, 7.10.2 9.b.). @<u>Vehicle and pedestrian circulation systems</u> shall be designed to minimize clearing, grading and alteration of topography and natural features. Roadway and driveway alignment shall follow the natural contours of the site and minimize width to the maximum extent feasible. Elevated walkways should be utilized to cross wetlands (SMP, 7.11.2 A.4.). @<u>When allowed in the shoreline district, landfill waterward of the OHWM</u> is allowed only for the following activities:	**No Change or Potential Limited Improvement of Hydrologic Processes:** Existing intense development limits opportunities to reconnect shoreline areas to the shoreline. The presence of hard armoring will continue to impede natural nearshore processes.throughout significant portions of S-9. Improvements in hydrology-related functions and processes are expected to improve as part of restoration actions, such as setback levees and soft-shore stabilization. **No Change or Potential Improvement of Water Quality Processes:** Regulations would limit any additional impacts to wetlands, and any impacts would be mitigated. As properties redevelop along the Puyallup River current local, state and federal requirements related to water quality would result in an overall improvement. Levy setback and/or restoration activities along the river's shoreline have the potential to improve contact time between surface waters and soils. **No Change or Potential Improvement in LWD & Organics Contributions:** Native vegetation would likely be installed as part of restoration projects. Minimal improvement is expected on a site by site basis.

Current Conditions	Foreseeable Development	Current Performance of Shoreline Processes Potentially Affected by Development	SMP Provisions to <u>Protect</u> Shoreline Processes *Symbols Indicate Shoreline Processes Managed:* + = Hydrology, @ = Water Quality, # = LWD & Organic Contributions SMP Goals and Policies to <u>Restore</u> Shoreline Processes	Future performance
			• Water-dependent use; • Public access • Clean-up and disposal of contaminated sediments • Disposal of dredged material in accordance with DNR • Expansion or alteration of transportation facilities of statewide significance currently located in the shoreline • Mitigation action, restoration, beach nourishment or enhancement project (SMP, 8.3.2 A.1.). • Applications for landfills shall address methods which will be used to minimize damage to water quality (SMP, 8.3.2 A.6). #<u>Buffers, standards, and mitigation requirements</u> for marine shorelines and critical areas are intended to ensure no net loss in shoreline and critical area functions and processes (SMP, 6.4.2 A.1.). #Table 6-6 and Table 9-2 establish a <u>minimum buffer width</u> of 150 feet from the Puyallup River (SMP, Tables 6-1 and 9-2). Stream buffers must be increased beyond the minimum if the Administrator determines that the minimum width is insufficient to prevent loss of shoreline functions or if the proposed modification would result in an adverse impact to shoreline habitats (SMP, 6.4.6 C.1.). Tables 6-2 and 6-3 establish buffer widths for wetlands, including Lake Wapato (SMP, 6.4.5 B.2.). Tables 6-5 and 6-6 establish buffer widths for streams, including a 150 foot buffer for Swan Creek as it drains to the lower Puyallup River (SMP, Tables 6-5 and 6-6). A fifty-foot buffer from erosion hazard areas and landslide hazard areas is required (SMP, 4.1.4.7(C)(1) and (D)(1)). **#**Modification to a marine shoreline buffer is allowed under the following circumstances: • Modification is necessary to accommodate an approved water-dependent or public access use; • Modification is necessary to accommodate a water-related or water-enjoyment use or a use that is deemed in the Public Interest. • Modification of a marine shoreline buffer is allowed for applicable uses and activities that are exempt from TMC 13.11 (Critical Areas Preservation) (SMP, 4.1.4.3(C)(3)). **#**Modifications to marine shoreline buffers must be mitigated pursuant to SMP 6.4.3 C - E. **#**Modifications to wetland and stream buffers are permitted under certain circumstances; mitigation is required pursuant to SMP 6.4.5 C - F. **#**For all development activities, <u>existing native shoreline vegetation</u> is to be maintained to the maximum extent practicable (SMP 6.6.2 2). Removal of native vegetation within shoreline jurisdiction shall only be permitted upon approval of a detailed vegetation management plan. Vegetation management plan must meet detailed criteria requiring a planting plan, schedule, and maintenance plan requiring vegetation maintenance and replacement (when necessary) over a three year period (SMP 6.6.2 3. and 4.). Removal of vegetation within buffers (detailed above) must additionally meet marine shoreline and critical areas mitigation requirements (SMP 6.4.2). Selective vegetation trimming and pruning (not impacting critical areas or buffers, not including topping, stripping, or imbalances) is allowed (SMP 6.6.2 5). # All new development or redevelopment must install a minimum ten-foot wide planting bed(s) of native riparian vegetation within or along portions of the 15-foot wide strip of land lying immediately landward of the OHWM (SMP 6.7.2(4)). **#**Flood control structures must be shaped and planted with native vegetation suitable for wildlife habitat (SMP, 8.2.2 C.2.c.). Materials capable of supporting growth used in construction of shoreline protection structures shall be revegetated with plants native to the area (SMP, 8.2.2 C.1.d.). **Restoration:** <u>Saltwater/freshwater transition</u> areas need to be Increased. (Goal). Restore wetlands and setback levees wherever feasible in the fresh to salt water transition area and where reconnection to the floodplain could be accomplished (Objective). <u>Improve water contact time</u> with soil in wetlands to improve the filtering and cycling of pollutants (Goal). Restore estuarine and freshwater wetlands (in limited areas of S-9 where feasible) (Objective). <u>Reconnect floodplains</u> to the Puyallup River channel, and generally increase flood storage along the Puyallup River (Goal). Restore wetlands and setback levees wherever feasible in the fresh to salt water transition area and where reconnection to the	

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			floodplain could be accomplished (Objective). Partner with watershed entities and Pierce County to improve flood storage along the Puyallup River (Objective). Increase summer flows in the Puyallup River (Goal) Partner with regional and upstream entities to address minimum Instream flows in the Puyallup River (Objective). Remove and avoid pollutant discharges to the shoreline (Goal). Prevent further loss of wetland area (Objective). Restore estuarine and freshwater wetlands (Objective). Decrease pollutant loading through low impact development and water quality improvement techniques (Objective). Establish native riparian vegetation communities along the shoreline (Goal). Plant native vegetation along Puyallup River levees whenever possible as consistent with levee management standards (Objective). Long term sources of LWD need to be established to support shoreline habitat (Goal). Reintroduce LWD along the Puyallup River through plantings and wood placement as consistent with levee management standards (Objective).	
S-10 Port Industrial (High Intensity)				
Water-dependent industrial uses include container, bulk, breakbulk and auto terminals; boat builders, repairs, and shipyards; and moorage. Water-related industrial uses include marine terminals that handle petroleum and forest products. Transportation infrastructure to serve industrial uses. Restoration and remediation sites. There are no recreational areas and limited vacant land.	Reasonably Foreseeable Development in S-10 includes: Middle Waterway Simpson is planning to build a co-generation plant at its paper mill.[2] Blair Waterway: The Port and Washington United Terminals (WUT) are in the permitting process to extend the 2000 foot berth at the WUT terminal to 2,600 feet.[2] The Port of Tacoma, The Puyallup Tribe of Indians, and SSA Marine have agreed to cooperate on development of a 180-acre, two-berth container terminal to be completed around 2014 or 2015.[2] The Port of Tacoma is planning to construct a new terminal which will be leased to Yussen Terminal Tacoma Inc. (YTTI). It would be a 168-acre terminal with a 24-acre intermodal rail yard and two berths that could serve vessels of 1,050 and 1,150 feet.[2] The port will develop a 72-acre terminal for TOTE after	**Hydrology – LOW.** The nearshore environment is intensely developed and highly altered. Shoreline modifications include numerous docks and bulkhead structures as well as large overwater piers and structures that are supported by pilings. This hardened shoreline has resulted in less overall wave attenuation than in the pre-disturbance condition. The installation of levees and revetments along the Puyallup River has disconnected the river from the significant delta that the river had formed historically at the head of Commencement Bay. Armoring also limits the potential for channel migration. The installation of levees and revetments has significantly reduced connections between the Hylebos channel and the floodplain. There is potential for channel migration at the Mowich Restoration site. **Water Quality - LOW** Pollution and biotoxins have effected populations of shellfish within the nearshore environment. Reduction in wetland area has reduced water contact time of water with soil. This lowers the	**Protection:** +#New structural stabilization is only allowed when it has been demonstrated that it is necessary for water-dependent uses. New structural stabilization allowed for water dependent uses and allowed only with a conditional use permit for existing primary structures, new non-water dependent development, and for ecological restoration or remediation (SMP, 8.2.2 A.) +#Replacement of existing stabilization structures must be based on geotechnical reports demonstrating need. The reports must include estimates of the rate of erosion and urgency (damage within three years) and an evaluation of alternative solutions (SMP, 8.2.2 A.) +Breakwaters, jetties, groins, and weirs require a conditional use permit, except when as a part of ecological restoration / enhancement projects (SMP Table 9-2). +Marinas and boat ramps are permitted within S-10, provided that the following standards are met: • The proposed site has the flushing capacity required to maintain water quality; • That adequate facilities for the prevention and control of fuel spillage are incorporated into the marina proposal; • That there shall be no net loss of ecological functions as a result of the development of boating facilities and associated recreational opportunities; • The proposed design will minimize impediments to fish migration. +Marinas and boat ramps shall not be permitted in the following areas unless it can be demonstrated that interference with shoreline processes and ecological functions can be avoided and / or that no other alternative location exists: • Feeder bluffs exceptional; • High energy input driftways; • Marshes, estuaries and other wetlands; • Kelp beds, eelgrass beds, spawning and holding areas for forage fish (such as herring, surf smelt and sandlance); • Other critical saltwater habitats. (SMP 7.3.2 B) +New piers, wharves, docks and floats are allowed only when associated with water-dependent uses or public access (SMP, Table 9-2). +New covered moorages / boat houses are prohibited (SMP, Table 9-2). Existing covers may be repaired and maintained provided all work and materials are consistent with BMPs and the over water coverage does not increase and light transmission is improved (SMP 7.3.2(E)). +Non water oriented commercial uses, residential, forest practices, mining, aquaculture, and agriculture uses are prohibited in S-	**No Change or Potential Limited Improvement of Hydrologic Processes:** Existing intense development limits opportunities to reconnect shoreline areas to the shoreline. The presence of hard armoring will continue to impede natural nearshore processes throughout significant portions of S-10. Improvements in hydrology-related functions and processes are expected to improve as part of restoration actions, such as soft-shore stabilization and limited re-establishment of tidal wetlands. **No Change or Potential Improvement of Water Quality Processes:** As properties redevelop in Commencement Bay current local, state and federal requirements related to water quality would result in an overall improvement. **No Change or Limited Potential Improvement in LWD & Organics Contributions:** Native vegetation would likely be installed as part of restoration projects. Minimal improvement is expected on a site by site basis.

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	its existing terminal is displaced by the YTTI. [2] There are several properties along the Southern west side of the Blair Waterway that are Port Owned or vacant. Redevelopment of these properties in reasonable foreseeable. [2] <u>Hylebos Waterway</u> Components of the YTTI terminal will be constructed along the west side of the Waterway. [2]	potential for filtering, cycling, and removal of pollutants. The equation for excess nutrients, pathogens, and toxins is significantly altered from the pre-disturbance condition. Sources of these pollutants have increased significantly as a result of urban and industrial land uses near the shoreline. Potential pollutant storage has decreased through wetland loss and installation of impervious surfaces. **LWD and Organic Contributions – LOW.** The nearshore environment is intensely developed and highly altered, with minimal vegetated areas remaining.	10 (SMP Table 9-2). +Port, Terminal, and Industrial Development uses are restricted to water-dependent and water-related uses (SMP Table 9-2). +Non-conforming uses may continue, but may not expand their non-conformity. Non-conforming structures may not expand waterward of foundation walls and may not increase overwater coverage (SMP, 2.5). @<u>Mimic the natural infiltration</u> and ground water interflow processes through stormwater systems where appropriate (SMP, 6.2.2.8). @<u>Wetland buffers, standards, and mitigation</u> requirements are intended to ensure no net loss in wetland functions (SMP, 6.4.5 B). @<u>Stormwater management facilities</u> in new development shall be designed, constructed, and maintained in accordance with the current stormwater management standards (SMP, 6.8.2.2). BMPs for control of erosion and sedimentation shall be implemented for all development in shorelines through an approved TESC plan, or administrative conditions (SMP, 6.8.2.3). All materials that may come in contact with water shall be constructed of materials, such as untreated wood, concrete, approved plastic composites or steel, that will not adversely affect water quality or aquatic plants or animals (SMP, 6.8.2.4). All proposed developments shall provide facilities or appurtenances for disposal of sanitary waste and shall manage monitor the use of chemicals, fertilizers and other pollutants in such a manner so as to not degrade existing levels of water quality (SMP, 6.8.2.8 and 6.8.2.9). @<u>Commercial aquaculture, forest practices, mining, and agriculture</u> uses are prohibited in S-10 (SMP, Table 9-2). @<u>Marinas</u> shall provide pump out, holding, and/or treatment facilities for sewage contained on boats or vessels (SMP, 7.3.2 F and K). Discharge of solid waste or sewage into a water body is prohibited. Marinas and boat launch ramps shall provide adequate restroom and sewage disposal facilities in compliance with applicable health regulations (SMP, 7.3.2 F). Disposal or discarding of fish or shellfish cleaning wastes, scrap fish, viscera, or unused bait into water or in other than designated garbage receptacles is prohibited (SMP, 7.3.2 F). @Fail safe facilities and procedures for receiving, storing, dispensing, and disposing of oil or hazardous products, as well as a spill response plan for oil and other products is required at marinas (SMP, 7.3.2 G). @<u>Industrial Facilities:</u> Best management practices shall be strictly adhered to as to facilities, vessels, and products used in association with these facilities and vessels (SMP, 7.5.2 A.6). All developments shall include the capability to contain and clean up spills, discharges, or pollutants, and shall be responsible for any water pollution which they cause (SMP, 7.5.2 A.7). Accumulations of bark and wood debris on the land and docks around upland storage sites shall be kept out of the water. After cleanup, disposal shall be at an upland site where leachate will not enter surface or ground waters (SMP, 7.5.2 B.3.). @<u>Pilings</u> for newly constructed piers, wharves, docks, and floats shall be of materials other than treated wood (SMP, 7.6.2 A.5.). @<u>Surface parking areas</u> must implement low impact development techniques for stormwater management and provide for the disposal of any increased surface runoff without damage to surrounding waters, wetlands, or waterfront areas (SMP, 7.10.2 9.b.). @<u>Vehicle and pedestrian circulation systems</u> shall be designed to minimize clearing, grading and alteration of topography and natural features. Roadway and driveway alignment shall follow the natural contours of the site and minimize width to the maximum extent feasible. Elevated walkways should be utilized to cross wetlands (SMP, 7.11.2 A.4.). @<u>When allowed in the shoreline district, landfill waterward of the OHWM</u> is allowed only for the following activities: • Water-dependent use; • Public access • Clean-up and disposal of contaminated sediments • Disposal of dredged material in accordance with DNR • Expansion or alteration of transportation facilities of statewide significance currently located in the shoreline • Mitigation action, restoration, beach nourishment or enhancement project (SMP, 8.3.2 A.1.). • Applications for landfills shall address methods which will be used to minimize damage to water quality (SMP, 8.3.2 A.6).	

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			#Buffers, standards, and mitigation requirements for marine shorelines and critical areas are intended to ensure no net loss in shoreline and critical area functions and processes (SMP, 6.4.2 A.1.). #Table 6-1 and Table 9-2 establish a minimum marine buffer width of 50 feet for S-10 (SMP, Tables 6-1 and 9-2). Marine buffers must be increased beyond the minimum if the Administrator determines that the minimum width is insufficient to prevent loss of shoreline functions or if the proposed modification would result in an adverse impact to critical saltwater habitats (SMP, 6.4.3 B.3.). Tables 6-2 and 6-3 establish buffer widths for wetlands (SMP, 6.4.5 B.2.). Table 6-5 establishes buffer widths for streams (SMP, Table 6-5). A fifty-foot buffer from erosion hazard areas and landslide hazard areas is required (SMP, 4.1.4.7(C)(1) and (D)(1)). #Modification to a marine shoreline buffer is allowed under the following circumstances: • Modification is necessary to accommodate an approved water-dependent or public access use; • Modification is necessary to accommodate a water-related or water-enjoyment use or a use that is deemed in the Public interest. • Modification of a marine shoreline buffer is allowed for applicable uses and activities that are exempt from TMC 13.11 (Critical Areas Preservation) (SMP, 4.1.4.3(C)(3)). #Modifications to marine shoreline buffers must be mitigated pursuant to SMP 6.4.3 C - E. #Modifications to wetland and stream buffers are permitted under certain circumstances; mitigation is required pursuant to SMP 6.4.5 C - F. #For all development activities, existing native shoreline vegetation is to be maintained to the maximum extent practicable (SMP 6.6.2 2). Removal of native vegetation within shoreline jurisdiction shall only be permitted upon approval of a detailed vegetation management plan. Vegetation management plan must meet detailed criteria requiring a planting plan, schedule, and maintenance plan requiring vegetation maintenance and replacement (when necessary) over a three year period (SMP 6.6.2 3. and 4.). Removal of vegetation within buffers (detailed above) must additionally meet marine shoreline and critical areas mitigation requirements (SMP 6.4.2). Selective vegetation trimming and pruning (not impacting critical areas or buffers, not including topping, stripping, or imbalances) is allowed (SMP 6.6.2 5). # All new development or redevelopment must install a minimum ten-foot wide planting bed(s) of native riparian vegetation within or along portions of the 15-foot wide strip of land lying immediately landward of the OHWM (SMP 6.7.2(4)). #Flood control structures must be shaped and planted with native vegetation suitable for wildlife habitat (SMP, 8.2.2 C.2.c.). Materials capable of supporting growth used in construction of shoreline protection structures shall be revegetated with plants native to the area (SMP, 8.2.2 C.1.d.). **Restoration:** Wave energy attenuation should be improved within the City's nearshore (Goal). Restore estuarine and freshwater wetlands, encourage removal of bulkheads and use of soft armoring (Objectives). Saltwater/freshwater transition areas need to be Increased. (Goal). Restore wetlands and setback levees wherever feasible in the fresh to salt water transition area and where reconnection to the floodplain could be accomplished (Objective). Improve water contact time with soil in wetlands to improve the filtering and cycling of pollutants (Goal). Restore estuarine and freshwater wetlands (in limited areas of S-8 where they occur) (Objective). Remove and avoid pollutant discharges to the shoreline (Goal). Prevent further loss of wetland area (Objective). Restore estuarine and freshwater wetlands (Objective). Remove intertidal fill, contaminated sediments, creosote contaminated logs, pilings and debris (Objective). Decrease pollutant loading through low impact development and water quality improvement techniques (Objective). Preserve and restore existing shoreline forests, and reconnect forests and the nearshore (Goal). Remove barriers between	

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			shoreline forest and nearshore habitats and enhance existing forests (Objective). Establish native riparian vegetation communities along the shoreline (in limited restoration areas within S-8) (Goal). Preserve and restore existing shoreline forests, and reconnect forests and the nearshore (Goal). Remove barriers between shoreline forest and nearshore habitats and enhance existing forests (Objective).	
S-11 Marine View Drive (Urban Conservancy)				
Primary uses include full service commercial marinas that provide water-dependent recreational boating and associated supporting uses, commercial and a few waterfront residential properties. Several large mitigation and restoration projects.	Areas along the waterward side of Marine View Drive are tribally-owned and consist of mitigation and restoration projects. No development is likely. There are two marinas. Chinook Landing Marina has plans for a new fuel dock. Other Redevelopment or enhancement of marinas could occur as well. Over 50 acres are identified as vacant. However little of this land is available for development. Land on the waterward side of Marine View Drive is largely port-owned and used as mitigation. No new development is likely. Lands landward of Marine View Drive include undevelopable steep slopes. There is some privately owned land here and limited development of low-density single family homes is possible. The Port plans not to re-new residential leases on existing homes and plans to remove structures when leases expire. .	**Hydrology – LOW TO MODERATE.** Bluff erosion processes have been modified as the roadway and other structures at the tow (bulkheads, 159 docks and piers, breakwaters associated with marinas) have reduced the frequency of tidal and wave interaction with the bluff. The lack of interaction has likely reduced smaller-scale erosion, however larger-scale erosion events (e.g., landslides due to seismic events) do still have the potential to contribute significant quantities of sediment to the nearshore. **Water Quality – LOW.** Pollution and biotoxins have affected populations of shellfish within the nearshore environment. Although significant point pollution sources are not documented as entering the shoreline environment within the Marine View Drive Shoreline Planning Area, pollution occurring to and in nearby shorelines is affecting resources within this area. **LWD and Organic Contributions – LOW TO MODERATE.** While the upland bluffs are well vegetated with mature forest cover, Marine View Drive has resulted in the reduction of vegetated areas waterward of the road.	**Protection:** +#New structural stabilization is only allowed when it has been demonstrated that it is necessary for water-dependent uses. New structural stabilization allowed for water dependent uses and allowed only with a conditional use permit for existing primary structures, new non-water dependent development, and for ecological restoration or remediation (SMP, 8.2.2 A.) +#Replacement of existing stabilization structures must be based on geotechnical reports demonstrating need. The reports must include estimates of the rate of erosion and urgency (damage within three years) and an evaluation of alternative solutions (SMP, 8.2.2 A.) +Breakwaters, jetties, groins, and weirs are generally allowed only as conditional uses in S-11, except when as a part of ecological restoration / enhancement projects (SMP Table 9-2). +Boating Facilities (including marinas and boat launches) are permitted within S-11, provided that the following standards are met: • The proposed site has the flushing capacity required to maintain water quality; • That adequate facilities for the prevention and control of fuel spillage are incorporated into the marina proposal; • That there shall be no net loss of ecological functions as a result of the development of boating facilities and associated recreational opportunities; • The proposed design will minimize impediments to fish migration. +Marinas or launch ramps shall not be permitted within the following areas unless it can be demonstrated that interference with shoreline processes and ecological functions can be avoided and / or that no other alternative location exists: • Feeder bluffs exceptional; • High energy input driftways; • Marshes, estuaries and other wetlands; • Kelp beds, eelgrass beds, spawning and holding areas for forage fish (such as herring, surf smelt and sandlance); • Other critical saltwater habitats. (SMP 7.3.2 B) +New piers, wharves, docks and floats are allowed only when associated with water-dependent uses or public access (SMP, Table 9-2). +New covered moorages / boat houses are prohibited (SMP, Table 9-2). Existing covers may be repaired and maintained provided all work and materials are consistent with BMPs and the over water coverage does not increase and light transmission is improved (SMP 7.3.2(E)). +Non water-oriented commercial uses, Port / Terminal / Industrial Development, Forest practices, mining, aquaculture, and agriculture uses are prohibited in S-11 (SMP Table 9-2). +Non-conforming uses may continue, but may not expand their non-conformity. Non-conforming structures may not expand waterward of foundation walls and may not increase overwater coverage (SMP, 2.5). @Mimic the natural infiltration and ground water interflow processes through stormwater systems where appropriate (SMP, 6.2.2.8). @Wetland buffers, standards, and mitigation requirements are intended to ensure no net loss in wetland functions (SMP, 6.4.5	**No Change or Potential Limited Improvement of Hydrologic Processes:** Existing arterial limits opportunities to reconnect bluff areas to the shoreline. The port of Tacoma has preliminary plans to remove nine overwater homes when leases are up. **No Change or Potential Improvement of Water Quality Processes:** Additional impacts to wetlands would be mitigated. Prohibition of log storage in the water removes the likelihood of redevelopment or expansion of this use. **No Change or Limited Potential Improvement in LWD & Organics Contributions:** Installation of additional native vegetation would occur in limited circumstances in buffer areas as required for new development or redevelopment. Minimal improvement is expected on a site by site basis as properties redevelop.

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			B). @<u>Stormwater management facilities</u> in new development shall be designed, constructed, and maintained in accordance with the current stormwater management standards (SMP, 6.8.2.2). BMPs for control of erosion and sedimentation shall be implemented for all development in shorelines through an approved TESC plan, or administrative conditions (SMP, 6.8.2.3). All materials that may come in contact with water shall be constructed of materials, such as untreated wood, concrete, approved plastic composites or steel, that will not adversely affect water quality or aquatic plants or animals (SMP, 6.8.2.4). All proposed developments shall provide facilities or appurtenances for disposal of sanitary waste and shall manage monitor the use of chemicals, fertilizers and other pollutants in such a manner so as to not degrade existing levels of water quality (SMP, 6.8.2.8 and 6.8.2.9). @<u>Marinas</u> shall provide pump out, holding, and/or treatment facilities for sewage contained on boats or vessels (SMP, 7.3.2 F and K). Discharge of solid waste or sewage into a water body is prohibited. Marinas and boat launch ramps shall provide adequate restroom and sewage disposal facilities in compliance with applicable health regulations (SMP, 7.3.2 F). Disposal or discarding of fish or shellfish cleaning wastes, scrap fish, viscera, or unused bait into water or in other than designated garbage receptacles is prohibited (SMP, 7.3.2 F). @Fail safe facilities and procedures for receiving, storing, dispensing, and disposing of oil or hazardous products, as well as a spill response plan for oil and other products is required at marinas (SMP, 7.3.2 G). @<u>Pilings</u> for newly constructed piers, wharves, docks, and floats shall be of materials other than treated wood (SMP, 7.6.2 A.5.). @<u>Surface parking areas</u> must implement low impact development techniques for stormwater management and provide for the disposal of any increased surface runoff without damage to surrounding waters, wetlands, or waterfront areas (SMP, 7.10.2 9.b.). @<u>Vehicle and pedestrian circulation systems</u> shall be designed to minimize clearing, grading and alteration of topography and natural features. Roadway and driveway alignment shall follow the natural contours of the site and minimize width to the maximum extent feasible. Elevated walkways should be utilized to cross wetlands (SMP, 7.11.2 A.4.). @<u>When allowed in the shoreline district, landfill waterward of the OHWM</u> is allowed only for the following activities: • Water-dependent use; • Public access • Clean-up and disposal of contaminated sediments • Disposal of dredged material in accordance with DNR • Expansion or alteration of transportation facilities of statewide significance currently located in the shoreline • Mitigation action, restoration, beach nourishment or enhancement project (SMP, 8.3.2 A.1.). • Applications for landfills shall address methods which will be used to minimize damage to water quality (SMP, 8.3.2 A.6). #<u>Buffers, standards, and mitigation requirements</u> for marine shorelines and critical areas are intended to ensure no net loss in shoreline and critical area functions and processes (SMP, 6.4.2 A.1.). #Table 6-1 and Table 9-2 establish a <u>minimum marine buffer width</u> of 115 feet for S-11 (SMP, Tables 6-1 and 9-2). Marine buffers must be increased beyond the minimum if the Administrator determines that the minimum width is insufficient to prevent loss of shoreline functions or if the proposed modification would result in an adverse impact to critical saltwater habitats (SMP, 6.4.3 B.3.). Tables 6-2 and 6-3 establish buffer widths for wetlands (SMP, 6.4.5 B.2.). Table 6-5 establishes buffer widths for streams (SMP, Table 6-5). A fifty-foot buffer from erosion hazard areas and landslide hazard areas is required (SMP, 4.1.4.7(C)(1) and (D)(1)). #Modification to a marine shoreline buffer is allowed under the following circumstances: • Modification is necessary to accommodate an approved water-dependent or public access use; • Modification is necessary to accommodate a water-related or water-enjoyment use or a use that is deemed in the Public Interest. • Modification of a marine shoreline buffer is allowed for applicable uses and activities that are exempt from TMC 13.11	

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			(Critical Areas Preservation) (SMP, 4.1.4.3(C)(3)). #Modifications to marine shoreline buffers must be mitigated pursuant to SMP 6.4.3 C - E. #Modifications to wetland and stream buffers are permitted under certain circumstances; mitigation is required pursuant to SMP 6.4.5 C - F. #For all development activities, <u>existing native shoreline vegetation</u> is to be maintained to the maximum extent practicable (SMP 6.6.2 2). Removal of native vegetation within shoreline jurisdiction shall only be permitted upon approval of a detailed vegetation management plan. Vegetation management plan must meet detailed criteria requiring a planting plan, schedule, and maintenance plan requiring vegetation maintenance and replacement (when necessary) over a three year period (SMP 6.6.2 3. and 4.). Removal of vegetation within buffers (detailed above) must additionally meet marine shoreline and critical areas mitigation requirements (SMP 6.4.2). Selective vegetation trimming and pruning (not impacting critical areas or buffers, not including topping, stripping, or imbalances) is allowed (SMP 6.6.2 5). # All new development or redevelopment must install a minimum ten-foot wide planting bed(s) of native riparian vegetation within or along portions of the 15-foot wide strip of land lying immediately landward of the OHWM (SMP 6.7.2(4)). #Flood control structures must be shaped and planted with native vegetation suitable for wildlife habitat (SMP, 8.2.2 C.2.c.). Materials capable of supporting growth used in construction of shoreline protection structures shall be revegetated with plants native to the area (SMP, 8.2.2 C.1.d.). **Restoration:** <u>Wave energy attenuation</u> should be improved within the City's nearshore (Goal). Restore estuarine and freshwater wetlands, encourage removal of bulkheads and use of soft armoring (Objectives). <u>Saltwater/freshwater transition</u> areas need to be Increased. (Goal). Restore wetlands and setback levees wherever feasible in the fresh to salt water transition area and where reconnection to the floodplain could be accomplished (Objective). <u>Improve hydrologic functions</u> in the fresh to salt water transition areas (Goal). Restore estuarine and freshwater wetlands (Objective). Connect freshwater seeps and wetlands to the shoreline (Objective). <u>Improve sediment delivery</u> to support nearshore processes (Goal). Reconnect feeder bluff functions (Objective). <u>Improve water contact time</u> with soil in wetlands to improve the filtering and cycling of pollutants (Goal). Restore estuarine and freshwater wetlands (Objective). <u>Remove and avoid pollutant discharges</u> to the shoreline (Goal). Prevent further loss of wetland area (Objective). Restore estuarine and freshwater wetlands (Objective). Remove intertidal fill, contaminated sediments, creosote contaminated logs, pilings and debris (Objective). Decrease pollutant loading through low impact development and water quality improvement techniques (Objective). <u>Preserve and restore existing shoreline forests</u>, and reconnect forests and the nearshore (Goal). Remove barriers between shoreline forest and nearshore habitats and enhance existing forests (Objective). <u>Establish native riparian vegetation communities</u> along the shoreline (Goal). <u>Long term sources of LWD</u> need to be established to support shoreline habitat (Goal).	
S-12 Hylebos Creek (Urban Conservancy)				
Includes natural open space areas (restoration projects) and industrial lands around the creek prior to its discharge to the	Shorelines in this area are primarily part of restoration sites and no development is expected.	**Hydrology – LOW TO MODERATE.** The installation of levees and revetments has significantly reduced connections between the Hylebos channel and the floodplain. There is potential for channel migration at the	**Protection:** +<u>New structural stabilization</u> is only allowed when it has been demonstrated that it is necessary for water-dependent uses (conditional use for non-water dependent uses) (SMP, 8.2.2 A.) +<u>Replacement of existing stabilization</u> structures must be based on geotechnical reports demonstrating need. The reports must include estimates of the rate of erosion and urgency (damage within three years) and an evaluation of alternative solutions (SMP, 8.2.2 A.) +<u>Breakwaters, jetties, groins, and weirs</u> are generally prohibited in S-12, except when as a part of ecological restoration /	**Potential Improvement of Hydrologic Processes:** Improvements in hydrology-related functions and processes are expected to improve as part of restoration actions, such as setback levees and soft-shore stabilization. Surrounding land uses and infrastructure somewhat limit scope of potential restoration. **No Change or Potential Improvement of Water**

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Hylebos Waterway. S Frontage Rd. crossing.		Mowich Restoration site. **Water Quality:** Reduction in wetland area has reduced water contact time of water with soil. This lowers the potential for filtering, cycling, and removal of pollutants. The equation for excess nutrients, pathogens, and toxins is significantly altered from the pre-disturbance condition. Sources of these pollutants have increased significantly as a result of urban and industrial land uses near the shoreline. Potential pollutant storage has decreased through wetland loss and installation of impervious surfaces. **LWD and Organic Contributions – LOW TO MODERATE.** The installation of levees and revetments has significantly reduced connections between the Hylebos channel and the floodplain. There is potential for channel migration at the Mowich Restoration site.	enhancement projects (SMP Table 9-2). +<u>Marinas and boat ramps</u> are prohibited within S-12 (SMP Table 9-2). +<u>New piers, wharves, docks and floats</u> are prohibited, except when associated with public access or water-dependent uses with a conditional use permit. (SMP, Table 9-2). +<u>New covered moorages / boat houses</u> are prohibited (SMP, Table 9-2). +<u>Non water-dependent commercial uses, non-water-depenent industrial use, residential, forest practices, mining, aquaculture, and agriculture</u> uses are prohibited in S-12. +Non-conforming uses may continue, but may not expand their non-conformity. Non-conforming structures may not expand waterward of foundation walls and may not increase overwater coverage (SMP, 2.5). @<u>Mimic the natural infiltration</u> and ground water interflow processes through stormwater systems where appropriate (SMP, 6.2.2.8). @<u>Wetland buffers, standards, and mitigation</u> requirements are intended to ensure no net loss in wetland functions (SMP, 6.4.5 B). @<u>Stormwater management facilities</u> in new development shall be designed, constructed, and maintained in accordance with the current stormwater management standards (SMP, 6.8.2.2). BMPs for control of erosion and sedimentation shall be implemented for all development in shorelines through an approved TESC plan, or administrative conditions (SMP, 6.8.2.3). All materials that may come in contact with water shall be constructed of materials, such as untreated wood, concrete, approved plastic composites or steel, that will not adversely affect water quality or aquatic plants or animals (SMP, 6.8.2.4). All proposed developments shall provide facilities or appurtenances for disposal of sanitary waste and shall manage monitor the use of chemicals, fertilizers and other pollutants in such a manner so as to not degrade existing levels of water quality (SMP, 6.8.2.8 and 6.8.2.9). @<u>Marinas</u> shall provide pump out, holding, and/or treatment facilities for sewage contained on boats or vessels (SMP, 7.3.2 F and K). Discharge of solid waste or sewage into a water body is prohibited. Marinas and boat launch ramps shall provide adequate restroom and sewage disposal facilities in compliance with applicable health regulations (SMP, 7.3.2 F). Disposal or discarding of fish or shellfish cleaning wastes, scrap fish, viscera, or unused bait into water or in other than designated garbage receptacles is prohibited (SMP, 7.3.2 F). @Fail safe facilities and procedures for receiving, storing, dispensing, and disposing of oil or hazardous products, as well as a spill response plan for oil and other products is required at marinas (SMP, 7.3.2 G). @<u>Industrial Facilities:</u> Best management practices shall be strictly adhered to as to facilities, vessels, and products used in association with these facilities and vessels (SMP, 7.5.2 A.6). All developments shall include the capability to contain and clean up spills, discharges, or pollutants, and shall be responsible for any water pollution which they cause (SMP, 7.5.2 A.7). Accumulations of bark and wood debris on the land and docks around upland storage sites shall be kept out of the water. After cleanup, disposal shall be at an upland site where leachate will not enter surface or ground waters (SMP, 7.5.2 B.3.). @<u>Pilings</u> for newly constructed piers, wharves, docks, and floats shall be of materials other than treated wood (SMP, 7.6.2 A.5.). @<u>Surface parking areas</u> must implement low impact development techniques for stormwater management and provide for the disposal of any increased surface runoff without damage to surrounding waters, wetlands, or waterfront areas (SMP, 7.10.2 9.b.). @<u>Vehicle and pedestrian circulation systems</u> shall be designed to minimize clearing, grading and alteration of topography and natural features. Roadway and driveway alignment shall follow the natural contours of the site and minimize width to the maximum extent feasible. Elevated walkways should be utilized to cross wetlands (SMP, 7.11.2 A.4.). @<u>When allowed in the shoreline district, landfill waterward of the OHWM</u> is allowed only for the following activities: • Water-dependent use; • Public access • Clean-up and disposal of contaminated sediments	**Quality Processes:** Regulations would limit any additional impacts to wetlands, and any impacts would be mitigated. As properties redevelop along the Hylebos current local, state and federal requirements related to water quality would result in an overall improvement. Previous and future levy setback and/or restoration activities along the river's shoreline have the potential to improve contact time between surface waters and soils. **No Change or Limited Potential Improvement in LWD & Organics Contributions:** Native vegetation would likely be installed as part of future restoration projects. Vegetation at existing restoration sites will mature, enhancing riparian functions in those areas. Minimal improvement is expected on a site by site basis.

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			• Disposal of dredged material in accordance with DNR • Expansion or alteration of transportation facilities of statewide significance currently located in the shoreline • Mitigation action, restoration, beach nourishment or enhancement project (SMP, 8.3.2 A.1.). • Applications for landfills shall address methods which will be used to minimize damage to water quality (SMP, 8.3.2 A.6). #<u>Buffers, standards, and mitigation requirements</u> for marine shorelines and critical areas are intended to ensure no net loss in shoreline and critical area functions and processes (SMP, 6.4.2 A.1.). #Table 6-6 and Table 9-2 establish a <u>minimum buffer width</u> of 150 feet from the Puyallup River (SMP, Tables 6-1 and 9-2). Stream buffers must be increased beyond the minimum if the Administrator determines that the minimum width is insufficient to prevent loss of shoreline functions or if the proposed modification would result in an adverse impact to shoreline habitats (SMP, 6.4.6 C.1.). Tables 6-2 and 6-3 establish buffer widths for wetlands, including Lake Wapato (SMP, 6.4.5 B.2.). Tables 6-5 and 6-6 establish buffer widths for streams, including a 150 foot buffer for Swan Creek as it drains to the lower Puyallup River (SMP, Tables 6-5 and 6-6). A fifty-foot buffer from erosion hazard areas and landslide hazard areas is required (SMP, 4.1.4.7(C)(1) and (D)(1)). #Modification to a marine shoreline buffer is allowed under the following circumstances: • Modification is necessary to accommodate an approved water-dependent or public access use; • Modification is necessary to accommodate a water-related or water-enjoyment use or a use that is deemed in the Public Interest. • Modification of a marine shoreline buffer is allowed for applicable uses and activities that are exempt from TMC 13.11 (Critical Areas Preservation) (SMP, 4.1.4.3(C)(3)). #Modifications to marine shoreline buffers must be mitigated pursuant to SMP 6.4.3 C - E. #Modifications to wetland and stream buffers are permitted under certain circumstances; mitigation is required pursuant to SMP 6.4.5 C - F. #For all development activities, <u>existing native shoreline vegetation</u> is to be maintained to the maximum extent practicable (SMP 6.6.2 2). Removal of native vegetation within shoreline jurisdiction shall only be permitted upon approval of a detailed vegetation management plan. Vegetation management plan must meet detailed criteria requiring a planting plan, schedule, and maintenance plan requiring vegetation maintenance and replacement (when necessary) over a three year period (SMP 6.6.2 3. and 4.). Removal of vegetation within buffers (detailed above) must additionally meet marine shoreline and critical areas mitigation requirements (SMP 6.4.2). Selective vegetation trimming and pruning (not impacting critical areas or buffers, not including topping, stripping, or imbalances) is allowed (SMP 6.6.2 5). # All new development or redevelopment must install a minimum ten-foot wide planting bed(s) of native riparian vegetation within or along portions of the 15-foot wide strip of land lying immediately landward of the OHWM (SMP 6.7.2(4)). #Flood control structures must be shaped and planted with native vegetation suitable for wildlife habitat (SMP, 8.2.2 C.2.c.). Materials capable of supporting growth used in construction of shoreline protection structures shall be revegetated with plants native to the area (SMP, 8.2.2 C.1.d.). **Restoration:** <u>Saltwater/freshwater transition</u> areas need to be Increased. (Goal). Restore wetlands and setback levees wherever feasible in the fresh to salt water transition area and where reconnection to the floodplain could be accomplished (Objective). <u>Improve water contact time</u> with soil in wetlands to improve the filtering and cycling of pollutants (Goal). Restore estuarine and freshwater wetlands (in limited areas of S-9 where feasible) (Objective). <u>Reconnect floodplains</u> to the Puyallup River channel, and generally increase flood storage along the Puyallup River (Goal). Restore wetlands and setback levees wherever feasible in the fresh to salt water transition area and where reconnection to the floodplain could be accomplished (Objective). Partner with watershed entities and Pierce County to improve flood storage along the Puyallup River (Objective). <u>Increase summer flows in the Puyallup River</u> (Goal) Partner with regional and upstream entities to address minimum Instream	

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			flows in the Puyallup River (Objective). <u>Remove and avoid pollutant discharges</u> to the shoreline (Goal). Prevent further loss of wetland area (Objective). Restore estuarine and freshwater wetlands (Objective). <u>Decrease pollutant loading</u> through low impact development and water quality improvement techniques (Objective). <u>Establish native riparian vegetation</u> communities along the shoreline (Goal). Plant native vegetation along Puyallup River levees whenever possible as consistent with levee management standards (Objective). <u>Long term sources of LWD</u> need to be established to support shoreline habitat (Goal). Reintroduce LWD along the Puyallup River through plantings and wood placement as consistent with levee management standards (Objective).	
S-15 Point Ruston / Slag Peninsula (High Intensity)				
District extends form N waterfront Drive and includes Slag Peninsula. Slag Peninsula is a part of the Asarco Superfund cleanup.	As part of the Point Defiance Master Plan, Metro Parks is considering development of a Peninsula Park on Slag Peninsula, which would offer a pedestrian promenade and venues for outside concerts. There is no potential for residential or commercial development. Point Ruston development has vested permits for high density residential, commercial, and recreational development. Under current plans, most development would be setback from the shoreline at least 150 feet from the shoreline.	**Hydrology – LOW.** Shoreline erosion processes have been modified as roads, railways, bulkheads and other structures at the toe of the slope have reduced the frequency of tidal and wave interaction with the bluff. **Water Quality – LOW.** Pollution and biotoxins have affected populations of shellfish within the nearshore environment. Although significant point pollution sources are not documented as entering the shoreline environment within the Ruston Way area, pollution occurring to and in nearby shorelines is affecting resources within this area. Water quality issues relate to changes in the equation for excess nutrients, pathogens, and toxins. Sources of these pollutants have increased significantly as a result of urban and industrial land uses near the shoreline. Storage, filtering, and cycling of pollutants has been reduced through wetland loss and installation of impervious surfaces. **LWD and Organic Contributions – LOW.** Ruston Way (a major arterial) and the BNSF railroad tracks are adjacent to the shoreline throughout this reach,	**Protection:** +#<u>New structural stabilization</u> is only allowed when it has been demonstrated that it is necessary for water-dependent uses. New structural stabilization allowed for water dependent uses and allowed only with a conditional use permit for existing primary structures, new non-water dependent development, and for ecological restoration or remediation (SMP, 8.2.2 A.) +#<u>Replacement of existing stabilization</u> structures must be based on geotechnical reports demonstrating need. The reports must include estimates of the rate of erosion and urgency (damage within three years) and an evaluation of alternative solutions (SMP, 8.2.2 A.) +<u>Breakwaters, jetties, groins, and weirs</u> are generally prohibited in S-15, except when as a part of ecological restoration / enhancement projects (SMP Table 9-2). +<u>Boating Facilities</u> (including marinas and boat launches) are permitted within S-15, provided that the following standards are met: • The proposed site has the flushing capacity required to maintain water quality; • That adequate facilities for the prevention and control of fuel spillage are incorporated into the marina proposal; • That there shall be no net loss of ecological functions as a result of the development of boating facilities and associated recreational opportunities; • The proposed design will minimize impediments to fish migration. +<u>Marinas or launch ramps shall not be permitte</u>d within the following areas unless it can be demonstrated that interference with shoreline processes and ecological functions can be avoided and / or that no other alternative location exists: • Feeder bluffs exceptional; • High energy input driftways; • Marshes, estuaries and other wetlands; • Kelp beds, eelgrass beds, spawning and holding areas for forage fish (such as herring, surf smelt and sandlance); Other critical saltwater habitats. (SMP 7.3.2 B)**+**<u>New piers, wharves, docks and floats</u> are prohibited except as a conditional use when associated with a public access use (SMP, Table 9-2). +<u>New covered moorages / boat houses</u> are prohibited (SMP, Table 9-2). +<u>Residential uses are only permitted in upland locations, outside 150’ of OHWM. Within 100’ to 150’ of OHWM, single family townhomes shall be permitted as a conditional use</u> (SMP, Table 9-2)<u>.</u> <u>+Port / Terminal / Industrial development, forest practices, mining, aquaculture, and agricultural uses</u> are prohibited in S-15 (SMP Table 9-2). +Non-conforming uses may continue, but may not expand their non-conformity. Non-conforming structures may not expand	**Potential Improvement of Hydrologic Processes:** Existing infrastructure and railroad line limits opportunities to reconnect shorelands to the backshore and shoreline in portions of the reach. The presence of hard armoring will continue to impede natural nearshore processes. Along the Slag Peninsula shoreline, some potential for shoreline restoration and improvement of hydrologic functions exist if recreation-oriented redevelopment were to occur. **Potential Improvement of Water Quality Processes:** Environmental remediation of the Asarco Tacoma Smelter Site would dramatically reduce water quality impacts associated with this site. Additional impacts to wetlands would be mitigated. Point Ruston development would have stormwater facilities to retain and treat runoff, potentially improving the quality and temperature of the runoff from existing conditions. Redevelopment of docks with non-toxic materials would improve water quality. **Improvement in LWD & Organics Contributions:** Installation of additional native vegetation would occur in buffer areas as required for new development or redevelopment, including development of park areas. The railroad and overwater structures preclude vegetation overhanging the intertidal zone in some portions of the shoreline area.

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		thereby reducing natural shoreline riparian vegetation and limiting connectivity between the beach and adjacent uplands.	waterward of foundation walls and may not increase overwater coverage (SMP, 2.5). @<u>Mimic the natural infiltration</u> and ground water interflow processes through stormwater systems where appropriate (SMP, 6.2.2.8). @<u>Wetland buffers, standards, and mitigation</u> requirements are intended to ensure no net loss in wetland functions (SMP, 6.4.5 B). @<u>Stormwater management facilities</u> in new development shall be designed, constructed, and maintained in accordance with the current stormwater management standards (SMP, 6.8.2.2). BMPs for control of erosion and sedimentation shall be implemented for all development in shorelines through an approved TESC plan, or administrative conditions (SMP, 6.8.2.3). All materials that may come in contact with water shall be constructed of materials, such as untreated wood, concrete, approved plastic composites or steel, that will not adversely affect water quality or aquatic plants or animals (SMP, 6.8.2.4). All proposed developments shall provide facilities or appurtenances for disposal of sanitary waste and shall manage monitor the use of chemicals, fertilizers and other pollutants in such a manner so as to not degrade existing levels of water quality (SMP, 6.8.2.8 and 6.8.2.9). @<u>Marinas</u> shall provide pump out, holding, and/or treatment facilities for sewage contained on boats or vessels (SMP, 7.3.2 F and K). Discharge of solid waste or sewage into a water body is prohibited. Marinas and boat launch ramps shall provide adequate restroom and sewage disposal facilities in compliance with applicable health regulations (SMP, 7.3.2 F). Disposal or discarding of fish or shellfish cleaning wastes, scrap fish, viscera, or unused bait into water or in other than designated garbage receptacles is prohibited (SMP, 7.3.2 F). @Fail safe facilities and procedures for receiving, storing, dispensing, and disposing of oil or hazardous products, as well as a spill response plan for oil and other products is required at marinas (SMP, 7.3.2 G). @<u>Surface parking areas</u> must implement low impact development techniques for stormwater management and provide for the disposal of any increased surface runoff without damage to surrounding waters, wetlands, or waterfront areas (SMP, 7.10.2 9.b.). @<u>Vehicle and pedestrian circulation systems</u> shall be designed to minimize clearing, grading and alteration of topography and natural features. Roadway and driveway alignment shall follow the natural contours of the site and minimize width to the maximum extent feasible. Elevated walkways should be utilized to cross wetlands (SMP, 7.11.2 A.4.). @<u>When allowed in the shoreline district, landfill waterward of the OHWM</u> is allowed only for the following activities: • Water-dependent use; • Public access • Clean-up and disposal of contaminated sediments • Disposal of dredged material in accordance with DNR • Expansion or alteration of transportation facilities of statewide significance currently located in the shoreline • Mitigation action, restoration, beach nourishment or enhancement project (SMP, 8.3.2 A.1.). • Applications for landfills shall address methods which will be used to minimize damage to water quality (SMP, 8.3.2 A.6). #<u>Buffers, standards, and mitigation requirements</u> for marine shorelines and critical areas are intended to ensure no net loss in shoreline and critical area functions and processes (SMP, 6.4.2 A.1.). #Table 6-1 and Table 9-2 establishes a <u>minimum marine buffer width</u> of 50 feet for all S-15 areas (SMP, Tables 6-1 and 9-2). Marine buffers must be increased beyond the minimum if the Administrator determines that the minimum width is insufficient to prevent loss of shoreline functions or if the proposed modification would result in an adverse impact to critical saltwater habitats (SMP, 6.4.3 B.3.). Tables 6-2 and 6-3 establish buffer widths for wetlands, including Lake Wapato (SMP, 6.4.5 B.2.). Table 6-5 establishes buffer widths for streams (SMP, Table 6-5). A fifty-foot buffer from erosion hazard areas and landslide hazard areas is required (SMP, 4.1.4.7(C)(1) and (D)(1)). #Modification to a marine shoreline buffer is allowed under the following circumstances: • Modification is necessary to accommodate an approved water-dependent or public access use; • Modification is necessary to accommodate a water-related or water-enjoyment use or a use that is deemed in the	

Current Conditions	Foreseeable Development	Current Performance of Shoreline Processes Potentially Affected by Development	SMP Provisions to <u>Protect</u> Shoreline Processes *Symbols Indicate Shoreline Processes Managed:* + = Hydrology, @ = Water Quality, # = LWD & Organic Contributions SMP Goals and Policies to <u>Restore</u> Shoreline Processes	Future performance
			Public Interest. • Modification of a marine shoreline buffer is allowed for applicable uses and activities that are exempt from TMC 13.11 (Critical Areas Preservation) (SMP, 4.1.4.3(C)(3)). #Modifications to marine shoreline buffers must be mitigated pursuant to SMP 6.4.3 C - E. #Modifications to wetland and stream buffers are permitted under certain circumstances; mitigation is required pursuant to SMP 6.4.5 C - F. #For all development activities, <u>existing native shoreline vegetation</u> is to be maintained to the maximum extent practicable (SMP 6.6.2 2). Removal of native vegetation within shoreline jurisdiction shall only be permitted upon approval of a detailed vegetation management plan. Vegetation management plan must meet detailed criteria requiring a planting plan, schedule, and maintenance plan requiring vegetation maintenance and replacement (when necessary) over a three year period (SMP 6.6.2 3. and 4.). Removal of vegetation within buffers (detailed above) must additionally meet marine shoreline and critical areas mitigation requirements (SMP 6.4.2). Selective vegetation trimming and pruning (not impacting critical areas or buffers, not including topping, stripping, or imbalances) is allowed (SMP 6.6.2 5). # All new development or redevelopment must install a minimum ten-foot wide planting bed(s) of native riparian vegetation within or along portions of the 15-foot wide strip of land lying immediately landward of the OHWM (SMP 6.7.2(4)). **#**Flood control structures must be shaped and planted with native vegetation suitable for wildlife habitat (SMP, 8.2.2 C.2.c.). Materials capable of supporting growth used in construction of shoreline protection structures shall be revegetated with plants native to the area (SMP, 8.2.2 C.1.d.). **Restoration:** <u>Wave energy attenuation</u> should be improved within the City's nearshore (Goal). Restore estuarine and freshwater wetlands, encourage removal of bulkheads and use of soft armoring (Objectives). <u>Saltwater/freshwater transition</u> areas need to be Increased. (Goal). Restore wetlands and setback levees wherever feasible in the fresh to salt water transition area and where reconnection to the floodplain could be accomplished (Objective). <u>Improve hydrologic functions</u> in the fresh to salt water transition areas (Goal). Restore estuarine and freshwater wetlands (Objective). Connect freshwater seeps and wetlands to the shoreline (Objective). <u>Improve sediment delivery</u> to support nearshore processes (Goal). Reconnect feeder bluff functions (Objective). <u>Improve water contact time</u> with soil in wetlands to improve the filtering and cycling of pollutants (Goal). Restore estuarine and freshwater wetlands (Objective). <u>Remove and avoid pollutant discharges</u> to the shoreline (Goal). Prevent further loss of wetland area (Objective). Restore estuarine and freshwater wetlands (Objective). Remove intertidal fill, contaminated sediments, creosote contaminated logs, pilings and debris (Objective). Decrease pollutant loading through low impact development and water quality improvement techniques (Objective). <u>Preserve and restore existing shoreline forests</u>, and reconnect forests and the nearshore (Goal). Remove barriers between shoreline forest and nearshore habitats and enhance existing forests (Objective). <u>Establish native riparian vegetation communities</u> along the shoreline (Goal). <u>Long term sources of LWD</u> need to be established to support shoreline habitat (Goal).	

PROTECTIVE BENEFICIAL EFFECTS OF ANY ESTABLISHED REGULATORY PROGRAMS UNDER OTHER LOCAL, STATE, AND FEDERAL LAWS

A variety of other regulatory programs, plans, and policies work in concert with the City's SMP to manage shoreline resources and regulate development near the shoreline (see Section 1.3.4 of the Inventory and Characterization Report). The City's Comprehensive Plan establishes the general land use pattern and vision of growth and development the City has adopted for areas both inside and outside the shoreline jurisdiction. Various sections of the Tacoma Municipal Code (TMC) are relevant to shoreline management, such as zoning (TMC Chapter 13.06), stormwater management (Chapter 12.08), Flood Hazards and Coastal High Hazard Areas (Chapter 2.12), and SEPA (Chapter 13.12). The City's development standards and use regulations for environmentally critical areas (Chapter 13.11) are particularly relevant to the City's SMP. Designated environmentally critical areas are found throughout the City's shoreline jurisdiction, including streams, wetlands, fish and wildlife habitat conservation areas and bluffs and other geologic hazard areas. Standards and regulations of the critical areas regulations are now integrated in the Preliminary Draft SMP (City of Tacoma, 2010).

A number of state and federal agencies have jurisdiction over land or natural elements in the City's shoreline jurisdiction. Local development proposals most commonly trigger requirements for state or federal permits when they include work in or over waters of the state; impact wetlands or streams; potentially affect fish and wildlife listed under the federal Endangered Species Act (ESA); result in over one acre of clearing and grading; or affect the floodplain or floodway. As with local requirements, state and federal regulations may apply throughout the city, but regulated resources are common within the City's shoreline jurisdiction. The major state and federal regulations affecting shoreline-related resources are briefly discussed in the sections that follow.

Endangered Species Act (ESA)

The federal ESA addresses the protection and recovery of federally listed species. The ESA is jointly administered by the National Oceanic and Atmospheric Administration (NOAA) Fisheries (formerly referred to as the National Marine Fisheries Service), and the United States Fish and Wildlife Service (USFWS) for any projects requiring federal permit approval or receive federal funding.

Clean Water Act (CWA)

The federal CWA requires states to set standards for the protection of water quality for various parameters, and it regulates excavation and dredging in waters of the U.S., including wetlands. Certain activities affecting wetlands in the City's shoreline jurisdiction or work in the adjacent rivers may require a permit from the U.S. Army Corps of Engineers and/or Washington State Department of Ecology under Section 404 and Section 401 of the CWA, respectively.

Federal Emergency Management Agency (FEMA) National Flood Insurance Program

Communities that participate in the National Flood Insurance Program receive federally backed flood insurance. In order to participate, the community must adopt and enforce floodplain management ordinances which reduce future flood damage. The National Flood Insurance Program is also responsible for mapping the country's flood hazard areas.

Rivers and Harbors Act

Any work or project that may affect or obstruct navigable waters requires a Section 10 permit under the Rivers and Harbors Appropriation Act of 1899. The U.S. Army Corps of Engineers reviews and authorizes projects under this act with either a standard individual permit, letter-of-permission, nationwide permit, or regional permit associated with the Clean Water Act.

National Pollutant Discharge Elimination System (NPDES)

Ecology regulates activities that result in wastewater discharges to surface water from industrial facilities or municipal wastewater treatment plants. NPDES permits are also required for stormwater discharges from industrial facilities, construction sites of one or more acres, and municipal stormwater systems, such as Tacoma's, that serve census-defined Urbanized Areas, which include any urbanized areas with more than 50,000 people and densities greater than 1,000 people per square mile.

Hydraulic Project Approval (HPA)

The Washington Department of Fish and Wildlife (WDFW) regulates activities that use, divert, obstruct, or change the natural flow of the beds or banks of waters of the state and which may affect fish habitat. Projects in the shoreline jurisdiction requiring construction below the ordinary high water mark of Puget Sound, streams or lakes in the city could require an HPA from WDFW. Projects creating new impervious surface that could substantially increase stormwater runoff to waters of the state may also require approval.

CONCLUSIONS

As shown in the analysis in Table 4, when the anticipated uses in the shoreline are considered together with the regulations that would apply, in most cases there would be no change from the existing level of ecological functions. The cumulative actions taken over time in accordance with the City's proposed TSMP are not likely to result in a net loss of shoreline ecological functions from existing baseline conditions. Conclusions on the future performance of key shoreline functions are summarized as follows:

Hydrology: Hydrology is likely to be unchanged and has the potential for improvement in most of the shoreline districts. Because of the presence of the railroad along districts S-1 through S-3, the coastal bluffs have been disconnected from the shoreline and hydrologic processes have been altered. The railroad is unlikely to be removed during the planning horizon of this plan (20 years) and this condition is unlikely to change.

Water Quality: Water quality is likely to remain unchanged or improved in all shoreline districts. Regulations would limit any additional impacts to wetlands, and any impacts would be mitigated. SMP policies and regulations encourage use of LID techniques, addressing non-point source pollution. Past and future restoration activities are addressing ongoing point source contributors to water quality degradation.

Large Woody Debris and Organic Contributions: These elements comprise shoreline habitats and have been altered in most of the City's shoreline (S-4 and S-5, Point Defiance - is the exception). This function is expected to remain unchanged or improve overtime under the proposed TSMP. Provisions of the proposed TSMP require that impacts to vegetation functions be mitigated to achieve no net loss; vegetated buffers are established for new development or as part of redevelopment; and the restoration plan includes a fee-in-lieu program that will allow mitigation to be conducted off site – in larger projects and in locations with potentially more benefit than smaller, individual, dispersed projects.

As described in the shoreline inventory and characterization report, past and ongoing uses along Tacoma's shorelines have lead to degraded shoreline functions. Past industrial uses have lead to water quality degradation, the railroad along the Narrows has altered natural hydrological processes, and overwater structures have altered habitats. However, as described above, updates to shoreline environment designations, use regulations and development standards, and implementation of the shoreline restoration plan provide substantially improved protection of shoreline functions.

In concert with implementation of restoration actions in the city and other on-going state and federal programs, the regulatory provisions of the proposed TSMP would serve to maintain the overall condition of shoreline resources in the city and in certain circumstances improve the overall condition.

REFERENCES

BST Associates. 2008. Final Draft Report, Tacoma Waterfront Lands Analysis. Prepared for City of Tacoma on November 4, 2008.

City of Tacoma. 2009. City of Tacoma, Generalized Land Use Intensity. Prepared by Community & Economic Development Department, GIS Analysis & Data Services.

City of Tacoma. 2010. Preliminary Draft Shoreline Master Program Update. Prepared in January 2010.

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Metro Parks Tacoma. 2010. Master Plan for Titlow Park. January. Prepared by Metro Parks Tacoma and SiteWorkshop. Tacoma, WA

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Metro Parks Tacoma. 2005. Wapato Park Master Plan. September. Tacoma, WA

Agenda Item PH-1

City of Tacoma
Community and Economic Development Department

TO: Planning Commission

FROM: Donna Stenger, Manager, Long-Range Planning Division

SUBJECT: Public Hearing on 2011 Annual Amendment Package

DATE: February 23, 2011

The Planning Commission will conduct a public hearing on March 2, 2011, on the draft *Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2011* (the "Annual Amendment Package"). The Annual Amendment Package consists of the following applications:

- #2011-01 – 49th and Pine Intensity and Zoning Change
- #2011-02 – Historic Preservation Plan and Code Revisions
- #2011-04 – Water Level of Service Standard
- #2011-05 – Transportation Element
- #2011-06 – Regional Centers & Safety-Oriented Design
- #2011-07 – Park Zoning and Permitting
- #2011-08 – Regulatory Code Refinements
- #2011-09 – SEPA Regulations Amendment

Notice of the public hearing has been widely distributed and posted on the City's website (www.cityoftacoma.org/planning). A public review document has been compiled, containing information and staff analyses associated with each of the applications as well as the preliminary environmental determination for the proposed amendments. The public review document (a.k.a., the "Green Book"), has also been disseminated for required review, posted on the City's website, and made available at all branches of the Tacoma Public Library. Copies of the Green Book were provided to the Commission at your last meeting for your use and reference at the public hearing and future meetings concerning the proposed amendments. Please bring your copy with you to next week's meeting.

Attached is a supplemental staff report for the public hearing which summarizes the proposed amendments, the City's adopted review criteria and evaluation process, public participation and the notice provided for the public hearing. If you have any questions, please contact Donna Stenger at 591-5210 or dstenger@cityoftacoma.org.

DS:ds

c. Peter Huffman, Assistant Director

Attachment

2011 ANNUAL AMENDMENT
TO THE
COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

SUPPLEMENTAL STAFF REPORT
Tacoma Planning Commission Public Hearing
March 2, 2011

A. SUBJECT:

Adoption of amendments to the City of Tacoma's Comprehensive Plan and modifications to the Land Use Regulatory Code, including area-wide zoning reclassifications.

B. BACKGROUND:

Each year proposed amendments to the Comprehensive Plan and/or Land Use Regulatory Code are considered by the Planning Commission and City Council. Tacoma's Comprehensive Plan is the City's official statement concerning future growth and development. The Growth Management Act (GMA), with few exceptions, requires that all proposed Plan amendments be reviewed concurrently and no more frequently than once each year. This is usually referred to as the "annual amendment" whereby individual Plan amendments are considered together.

GMA also requires development regulations, which are found in the Land Use Regulatory Code, to be consistent with and implement the Comprehensive Plan. Proposed amendments to the Plan often require companion amendments to the Regulatory Code to achieve this consistency. In some instances, changes to the Regulatory Code, including revisions to the regulations (text changes) and/or changes to the zoning classification of certain properties (area-wide rezones), may be proposed which are consistent with the Comprehensive Plan, and can be processed independently of the annual amendment. However, for ease of review and adoption, these amendments may be included with the annual amendment.

C. COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE AMENDMENT PROCESS:

Periodic review and evaluation are important in order that the Comprehensive Plan and the implementing development regulations maintain their effectiveness. Changing conditions and community needs may necessitate amendments. Amendments can include modification to the existing policies of the Plan, the addition of new policies or the deletion of policies within the Plan as well as changes to the narrative text. Changes to development regulations can include text revisions, the addition or deletion of regulations and changes to zoning classifications for certain properties on an area-wide basis. As new Plan elements are developed, amendments to previously adopted plan elements also may be necessary. All amendments to the Comprehensive Plan are reviewed simultaneously so that the cumulative effect can be considered.

Amendments may be proposed by City staff, the City Council, private individuals, Neighborhood Councils, and other organizations or entities. The deadline for submitting an application for amendment is June 30 of each year for consideration in the following twelve months; however, applications are accepted at any time.

The Planning Commission is considering eight separate applications, six of which were initiated by City departments in response to community concerns, City Council direction, or revisions to State planning requirements. Application #2011-01 was submitted by a private applicant, Westmall Court Pine Street, LLC. Application #2011-07 originated at the request of Metro Parks.

In accordance with the adoption and amendment procedures in the Tacoma Municipal Code (Chapter 13.02.045), the following criteria are used by the Planning Commission in determining if a Plan amendment or a change in development regulations is warranted:

1. An obvious technical error exists in the pertinent Comprehensive Plan or regulatory code provisions;
2. Circumstances related to the proposed amendment have significantly changed, or a lack of change in circumstances, has occurred since the area or issue was last considered by the Planning Commission;
3. The needs of the City have changed which support an amendment;
4. The amendment is compatible with existing or planned land uses and the surrounding development pattern;
5. Growth and development, as envisioned in the Comprehensive Plan, is occurring faster, slower or is failing to materialize;
6. The capacity to provide adequate services is diminished or increased;
7. Plan objectives are not being met as specified, and/or the assumptions upon which the Plan is based are found to be invalid;
8. Transportation and/or other capital improvements are not being made as expected;
9. Substantial similarities of conditions and characteristics can be demonstrated on abutting properties that warrant a change in land use intensity or zoning classification; or
10. A question of consistency exists among the elements of the Comprehensive Plan or between the Comprehensive Plan and RCW 36.70A (Growth Management Act), the *County-wide Planning Policies for Pierce County* or multicounty planning policies, or the development regulations of the City.

The Planning Commission may also consider other factors including if additional information has become available since the Plan element or development regulation was last adopted or amended.

An area-wide zoning reclassification that is inconsistent with the Comprehensive Plan may be proposed for adoption at the same time as, and in conjunction with, the Plan's amendment. Proposed area-wide reclassifications which are consistent with the Comprehensive Plan and do not require a Plan modification may be considered at any time. If an area-wide zoning reclassification is recommended it shall be based on, but not limited to, the following circumstances:

1. Substantial evidence is presented demonstrating that growth and development is occurring in a different manner than presented in the Comprehensive Plan;
2. The proposed area-wide reclassification is consistent with the Comprehensive Plan and the Generalized Land Use Plan map;
3. The reclassification is needed to further implement the Comprehensive Plan;
4. The proposed reclassification is needed to maintain consistency with the proposed amendments to the Comprehensive Plan;

5. There is substantial evidence presented showing inconsistency between the designated land use intensity in the subject area and the existing zoning; or
6. The subject property is suitable for development in general conformance with the zoning standards under the recommended rezone classification.

Proposed amendments to the Comprehensive Plan, development regulations, and area-wide zoning reclassifications are developed pursuant to the procedures of Chapter 13.02 of the Tacoma Municipal Code as described above. Staff, under direction of the Commission, conducts needed analysis and prepares the draft amendments for public review and comment.

Proposed amendments are subject to the requirements of the State Environmental Policy Act and the Growth Management Act. The amendments to the Comprehensive Plan and Land Use Regulatory Code and proposed area-wide zoning reclassifications receive detailed review by the Planning Commission and public hearing(s) are held to receive citizen comment. After further review, the Commission makes a recommendation to the City Council, which may include modifications to the draft amendments in response to public testimony, staff recommendations, and/or further review by the Commission. The Council will review the proposed amendments, as recommended by the Planning Commission, and hold a public hearing. The Council may adopt, decline to adopt, and/or make modifications to the recommended amendments.

D. SUMMARY OF PROPOSED AMENDMENTS:

Following is a brief summary of the proposed revisions for 2011.

APPLICATION	DESCRIPTION OF AMENDMENT
#2011-01: **49th & Pine Intensity and Zoning Change**	Change the Comprehensive Plan Intensity designation at South 49th & Pine Streets (4910 & 4924 South Pine Street) from Low and Single-family to Medium, and change the zoning classification from R-2 and C-1 to R-4L (Low-Density Multiple-Family Dwelling District), to allow for construction of up to 145 multi-family dwelling units on the 5-acre site.
#2011-02: **Historic Preservation Plan and Code Update**	Creation of a new Historic Preservation Element of the Comprehensive Plan and amendments to the Land Use Regulatory Code to provide updated and improved guidance regarding historic preservation and the City's preservation program.
#2011-04: **Water Level of Service Standard**	Revisions to the existing level of service standard (LOS) for "Water (Potable)" as contained in the Capital Facilities Element of the Comprehensive Plan from "*562 gallons per day per Equivalent Residential Unit (ERU)*" to "*442 gallons per day per Equivalent Residential Unit (ERU) and/or as contained in Tacoma Water's current Washington State Department of Health approved water system plan"*.

APPLICATION	DESCRIPTION OF AMENDMENT
#2011-05: Transportation Element	Amendments to the Transportation Element of the Comprehensive Plan to: Address alternative transportation modes such as skateboards, electric personal assistive mobility devices and low speed vehicles; revisions and addition of new projects to the Unfunded Project List; and updates to the Classification of Arterials Map.
#2011-06: Regional Center Update and Safety-Oriented Design	Updates to the Comprehensive Plan to reflect changed circumstances including the countywide and regional planning context, to align regional growth center boundaries, and to refine policy direction for safety-oriented design considerations.
#2011-07: Park Zoning and Permitting	Revisions to the development regulations for parks, recreation and open space land uses in order to streamline the permit process in residential zoning districts, while ensuring appropriate compatibility with residential neighborhoods.
#2011-08: Regulatory Code Refinements	Various amendments to the Land Use Regulatory Code to address inconsistencies, correct minor errors, and provide additional clarity.
#2011-09: SEPA Regulations	Updates to, and simplification of, the existing regulatory procedures used to administer the State Environmental Policy Act (SEPA) to ensure consistency with other codes, including the Critical Areas Protection Ordinance, and with current statutes and the State administrative code. The amendment also includes changes to the *Comprehensive Plan* to clarify the City's "substantive authority" under SEPA to condition, modify, or deny a permit based on environmental impacts.

E. GENERAL INFORMATION:

1. Evaluation of Plan and Development Regulation Amendments

The proposed changes to the Comprehensive Plan and Land Use Regulatory Code and the proposed area-wide zoning reclassifications were reviewed using factors contained in the Tacoma Municipal Code and as set forth in summary in Section C herein. Other information was also used in the evaluation including state laws, city ordinances, comparison with other cities' plans and ordinances and City Council direction.

2. Environmental Evaluation

Pursuant to WAC 197-11 and Tacoma's SEPA procedures, a Preliminary Determination of Environmental Nonsignificance was issued on February 9, 2011 (SEPA File Number SEP2011-40000157940). This preliminary determination was made based upon a review of a completed environmental checklist. The City will reconsider the preliminary determination based on timely public comments regarding the checklist and determination that are received by March 11, 2011 and unless modified, the preliminary determination will become final on March 18, 2011.

3. Public Review Process

The proposed amendments to the Comprehensive Plan and Regulatory Code and the proposed area-wide zoning reclassifications were presented to and discussed by the Planning Commission at their meetings, which are open to the public. The Commission reviewed all of the proposed changes and authorized the distribution of the proposed amendments for public review and comment on February 2, 2011. The proposed amendments, including the complete text of proposed changes (in strikeout and underlined format), maps depicting boundary, land use intensity and zoning changes, and staff reports which analyze the proposed amendments for consistency with the amendment criteria, were compiled into a single document (the "Green Book"). The document also included a copy of the environmental determination and completed checklist. This document was made available for public review at all branches of the public library and at the office of the Community and Economic Development Department. The document was also posted on the City's website and made available on CD-ROM upon request.

A Question & Answer session with staff was held on February 24, 2011. The purpose of this meeting was to provide a more detailed explanation of the proposed amendments and to answer questions about the proposed changes, public review process, and schedule. Notice of this meeting was included in the public hearing notice and advertised in *The News Tribune* on February 17, 2011.

In addition, staff facilitated public outreach concerning several of the applications individually, including the following:

Application #2011-01:
Public outreach efforts include the following presentations:

- September 1, 2010 – Planning Commission site visit to view the area (and approximately 10 community members joined the tour)
- September 28, 2010 – Open community meeting at the South Park Community Center
- November 17, 2010 – South Tacoma Neighborhood Council meeting

Application #2011-02:
In addition to ongoing feedback as well as periodic updates to the Landmarks Preservation Commission, the following is a summary of outreach meetings held to date.

- February 3, 2009 – City Council Study Session
- July 29, 2009 – Stakeholders informational meetings
- September 23, 2009 – Community Workshop
- October 8, 2009 – Briefing to Master Builders Association
- November 16, 2009 – Briefing to Neighborhoods and Housing Committee
- November 18, 2009 – Hillside Development Council
- December 7, 2009 – Public lecture on historic preservation and economic development
- December 14, 2010 – Sustainable Tacoma Commission

Application #2011-05:
Staff made presentations to the Business Improvement Area Board on November 15, 2010, and to the Downtown Merchants Group on December 2, 2010 to explain the proposed policy revisions and discuss issues pertaining to skateboards.

Application #2011-06:
Public outreach efforts include the following presentations:

- January 12, 2011 –New Tacoma Neighborhood Council
- January 6 and February 3, 2011 – Central Neighborhood Council
- January 13, 2011 – Tacoma Dome Business District Association
- January 19, 2011 – Stadium Business District Association
- January 20, 2011 – Upper Tacoma Business District Association
- February 7, 2011 – North End Neighborhood Council
- February 17, 2011 – Hilltop Public Advisory Committee
- Scheduled for March 23, 2011 – Hillside Development Council

Application #2011-07:
Staff made a presentation to the Metro Parks Tacoma's Board of Commissioners at its Study Session on January 10, 2011.

4. Notification

Notice of the Planning Commission's public hearing was distributed to Neighborhood Council board members, other neighborhood groups, business district associations, civic organizations, environmental groups, development interests, adjacent jurisdictions, the Puyallup Tribal Nation, major employers and institutions, City and State departments, and other known interested individuals or groups. In addition, the notice could also be viewed and downloaded at the Planning Division's website (www.cityoftacoma.org/planning). The notice was also posted on the public information bulletin boards on the first and second floors of the Tacoma Municipal Building.

The notice stated the time and place of the hearing, the purpose of the public hearing, information pertaining to the environmental determination, where and how additional information could be obtained and how to provide comments. Advertisement of the public hearing and Question & Answer session was published in *The News Tribune* on February 17, 2011.

Notice was also provided to taxpayers, as listed in the records of the Pierce County Assessor, for properties within 400 feet of the site of the South 49th & Pine Intensity Change and Rezone (Application #2011-01), and for properties within 400 feet of the boundaries of the proposed zoning, center and land use intensity changes associated with Application #2011-06. In addition, public notice signs were posted adjacent to the South 49th & Pine Street site and at sites proposed for zoning, land use intensity and/or center boundary changes.

F. COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT RECOMMENDATION:

Staff recommends that the Planning Commission accept all oral and written testimony and hold the record open until **5:00 p.m. on Friday, March 11, 2011** and that the Commission evaluate all testimony given at the public hearing and any written comments received as part of the record prior to making a recommendation to the City Council.

Agenda Item C-1

Land Use Regulatory Code Sign Code Revisions for Billboards

Proposed Amendments

The City of Tacoma's *Comprehensive Plan* and *Land Use Regulatory Code* are developed in compliance with the Washington State Growth Management Act. The *Comprehensive Plan* is the City's official statement concerning future growth and development and includes goals, policies and strategies for the health, welfare, safety and quality of life of Tacoma. The *Land Use Regulatory Code* consists of development regulations which control land use activities and includes zoning, platting, and shoreline regulations.

Prepared for
Planning Commission Public Hearing
March 16, 2011

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Eric Anderson, City Manager

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STAFF REPORT

Applicant:	City of Tacoma, Community & Economic Development Dept
Contact:	Shirley Schultz, 591-5121
Type of Amendment:	Regulatory Code Text Change
Current Land Use Intensity:	City-wide
Current Area Zoning:	City-wide
Size of Area:	City-wide
Location:	City-wide
Neighborhood Council area:	All
Proposed Amendment:	Revising the regulations which apply to billboards (off-premises signs) to permit digital billboards in exchange for a significant reduction in standard billboards.

General Description of the Proposed Amendment:

The proposed amendments apply to the regulation of billboards. Some of the proposed changes apply to all billboards, and others are meant to implement an exchange program whereby digital billboards would be permitted if existing standard billboards are removed and/or permits for standards billboards are relinquished. The framework and impetus for the proposal is a negotiated settlement agreement between Clear Channel Outdoor and the City which was by approved by the City Council in 2010. The proposed changes build upon the intent of that Agreement and propose additional performance criteria for both the initial phase of the agreement (the installation of the first 10 digital billboards) and for any future installation of digital billboards.

Billboards are off-premises signs, which means that they are not located on the premises of the use or activity to which the sign pertains. Digital billboards operate like large digital picture frames – a single image is displayed for a certain amount of time, and is then replaced by a different image. As proposed, digital billboards would not be able to have any animation (moving pictures) or flashing lights, like some other electronic signs might have. A billboard "face" is one side of a billboard sign and consists of one screen. A single billboard structure may have more than one face.

The proposed changes would modify the Land Use Regulatory Code (Sections 13.06.520 - .522). In addition to adding new provisions for permitting digital billboards, the proposed changes would modify and add definitions, consolidate and relocate sections for retaining or exchanging billboards, and revise provisions for non-conforming off-premises signs. The proposed changes would apply city-wide; however, they would apply especially to the zoning districts where billboards are currently allowed:

- C-2 (General Community Commercial)
- M-1 and M-2 (Light and Heavy Industrial)
- PMI (Port Maritime Industrial)

Under the current regulations, existing billboards are allowed to relocate within these four zoning districts, subject to certain restrictions which are further discussed below. The proposed regulations would also allow new *digital* billboards to be erected on properties within these four zoning classifications, again subject to certain restrictions. The overall intent of the proposed changes is a substantial reduction in the number of existing billboards, in exchange for allowing the placement of digital billboards. If the program is continued to its fullest extent, the number of billboards within the city could drop from 253 to 38; all of which would be digital billboards. In addition, the digital technology will allow almost instantaneous communication on multiple signs for Amber Alerts and other emergency announcements.

The major components of the changes are set forth in the next few subsections. The following should be read in conjunction with explanatory notes on the Public Review Draft of the code, which is attached as Exhibit A.

Changes to Definitions section and general sign regulations:

1. Currently the definition of "billboard" is related to its content. That is, a billboard is a billboard because it contains a commercial message for a product or service. Billboards may be regulated based on their size or location – but not based on what they say. A new definition is proposed that doesn't rely on what a billboard says, but more upon where it is and how big it is. The changes to the billboard definition also require changes in several other definitions in the section. Based upon a review of definitions used by other cities, the proposed changes should improve the City of Tacoma regulations, making them more consistent internally and making them more comparable to other cities in the state.

2. Currently, the code only briefly mentions the State regulations regarding signage, in the intent section. The State of Washington has laws and administrative rules related to the federal Scenic Vistas Act, which controls signs that are visible from certain state and federal highways. Off-premises signs and electronic signs require special review and permitting when located in these areas. An additional subsection is proposed that strengthens the reference to State law and notes that, notwithstanding any provision in the City's Code, State laws apply and may supersede local regulations. This is meant as a reminder to any applicant for a sign in Tacoma that other regulations may apply, depending on the type and location of sign.

Changes to Billboards Section:

1. Substantial changes are proposed to the way the City regulates billboards. In general, introductory phrases have been added to the beginning of each section in order to highlight the purpose of that section. Also, throughout the code, text has been modified to emphasize and regulate the number and size of billboard *faces* rather than referring to faces and structures. Use of a consistent reference throughout streamlines the regulations and allows accurate comparisons between removed signage and installed signage. Language within the code has also been rearranged to place "like with like" – for instance, all the regulations about locations where billboards may be constructed have been grouped together, and all the regulations about performance standards (height, size, etc.) have been situated near each other. Some language has been consolidated as well.

2. A great deal of language relating to the former exchange program has been removed. This deletion updates the code in light of the presently proposed changes, and also puts an end to the system of relocation certificates.

3. The existing cap on the number of billboard faces and total square footage for billboard signs is not proposed to change, nor is the existing 1:1 exchange program for standard billboards. A new section

is proposed for the exchange of standard billboard faces for digital faces. The ratio operates as follows:

Digital Billboards	Existing Faces Removed	Relocation Certificates surrendered	Remaining faces/Certificates
Initial 10	53	100	200/69
Next 7	At least 35	Up to 69	165/0
Final 21	Up to 168	0	0/0

Briefly, for each digital billboard face proposed after the first 10 permitted digital faces, a minimum of 5 standard faces must be removed and relocation certificates surrendered for a total of 15 faces, until all relocation certificates have been remitted. At that point 8 faces must be removed for each digital billboard face constructed. Demolition permits for the faces to be removed must be issued and inspected prior to construction of a new digital billboard face.

4. The first 53 billboard faces to be removed are listed in the settlement agreement and are specified in the draft code revisions. The next 25 faces to be removed are at the discretion of Clear Channel Outdoor according to the terms of the settlement agreement. After that, the proposed changes indicate a priority preference for removals to those faces that are close to residentially zoned areas or other sensitive uses, followed by those which are close to the relocated billboard, and then those which are outside the four allowed zoning districts. This means that, after the initial 78 faces are removed, the first billboards to be removed should be those which are 250 feet or less from a residential zone, school, church, park, open space, or historic district. (There are currently about 100 existing billboards that don't meet these buffering standards.)

5. Performance standards are added to address digital billboard faces and sign lighting. These lighting standards would apply to all digital billboards constructed in the city. They regulate static image time (the amount of time a single picture is displayed on the screen), the transition time between images (to avoid complicated scrolling or animation on the screens), the motion on the screen (none is allowed), and the brightness of the screen. Brightness is proposed to be measured in two ways – first, from a light-meter reading taken from a certain distance from the sign to ensure the sign isn't creating an undue increase in the light levels in the area. The second is a measurement at the surface of the sign and the level of light actually emitted from the device. The operating hours of billboards are also limited. The proposed regulations would require the digital image to be turned off between the hours of 10 pm and 5 am.

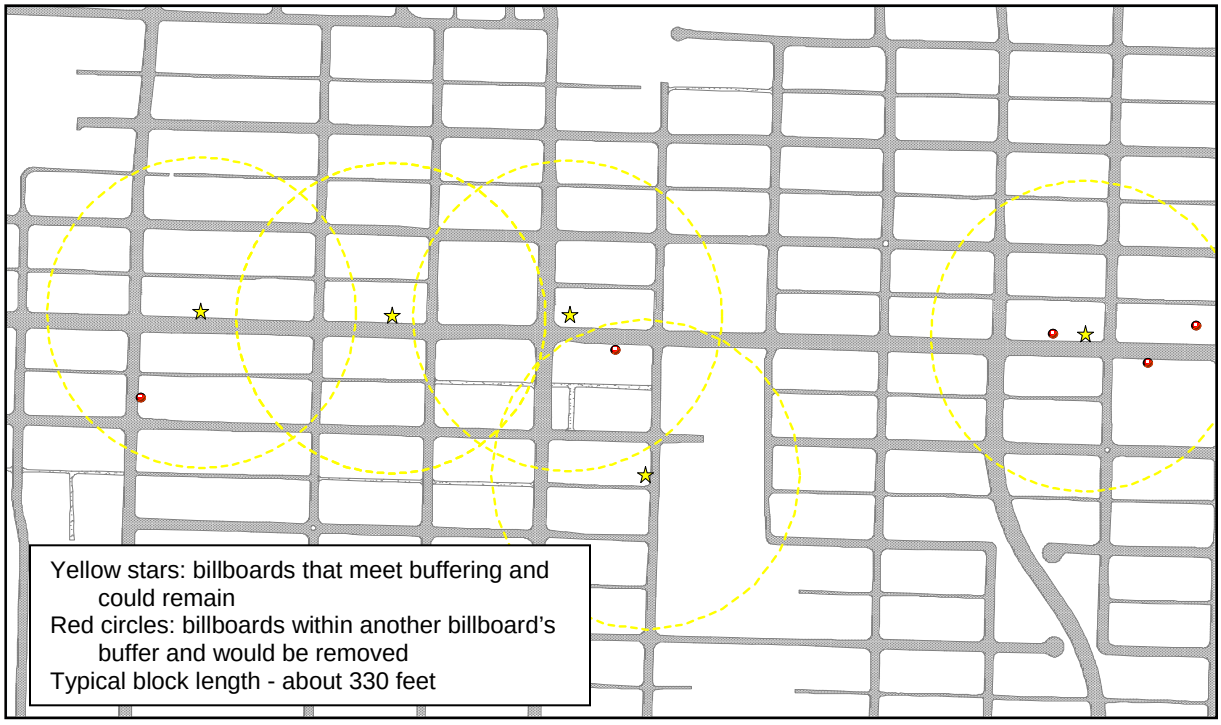
   These regulations are developed from research of other jurisdictions and are also somewhat based upon industry standards. Traffic safety studies also contribute to these standards, showing how quickly a message may change without becoming a distraction and hazard. Brightness regulations are intended to minimize excess lighting in the vicinity of the sign as well as to avoid glare or nuisance to people who are looking at the sign. All digital billboards will have a light sensor integrated into their electronics which will adjust the brightness of the sign based upon the amount of light in the surrounding area. For example, signs will be brighter on a sunny day than they are during the nighttime hours.

6. No changes are proposed to the existing allowable height and size of billboard structures and faces for the new digital billboards; it was determined that these regulations should be the same for both digital billboards and standard billboards. The maximum height is 30 ft except in PMI (Port Maritime Industrial), where the maximum height is 45 ft. The maximum size of a billboard face is 300 square

feet. It should be noted that the size limits will not apply to the first 10 permitted billboards installed in the special receiving areas (see below).

These regulations on size and height were instituted in the 1980s and have been in place since then. Many billboards which were constructed prior to that date are larger or taller than currently allowed. While many of the billboards located in the city are 288 square feet per face, the larger billboards are 672 square feet per face. For examples of billboards throughout the city, see the document titled "Billboard Tour" on the Planning Division's website: www.cityoftacoma.org/planning.

7. Dispersal regulations – i.e. how far billboards must be from other billboards – has been simplified from the existing code. The existing code measures dispersal in four different ways: it limits the number of faces within a certain distance, it states that structures must be 100 feet apart, it sets out a minimum "appropriate zoning" distance to locate billboards, and it specifies the appropriate zoning across the street from a proposed billboard face. The proposed language limits billboards faces to 500 feet between faces, unless they are on the same structure, and maintains the existing opposite-side of the street zoning requirement. Dispersal will be calculated on a radius, and might work roughly as shown in the drawing below. The goal of dispersal regulations is to limit the concentration of billboard faces in any one neighborhood. This benefits both the neighborhood (less signage) and also the advertisers and sign company (fewer signs competing for attention).



8. Buffering regulations, meaning how far new billboards must be from "sensitive uses," are not proposed to change. Currently, the code says that a new billboard face must be located 250 feet from a residential zoning district, a school, park, church, or other public use, and 375 feet from a shoreline district. (For reference, a typical block is about 330 feet by 240 feet.) Those same buffers would apply to digital billboards, except for the first 10 permitted billboards in the special receiving areas. Therefore, even if a billboard was proposed for an appropriate zoning district, like the C-2 district, it could not go everywhere in that district. It would have to be off-set from sensitive uses by 250 feet. The attached map that shows zoning districts (Exhibit C) as dark purple lines also includes the

buffers, with the left over area shown as lavender. These are the areas where a new billboard could be located.

9. Special receiving areas for the first ten (10) digital billboards were determined in the Settlement Agreement. These areas are shown on the map attached as Exhibit B. In these areas – where up to 10 and only 10 digital faces may be located – the standard size regulations do not apply. The agreement states that the first ten digital billboards will be "bulletin" billboards, which are defined as up to 672 square feet. These areas were chosen by both Clear Channel Outdoor and the City Council. Most of the locations already have other billboards, and all of them are along arterials.

10. Under the current code a billboard may be nonconforming to buffering (located too close to a sensitive use), dispersal (located too close to other billboards), zoning (located in the wrong zoning district), and/or performance standards (too big or too tall).

11. Revisions to nonconforming sign regulations are proposed to reflect the changes to the billboard exchange program for digital billboards. Currently, changes to off-premises signs are very restricted; language has been added to allow maintenance and repair or replacement, as well as to allow for installation of digital billboards in compliance with the code. Also, the current code prohibits any new signage on a site where a nonconforming billboard is located. This restriction is regardless of ownership of the site or the buildings on the site – meaning, for instance, if a tenant moving into an existing building wanted new signage at the site, they would be denied permits until the billboard was brought into compliance (typically, removed). The other option for someone requesting signage would be to sign a legal agreement with the City that they would terminate their lease with the billboard company as soon as possible.

    The goal of the revised billboard code is to have removal of billboards occur over time and not place the burden of removal on a business owner, who might not have any control over the billboard lease on the property.

    The code also requires that, when a site or structure is being substantially altered, nonconforming billboards are brought into compliance or removed. This language will remain in the code, but will be changed to reflect redevelopment thresholds that are in other parts of the zoning code. Specifically, the amount of work that can be completed within a two-year period has been revised to reflect either a "level II" or a "level III" alteration, similar to that level of work which would require compliance with certain design and landscaping standards. This language is consistent with other sections of the zoning code that talk about nonconforming uses and structures and when they need to be brought into compliance.

12. Only minimal changes would be made to the sign code tables. Digital Billboards (other than the initial 10) would only be allowed in the "C-2" General Community Commercial, "M-1" Light Industrial, "M-2" Heavy Industrial, and "PMI" Port Maritime Industrial districts. A map of these zones – including the remaining areas after the existing buffer requirements are applied – is attached as Exhibit C.

Additional Information:

The City of Tacoma made major amendments to its sign code for billboards in the mid-1980s and the mid-1990s. The number of billboards that can locate in the city and their total square footage has been capped since 1988. No new billboards are permitted but existing billboards can be relocated. In the 1997 code changes, the City instituted an exchange program by which a nonconforming billboard could be removed and exchanged for a building permit or a "relocation certificate" in a conforming location.

Billboards and relocation certificates could be transferred to other owners. This means that if someone wants to install a billboard on their property, they must own or purchase another billboard that they can remove.

The 1997 code also instituted an amortization clause which stated that all nonconforming billboards must be removed by 2007.

Currently, there are 253 billboard faces in the City and relocation certificates for 169 more. Approximately 193 of the existing billboard faces are nonconforming for one reason or another.

The sign code placed strict limitations on nonconforming billboards regarding their maintenance and alteration. On sites where billboards were located, other uses were not allowed to have any new signage unless the billboard was removed or a legal agreement was put into place promising the removal of the billboard.

Enforcement of these regulations resulted in a lawsuit in 2007 from the owner of nearly all the billboards and all the relocation certificates, Clear Channel Outdoor. The suit claimed that the City's code was unconstitutional as it was based on the content of the sign, that the adopted amortization provision was not adequate compensation for their billboard inventory and that the Scenic Vistas Act did not allow amortization in the manner dictated by the City's Code. Following more than two years of negotiation, the City Council determined that a legal settlement, which substantially reduces billboards across the City, was in the best interest of the City. The terms of the agreement provide a framework for the proposed revisions to the sign regulations. This Settlement Agreement is available on the Planning Division's website: www.cityoftacoma.org/planning.

The key terms of the agreement set forth the intent and created a framework for the proposed changes. There are two parts to the exchange program for billboards under the agreement: the first ten digital billboard faces and then subsequent digital billboard faces. Many of the standards for the first ten (10) digital billboard faces were set forth in the settlement agreement. These first ten billboard faces will be 672 square feet in area and the possible locations for them are also determined – these locations are referred to in the draft code as the "special receiving areas." These "special receiving areas" are also shown on the map attached as Exhibit B.

In exchange for permits to install these first ten digital billboard faces, Clear Channel Outdoor will remove 53 faces throughout the city. These 53 faces are located on 33 different structures. In cases where this represents removal of all the faces on a billboard structure, the structure will be removed to ground level. Clear Channel Outdoor will also give up the relocation certificates for 100 billboard faces.

For all billboards which come after the first ten, a permit can be issued for a digital billboard on the condition that at least five faces are removed and enough relocation certificates are given up to total 15 billboard faces surrendered.

Another 25 standard billboard faces will be removed within 5 years after the agreement is executed, whether or not permits for additional digital billboards beyond the first 10 faces are issued.

Per the Agreement, the City is also considering code revisions to regulate certain aspects of digital billboards, including for the initial ten (10) faces, such as regulations regarding lighting, static image time, and emergency communication. These regulations would also apply to subsequent digital billboards if, and when, they are installed. In addition, the proposed regulations would adopt size, height, and location standards for the additional digital billboards (which can be considered a secondary phase).

If the Agreement is carried out to its fullest extent, the eventual number of billboard faces in Tacoma could be as little as 38. Regardless of future installation of digital billboard faces, there will be a reduction of 78 standard billboard faces within the first five years.

The draft code amendments were compiled based upon research of other cities in Washington and how they regulate billboards and other signs. Additional information was garnered from court cases regarding billboards, and technical information was received from sign companies, billboard owners, and city engineers. Traffic safety measures have been reviewed and incorporated where appropriate in the draft amendments. This research and information was provided to the Planning Commission in their decision-making process to direct the drafting of the code.

Public Outreach:

City staff have met with representatives from the Cross-District Association (Design Committee) and the Community Council – representatives from all the Neighborhood Councils. A general public meeting was held on January 31. Approximately 35 people attended; the notes from that meeting are attached as Exhibit D.

Applicable Provisions of the Growth Management Act (and other state laws):

Sign regulation is a typical part of zoning and land use controls authorized under state law. In addition, the State regulates certain signs that are visible from certain highways. These laws are contained in Chapter 47.42 RCW: Highway Advertising Control Act – Scenic Vistas Act and the implementing rules at Chapter 468-66 WAC – Highway Advertising Control Act. These regulations will further restrict billboards visible from Interstates 5 and 705, as well as State Routes 7 and 16. Nothing in the proposed changes conflicts with these State laws and State regulations will supersede City regulations where applicable.

Applicable Provisions of the Comprehensive Plan:

The *Comprehensive Plan* discusses signage in the context of urban design, aesthetics, and pedestrian orientation in several sections of the *Plan*. In most cases it sets forth goals and policies for integrating signage plans into sub-area development plans, ensuring high quality signage, and encouraging pedestrian-scaled signs in mixed-use districts. Commercial district design goals are to integrate signage into the overall design and scale of the district, and ensuring that commercial district development does not act as a detriment to surrounding neighborhoods. The *Plan* states outright that billboards should be prohibited in the Shoreline districts and freestanding signs should be prohibited in the UCX-TD district (Tacoma Dome Urban Center Mixed-Use).

Individual signs proposed for some of the special receiving areas (specifically, those proposed for location in the UCX-TD between “D” and “G” Streets along Puyallup Avenue) could be seen as in conflict with the stated goal of the *Comprehensive Plan* to not allow freestanding signs in these areas. In addition, to the extent that billboards are considered to be auto-oriented (that is, they are directed toward busy streets and the attention of motorists), it can also be argued that they are not appropriate for location in mixed-use districts generally. Six of the 19 Special Receiving Areas are located in mixed-use districts and one is located in a Downtown district. These proposed locations are along busy arterial streets with high volumes of vehicular traffic. See Exhibit B.

Certain special receiving areas also are located within the required buffer distance from residential districts. Digital billboards placed in these locations may impact the residential area – depending on how the sign is designed and oriented.

In the aggregate, however, the exchange program should result in fewer billboards overall (both digital and traditional) in the city, with fewer billboards located close to residential districts and fewer billboards in all districts – including mixed-use districts. While some areas may be impacted temporarily or permanently by additional billboards, overall the city will see a reduction.

Applicable Provisions of the Land Use Regulatory Code:

The proposed changes to the Land Use Regulatory code are intended to meet the intent of the Settlement Agreement – achieve an overall reduction in the number of billboards in the city by allowing the installation of digital billboards. The proposed changes are limited to Sections 13.06.520-.522, the Sign Code.

The intent of this section of the zoning code is to establish regulations which support land use objectives, to recognize signs as important communication devices, to protect safety and welfare, and to promote an attractive community. The objectives of the section are to provide for uniform and balanced requirements, to ensure compatibility with surroundings, to balance sign users' needs with aesthetics, and to achieve quality design and maintenance for all signs in the city.

The Sign Code is comprised of an intent section, a definitions section, a general regulations section, a section which applies to regulation of signs by type, and a section which applies to signage per district (the tables). Modifications are proposed to each section.

The proposal is intended to better meet the stated intent of the Sign Code by meeting the sign user's need (in this case Clear Channel Outdoor and its clients) and at the same time improving the aesthetics of the community overall. The reduction in the number of billboard faces in the city will benefit neighborhoods throughout the city. In addition, changes proposed to the nonconforming billboards section will remove some of the existing disincentives for sign maintenance and repair. The existing regulations regarding aesthetics are proposed to be somewhat strengthened, as well, and new digital billboards will be controlled for brightness, light pollution, and noise.

The proposal is intended to support the implementation of *Comprehensive Plan* goals for mixed-use centers, as, over time, most the billboards in these areas will be removed in exchange for billboards in other districts. The same can be said for billboards which are located close to residential districts – thus promoting the protection of residential areas as set forth in the *Comprehensive Plan.* Digital billboards will also be regulated so that they do not present a safety hazard – with lighting restrictions, minimum static image times, prohibition of interfering with or imitating a traffic control device, and the like.

Further, the proposed changes to the code should streamline the review of billboards in general. Changes are proposed to simplify the regulations for dispersal (how far billboards have to be from one another), and changes are proposed to the definitions to clarify what a billboard is and remove the focus on content.

Amendment Criteria:

Applications for amendments to the Comprehensive Plan and Land Use Regulatory Code are subject to review based on the adoption and amendment procedures and the review criteria contained in TMC 13.02.045.G. Proposed amendments are required to be consistent with or achieve consistency with

the Comprehensive Plan and meet at least one of the eleven review criteria to be considered by the Planning Commission. The following section provides a review of each of these criteria with respect to the proposal. Each of the criteria is provided, followed by staff analysis of the criterion as it relates to this proposal.

1. **There exists an obvious technical error in the pertinent Comprehensive Plan or regulatory code provisions.**

   Staff Analysis: There are technical errors and inefficiencies in the current code. The definition of "billboard" is defined by its content. Given court cases about commercial free speech under the Constitution, it has been determined to be an inappropriate definition. Further, there is not adequate distinction between off-premises and on-premises signs. Language regarding billboards is organized poorly – for example, subsections regarding location are not placed together, and redundant language is included and can be consolidated.

2. **Circumstances related to the proposed amendment have significantly changed, or a lack of change in circumstances has occurred since the area or issue was last considered by the Planning Commission.**

   Staff Analysis: An amortization clause was adopted in 1997 stating that all nonconforming billboards were to be removed by August 1, 2007. That clause was challenged when the deadline passed. Court cases regarding commercial free speech, content-based regulation, and property takings have been adjudicated since that time. Pursuant to the legal challenge, and in light of court cases subsequent to the 1997 ordinance, the City Council determined that a settlement was in the best interest of the City.

3. **The needs of the City have changed, which support an amendment.**

   Staff Analysis: The amendment is needed to implement a Settlement Agreement, that compromise which is intended to avoid protracted legal issues.

4. **The amendment is compatible with existing or planned land uses and the surrounding development pattern.**

   Staff Analysis: In most cases, digital billboards are planned to be located where traditional billboards already exist. In all cases, digital billboards are planned for high-traffic locations, along arterial street routes with a high volume of automobile traffic. The initial 10 billboards are not necessarily compatible with the planned development of the area, as some of them are within mixed-use districts; however, the exchange program as a whole is consistent with the intent of the sign code and with aesthetic improvements city-wide.

5. **Growth and development, as envisioned in the Plan, is occurring faster, slower, or is failing to materialize.**

   Staff Analysis: This criterion is not applicable.

6. **The capacity to provide adequate services is diminished or increased.**

   Staff Analysis: This criterion is not applicable.

7. **Plan objectives are not being met as specified, and/or the assumptions upon which the plan is based are found to be invalid.**

   Staff Analysis: The 1997 code changes anticipated exchange of billboards at a 1:1 ratio and the removal of all nonconforming billboards by 2007. Very few billboards have been relocated, and the remaining nonconforming billboards have not been removed.

8. **Transportation and and/or other capital improvements are not being made as expected.**

   Staff Analysis: This criterion is not applicable.

9. **For proposed amendments to land use intensity or zoning classification, substantial similarities of conditions and characteristics can be demonstrated on abutting properties that warrant a change in land use intensity or zoning classification.**

   Staff Analysis: This criterion is not applicable.

10. **A question of consistency exists between the Comprehensive Plan and its elements and RCW 36.70A, the County-wide Planning Policies for Pierce County, Multi-County Planning Policies, or development regulations.**

    Staff Analysis: This criterion is not applicable.

Economic Impact Assessment:

The economic impacts of the proposed amendment are difficult to anticipate and quantify. Certain land owners will lose income as their leases for standard billboards are terminated. Other landowners may receive new leases for digital billboards. In addition, the City will benefit in that digital billboards will be made available for emergency services alerts. The owners of digital billboards will benefit greatly from the increased advertising revenues on digital billboards, which can support several advertisers at once, compared to a traditional billboard with just one advertiser. At the same time, parties wishing to use billboard advertising will benefit from more opportunities on those digital billboards.

Staff Recommendation:

Staff recommends that the draft amendment (Exhibit A) be released for public review in preparation for a public hearing on March 16, with the recognition that changes may be made to refine the language before a final recommendation is forwarded to the City Council.

Exhibits:

A. Draft Code Amendments, annotated
B. Map of Special Receiving Areas for the first 10 digital billboards
C. Map of allowed zoning districts, with buffers, for subsequent digital billboards
D. Notes from the public meeting on January 31, 2011

DRAFT LAND USE REGULATORY CODE CHANGES
February 22, 2011

These proposed amendments include modifications to the following Sections of *TMC* Title 13, the Land Use Regulatory Code:

13.06.520 – Signs

13.06.521 – General Sign Regulations

13.06.522 – District Sign Regulations

*Note – These amendments show all of the changes to the *existing* land use regulations. The sections included are only those portions of the code that are associated with these amendments. New text is underlined and text that is deleted is shown in ~~strikethrough~~. Additionally, in some cases comments have been included in the right-hand margin explaining the intent of the change or providing additional background.

13.06.520 Signs.

A. Purpose. The purpose of this section is to establish sign regulations that support and complement land use objectives set forth in the Comprehensive Plan, including those established by the Highway Advertising Control Act (Scenic Vistas Act). Signs perform important communicative functions. The reasonable display of signs is necessary as a public service and to the proper conduct of competitive commerce and industry. The sign standards contained herein recognize the need to protect the safety and welfare of the public and the need to maintain an attractive appearance in the community. This code regulates and authorizes the use of signs visible from public rights-of-way, with the following objectives:

1. To establish uniform and balanced requirements for new signs;

2. To ensure compatibility with the character of the surrounding area;

3. To promote optimum conditions for meeting sign users' needs while, at the same time, improving the visual appearance of an area which will assist in creating a more attractive environment;

4. To achieve quality design, construction, and maintenance of signs so as to prevent them from becoming a potential nuisance or hazard to pedestrian and vehicular traffic.

B. Scope.

1. The provisions and requirements of this section shall apply to signs in all zones as set forth in this chapter. Applicable sign regulations shall be determined by reference to the regulations for the zone in which the sign is to be erected.

2. The regulations of this section shall regulate and control the type, size, location, and number of signs. No sign shall hereafter be erected or used for any purpose or in any manner, except as permitted by the regulations of this section.

3. The provisions of this code are specifically not for the purpose of regulating the following: traffic and directional signs installed by a governmental entity; signs not readable from a public right-of-way or adjacent property; merchandise displays; point of purchase advertising displays, such as product dispensers; national flags, flags of a political subdivision, and symbolic flags of an institution or business; legal notices required by law; historic site plaques; gravestones; structures intended for a separate use, such as Goodwill containers and phone booths; scoreboards located on athletic fields; lettering painted on or magnetically flush-mounted onto a motor vehicle operating in the normal course of business; and barber poles.

4. Regulations pertaining to signs in Shoreline Districts are found in Chapter 13.10.

C. Definitions.

Abandoned sign. A sign that no longer correctly directs any person or advertises a bona fide business, lessor, owner, product, or activity conducted or available on the premises where such sign is located.

A-Board sign (sandwich board sign). A sign which consists of two panels hinged or attached at the top or side, designed to be movable and stand on the ground.

Animated sign. A sign that uses movement, by either natural or mechanical means, to depict action to create a special effect or scene.

Architectural blade. A sign structure which is designed to look as though it could have been part of the building structure, rather than something suspended from or standing on the building.

Awning sign. A sign affixed to the surface of an awning and which does not extend vertically or horizontally beyond the limits of such awning.

Banner sign. A sign intended to be hung either with or without a frame, possessing characters, letters, illustrations, or ornamentations applied to paper, plastic, or fabric of any kind.

1. Commercial banner. A banner used for commercial purposes, which includes “For Lease,” “Grand Opening,” “Sale,” etc.

2. Cultural, civil, and educational banner. A banner used for cultural, civic, or educational events, displays, or exhibits.

Blade sign - pedestrian oriented. A double-faced sign intended for pedestrian viewing installed perpendicular to the building facade for which it identifies.

Billboard ~~sign~~, standard. An off-premises sign greater than 72 square feet in size. This type of sign is generally composed of poster panels or bulletins mounted on a building wall or freestanding structure, or painted directly on the wall or freestanding structure. ~~which advertises goods, products, events, or services not necessarily sold on the premises on which the sign is located; however, a person, business, or event located on the premises shall not be identified. The sign may consist of:~~

~~1. Poster panels or bulletins normally mounted on a building wall or freestanding structure with advertising copy in the form of posted paper.~~

This language defines billboard in terms of size rather than content. The definition is also condensed.

Size is referenced to distinguish a billboard from an off-premises directional sign; the smallest billboard is 72 square feet.

Standard billboard is defined to differentiate them from digital billboards for the purposes of the exchange program.

~~2. Painted bulletins, where the message of the advertiser is painted directly on the background of a wall-mounted or freestanding display area.~~

Billboard, digital. An off-premises sign greater than 72 square feet in size, utilizing digital message technology capable of changing the message or copy on the sign electronically. Digital billboards are not considered under the definitions of animated sign, changing message centers, electrical signs, illuminated sign, flashing sign.

Digital billboard is defined for the purposes of the exchange program, and is based on location (off-premises), size, and technology.

Digital billboards have specific standards and do not have the same regulations as other types of changing message signs.

Building face or wall. All window and wall area of a building in one plane or elevation.

Center identification sign. Any sign which identifies a shopping, industrial center, or office center by name, address, or symbol. Center identification signs may also identify individual businesses and activities located within the center.

Changing message center. An electronically controlled sign, message center, or readerboard where copy changes of a public service or commercial nature are shown on the same lamp bank (i.e., time, temperature, date, news, or commercial information of interest to the traveling public).

Changeable copy sign (manual). Any sign that is designed so that characters, letters, or illustrations can be changed or rearranged by hand, without altering the face or the surface of the sign (i.e., readerboards with changeable pictorial panels).

Construction sign. A temporary sign giving the name or names of principal contractors, architects, lending institutions, or other persons or firms responsible for construction on the site where the sign is located, together with other information included thereon.

Corporate logo sign. A logo sign consists of a symbol or identifying mark(s) used as part of a corporation identification scheme that is meant to identify a corporation, company, or individual business or organization. Internally illuminated cabinet signs shall not be allowed for use as a logo sign above 35 feet in any of the downtown districts.

Directional sign. Any sign which serves solely to designate the location of any place, area, or business within the City limits of Tacoma, whether on-premises or off-premises.

Directory sign. A sign on which the names and locations of occupants or the use of a building is given.

Electrical sign. A sign or sign structure in which electrical wiring, connections, and/or fixtures are used as any part of the sign.

Flashing sign. An electrical sign or portion which changes light intensity in sudden transitory bursts, but not including signs which

appear to chase or flicker and not including signs where the change in light intensity occurs at intervals of more than one second.

Freestanding sign. A permanently installed, self-supporting sign resting on or supported by means of poles, standards, or any other type of base on the ground.

Frontage.

1. Freestanding sign. For the purpose of computing the size of a freestanding sign, frontage shall be the length of the property line parallel to and abutting each public right-of-way bordered.

2. Building mounted sign. For the purpose of computing the size of building mounted signs, frontage shall be the length of that portion of the building containing the business oriented onto a right-of-way or parking lot. For a business with more than one frontage, the largest frontage with a public entrance shall be used.

Graphics. An aggregate of designs, shapes, forms, colors, and/or materials located on an exterior wall and relating to or representing a symbol, word, meaning, or message.

Ground sign. A sign that is six feet or less in height above ground level and is supported by one or more poles, columns, or supports anchored in the ground.

Identification or directory sign. A combination sign used to identify numerous buildings, persons, or activities which relate to one another, which is used as an external way-finding for both vehicular and pedestrians traffic.

Illuminated sign. A sign designed to give forth any artificial or reflected light, either directly from a source of light incorporated into or connected with such sign or indirectly from a source intentionally directed upon it, so shielded that no direct illumination from it is visible elsewhere than on the sign and in the immediate proximity thereof.

Incidental sign. A small sign intended primarily for the convenience and direction of the public on the premises, which does not advertise but is informational only, and includes information which denotes the hours of operation, telephone number, credit cards accepted, sales information, entrances and exits, and information required by law. Incidental information may appear on a sign having other copy as well, such as an advertising sign.

Landscaping. Any material used as a decorative feature, such as planter boxes, pole covers, decorative framing, and shrubbery or planting materials, used in conjunction with a sign, which expresses the theme of the sign but does not contain advertising copy.

Marquee sign. A sign attached to and made part of a marquee. A marquee (or canopy) is defined as a permanent roof-like structure attached to and supported by the building and projecting beyond a building, but does not include a projecting roof.

Multiple business center. A grouping of two or more business establishments which either share common parking and/or access drives on the lot where they are located or which occupy a single structure or separate structures which are physically or functionally related or attached. In order to be considered a separate business establishment, a business shall be physically separated from other businesses; however, businesses which share certain common internal facilities, such as reception areas, checkout stands, and similar features shall be considered one business establishment.

Mural. A decorative design or scene intended to provide visual enjoyment that is painted or placed on an exterior building wall. A mural contains no commercial messages, logo, or corporate symbol.

Nonconforming sign. A nonconforming sign shall mean any sign which does not conform to the requirements of this section.

Neutral surface. The building surface, cabinetry, and opaque surfaces which are not an integral part of the sign message.

Off-premises sign. A permanent sign not located on the premises of the use or activity to which the sign pertains.~~A sign that identifies or gives directional information to a commercial establishment not located on the premises where the sign is installed or maintained.~~

Removes the regulation of content from the definition.

Off-premises open house or directional sign. A sign advertising a transaction involving:

1. A product sold in a residential zone;
2. A product that cannot be moved without a permit; and/or
3. A product with a size of at least 3,200 cubic feet.

On-premises sign. Any sign identifying or advertising a business, person, activity, goods, products, or services primarily located on the premises where the sign is installed or maintained.

Parapet. A false front or wall extension above the roof line.

Person. Person shall mean and include a person, firm, partnership, association, corporation, company, or organization, singular or plural, of any kind.

Political sign. A temporary sign which supports the candidacy of any candidate for public office or urges action on any other matter on the ballot in a primary, general, or special election.

Portable sign. Any sign not permanently attached to the ground or a building. (Includes A-frame, sandwich boards, and portable readerboards.)

Projecting sign. A sign, other than a wall sign, which is attached to and projects from a structure or building face.

Public Facility. Any facility funded in whole or part with public funds, which provides service to the general public, including, but not limited to, public schools, public libraries, community centers, public parks, government facilities, or similar use.

Public information sign. A sign erected and maintained by any governmental entity for traffic direction or for designation of, or direction to, any school, hospital, historical site, or public service, property, or facility. Public signs include those of such public agencies as the Port of Tacoma, Pierce Transit, the Tacoma School District, and the MetroParks Tacoma.

Readerboard. A sign consisting of tracks to hold letters, which allows for frequent changes of copy; usually such copy is not electronic.

Real estate sign. Any sign which is only used for advertising the sale or lease of ground upon which it is located or of a building located on the same parcel of ground.

Repair. To paint, clean, or replace damaged parts of a sign, or to improve its structural strength, but not in a manner that would change the size, shape, location, or character.

Roof line or ridge line. The top edge of the roof or top of a parapet, whichever forms the top line of the building silhouette.

Roof sign. Any sign erected upon, against, or directly above a roof or parapet of a building or structure.

Rotating signs. Any sign or portion thereof which physically revolves about an axis.

Searchlight. An apparatus for projecting a beam or beams of light.

Sign. Any materials placed or constructed, or light projected, that (a) convey a message or image and (b) are used to inform or attract the attention of the public, but not including any lawful display of merchandise. Some examples of "signs" include placards, A-boards, posters, murals, diagrams, banners, flags, billboards, or projected slides, images or holograms. The applicability of the term "sign" does not depend on the content of the message or image conveyed.~~Any object, device, display, structure, or part thereof, which is used to advertise, identify, direct, or attract attention to a product, business, activity, place, person, institution,~~

Refines the definition of sign to a generally-accepted standard definition. Notes that the content of a sign has nothing to do with its regulation.

~~or event using words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.~~

Sign area. The total area of a sign, as measured by the perimeter of the smallest rectangle enclosing the extreme limits of the letter, module, or advertising message visible from any one viewpoint or direction, excluding the sign support structure, architectural embellishments, decorative features, or framework which contains no written or advertising copy. (Includes only one side of a double-faced sign, unless noted otherwise.)

1. Individual letter signs, using a wall as the background without added decoration or change in wall color, shall be calculated by measuring the smallest rectangle enclosing each letter. The combined total area of each individual letter shall be considered the total area of the sign.

2. For a multiple face sign, the sign area shall be computed for the largest face only. If the sign consists of more than one section or module, all areas will be totaled.

3. Neutral surfaces (i.e., graphic design, wall murals and colored bands), shall not be included in the calculation. (See definition of "Neutral Surface.")

4. The area of all regulated signs on a business premises shall be counted in determining the permitted sign area.

Sign height. The vertical distance measured from the adjacent grade at the base of the sign to the highest point of the sign structure; provided, however, the grade of the ground may not be built up in order to allow the sign to be higher.

Sign structure. Any structure which supports, has supported, is designed to support, or is capable of supporting a sign, including a decorative cover.

Street. A thoroughfare which provides the principal means of access to abutting property.

Swinging sign. A sign installed on an arm or spar that is fastened to an adjacent wall or upright pole, which sign is allowed to move or swing to a perceptible degree.

Temporary off-premises sign. An off-premises advertising sign attached to temporary fencing during the time of construction.

Temporary sign. An on-premises sign, banner, balloon, pennant, valance, A-board, or advertising display constructed of cloth, canvas, fabric, paper, cardboard, plywood, wood, wallboard, plastic, sheet metal, or other similar light material, with or without a frame, which is not permanently affixed to any sign structure and which is intended to be displayed for a limited time only.

Under-marquee sign. Signs or other information-conveying devices that are affixed to the underside of a marquee and project down from the bottom of the marquee.

User. A user shall be understood to mean the lessee or purchaser of any sign.

Unlawful sign. Any sign which was erected in violation of any applicable ordinance or code governing such erection or construction at the time of its erection, which sign has never been in conformance with all applicable ordinances or codes.

Wall sign (fascia sign). A sign painted on or attached to or erected against the wall of a building with the face in a parallel plane of the building wall.

Warning Sign. Any sign which is intended to warn persons of prohibited activities such as “no hunting” and “no dumping.”

Window sign. A sign painted on, affixed to, or installed inside a window for purposes of viewing from outside the premises.

13.06.521 General sign regulations.

A. Administration.

1. Land Use Administrator. The Land Use Administrator shall interpret, administer, and enforce the sign code in accordance with Chapter 13.05.

2. Building Official. The Building Official shall issue all permits for the construction, alteration, and erection of signs in accordance with the provisions of this section and related chapters and titles of the Tacoma Municipal Code (see Chapter 2.05). In addition, all signs, where appropriate, shall conform to the current Washington State Energy Code (see Chapter 2.10), National Electrical Code, and the National Electrical Safety Code. Exceptions to these regulations may be contained in the Tacoma Landmarks Special Review District regulations, Chapters 1.42 and 13.07.

3. Applicability. All new permanent signs, painted wall signs, and temporary off-premises advertising signs require permits. Permits require full conformance with all City codes, particularly Titles 2 and 13. Signs not visible from a public right-of-way or adjacent property are not regulated herein, but may require permits pursuant to the provision of Title 2.

4. In addition to and notwithstanding the provisions of this section, all signs shall comply with all other applicable regulations and authorities, including, but not limited to, Chapter 47.42 RCW: Highway Advertising Control Act – Scenic Vistas Act and Chapter 468-66 WAC – *Highway Advertising Control Act*.

States that regardless of the Tacoma Municipal Code, there are other permits and review that may be required under state and federal law.

B. Exempt signs. The following signs shall be exempt from all requirements of this section and shall not require permits; however, this subsection is not to be construed as relieving the user of such signage from responsibility for its erection and maintenance, pursuant to Title 2 or any other law or ordinance relating to the same.

1. Changing of the advertising copy or message on a sign specifically designed for the use of replaceable copy.

2. Repainting, maintenance, and repair of existing signs or sign structures; provided, work is done on-site and no structural change is made.

3. Signs not visible from the public right-of-way and beyond the boundaries of the lot or parcel.

4. Incidental and warning signs.

5. Sculptures, fountains, mosaics, murals, and other works of art that do not incorporate business identification or commercial messages.

6. Signs installed and maintained on bus benches and/or shelters within City right-of-way, pursuant to a franchise authorized by the City Council.

7. Seasonal decorations for display on private property.

8. Memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface or when constructed of bronze or other incombustible material.

9. Signs of public service companies indicating danger and aid to service or safety.

10. Non-electric bulletin boards not exceeding 12 square feet in area for each public, charitable, or religious institution, when the same are located on the premises of said institutions.

11. Construction signs denoting a building which is under construction, structural alterations, or repair, which announce the character of the building enterprise or the purpose for which the building is intended, including names of architects, engineers, contractors, developers, financiers, and others; provided, the area of such sign shall not exceed 32 square feet.

12. Window sign.

13. Political signs, as set forth in Title 2.

14. Real estate signs, 12 square feet or less, located on the site. Condominiums or apartment complexes shall be permitted one real estate sign with up to 12 square feet per street frontage. Such sign(s) may be used as a directory sign that advertises more than one unit in the complex.

15. Off-premises open house or directional signs, subject to the following regulations:

a. The signs may be placed on private property or on the right-of-way adjacent to said private property, with the permission of the abutting property owner. The signs shall be displayed in such a manner as to not constitute a traffic hazard or impair or impede pedestrians, bicycles, or disabled persons. If either condition is not met, the abutting property owner or the City may remove the sign.

b. Signs shall not be fastened to any utility pole, street light, traffic control device, public structure, fence, tree, shrub, or regulatory municipal sign.

c. A maximum of three off-premises open house or directional signs will be permitted per single-family home. One additional open house or directional sign identifying the open house shall be permitted at the house being sold.

d. Signage shall not exceed four square feet in area per side (eight square feet total) and three feet in height. Off-premises open house or directional signs shall not be decorated with balloons, ribbons, or other decorative devices.

e. Signage shall only be in place between the hours of 11:00 a.m. and 6:00 p.m., when the seller of the product, or the seller's agent, is physically present at the location of the product.

f. Each off-premises open house or directional sign that is placed or posted shall bear the name and address of the person placing or posting the sign in print not smaller than 12 point font. The information identifying the name and address of the person placing or posting the sign is not required to be included within the content of the speakers' message, but may be placed on the underside of the sign or in any other such location.

g. New plats may have up to a maximum of eight plat directional signs for all new homes within the subdivision. New plat directional signs shall identify the plat and may provide directional information but shall not identify individual real estate brokers or agents. New plat directional signs shall be limited in size and manner of display to that allowed for off-premises open house or directional signs. Off-premises open house or directional signs shall not be permitted for new homes within new plats.

h. A maximum of three off-premises open house or directional signs shall be allowed per condominium or apartment complex.

16. Professional name plates two square feet or less.

17. Changing plex-style faces in existing cabinets; provided, work is done on-site without removing sign.

C. Prohibited signs. The following commercial signs are prohibited, except as may be otherwise provided by this chapter:

1. Signs or sign structures which, by coloring, wording, lighting, location, or design, resemble or conflict with a traffic control sign or device, or which make use of words, phrases, symbols, or characters in such a manner as to interfere with, mislead, or confuse persons traveling on the right-of-way or which, in any way, create a traffic hazard.

2. Signs which create a safety hazard by obstructing the clear view of pedestrians or vehicular traffic, or which obstruct a clear view of official signs or signals.

3. Signs, temporary or otherwise, which are affixed to a tree, rock, fence, lamppost, or bench; however, construction, directional, and incidental signs may be affixed to a fence or lamppost.

4. Any sign attached to a utility pole, excluding official signs as determined by Tacoma Public Utilities.

5. Signs on public property, except when authorized by the appropriate public agency.

6. Signs attached to or placed on any stationary vehicle or trailer so as to be visible from a public right-of-way for the purpose of providing advertisement of services or products or for the purpose of directing people to a business. This provision shall not apply to the identification of a firm or its principal products on operable vehicles operating in the normal course of business. Public transit buses and licensed taxis are exempt from this restriction.

7. Roof signs, except where incorporated into a building to provide an overall finished appearance.

8. All portable signs not securely attached to the ground or a building, including readerboards and A-frames on trailers, except those allowed by the regulations of the appropriate zoning district.

9. Abandoned or dilapidated signs.

10. Portable readerboard signs.

11. Inflatable signs and blimps.

12. Off-premises sign, except pursuant to Section 13.06.521.L and M.

D. Special regulations by type of sign. In addition to the general requirements for all signs contained in this section, and the specific requirements for signs in each zone, there are special requirements for the following types of signs:

1. Wall signs.

2. Projecting signs.

3. Freestanding signs.

4. Marquee signs.

5. Under-marquee signs.

6. Canopy and awning signs.

7. Temporary signs.

8. Off-premises directional signs.

9. Billboards ~~(outdoor advertising sign)~~.

The special requirements for these signs are contained in subsections E through M of this section.

* * *

L. Off-premises directional signs. Special regulations governing off-premises directional signs are as follows:

1. Off-premises directional signs shall be limited to a maximum of 15 square feet in area and 6 feet in height.

2. Off-premises directional signs shall contain only the name of the principal use and directions to the use in permanent lettering.

3. Off-premises directional signs shall be placed on or over private property, except that business district identification signs may be located and comply with the applicable requirements of Title 9.

4. Off-premises directional signs are permitted when on-premises signs are inadequate to identify the location of a business. If applicable, only one such sign shall be allowed.

M. Billboards ~~(outdoor advertising signs)~~. Special regulations governing billboards are as follows:

1. a. New Billboard Faces. No new billboards shall be allowed in the City, unless the applicant for a new billboard reduces the total number of billboards and relocation permits in existence as of June 1, 2011. New billboards will only be allowed in receiving areas designated in M.11, below. For purposes of this regulation, "reduce" shall mean to relinquish relocation permits held by an applicant and/or physical removal of billboard faces and related structures prior to the issuance of any permit to construct a new billboard.

Clarifying text has been added, and text has been consolidated.

Emphasis is being taken off structures and limited more to faces, so that equivalent comparisons can be made.

~~Any person, firm, or corporation who maintains billboard structures and faces within the City of Tacoma shall be authorized to maintain only that number of billboard structures and faces that they maintained on April 12, 1988, except for transfers permitted in subsection 1.c of this section. A person who maintains any such billboard structures and faces may, thereafter, relocate a billboard face or structure to a new location as otherwise authorized by this section. No other billboards shall be authorized, and there shall be no greater total number of billboard structures and faces within the City than the number that were in existence on April 12, 1988.~~

~~That number of structures and faces shall include those for which permit applications had been filed prior to April 13, 1988. As~~

In light of the revised exchange program and new dates, unnecessary and repetitive language and explanation has been removed.

~~unincorporated areas are annexed to the City of Tacoma, the total number of billboard structures and faces in that area will constitute an addition to the number authorized in the City of Tacoma.~~

~~b~~b. Exchange of standard billboard faces. Upon removal, to be confirmed by a site inspection, of an existing standard billboard face ~~or structure~~, a ~~relocation~~ building permit shall be issued authorizing ~~relocation of the face~~construction of a billboard face at ~~to~~ a new site. Building permits shall not be extended beyond their normal expiration date. ~~There shall be no time limit on the billboard owner's eligibility to utilize such relocation permits. In the event that a billboard owner wishes to remove a billboard and does not have immediate plans for replacement at a new location, an inactive relocation permit shall be issued. There shall be no time limit on the activation of the inactive permit and such permits are transferable. The application for a relocation permit shall include an accurate site plan and vicinity map of the billboard face or structure to be removed, as well as a site plan and vicinity map for the new location. Site plans and vicinity maps shall include sufficient information to determine compliance with the regulations of this chapter. The above provisions shall not apply to billboards whose permit applications were applied for prior to April 13, 1988, and not erected, unless the applicants or owners agree within 60 days to have such billboards, subject to all the provisions of this chapter.~~

The intent of the changes is that the inventory of "banked permits" goes away; therefore no new ones should be issued. When a billboard owner wants to exchange a nonconforming for a conforming billboard, they will get the building permit immediately, and it will have the normal life of a building permit (6 months) or be permitted.

This text has been deleted because it's a general requirement of all sign permits and repeating here is not necessary.

~~c. Relocation permits shall be transferable upon the billboard owner's written permission.~~

d. Exchange of digital billboards. A digital billboard permit may be issued with the condition that construction may begin upon removal, to be verified by a site inspection, of at least five (5) existing standard billboard faces and exchange of up to ten (10) relocation permits (or any combination of at least 5 existing faces with an adequate number of relocation permits to equal at least 15). If the applicant does not have relocation permits, eight (8) faces shall be removed.

Digital billboards can be exchanged differently, with a different removal ratio.

~~d. In no case shall the number of billboard faces or structures increase, and the square footage of billboard sign area to be relocated shall be equal to or less than the square footage of billboard sign area to be removed.~~

This language has been relocated to (1.a) above.

e. Removal priorities. The removed billboards shall be those which are nonconforming to the buffering standards in subsections 9 and 10, below. If no billboards remain nonconforming to buffering standards, the billboards to be removed shall be those which are nonconforming to the dispersal standards from the new billboard as set forth in subsection 7, below. If the new billboard meets

This language has been clarified. The language regarding the accumulation of permits has been deleted. As that is already implied in earlier sections. Also, it does not apply to the exchange program for digital billboards.

dispersal standards, the billboards to be removed shall be at the discretion of the owner and may be located anywhere in the City.

f. Demolition permits. Removal of all faces from a billboard structure shall also require the issuance of a demolition permit for the structure itself, and removal of billboard faces (and their associated structures, if necessary) shall be completed prior to the ~~installation of~~ consruction of relocated billboard faces. Structures, when removed, shall be removed to grade and the grade restored at the site. ~~or structures~~. ~~The billboard owner shall have the right to accumulate the amount of square footage to be allowed, at the owner's discretion, to new sign faces and structures permitted under this chapter.~~

2. Maintenance. All billboards, including paint and structural members, shall be maintained in good repair in compliance with all applicable building code requirements. Signs shall be kept clean and free of debris. The exposed area of backs of billboards must be covered to present an attractive and finished appearance.

3. Aesthetics. The following standards apply to all billboards.

Additional sections are included regarding aesthetics.

a. Each sign structure must, at all times, include a facing of proper dimensions to conceal back bracing and framework of structural members and/or any electrical equipment. During periods of repair, alteration, or copy change, such facing may be removed for a maximum period of 48 consecutive hours.

b. No more than two billboard faces shall be located on a single structure.

Limits the number of faces. Typically only two, but this language places that limit and prohibits three faces in a triangle.

c. Billboard faces located on the same structures shall be back-to-back with the two faces at no greater than a 30 degree angle from each other..

4. Landscaping. The following standards apply to all billboards installed after {the adoption of this code}.

a. No code-required landscaping may be diminished for the installation of a billboard.

b. The base of the billboard support shall be surrounded with a 5-foot-wide landscaping buffer composed of trees, shrubs, and groundcover.

c. Any alteration to any street tree (removal or pruning) is subject to city review and approval.

The City has a permit/review process for any removal or pruning of street trees. (TMC 9.18 and 9.20)

5. Lighting.

a. No flashing signs shall be permitted.

b. Signs shall not imitate or resemble traffic control devices.

c. All images shall be static; no animation or motion pictures are allowed.

d. For digital billboards, the minimum static image time is 8 seconds.

e. For digital billboards, the maximum transition time for images is 2 seconds.

f. Brightness, foot-candles. Digital Billboards shall not operate at brightness levels of more than 0.3 foot candles above ambient light, as measured at the following distances, depending on the size of the Digital Billboard sign face:

Face Size	Distance to be measured perpendicular to the pole:
Up to 300 square feet	150'
300 – 672 square feet	250'

Brightness may be measured at any time and from any location at the identified distance and shall not exceed the prescribed levels.

g. Brightness, intensity levels. The digital sign may not display light of excessive intensity or brilliance to cause glare or otherwise impair the vision of the driver. Digital sign light intensity exceeding the following intensity levels (nits) constitutes "excessive intensity or brilliance."

INTENSITY LEVELS (NITS)		
Color	Daytime	Nighttime
Full Color	5,000	500

Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed 5,000 NITS and that the intensity level is protected from end-user manipulation by password-protected software or other method as deemed appropriate by the City Engineer.

h. Each digital billboard must have a light sensing device that will continuously adjust the brightness as ambient light conditions change.

i. Each digital billboard must have a "fail safe" that turns the screen to black in the case of malfunction.

j. Prior to final inspectiona approval, the applicant shall provide proof that all lighting levels and specifications in this section have been field-verified by a special inspector.

k. Billboards shall not be illuminated between the hours of 10:00 p.m. and 5:00 a.m.

Some of this language is currently in the code about lighting.

Additional language that applies to digital billboards controls the brightness and the digital display time.

Transition time is controlled to prohibit scrolling, overly-long fading, and other methods which have the potential to be distracting.

This language is intended to provide another way to measure brightness and ensure that there is no glare.

The City has hired a professional lighting specialist to review and refine section g. This language will change in the final amendment, but any resulting language will assure that the intent (reducing light pollution and glare, avoiding hazards) of sections f and g is met.

Billboard Code Revisions	Comments
6. Size. The maximum area of any one sign face shall be 300 square feet, except for digital billboards in the Special Receiving Areas set forth in (11), below, where the maximum area is 672 square feet~~, with a maximum vertical sign face dimension of 12.5 feet and maximum length of 25 feet, inclusive of any border and trim, but excluding the base or apron, supports, and other structural members; provided, cut-outs and extensions may add up to 20 percent of additional sign area.~~	Simplifies the regulation for sign size.
~~9. Rooftop (billboard) signs are prohibited.~~	This text has been deleted because *all* rooftop signs are prohibited.
~~10~~7. Height. The maximum height of all billboard signs shall be 30 feet, except in the PMI District, where the maximum height shall be 45 feet. For the purpose of this section, height shall be the distance to the top of the normal display face from the main traveled way of the road from which the sign is to be viewed.	This text has been moved from a different location and two subsections have been combined.
~~4~~8. Dispersal.	
a. ~~Not more than a total of four billboard faces attached to not more than two support structures shall be permitted on both sides of a street within any distance of 1,000 feet measured laterally along the right-of-way, with a minimum of 100 feet between such structures.~~Billboard faces not located on the same structure shall be a minimum of 500 feet apart.	Simplifies the regulation for dispersal, results in essentially the same dispersal standards.
~~b. There shall be at least 300 linear feet of land, which is properly zoned, which permits billboards on one side of the street in order to erect one billboard structure on that side of the street. There shall be at least 600 linear feet of land, which is properly zoned, which permits billboards on one side of the street in order to erect more than one billboard structure on that side of the street.~~	"b" is deleted because with other dispersal and buffering regulations it doesn't affect placement of billboards.
~~c.~~b. The property on the opposite side of the street from the proposed billboard location must also be properly zoned to permit billboards.	
~~5. The maximum area of any one sign shall be 300 square feet, with a maximum vertical sign face dimension of 12.5 feet and maximum length of 25 feet, inclusive of any border and trim, but excluding the base or apron, supports, and other structural members; provided, cut-outs and extensions may add up to 20 percent of additional sign area.~~	This text (5 & 6) has been moved to a different location.
~~6. Indirect or internal lighting shall be the only allowable means of illumination. No flashing signs shall be permitted.~~	
~~7~~9. Buffering – sensitive uses. No billboard shall be located on, in, or within 250 feet of:	
a. A residential district;	

b. Any publicly-owned open space, playground, park, or recreational property, as recognized in the adopted ~~"Recreation and Open Space Facilities Plan,""~~"Open Space Habitat and Recreation Element" of the *Comprehensive Plan*, as amended;

Name change.

c. Any church or school; or

d. Any designated historic district, whether on the federal, state, or local register of historic properties.

~~8.~~10. Buffering – shoreline districts. No billboard shall be located on, in, or within 375 feet of any shoreline district.

11. Location – special billboard receiving areas. In addition to the standards set forth in the district sign tables (Section 13.06.522) which state that billboards are allowed in the C-2, M-1, M-2, and PMI districts, digital billboards shall also be allowed as follows.

These are the specified receiving areas in the Settlement Agreement, and are shown on the attached map.

a. Limit on number of faces in special receiving areas. A maximum of 10 total faces may be located in the following areas.

Only 10 digital billboards may be allowed in these areas.

b. Exception to certain performance standards. In the following locations, the regulations of Sections M.8 and M.9 (buffering and dispersal) above, and Section 13.06.522.a (sign tables), do not apply.

These billboards are not subject to the regulations for dispersal or buffering because their locations have been established by agreement.

c. Special receiving areas defined. The special receiving areas are designated as follows:

(1) Portland Avenue and Puyallup Avenue. 600 feet to the north, south, east and west of the center point of the intersection of Portland and Puyallup Avenues.

(2) Puyallup Avenue. Along Puyallup Avenue from the midpoint of the intersection of Puyallup Avenue and D Street to the midpoint of the intersection of Puyallup Avenue and L Street.

(3) Pacific Avenue. Pacific Avenue from the midpoint of the intersection of Pacific Avenue and S. 23rd Street to the midpoint of Pacific Avenue and S. 30th Street.

(4) 6th Avenue and Division Avenue. From the midpoint of the intersection of 6th Avenue and Division, 600 feet northeast on Division Avenue, 525 feet to the west on 6th Avenue, east on 6th Avenue to N. Grant Street and 300 feet north and south on S. Sprague Avenue.

(5) 6th Avenue and Junett Street. 150 feet to the east and west of the midpoint of the intersection of 6th Avenue and Junett Street.

(6) 6th Avenue and Union Avenue. 150 feet in all directions from the midpoint of the intersection of 6th Avenue and Union Avenue.

(7) 6th Avenue between S. Pearl Street to the east and S. Mildred Street to the west. From the midpoint of the intersection of 6th Avenue and S. Pearl Street to the midpoint of 6th Avenue and S. Mildred Street.

(8) S. Union Avenue and S. 23rd Street. S. Union Avenue 150 feet north and 900 feet to the south of the midpoint of the intersection of S. Union and S. 23rd Street.

(9) S. Union Avenue and Center Street. 150 feet to the north, east and west of the midpoint of the intersection of S. Union and Center Street and 300 feet south of said intersection on S. Union Avenue.

(10) S. Union Avenue. 300 feet in all directions from the midpoint of the intersection of S. Pine Street and Center Street.

(11) S. 38th Street and S. Pine Street. 450 feet east and west from the midpoint of the intersection of S. 38th Street and S. Pine Street and 300 feet north and south from the midpoint of said intersection.

(12) S. Tacoma Way and S. Pine Street. 450 feet in all directions from the midpoint of the intersection of S. Tacoma Way and S. Pine Street.

(13) Steele Street and S. 38th Street. 150 feet from the midpoint of the intersection of Steele Street and N. 38th, to the north on S. Idaho Street, 450 feet from said midpoint to the east and west on S. 38th Street, all of S. Steele Street and the north portion of Tacoma Mall Boulevard from Steele Street on the west and 375 feet east of S. State Street.

(14) West End of S. 56th Street. South 56th Street between the midpoint of the intersection of S. 56th and S. Tyler to the midpoint of the intersection of S. 56th and Burlington Way to the East.

(15) S. 56th Street and S. Tacoma Way. 300 feet in all directions from the midpoint of the intersection of S. 56th Street and S. Tacoma Way.

(16) S. 74th Street and S. Tacoma Way. 450 feet in all directions from the midpoint of the intersection of S. 74th Street and S. Tacoma Way.

(17) S. 74th Street and S. Tacoma Mall Boulevard. S. 74th Street between the midpoint of the intersection of S. 74th and S .Wapato Street, and the midpoint of the intersection of S. 74th and S. Tacoma Mall Boulevard.

(18) S. 72nd Street and S. Hosmer Street. That portion of S. 72nd Street between I-5 and the midpoint of the intersection of S. 72nd and S. Alaska Street and S. Hosmer Street 300 feet south of S. 72nd

Street and the midpoint of the intersection of S. Hosmer and S. 72nd.

~~9. Rooftop (billboard) signs are prohibited.~~

~~10. The maximum height of all billboard signs shall be 30 feet, except in the PMI District, where the maximum height shall be 45 feet. For the purpose of this section, height shall be the distance to the top of the normal display face from the main traveled way of the road from which the sign is to be viewed.~~

~~11. Billboard signs which advertise a business, event, or person located on the same premises as the billboard sign shall be considered an on-premises sign and must meet all criteria for the location of on-premises signs.~~

This text reiterates a definition and is not necessary in this part of the code.

N. Nonconforming signs. It is the intent of this subsection to allow the continued existence of legal nonconforming signs, subject, however, to the following restrictions:

1. No sign that had previously been erected in violation of any City Code shall, by virtue of the adoption of this section, become a legal nonconforming sign.

2. No nonconforming on-premises sign shall be changed, expanded, or altered in any manner which would increase the degree of its nonconformity, or be structurally altered to prolong its useful life, or be moved, in whole or in part, to any other location where it would remain nonconforming. However, a legal nonconforming on-premises sign may be altered if the degree of nonconformity for height and sign area is decreased by 25 percent or greater. For purposes of this subsection, normal maintenance and repair, including painting, cleaning, or replacing damaged parts of a sign, shall not be considered a structural alteration.

3. A nonconforming off-premises sign shall not be changed, expanded, moved, or altered in any manner which would increase the degree of its nonconformity, unless the alteration is to change a standard billboard to a digital billboard in compliance with this section. For purposes of this subsection, normal maintenance and repair, including painting, cleaning, or replacing damaged parts of a sign, shall not be considered an alteration.

Nonconforming off-premises signs can be maintained. Essentially this is the same as what (2) says but now specific to off-premises for clarity.

~~3~~4. Any sign which is discontinued for a period of 90 consecutive days, regardless of any intent to resume or not to abandon such use, shall be presumed to be abandoned and shall not, thereafter, be reestablished, except in full compliance with this chapter. Any period of such discontinuance caused by government actions, strikes, material shortages, acts of God, and without any contributing fault by the sign user, shall not be considered in

calculating the length of discontinuance for purposes of this section.

~~4~~5. Any nonconforming sign damaged or destroyed, by any means, to the extent of one-half of its replacement cost new shall be terminated and shall not be restored.

~~5~~6. All existing billboards within the City which are not in compliance with the requirements of this section on July 22, 1997, are considered to be nonconforming billboards. Nonconforming billboards shall be made to conform with the requirements of this section under the following circumstances:

Revised because this presents a burden to property owners and proposed tenants/development over which they may have no control. In light of affirmatively removing billboards with exchange program, becomes less necessary to have this in place to remove nonconforming billboards. Now removal is tied to a major remodels ("Level III") as used elsewhere in the code.

a. When ~~any new sign for which a sign permit is required by this section is proposed to be installed~~any substantial alteration is proposed for a building on a premises upon which is located a nonconforming billboard, the billboard shall be removed or brought into conformance with this section for each new sign installed for a particular business. "Substantial alteration" means all alterations within a two year period whose cumulative value exceeds 200% of the value of the existing structure, as determined by the applicable Building Code

This language now applies to billboards attached *anywhere* on a building, not just rooftop or the remodeled facade.

This language is consistent with language elsewhere in the TMC, called a "Level II Alteration", which triggers compliance with other regulations such as landscaping and design.

b. Whenever a building, or portion thereof, to which a nonconforming billboard is attached (such as upon the roof or attached to a wall), is proposed to be expanded or remodeled, all nonconforming billboards shall be removed or brought into compliance with this section if the value of the alteration is greater than or equal to 50 percent of the assessed value of the existing building within any two-year period. ~~Whenever a building, or portion thereof, upon which is located a nonconforming rooftop (billboard) sign is proposed to be expanded or remodeled, all nonconforming rooftop billboard signs located on that portion of the building being remodeled or expanded shall be removed or brought into compliance with this section if such expansion or remodel adds to the building the lesser of:~~

~~(1) Twenty percent or more of the floor area of the existing building;~~

~~(2) One thousand square feet floor area; and~~

~~(3) A value for the new construction or remodeling greater than or equal to 50 percent of the assessed value of the existing building.~~

~~c. Whenever any modification is to be made to the structure, frame, or support of any nonconforming billboard sign, such nonconforming billboard sign shall be removed or brought into conformance with this section.~~

This language is deleted because it's a disincentive for maintenance.

~~d. Whenever the facade of a building upon which is located a nonconforming billboard wall sign is remodeled or renovated, all~~

Combined into (a), above.

~~nonconforming billboard wall signs located on the portion of the facade being renovated shall be brought into conformance with this section.~~

~~6. The provisions of subsection 5 shall control, except in those instances where an applicant or owner can demonstrate that there exists a binding contract to allow a billboard sign that contains financial penalty provisions for early termination or the absence of termination provisions in the contracts with billboard companies. In those instances, a permit may be issued on the condition that when the contract for the billboard expires, or an option for renewal occurs, the billboard will then be removed, pursuant to subsection 5 above.~~

~~a. To insure compliance with this section, the property owner shall enter into an agreement with the City that identifies the termination date of the contract to allow the billboard and a provision that, if the billboard is not removed, the sign permit issued pursuant to this section will be revoked and the sign will be removed, pursuant to subsection c below.~~

~~b. This provision shall only apply to contracts entered into prior to the adoption of these regulations (July 22, 1997).~~

~~c. Any business owner or property owner seeking to obtain a sign permit for a property that has a nonconforming billboard located on it, and can demonstrate that there are either penalty provisions or the absence of termination provisions in the contracts with billboard companies in the City, shall apply for approval in accordance with the following procedures:~~

~~(1) Application. Prior to installation of a sign, the property owner shall apply for a sign permit with Building and Land Use Services. A complete application shall include a properly completed application form, structural plans, and fees, as prescribed in subsection c.(2) below.~~

~~(2) Fees. An applicant shall pay a fee for the inspection, notification, recording, and enforcement related to the continuation of nonconforming billboards, pursuant to Section 2.09.080, and is in addition to any other required fees.~~

~~(3) Concomitant agreement. Prior to the approval of the sign permit, the property owner shall execute a concomitant agreement with the City. Such agreement shall be in a form as specified by Building and Land Use Services, and approved by the City Attorney, and shall include, at a minimum: (a) the legal description of the property which has been permitted for the sign permit; and (b) the conditions necessary to apply the restrictions and limitations contained in this section. The concomitant agreement~~

Since the section above about no signs being allowed on a site where there's a nonconforming billboard is deleted, this section is no longer necessary.

~~will be recorded prior to issuance of a sign permit by Building and Land Use Services. The concomitant agreement shall run with the land until the nonconforming billboard is removed from the property. The property owner may, at any time, apply to Building and Land Use Services for a termination of the concomitant agreement. Such termination shall be granted, upon proof that the business sign no longer exists on the property or upon proof that the nonconforming billboard no longer exists on the property.~~

~~(4) Permit issuance. Upon receipt of a complete application, application fees, completed concomitant agreement, and upon approval of the structural plans, a sign permit shall be approved.~~

~~(5) Violations. A violation of this section regarding provision of ownership shall be governed by Section 13.05.100.~~

~~(6) Amortization. All legal nonconforming billboard signs shall be discontinued and removed or made conforming within ten years from the effective date of this section, on or before August 1, 2007, and all billboard signs, which are made nonconforming by a subsequent amendment to this section, shall be discontinued and removed or made conforming within ten years after the date of such amendment (collectively the "amortization period"). Upon the expiration of the amortization period, the billboard sign shall be brought into conformance with this section, with a permit obtained, or be removed. Nonconforming billboard signs that are removed prior to the end of the amortization period shall be given an inactive relocation permit, pursuant to subsection M.1.b. of this section.~~

O. Sign variances. Refer to Section 13.06.645.B.5.

13.06.522 District sign regulations.

[See table.]

The following pages show the changes proposed for the district sign tables.

Section 13.06.522.J	DCC, DMU	WR	DR
Signage Allocation			
Total sign area allocation for signs attached to buildings and freestanding signs	Each business, 1-1/2 square feet per 1 foot building or street frontage on which the sign(s) will be located (area is calculated from frontage occupied by the business it identifies).	Same as DCC.	1 square foot per 1 foot of building frontage occupied by the business.
Signs Attached to Buildings			
Maximum number	Each business allowed 2 signs per frontage, but no more than 3 signs total for the business, no maximum number for public facility over 5 acres.	Same as DCC.	Same as DCC.
Maximum area per sign	Non-residential, 150 square feet per sign. Public facility over 5 acres, 300 square feet. Residential, 20 square feet.	Non-residential, 200 square feet per sign. Residential, 20 square feet.	Non-residential, 100 square feet per sign. Residential, 20 square feet.
Minimum sign area	First floor, 30 square feet. Second floor, 25 square feet.	Same as DCC.	Same as DCC.
Wall	Provisions of Section 13.06.521.E shall apply. Shall not exceed 35 feet above grade level, except for 1 corporate logo sign of 150 square feet allowed per building above 35 feet. Public facility over 5 acres not limited to 35 feet above grade.	Same as DCC.	Same as WR, except no corporate logo allowed.
Awning, canopy, marquee, under marquee	Provisions of Sections 13.06.521.H, I, and J shall apply.	Same as DCC.	Same as DCC.
Projecting	Provisions of Section 13.06.521.F shall apply with one per building allowed if no freestanding sign exists on the same frontage, shall not extend above 35 feet. Public facility over 5 acres not limited to 35 feet above grade.	Same as DCC.	Same as DCC.
Blade	1 per business, shall not exceed 8 square feet per side, shall be illuminated only by indirect lighting, maximum projection of 3-1/2 feet, maximum wide thickness of 12 inches, and shall maintain a minimum clearance of 8 feet above the sidewalk. Area increase of 25% when using symbolic shape, rather than rectangle or square.	Same as DCC.	Same as DCC.
Rooftop signs	Prohibited.	Prohibited.	Prohibited.
Billboards	Prohibited except as provided in 16.06.521.M	~~Prohibited.~~Same as DCC	Prohibited. Same as DCC
Freestanding Signs			
Maximum number	1 per street frontage, per site not use and no more than 2 per site. 1 per street frontage(s) for public facility over 5 acres.	Same as DCC.	Same as DCC.
Maximum area per sign	30 square feet. 300 square feet for public facility over 5 acres.	100 square feet.	30 square feet.

Section 13.06.522.J	DCC, DMU	WR	DR
When not allowed	When building signage exceeds the sign area limit, not allowed on the same frontage as a projecting sign.	Same as DCC.	Same as DCC.
Maximum height	6 feet. 30 feet for public facility over 5 acres.	20 feet.	6 feet.
Directionals	Shall be limited to 4 feet in height.	Same as DCC.	Same as DCC.
Setback	None, but signs shall be on private property.	Same as DCC.	Same as DCC.
Billboards	Prohibited.	Prohibited.	Prohibited.
Sign Features			
Lighting	Indirect, flood lighting, internal illumination, neon, and bare bulb allowed.	Same as DCC.	Bare bulb illumination prohibited.
Rotating, animated	Allowed.	Same as DCC.	Prohibited.
Flashing	Prohibited.	Prohibited.	Prohibited.
Changing message center	Allowed.	Same as DCC.	Same as DCC.
Temporary Signs			
A-boards	1 permitted each business, shall not exceed 12 square feet in area nor 4 feet in height and shall not be placed on sidewalks less than 12 feet in width.	Same as DCC.	Same as DCC.
Banners	1 banner per business with a 60 square feet maximum displayed no longer than 6 months per year. Banners for cultural purposes shall not exceed 400 square feet and are not limited in number or duration.	1 banner per business with a 60 square feet maximum displayed no longer then 6 months per year.	Not allowed.
Flags	Shall be on private property, no advertising allowed except logos.	Same as DCC.	Same as DCC.
Window signs	Exempt, but shall not exceed 25 percent of the window area.	Same as DCC.	Same as DCC.
Searchlights, beacons	1 allowed per site, displayed no longer than 7 days per year. No restrictions during an event for public facility over 5 acres.	Same as DCC.	Prohibited.
Temporary off-premises advertising signs	Section 13.06.521.C shall apply, except public facility sites in DCC shall be allowed temporary advertising signs of 32 square feet, including banners not to exceed 160 square feet, attached to temporary fencing during the time of construction.	Prohibited.	Prohibited.

Section 13.06.522.K	C-2, CIX, CCX, UCX, UCX-TD, M-1, M-2, PMI	C-1
Signage Allocation		
Maximum total sign area	Wall signage, 1 square foot per 1 linear foot of the building frontage with the public entrance. Freestanding signage, 1 square foot per 1 linear foot of street frontage(s).	Same as C-2.
Signs Attached to Buildings		
Maximum number	3 per business, 25 percent allocation allowed on building wall(s) without a public entrance. (Note: 50 percent is allowed provided only 2 signs are installed at the business.) No maximum number for public facility over 5 acres.	Same as C-2.
Maximum area per sign	200 square feet. 400 square feet for public facility over 5 acres.	100 square feet.
Minimum sign area	Each business allowed 30 square feet regardless of frontage.	Same as C-2.
Wall	Provisions of Section 13.06.521.E shall apply.	Same as C-2.
Awning, canopy, marquee, under-marquee	Provisions of Section 13.06.521.H, I, and J shall apply.	Same as C-2.
Projecting	Provisions of Section 13.06.521.F shall apply, maximum projection 6-1/2 feet. Single business, in lieu of freestanding sign. Multi-business, not allowed.	Same as C-2.
Blade	1 per business, maximum 8 square feet per side, illuminated only by indirect lighting, maximum projection of 3-1/2 feet, maximum wide thickness of 12 inches, and shall maintain a minimum clearance of 8 feet above the sidewalk. Area increase of 25% when using symbolic shape, rather than rectangle or square.	Same as C-2.
Roof signs	Prohibited.	Prohibited.
Billboards	Allowed only in C-2, M-1, M-2, and PMI~~.~~ ~~Provisions of~~ and as provided in Section 13.06.521.M ~~shall apply~~.	Prohibited except as provided in 16.06.521.M~~.~~
Freestanding Signs		
Maximum number	1 per street frontage, each 300 feet considered separate street frontage, corner sites require a minimum 300 feet on both frontages for an additional sign.	Same as C-2.
Maximum area per sign	200 square feet (additional 100 square feet allowed for name of shopping center), sites with freeway frontage shall not exceed 75 percent of the maximum allowed. 400 square feet for public facility over 5 acres.	100 square feet.
When not allowed	No freestanding sign shall be on same frontage as a projecting sign.	Same as C-2.
Maximum height	35 feet maximum; signs located 300 feet or less from residential district shall not exceed height of building it identifies. Sign height for site with freeway frontage is prohibited to exceed height of building it identifies. 45 feet for public facility over 5 acres.	6 feet for sites with less than 100 feet of frontage, 15 feet for sites with frontage between 100 feet and 300 feet, no sign shall exceed the height of the building it identifies.
Directionals	Shall be limited to 4 feet in height, except 15 feet shall be allowed in PMI.	Same as C-2.

Section 13.06.522.K	C-2, CIX, CCX, UCX, UCX-TD, M-1, M-2, PMI	C-1
Off-premises directionals	Provisions of Section 13.06.521.L shall apply, except 25 square feet shall be allowed in PMI with a maximum height of 15 feet and a maximum number of four per business.	Same as C-2.
Setback	Provisions of Section 13.06.521.G shall apply, minimum 200 feet separation from other freestanding signs, sites with freeway frontage shall locate signs on the abutting parallel frontage, no signs shall be allowed adjacent to the freeway.	Same as C-2.
Billboards	Allowed only in C-2, M-1, M-2, and PMI. Provisions of Section 13.06.521.M shall apply.	Prohibited.
Sign Features		
Lighting	Indirect, flood lighting, internal illumination, neon and bare bulb allowed.	Bare bulb illumination prohibited.
Rotating, animated	Allowed.	Prohibited.
Flashing	Not to exceed 15 percent of sign face, nor visible within 400 feet of residential zone.	Prohibited.
Changing message center	Allowed.	Same as C-2.
Temporary Signs		
A-boards	1 per business, on private property, 12 square feet per side, 4 feet height.	Same as C-2.
Banners	1 per business, 60 square feet maximum, 6 months per year. Banners for cultural purposes shall not exceed 400 square feet and are not limited in number or duration.	Prohibited.
Flags, pennants	Shall be on private property, no advertising allowed, except logos.	Same as C-2.
Window signs	Exempt, but shall not exceed 25 percent of the window area.	Same as C-2.
Searchlights, beacons	One allowed per site, displayed no longer than 7 days per year. No restrictions during an event for public facility over 5 acres.	Prohibited.
Temporary off-premises advertising signs	Provisions of Section 13.06.521.C shall apply, except public facility sites in UCX-TD shall be allowed temporary advertising signs of 32 square feet each, including banners not to exceed 160 square feet, attached to temporary fencing during the time of construction.	Prohibited.

13.06.522.L	T, NCX, URX, Non-Residential Districts with VSD	HM, HMX
Signage Allocation		
Maximum total sign area	1-1/2 square feet per 1 linear feet of building frontage abutting a street frontage, applies to the first 50 feet, with 1/2 square foot per 1 linear foot of building frontage over 50 feet.	HM and HMX sign regulations for use by hospitals only, all other uses in HM and HMX to follow T sign regulations.
Signs Attached to Buildings		
Maximum number	2 per primary frontage (1 may be ground sign), 1 per perpendicular frontage(s), 1 per alley frontage with a public entrance.	One per elevation.
Maximum area per sign	Shall not exceed size allocation on primary frontage, 50 square feet on perpendicular frontage(s), 25 square feet on alley frontage, 10 square feet on upper story or basement uses.	Identification signs at 75 square feet. Directional signs at 25 square feet.
Minimum sign area	30 square feet, except for upper story or basement uses.	
Wall	Provisions of Section 13.06.521.E shall apply.	Same as T.
Awning, canopy	Provisions of Section 13.06.521.J shall apply.	Same as T.
Marquee, under-marquee	Provisions of Section 13.06.521.H and I shall apply.	Same as T.
Projecting	40 square feet with frontage of at least 25 feet and not allowed on alleys, provisions of Section 13.06.521.F shall apply.	Provisions of Section 13.06.521.G shall apply.
Roof signs	Prohibited.	Same as T.
Billboards	Prohibited.	Same as T.
Freestanding Signs		
Maximum number	1 per site, sign area shared with building sign allocation (not allowed on an alley).	1 per right-of-way frontage or 1 per access, regardless the number of major accesses on one right-of-way frontage.
Maximum area per sign	30 square feet.	Identification or directory signs at 50 square feet. Directional signs at 25 square feet.
When not allowed	When the building signage has utilized the allowed sign area for wall signage or when a projection sign exists on the site.	N/A.
Maximum height	6 feet.	Identification or directory signs at 15 feet.
Directionals	Shall be limited to 4 feet in height.	Shall be limited to 6 feet in height.
Setback	None, but signs shall be on private property.	Same as T.
Billboards	Prohibited except as provided in 16.06.521.M.	Same as T.
Sign Features		
Lighting	Indirect, flood lighting, or internal illumination allowed. No bare bulb illumination allowed. All external lighting to be directed away from adjacent properties to minimize effects of light and glare upon adjacent uses.	Same as T.

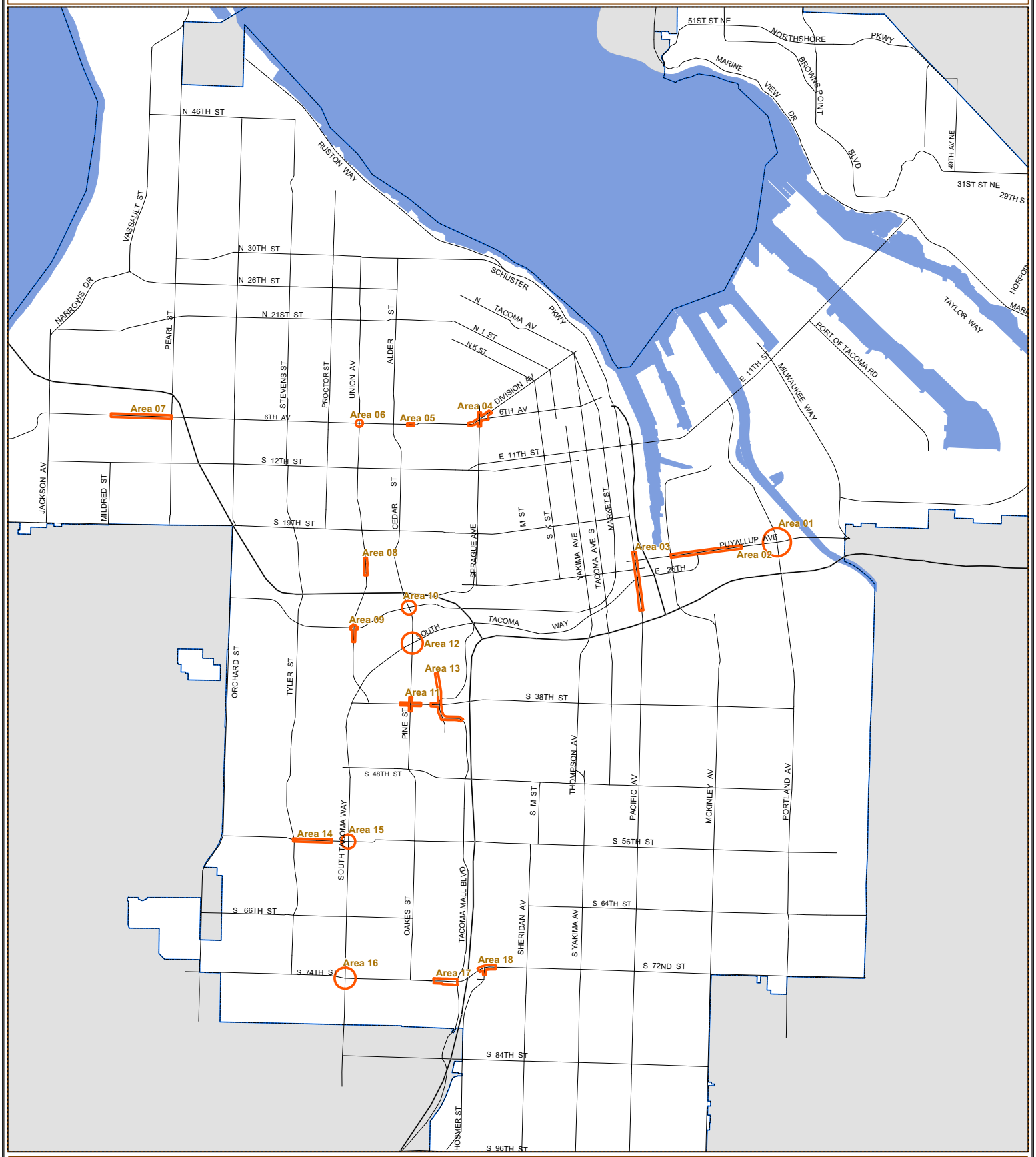
13.06.522.L	T, NCX, URX, Non-Residential Districts with VSD	HM, HMX
Rotating, animated	Prohibited.	Same as T.
Flashing	Prohibited.	Same as T.
Changing message center	Allowed.	Same as T.
Temporary Signs		
A-boards	1 per business, on private property, 12 square feet per side, 4 feet height.	Prohibited.
Banners, pennants	Prohibited.	Banners allowed at 30 square feet.
Flags	Prohibited, except for the national flag, state flag, flags of other political subdivisions.	Same as T.
Window signs	Exempt, but shall not exceed 25 percent of the window area.	Same as T.
Incidental public service signs	Less than 4 square feet, contains no advertising, intended to provide messages such as "no parking," "exit," "entrance," etc.	Same as T.
Searchlights, beacons	Prohibited.	Same as T.

Section 13.06.522.M	PDB	RCX
Signage Allocation		
Maximum total sign area	Single business (wall signs), ½ square foot per 1 linear foot of building frontage.	1 square foot per 1 linear foot of building frontage abutting a street frontage, applies to the first 50 feet, with 1/2 square foot per 1 linear foot of building frontage over 50 ft.
Signs Attached to Buildings		
Maximum number	Single business, 1 per elevation, 2 total. Multi-business, 1 per business.	2 per primary frontage (1 may be a ground sign), 1 per perpendicular frontage(s), 1 per alley frontage with a public entrance.
Maximum area per sign	Single business, 75 square feet per elevation, total 150 square feet for all signs. Multi-business, 20 square feet.	30 square feet maximum on perpendicular frontage(s), but not to exceed size area allocation, 10 square feet on alley frontage, upper story and basement uses.
Minimum sign area	Single business, 30 square feet each business regardless of frontage. Multi-business, 20 square feet each business regardless of frontage.	20 square feet each business regardless of frontage.
Wall	Provisions of Section 13.06.521.E shall apply.	Same as PDB.
Awning, canopy, marquee, under-marquee	Provisions of Section 13.06.521.H, I, and J shall apply .	Same as PDB.
Roof signs	Prohibited.	Prohibited.
Billboards	Prohibitedexcept as provided in 16.06.521.M.	~~Prohibited.~~Same as PDB

Section 13.06.522.M	PDB	RCX
Freestanding Signs		
Maximum number	1 per site (single or multi-business) located in landscaped area.	1 per site (not allowed on an alley).
Maximum area per sign	30 square feet.	25 square feet.
Maximum height	6 feet.	4 feet.
Directionals	Shall be limited to 4 feet in height.	Same as PDB.
Setback	Minimum 5 feet from property lines.	None, but signs shall be on private property.
Billboards	Prohibited.	Prohibited.
Sign Features		
Lighting	Indirect, flood lighting, or internal illumination allowed. No bare bulb or neon illumination allowed. All external lighting shall be directed away from adjacent properties to minimize effects of light and glare upon adjacent uses.	Same as PDB.
Rotating, animated	Prohibited.	Same as PDB.
Flashing	Prohibited.	Same as PDB.
Changing message center	Allowed.	Prohibited.
Temporary Signs		
A-boards	Prohibited.	1 per business, on private property, 12 square feet per side, 4 feet in height.
Banners, pennants	Prohibited.	Prohibited.
Window signs	Exempt, but shall not exceed 25 percent of the window area.	Same as PDB.
Flags	Prohibited, except the national flag, state flag, flags of other political subdivisions.	Same as PDB.
Incidental public service signs	Less than 4 square feet, contains no advertising, intended to provide messages such as “no parking,” “exit,” “entrance,” etc.	Same as PDB.
Searchlights, beacons	Prohibited.	Prohibited.

Exhibit B

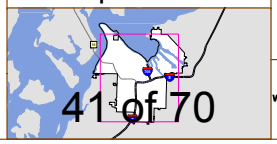
Special Receiving Areas



Legend

Digital Billboards Receiving Areas

Map Location



41 of 70

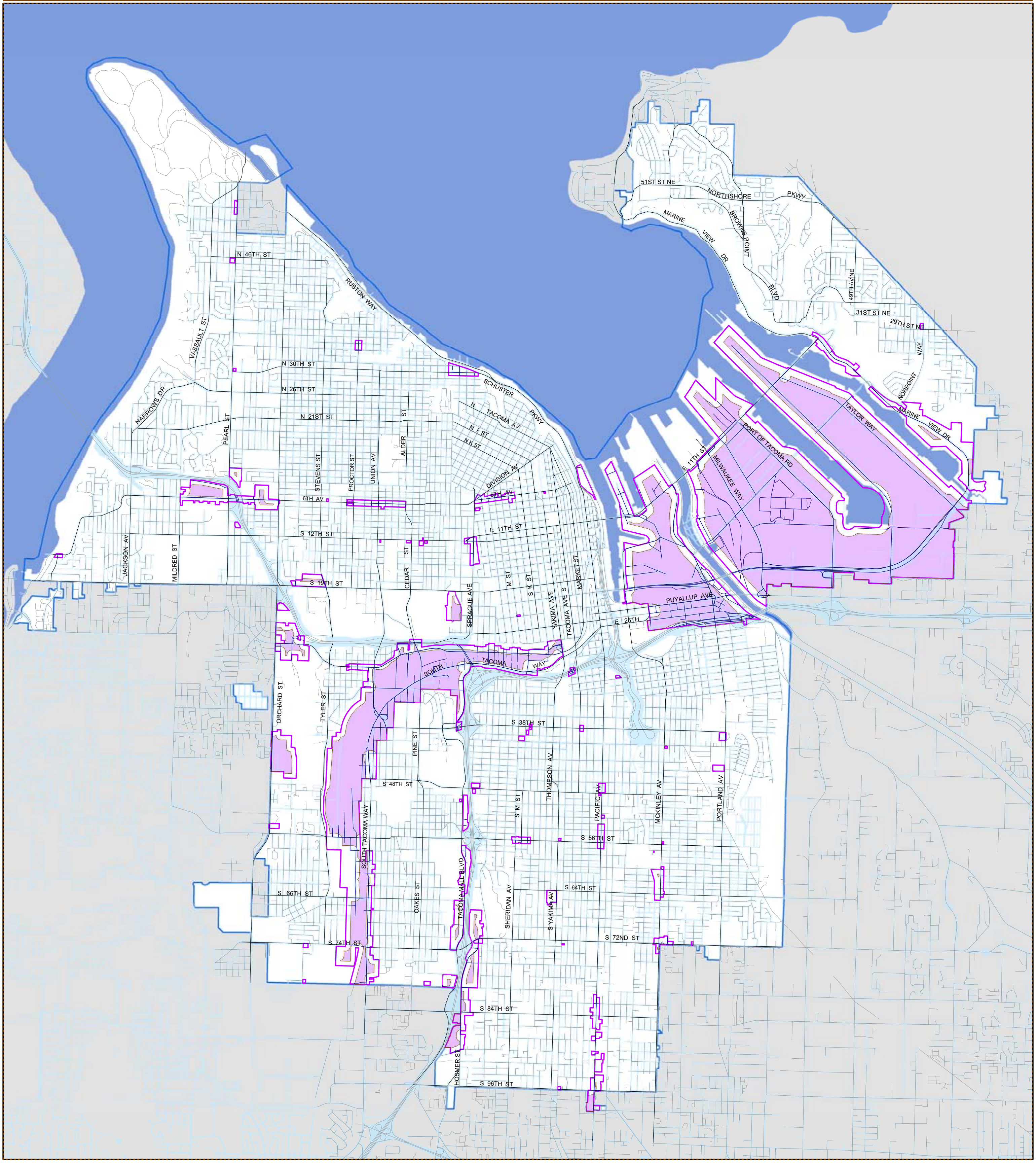
City of Tacoma
Community & Economic Development Department
GIS Analysis & Data Services

2,500 0 2,500
Feet

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. It is to be used for study purposes only.

Zones Allowing Billboards & Net Allowed Area (Less Buffers)

Exhibit C

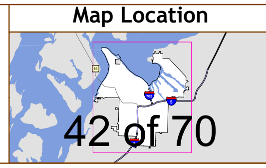


Legend

- Streets InBillboard Area
- Billboards - Allowed by Zoning [BASE_ZONE IN ('C2', 'M1', 'M2', 'PMI')]
- Net Allowed Area [Less Buffers for Resid Dist, Shoreline Dist, Historic, Parks, Open Space, Religious, Educ]

Plot Date: 11/15/2010 File Name: \\geobase-win\ced\gads\r2010\r302ve_start.mxd

Map Location



City of Tacoma
Community & Economic Development Department
GIS Analysis & Data Services

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Feet

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. It is to be used for reference purposes only.

Community Meeting

POTENTIAL REVISIONS TO THE SIGN CODE FOR BILLBOARDS

JANUARY 31, 2011

SUMMARY

The public meeting format was designed to inform the public about potential revisions the sign code for billboards and to allow attendees the chance to share their thoughts or ideas on the information presented. The room was set up with two informational stations which included four large maps detailing the 18 potential locations for digital billboards (also potential locations for the 10 new billboards or 'receiving areas'), the 53 existing billboard faces to be removed, the current billboards within the city, and where billboards are currently allowed.

There were approximately 35 meeting attendees. Attendees were given approximately one-half hour to review the content of the maps on display, to sign in, and to engage in informal conversation with City Staff and representatives from Clear Channel prior to the start of the presentation.

At approximately 5:30 PM the formal presentation began and lasted until about 5:50 PM. During the presentation, Shirley Schultz, Principal Planner from the City of Tacoma, and Shelley Kerslake, the attorney advising the City on this process, presented the background, existing conditions, and the potential outcomes of the process which are dependent on the Planning Commission and community input.

A time for questions and answers followed the presentation and lasted until about 6:30 PM. In general, the major concerns or questions posed were:

- Light emissions- especially during the darker hours
- Traffic impacts- safety issues
- The allowed height of new billboards
- The perceived negative aesthetic qualities of billboards
- The likelihood of eliminating all billboards within the city
- If the City can determine which of the billboards can come down
- How to regulate the billboards going forward

Additional comments received from meeting attendees were:

- That priority should be given to billboards in residential areas for removal
- Impact of light and glare of existing billboards in residential area is negative
- Urged to continue with only allowing currently allowed square footage of billboard faces

The participants were informed when and how they can receive more information and how they can participate in the process moving forward. The meeting was concluded when all of the participants left at around 6:45 PM.

NOTICE OF PUBLIC HEARING & QUESTION/ANSWER SESSION

POTENTIAL REVISIONS TO THE SIGN CODE FOR BILLBOARDS

PLANNING COMMISSION PUBLIC HEARING

Wednesday, March 16, 2011 5:00 pm City Council Chambers
Tacoma Municipal Building, 747 Market Street, 1st Floor

If you are interested in learning more about the proposed changes prior to the public hearing, please attend the Question and Answer Session, where staff will provide a detailed explanation of the proposed changes and answer questions.

QUESTION AND ANSWER SESSION WITH STAFF

Wednesday, March 9, 2011 6:00 pm City Council Chambers
Tacoma Municipal Building, 747 Market Street, 1st Floor

WHAT IS BEING CONSIDERED?

The Tacoma Planning Commission is considering revisions to the City's billboard regulations which would allow for the installation of a limited number of digital billboards in certain areas in exchange for the removal of a substantial number of traditional billboards. In addition, the Commission is considering revisions regarding the allowed size, location, brightness, hours of operation, and other standards for digital billboards. While new digital billboards would be allowed only in certain areas, the proposed changes would apply city-wide and could result in the removal of existing billboards from many different areas.

WHAT IS THE PURPOSE OF THE PUBLIC HEARING?

The Planning Commission is seeking public comment on these potential code changes. You received this notice because you or a group you belong to has been identified as a potentially interested party.

WHERE CAN I GET ADDITIONAL INFORMATION?

Additional information, including the complete text of the proposed revisions, the staff report, maps showing the areas where new digital billboards would be allowed and the first group of existing billboards that would be removed, and the environmental determination, is available from the Community and Economic Development Department at the address to the right, at all branches of the Tacoma Public Library, and on the Planning Division website:

www.cityoftacoma.org/planning (click on "Billboard Regulations")

HOW DO I PROVIDE COMMENTS TO THE PLANNING COMMISSION?

You can testify at the hearing or provide written comments using the return address on this card no later than 5:00 pm on **Friday, March 25, 2011** or by facsimile at (253) 591-2002 or via e-mail at **planning@cityoftacoma.org.**

If you have additional questions please feel free to contact Shirley Schultz, Principal Planner, at:

(253) 591-5121

ENVIRONMENTAL REVIEW

The City has made a preliminary determination that this proposal will not have a significant adverse impact on the environment and has issued a preliminary Determination of Environmental Non-Significance (DNS) after review of a completed environmental checklist, a copy of which is available upon request. Comments on the preliminary determination must be submitted by 5:00 p.m. on **Friday, March 25, 2011**. The City may reconsider or modify the preliminary determination in light of timely comments. The preliminary determination will become final on April 1, 2011, unless modified.

The City of Tacoma does not discriminate on the basis of handicap in any of its programs or services. Upon request, special accommodations will be provided within five (5) business days by contacting the City Clerk's Office at 591-5171 (voice) or 591-5058 (TDD).

PLANNING COMMISSION
747 MARKET STREET – ROOM 1036
TACOMA WA 98402
(253) 591-5365

PRSTD STANDARD
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Preliminary Determination of Environmental Nonsignificance

City of Tacoma –Land Use Regulatory Code
Proposed Amendments to Sign Regulations
SEPA File Number: SEP2011-40000158817

TO: All Departments and Agencies with Jurisdiction

SUBJECT: Preliminary Determination of Environmental Nonsignificance

In accordance with WAC 197-11-340, a copy of the Preliminary Determination of Environmental Nonsignificance for the project described below is transmitted:

Applicant: City of Tacoma Community and Economic Development Department
747 Market Street, Room 1036
Tacoma, WA 98402
(253) 591-5365

Proposal:
The proposed Amendment would revise three sections in Title 13 of the Tacoma Municipal Code (i.e., 13.06.520 Signs, 13.06.521 General Sign Regulations, and 13.06.522 District Sign Regulations) as they pertain to the regulation of billboards within the City of Tacoma. The revisions will include consideration of an agreement that has been developed between the City Council and Clear Channel Outdoor and will include allowing the installation of digital billboards in exchange for the removal of a substantial number of static billboards. More specifically, the Land Use Regulatory code changes may include changes to height, size, location and other standards for digital billboards.

Copies of the complete text of the proposed revisions are available from the Community and Economic Development Department at the below address and may also be viewed and downloaded at *www.cityoftacoma.org/planning*

Location: City of Tacoma

Lead Agency: City of Tacoma

City Contact: Cheri Gibbons
Community and Economic Development Department
747 Market Street, Room 1036
Tacoma, WA 98402
(253) 591-5379

The lead agency for this proposal has made a preliminary determination that this project does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This Preliminary Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). **Comments must be submitted by 5:00 p.m. on March 25, 2011. The Responsible Official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. Unless modified by the City, this determination will become final on April 1, 2011.**

There is no administrative appeal for this determination. Appeals must be filed in conjunction with appeals of the adopted amendments to the Growth Management Hearings Board; appeals shall be taken in accordance with procedures and limitations set forth in RCW 43.21C.075 and WAC 242-02. In addition to Growth Management Hearings Board requirements, a copy of the appeal shall be filed with the Community and Economic Development Department, 747 Market Street, Tacoma, Washington 98402.

The Puyallup Tribe is notified that this initiates the consultation process.

Responsible Official: Ryan Petty

Position/Title: Director, Community and Economic Development Department

Signature: _____

SEPA Officer Signature: _____

Issue Date: **February 23, 2011**.

Comment Deadline: **5:00 p.m., March 25, 2011**

NOTE: The issuance of this Preliminary Determination of Nonsignificance does not constitute project approval. Future project applicants must comply with all other applicable requirements of the City of Tacoma and other agencies with jurisdiction prior to receiving development permits.

c: Tacoma Community and Economic Development Department, Elton Gatewood, Reuben McKnight, Shirley Schultz
Kenyon Disend, PLLC., Shelly M. Kerslake, 11 Front Street, South, Issaquah, WA 98027
Clear Channel Outdoor, Michael Mayes, Real Estate Manager, 3601 Sixth Avenue South, Seattle, WA 98134
Metro Parks, Lois Stark, 4702 South 19th Street, Tacoma, WA 98405
Nature and Environment Advisory Council, Terry Larson, 808 North Ainsworth Ave., Tacoma, WA 98403
Pierce Transit, Monica Adams, Land Use Review, PO Box 99070, Lakewood, WA 98499
Port of Tacoma, Jason Jordan, P.O. Box 1837, Tacoma, WA 98401
Puyallup Tribe of Indians, Bill Sullivan, Natural Resources Director, 3009 E. Portland Avenue, Tacoma, WA 98404
Puyallup Tribe of Indians, David Duenos, Building Official, 3009 E. Portland Avenue, Tacoma, WA. 98404
Puyallup Tribe of Indians, Judy Wright, Historic Preservation,, 3009 E. Portland Avenue, Tacoma, WA. 98404
Puyallup Tribe of Indians, Jeffrey Thomas, Fisheries, 3009 E. Portland Avenue, Tacoma, WA. 98404
Puyallup Tribe of Indians, Theodora Wallace, Land Use Manager, 3009 E. Portland Avenue, Tacoma, WA. 98404
Puyallup Tribe of Indians, Andrea George, Attorney, 3009 Portland Avenue, Tacoma, WA 98404
Tacoma Pierce County Health Department, Sherrilyn Reed, EH-3128 – 3629 South D Street, Tacoma, WA 98418
Tacoma Pierce County Health Department, Brad Harp, EH-3128 – 3629 South D Street, Tacoma, WA 98418
Tacoma Public School District, Pete Wall, 3323 South Union Avenue, Tacoma, WA 98049
Washington Department of Ecology, SEPA Unit, P.O. Box 47703, Olympia, WA 98504
Department of Transportation, Dale Severson, P.O. Box 474400, Olympia, WA 98504
Washington State Office of Archaeology & Historic Preservation, Gretchen Kaehler, P.O. Box 48343, 1063 S. Capital Way, Suite 106, Olympia, WA 98501

File: Building and Land Use Services

ENVIRONMENTAL CHECKLIST

City of Tacoma
Land Use Regulatory Code
Proposed Amendments to the Sign Code for Billboards

SEPA File Number:
SEP2011-40000158817

February 2011

Community and Economic Development Department
747 Market Street, Room 1036
Tacoma, WA 98402-3793
253-591-5365

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

City of Tacoma Land Use Regulatory Code:
Proposed Amendments to Chapter 13.06.520, .521, .522, - Sign Code for Billboards

2. Proponent/applicant:

City of Tacoma
Community and Economic Development Department
747 Market Street, Room 1036
Tacoma, WA 98402-3793

3. Contact:

Cheri Gibbons, Associate Planner
City of Tacoma
Community and Economic Development Department
747 Market Street, Room 345
Tacoma, WA 98402-3793
Phone: (253) 591-5379
Fax: (253) 591-5433
E-mail: cgibbons@cityoftacoma.org

4. Date checklist prepared: February 17, 2011

5. Agency requesting checklist:

City of Tacoma
Community & Economic Development Department

6. Proposed timing or schedule (including phasing, if applicable):

The schedule for the 2011 Sign Code Update encompasses the following milestones:

January 2011-March 2011:	Analysis of the proposed amendments
January-March 2011:	Public review of the proposed amendments
March 16, 2011:	Planning Commission public hearing
March 25, 2011:	Public comment deadline
April 2011:	Planning Commission makes recommendations to the City Council
April -May 2011:	City Council review of the Commission's recommendations
May 2011:	City Council public hearing
June 2011:	City Council considers adoption of the proposed amendments
July 2011:	Adopted amendments take effect

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   Land Use regulations are amended periodically, consistent with the State Growth Management Act. The proposed changes will apply to future billboard installation and removals and will provide the basis to evaluate and regulate future digital and traditional billboard development proposals.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   Environmental analysis has been completed in association with previous ordinances to the Land Use Regulatory Code relative to billboards. Specifically, a Determination of Nonsignificance was issued on June 6, 1988, in association with Ordinance 24230 which created the City's billboard regulations. The previous ordinances which have amended the sign code relative to billboards are as follows:

   - Ordinance 24230, adopted November 15, 1988
   - Ordinance 26101, adopted July 22, 1997
   - Ordinance 26411, adopted April 27, 1999

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   There are no known applications; however, future development applications for the installation or removal of billboards would be subject to the approved changes to the Land Use Regulatory Code.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    The proposed amendments to the Land Use Regulatory Code will be adopted by the City Council by ordinance, i.e. through the legislative process. Future development applications for billboards will be subject to the amended regulations and be approved through issuance of various permits and approvals as required.

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.**

    The proposed Amendment would revise three sections in Title 13 of the Tacoma Municipal Code (i.e., 13.06.520 Signs, 13.06.521 General Sign Regulations, and 13.06.522 District Sign Regulations) as they pertain to the regulation of billboards within the City of Tacoma. The revisions will include consideration of a settlement agreement that has been developed between the City Council and Clear Channel Outdoor and will include allowing the installation of digital billboards in exchange for the removal of a substantial number of static billboards. More specifically, the Land Use Regulatory Code changes include changes to height, size, location and other standards for digital billboards.

    Copies of the complete text of the proposed revisions, including maps where applicable, are available from the Community and Economic Development Department at the address shown

on the cover page and at all branches of the Tacoma Public Library. The proposed revisions may also be viewed or downloaded at www.cityoftacoma.org/planning (Click on "Billboard Regulations").

The regulations will be in effect throughout the City and are not specifically related to any one property, project, or site.

12. Location of the Proposal: (Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any. If a proposal would occur over a range of area, provide the range or boundaries of the site(s).)

The proposed amendment entails only a non-project action and affects properties throughout the City of Tacoma. The responses provided from this point forward imply city-wide applicability, unless otherwise specified.

13. Assessor Parcel Number:

Affected parcels are located throughout the city and are too numerous to list.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (underline one): Flat, rolling, hilly, steep slopes, mountainous, other:

Topography within the city is widely varied, ranging from large flat areas to areas of significant steep slope. Overall, the city can be described as hilly and/or rolling.

What is the steepest slope on the site (approximate percent slope)?

The highest point in the City is Indian Hill in NE Tacoma (Orca, Galleon, & Tower Drive) at 552 feet. The lowest point is sea level (Puget Sound). The steepest areas are the bluffs that are adjacent to the Narrows and Commencement Bay. There are areas within the City which contain slopes that exceed 100%.

b. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The soils in Tacoma consist of gravel, sand, clay, silt, peat, and muck. There are no known areas of prime farmland or agricultural soils.

c. Are there surface indications or history of unstable soils in the immediate vicinity?

Tacoma is designated as a Zone 3 Seismic Hazard Zone, as is the entire Puget Sound region. This designation is based on life safety and the potential for property damage as a result of seismic activity. Zone 1 includes those areas that are least likely and Zone 4 includes those that are most likely to experience injury and/or building damage as a result of a seismic event. The City's geologically hazardous areas are generally mapped in the Environmental Policy Element of the *Comprehensive Plan*.

d. Describe the purpose, type and approximate quantities of filling or grading proposed. Indicate source of fill.

No grading or filling is proposed by this non-project action. Site-specific impacts of any filling or grading will be assessed as part of the review of a future billboard proposal.

e. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

This proposal is a non-project action. Erosion controls based on the City's adopted stormwater manual and development codes will be made a requirement by the City at the time of permit approval and construction. All proposed billboards will be required to comply with all applicable code requirements at the time of development.

f. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The proposal is a non-project action. Calculations of impervious surfaces would be prepared and evaluated at the time of development application review.

g. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The proposed amendment is a non-project action. Future billboard development proposals will be required to meet the grading and erosion control requirements of the City of Tacoma at the time of development.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

The proposal is non-project action. Emissions could occur during construction of billboards.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

N/A

3. Water

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Most of Tacoma is on a peninsula surrounded on the west by portions of Puget Sound, including the Narrows, and on the east by Commencement Bay. Additionally there are: several lakes, including Wapato Lake, Snake Lake, and China Lake; numerous streams

and rivers such as the Puyallup River, Swan Creek, Puget Creek, and Hylebos Creek; and, a significant number of seasonal and perennial streams and wetlands.

2) **Will the project require any work in or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.**

Does not apply; this proposal is a non-project action. New billboards are prohibited within shoreline areas, and it is extremely unlikely that a proposed billboard would meet the criteria for a critical area development permit – thus prohibiting a new billboard in a wetland/stream or its buffer.

3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Does not apply; this proposal is a non-project action.

4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.**

Does not apply; this proposal is a non-project action. However, it is extremely unlikely that construction of a billboard would result in any impacts to surface water.

5) **Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.**

The 100-year flood plain within the city includes the following areas: Puyallup River; an area of the Tide-flats near SR-509 and Portland Avenue; an area of the Tide-flats near Taylor Way, Alexander Avenue and SR-509; the creek area east of Portland Avenue between I-5 and S. 56th Street; the Larchmont Playground area near S. 84th Street and Pacific Avenue; the area near S. 84th and S. Hosmer Streets; the Wapato Lake area near S. 72nd Street and Sheridan Avenue; the Flett Creek area near South Tacoma Way and S. 74th Street; the China Lake Park area near S. 19th Street and SR-16; and, the Titlow Park area near 6th Avenue and the BNSF railroad tracks.

6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Does not apply; this proposal is a non-project action. However, it is extremely unlikely that the construction of a billboard would result in such discharges.

b. Ground:

1) **Will the ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities, if known.**

The proposal does not involve ground water withdrawal or discharge. All proposed billboards will be required to comply with all applicable code requirements at the time of development.

2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any. For example: domestic sewage, industrial, containing the following chemicals . . . agricultural; etc. Describe the general size of the system, the number of such systems, the number of houses to be served, if applicable, or the number of animals or humans the system(s) are expected to serve.**

This proposal is a non-project action. However, it is extremely unlikely that the construction of a billboard would result in such discharges.

c. **Water Runoff (including storm water):**

1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

The storm drainage system impacts from the installation of billboards that occur will be evaluated at the time of development proposal(s). Mitigation may be required in accordance with City regulations, including the *City of Tacoma Stormwater Management Manual.*

2) **Could waste materials enter ground or surface waters?**

This proposal is a non-project action. Stormwater runoff would need to comply with City regulations, including the *City of Tacoma Stormwater Management Manual,* at the time of development.

d. **Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.**

City ordinances require any proposed development meet the City's stormwater requirements found in the *City of Tacoma Stormwater Management Manual,* including applicable Department of Ecology Best Management Practices (BMPs).

4. **Plants**

a. **Check or circle types of vegetation found on the site.**

__x__ **deciduous tree: alder, maple, aspen, other**
__x__ **evergreen tree: fir, cedar, pine, other**
__x__ **shrubs**
__x__ **grass**
__x__ **pasture**
_____ **crop or grain**
__x__ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
__x__ **water plants: water lily, eelgrass, milfoil, other**
__x__ **other types of vegetation**

b. **What kind and amount of vegetation will be removed or altered?**

Proposal is a non-project action. No specific removal of plants is planned. Impacts will be reviewed at the billboard development proposal stage, and any removed landscaping will be required to be replaced.

c. List threatened or endangered species known to be on or near the site.

Threatened or endangered species known to be found within the City include:

None known.

This proposal involves a non-project action. All proposed billboards will be required to comply with all applicable code requirements at the time of development.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The proposal involves a non-project action. The code revisions include requiring screening and other landscaping to address site aesthetics. The proposed code also prohibits the removal and pruning of street trees to enhance visibility of a billboard.

5. Animals

a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds:	hawk, heron, bald eagle, songbirds
other:	seagulls, crows, pigeons
Mammals:	deer, bear, elk, beaver
other:	squirrel, raccoon, opossum, rabbit, rodents, dogs, cats
Fish:	bass, salmon, trout, herring
other:	

b. List any threatened or endangered species known to be on or near the site.

The proposal involves a non-project action. Commencement Bay provides habitat for a wide variety of fish species. Threatened or endangered species within the City vicinity could include:

Marbled Murrelet (*Brachyramphus marmoratus*)
Streaked horned lark (*Eremophila alpestris strigata)*
Chinook Salmon (*Oncorhynchus (=Salmo) tshawytscha*)
Chum salmon (*Oncorhynchus keta*)
Bocaccio rockfish (*Sebastes paucispinis*)
Canary rockfish (*Sebastes pinniger*)
Yelloweye rockfish (*Sebastes ruberrimus*)
Puget Sound Steelhead (*Oncorhynchus (=Salmo) mykiss*)
Bull Trout (*Salvelinus confluentus*)
Humpback Whale (*Megaptera novaeangliae*)
Killer Whale (*Orcinus orca*)
Steller Sea Lion (*Eumetopias jubatus*)
Oregon Spotted Frog (*Rana pretiosa*)
The Pacific Pond Turtle (*Actinemys marmorata*)
Western Pocket Gopher (*Thomomys mazama*)

c. Is the site part of a migration route? If so, explain.

The City of Tacoma is within the Pacific Flyway for migratory birds. Migrating species of geese and ducks can be found in Wapato Lake, other lakes, ponds, wetlands, and waterways of Tacoma, as well as the Puyallup River. Juvenile salmon migrate along the shorelines of Commencement Bay, the Puyallup River, and Port waterways. Adult salmon, including listed Puget Sound Chinook and Bull trout migrate along the shorelines and within Commencement Bay to the Puyallup River, port waterways, Hylebos Creek, Puget Creek, Wapato Creek, and Leach Creek.

d. Proposed measures to preserve or enhance wildlife, if any.

The proposal is a non-project action. Billboard proposals would be reviewed for compliance with City ordinances including the Critical Areas Protection Ordinance. A Habitat Zone map is established in the Environmental Policy Element of the *Comprehensive Plan*. Also, wetlands and streams of local significance are established in the Tacoma Municipal Code and the Environmental Policy Element.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs:

The proposal is a non-project action. Future digital billboards will use electricity.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This proposal is a non-project action. All proposed billboards will be required to comply with all applicable code requirements at the time of development.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The proposal is a non-project action. All proposed billboards will be required to comply with all applicable code requirements at the time of development. Digital billboards will be required to "power off" several hours a day; while the purpose of this is not energy conservation, off time will reduce energy usage.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

This proposal is a non-project action. Specific hazards will be assessed at the billboard development stage. At billboard development stage, all requirements of the Tacoma-Pierce County Health Department and Washington Department of Ecology (and if applicable, the Environmental Protection Agency, if the site is located within the Ruston/North Tacoma Superfund Study Area) will be complied with. In addition, the Tacoma-Pierce County Health Department will provide general requirements regarding development of the site that shall be met by the applicant. The manufacturer and owner of digital signs will be responsible for

compliance with all applicable regulations regarding electronic waste resulting from the use of these signs.

1) **Describe special emergency services that might be required.**

None; proposals are non-project actions.

2) **Proposed measures to reduce or control environmental health hazards, if any:**

Existing federal, state, and local laws are expected to mitigate potential environmental health hazards from billboard developments that would occur under the proposed revised regulations. This issue would be evaluated at the development proposal stage. Demolition permits for removed billboards (both standard and digital) will specify proper disposal or recycling of all waste.

b. Noise

1) **What types of noise exist in the area which may affect your project, (for example: traffic, equipment, operation, other)?**

The predominant sources of noise in Tacoma are vehicular traffic and aircraft over flights. Noise is also present in the industrial areas of the city and adjacent to the mainline train tracks. This proposal is a non-project action.

2) **What types of levels would be created by or associated with the project on a short-term or long-term basis (i.e., traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

This proposal is a non-project action. Noise would occur when a future digital billboard project is under construction, and potentially during its operation, and would be required to comply with the City's adopted Noise Ordinance, *TMC* 8.122.

3) **Proposed measures to reduce or control noise impacts, if any.**

Noise impacts will be evaluated at the billboard proposal stage and mitigation required in accordance with City ordinances.

8. Land and Shoreline Use

a. What is the current use of the site?

The proposal entails only a non-project action and affects properties throughout the City of Tacoma and is not site-specific.

b. Has the site been used for agriculture? If so, describe.

Portions of the city have been used for agricultural purposes in the past but there are no indications of recent agricultural uses and there are no significant commercial agricultural uses currently operating in the city.

c. Describe any structures on the site.

The proposal entails a non-project action and affects properties throughout the City of Tacoma and is not site-specific.

d. Will any structures be demolished? If so, what?

This proposal is a non-project action. Installation of digital billboards requires the demolition of existing traditional billboards at specified ratios. The first 10 will result in the demolition of 53 structures, thereafter, for each digital billboard constructed, at least 5 standard billboard faces will be removed. All removals will require appropriate demolition permits.

e. What is the current zoning classification of the site?

The proposal entails only a non-project action and affects properties throughout the City of Tacoma and is not site-specific. There are 19 areas identified as possible locations for first 10 faces. Zoning is for those 19 areas is as follows:

- "R-2" – Single-Family Dwelling
- "R4L-PRD" – Low-Intensity Multifamily, Planned Residential Development
- "RCX" – Residential-Commercial Mixed-Use
- "WR" – Warehouse Residential
- "NCX" – Neighborhood Commercial Mixed-Use
- "CCX" – Community Commercial Mixed-Use
- "UCX-TD" – Urban Center Mixed-Use/Tacoma Dome
- "C-2" - General Community Commercial
- "M-1" – Light Industrial
- "M-2" – Heavy Industrial

Future billboards are only permitted in the following zoning districts:

- "C-2" – General Community Commercial
- "M-1" – Light Industrial
- "M-2" – Heavy Industrial
- "PMI" – Port Maritime Industrial

f. What is the current *Comprehensive Plan* designation of the site?

The proposal entails only a non-project action and affects properties throughout the City of Tacoma and is not site-specific. The Plan designation for the 19 sites is either Low, Medium or High Intensity. The Plan designation for the areas in the four zoning districts where relocated billboards may be allowed is either Medium or High Intensity

g. If applicable, what is the current shoreline master program designation of the site?

The shoreline master program designates areas 200 feet landward of the ordinary high watermark as within various shoreline environment classifications (e.g. 'urban', 'natural', and 'conservancy') and within specific shoreline zoning districts, S-1 to S-14. This proposal is not site-specific. No billboards are permitted within shoreline districts.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

This proposal is a non-project action and specific impacts to critical areas associated with billboards will be assessed at the project review and approval stage.

i. Approximately how many people would reside or work in the completed project?

N/A

j. Approximately how many people would the completed project displace?

Proposal is a non-project action.

k. Proposed measures to avoid or reduce displacement impacts, if any.

No specific measures are needed or proposed at this time.

l. Proposed measures to ensure the proposal is compatible with existing and projected land use and plans, if any.

The proposed changes to the Regulatory Code have been reviewed for consistency with the Comprehensive Plan. Individual locations where digital billboards have been proposed may be inconsistent with goals and policies for pedestrian-oriented development and for neighborhood aesthetics; however, in the aggregate, the removal of a substantial number of billboards will further the goals of the Plan.

Other than the first 10 faces, new digital billboards will be subject to dispersal requirements and buffering from sensitive uses.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No new units of housing are proposed.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Does not apply.

c. Proposed measures to reduce or control housing impacts, if any.

All proposed billboards will be required to comply with all applicable code requirements at the time of development.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposal is a non-project action. The height of new billboards constructed pursuant to the revised ordinance will be limited to 30 feet in all districts except the PMI District where the maximum height will be 45 feet.

b. What views in the immediate vicinity would be altered or obstructed?

The proposal is a non-project action. All proposed billboards will be required to comply with all applicable code requirements at the time of development. While views in individual areas may change, overall there will be a significant reduction in the number of billboards in the city. In most cases new billboards will be located where a billboard already exists, and no new billboards will be allowed in shoreline areas or in view-sensitive overlay areas. No significant impacts are expected on a city-wide basis.

c. Proposed measures to reduce or control aesthetic impacts, if any.

Billboard height, lighting, size, and location will be regulated in the code to control adverse impacts to the surrounding area. City-wide the amended regulations will result in fewer billboards. New billboards will be subject to both dispersal criteria (distance from other billboards) and buffering criteria (distance from sensitive uses). Future billboards will be located in commercial and industrial areas.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal is a non-project action. New billboards permitted pursuant to the revised regulations will be internally illuminated (digital LED technology). The regulations will impose controls on billboards brightness, adjustable/ambient lighting, and pollution. Billboards will also be turned off during the hours of 10:00 p.m. and 5:00 a.m.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Billboards permitted pursuant to the revised regulations will be designed to avoid glare and distraction for drivers through limits placed on sign intensity, brilliance, and image duration. Such standards include not allowing flashing images or allowing images to imitate traffic control devices. In addition, prior to the issuance of a building permit, the applicant will be required to provide certification that the intensity does not exceed the limits set in the ordinance, to the approval of the City Engineer. Further, no significant changes to currently-allowed heights are proposed. The height of new billboards constructed pursuant to the revised ordinance will be limited to 30 feet in all districts except the PMI District where the maximum height will be 45 feet.

c. What existing off-site sources of light or glare may affect your proposal?

The proposal is a non-project action. Billboards installed pursuant to the regulatory changes will not be impacted by light or glare from other sources. Digital billboards will be equipped with ambient light sensors which will adjust the brightness of the signs in accordance with surrounding conditions.

d. Proposed measures to reduce or control light and glare impacts, if any.

This is a non-project action. Billboards permitted pursuant to the revised regulations will be designed to avoid glare and distraction for drivers through limits placed on sign intensity, brilliance, and image duration. Such standards include not allowing flashing images or

allowing images to imitate traffic control devices, for example. In addition, prior to the issuance of a sign permit, the applicant will be required to provide certification that the intensity does not exceed the limits set in the ordinance, to the approval of the City Engineer. Billboards will also be turned off during the hours of 10:00 p. m. and 5:00 a.m.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Various recreational opportunities exist throughout the city, including parks, trails, playfields, shorelines, and cultural facilities. These are described in the Open Space Habitat and Recreation Element of the *Comprehensive Plan*. The majority of new billboards will be required be buffered from recreational uses to avoid aesthetic impacts or view blockage.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Does not apply. Billboards will not displace any recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

The proposal is a non-project action. Buffering of 250 feet from recreational uses will apply.

13. Historic and Cultural Preservation

Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site?

The proposal is a non-project action.

Citywide, there are over 1,100 sites, structures, properties and buildings listed on the national, state, and Tacoma Registers of Historic Places as either individual properties or within one of Tacoma's six historic and conservation districts. Approximately 130 of the properties are individually listed. The Old City Hall District is listed on the national, state and Tacoma registers of historic places and contains approximately 60 individual properties (approximately 47 buildings). The Union Station District is listed on the national, state and Tacoma registers of historic places and contains approximately 51 individual properties (approximately 32 buildings). The Union Station Conservation District is listed on the Tacoma register of historic places and contains approximately 70 individual properties (approximately 50 buildings). The Salmon Beach Historic District is listed on the state historic register.

a. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

The proposal is a non-project action. Landmark buildings in Tacoma depict the history of the city from the 1880s to the present. Architectural surveys conducted between 1981 and the present have identified approximately 1,600 properties that are potentially eligible for listing.

The area in which the City of Tacoma is located also has many locations of ethnographic, scientific, and cultural importance. Archaeological site records for the Tacoma area are maintained by the Washington State Office of Archaeology and Historic Preservation.

b. Proposed measures to reduce or control impacts, if any.

The proposal is a non-project action. The proposed revised regulations limit billboard faces to 500 feet between faces unless they are on the same structure and implements separation calculated on a radius. While two of the proposed areas for new billboards may extend to or within historic areas, the majority of new billboards will be required to be buffered from historic districts.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Public streets serve the entire city. There are over 15 major north-south arterials and over 17 east-west arterials that provide access throughout the City of Tacoma. These arterials provide primary access to a complete grid of minor arterials and local access roadways as well as to major regional freeways including two interstate freeways (i.e., I-5 and I-705) and four State routes (i.e., SR-509, SR-16, SR-167, and SR-7).

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Local and regional transit services are available citywide, through Pierce Transit and Sound Transit. Pierce Transit provides local bus service throughout the city. Approximately 30 Pierce Transit bus routes provide access throughout Tacoma and between Tacoma and Lakewood, Parkland, Steilacoom, Puyallup, Sumner, Buckley, Bonney Lake, Federal Way, SeaTac International Airport, Auburn, Olympia, and Seattle. Within the City of Tacoma, there are five transit centers, including Tacoma Community College, Tacoma Mall, Downtown Tacoma, Tacoma Dome Station, and 72nd & Portland.

Sound Transit's Regional Express, Link Light Rail, and Sounder Commuter Rail also operate in Tacoma.

c. How many parking spaces would the completed project have? How many would the project eliminate?

This proposal is a non-project action and does not include the construction or removal of parking.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

This proposal is a non-project action and no new roads, streets or improvements to existing roads or street would be required. All proposed billboards will be required to comply with all applicable code requirements at the time of development.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

New billboards will be located in the vicinity of transportation facilities – generally along heavily-traveled automobile routes.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The proposal is a non-project action and new billboards would not generate new trips.

g. Proposed measures to reduce or control transportation impacts, if any.

The proposal is a non-project action.

15. Public Services

a. Would the project result in an increased need for public services (i.e., fire protection, police protection, health care, schools, other)? If so, generally describe.

The proposal is a non-project action. All proposed billboards will be required to comply with all applicable code requirements at the time of development.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The proposal is a non-project action. All proposed billboards will be required to comply with all applicable code requirements at the time of development.

16. Utilities

a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

The proposal is a non-project action. Site specific utility needs will be assessed at the project stage.

b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

The proposal is a non-project action. Specific utility services will be identified and evaluated at the time of future development application review.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge.

I understand that the lead agency is relying on them to make its decision.

Signature: Cheri Gibbons

Cheri Gibbons, Associate Planner

Date: 2/18/2011

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

   The adoption of the proposed Land Use Regulatory Code amendment is not likely to result in increases in such discharges, emissions, hazardous substances, or noise.

   Proposed measures to avoid or reduce such increases are:

   Existing City, State and Federal regulations will be applied at the time of a billboard proposal.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

   The amendment to the Land Use Regulatory Code is unlikely to have a significant impact on plants, animals, fish, or marine life. Each project developed under the proposed amendment will be reviewed at the time of a sign permit application and if required, mitigation for impacts to natural areas (steep slopes, streams, wetlands, and associated buffers) will be part of the approval process.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   No billboards will be permitted in shoreline or critical areas. Landscaping will be required at the base of new billboards and any alteration to street trees (removal or pruning) will be subject to city review. Each project developed under the proposed amendment will be reviewed at time of permit application and if required, mitigation will be imposed to address any potential negative impacts to critical areas and to plants, animals, fish, and marine life.

3. **How would the proposal be likely to deplete energy or natural resources?**

   The proposed amendment to the Land Use Regulatory Code is unlikely to significantly impact energy and natural resources. Digital billboards require more energy than unlit billboards but may be equivalent to floodlit billboards. However, increases, if any, are not expected to be significant.

   Proposed measures to protect or conserve energy and natural resources are:

   None proposed.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as**

parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed amendments would not directly affect environmentally sensitive areas or areas designated for governmental protection

Proposed measures to protect such resources or to avoid or reduce impacts are:

The Tacoma Land Use Regulatory Code includes standards to protect environmentally sensitive areas and areas designated for governmental protection when site-specific development is proposed. Additionally, related State and Federal regulations may apply. billboard proposals will be reviewed concerning the applicability of local, state and federal regulations and measures imposed to protect such resources or to avoid or reduce impacts. The majority of new billboards will be buffered from sensitive uses, including historic districts and open space/habitat areas by at least 250 feet.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The proposed amendment has the potential to change existing land uses (i.e. allowing billboards in areas where they are currently not allowed) which may be in conflict with the *Comprehensive Plan*. The *Comprehensive Plan* discusses signage in the context of urban design, aesthetics, and pedestrian orientation in several sections of the *Plan*. In most cases it sets forth goals and policies for integrating signage plans into sub-area development plans, ensuring high quality signage, and encouraging pedestrian-scaled signs in mixed-use districts. The *Plan* states outright that billboards should be prohibited in the Shoreline districts and freestanding signs should be prohibited in the UCX-TD district (Tacoma Dome Mixed-Use Urban Center).

Individual signs proposed for some of the Special Receiving areas (specifically, those proposed for location in the UCX-TD between "D" and "G" Streets along Puyallup Avenue) are in conflict with the stated goals of the *Comprehensive Plan*. To the extent that billboards are considered to be auto-oriented, it can also be argued that they are not appropriate for location in mixed-use districts. Six of the 19 Special Receiving Areas are located in mixed-use districts and one is located in a Downtown district. These proposed locations are along busy arterial streets with high volumes of vehicular traffic.

The exchange program should result in fewer billboards overall (in the city, with fewer billboards located too close to residential districts and fewer billboards in all districts – including mixed-use districts. No new billboards are allowed in any Shoreline District. While some areas may be impacted temporarily or permanently by additional billboards, overall the city will see improvement.

Proposed measures to avoid or reduce shoreline and land use impacts are:

New billboards will be subject to both dispersal criteria (distance from other billboards) and buffering criteria (distance from sensitive uses). Future billboards will be located in commercial and industrial areas. The exchange program should result in fewer billboards overall in the city, with fewer billboards located too close to residential districts and fewer billboards in all districts – including mixed-use districts. While some areas may be impacted temporarily or permanently by additional billboards, overall the city will see improvement.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

   Digital billboards require more energy than unlit billboards but may be equivalent to floodlit billboards. However, increases, if any, are not expected to be significant.

   Proposed measures to reduce or respond to such demand(s) are:

   This is a non-project action.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

   The proposal will not conflict with local, state, or federal laws or requirements. New language is proposed as part of the amendment to reference the Washington State Scenic Vistas Act and its applicability to certain signs (billboards and on-premises signs) throughout the city.