

Members

Donald Erickson, Chair
Sean Gaffney, Vice-Chair
Theresa Dusek
Benjamin Fields
Mark Lawlis
Tina Lee
Matthew Nutsch
Erle Thompson
Scott Winship



Agenda

Tacoma Planning Commission

Community and Economic Development Department

Ricardo Noguera, Director
Peter Huffman, Assistant Director
Charles Solverson, P.E., Building Official

Public Works and Utilities Representatives

Kurtis Kingsolver, Assistant Director/City Engineer, Public Works Department
Heather Pennington, Resource Planning Manager, Tacoma Water
Diane Lachel, Community and Government Relations Manager, Click! Network, Tacoma Power

747 Market Street, Room 1036
Tacoma, WA 98402-3793
253-591-5200 (phone) / 253-591-2002 (fax)
www.cityoftacoma.org/planning

(Agenda also posted at: www.cityoftacoma.org/planning > "Planning Commission" > "Agendas-Minutes-Recordings")

MEETING: Regular Meeting and Public Hearing

TIME: Wednesday, October 17, 2012, 4:00 p.m.
(Public Hearing begins at approximately 5:00 p.m.)

Change of Location
(Not in Room 16)

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

A. CALL TO ORDER

B. QUORUM CALL

C. APPROVAL OF MINUTES – Regular Meeting and Commission Retreat on October 3, 2012

D. GENERAL BUSINESS

(4:00 p.m.) 1. Tacoma Link Expansion Project

Description: Sound Transit staff will provide an overview and status of the planning and environmental processes for exploring potential alternatives for expanding the Tacoma Link light rail system.

Actions Requested: Comment

Support Information: N/A

Staff Contact: Lihuang Wung, 591-5682, lwung@cityoftacoma.org

(4:30 p.m.) 2. Urban Forestry/Landscaping Code Revisions

Description: Review the status and the revised scope of work of the project, major issues, proposed approaches, and the draft schedule.

Actions Requested: Discussion; Direction

Support Information: See "Agenda Item GB-2"

Staff Contact: Brian Boudet, 594-7824, bboudet@cityoftacoma.org



E. PUBLIC HEARING (begins at approximately 5:00 p.m.)

(5:00 p.m.) **1. Capital Facilities Program for 2013-2018**

Description: Conduct a public hearing on the proposed changes to the program, and consider making a recommendation to the City Council

Actions Requested: Receive testimony; Discussion; Recommendation

Support Information: See "Agenda Item PH-1"

Staff Contact: Cindy Cusick, 594-7954, ccusick@cityoftacoma.org

F. COMMUNICATION ITEMS

1. The City Council is scheduled to review and Planning Commission's Accomplishments and Work Program at the Study Session on October 23, 2012, at 12:00 noon, in Room 16, Tacoma Municipal Building North
2. Planning Commission Tentative Agenda for November 7, 2012 (subject to change):
 - Annual Amendment Application #2013-01 Drive-Through Regulations
 - Annual Amendment Application #2013-05 Shoreline Related Elements
 - Annual Amendment Application #2013-09 Sign Regulations

G. COMMENTS BY COMPREHENSIVE PLANNING DIVISION

H. COMMENTS BY PLANNING COMMISSION

I. ADJOURNMENT

Members

Donald Erickson, Chair
 Sean Gaffney, Vice-Chair
 Theresa Dusek
 Benjamin Fields
 Mark Lawlis
 Tina Lee
 Matthew Nutsch
 Erle Thompson
 Scott Winship



Minutes

Tacoma Planning Commission

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(Draft for Review/Approval)

MEETING: Regular Meeting and Commission Retreat

TIME: Wednesday, October 3, 2012, 4:00 p.m.

PLACE: Room 16, Tacoma Municipal Building North
 733 Market Street, Tacoma, WA 98402

Members Present: Donald Erickson (Chair), Sean Gaffney (Vice-Chair), Theresa Dusek, Ben Fields, Mark Lawlis, Matthew Nutsch, Erle Thompson, Scott Winship

Members Absent: Tina Lee

Staff Present: Brian Boudet, Ian Munce, Lihuang Wung (BLUS); Steve Call, Cindy Cusick (Finance); Jennifer Kammerzell (Public Works)

Chair Erickson called the meeting to order at 4:00 p.m. The minutes of the regular meeting on September 5, 2012 were approved as submitted, and the minutes for the September 19, 2012 meeting were also approved, with a correction that Commissioner Lawlis should've been recorded as "present."

GENERAL BUSINESS

1. Capital Facilities Program for 2013-2018

Steve Call, Interim Finance Director, facilitated the Commissioners' review of the proposed amendments to the Capital Facilities Program (CFP) for 2013-2018; Ian Munce explained the Growth Management Act's requirements for capital facilities planning; and Lihuang Wung added comments on how the proposed changes are tied to the policy principles of the Comprehensive Plan. Cindy Cusick, Budget Office, and Jennifer Kammerzell, Public Works, provided clarifications on certain project aspects.

Staff responded to a number of questions raised by the Commissioners, such as what the projects are about and why they are added to or removed from the CFP; why the Broadway Center related projects are taken off the CFP, what "contracted to BCPA" means, and whether those are City funded projects; are the projects budgeted in accordance with the City's priorities such as those reflected in the Mobility Master Plan; when the public reviews the document they may have questions about certain projects; why the "LTGO 2009 Bond Funded Public Art" project is attached to several Comprehensive Plan tie-in questions; are the projects listed in any particular ranking of priorities and whether the associated dollar amounts are estimates or budgeted; and where to get more information about certain projects such as completing a sidewalk along McKinley Avenue linking to the Tacoma Dome.



The Commission voted unanimously to authorize the distribution of the proposed amendments for public review and set October 17, 2012 as the date for a public hearing, and requested that a more elaborated and explanatory presentation of the proposal be provided at the beginning of the hearing.

2. Annual Amendment #2013-07 Adoption and Amendment Procedures

Lihuang Wung presented the revised version of the proposed amendments to the *Tacoma Municipal Code (TMC) Chapter 13.02 Planning Commission* that was prepared in response to the Commissioners' comments on the first version reviewed at the last meeting on September 19, 2012.

The revised version would (a) remove the phrase of "as appropriate and necessary" from some of the provisions pertaining to the Commission's duties and responsibilities (Section 13.02.040); and (b) retain the requirement for completing the assessment of applications for proposed amendments within 120 days of receipt of the applications (Subsection 13.02.045.E). The Commissioners concurred.

The revised version would also retain the requirement for Council-initiated moratoria or interim zoning to be referred to the Commission for a recommendation, but streamline the process by removing the requirement for a public hearing and the 30-day timeframe (Section 13.02.055). The Commissioners expressed comments and concerns. After lengthy discussion and taking into consideration of various factors including the State law requirements (RCW 36.70A), the Commission voted 6 to 2 (Nays from Commissioners Dusek and Thompson) to accept the revised version as presented, with the understanding that the proposed language implies that the Commission's recommendation shall be formulated as soon as practical after the Council's referral and a public hearing can be held if the Commission chooses to.

Also discussed was the issue of potentially adding a Council representative, liaison or ex-officio to the Commission's membership, and/or adding some specific requirements to the review/recommendation process (such as joint study sessions), to ensure and enhance the timely communication and interaction between the Commission and the Council. The Commission suggested that staff conduct benchmark research on how other jurisdictions deal with this issue.

The Commissioners generally agreed that the revised version of the proposed amendment to TMC 13.02 may be distributed for public review in February 2013. Chair Erickson suggested that, due to the unique nature of this proposal that focuses on the Commission's procedural requirements, a separate public hearing should be held for it, aside from that for the rest of the proposals contained in the 2013 Annual Amendment package. The Commissioners concurred.

COMMISSION RETREAT

Ian Munce, Brian Boudet and Lihuang Wung facilitated the Commission's retreat, which was an informal session. Mr. Munce provided an overview of the following issues as related to the Commission's work:

1. Planning Framework – state mandates, regional and countywide planning policies, and City policies and strategic priorities
2. City Organizational Structure – City Council and City Manager, City Commissions and Committees, Planning Commission's duties and responsibilities, other departments and agencies doing planning, and Neighborhood Councils and Neighborhood Business Districts
3. Comprehensive Plan and Land Use Regulatory Code - goals and growth strategy, Land Use Intensity vs. Zoning Map, Plan elements and Code sections, and permitting process.
4. Planned Activities and Emerging Issues.

The Commissioners and staff also took turns to make remarks about themselves, why they had chosen to work and live in Tacoma, as well as their interests, concerns, and expectations.

COMMUNICATION ITEMS

Chair Erickson acknowledged receipt of the following information:

1. Planning Commission Tentative Agenda for October 17, 2012.

COMMENTS BY COMPREHENSIVE PLANNING DIVISION

None.

COMMENTS BY PLANNING COMMISSION

None.

ADJOURNMENT

The meeting adjourned at 6:37 p.m.



City of Tacoma
Community and Economic Development Department

Agenda Item
GB-2

TO: Planning Commission
FROM: Brian Boudet, Urban Planner
SUBJECT: Urban Forestry/Landscaping Code Revisions
DATE: October 10, 2012

At the Commission's next meeting on October 17th, staff from the City's Environmental Services and Comprehensive Planning Divisions will provide an overview of the current status of the City's Urban Forestry program and discuss potential landscaping code changes to help implement the recently adopted Urban Forest Policy Element of the Comprehensive Plan. The presentation will summarize the relevant policy direction, and place the code discussion in the broader context of implementation steps currently underway and others being explored that focus on City projects; incentives and assistance; education and outreach; technical guidance; and, review of regulatory approaches.

As the Commission is aware, the City's urban forest (which is broadly defined to include all trees and vegetation) has been the focus of extensive policy discussion and City Council direction over the past several years. In 2010, the Planning Commission recommended and the City Council adopted a new Urban Forest Policy Element in our Comprehensive Plan, which followed the 2008 adoption of the Open Space Habitat and Recreation Element. These elements recognize that the urban forest provides a broad range of public benefits and set far-reaching goals to improve its health and function, and increase its extent. The new elements increase the emphasis on and further recognize the important role of the urban forest, including its function as part of streetscapes (complete streets), as an integral urban design and aesthetic consideration, and for its natural and environmental benefits.

The Plan calls for a range of actions that could be implemented in multiple ways, including the following:

- Achieve a 30% citywide tree canopy coverage by the year 2030;
- Incorporate flexible code approaches tailored to the needs of differing land uses;
- Seek opportunities to increase storm water benefits through landscaping;
- Integrate public safety considerations into landscaping;
- Enhance the urban forest connection between natural areas and developed areas.

In late 2011 the Planning Commission began a discussion about proposed changes to the landscaping-related provisions of the Land Use Regulatory Code, intended to implement this recent policy direction on Tacoma's urban forest. In May of this year the Planning Commission held a public hearing on a set of potential code amendments. At the hearing community members and stakeholders expressed numerous concerns about the initial proposal. Over the

Urban Forestry/Landscaping Code Revisions

October 10, 2012

Page 2 of 2

past few months staff have been reevaluating the key objectives of this project and meeting with stakeholders to discuss an approach for implementing the Urban Forestry Element that balances the goals of encouraging and incentivizing the planting of additional trees and other vegetation in the city, as well as ensuring that new development is consistent with these and other adopted policies.

Attached is a project summary, which includes information about the scope, schedule and outreach approach for this project, as well as a couple of examples of the types of education/outreach materials (rain garden brochure) and incentive programs (tree coupons) the City is pursuing. If you have any questions please contact me at 573-2389 or bboudet@cityoftacoma.org.

Attachment

c: Peter Huffman, Assistant Director

Urban Forestry/Landscaping Code Amendments

Community Outreach and Engagement Plan

Key Stakeholders:

- MBA
- AGC
- MetroParks
- Port of Tacoma
- Tacoma School District
- Chamber of Commerce
- Cross-District Forum (Neighborhood Business Districts)
- Community Council (Neighborhood Councils)
- Sustainability Commission
- Green Tacoma Partnership

Overview of Outreach Schedule

Informal Outreach

Initial Round – September-October 2012 *(and additional informal outreach on an as-needed basis)*

- Focusing on project goals, key issues/concerns, and schedule
- With concerned stakeholders from previous proposals, such as
 - MBA
 - MetroParks
 - Port of Tacoma

Formal Outreach

Round 1 – November 2012

- Initial input on proposed program elements and 1st draft of potential code amendments
- Outreach to all identified stakeholders

Round 2 – December 2012 - January 2013

- Reviewing community, Council, and Commission input, and modified program elements and 2nd draft of code amendments
- Outreach to individual stakeholder groups as necessary based on previous discussions

Round 3 – January 2013

- Pre-Hearing Informational Session on 3rd draft of code amendments
- Outreach to individual stakeholder groups as necessary based on previous discussions

Planning Commission Public Hearing – February 2013

- Post-hearing outreach to individual stakeholder groups as necessary based on hearing testimony

Round 4 – March 2013

- Review of Planning Commission's recommended amendments
- Outreach to individual stakeholder groups as necessary based on previous discussions

City Council Public Hearing – April 2013

- Post-hearing outreach to individual stakeholder groups as necessary based on hearing testimony

Tentative Schedule

Date	Event
June 6, 2012	Planning Commission – Update regarding current status, community concerns, and proposed public outreach process for incentive and education-based program elements and modified code amendments
June 13, 2012	Environment and Public Works Committee – Update regarding current status, community concerns, and proposed public outreach process for incentive and education-based program elements and modified code amendments
Sept.-Oct. 2012	Community Outreach (Informal) – Review project goals, key issues/concerns, and schedule <ul style="list-style-type: none"> • Focused on concerned stakeholders from previous proposals
October 17, 2012	Planning Commission – Review community input, proposed program elements and potential code amendments
November 2012	Community Outreach – Reviewing community, Council, and Commission input, and modified program elements and draft of code amendments
November 28, 2012	Environment and Public Works – Review proposed program elements and potential code amendments
Dec. 2012-Jan. 2013	Community Outreach – Reviewing community, Council, and Commission input, and modified program elements and second draft of code amendments
January 2013	Planning Commission – Review community input, finalize proposed code amendments, and set public hearing date
January 2013	Community Outreach – Pre-Hearing Informational Session on third draft of code amendments
January 2013	Environment and Public Works – Review proposed program elements, community input, and proposed code amendments
February 2013	Planning Commission – Public Hearing on draft code amendments
Feb.-March 2013	Planning Commission – Discussion of hearing testimony and potential changes to the proposed code amendments and Recommendation to City Council
March 2013	Community Outreach – Reviewing the Commission’s recommendations with individual stakeholder groups as necessary
March 2013	City Council – Study Session on proposed code amendments
April 2013	City Council – Public Hearing on proposed code amendments
April 2013	Environment and Public Works Committee – Discuss public testimony and potential changes to the proposed code amendments
April 2013	City Council – First and second reading of code amendments

Urban Forestry/Landscaping Code Amendments

Overview of Scope

Basic Goals

1. Plant More Trees
2. Plant Better Trees (variety, larger, correct for location, etc.)
3. Better Ensure the Health, Survival and Proper Maintenance of Trees
4. Encourage Tree Retention
5. Provide Flexibility while Still Achieving Goals of Requirements
6. Increase/Recognize Stormwater Benefits
7. Provide an Understandable and Predictable Approach
8. Recognize and Protect Heritage Trees

City Actions (led by Public Works)

Pilot Project for City maintenance in Business Districts

Improve maintenance of City plantings

Expanded incentive programs (planting projects, free trees, resources, etc.)

Expanded education, outreach, technical support

Continue Open Space restoration

Urban Forest Management Plan for City properties

Finalize technical guidance documents

Update City standards (Public Works Design Manual, Surface Water Mgmt Manual, etc.)

Possible Heritage Tree Program/Ordinance (future)

Landscaping Code Update (led by CEDD)

Street Trees:

Require Right-of-Way reconstruction and new road projects provide street trees

Provide more street tree placement flexibility (street medians, parking strips, bulbouts, etc.)

Provide more street tree quantity flexibility (particularly in Mixed-Use Centers and Downtown where there is greater potential for conflicts)

Site Landscaping:

Site requirements will recognize planned dense areas (focus on portions of site not covered by buildings)

Provide more flexibility in tree placement

All Landscaping:

Enhanced requirements for tree quality and variety (species, age, canopy size, evergreen, tree shape)

Expanded focus on “right tree-right place”

Update provisions on installation, irrigation, maintenance, protection and pruning

Parking lot landscaping flexibility, to allow Low Impact Development (LID) and other creative approaches

Expand credits for retaining existing trees to make more functional

Provide incentives/bonuses for LID approaches

New required trees in View Sensitive Districts chosen from “short” list

Add specificity regarding Crime Prevention Through Environmental Design (CPTED)

Design/build



Site

- 10 feet from buildings
- 10 feet from septic
- Five feet from structures
- Slopes less than 20 percent



Design

- Gradual side slopes
- Appropriate plants
- Sized for infiltration based on soil type



Build

- During dry season
- Do not compact soil
- Irrigate plants through establishment (3 years)



Maintain

- Remove weeds and debris
- Continue mulching unplanted areas

Resources

- City of Tacoma Stormwater Management Manual (SWMM) available at www.cityoftacoma.org/stormwater
- Washington State University Rain Garden Handbook for Western Washington Homeowners available at www.raingarden.wsu.edu
- Information on rain garden plant selection available through City of Tacoma Urban Forestry at www.cityoftacoma.org/evergreentacoma
- LID Technical Guidance Manual for Puget Sound available at www.psp.wa.gov/LID_manual

Rain gardens

Putting water back where it belongs



Public Works
Environmental Services
Center for Urban Waters
326 East D Street
Tacoma, WA 98421-1801
(253) 591-5588

Stormwater impacts

Native conditions

Native forests in the Puget Sound lowlands intercept, store, clean and slowly convey stormwater through the vegetation, soil, and water bodies that support our ecosystems. As much as 50 percent of the stormwater entering these forests can be intercepted and evaporated through vegetation alone.



Developed conditions

As development occurs, the quantity of impervious surfaces (rooftops and roadways) in a watershed increases. This results in increased runoff to the City stormwater system. During large rainfall events, the capacity of the stormwater system may be exceeded resulting in flooding of City streets and some low lying areas. Pollutants on impervious surfaces are also washed into the stormwater system.



Rain gardens

If appropriately designed, rain gardens can soak up and filter 100 percent of the runoff from rooftops, roadways, and other impermeable surfaces and keep it out of the City's stormwater system. In addition to flood control, rain gardens provide habitat for animals and protect aquatic life from pollutants otherwise entering our streams and wetlands through the stormwater system.

What makes a rain garden

Stormwater infiltration

Water from roof downspouts and other impervious surfaces

Appropriate plants

Plants must be tolerant of summer drought, water level fluctuations and saturated soil conditions

Organic mulch

4 inch minimum depth – weed free, chipped wood and bark

Rain garden soil mix

18 inch minimum depth – derived from 40 percent organic and 60 percent inorganic materials

Existing native soil

18 inch minimum depth between bioretention soil and seasonal high groundwater



Place rocks at inlet to dissipate energy

Place plants out of direct flow path

Minimum 12 inch ponding depth

Emergency overflow pathway directs potential overflow to stormwater system



TREE COUPON



Redeem at any of the following locations:

GardenSphere LLC
3310 N Proctor
Tacoma, WA 98407

Vassey Nursery
2424 Tacoma Road
Puyallup, WA 98371

VALUE

\$20 off 5-15 Gallon Deciduous
\$30 off 5-15 Gallon Evergreen/PNW Native
\$40 off 15+ Gallon Deciduous
\$50 off 15+ Gallon Evergreen/PNW Native

Expires April 1st, 2013

Not redeemable for cash
Not transferable
Limit one per customer while supplies last

Signature: _____

X

TREE COUPON



Redeem at any of the following locations:

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Tacoma, WA 98407

Vassey Nursery
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Puyallup, WA 98371

VALUE

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\$30 off 5-15 Gallon Evergreen/PNW Native
\$40 off 15+ Gallon Deciduous
\$50 off 15+ Gallon Evergreen/PNW Native

Expires April 1st, 2013

Not redeemable for cash
Not transferable
Limit one per customer while supplies last

Signature: _____

X

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Expires April 1st, 2013

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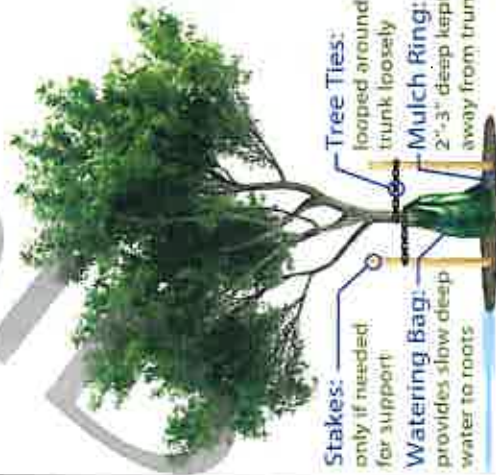
Signature: _____

X

NOTE TO NURSERIES

For reimbursement, please send each original redeemed coupon to:

Center for Urban Watrers
Attn: Ramie Pierce
326 East D Street,
Tacoma, WA 98421-1801

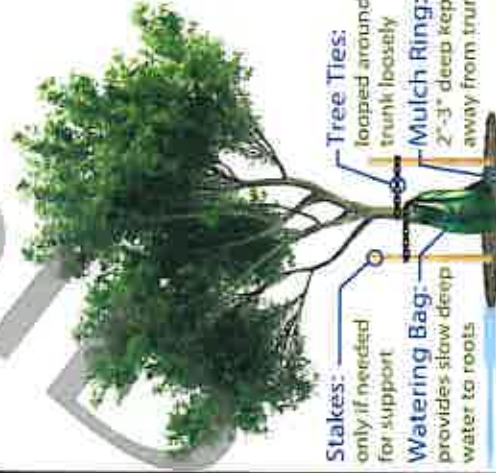


CARE FOR YOUR TREES

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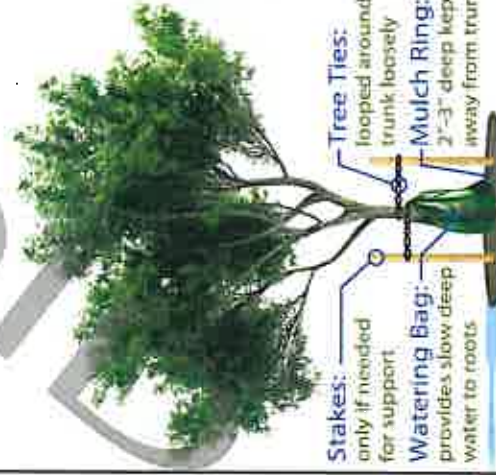


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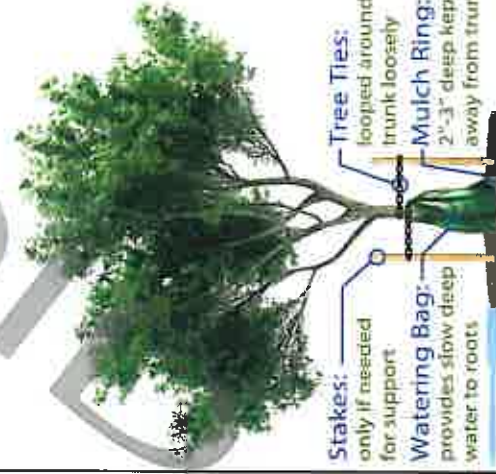


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CARE FOR YOUR TREES



City of Tacoma
Community & Economic Development Department

Agenda Item
PH-1

TO: Planning Commission
FROM: Lihuang Wung, Comprehensive Planning Division
SUBJECT: Capital Facilities Program for 2013-2018
DATE: October 11, 2012

The Planning Commission will conduct a public hearing on October 17, 2012, concerning the proposed amendments to the Capital Facilities Program (CFP) for 2013-2018. At the conclusion of the hearing, the Commission will be requested to consider forwarding a recommendation to the City Council on whether the proposed amendments, as may be modified based on the oral and written testimony received, are consistent with the Comprehensive Plan.

A summary of the proposed amendments and associated background information had been provided to the Commission at the last meeting on October 3, 2012. The draft CFP document is not being provided, due to its large volume, but will be posted on the website of the Budget and Research Division of the Finance Department, at <http://www.cityoftacoma.org/Page.aspx?hid=1235>.

Attached is a public hearing staff report that summarizes the proposed amendments, documents the public notification process for the hearing, includes the environmental review work associated with the proposal, and compiles the written comments received to date and the corresponding staff responses.

If you have any questions, please contact Cindy Cusick, Budget and Research Division, at 594-7954 or ccusick@cityoftacoma.org.

c: Peter Huffman, Assistant Director

Attachment



**DEPARTMENT OF FINANCE, OFFICE OF MANAGEMENT & BUDGET
Staff Report**

2013-2018 CAPITAL FACILITIES PROGRAM

**TACOMA PLANNING COMMISSION PUBLIC HEARING
October 17, 2012**

A. PURPOSE:

Consistent with the Growth Management Act (GMA), Comprehensive Plan, and Tacoma Municipal Code (TMC), the purpose of this hearing is to:

- Ensure early and continuous public participation in the development and review of the 2013 update to the Capital Facilities Program [RCW 36.70A.140];
- Obtain Planning Commission review of capital budgets and expenditures for public facilities and services for conformity with the Comprehensive Plan [TMC 13.02.040(I)]; and
- Seek Planning Commission recommendation to the City Council for adoption of the 2013-2018 Capital Facilities Program concurrently with the 2013-2014 Biennium Budget [TMC 13.02.045(B)(4)].

B. BACKGROUND:

Each year, proposed amendments to the Comprehensive Plan are considered by the Planning Commission and the City Council. The Growth Management Act, with few exceptions, requires that all proposed Plan amendments be reviewed concurrently and no more frequently than once each year [RCW 36.70A.130(2)(a)]. This is usually referred to as the “annual amendment” whereby individual Comprehensive Plan amendments are considered together. An exception is the amendment of the Capital Facilities Element of the Comprehensive Plan, which may be adopted separate from other proposed amendments to the Comprehensive Plan if it occurs concurrently with the adoption or amendment of the City’s budget [RCW 36.70A.130 (2)(a)(iv)].

C. CAPITAL FACILITIES PROGRAM AMENDMENT PROCESS:

The 2013-2018 Capital Facilities Program covers a six-year planning period and is updated biennially to meet requirements of the Growth Management Act and to reflect ongoing project changes and additions. The update to the Capital Facilities Program is prepared by the Department of Finance, Budget and Research Division, in conjunction with the Community and Economic Development Department based on submissions from City departments.

Planning Commission criteria allow for an amendment to the Comprehensive Plan when it is determined that City of Tacoma needs have changed. All proposed amendments are subject to the requirements of Chapter 13.02 of the Tacoma Municipal Code, the State Environmental Policy Act and the Growth Management Act. All amendments to the Comprehensive Plan receive 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.

The Council will review the proposed amendment, hold a public hearing, make modifications as may be necessary, and adopt or decline the proposed changes.

D. SUMMARY OF PROPOSAL:

The Capital Facilities Element of Tacoma’s Comprehensive Plan consists of two portions: the 20-year plan and the six-year program. The plan portion, which is contained in Section II of the Capital Facilities Element, describes capital facilities related goals and policies that are consistent with other goals and policies of the Comprehensive Plan. The program portion, which is the Capital Facilities Program, is an implementing strategy of the Capital Facilities Element of the Comprehensive Plan, is a separate document, and includes [TMC 13.02.044(A)(4)]:

- An inventory of all existing facilities owned by public entities, showing the locations and capacities;
- A forecast of the future needs for such capital facilities (this is based on level of service standards and population projections included in each chapter)
- The proposed locations and capacities of expanded or new capital facilities;
- At least a six-year plan that will finance such capital facilities with projected funding capacities and clearly identified sources of public money for such purposes; and
- A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the Capital Facilities Element are coordinated and consistent.

The 2013–2018 Capital Facilities Program is both a planning and financial document. It is a prioritization of the capital improvements the City intends to build in the next six years and a plan for how to pay for these improvements. The 2013–2018 Capital Facilities Program does not appropriate funds, but rather functions as a budgeting tool, supporting the actual appropriations that are made through adoption of the budget. It is an important “filter” that demonstrates that the Capital Facilities Element of the Comprehensive Plan is financially realistic.

While the Growth Strategy & Development Concept Element and the Generalized Land Use Element of the Comprehensive Plan articulate the vision for how Tacoma will develop, the 2013-2018 Capital Facilities Program describes one key part of the implementation of that vision. It is a critical link between comprehensive planning and capital improvements. Within the Capital Facilities Program, implementation of the Comprehensive Plan is described through:

- Established levels of service for various public facilities and services;
- How certain undeveloped areas will develop based on type of public facilities extended;
- How coordination with adjacent jurisdictions will occur; and
- How coordination with other agencies that provide public facilities and services such as school districts, utilities, and transit services will occur.

The 2013–2018 Capital Facilities Program provides information on projects needed to support growth. These projects are defined as major improvements, maintenance, replacements, or acquisitions that cost at least \$50,000 and must meet the following criteria:

- Have a life expectancy of ten years or more;

- Result in an addition to the City’s fixed assets; and/or
- Extends the life of an existing City-owned capital asset.

Examples of capital projects included in the Capital Facilities Program are:

- Land or site purchases or development;
- Building or structure purchases and/or construction;
- Purchase and/or construction of infrastructure such as streets, roads, highways, sidewalks, street/road lighting systems, traffic signals, storm and sanitary sewer systems, and solid waste facilities such as landfills or recycling centers;
- Major remodeling or maintenance of infrastructure; and
- Major design, professional consulting, engineering, and construction services associated with a capital project.

The 2013–2018 Capital Facilities Program is organized into Chapters, Sections and Subsections to categorize the data and ensure that all information required by the Capital Facilities Element of the Comprehensive Plan is included in an orderly sequence. Chapters include an introduction, detail on each proposed new and ongoing project, a six-year spending plan summary by project, the inventory of Tacoma’s existing public facilities, and a summary of project funding sources. Sections within a Chapter group similar categories of facilities and/or services together and are presented in alphabetical order. Subsections add further detail to each Section and represent program areas or City departments.

The 2013–2018 Capital Facilities Program includes 272 projects with a six-year cost of approximately \$1.71 billion. There are 17 new City projects in the Capital Facilities Program with an estimated six-year cost of \$34.1 million.

Projects in the Capital Facilities Program cover a wide range of capital improvements, including renovated Fire Department facilities, street repairs, and expansion of sewer and storm water systems. Particular emphasis has been placed on deferred maintenance on many projects addressing the needs of the City’s municipal buildings, Public Works Streets and Grounds operations, the theaters, and the City’s municipal parking facilities.

E. GENERAL INFORMATION:

1. Environmental Evaluation

Pursuant to RCW 43.21C.030 (2)(c) and Tacoma’s environmental review procedures, a preliminary Determination of Environmental Nonsignificance was issued on October 9, 2012. This preliminary determination, SEPA File Number: SEP2012-40000188302, was made based upon a completed environmental checklist. The City will reconsider the determination based on timely public comments that are received by October 23, 2012. Unless modified by the City, this preliminary determination will become final on October 30, 2012.

2. Public Review Process

Consistent with Growth Management Act and Comprehensive Plan requirements, the City continuously strives to provide opportunities whenever possible for citizens to participate in the

capital facilities planning process. City Council Resolution No. 36914 reinforces this commitment to public involvement by requiring public hearings on the 2013-2018 Capital Facilities Program by both the Planning Commission and City Council.

A copy of the draft 2013-2018 Capital Facilities Program was placed in the Tacoma Public Library and on the City's Website (at www.cityoftacoma.org/Page.aspx?hid=1235). Corrections and suggested changes to the document are posted periodically to the website.

3. Notification

More than 200 notices announcing the public hearing were mailed or electronically mailed to interested parties including state agencies, neighborhood councils and business district representatives, adjacent jurisdictions, civic groups and agencies, major employers in the Tacoma area, the news media, and City of Tacoma internal staff. In accordance with RCW 36.70A, the Washington State Office of Community Development and other required state agencies were notified of the City's intention to amend the Comprehensive Plan with the 2013-2018 Capital Facilities Program, and this notice was sent at least 60-days prior to proposed adoption of the Program by the City Council. In addition, a public notice of the Planning Commission Public Hearing was published in the *Tacoma News Tribune* on October 10, 2012.

F. ATTACHMENTS (*hard copies provided for Planning Commission Members only*)

1. Public Hearing Notice
2. Preliminary Determination of Environmental Nonsignificance
3. SEP2012-40000188302 Environmental Checklist
4. Staff report response to public comments

G. DEPARTMENT OF FINANCE, BUDGET & RESEARCH DIVISION RECOMMENDATION:

The Department of Finance, Budget & Research Division recommends that the Planning Commission accept all oral and written testimony and hold the record open until **the close of the public hearing on October 17, 2012** 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.

PUBLIC HEARING NOTICE

TACOMA PLANNING COMMISSION

747 Market Street, Room 1036

Tacoma, WA 98402-3793

Tel: 253/591-5365

Fax: 253/591-2002

Subject: Draft 2013-2018 Capital Facilities Program

Date: Wednesday, October 17, 2012

Time: 5:00 p.m.

Place: City Council Chambers, 1st Floor, Tacoma Municipal Building, 747 Market Street

Purpose: The purpose of the public hearing is to allow all interested persons an opportunity to provide comments about the Draft 2013–2018 Capital Facilities Program. If you are not able to attend the hearing but wish to express your opinion, please submit your comments in writing to the Planning Commission at the above address by **5:00 p.m. October 17, 2012**. Facsimile comments are acceptable. Comments may also be sent via e-mail to: ccusick@cityoftacoma.org.

The Draft 2013-2018 Capital Facilities Program is an element of the City's Comprehensive Plan which provides information on capital facilities in the City of Tacoma. It contains factual information about proposed new projects and projects already under construction that will continue into the next six-year period. Each year providers of publicly supported capital facilities submit information about projects relative to type, size, location, financing (including anticipated cost and funding sources), and impact on existing levels of service. This information is then compiled into a draft Capital Facilities Program document and presented for public review and comment through the public hearing process.

The Draft 2013-2018 Capital Facilities Program is available on the City of Tacoma's website www.cityoftacoma.org (*go to Services\Financial\Budget & Research\ and then click on Draft 2013-2018 Capital Facilities Program*). A copy is also available at the Library (Main Branch), and in the Department of Finance, Budget and Research Division office at 747 Market Street, Room 444.

Public Hearing Notice

Environmental Review: Pursuant to the State Environmental Policy Act (SEPA), a Preliminary Determination of Environmental Nonsignificance (pre-threshold determination) has been made for the Draft 2013-2018 Capital Facilities Program. The decision was made after a review of a completed environmental checklist. A copy of the environmental checklist is available from the Department of Finance, Budget & Research Division, at 747 Market Street, Room 444. Comments on the Preliminary Determination of Nonsignificance or the environmental checklist must be submitted by **5:00 p.m. on Wednesday, October 23, 2012**. The City will reconsider the preliminary determination based on timely comments. The preliminary determination will become final on October 30, 2012, unless modified. Appeals may be filed at the Superior Court of the State of Washington for Pierce County within 21 days after the final determination. Appeals to Superior Court shall be taken in accordance with procedures and limitations set forth in RCW 43.21C.075.

Copies of the Draft 2013-2018 Capital Facilities Program are available at the Main Branch of the Tacoma Public Library and the Department of Finance, Budget and Research Division, at the above address.

The document may also be viewed City of Tacoma's website www.cityoftacoma.org (go to Services\Financial\Budget & Research\ and then click on Draft 2013-2018 Capital Facilities Program)

For more information, please call Cindy Cusick at 594-7954 ccusick@cityoftacoma.org.



The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the City Clerk's Office at (253) 591-5505. TTY or speech to speech users please dial 711 to connect to Washington Relay Services.

Determination Of Environmental Nonsignificance

City of Tacoma

SEPA File Number: SEP2012-40000188302

TO: All Departments and Agencies with Jurisdiction

SUBJECT: Determination of Environmental Nonsignificance

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

Applicant: City of Tacoma Department of Finance, Budget and Research Division
747 Market Street, Room 444
Tacoma, WA 98402
(253) 591-5492

Proposal: 2013-2018 Capital Facilities Program – A document that lists and describes existing and proposed publicly supported capital facilities within the City of Tacoma. Includes information on location, size, and funding.

Location: City of Tacoma

Lead Agency: City of Tacoma

City Contact: Cindy Cusick
747 Market Street, Room 444
Tacoma, WA 98402
(253) 594-7954

The lead agency for this proposal has determined 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)(9c). 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 Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The City will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 5:00 p.m. by the closing of the comment deadline. 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. If the DNS is retained, it will be final after the expiration of the comment deadline.

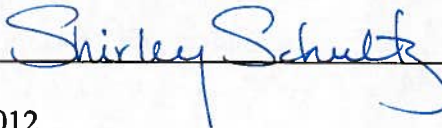
Appeals may be filed at the Superior Court of the State of Washington for Pierce County within 21 days after the final determination. Appeals to the Superior Court shall be taken in accordance with procedures and limitations set forth in RCW 43.21C.075. A copy of the appeal shall be filed with the Department of Public Works, 747 Market Street, Tacoma, Washington 98402.

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

Responsible Official: Tadd Wille

Position/Title: Budget Officer, Budget and Research Division

Signature:  _____

SEPA Officer Signature:  _____

Issue Date: October 9, 2012

Comment Deadline: 5:00 p.m., October 23, 2012

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

- c: Tacoma Public Works Department, 747 Market Street, Room 345, Tacoma, WA 98402
- Puyallup Indian Tribe, Land Use Department, 1850 Alexander Avenue, Tacoma, WA 98421
- Tacoma-Pierce County Health Department [EH-3128(3)], 3629 South "D" Street, Tacoma, WA 98418-6813
- Washington State Department of Ecology, Environmental Review Section, P.O. Box 47703, Olympia, WA 98504-7703
- City of Tacoma Neighborhood Council Chairs and contact persons

File: Building and Land Use Services

Environmental Checklist

For the proposed

2013-2018 Capital Facilities Program

SEPA FILE NUMBER: SEP2012-40000188302

Finance Department
Budget and Research Division
Tacoma Municipal Building
747 Market Street, Room 444
Tacoma, WA 98402-3793
253/591-5492

September 28, 2012

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

2013 - 2018 Capital Facilities Program

**2. Proponent/applicant--Name and phone number:
Proponent/applicant—Address:**

City of Tacoma
Finance Department
Budget and Research Division
747 Market St., Room 444
Tacoma, WA 98402-3793

**3. Contact Person--Name and phone number:
Contact Person--Address:**

Cindy Cusick
City of Tacoma
Finance Department
Budget and Research Division
747 Market St., Room 444
Tacoma, WA 98402-3793
Phone: (253) 594-7954
Fax: (253) 591-5536
E-mail:
ccusick@cityoftacoma.org

4. Date checklist prepared:

September 28, 2012

5. Agency requesting checklist:

City of Tacoma
Finance Department
Budget and Research Division

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

The 2013-2018 Capital Facilities Program will be considered and adopted by the City Council concurrently with the 2013-2014 Biennium Budget.

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

The Capital Facilities Program is amended biennially. All publicly supported capital projects over \$50,000 are to be included in the Capital Facilities Program. Public facilities capital projects will require SEPA evaluation as a part of the development process.

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

The Capital Facilities Program lists proposed projects from a variety of providers of public facilities capital projects for the City of Tacoma. Review of these projects for environmental impact is required during the planning process. Additional environmental information is available from the individual provider and the designated lead agency regarding specific projects. Most large capital projects require environmental review.

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.

No.

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

The Capital Facilities Program is updated biennially based upon information from a variety of providers. It is required by State Law and is adopted by the City Council concurrently with the adoption or amendment of the City's budget. The Capital Facilities Program lists all publicly supported planned projects for a six-year period. At time of development, individual projects are subject to local, state and occasionally federal approval.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The Capital Facilities and Utilities Elements of the Comprehensive Plan include policies relative to capital facilities and utilities within the City of Tacoma. The two documents and the Capital Facilities Program meet the requirements of the State of Washington's Growth Management Act RCW 36.70A.070. This act requires the following:

- An inventory of all existing facilities owned by public entities, showing the locations and capacities.
- A forecast of the future needs for such capital facilities (this is based on level of service standards and population projections included in each chapter).
- The proposed locations and capacities of expanded or new capital facilities.
- At least a six-year plan that will finance such capital facilities with projected funding capacities and clearly identified sources of public money for such purposes.
- A requirement to reassess the Land Use Element of the Comprehensive Plan if probable funding falls short of meeting existing needs and to ensure that the Land Use and Capital Facilities Elements and the financing plan within the Capital Facilities Program are coordinated and consistent.

The City of Tacoma Capital Facilities Program, updated each year, includes an inventory, forecast, and six-year financing plan for each provider. The Capital Facilities Element of the Comprehensive Plan is updated every six years and includes the policies relative to level of service standards/adequacy of service and consistency.

The Capital Facilities Program lists proposed costs (expenditures and revenues) of over 300 publicly supported projects including road, school, park, utility, municipal buildings, and economic development projects.

The Program also includes information on projects including location, cost, financing plan, capacity, etc. Proposed projects are analyzed in terms of adequacy of service based on adopted levels of service indicated in the Capital Facilities Element of the Comprehensive Plan. The Capital Facilities Program is consistent with the Comprehensive Plan and its amendments.

12. Location of the proposal:

The Capital Facilities Program covers projects located throughout the City of Tacoma and neighboring areas. Only a few projects, mostly Tacoma Public Utility projects, are located outside of Pierce County.

13. Assessor Parcel Number:

Affected parcels are throughout the City and are too numerous to list.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The Capital Facilities Program lists projects in all types of terrain.

b. 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 Dr.) 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.

c. 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 and silt.

d. 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 are those areas that are least likely and Zone 4 are those that are most likely to experience injury and/or building damage as a result of a seismic event. The City's geological hazardous areas are generally mapped in the Environmental Policy Element of the Comprehensive Plan.

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

Unknown. Specific impacts will be assessed at project development stage.

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

Erosion controls will be made a requirement by the City at the time of permit approval and construction. Specific impacts will be assessed at project development stage.

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

Not applicable. Proposal is a non-project action. Impacts will be assessed at project development stage. Increase in impervious surfaces is likely with increased development.

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

Proposed development would be required to meet the grading and erosion control measures 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.

Impacts will be assessed at project development stage. Future development may result in localized increases in air pollution due to construction activity and vehicular traffic.

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

Carbon monoxide has historically been a consideration for downtown Tacoma, but current levels are below Federal standards. Impacts of specific projects will be assessed at the project development stage

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

Development proposals will be reviewed concerning the applicability of meeting local and state regulations regarding emissions.

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.**

Tacoma is a peninsula surrounded on the west by Puget Sound and on the east by Commencement Bay. Several lakes, ponds, wetlands and streams are located throughout the city including the Puyallup River, Swan, Puget, Crystal and Fleet Creeks. Impacts will be assessed at project development stage.

- 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.**

Some of the proposed projects indicated are within 200 feet of the water, especially Port of Tacoma projects. All projects must comply with the required review process at time of development.

- 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.**

N/A. Proposal is a non-project action. Impacts will be assessed at project development stage.

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

N/A. Proposal is a non-project action. Impacts will be assessed at project development stage.

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 in Tideflats near SR-509 and Portland Ave.; an area in Tideflats near Taylor Way, Alexander Ave. and SR-509; the creek area east of Portland Ave. between I-5 and S. 56th St.; the Larchmont Playground area near S. 84th St. and Pacific Ave.; the area near S. 84th and S. Hosmer streets; the Wapato Lake area near S. 72nd St. and Sheridan Ave.; the Flett Creek area near S. Tacoma Way and S. 74th St.; the China Lake Park area near S. 19th St. and SR-16; and the Titlow Park area near 6th Ave. and BNSF/UP RR tracks. Proposal is a non-project action. Impacts will be assessed at project development stage.

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.

N/A. Proposal is a non-project action. Drainage impacts will be evaluated at time of development review when a specific affected geographic area and development proposal has been developed.

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.

N/A. Proposal is a non-project action. Impacts will be assessed at project development stage.

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.

Proposal is a non-project action. Wastes would be discharged into the City's sanitary sewer system. A policy was added to the Neighborhood Element of the Comprehensive Plan, West End Neighborhood area supporting extension of sanitary sewer improvements to existing developed parcels not currently receiving service.

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 will be evaluated at the time of a development proposal. Mitigation may be required in accordance with City regulations and the *City of Tacoma Surface Water Manual*.

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

No. City sewer hook-up would be required at the time of future development proposals. Stormwater runoff would need to comply with City regulations and the *City of Tacoma Surface Water Manual*.

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

City ordinances require hook-up to sewer and any proposed development will be required to ensure that stormwater discharge will meet the City's stormwater requirements and found in the *City of Tacoma Surface Water Manual*.

In the Housing Element, minimizing the negative impacts on water through "green" housing construction methods will be encouraged by the proposed policy for Low Impact Development (H-HC-5).

4. Plants

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

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

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

N/A. Proposal is a non-project action. Impacts will be assessed at project development stage.

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

None known. Affected geographic areas are predominately developed. This issue would be reviewed at time of development.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Screening and other landscaping to address land use conflicts may be required at time of development.

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, eagle, songbirds, **other:** seagulls, Bald Eagle

mammals: deer, bear, elk, beaver, **other:** squirrel, raccoon, opossum, rabbit

fish: bass, salmon, trout, herring, shellfish, **other:**

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

Commencement Bay and its waterways support populations of salmon species. In May 1999, the Natural Marine Fisheries Service declared Chinook salmon and several other species of native fish as endangered species under the Endangered Species Act (ESA).

c. Is the site part of a migration route? If so, explain.

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 Puyallup River and Port waterways.

d. Proposed measures to preserve or enhance wildlife, if any.

Development proposals would be reviewed for compliance with City ordinances.

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:

Proposal is a non-project action. Impacts will be assessed at project development stage.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

Future development projects consistent with the proposed amendments if adopted could restrict solar access to adjacent properties. Specific impacts would be considered during permit review.

- 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.**

Policies are indicated in the Comprehensive Plan. Proposed projects are subject to these policies at time of development.

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.**

Non project proposal. Impacts of specific projects will be addressed at time of development.

- 1) Describe special emergency services that might be required.**

Proposal is a non-project action. Impacts of specific projects will be addressed at time of development.

- 2) Proposed measures to reduce or control environmental health hazards, if any:**

Existing City ordinances and State Laws provide adequate mitigation. This issue would be evaluated at the development proposal stage.

b. Noise

- 1) What types of noise exist in the area which may affect your project, (for example: traffic, equipment, operation, other)?**

The predominate 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. Impacts will be assessed at project development stage.

- 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.**

Noise would occur when a future development project is under construction. Specific impacts will be assessed at the project development stage.

3) Proposed measures to reduce or control noise impacts, if any.

Noise impacts will be evaluated at the development proposal stage and mitigation required in accordance with City ordinances.

8. Land and Shoreline Use

a. What is the current use of the site?

N/A. Proposal is a non-project action.
The Capital Facilities Program lists proposed projects throughout the City.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

N/A. Proposal is a non-project action. Impacts will be assessed at project development stage.

d. Will any structures be demolished? If so, what?

N/A. Proposal is a non-project action. Impacts will be assessed at project development stage.

e. What is the current zoning classification of the site?

N/A. Proposal is a non-project action.

f. What is the current comprehensive plan designation of the site?

N/A. Proposal is a non-project action.

g. If applicable, what is the current shoreline master program designation of the site?

N/A. Proposal is a non-project action. The Master Program for Shoreline Development governs development of all projects in these environmentally sensitive areas.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**

Some projects listed may be in environmental sensitive areas. Environmental review at time of development will discuss specific impacts.

- i. Approximately how many people would reside or work in the completed project?**

N/A. Proposal is a non-project action. Impacts will be assessed at project development stage.

- j. Approximately how many people would the completed project displace?**

N/A. Proposal is a non-project action. Impacts will be assessed at project development stage.

- k. Proposed measures to avoid or reduce displacement impacts, if any.**

N/A. Proposal is a non-project action. Impacts will be assessed at project development stage.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land use and plans, if any.**

All projects are subject to the Comprehensive Plan, Zoning Ordinance and other City regulations.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

N/A. Proposal is a non-project action. Impacts will be assessed at project development stage.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

N/A. Proposal is a non-project action. Impacts will be assessed at project development stage.

- c. Proposed measures to reduce or control housing impacts, if any.**

The Housing Element of the Comprehensive Plan outlines goals and polices pertaining to housing needs of City of Tacoma residents. In addition, the City has policies and ordinances to mitigate impacts to neighborhoods.

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?**

N/A. Proposal is a non-project action. Impacts will be assessed at project development stage.

- b. What views in the immediate vicinity would be altered or obstructed?**

N/A. Proposal is a non-project action. Impacts will be assessed at project development stage.

- c. Proposed measures to reduce or control aesthetic impacts, if any.**

Land use and building code regulations (e.g. View Sensitive Overlay District) are intended to protect views. Specific project impacts will be assessed at the project development stage.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Light and glare impacts will be evaluated at the development proposal stage and mitigation required in accordance with City ordinances.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

Impacts will be evaluated at the project development stage.

- c. What existing off-site sources of light or glare may affect your proposal?**

N/A. Proposal is a non-project action. Impacts will be assessed at project development stage.

- d. Proposed measures to reduce or control light and glare impacts, if any.**

City Ordinance addresses impacts regarding light and glare. Project related impacts will be assessed at project development stage.

12. Recreation

a. What designation and informal recreational opportunities are in the immediate vicinity?

Various recreational opportunities exist throughout the city including parks, trails, playfields, shorelines and cultural facilities.

Improvements to recreational facilities are included in the Capital Facilities Program and described in more detail in the Recreation and Open Space Facilities Plan.

b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A. Proposal is a non-project action. Capital Projects include park projects that would improve recreational opportunities. All impacts will be evaluated at time of development.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

Level of service standards ensure additional park acreage will be obtained.

13. Historic and Cultural Preservation

a. 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?

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 properties are individually listed. The North Slope Historic District is listed on the national, state and Tacoma historic registers and contains approximately 900 properties (the boundaries of the local and national districts differ slightly). 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.

The Culture and History Element of the Comprehensive Plan outlines goals and polices pertaining to historic preservation, the arts, cultural tourism, and international

programs. The Historic Preservation Section encourages the protection and adaptive reuse of Tacoma's historic properties, promotes education and awareness about Tacoma's history, and emphasizes the contributions that historic preservation can make to current planning practices. The Arts Section states the important role of arts and culture as essential components for the continuing growth and development of Tacoma's economy and quality of life. The International Programs area encourages international relationships that focus on education, culture, tourism, economic development and trade.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

N/A. Proposal is a non-project action. Impacts will be evaluated at project development stage.

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

The City of Tacoma is a Certified Local Government that maintains an active Landmarks Commission, professional historic preservation staff, a historic preservation ordinance that governs the treatment of historic properties, and provides public access and educational outreach. The City is actively updating its architectural survey data. Local and federal tax incentives for historic preservation are available for building renovations and preservation. Designated buildings and properties with designated local districts are subject to design approval for exterior modifications by the Landmarks Preservation Commission. The Historic Preservation Office serves as a consulting party for Section 106 review and SEPA review.

Local and federal tax incentives for historic preservation are available for building renovations and preservations. Designated buildings and properties within designated districts are subject to approval by the Landmarks Preservation Commission.

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.

N/A. Proposal is a non-project action.

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.

c. How many parking spaces would the completed project have? How many would the project eliminate?

N/A. Proposal is a non-project action

- 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).**

N/A. Proposal is a non-project action

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

N/A. Proposal is a non-project action

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

N/A. Proposal is a non-project action.

- g. Proposed measures to reduce or control transportation impacts, if any.**

The Transportation Element of the Comprehensive Plan governs the continued development and improvement of citywide transportation facilities and services that efficiently move people and goods with optimum safety and speed, maximize the conservation of energy, and minimally disrupt the desirable features of the environment. County ordinances address transportation impacts on a project by project basis.

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.**

N/A. Proposal is a non-project action. Impacts will be evaluated at time of development of specific projects.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

Many projects improve public services. Any project related impacts will be evaluated at time of development of specific projects.

16. Utilities

- a. **Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

Most of the affected parcels are served by all of the above services or can be served with hook-up at time of development.

- 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.**

N/A. Proposal is a non-project action. Impacts will be evaluated at time of development of specific projects outlined in the Capital Facilities Program.

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 of Proponent/Applicant: 

Date: September 28, 2012

Received, Buildings and Land Use Services Division:	
Date Submitted: _____	
Receipt # _____	Filing Fee \$ _____

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project 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 Capital Facilities Program is an implementing strategy of the Capital Facilities Element of the Comprehensive Plan. The Capital Facilities Element sets policies and level of service standards for various capital facilities throughout the City of Tacoma. Capital facilities include roads, municipal buildings, utilities, parks, schools, and even port facilities. The Capital Facilities Program indicates where existing capital facilities are located and where new capital facilities are being proposed. The Capital Facilities Program is primarily a collection of data and information regarding publicly supported projects throughout the City.

Public projects are subject to individual project review. Each project will be evaluated for environmental impacts as part of review process. In general, most capital projects will have some environmental impact; however, the level will vary and city ordinances, State and Federal laws will normally provide adequate mitigation. Some capital projects such as parks and open space and upgrades to water/or sewer plants may actually reduce impacts and provide environmental benefits.

Proposed measures to avoid or reduce such increases are:

Each capital facility will impact the environment in a distinct manner, some positive and others negative. Existing City, State, and Federal regulations will be applied at the time of project development. Approval will be subject to meeting the specified requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The Capital Facilities Program lists projects that may impact vegetation and wildlife in either a positive or negative way. Each project will be evaluated for impacts on wildlife at the project development stage where they can be addressed and mitigated if necessary.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The Critical Areas Preservation Ordinance, the Environmental Policy Element of the Comprehensive Plan, and existing ordinances are designed to protect plants, animals, fish, or marine life.

3. How would the proposal be likely to deplete energy or natural resources?

Many development proposals will require energy resources; however, depletion of natural resources is an unlikely impact due to State, Local and Federal laws that protect natural resources. Some projects (ie. utility upgrades, park or restoration projects) may benefit natural resources and reduce energy depletion. Each project will be evaluated at time of development.

Proposed measures to protect or conserve energy and natural resources are:

Existing City ordinances require energy efficient buildings and place limitations on the use of power for lighting. Considerations for environmental impacts will be made at time of development. Large projects will usually require environmental impact statements.

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?

Most projects are not in sensitive areas as the City of Tacoma is substantially urbanized. The few remaining natural acres within the City are usually City, TPU or park district owned. Impacts of specific projects will be assessed at project development stage.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The City's environmental and shoreline regulations offer protection for environmentally sensitive areas. The Environmental Policy Element of the Comprehensive Plan, the Master Program for Shoreline Development, and the Critical Area Ordinance protect steep slopes, shorelines and wetlands.

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 Capital Facilities Program does not change policies relative to land and shoreline use. Proposed projects would need to be compatible with existing plans and ordinances.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Specific impacts will be evaluated at time of development proposals. Consistency with the City's Comprehensive Plan and development requirements will be determined during preliminary project review.

Development proposals in the S-8 shoreline district also are subject to design review by the Urban Design Review Committee of the Foss Development Authority.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Nearly one half of the capital projects are transportation related including renovated bridges, streets, and other transportation projects. Improvements should result in increases in capacity.

Proposed measures to reduce or respond to such demand(s) are:

Concurrency review and evaluation of development proposals for compliance with City requirements are required to determine project impact on transportation and utility systems/services.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None known.

2013 – 2018 Capital Facilities Plan
Public Comments with Staff Responses

	COMMENTS	SOURCE(S)	STAFF RESPONSE
1.	<p>The request was made to add a project to complete the sidewalk network on McKinley Avenue between D Street and Wright Avenue to the Capital Facilities Plan. The sidewalks are incomplete and serve as a pedestrian corridor between Tacoma’s Eastsid/McKinley Hill neighborhood and the Dome district/Downtown.</p>	<p>Caldwell, Sandra</p>	<p>This project is currently listed in the Comprehensive Plan Transportation Element Unfunded List under <i>Transportation Projects from Neighborhood Action Strategies</i> titled “McKinley Hill to Downtown Tacoma – Complete Sidewalks” on page T-69. This project was added to the Transportation Element as part of the 2012 Annual Amendment process. This project is also located in the <i>Mobility Master Plan Proposed Sidewalk Improvements Short Term Projects List</i> titled “McKinley – E. D St – Wright St, \$217,000” on page T-27 and T-33.</p> <p>In addition, the Washington State Department of Transportation (WSDOT) has an existing project to build high-occupancy-vehicle (HOV) lanes on I-5 between M Street and Portland Avenue. The project will demolish and rebuild McKinley Way bridge spanning I-5. As part of that project, the City will work with WSDOT to ensure connectivity between the Dome District and upper McKinley neighborhood via bike lanes, sidewalks, and vehicular enhancements. The City has already requested to WSDOT that the new bridge include those improvements. Currently, the project is being designed. Design work is scheduled to be completed in 2013 and construction to begin shortly thereafter. Construction is expected to take three years to build.</p> <p>Since no new City funding has been identified for this project and WSDOT will be including this area as part of a current HOV project, staff is recommending that the project remain in the Transportation Element Unfunded List.</p>

2013 – 2018 Capital Facilities Plan
Public Comments with Staff Responses

	COMMENTS	SOURCE(S)	STAFF RESPONSE
2.	The request was made to add South 19th Street (starting at Jackson Avenue/Bridgeport) all the way down the hill to the Capital Facilities Plan. This area needs to be upgraded to arterial standards, since there is an immense amount of traffic coming up the hill from Westridge Apartments.	Ibsen, Anders	<p>This project is currently listed in the Comprehensive Plan Transportation Element Unfunded List under <i>Arterial Street Projects – New Construction</i> titled “S. 19th St from Jackson to Seashore – Roadway Improvement” on page T-62. In order for a project to move from the Comprehensive Plan to the 6 Year Transportation Program, it does need to meet some specific criteria created by City Council. One of the main criteria is dedicated funding, either through a grant, city funds, or private contributions. If Council would like to add it to the first three years (2013, 2014, 2015) then it would have to be fully funded. At this time, that would mean either new money from somewhere or canceling/delaying another project on the list.</p> <p>Since no additional funding has been identified for this project, staff is recommending that it remain in the Transportation Element Unfunded List. Staff will continue to seek grant or other funding opportunities for this and other projects listed in the Transportation Element Unfunded List.</p>
3.	The request was made to add North 3500 to North 4500 block of Orchard Street to the Capital Facilities Plan. This area needs to be upgraded to arterial standards.	Ibsen, Anders	<p>This project is currently listed in the Comprehensive Plan Transportation Element Unfunded List under <i>Arterial Street Projects – New Construction</i> titled <i>Arterial Street Projects – New Construction</i> titled “N. Orchard from 6th Avenue to N 46th St – Roadway Improvement” on page T-62. In order for a project to move from the Comprehensive Plan to the 6 Year Transportation Program, it does need to meet some specific criteria created by City Council. One of the main criteria is dedicated funding, either through a grant, city funds, or private contributions. If Council would like to add it to the first three years (2013, 2014, 2015) then it would have to be fully funded. At this time, that would mean either new money from somewhere or canceling/delaying another project on the list.</p> <p>Since no additional funding has been identified for this project, staff is recommending that it remain in the Transportation Element Unfunded List. Staff will continue to seek grant or other funding opportunities for this and other projects listed in the Transportation Element Unfunded List.</p>

2013 – 2018 Capital Facilities Plan
Public Comments with Staff Responses

	COMMENTS	SOURCE(S)	STAFF RESPONSE
4.	The request was made to add Walters Road between South 19 th Street and 6 th Avenue to the Capital Facilities Plan. This area needs to be upgraded to arterial standards.	Ibsen, Anders	<p>This project is currently listed in the Comprehensive Plan Transportation Element Unfunded List under <i>Transportation Projects from Neighborhood Action Strategies</i> titled Walters Rd (S 19th to 6th) – Install sidewalk, curb and gutter on page T-67. In order for a project to move from the Comprehensive Plan to the 6 Year Transportation Program, it does need to meet some specific criteria created by City Council. One of the main criteria is dedicated funding, either through a grant, city funds, or private contributions. If Council would like to add it to the first three years (2013, 2014, 2015) then it would have to be fully funded. At this time, that would mean either new money from somewhere or canceling/delaying another project on the list.</p> <p>Since no additional funding has been identified for this project, staff is recommending that it remain in the Transportation Element Unfunded List. Staff will continue to seek grant or other funding opportunities for this and other projects listed in the Transportation Element Unfunded List.</p>