

---

**From:** Toni Magelssen [mailto:tmagelssen@ymail.com]  
**Sent:** Thursday, October 08, 2015 9:42 AM  
**To:** Frantz, Shanta  
**Subject:** Fwd: Pt Defiance Master Plan Development Regulation Agreement

Ms. Frantz, These are my comments regarding our discussion today. Thank you.

Sent from my iPad

Begin forwarded message:

**From:** Toni Magelssen <tmagelssen@ymail.com>  
**Date:** October 8, 2015 at 9:31:52 AM PDT  
**To:** "cityclerk@cityoftacoma.org" <cityclerk@cityoftacoma.org>  
**Subject:** Pt Defiance Master Plan Development Regulation Agreement

To Whom It May Concern,

Due to the fact all Area Elements of the Pt Defiance Master Plan are to be completed by 2026 there is no need for a 20 year agreement. A 10 year window would be more appropriate for three reasons.

One, funding for these Area Elements will run out within a few years as 25% of the 198 million 2014 bond measure has already been set aside for the new aquarium. These 2014 bond funds will dissolve quickly especially since those funds are for more parks than just Pt. Defiance. In reality, no one knows when the next Bond vote will occur or if voters will approve more funding for MPT.

Two, no agreement, when funds are obviously very limited should extend for 20 years.

Three, to date Metro Parks Tacoma has not provided the public or anyone at the City of Tacoma with a Project Elements Spreadsheet which has each element listed in the order of CIP Year (start date of each project). The current Project Elements Spreadsheet makes it very difficult to determine the order in which Elements (projects) will occur as it's sorted by Area not CIP Year. It's baffling why an additional Project Elements Spreadsheet sorted by CIP Year has not been provided by MPT which would be a useful tool to analyze the order in which each of the 75 Elements will begin construction.

Respectfully Submitted,  
Toni Magelssen  
6322 North 26th #8115  
Tacoma, WA 98407  
[tmagelssen@ymail.com](mailto:tmagelssen@ymail.com)  
253.304.2850

Sent from my iPad

-----Original Message-----

From: Aaron-BRAC [<mailto:ablaisdellbrac@gmail.com>]

Sent: Tuesday, October 13, 2015 3:50 PM

To: [cityclerk@cityoftacoma.org](mailto:cityclerk@cityoftacoma.org)

Cc: Addy Tseng; Su Dowie; Peter Kram; Scott Bauer; Dahl; Brett Freshwaters; Heather Moss; Jen Drake; Julie Wilfong; [shons@tacomaparks.com](mailto:shons@tacomaparks.com)

Subject: RE: Resoulation 39269 MTP Dev Reg Agreement

Dear Mayor Strickland, Deputy Mayor Boe and City Council Members,

This e-mail is in support of Resolution 39269 for a Development Regulation Agreement (DRA) with the Metropolitan Park District for Point Defiance Park. This agreement will streamline the process for upgrading many of the park amenities and allow the citizens of Tacoma use of the parks during the regulatory period. This DRA will also set the foundation for future projects that impact the community by eliminating duplication of staff efforts and provide greater accountability for public resources. As a resident of this great city, I urge you to support this resolution.

Thank you for your time,

Aaron Blaisdell, Principal  
Apex Engineering, PLLC  
2601 South 35th Street, Suite 200  
Tacoma, WA. 98409  
(253) 473-4494

Chair, Business and Responsive Advisory Council - MetroParks Tacoma

## Frantz, Shanta

---

**From:** Toni Magelssen <tmagelssen@ymail.com>  
**Sent:** Tuesday, October 20, 2015 9:23 AM  
**To:** Frantz, Shanta  
**Cc:** sepahelp@ecy.wa.gov; cityclerk@cityoftacoma.org; Mello, Ryan; Ibsen, Anders  
**Subject:** 20 Year Sepa Agreement with Metro Parks Tacoma

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

For the following reasons I do not believe Metro Parks Tacoma should have a 20 year SEPA agreement:

1. To date MPT has not provided a spreadsheet for the Pt Defiance Master Plan which outlines the order in which all 75 items (projects) will begin construction. I don't think it's too much to ask for a business tool outlining the order in which projects be done, especially when such a spreadsheet would only take a few minutes to create from the existing 3 page spreadsheet which is by Area.
2. At the 10/13/2015 City of Tacoma Council Meeting a MPT representative stated the funds from Proposition 1 2014 had \$114 million available for the Pt Defiance Master Plan. The new aquarium will use \$48 million of those funds, equivalent to 42% of available funds. It appears those funds may be consumed by the year 2020. Since funding to move forward would require another bond proposition it's highly inappropriate to have a 20 year agreement.
3. MPT displays disregard for environmental issues. MPT already has plans to cap an area in the Baker Tract for a parking lot. This area has already been determined to be a wetland. Several years ago I presented a proposal at a MPT Board Meeting for a dog park in the same location. I was informed that area was a wetland and could not be used to build a dog park.
4. The ponds at Pt Defiance Park need refurbishing due to age and possible contaminants. The Pt Defiance grassy bowl area was refurbished due to contaminants but the pond in that area was not. It's doubtful that MPT has even pursued testing the soil beneath any of the Pt Defiance ponds.
5. MPT changes their goals and deviates from what is promised in voter approved Propositions there is a high possibility they will do the same regarding funds from Proposition 1 2014. In the past MPT deviated from what was promised to voters by replacing the \$6 million Titlow Beach Pool project for a spray park at Titlow Beach and a wave pool at Kandle park.
6. The Point Defiance Master Plan three page spreadsheet clearly shows the projects will be completed by 2026. MPT is asking for a 20 year Sepa agreement because they anticipate not completing the projects by 2026. That's a NINE year window of poor planning by MPT. The agreement with Sepa should not exceed projected finish dates of projects, especially since funding will be exhausted well before the year 2026.

Respectfully Submitted,  
Toni Magelssen  
[tmagelssen@ymail.com](mailto:tmagelssen@ymail.com)  
253.304.2850

702 Broadway, Suite 101,  
Tacoma, Washington 98402  
Phone: (253) 779-8890  
Fax: (253) 593-8890  
pcrs@pugetcreek.org  
www.pugetcreek.org



#### BOARD OF DIRECTORS

Steven Beckstead

*President*

Scott M. Hansen

*Vice President*

*Secretary*

Phil Schneider

*Treasurer*

#### HONORARY BOARD OF DIRECTORS

North End  
Neighborhood Council

#### ADVISORY BOARD

Edward S. Winskill

Dr. Sherry Graham

Susan Penhale

Mike Webb

Michael A. Corsini

A tax-exempt  
nonprofit organization with  
501(c)(3) status



October 20, 2015

Shanta Frantz

Planning and Development Services Department

747 Market Street, Room 345

Tacoma, WA. 98402-3701

Hello Shanta:

The Puget Creek Restoration Society (PCRS) protects, enhances and restores the Puget Creek Watershed and similar streams, wetlands and green spaces. We serve the South Puget Sound communities and invite their participation through hands-on restoration, research, education, advocacy, and by promoting a sense of stewardship.

Our organization represents over 3,000 members and volunteers located in the City of Tacoma/Pierce County and who are deeply concerned with wetland, stream, green space and nearshore issues in the City.

Thank you for allowing us to provide input into this proposal. We request the following conditions be incorporated into the proposal and response to our questions be developed:

#### RE: Development Regulatory Agreement

- Number 6—We feel that stating using the 10 minimum storm water requirements is not what the community envisions as criteria when dealing with such important habitat and community interest. Metro Parks Tacoma should lead the way in using the maximum requirements of the storm water regulations in order to be the lead showing the community the importance of maintaining storm water as the Puget Sound Partnership states that is the major contributor of pollution into the sound.
- Under I Conditions Applicable to Building/Development Permits—Once again we feel that 10% is too high, due to the increasing severity and duration of storm events (100 year etc.), that a 5% is more realistic and because of the uniqueness and types of habitat that is a sounder way to insure protection of the sound and Point Defiance Natural Area.
- Under J Streets etc.—The use of pervious asphalt and concrete should be mandatory as this is a large natural area and since there is a huge area the filtering of the streets, driveways and sidewalks it would make sense to insure storm water is being filtered instead of shot-gunned into the sound.
- Our major concern is that with streams that may have potential in the fu-

ture of supporting salmon, the wetlands, shorelines, fish and wildlife habitat areas and the endangered species in this Point Defiance Area we feel that Metro Parks Tacoma should have a registered Wetland Scientist, Fisheries Biologist, Restoration Ecologist and Wildlife Ecologist as trained staff. This will ensure that correct decisions and implementation of plans are done that clearly view the needs of the wildlife, fish and habitat. As we have seen in the Puget Creek Natural Area the best decisions have not been done because of Metro Parks Staff not having the experience, training etc. when looking at how they make decisions. Decisions such as: using treated wood as steps in a natural area with a wetland down below the slope where cedar steps would have been better; cutting 2 ft from each side of a 12 foot wide road because that is what the Metro Parks process called for. This 2 feet time one mile equates to a significant loss of habitat.

- Preliminary Determination of Environmental Non-Significance—We feel due to above comments and those following this statement that Metro Parks Tacoma and the City of Tacoma have come to a decision that is not entirely accurate. We feel that there are significant comments here that would change this determination to one of Significance and that the entire process needs to reflect that Significant standing and have Metro Parks Tacoma re-evaluate this proposal to address the issues we feel that make this a Significant.
- Category number 7—We feel that the over all approach in the determination was to mitigate impacts to critical areas instead of avoiding the impacts and changing what they might propose so as not to impact critical areas. Thus another review to change language to ensure that avoidance is the means and not mitigation of impacts.
- Forest Stewardship Plan—Metro Parks Tacoma has foresters in charge and their view in looking at habitat is firstly how to manage trees for money and not for the wildlife even though they also do that but it isn't their first management scenario. Thus once again having key experts as staff will help Metro Parks Tacoma make better decisions on the diverse habitat in Pt. Defiance.
- We support the non-removal of trees for monetary means we just want to make sure that economic needs don't out way the habitat needs. Thus cutting trees on the pretense of disease, danger or damage so to increase funds.
- The removal of shrubs from any where 5-10 feet on the edge of trails, roads etc. is too much and that increases the light penetration thus invasive non-native plants. As stated in the documents there is a problem already with invasive plants along road and trail edges due in part to the additional sunlight. Thus decreasing the amount of cutting along roads, trails etc. to 2 feet will help in the management of invasive non-native plant species.

Without further clarification of the impact that the proposal has on the natural systems, the Puget Creek Restoration Society cannot support this proposal; however, if the plan were to incorporate our comments, questions and concerns on this proposal we would reconsider our position.

I write as a Member of the Board of Directors of Puget Creek Restoration Society, which has evaluated the proposed proposal. We will appreciate your office's full consideration of our position, and we look forward to working with you in making Tacoma a better place for everyone.

Thank you for your consideration in this matter. You can reach us at (253) 779-8890 if you have any questions.

Sincerely,

Scott M. Hansen-B.S., M.A., M. S., (Ph.D.-student)  
Ecologist/Vice President/Board of Directors/Acting Executive Director