APPLICANT WITNESS LIST

HEARING DATE: Thursday, December 15, 2022, at 1:30 pm
FILE NUMBER: HEX2022-020
FILE NAME: Royal Construction Group, LLC

WITNESS NAME	E	F	SUMMARY OF TESTIMONY
Robert Plummer		**F**	
Dan Pasechnik		**F**	

E=EXPERT WITNESS; F=FACT WITNESS

CITY EXHIBIT LIST

HEARING DATE: Thursday, December 14, 2022, at 1:30 p.m.
FILE NUMBER: HEX2022-020 / LU22-0134
FILE NAME: ROYAL CONSTRUCTION GROUP, LLC

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-1	Staff Report and Analysis and Corrected Staff Report and Analysis	City of Tacoma, Planning & Development Services ("COT, PDS")	**X**			Corrected Exhibit C-1 filed and admitted on December 20, 2022.
EX. C-2	Owner Information	COT, PDS	**X**			
EX. C-3	SEPA Record	COT, PDS	**X**			
EX. C-4	Applicant Narrative for Rezone	COT, PDS	**X**			
EX. C-5	Drawings	COT, PDS	**X**			
EX. C-6	Comments	COT, PDS	**X**			
EX. C-7	Applicable TMC Zoning Regulations	COT, PDS	**X**			
EX. C-8	Comprehensive Plan Excerpts	COT, PDS	**X**			
EX. C-9	Wetland Delineation	COT, PDS	**X**			
EX. C-10	Technical Memorandum	COT, PDS	**X**			
EX. C-11		COT, PDS				

KEY
A = Admitted E = Excluded W = Withdrawn

RECEIVED
DECEMBER 9, 2022
HEARING EXAMINER

CITY OF TACOMA
PLANNING AND DEVELOPMENT SERVICES
PRELIMINARY REPORT
HEARINGS EXAMINER HEARING
December 15, 2022 – 1:30 pm

8441 South C Street, Rezone

File No. LU22-0134

A. SUMMARY OF REQUEST:

Rezone an approx. 0.34 acre site from R-2, Single-family to C-1, Neighborhood Commercial for the development of a 12 unit apartment building. The site has a Future Land Use Map designation of Neighborhood Commercial. The proposal includes improvement of the site with parking and landscaping. All parking would be accessed from South C Street.

The rezone application also requires review under the State Environmental Policy Act (SEPA), as well it has been determined by critical area staff that Critical Area Verification is required to confirm the location and type of wetland and buffer. The applicant has provided the required technical report and critical areas staff has prepared a technical memorandum.

The Planning and Development Services (PDS) Director issued a final determination of nonsignificance (DNS) on November 30, 2022. The appeal period ended on December 14th at 5PM, the DNS was not appealed.

B. GENERAL INFORMATION:

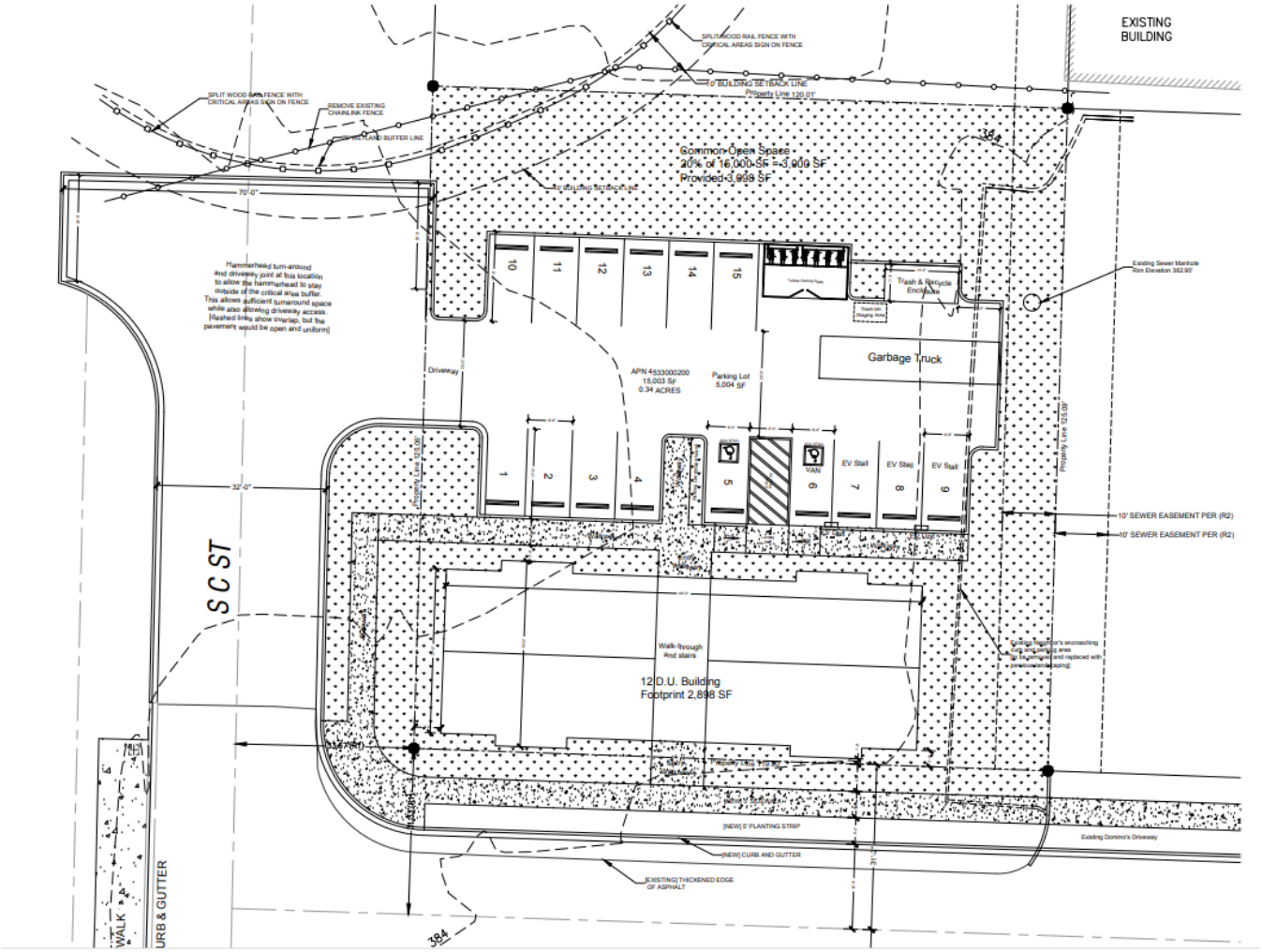
1. Applicant:	Robert Plummer – Evergreen A-One Contracting 402 161st Street South Spanaway, WA 98387
2. Property Owner:	Dan Pasechnik – Royal Construction Group 11010 Harbor Hill NW Ste B402 Gig Harbor, WA 98332
3. Location:	The site is located in South Tacoma (South End) at the northeast corner of South 86th Street and South C Street, the address is 8441 S C ST. The associated parcel number is 4533000200, located within Section 33 Township 20 Range 03 Quarter 24, Parkland (Tacoma), Washington. Legal description: Section 33 Township 20 Range 03 Quarter 24 HOLLIDGE PAC AVE ADD: HOLLIDGE PAC AVE ADD L 20 THRU 24 B 2, RECORDS OF PIERCE COUNTY, WASHINGTON. SITUATED IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON

C. PROJECT DESCRIPTION:

The proposal is for the construction of a 12-unit apartment building on the southern side of the site. A minimum of 15 parking stalls will be provided, with two accessible spaces and van accessible space; all

parking and vehicular access would be accessed via driveway from South C Street. Three Electric Vehicle Recharge spaces, and secured bike storage is also depicted on the site plan. The site will also provide significant landscaping and open space for the residents' use. The applicant has provided preliminary plans and all development would meet all requirements of the C-1 zoning district.

Fig. 1 Proposed Site Plan



D. ADDITIONAL INFORMATION:

1. Existing Site Conditions

   The site is a single parcel measuring approximately 120 feet along 86th Street and 125 feet in depth from north to south. The total site area is 15,000 square feet. The parcel consists of 5 underlying 25x120 foot platted lots.

   The site is currently vacant. Permit records show the site as not being developed and historic aerial photos show the site vacant since at least 1931. The site slopes downward from east to west, with very little site contour.

2. Surrounding Conditions

   The site is bounded by Pacific Avenue on the east and South 79th Street on the north. Pacific Avenue is a principal arterial and a State Highway. It is also designated as a pedestrian street by

the City's Comprehensive Plan and the Land Use Code (TMC 13.06.010.D). South 79th is a 60-foot-wide residential street. Pacific Avenue fully built-out with curb, gutter, and sidewalk. 79th has curb and gutter but no sidewalk along the site frontage. The driveway is substandard and will be rebuilt with the project.

Pierce Transit bus stops are located on Pacific Avenue at 78th and 80th. The Route 1 serves Pacific Avenue with 15-minute peak-hour service; this corridor is planned for bus rapid transit within the next few years.

3. Surrounding Uses

The surrounding area is a diverse neighborhood with commercial - retail, single-family and multi-family residential uses. To the west of the site is a single-family home, to the north and south are office uses, and to the east is an commercial and multifamily use. Ryan's Park is located approximately 1000 feet (2.5 blocks) to the west of the site, at 80th and D.

Fig. 2 Surrounding Neighborhood

4. Site Permitting History

The site was originally zoned R-2 One-Family Dwelling District in 1953 when the City's zoning code was established. Permits do not indicate use of the site with residential, commercial or accessory structures; review of aerial images indicate that the site has been vacant dating as far back as 1931, and possibly before.

5. Neighborhood Zoning

There have been multiple rezones in the vicinity along Pacific Avenue. The area across Pacific Avenue and north of 79th was designated the “Upper Pacific Crossroads Mixed Use District” in the early 1990s, in anticipation of transit-oriented dense development. The area in the vicinity of the site is a patchwork of commercial and residential zoning, such as T, C-1, C-2, and R4L. The properties to the east of the site are developed with commercial uses such as retail and fast food and the properties to the west and south are developed with multi-family residential.

Fig. 3 Historic Zoning Map

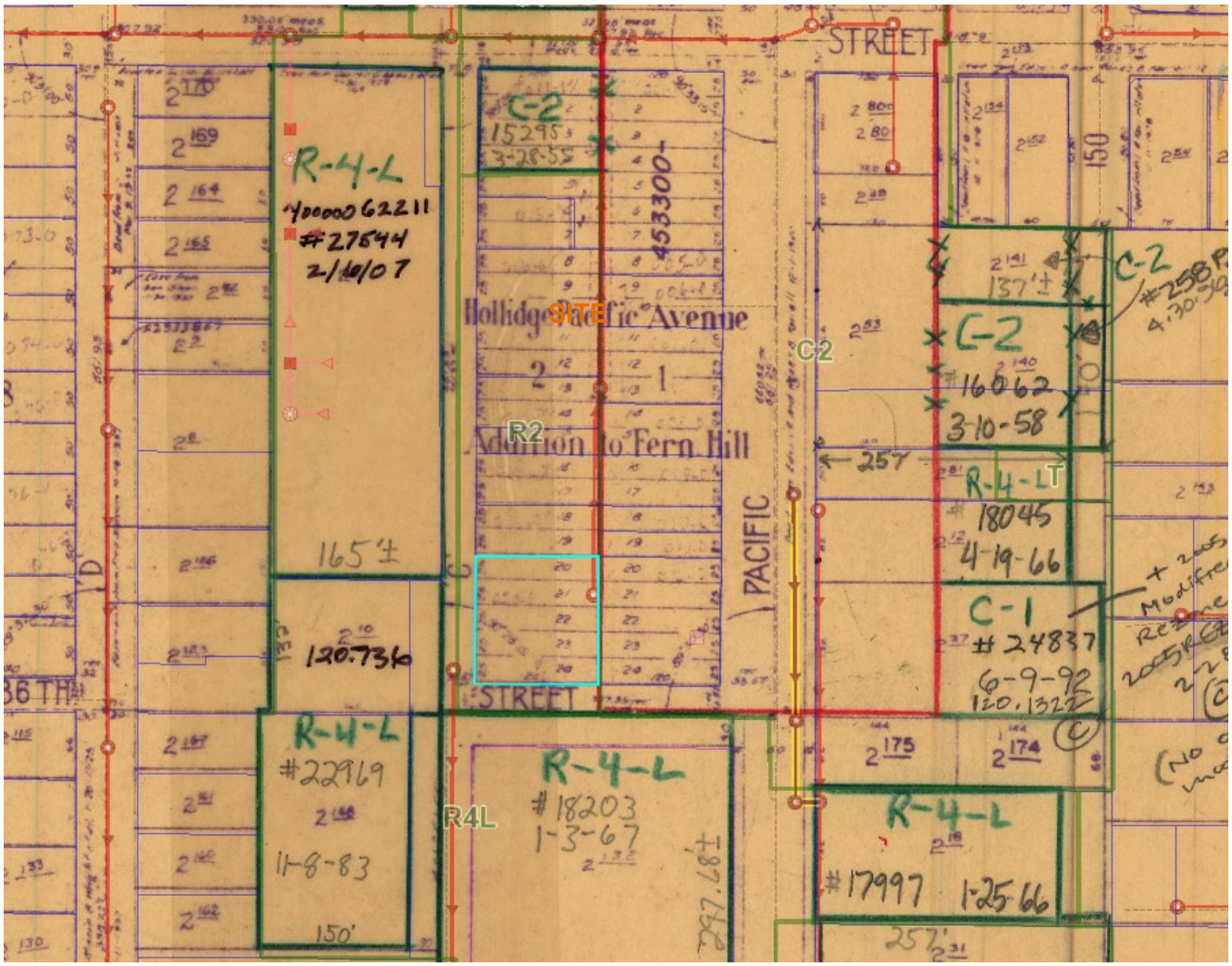
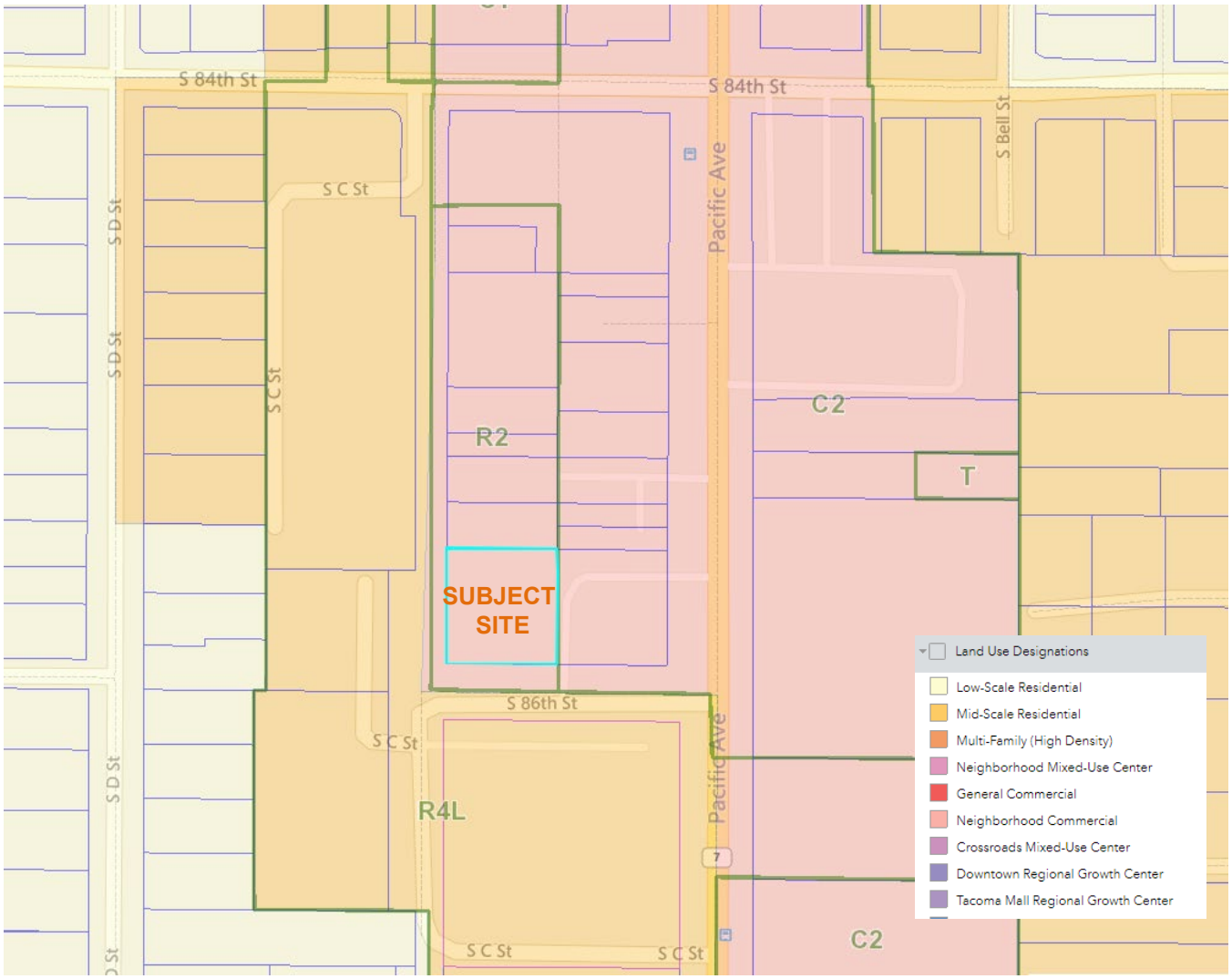


Fig. 4 Current Zoning Map



6. Comprehensive Plan Designation

The City's Comprehensive Plan Future Land Use Map designates the site as being located within the "Neighborhood Commercial" land use category. This designation would support zoning of C-1, as proposed. The target density is 14-36 dwelling units per net acre. The proposed density for this 15,000 SF site is very slightly below the 36 dwelling units per acre (12 proposed units on 0.3444 acres).

Application History and Notification

The application was determined technically complete on September 28, 2022.

The Public Hearing Notice was issued on November 09, 2022 and was mailed to owners of record and/or taxpayers of record for property within 400 feet of the site and mailed and/or e-mailed to the South End Neighborhood Council, qualified neighborhood and business groups, City staff, and outside agencies. In addition, property information signs were posted on the site, the Public Hearing Notice was posted on the City's website along with the application documents.

E. SEPA – ENVIRONMENTAL EVALUATION:

1. SEPA DNS Determination

Review under SEPA is required because rezone applications are not exempted as minor land use decisions. Pursuant to the State's SEPA Rules (WAC 197-11) and the City of Tacoma's Environmental Code (TMC 13.12), the Director issued a DNS for the proposed action on November 30, 2022. The appeal period expired on December 14th, 2022 at 5PM and no appeals were filed. The Washington State Department of Ecology reporting procedure has been followed.

Issuance of the DNS was based on a review of the applicant's Environmental Checklist, the project plans, written comments received from neighbors and other interested parties, and comments received from outside agencies.

2. Advisory Comments

Comments were received from the City's Site Development Group, Public Works, Tacoma Power, and Tacoma Fire and PDS Critical Areas group. These comments have been provided as advisory comments to the applicant team for the required City building and development permits should the rezone be approved. These advisory comments can be reviewed in full within Exhibit C-6.

The appeal deadline for the DNS was December 14, 2022. As of 5:00 PM on December 14, 2022, no appeals were filed, and no written comments were submitted regarding the proposal during the SEPA appeal period.

F. STAFF ANALYSIS OF APPLICATION REVIEW CRITERIA UNDER THE TMC:

The following are staff's analysis for the review criteria for each required land use application for this proposal.

Site Rezone. TMC 13.05.030.B. provides that an applicant seeking a change in zoning classification must demonstrate consistency with the criteria listed below. The applicant's Narrative/Justification for the Site Rezone is included as Exhibit C-4 of this staff report.

1. That the change of zoning classification is generally consistent with the applicable land use intensity designation of the property, policies, and other pertinent provisions of the Comprehensive Plan.

Staff Response – The site's current zoning of R-2 One-Family Dwelling District is not one of the zoning districts that is listed as appropriate for the "Neighborhood Commercial" land use designation. Per the Comprehensive Plan:

> This designation is characterized primarily by small-scale neighborhood businesses with some residential and institutional uses. Uses within these areas have low to moderate traffic generation, shorter operating hours, smaller buildings and sites, and less signage than general commercial or mixed-use areas. There is a greater emphasis on small businesses and development that is compatible with nearby, lower intensity residential areas.

Single-family development is not compatible within this land use designation; however, the current zoning would restrict development to single-family development. The proposal to rezone the site would bring the site and use into conformity with the Neighborhood Commercial land use designation.

While the site is located on 86th & South C Street, it is situated less than one block from Pacific Avenue to the east of the site. Pacific Avenue is a key transit route in the City of Tacoma, one of the few arterials with 15-minute peak-hour transit service. The street is designated as a location for future transit improvements, including Bus Rapid Transit which is currently under development with system construction expected to begin in the fall of 2024.

The sites to the east and north are designated Neighborhood Commercial and the sites to the south and west are designated mid-scale residential.

Neighboring also developed properties that are commercial and multi-family residential in nature. Pacific Avenue is a busy arterial with high frequency transit. Development of this location with apartment dwellings which are needed to help maintain supply and help stabilize affordability. The site is also well positioned to provide residential units access to transit which helps reduce reliance on auto exclusive transportation.

Staff would note that the proposed density is in line with target density per the Comprehensive Plan.

The Comprehensive Plan policies which are highlighted in Exhibit C-8 have been identified by staff and the applicant to support this request.

2. That substantial changes in conditions have occurred affecting the use and development of the property that would indicate the requested change of zoning is appropriate. If it is established that a rezone is required to directly implement an express provision or recommendation set forth in the Comprehensive Plan, it is unnecessary to demonstrate changed conditions supporting the requested rezone.

   Staff Response – The zoning and use pattern in the area has changed significantly since the adoption of the zoning code in 1953. The Comprehensive Plan designation for the area is "Neighborhood Commercial" and this reclassification implements that designation.

3. That the change of the zoning classification is consistent with the district establishment statement for the zoning classification being requested, as set forth in this chapter.

   Staff Response – The intent of the C-1 Neighborhood Commercial District is "to contain low intensity land uses of smaller scale, including office, retail, and service uses. It is characterized by less activity than a community commercial district. Building sizes are limited for compatibility with surrounding residential scale. *Residential uses are appropriate*. Land uses involving vehicle service or alcohol carry greater restriction. This classification is not appropriate inside a plan designated mixed-use center or single-family intensity area." [emphasis added]

   As noted in the discussion of the Comprehensive Plan goals and policies, above, the site proposed for rezone to C-1 implements the Comprehensive Plan future land use designation, with the proposed development meeting the development standards to ensure compatibility with neighboring uses and development. Applicable zoning regulations are excerpted in Exhibit C-7, as well as Exhibit C-10.

4. That the change of the zoning classification will not result in a substantial change to an area-wide rezone action taken by the City Council in the two years preceding the filing of the rezone application. Any application for rezone that was pending, and for which the Hearing Examiner's hearing was held prior to the adoption date of an area-wide rezone, is vested as of the date the application was filed and is exempt from meeting this criteria.

   Staff Response – This rezone will not result in a substantial change to an area-wide rezone action taken the City Council within two years of the submittal of this application. There has not been an area-wide rezone action in the area since the original zoning was put in place in 1953.

5. That the change of zoning classification bears a substantial relationship to the public health, safety, morals, or general welfare.

   Staff Response – The proposal was reviewed for environmental impacts per the City's SEPA process. It was determined that the proposal will have no adverse impacts on either the human or built environment – including the future residents on the site.

   Further, the City has adopted land use and development regulations to protect the health, safety, and welfare of the community as a whole. In addition to minimum building and safety codes, the applicant will be required to meet all applicable land use development regulations – which have been adopted to ensure a quality development that fits in with the vicinity. This includes landscaping

requirements, parking standards, tree canopy coverage, design standards, and setback regulations. At the time of development the applicant will also be required to complete off-site improvements for vehicular and pedestrian access, improvements which will benefit the neighborhood as a whole. These improvements will be in accordance with City of Tacoma code, rules, regulations and requirements at the time of development.

Finally, the City has multiple goals and policies related to the creation of multiple types and styles of housing to be available to multiple types of households. The applicant proposes to provide 12 additional units of housing along a major transportation corridor, in walking distance to services.

G. APPLICABLE COMPREHENSIVE PLAN GOALS & POLICIES:

The City's Comprehensive Plan is intended to provide a basis for land use and zoning decisions. The excerpts from Comprehensive Plan are goals and policies provided in Exhibit C-8 are those that staff, the applicant, and commenters have identified as applicable to the development of multifamily residential properties.

H. PROJECT RECOMMENDATIONS AND ADVISORY COMMENTS:

As part of the City's standard review process for the required land use applications for this proposal, notice of this application and environmental determination was emailed to various City departments as well as many outside governmental and non-governmental agencies. These agencies have provided advisory comments and/or recommended conditions to the Planning and Development Services Department regarding this proposal. These comments, where appropriate, have been incorporated in the "Recommended Conditions" in Section J of this staff report. City staff and outside agency responses are contained with Exhibit C-6.

I. BURDEN OF PROOF:

The applicant bears the burden of proof to demonstrate that the proposal is consistent with the criteria for the approval of the site rezone (TMC 13.05.030.C).

J. RECOMMENDATION AND CONDITIONS OF APPROVAL:

Staff recommends approval of the requested zoning reclassification.

1. LAND USE

   a. Any future development of the site shall be consistent with the C-1 Neighborhood Commercial development standards (TMC 13.06.030), the Landscaping Code (TMC 13.06.090.B), Parking Code (TMC 13.06.090.C), Transit Support Facilities (TMC 13.06.090.H), Bicycle and Pedestrian Support Standards (TMC 13.06.090.F), Residential transition Standards (TMC 13.06.090.J) and all other applicable sections of the Tacoma Municipal Code, and the conditions of this land use decision.

   b. The required Landscape Plan shall provide the type, size and location of trees, shrubs, and groundcover plan for the site, to include open yard space, site perimeter, and tree canopy coverage.

   c. Per Exhibit C-10 the landscaping plan will comply with all critical area buffering, fencing and landscaping recommendations and requirements. The applicant will work with staff at the

time of permitting to ensure that permit applications are compliant. A notice on title will also be required at the time of development permits to document the surveyed wetland buffer.

d. The sidewalk along the east side of South C Street shall extend north to a location that can reasonably provide curb ramps for a pedestrian crossing South C Street, recognizing that development and pedestrian access through or in the wetland buffer is restricted.

e. Curb ramps at South 86th and C Street crossing the north leg, south, and east leg will be improved to support access to the enhanced pedestrian crossing on Pacific Avenue on the south leg.

f. Vehicular gates crossing the drive aisle, must be located at least 20 feet from sidewalks and street, and must be located on private property, to prevent vehicles from blocking sidewalks or street.

2. General. Prior to obtaining building or grading permits, the proponent shall contact the appropriate City departments and outside agencies to make the necessary arrangements for all required improvements. The required departmental approvals shall be acquired from, but not necessarily limited to, Planning and Development Services (253-591-5030), Tacoma Power (253-383-2471), Tacoma Water (253-383-2471), and Public Works Department (253-591-5525) the Tacoma-Pierce County Health Department and Washington Department of Ecology.

Exhibit C-1 Corrected

RECEIVED
DECEMBER 20, 2022
HEARING EXAMINER

CITY OF TACOMA
PLANNING AND DEVELOPMENT SERVICES
PRELIMINARY REPORT
HEARINGS EXAMINER HEARING
December 15, 2022 – 1:30 pm

8441 South C Street, Rezone

File No. LU22-0134

A. SUMMARY OF REQUEST:

Rezone an approx. 0.34 acre site from R-2, Single-family to C-1, Neighborhood Commercial for the development of a 12 unit apartment building. The site has a Future Land Use Map designation of Neighborhood Commercial. The proposal includes improvement of the site with parking and landscaping. All parking would be accessed from South C Street.

The rezone application also requires review under the State Environmental Policy Act (SEPA), as well it has been determined by critical area staff that Critical Area Verification is required to confirm the location and type of wetland and buffer. The applicant has provided the required technical report and critical areas staff has prepared a technical memorandum.

The Planning and Development Services (PDS) Director issued a final determination of nonsignificance (DNS) on November 30, 2022. The appeal period ended on December 14th at 5PM, the DNS was not appealed.

B. GENERAL INFORMATION:

1. Applicant:	Robert Plummer – Evergreen A-One Contracting 402 161st Street South Spanaway, WA 98387
2. Property Owner:	Dan Pasechnik – Royal Construction Group 11010 Harbor Hill NW Ste B402 Gig Harbor, WA 98332
3. Location:	The site is located in South Tacoma (South End) at the northeast corner of South 86th Street and South C Street, the address is 8441 S C ST. The associated parcel number is 4533000200, located within Section 33 Township 20 Range 03 Quarter 24, Parkland (Tacoma), Washington. Legal description: Section 33 Township 20 Range 03 Quarter 24 HOLLIDGE PAC AVE ADD: HOLLIDGE PAC AVE ADD L 20 THRU 24 B 2, RECORDS OF PIERCE COUNTY, WASHINGTON. SITUATED IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON

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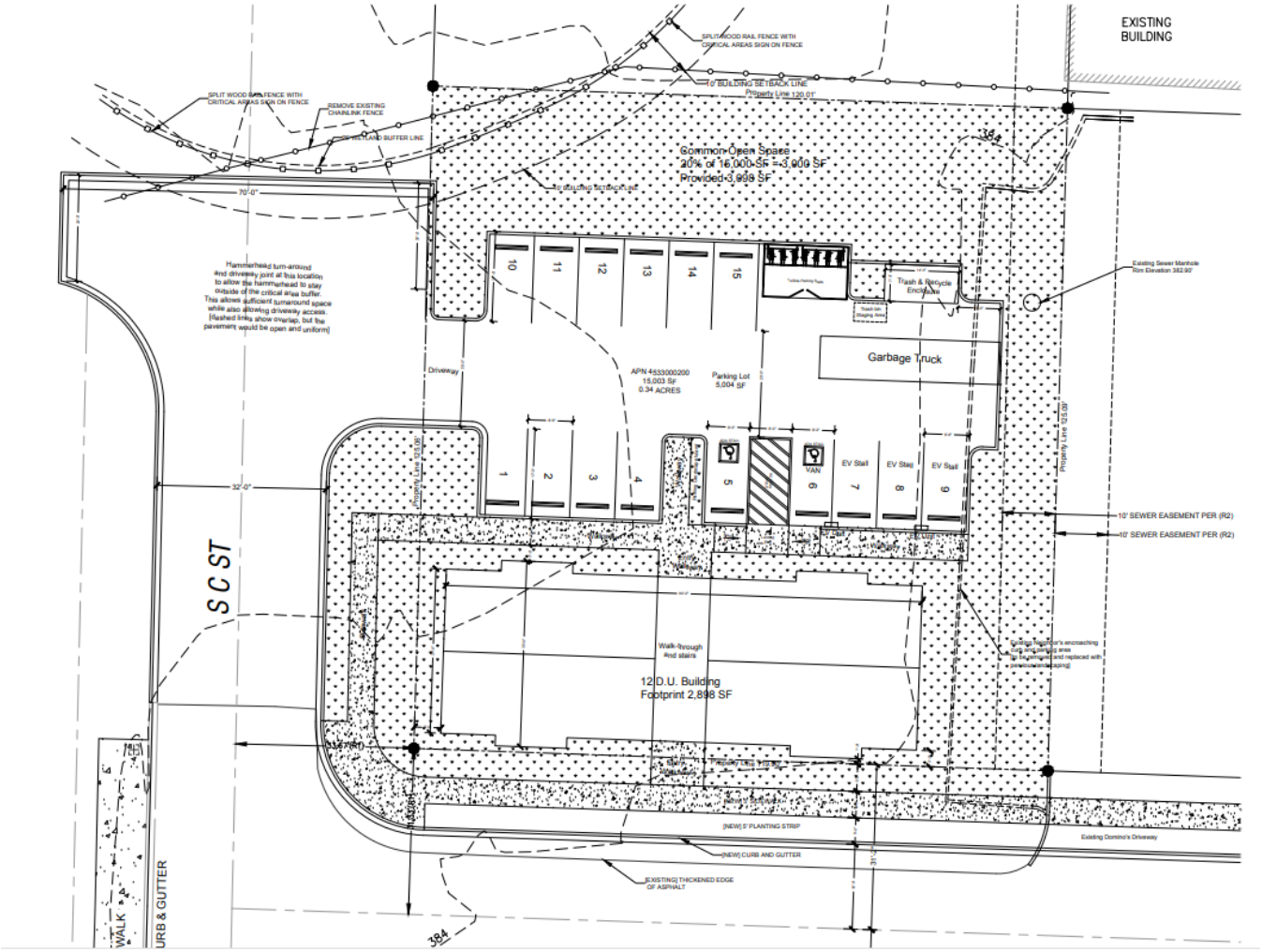
The proposal is for the construction of a 12-unit apartment building on the southern side of the site. A minimum of 15 parking stalls will be provided, with two accessible spaces and van accessible space; all

parking and vehicular access would be accessed via driveway from South C Street. Three Electric Vehicle Recharge spaces, and secured bike storage is also depicted on the site plan. The site will also provide significant landscaping and open space for the residents' use. The applicant has provided preliminary plans and all development would meet all requirements of the C-1 zoning district.

Fig. 1 Proposed Site Plan



D. ADDITIONAL INFORMATION:

1. Existing Site Conditions

   The site is a single parcel measuring approximately 120 feet along 86th Street and 125 feet in depth from north to south. The total site area is 15,000 square feet. The parcel consists of 5 underlying 25x120 foot platted lots.

   The site is currently vacant. Permit records show the site as not being developed and historic aerial photos show the site vacant since at least 1931. The site slopes downward from east to west, with very little site contour.

2. Surrounding Conditions

   The site is bounded by South C Street on the east and South 86th Street on the south. Pacific Avenue is located approximately 120 feet to the west and is a principal arterial and a State

Highway. It is also designated as a pedestrian street by the City's Comprehensive Plan and the Land Use Code (TMC 13.06.010.D). South 86th and South C Street are both 60-foot-wide residential streets. Both C Street and 86th Street are partially built-out with curb, gutter, and sidewalk. 86th has curb and gutter but no sidewalk along the site frontage. C street will need to be extended with a driveway constructed and will be rebuilt with the project along the site frontage.

Pierce Transit Route 1 Bus Route serves Pacific Avenue with 15-minute peak-hour service; this corridor is planned for bus rapid transit within the next few years. The nearest Pierce Transit bus stops are located on Pacific Avenue and 86th, there are multiple current Route 1 stops on both sides of Pacific Avenue within a quarter mile of the site.

3. Surrounding Uses

The surrounding area is a diverse neighborhood with commercial - retail, multi-family residential uses. Directly north of the site is an undeveloped area with a category III wetland on it and north of that site are multi-family and commercial developments along 84th Street. To the west of the site is a multi-family development, to the north and south are multi-family, retail, commercial and office uses, and to the east is commercial use. Ryan's Park is located approximately 1800 feet (5 blocks) to the northwest of the site, Fern Hill Park is located at 88th and Fawcett approximately 1000 feet (2.5 blocks).

Fig. 2 Surrounding Neighborhood

4. Site Permitting History

The site was originally zoned R-2 One-Family Dwelling District in 1953 when the City's zoning code was established. Permits do not indicate use of the site with residential, commercial or accessory structures; review of aerial images indicate that the site has been vacant dating as far back as 1931, and possibly before.

5. Neighborhood Zoning

There have been multiple rezones in the vicinity along Pacific Avenue. The area across Pacific Avenue and north of 79th was designated the "Upper Pacific Crossroads Mixed Use District" in the early 1990s, in anticipation of transit-oriented dense development. The area in the vicinity of the site is a patchwork of commercial and residential zoning, such as T, C-1, C-2, and R4L. The properties to the east of the site are developed with commercial uses such as retail and fast food and the properties to the west and south are developed with multi-family residential.

Fig. 3 Historic Zoning Map

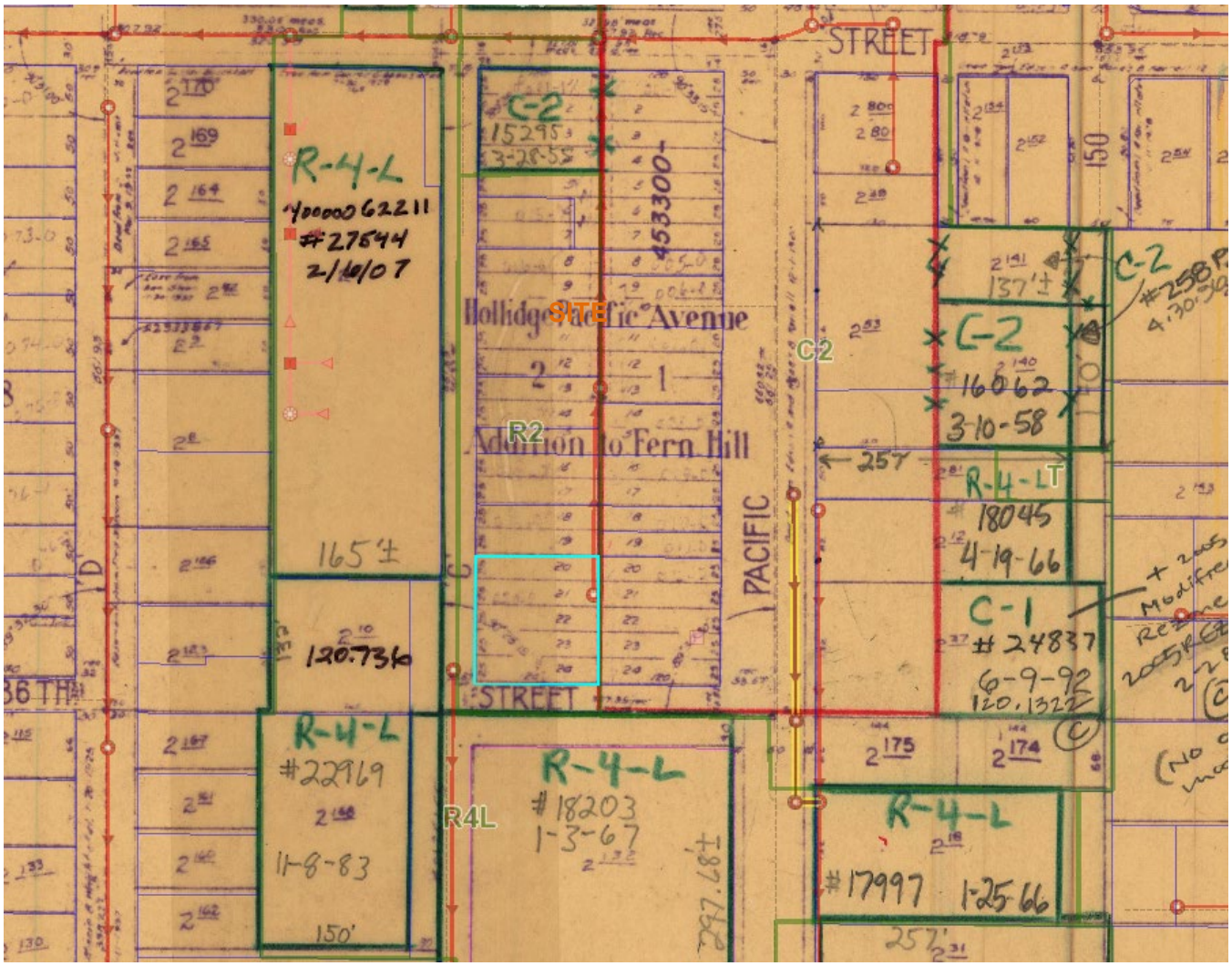
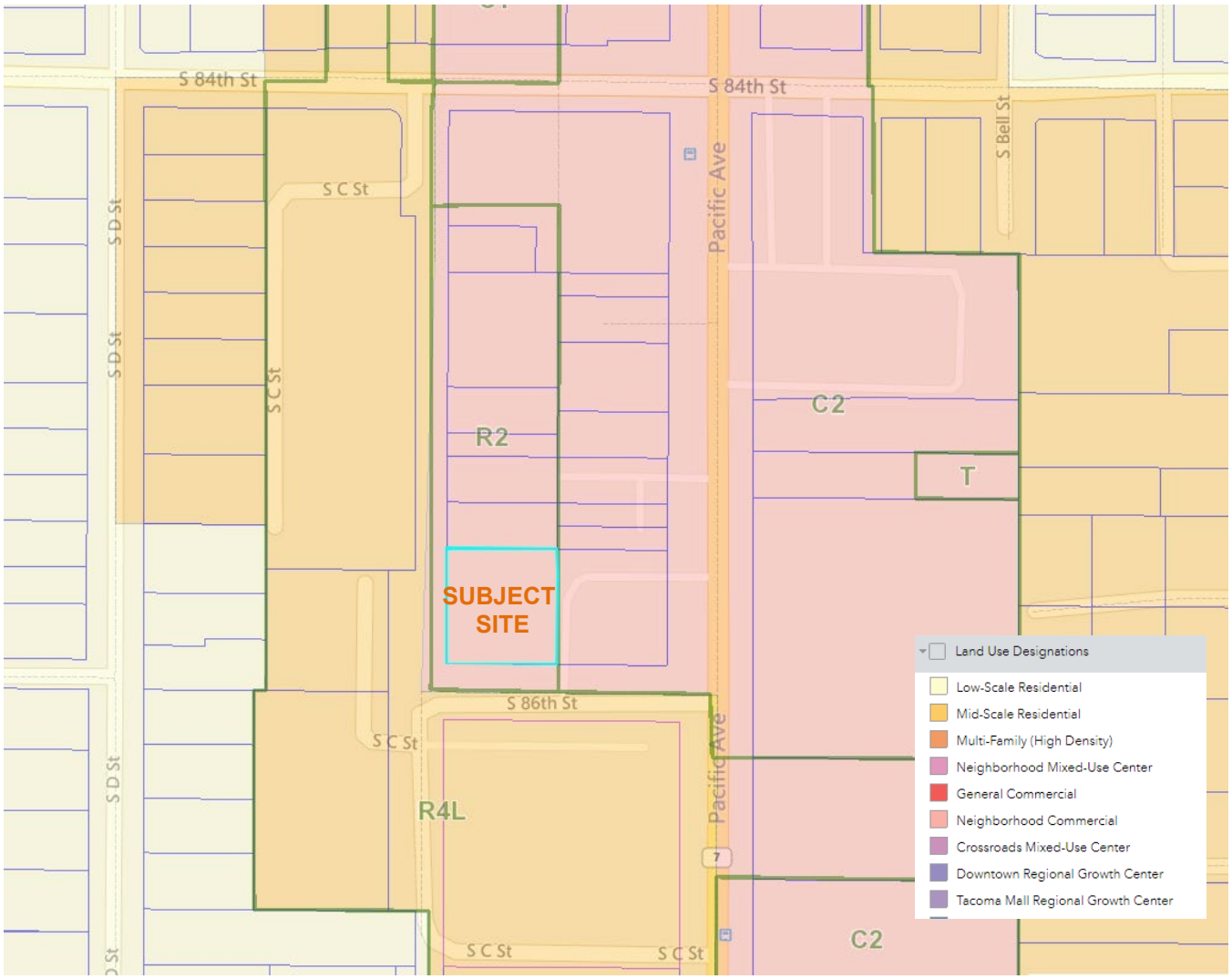


Fig. 4 Current Zoning Map



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The City's Comprehensive Plan Future Land Use Map designates the site as being located within the "Neighborhood Commercial" land use category. This designation would support zoning of C-1, as proposed. The target density is 14-36 dwelling units per net acre. The proposed density for this 15,000 SF site is very slightly below the 36 dwelling units per acre (12 proposed units on 0.3444 acres).

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1. SEPA DNS Determination

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Issuance of the DNS was based on a review of the applicant's Environmental Checklist, the project plans, written comments received from neighbors and other interested parties, and comments received from outside agencies.

2. Advisory Comments

Comments were received from the City's Site Development Group, Public Works, Tacoma Power, and Tacoma Fire and PDS Critical Areas group. These comments have been provided as advisory comments to the applicant team for the required City building and development permits should the rezone be approved. These advisory comments can be reviewed in full within Exhibit C-6.

The appeal deadline for the DNS was December 14, 2022. As of 5:00 PM on December 14, 2022, no appeals were filed, and no written comments were submitted regarding the proposal during the SEPA appeal period.

F. STAFF ANALYSIS OF APPLICATION REVIEW CRITERIA UNDER THE TMC:

The following are staff's analysis for the review criteria for each required land use application for this proposal.

Site Rezone. TMC 13.05.030.B. provides that an applicant seeking a change in zoning classification must demonstrate consistency with the criteria listed below. The applicant's Narrative/Justification for the Site Rezone is included as Exhibit C-4 of this staff report.

1. That the change of zoning classification is generally consistent with the applicable land use intensity designation of the property, policies, and other pertinent provisions of the Comprehensive Plan.

Staff Response – The site's current zoning of R-2 One-Family Dwelling District is not one of the zoning districts that is listed as appropriate for the "Neighborhood Commercial" land use designation. Per the Comprehensive Plan:

> This designation is characterized primarily by small-scale neighborhood businesses with some residential and institutional uses. Uses within these areas have low to moderate traffic generation, shorter operating hours, smaller buildings and sites, and less signage than general commercial or mixed-use areas. There is a greater emphasis on small businesses and development that is compatible with nearby, lower intensity residential areas.

Single-family development is not compatible within this land use designation; however, the current zoning would restrict development to single-family development. The proposal to rezone the site would bring the site and use into conformity with the Neighborhood Commercial land use designation.

While the site is located on 86th & South C Street, it is situated less than one block from Pacific Avenue to the east of the site. Pacific Avenue is a key transit route in the City of Tacoma, one of the few arterials with 15-minute peak-hour transit service. The street is designated as a location for future transit improvements, including Bus Rapid Transit which is currently under development with system construction expected to begin in the fall of 2024.

The sites to the east and north are designated Neighborhood Commercial and the sites to the south and west are designated mid-scale residential.

Neighboring also developed properties that are commercial and multi-family residential in nature. Pacific Avenue is a busy arterial with high frequency transit. Development of this location with apartment dwellings which are needed to help maintain supply and help stabilize affordability. The site is also well positioned to provide residential units access to transit which helps reduce reliance on auto exclusive transportation.

Staff would note that the proposed density is in line with target density per the Comprehensive Plan.

The Comprehensive Plan policies which are highlighted in Exhibit C-8 have been identified by staff and the applicant to support this request.

2. That substantial changes in conditions have occurred affecting the use and development of the property that would indicate the requested change of zoning is appropriate. If it is established that a rezone is required to directly implement an express provision or recommendation set forth in the Comprehensive Plan, it is unnecessary to demonstrate changed conditions supporting the requested rezone.

   Staff Response – The zoning and use pattern in the area has changed significantly since the adoption of the zoning code in 1953. The Comprehensive Plan designation for the area is "Neighborhood Commercial" and this reclassification implements that designation.

3. That the change of the zoning classification is consistent with the district establishment statement for the zoning classification being requested, as set forth in this chapter.

   Staff Response – The intent of the C-1 Neighborhood Commercial District is "to contain low intensity land uses of smaller scale, including office, retail, and service uses. It is characterized by less activity than a community commercial district. Building sizes are limited for compatibility with surrounding residential scale. *Residential uses are appropriate*. Land uses involving vehicle service or alcohol carry greater restriction. This classification is not appropriate inside a plan designated mixed-use center or single-family intensity area." [emphasis added]

   As noted in the discussion of the Comprehensive Plan goals and policies, above, the site proposed for rezone to C-1 implements the Comprehensive Plan future land use designation, with the proposed development meeting the development standards to ensure compatibility with neighboring uses and development. Applicable zoning regulations are excerpted in Exhibit C-7, as well as Exhibit C-10.

4. That the change of the zoning classification will not result in a substantial change to an area-wide rezone action taken by the City Council in the two years preceding the filing of the rezone application. Any application for rezone that was pending, and for which the Hearing Examiner's hearing was held prior to the adoption date of an area-wide rezone, is vested as of the date the application was filed and is exempt from meeting this criteria.

   Staff Response – This rezone will not result in a substantial change to an area-wide rezone action taken the City Council within two years of the submittal of this application. There has not been an area-wide rezone action in the area since the original zoning was put in place in 1953.

5. That the change of zoning classification bears a substantial relationship to the public health, safety, morals, or general welfare.

   Staff Response – The proposal was reviewed for environmental impacts per the City's SEPA process. It was determined that the proposal will have no adverse impacts on either the human or built environment – including the future residents on the site.

   Further, the City has adopted land use and development regulations to protect the health, safety, and welfare of the community as a whole. In addition to minimum building and safety codes, the applicant will be required to meet all applicable land use development regulations – which have been adopted to ensure a quality development that fits in with the vicinity. This includes landscaping

requirements, parking standards, tree canopy coverage, design standards, and setback regulations. At the time of development the applicant will also be required to complete off-site improvements for vehicular and pedestrian access, improvements which will benefit the neighborhood as a whole. These improvements will be in accordance with City of Tacoma code, rules, regulations and requirements at the time of development.

Finally, the City has multiple goals and policies related to the creation of multiple types and styles of housing to be available to multiple types of households. The applicant proposes to provide 12 additional units of housing along a major transportation corridor, in walking distance to services.

G. APPLICABLE COMPREHENSIVE PLAN GOALS & POLICIES:

The City's Comprehensive Plan is intended to provide a basis for land use and zoning decisions. The excerpts from Comprehensive Plan are goals and policies provided in Exhibit C-8 are those that staff, the applicant, and commenters have identified as applicable to the development of multifamily residential properties.

H. PROJECT RECOMMENDATIONS AND ADVISORY COMMENTS:

As part of the City's standard review process for the required land use applications for this proposal, notice of this application and environmental determination was emailed to various City departments as well as many outside governmental and non-governmental agencies. These agencies have provided advisory comments and/or recommended conditions to the Planning and Development Services Department regarding this proposal. These comments, where appropriate, have been incorporated in the "Recommended Conditions" in Section J of this staff report. City staff and outside agency responses are contained with Exhibit C-6.

I. BURDEN OF PROOF:

The applicant bears the burden of proof to demonstrate that the proposal is consistent with the criteria for the approval of the site rezone (TMC 13.05.030.C).

J. RECOMMENDATION AND CONDITIONS OF APPROVAL:

Staff recommends approval of the requested zoning reclassification.

1. LAND USE

   a. Any future development of the site shall be consistent with the C-1 Neighborhood Commercial development standards (TMC 13.06.030), the Landscaping Code (TMC 13.06.090.B), Parking Code (TMC 13.06.090.C), Transit Support Facilities (TMC 13.06.090.H), Bicycle and Pedestrian Support Standards (TMC 13.06.090.F), Residential transition Standards (TMC 13.06.090.J) and all other applicable sections of the Tacoma Municipal Code, and the conditions of this land use decision.

   b. The required Landscape Plan shall provide the type, size and location of trees, shrubs, and groundcover plan for the site, to include open yard space, site perimeter, and tree canopy coverage.

   c. Per Exhibit C-10 the landscaping plan will comply with all critical area buffering, fencing and landscaping recommendations and requirements. The applicant will work with staff at the

time of permitting to ensure that permit applications are compliant. A notice on title will also be required at the time of development permits to document the surveyed wetland buffer.

d. The sidewalk along the east side of South C Street shall extend north to a location that can reasonably provide curb ramps for a pedestrian crossing South C Street, recognizing that development and pedestrian access through or in the wetland buffer is restricted.

e. Curb ramps at South 86th and C Street crossing the north leg, south, and east leg will be improved to support access to the enhanced pedestrian crossing on Pacific Avenue on the south leg.

f. Vehicular gates crossing the drive aisle, must be located at least 20 feet from sidewalks and street, and must be located on private property, to prevent vehicles from blocking sidewalks or street.

2. General. Prior to obtaining building or grading permits, the proponent shall contact the appropriate City departments and outside agencies to make the necessary arrangements for all required improvements. The required departmental approvals shall be acquired from, but not necessarily limited to, Planning and Development Services (253-591-5030), Tacoma Power (253-383-2471), Tacoma Water (253-383-2471), and Public Works Department (253-591-5525) the Tacoma-Pierce County Health Department and Washington Department of Ecology.

RECEIVED
DECEMBER 9, 2022
HEARING EXAMINER

Property Owner Free Consent Form

PROPERTY OWNER'S AUTHORIZATION:

I, Dan Pasechnik, Managing General Partner or Officer of Royal Construction Group LLC, a Washington General Partnership or LLC, being duly sworn, attest that I am authorized to make decisions concerning the property indicated in the land use permit application(s), and that I authorize (name of firm individuals): Robert Plummer of Evergreen A-One to submit the following listed land use applications and represent me in any public hearings or public meetings for the land use action(s) and to interact with relevant public agencies and decision making authority for the duration of the application/decision/appeal process.

List Land Use Application Type(s) below (eg: rezone, subdivision, shoreline, SEPA):
Rezone, permitting

I consent to the permitting agencies and their consulting authorities entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

Signature: [signature]

STATE OF WASHINGTON)
) ss
COUNTY OF PIERCE)

I certify that I know or have satisfactory evidence that DAN PASECHNIK personally appeared before me and acknowledged the said instrument to be of their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument. Dated this 8th day of DECEMBER, 2022.

Arlene D Nation
Notary Public
State of Washington
My Appointment Expires 7/29/2026
Commission Number 34060

Arlene D. Nation
Notary Public in and for the State of Washington

My Commission Expires 7-29-2026

WASHINGTON
Secretary of State
Corporations & Charities Division

Filed
Secretary of State
State of Washington
Date Filed: 08/24/2022
Effective Date: 08/24/2022
UBI #: 603 238 532

Annual Report

BUSINESS INFORMATION

Business Name:
ROYAL CONSTRUCTION GROUP, LLC

UBI Number:
603 238 532

Business Type:
WA LIMITED LIABILITY COMPANY

Business Status:
ACTIVE

Principal Office Street Address:
13799 OLYMPIC DR SE, OLALLA, WA, 98359-9499, UNITED STATES

Principal Office Mailing Address:
13799 OLYMPIC DR SE, B 402, OLALLA, WA, 98359-9499, UNITED STATES

Expiration Date:
09/30/2023

Jurisdiction:
UNITED STATES, WASHINGTON

Formation/Registration Date:
09/16/2012

Period of Duration:
PERPETUAL

Inactive Date:

Nature of Business:
CONSTRUCTION

REGISTERED AGENT RCW 23.95.410

Registered Agent Name	Street Address	Mailing Address
DAN PASECHNIK	13799 OLYMPIC DR SE, OLALLA, WA, 98359-9499, UNITED STATES	11010 HARBOR HILL DR NE, B 402, GIG HARBOR, WA, 98332, UNITED STATES

PRINCIPAL OFFICE

Phone:
2064320715

Email:

DAN.ROYALGROUP@GMAIL.COM

Street Address:
13799 OLYMPIC DR SE, OLALLA, WA, 98359-9499, USA

Mailing Address:
13799 OLYMPIC DR SE, B 402, OLALLA, WA, 98359-9499, USA

GOVERNORS

Title	Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		DAN	PASECHNIK

NATURE OF BUSINESS

- CONSTRUCTION

EFFECTIVE DATE

Effective Date:
08/24/2022

CONTROLLING INTEREST

1. Does this entity own (hold title) real property in Washington, such as land or buildings, including leasehold improvements?
NO
2. In the **past 12 months**, has there been a transfer of at least 16-2/3 percent of the ownership, stock, or other financial interest in the entity?
NO
a. If "Yes", in the **past 36 months**, has there been a transfer of controlling interest (50 percent or greater) of the ownership, stock, or other financial interest in the entity?
NO
3. If you answered "Yes" to question 2a, has a controlling interest transfer return been filed with the Department of Revenue?
NO

You **must** submit a Controlling Interest Transfer Return form if you answered “yes” to questions 1 **and** 2a.

Failure to report a Controlling Interest Transfer is subject to penalty provisions of RCW 82.45.220.

For more information on **Controlling Interest**, visit www.dor.wa.gov/REET.

RETURN ADDRESS FOR THIS FILING

Attention:
DAN PASECHNIK
Email:
DAN.ROYALGROUPLLC@GMAIL.COM
Address:
13799 OLYMPIC DR SE, OLALLA, WA, 98359-9499, USA

UPLOAD ADDITIONAL DOCUMENTS

Do you have additional documents to upload? **No**

AUTHORIZED PERSON

☑ I am an authorized person.

Person Type:
INDIVIDUAL

First Name:
DAN

Last Name:
PASECHNIK

Title:

☑ This document is hereby executed under penalty of law and is to the best of my knowledge, true and correct.

RECEIVED
DECEMBER 9, 2022
HEARING EXAMINER

City of Tacoma
Planning and Development Services

Determination of Environmental Nonsignificance (DNS)

File Number: LU22-0134

To: All Departments and Agencies with Jurisdiction

Subject: Determination of Environmental Nonsignificance

In accordance with Washington Administrative Code (WAC) 197-11-340 and WAC 197-11-355, a copy of the Determination of Nonsignificance (DNS) for the project described below is transmitted.

Applicant: Robert Plummer on behalf of Royal Construction Group

Proposal: Rezone an approx. 0.34 acre site from R-2, Single-family to C-1, Neighborhood Commercial for the development of a 12 unit apartment building, including SEPA review, and a Critical Area Verification to confirm the location and type of wetland and buffer. The site has a Future Land Use designation of Neighborhood Commercial.

Location: 8441 S C ST, Parcel Number 4533000200

Lead Agency: City of Tacoma

City Contact: Larry Harala
Principal Planner
Planning and Development Services
747 Market Street, Room 345
Tacoma, WA 98402
(253) 318-5626| lharala@cityoftacoma.org

CONCLUSION OF THE RESPONSIBLE OFFICIAL:

The City of Tacoma, the lead agency for this proposal, has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. The City will not require any additional mitigation measures under SEPA.

Additionally, the City of Tacoma has determined that this project does not have a probable significant adverse impact on the environment. The proposal will have no significant adverse environmental impacts to fish and wildlife, water, noise, transportation, air quality, environmental health, public services and utilities, or land and shoreline use. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2). 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 upon request.

As noted previously, the applicants have also filed for a Zoning Reclassification. In order to receive approval of this Rezone the applicant will be required to demonstrate that the project will meet the applicable requirements of the TMC. If approved, the City's decision regarding the requested Rezone will likely include conditions of approval that may address necessary utility upgrades, street and sidewalk improvements, street lighting, grading and erosion control measures, and stormwater controls.

You may appeal this final determination. Appeals may be filed with the Hearing Examiner office by filing a notice of appeal; the contents of the appeal as outlined in Tacoma Municipal Code 13.12.820; and a **$1,100.00** filing fee, within 14 days after the issue date of this determination. Please contact Larry Harala, (253) 318-5626, for more information about filing.

Appeals of this determination will be heard concurrently with the rezone hearing on December 15, 2022, at 9:00 a.m., via Zoom virtual meetings. ‘‘The Rules of Procedures for Hearings” may be viewed at:
http://cms.cityoftacoma.org/hex/HEX_RULES_of_PROCEDURES_Adopted_11.20.19.pdf

Responsible Official: Peter Huffman

Position/Title: Director, Planning and Development Services

Signature: _____

SEPA Officer Signature: _____

Issue Date: November 30, 2022

Last Day to Appeal: December 14, 2022

NOTE: The issuance of this SEPA Determination does not constitute final 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.

cc via email:

Applicant
Washington Department of Ecology, separegister@ecy.wa.gov
Tacoma-Pierce County Health Department, SEPA, SEPA@tpchd.org
Planning and Development Services, Reuben McKnight, Peter Huffman, Shirley Schultz
Washington State Office of Archaeology & Historic Preservation, Gretchen Kaehler,SEPA@dahp.wa.gov
Pierce Transit – Tina Vaslet, tvaslet@piercetransit.org
Pierce County Assessor Treasurer, Darci Brandvold, dbrandv@co.pierce.wa.us
South End Neighborhood Council
Pierce County, Laura Hankel
City of Tacoma Staff: Shari Hart, Carol Wolfe, Elliott Barnett
Paul Chromey, Safe Streets Volunteer
Tacoma City Council District 5 Staff
Hearing Examiner

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

South "C" Street - residential multi-plex (12 units)

2. Name of applicant: Bob Plummer

3. Address and phone number of applicant and contact person:

Royal Construction Group, LLC. - Dan Pasechnik -
dan.royalgroup@gmail.com - 206.432.0715
11010 Harbor Hill Dr NW, Suite B402, Gig Harbor, WA 98332

Agent; - Robert Plummer - 253-905-2916
evergreenaone@aol.com

4. Date checklist prepared: 4/13/2022

5. Agency requesting checklist:

City of Tacoma - Planning Department & Development Engineering

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

August of 2022

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

No.

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

Wetland Assessment / Critical Areas Delineation prepared by John Comis Associates LLC, March 18th, 2022.

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.

JARPA

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. (Lead agencies may modify this form to include additional specific information on project description.)

Proposing zoning reclassification from R2 Single Family to C1 Neighborhood Commercial to allow for construction a 12 unit residential multi-plex, three story building on a already cleared and graveled property of 15,003 sf. - 0.34 acres. The building is planned to be 90' x 35' (2,898 sf). Connect to public water, sewer, and storm. Construct an 15 space parking spaces including 3 EV charging spaces and 2 ADA spaces and 3,255 sf of landscaping/common open space areas with a bike rack.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project site is addressed as; 8441 S. C St. Tacoma, WA - parcel# 4533000200
Section 33, Township 20, Range 03, Quarter 24.
Legal Description; Holl II thru 24 B 2
Project site encompasses 15,003 sf., and the site is approximately 120'x125' and is on the corner of S. 86th St and S C St.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

The site is mostly cleared on the southern portion and was partially developed along the eastern side accidently by the neighboring paved parking lot previously. We intend to remove these areas of paving during site development.

(circle one): **(Flat)**, rolling, hilly, steep slopes, mountainous, other _____

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

There are no slopes on site, it is completely flat.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sandy Loam, 10YR 3/2 & 3/3

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Due to the site being completely flat and already cleared and partially developed, there is no need for any fill and excavation for the foundation will be minor only requiring perhaps 10 cubic yards at the most

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

No, there is no real danger of erosion for this site due to it being flat and already mostly cleared and partially developed.

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

The site will be approximately 57.4% impervious surfaces including the roof, parking lot, sidewalk, gargabe space, and bicycle rack area.

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

Intending to only run the excavator during business hours as needed and only minimal work is necessary for this site.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Typical emissions from the excavator during the intitial cut and grade for the foundation. Two days at most of machine time are anticipated for this project.
No extra ordinary emissions to note are anticipated for this development or for maintenance after completion.

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

No

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

ONLY MINIMAL EMISSIONS ARE INTICIPATED.

3. Water [help]

a. Surface Water: [help]

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.

No

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

No.

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.

None.

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

No.

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

No.

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.

No.

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

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.

NONE.

c. Water runoff (including stormwater):

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 only runoff will be from the impervious surfaces created on site (roof & parking lot) which will be controlled, captured and directed to City storm water system. No other waters are to be affected in this area.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No, all waste material will be connected to the public City system.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

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

Not applicable, no drainage patterns to protect at the site.

4. Plants [help]

a. Check the types of vegetation found on the site:

__0__deciduous tree: alder, maple, aspen, other
__0__evergreen tree: fir, cedar, pine, other
__0__shrubs
__1__grass
__0__pasture
__0__crop or grain
__0__ Orchards, vineyards or other permanent crops.
__0__ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
__0_ _water plants: water lily, eelgrass, milfoil, other
__0__other types of vegetation

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

There is literally no vegetation on site accept grass.

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

The offsite vegetation within and around the wetland area appears to be well established forest with a mix of deciduous and conifer plant communities dominated by red alder (Alnus rubra, FAC), Douglas fir (Pseudotsuga menziesii, FACU), and black cottonwood (Populus trichocarpa, FAC) in the non-

wetland area, and Oregon ash (Fraxinus latifolia, FACW), red alder (Alnus rubra, FAC), and black cottonwood (Populus trichocarpa, FAC) in the wetland area. These species are listed as both wetland and non-wetland indicators. We found "typical" relatively established vegetation conditions in most of the wetland and buffer area, except where "atypical conditions" existed due to past clearing, grading, and filling/drainage activities have occurred.

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

See attached site plan showing an 5' foot wide buffer along the south and west lines and approximately 30' foot buffer along the north side for the neighboring commercial property.

e. List all noxious weeds and invasive species known to be on or near the site.

None.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

None. See critical areas report attached.

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

No.

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

PLANNING THE COMMON OPEN SPACE ALONG THE NORTHERN BOUNDARY WILL HELP PRESERVE THE OFFSITE WETLAND THAT EXISTS FURTHER NORTH OF THE SITE.

e. List any invasive animal species known to be on or near the site.

None

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

An electric furnace with a heat pump is the proposed method of heating for this project site.

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

No, the proposed building location is interior to the property and will not interfere with any existing or potential neighboring solar access.

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:

Propose to utilize energy efficient heat pump and low flow water fixtures.

7. Environmental Health [help]

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.

No.

1) Describe any known or possible contamination at the site from present or past uses.

None are known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None. This site is clean.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None. Residential use project only

4) Describe special emergency services that might be required.

None. Proposing standard residential use.

5) Proposed measures to reduce or control environmental health hazards, if any:

None needed, not anticipating any health hazards at this site.

b. Noise

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

This is a high traffic area being near Pacific Avenue and having high density residential use and commercial uses adjacent.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
We only anticipate typical construction noise during business hours only for approximately a month.

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

No exta ordinary noisy construction work is being proposed outside of normal business hours.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is a poorly graded parking lot area but vacant with some vagrant. The proposed multi-plex use will not adversley affect the current neighboring high density uses in any way. To the South is a appartment complex, adjacent to the East is a Domino's Pizza, the the North is a car lot / repair shop, and to the West is another high density residential property.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

None.

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

No

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

Neighborhood Commercial

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

R-2 - high density

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

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

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

Approximately 12 - 24 people would reside at the completed mult-plex.

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

None.

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

NOT NECESSARY

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Proposal is consistent with existing neighborning uses and architectual design elements.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable

9. Housing [help]

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

12 units are proposed at the low to middle income housing level.

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

None. Currently a vacant site.

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

Not applicable

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Proposed mult-plex will be less than 35' feet tall and will match the neighboring wood frame, hardi siding, wood trim, conventional construction type/style to meet the applicable Design Standards within the TMC.

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

None

b. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable. Project won't impact any aesthetics of the area or impede any neighboring view.

11. Light and Glare [help]

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

No glare will come from this project due to the orientation of the building and parking area. Existing street lights along South C Street and Pacific Avenue probably already offer almost sufficient levels of lighting for this site.

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

No.

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

None.

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

Not needed in this area.

12. Recreation [help]

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

Charlotte's Blueberry Park is less than one mile away to the Southeast across Pacific Ave.
We also intend on having approximately 3,255 sf. of common open space area on site.

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

No.

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

No adverse affect are foreseen to any recreational areas due to our project being approved for development.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not applicable, no cultural or historic elements are known to exist onsite or in this immediate vicinity of the project.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No known resources are present onsite, but our contractor will provide an Inadvertent Discovery Plan outlining the necessary steps to be taken should something be found during foundation/utilities excavation for the project.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This project site is just off of Pacific Avenue / Hwy 7 to the east, access will be directly from South "C" Street with pedestrian access. See attached site plan

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, this site has easy access to public transit. The nearest bus stop and cross walk is located on our side (West) of Pacific Avenue about 100 yards East of our property near the front of the the Domino's Pizza

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

We are proposing 15 new parking spaces for this development. This project would not eliminate any parking.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

WE DO INTEND ON CONSTRUCTING A NEW SIDEWALK ALONG SOUTH 86TH ST. FOR OUR FRONTAGE IMPROVEMENT TO CONNECT TO THE EXISTING SIDEWALK TO THE EAST HEADING TOWARD PACIFIC AVE

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

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

This is a residential building with 12 units. We have not yet hired a traffic engineer but we anticipate roughly 30- 50 trips per day based on the parking allowance and residential density.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

We don't anticipate any adverse impacts to the transportation system/flow in this area.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

We are proposing to create 12 new residential units and this would reqire the potential need for more educational system capacity.

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

Not applicable. We don't anticipate any adverse impact to the public services located in this area.

16. Utilities [help]

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

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.

Our project intends to connect the public water, sewer, electricity, and storm water system located here. The power utility is TPU, gas is served by PSE, and the water, sewer, and storm are served by the City of Tacoma.

C. Signature [HELP]

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: _____

Name of signee ____ Bob Plummer _____

Position and Agency/Organization _____ Consultant/Agent_____

Date Submitted: ___6/28/2022_____

D. Supplemental sheet for nonproject actions [HELP]

(**IT IS NOT NECESSARY** to 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, 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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

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

WASHINGTON STATE Department of Ecology

State Environmental Policy Act (SEPA) Register

SEPA and NEPA documents posted by the Department of Ecology since 2000

Ecology | Register Search | Help

Search / 202206011 - Tacoma City of

202206011 - Tacoma City of

Lead Agency
Tacoma City of

File #
LU22-0134

Contact
Larry Harala
(253) 318-5626
lharala@cityoftacoma.org

County
PIERCE

Region
Southwest

SEPA #	202206011
Document Type	ODNS
Date Issued	11/30/2022
Comments Due	
Proposal Name	8441 S C ST Rezoning
Proposal Description	Rezoning request - an approx. 0.34 acre site from R-2, Single-family to C-1, Neighborhood Commercial for the development of a 12 unit apartment building, including SEPA review, and a Critical Area Verification to confirm the location and type of wetland and buffer. The site has a Future Land Use designation of Neighborhood Commercial.
Related Record	ODNS/NOA 202206010
Location	Address: 8441 S C St, Tacoma, WA 98444 Longitude: -122.435280 Latitude: 47.179210 Parcel: 4533000200
Applicant	Dan Pasechnik, Robert James Plummer
Applicant Contact	253-905-2916, evergreenaone@aol.com
Documents	LU22-0134 - NOA.pdf (170 KB) LU22-0134 DNS Rezone.pdf (183 KB) LU22-0134 Public Notice E-Transmittals.pdf (185 KB) LU22-0134 SEPA Checklist.pdf (90 KB) LU22-0134 SITE PLAN.pdf (253 KB)

RECEIVED
DECEMBER 9, 2022
HEARING EXAMINER

Royal Construction Group, LLC
Dan Pasechnik, Owner
11010 Harbor Hill DR. NW,
Gig Harbor WA 98332

Site Address: 8441 “C” Street, Tacoma, WA.

Parcel Number: 4533000200

Memorandum: Criteria for rezone of property. Royal Construction Group, LLC. is seeking a change in zoning classification must demonstrate consistency with all the following criteria:

(1) That the change of zoning classification is generally consistent with the applicable land use intensity designation of the property, policies, and other pertinent provisions of the Comprehensive Plan.

Comprehensive plan designation is Neighborhood Commercial:

This designation is characterized primarily by small-scale neighborhood businesses with some residential and institutional uses. Uses within these areas have low to moderate traffic generation, shorter operating hours, smaller buildings and sites, and less signage than general commercial or mixed-use areas. There is a greater emphasis on small businesses and development that is compatible with nearby, lower intensity residential areas.

Target Development Density: 14–36 dwelling units/net acre

(2) That substantial changes in conditions have occurred affecting the use and development of the property that would indicate the requested change of zoning is appropriate. If it is established that a rezone is required to directly implement an express provision or recommendation set forth in the Comprehensive Plan, it is unnecessary to demonstrate changed conditions supporting the requested rezone.

This does meet the provision in the Comp Plan to up zone along Pac Ave

(3) That the change of the zoning classification is consistent with the district establishment statement for the zoning classification being requested, as set forth in this chapter.

-- The district establishment statement is:

C-1 General Neighborhood Commercial District. This district is intended to contain low intensity land uses of smaller scale, including office, retail, and service uses. It is characterized by less activity than a community commercial district. Building sizes are limited for compatibility with surrounding residential scale. Residential uses are appropriate. Land uses involving vehicle service or alcohol carry greater restriction. This classification is not appropriate inside a plan designated mixed-use center or single-family intensity area.

(4) That the change of the zoning classification will not result in a substantial change to an area-wide rezone action taken by the City Council in the two years preceding the filing of the rezone application.

Any application for rezone that was pending, and for which the Hearing Examiner's hearing was held prior to the adoption date of an area-wide rezone, is vested as of the date the application was filed and is exempt from meeting these criteria.

There hasn't been an area-wide rezone of This Area:

(5) That the change of zoning classification bears a substantial relationship to the public health, safety, morals, or general welfare.

There is local Shopping Center within walking distance, including Transit Bus stop. Local doctor offices nearby.

The City of Tacoma developed its Affordable Housing Action Strategy as an urgent response to a changing housing market, increasing displacement pressure among residents, and a widespread need for high-quality, affordable housing opportunities for all.

Email From Stephen Atkinson, City of Tacoma Dated 9-28-21:

I can't say for certain what the success would be, but a key part of the review is whether the Comprehensive Plan "supports" the zoning change or not **and in this case it does**. That certainly helps the process.

Steve

Should you have any questions, feel free to ask.

Thank you,

Robert Plummer, Consultant
Royal Construction Group, LLC

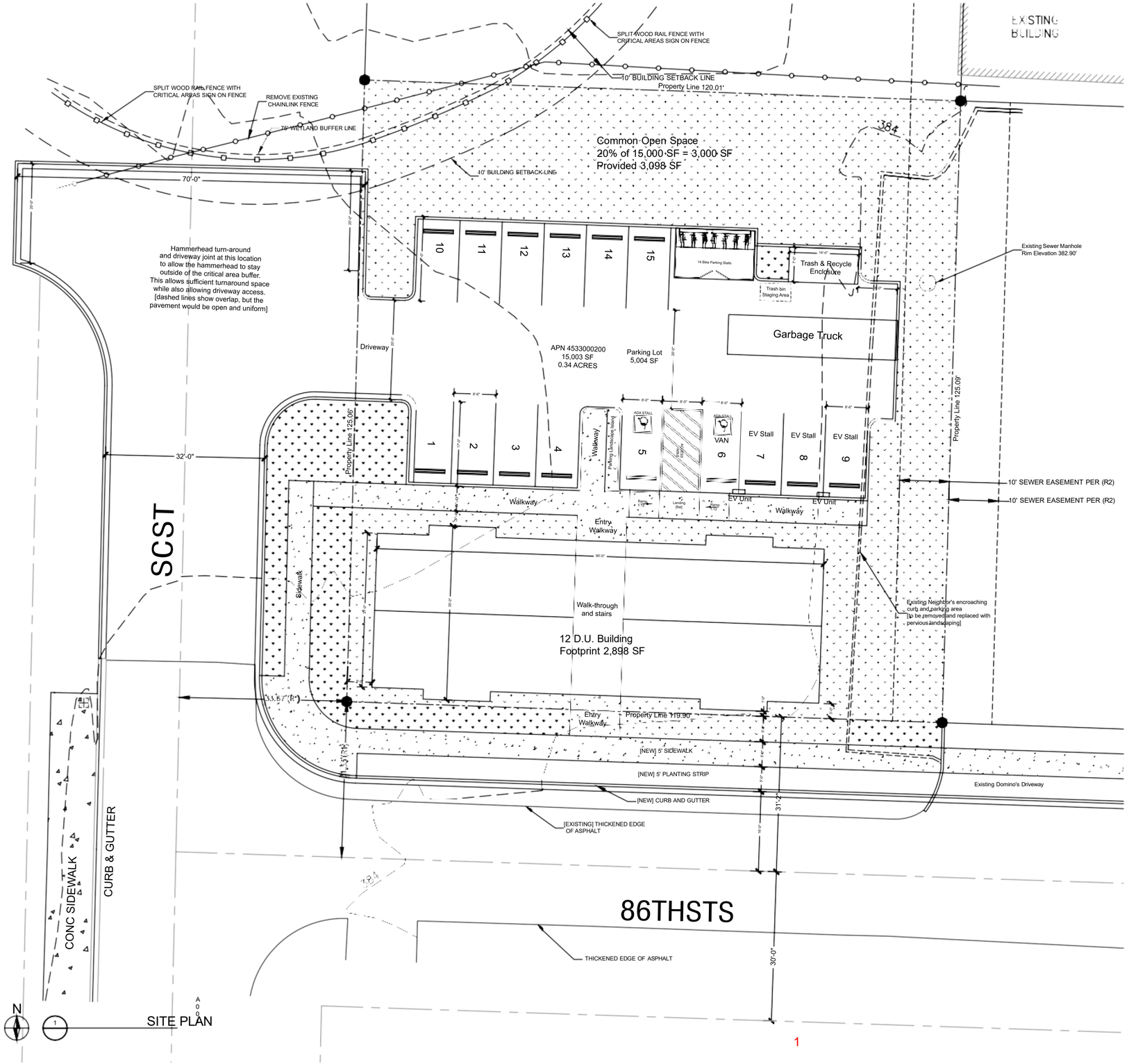

Table 1: Property Information	
Parcel Number	4533000200
Jurisdiction	Tacoma
Zoning	
Quarter-Section-Township-Range	23-33-20-03
Legal Description	HOLLIDGE PAC AVE ADD: HOLLIDGE PAC AVE ADD L 20 THRU 24 B 2
Lot Square Footage	15,003 Square Feet
Address	8441 S C Street, Tacoma, WA 98444
Property Owner Name	ROYAL CONSTRUCTION GROUP LLC
Owner's Address	11010 HARBOR HILL DR NW STE B, GIG HARBOR, WA
Owner's Phone	
Owner's Email	dan.royalgroup@gmail.com
Applicant's Name	Robert Plummer
Applicant's Address	
Applicant's Phone	253-905-2916
Applicant's Email	evergreenaone@aol.com

Table 2: Project Areas				
	EXISTING SF		PROPOSED SF	
	Conditioned	Unconditioned	Conditioned	Unconditioned
Building Areas	0 SF	0 SF	7,764 SF	0 SF
Trash Enclosure	0 SF	0 SF	0 SF	98 SF
Bike Parking	0 SF	0 SF	0 SF	160 SF
Totals	0 SF	0 SF	7,764 SF	258 SF

Table 3: Setbacks		
	Required	Proposed/Existing
Street	0'	0'
Side Interior	0'	0'
Rear	0'	0'

Table 4: Lot Coverage		
	Maximum Allowed	Proposed
Building Footprint		2,898 SF
Trash Enclosure		98 SF
Bike Storage		160 SF
Total Footprint		3,156 SF
Total Lot Square Footage		15,003 SF
Maximum building coverage		21.04 %

SCALE: 1"=10'

30'

SVS
Architecture LLC
27311 10th Place S
Des Moines, WA 98198
SVSarchitecture@gmail.com
www.vladsirbu.com
(425) 442-3412

12999 REGISTERED ARCHITECT VLAD SIRBU STATE OF WASHINGTON

STAMP:

PERMIT SET

Project Name: Re-Zone Project

Project Address: 8441 South C Street, Tacoma, WA 98444

REVISIONS:

DATE: 6/21/2022
SCALE: As Shown
JOB #: 12-2022

DWN: CHK:

SHEET TITLE:

SITE PLAN

SHEET:

30'

A001

1 A104 SCALE: 1/4"=1'

SOUTH ELEVATION

2 A104 SCALE: 1/4"=1'

NORTH ELEVATION

LU22-0134 Ex. C-5

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SVSarchitecture@gmail.com
www.vladsirbu.com
(425) 442-3412

12999 REGISTERED ARCHITECT VLAD SIRBU STATE OF WASHINGTON

STAMP:

PERMIT SET

Project Name: **Re-Zoning Project**

Project Address: **8441 South C Street, Tacoma, WA 98444**

REVISIONS:

DATE: 6/21/2022
SCALE: As Shown
JOB #: 12-2022

DWN: CHK:

SHEET TITLE:

NORTH & SOUTH ELEVATIONS

SHEET:

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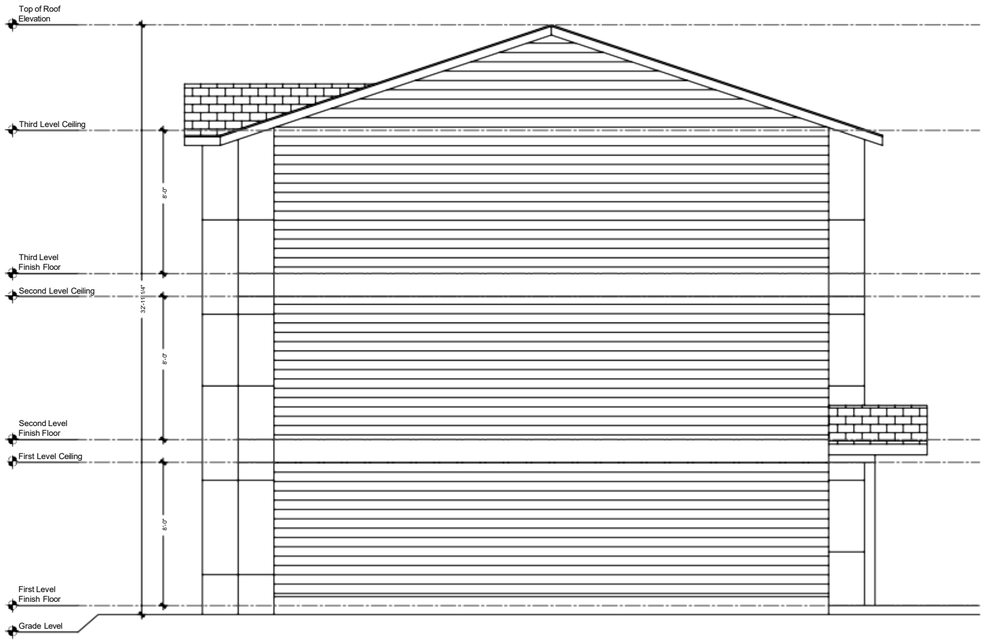
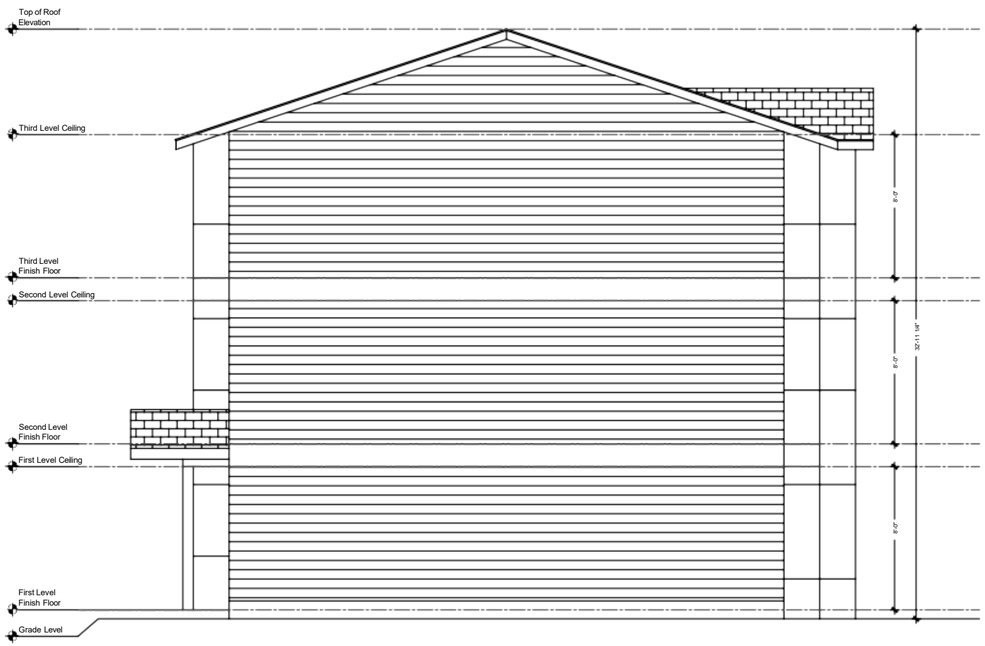


1 A105 EAST ELEVATION
SCALE: 1/4"=1'



2 A105 WEST ELEVATION
SCALE: 1/4"=1'

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SVSarchitecture@gmail.com
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(425) 442-3412

12999 REGISTERED ARCHITECT VLAD SIRBU STATE OF WASHINGTON

STAMP:

PERMIT SET

Project Name: **Re-Zoning Project**

Project Address: **8441 South C Street, Tacoma, WA 98444**

REVISIONS:

DATE: 6/21/2022
SCALE: As Shown
JOB #: 12-2022

DWN: CHK:

SHEET TITLE:

EAST & WEST ELEVATIONS

SHEET:

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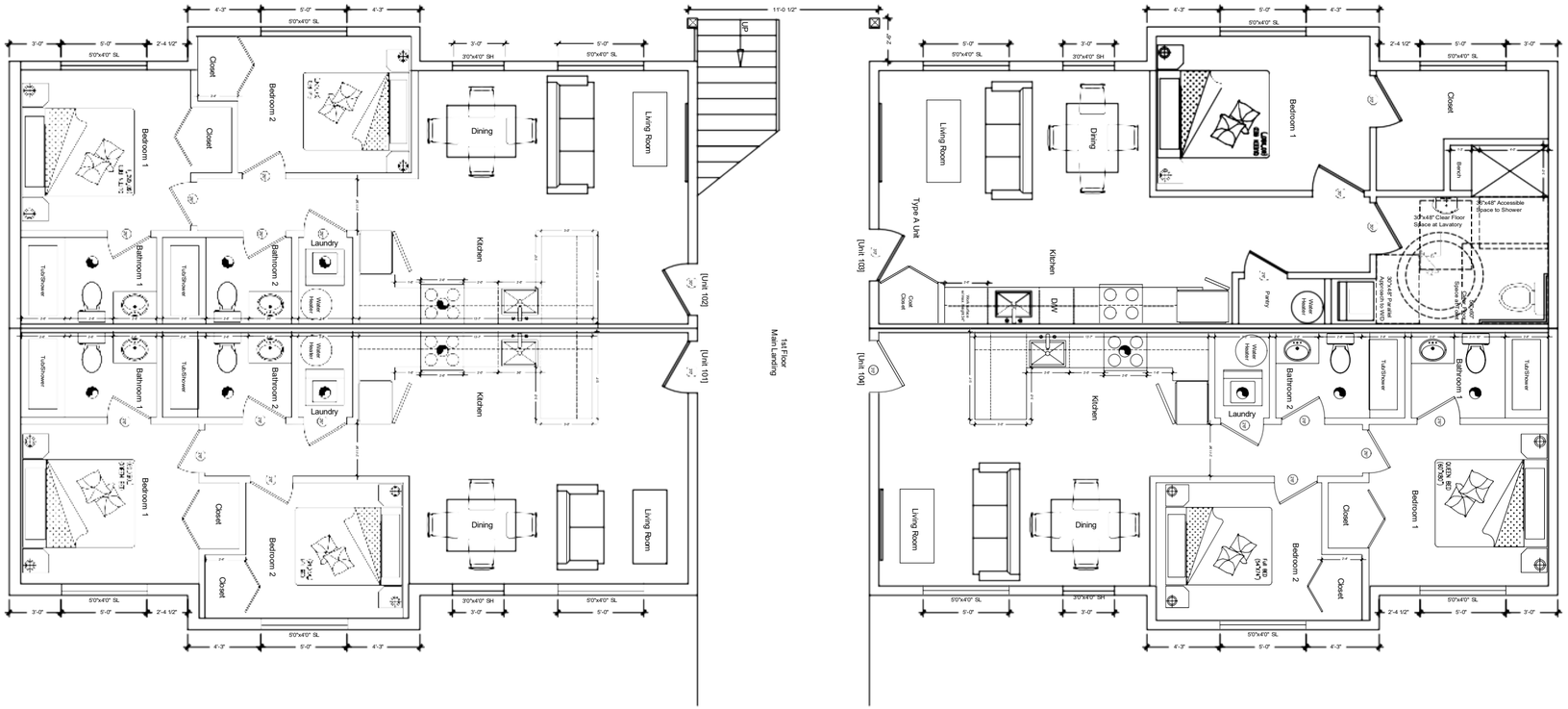

1 A101 PRELIMINARY FIRST FLOOR PLAN
SCALE: 1/4"=1'

SVS
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27311 10th Place S
Des Moines, WA 98198
SVSarchitecture@gmail.com
www.vladsirbu.com
(425) 442-3412

12999 REGISTERED ARCHITECT VLAD SIRBU STATE OF WASHINGTON

STAMP:

PERMIT SET

Project Name: **Re-Zoning Project**

Project Address: **8441 South C Street, Tacoma, WA 98444**

REVISIONS:

DATE: 6/21/2022
SCALE: As Shown
JOB #: 12-2022

DWN: CHK:

SHEET TITLE:

PRELIMINARY FIRST FLOOR PLAN

SHEET:

LU22-0134 Ex. C-5

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOTS 20 TO 24, BLOCK 2, MAP OF HOLLIDGE PACIFIC AVENUE ADDITION TO FERN HILL, WASHINGTON, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 76, RECORDS OF PIERCE COUNTY AUDITOR.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCEL AS DESCRIBED HEREON.
2. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A GEOMAX 2" ROBOTIC TOTAL STATION AND TOPCON HIPER SR GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
4. THE LEGAL DESCRIPTION IS PER RECORDS OF PIERCE COUNTY AUDITOR'S OFFICE, RECORDING NO. 4575959, DATED AUGUST 30, 2021.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED IN NOVEMBER, 2021 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET IN NOVEMBER, 2021.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.

HORIZONTAL DATUM/BASIS OF BEARINGS

THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83/91 WSPC SOUTH ZONE, PER TIES TO CITY OF TACOMA MONUMENT #675 FOUND AT THE INTERSECTION OF S 84TH ST AND PACIFIC AVE AND CITY OF TACOMA MONUMENT #178 FOUND AT THE INTERSECTION OF S 84TH ST AND S C ST. THE BEARING BETWEEN SAID MONUMENT BEING SOUTH 88°02'47" EAST AS SHOWN HEREON

VERTICAL DATUM

THE VERTICAL DATUM FOR THIS SURVEY IS NGVD29, PER TIES TO CITY OF TACOMA BENCHMARK #1445 ELEVATION 387.703 FEET FOUND AT THE INTERSECTION OF S 84TH ST AND PACIFIC AVE. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

REFERENCE SURVEYS

R1) MAP OF HOLLIDGE PACIFIC AVENUE ADDITION TO FERN HILL, WASHINGTON, RECORDED IN VOLUME 6 OF PLATS, PAGE 76

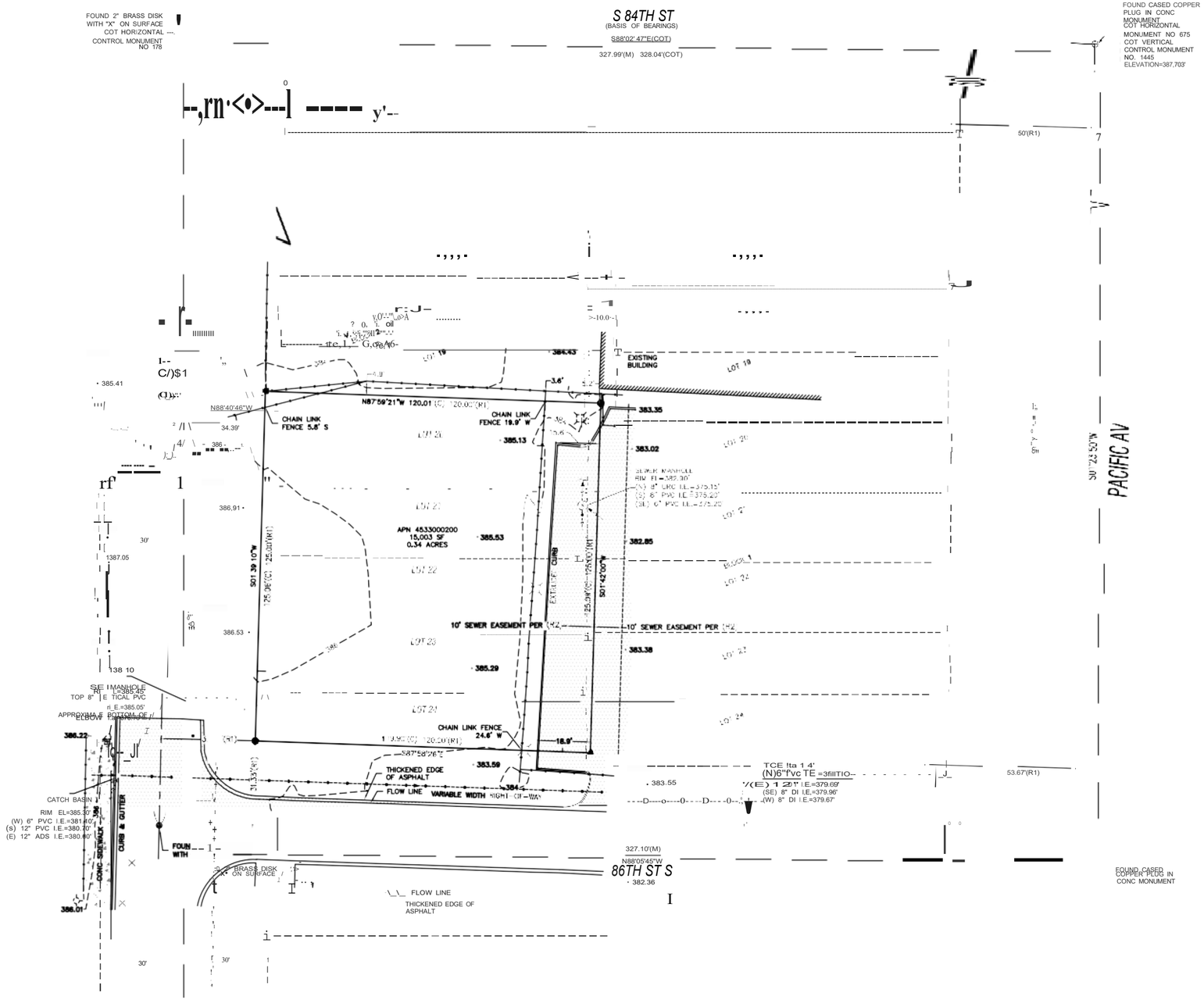
RECORDS OF PIERCE COUNTY AUDITOR'S OFFICE

R2) CITY OF TACOMA HISTORICAL QUARTER SECTION MAP, NW 1/4, SEC 33, T20N, 3E, W.M.

RECORDS OF THE CITY OF TACOMA

LEGEND

- ● SET REBAR & CAP EMW LS #44651
- ••• SET "MAG" NAIL & WASHER EMW LS #44651
- EB FOUND CASED MONUMENT (AS SHOWN)
- @ FOUND BRASS DISK (AS SHOWN)
- STORM DRAIN CATCH BASIN
- SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- LOT LIGHT
- SPOT ELEVATION
- (R) DISTANCE PER REFERENCE
- (M) DISTANCE AS MEASURED
- (C) DISTANCE AS CALCULATED
- LS LICENSED LAND SURVEYOR
- CHAIN LINK FENCE
- STORM DRAIN LINE
- SEWER LINE
- COMMUNICATIONS PAINT LINE
- TELEVISION PAINT LINE
- POWER PAINT LINE



NOTE:
THE *EXISTING* UTILITIES AS *SHO*

ARE ONLY APPROXIMA TE

LU22-0134 Ex. C-5

ND ARE BASED ON THE BEST AVAILABLE
INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You D•g
-800-424-5555

GRAPHIC SCALE

0 10 20 40
1" = 20 FEET

WETLAND NOTES:

NOTE 1 : The surveyed locations of onsite and adjacent offsite topography, chain link fencing, property boundary, storm drainage, and sanitary sewer were prepared by Informed Land Surveying, by Evan M. Wahlstrom PLS, Topographic Survey Map, job# PASED-210920 on 12-3-2021.

NOTE 2 : Please note that the offsite Wetland Delineation points are approximate, based on survey measurements by JCA using a "Garmin GPSMAP 66s" hand-held Global Positioning System with reel tape and hipchain measurements.

NOTE 3 : The offsite buildings, existing split rail buffer fence, and offsite property lines are based on the Pierce County Public GIS LiDAR terrain map and aerial photo map of this area, and on JCA field note sketch maps (FNSM) dated 2-18-2022 & 1-19-2022.

NOTE 4: The onsite buffer area around Wetland "A" is based on City of Tacoma Municipal Code requirements (TMC 13.11.320, Wetland Buffers) for standard buffer widths of 75-feet for a Category III wetland with a habitat score that is in the low to medium range for it's level of function (see Tables 1,2 & 3 in Appendix 1.E. for more details).

Wetland & Stream Specialist Certification

This map correctly represents a Wetland Delineation made by me or under my direct supervision for Royal Construction Group C/O Dan Pasechnik , located at 8441 S. "C" Street, Tacoma, WA 98406, Parcel No. 4533000200, situated in the SE ¼ of the NW ¼ of Section 33-T20N-R3E, W.M., Pierce County , WA (JCA Job# 220110)

3 / 16 / 2022

John G. Comis, PWS — Date

CBAY
CONSULTING
sheldon@cbayconstruction.com
1307 Garfield St. S. Ste# 4
Tacoma, WA 98444
phone 253-380-2357

Project Info

Owner
Royal Construction LLC
C/O Dan Pasechnik
11010 Harbor Hill Dr. NW.
Ste B 402
Gig Harbor, WA 98332

phone: 206-432-0715
dan.royalgroup@gmail.com

Site Address
8441 S. C Street
Tacoma, WA 98409

Parcel
4533000200

Date
3 / 16 / 2022

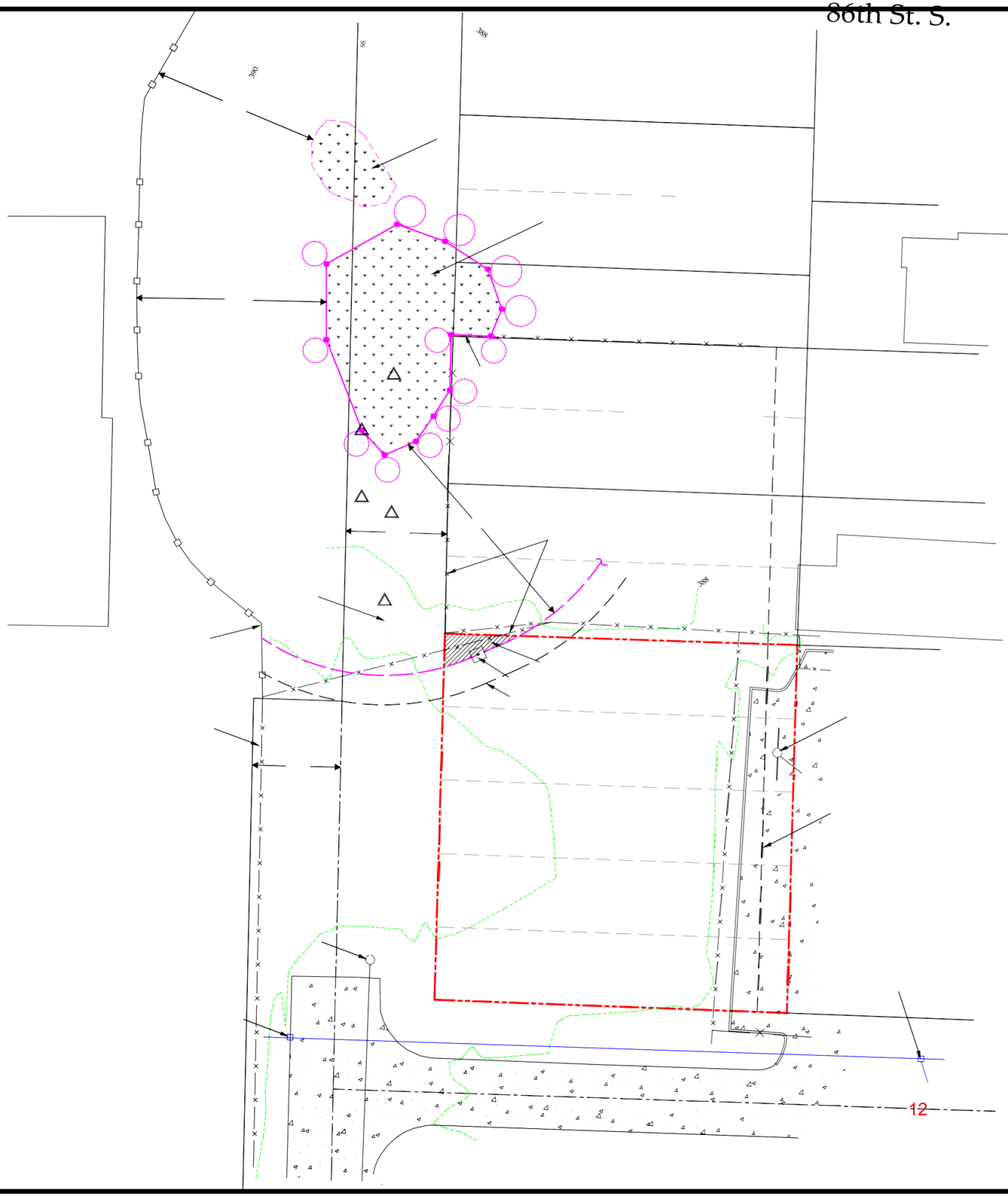
Revised

WETLAND DELINEATION WITH STANDARD BUFFER PLAN

JOHN COMIS ASSOCIATES
Consulting for Wetlands, Streams & Mitigation Designs since 1989
1027 North Oakes St.
Tacoma, WA 98406
Office: 253-272-6808
Mobile: 253-686-4007
jcomis@johncomisassociates.com

Certified Professional Wetland Scientist (PWS #0810)

86th St. S.



LEGEND:

- 10' BUILDING SETBACK LINE (BSBL)
- 75' STANDARD BUFFER WIDTH
- A-1, A-2, A-3 — WETLAND DELINEATION BY JCA (PINK FLAGS)
- TP-1 — TEST PLOT (BLUE & GREEN FLAGS)
- 2' FOOT CONTOUR LINE
- EX. SPLIT RAIL BUFFER FENCE
- EX. CHAIN LINK FENCE

FIG - 8

MAGNETIC

40 0 40

Scale: 1" = 40' feet

JOHN G. COMIS 000810 PWS PCP PROFESSIONAL WETLAND SCIENTIST

LU22-0134 Ex. C-5

EXHIBIT C-6

CITY OF TACOMA

Planning and Development Services

COMMENT MEMO - First Review

12/6/2022

RECORD # LU22-0134 - 8441 S C St

747 Market St., 3rd Floor
Tacoma, WA 98402
(253) 591-5030

NEXT STEPS

Please find attached review comments for your permit application.

Next Steps:

1. A complete set of revision documents and plans that correspond to each review comment must be provided.
   a. For **ALL COMMERCIAL** permits, a revision response letter to the review comments must be provided.
   b. For **ALL RESIDENTIAL** permits with plans or documents completed by a design professional, the design professional must provide a revision response letter to the review comments.
2. If you have any questions or believe any of the review comments should not apply, please contact the appropriate staff reviewer to clarify. If staff agrees that a comment does not apply, please document the date of communication and provide a brief summary in the revision response letter.
3. Please submit all revision documents to aca-prod.accela.com/tacoma. If you need assistance on how to submit revisions, please look at our tip sheet http://tacomapermits.org/wp-content/uploads/2016/11/G-600-How-to-Submit-Revisions.pdf.

CONTACTS

For general inquiries or questions about permitting or process, please contact a permit specialist at (253) 591-5030 or permits@cityoftacoma.org. You can also contact the assigned project coordinator directly with their information below. For questions regarding specific review comments or interpretation of code, please contact the appropriate review staff.

Project Coordinator: Larry Harala 253-318-5626 lharala@cityoftacoma.org

Other Reviewers

Environmental Specialist: Allison Cook acook2@cityoftacoma.org 253-365-4524

Real Property Review: Britany Avila bavila@cityoftacoma.org 253-591-5277

Fire Review: Chris Seaman cseaman@cityoftacoma.org 253-591-5503

Water Review: Heather Croston hcroston@cityoftacoma.org 253-331-3830

Planning Manager: Jana Magoon jmagoon@cityoftacoma.org 253-882-9713

Traffic Review: Jennifer Kammerzell jkammerzell@cityoftacoma.org 253-591-5511

Principal Planner: Larry Harala lharala@cityoftacoma.org 253-318-5626

Natural Resources Program Supervisor: Lisa Spadoni lspadoni@cityoftacoma.org 253-377-3310

Plans Examiner: Lucas Shadduck lshadduc@cityoftacoma.org 253-380-7786

Professional Engineer: Randy Jones rjones8@cityoftacoma.org 253.290.2837

Traffic Review: Vicki Marsten vmarsten@cityoftacoma.org 253-591-5556

Reviewers who have Approved and/or Approved w/Comments

Real Property Review: Kandice Bremer kbremer@cityoftacoma.org 253-591-5276

GENERAL COMMENTS

Comment	Reviewer
Fire Review - 9/29/22 The applicant is advised that future construction must comply with the adopted Fire Code at the time of building permit submittal.	Chris Seaman
Construction shall comply with the adopted Building Code(s) at the time of building permit application acceptance.	Lucas Shadduck
RPS Review 10/24/2022 Site development will need to adhere to all right-of-way municipal codes upon development.	Kandice Bremer
SIGNAL/STREETLIGHTING - 10/27/2022 - COMMENTS - Rezone Approved Streetlighting will be required as part of the offsite improvements. CITY OF TACOMA, RIGHT-OF-WAY DESIGN MANUAL Issued: January 7, 2016 Chapter 5 5-2 Errata Version July 2016 Illumination improves both traffic safety and individual safety along streets, sidewalks, and trails by allowing for visual perception of conditions and potential hazards throughout all hours of the day. Illumination plans may be required for a variety of reasons depending on varying environments encountered throughout the City. TMC 13.04, 13.06(A), and 13.07 provide regulatory authority for street lighting for new plats; illumination within certain zoning districts; and street lighting within landmarks and historic special review and conservation districts respectively. TMC 10.14 and 10.22 provide regulatory authority for streetlight provisions when placing or relocating driveways and when working in the ROW in general. When TMC requirements trigger offsite improvements, street lighting will also be addressed as a part of these improvements. This includes but is not limited to: • New plats shall be required to install streetlights in accordance with TMC 13.04.165. • New developments on arterial streets shall be required to install new streetlights or upgrade existing streetlights to current standards. • High-density development on non-arterial streets shall be required to install new streetlights or upgrade existing streetlights to current standards when recommended by the City Traffic Engineer. • High-density and/or commercial developments shall be required to install new streetlights or upgrade existing streetlights to current standards when recommended by the City Traffic Engineer. • Projects in mixed-use centers and/or designated business districts shall be required to install new streetlights or upgrade existing streetlights to current standards. • Projects on core pedestrian streets shall be required to install new streetlights or upgrade existing streetlights to current standards. • Projects within landmarks and historic special review and conservation districts may be subject to street lighting requirements specific to that district in accordance with TMC 13.07.120. • Projects involving undergrounding Tacoma Power's existing overhead infrastructure on which City streetlights are mounted shall be required to upgrade streetlights to current standards. • Low-density development for which streetlights are not required may still be required to install conduit for future streetlights where there is new or upgraded street frontage. • New or replaced driveways and newly paved planting strips shall provide conduit for future streetlights in accordance with TMC 10.14.070.	Vicki Marsten
10/27/2022 Tacoma Water has no objection to the rezone. New services will be required. Contact Chris Hicks at (253) 377-0640 or chicks@cityoftacoma.org New services install timeline: 4 weeks to complete estimating Up to 10 weeks to install service once payment is received. Tacoma Water is currently experiencing ongoing supply chain issues that could impact the timelines for new service connections. Find out more at www.mytpu.org/building-remodeling/water-construction-development-services/	Heather Croston

11/2/2022 CRITICAL AREA REVIEW - COMMENTS PROVIDED

Allison Cook

Technical memorandum provided.

11/16/2022 - SITE DEVELOPMENT GROUP

Randy Jones

Recommendation for applicant to work with site development and traffic prior to permit application. Another pre-app may be required.

DOCUMENT REVIEW COMMENTS

Document Name:

Document Category:

Page	Comment	Reviewer

LU22-0134 Ex. C-6

City of Tacoma
Public Works Department

Memorandum

TO: Larry Harala

FROM: Jennifer Kammerzell

SUBJECT: 8441 South C Street Rezone (LU22-0134)

DATE: December 6, 2022

The Public Works Transportation Division has reviewed the site rezone application for 8441 S C Street (Parcel No. 4533000200) and Transportation Memorandum prepared by Jake Traffic Engineering, Inc. dated Augsut 8, 2022. After consideration of the trip generation memo that takes in to account the current R-2 Single Family land use, the additional trips generated by the 12 unit apartment will not adversely impact the city's transportation system. The development will need to provide pedestrian, bicycle, and vehicular improvements to accommodate the increase in pedestrian and bicycle trips.

The following comments and conditions are consistent with the Transportation Master Plan Goals and Policies to "prioritize the movement of people and goods via modes that have the least environmental impact and greatest contribution to livability in order to build a balanced transportation network that provides mobility options, accessibility, and economic vitality for all across all neighborhoods." It is also consistent with policies 2.3 Improve Safety, 2.4 Promote Health, 2.5 Traffic Calming Measures, 3.1 Complete Streets/Layered Network, 3.2 Green Hierarchy, 3.6 Street System Design, 3.7 Special Needs of Transportation Users, 3.9 Pedestrian Facilities, 3.10 Bicycle Facilities, 3.18 Roadway Capacity, and 6.3 20-Minute Neighborhoods.

Streets, Sidewalks, Driveways

1. The sidewalk along the east side of South C Street shall extend north to a location that can reasonably provide curb ramps for a pedestrian crossing South C Street, recognizing that development and pedestrian access through or in the wetland buffer is restricted.
2. Curb ramps at South 86th and C Street crossing the north leg, south, and east leg will be improved to support access to the enhanced pedestrian crossing on Pacific Avenue on the south leg.

Advisory Comments

1. Vehicular gates crossing the drive aisle, must be located at least 20 feet from sidewalks and street, and must be located on private property, to prevent vehicles from blocking sidewalks or street.

If you have any additional questions, please contact me at 591-5511 or jkammerzell@cityoftacoma.org.

October 20th, 2022

To: Larry Harala, Principal Planner

From: Allison Cook, Environmental Specialist

Subject: Critical Area Verification Permit associated with Rezone
8441 S C ST, Parcel 4533000200
File No, LU22-0134

Proposal
A Critical Area Verification Permit associated with the rezone of one parcel from R-2, Single-family to C-1, Neighborhood Commercial for the development of a 12-unit apartment building. The Critical Area Verification is to determine the presence of any associated critical areas within 300ft of the project parcel.

Documents provided to the City of Tacoma
- Critical Area Report, "RoyalApartmentsWetlandDelineation@Tacoma_Rpt.pdf", March 2022, John Comis Associates, LLC.
- Surveyed Site Plan, "Wetland Delineation and Buffer Survey", March 2022, John Comis Associates, LLC.

Project Site Description
1. The applicant proposes a Critical Area Verification Permit to assess the site and surrounding area for the presence of critical areas associated with a rezone of the existing R-2 parcel into a C-1 parcel.

2. The project site is located at 8441 S C St and is comprised of one parcel. The project site is bounded by paved and commercial development to the south and east, an undeveloped right of way (S C ST) to the west, and undeveloped residential property and an isolated wetland and buffer to the north.

3. The project site appears to have been cleared of vegetation with some grading in the past. There was no significant vegetation found on site.

4. John Comis and Associates LLC identified an offsite wetland "A" during their fieldwork on February 18th, 2022. The wetland rating score was determined to be 17 points, making the wetland rate as a category III wetland with a standard buffer width of 75 feet. The 75ft buffer of wetland "A" extends onto the Northwest corner of the project parcel with an area of approximately 150 square feet.

5. No State Priority Species, or Federally listed "Endangered", or "Threatened" species were documented on site. The wetland buffer that extends onto the site is considered a State Priority Habitat, wetlands.

Tacoma Municipal Code (*TMC*) Critical Areas Pertinent Regulations and Analysis

6. The intent of Chapter 13.11 is to ensure that the City's remaining critical areas are preserved and protected from degradation caused by improper use and development as described under *TMC 13.11.120.*

7. *TMC 13.11.220 Application Types.*
A. This chapter allows three types of Critical Area applications, which result in the issuance of an administratively appealable decision consistent with Chapter 13.05. After the appeal period expires, the Director's approved decision becomes the official permit. Programmatic Restoration Projects processed under either a Minor Development Permit or Development Permit may qualify for additional time extensions according to 13.05.070.

B. The three types of permits are as follows:
1. Critical Area Verification. An applicant may request verification of a wetland, stream, or FWHCA on the subject site or within 300 feet of the subject site without submitting plans for a specific project. A verification request may include presence, a boundary determination through a wetland delineation or Ordinary High Water Mark determination. A verification request may also include the jurisdictional status of a critical area.

8. *13.11.310 Wetland Classification***.**
A. Wetlands shall be classified Category I, II, III, and IV, in accordance with the criteria from the 2014 Washington State Wetlands Rating System for Western Washington, Washington Department of Ecology Publication No. 14-06-029, published October 2014.

3. Category III wetlands are those that perform functions moderately well and score between 16-19 points, and interdunal wetlands between 0.1 and 1 acre in size. These wetlands have generally been disturbed in some way and are often less diverse or more isolated from other natural resources in the landscape than Category II.

9. *13.11.320 Wetland Buffers.*
A. General.

A buffer area shall be provided for all uses and activities adjacent to a wetland area to protect the integrity, function, and value of the wetland. Buffers adjacent to wetlands are important because they help to stabilize soils, prevent erosion, act as filters for pollutants, enhance wildlife diversity, and support and protect plants and wildlife. A permit may be granted if it has been demonstrated that no adverse impact to a wetland will occur and a minimum buffer width will be provided in accordance with this section. The buffer shall be measured horizontally from the delineated edge of the wetland. The buffer shall be vegetated with the exception of areas that include development interruptions as described within this chapter.

B. Minimum Requirement.

1. Wetlands. Wetland buffer widths shall be established according to the following tables which are based on wetland classification, habitat function, land use intensity, and local significance:

Table 1. Examples to minimize disturbance*		
Disturbance element	**Minimum measures to minimize impacts**	**Activities that may cause the disturbance**
Lights	Direct lights away from wetland	Parking Lots, Warehouses, Manufacturing, High Density Residential
Noise	Place activity that generates noise away from the wetland	Manufacturing, High Density Residential
Toxic runoff	Route all new untreated runoff away from wetland, Covenants limiting use of pesticides within 150 feet of wetland	Parking Lots, Roads, Manufacturing, residential Areas, Application of Agricultural Pesticides, Landscaping
Change in water regime	Infiltrate or treat, detain and disperse into buffer new runoff from surface	Any impermeable surface, lawns, tilling
Pets and Human disturbance	Fence around buffer, Plant buffer with "impenetrable" natural vegetation appropriate for region	Residential areas

Table 2.	
Level of Function	**Habitat Score in Rating System**
High (H)	8-9
Medium (M)	5-7
Low (L)	3-4

Table 3. Buffer width for all wetlands*	
Wetland Category	**Buffer Width (feet)**
Category I	H and M - 200 L - 175
Category II	H and M - 150 L - 100
Category III	H,M,L - 75
Category IV	H,M,L - 50
*Best Available Science Review, City of Tacoma, Critical Areas Preservation Ordinance, Tacoma, Washington, June 15, 2004, prepared by GeoEngineers and modified by CAPO Focus Group, 2012.	

10. John Comis Associates, LLC identified a forested off-site wetland, A.

    In response, staff concurs with this assessment and wetland delineation. As per **Table 2** from TMC chapter 13.11, the category III wetland must receive a 75ft buffer from all future development.

Conclusions

11. Staff concurs with the surveyed category III wetland and associated 75 ft wetland buffer included in the surveyed plan set, "Wetland Delineation and Buffer Survey", dated March 16th, 2022, John Comis Associates LLC.

12. Based on the above findings, the Critical Area Verification Permit should be approved.

Conditions

13. Under TMC Chapter 13.06 there are exceptions for yard space requirements associated with critical areas and requirements for landscape buffer areas between commercial and residentially zoned parcels. The applicant is using the buffer area as part of the required yard space and a landscaped buffer is required along the northern property line. Therefore, the buffer shall be "landscaped" with an

approved list of native plant species appropriate for a wetland buffer. Associated code: TMC 13.06.030.F, 13.06.020.F, 13.06.090.J.

14. Notice on Title is required prior to issuance of development permits for the site to document the surveyed wetland buffer.

15. Critical area fencing along the surveyed wetland buffer with critical area signs shall be shown on development plans and installed prior to development on the site.

16. The applicant must acquire all other applicable development permits before beginning their project. This decision relates only to the critical areas verification. Future development of the site may require separate critical area permits if activities are proposed within the wetland buffer such as demolition, grading, or building.

Sincerely,

Allison Cook

Allison Cook
Environmental Specialist

Cc: Larry Harala, City of Tacoma Current Planning

RECEIVED
DECEMBER 9, 2022
HEARING EXAMINER

LU20-0241 Rezone 8441 South C Street

Applicable Zoning Regulations

Note: The following is excerpted from TMC13, and is meant to serve as a record of code requirements that may apply to the proposed development. Development proposals will be reviewed at the time of permit submittal. (In addition, illustrations have been removed.)

13.05.030 Zoning and Land Use Regulatory Code Amendments.

A. General Provisions.[1]

1. Whenever this chapter has been, or is hereafter, amended to include in a different district, property formerly included within classified district boundaries of another district, such property shall be deemed to thereupon be deleted from such former district boundaries.

2. Unless specifically classified otherwise, zoning district boundaries shall be considered to extend to the centerline of rights-of-way. Right-of-way, which has had prior approval for vacation pursuant to Chapter 9.22 or which is hereafter approved for vacation, shall be deemed to be added to the district boundaries of the property which the vacated right-of-way abuts. In instances where a vacated right-of-way is bordered on one side by a district which is different from the district on the other side, the right-of-way shall be deemed to be added apportionately to the respective districts.

. . .

C. Site Specific Zoning Reclassifications.[2]

a. Application submittal.

Application for rezone of property shall be submitted to Planning and Development Services. The application shall be processed in accordance with the provisions of Chapter 13.05. Final action on the application shall take place within 180 days of submission.

b. Criteria for rezone of property.

An applicant seeking a change in zoning classification must demonstrate consistency with all of the following criteria:

(1) That the change of zoning classification is generally consistent with the applicable land use intensity designation of the property, policies, and other pertinent provisions of the Comprehensive Plan.

(2) That substantial changes in conditions have occurred affecting the use and development of the property that would indicate the requested change of zoning is appropriate. If it is established that a rezone is required to directly implement an express provision or recommendation set forth in the Comprehensive Plan, it is unnecessary to demonstrate changed conditions supporting the requested rezone.

(3) That the change of the zoning classification is consistent with the district establishment statement for the zoning classification being requested, as set forth in this chapter.

(4) That the change of the zoning classification will not result in a substantial change to an area-wide rezone action taken by the City Council in the two years preceding the filing of the rezone application. Any application for rezone that was pending, and for which the Hearing Examiner's hearing was held prior to the adoption date of an area-wide rezone, is vested as of the date the application was filed and is exempt from meeting this criteria.

(5) That the change of zoning classification bears a substantial relationship to the public health, safety, morals, or general welfare.

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[1] Code Reviser's note: Relocated from Subsection 13.06.650.C. through I. per Ord. 28613.

[2] Code Reviser's note: Relocated from 13.06.650, "Application for rezone of property", per Ord. 28613. Prior legislation: Ord. 28336 Exs. B, C; passed Dec. 1, 2015: Ord. 28109 Ex. O; passed Dec. 4, 2012: Ord. 27995 Ex. D; passed Jun. 14, 2011: Ord. 27893 Ex. A; passed Jun. 15, 2010: Ord. 27818 Ex. A; passed Jul. 28, 2009: Ord. 27079 § 51; passed Apr. 29, 2003: Ord. 26947 § 54; passed Apr. 23, 2002: Ord. 26933 § 1; passed Mar. 5, 2002.

13.06.030 Commercial Districts.[3]

A. Applicability.

The following tables compose the land use regulations for all districts of Section 13.06.030. All portions of Section 13.06.030 apply to all new development of any land use variety, including additions and remodels, in all districts in Section 13.06.030, unless explicit exceptions or modifications are noted. The requirements of Section 13.06.030.A through Section 13.06.030.C are not eligible for variance. When portions of this section are in conflict with other portions of Chapter 13.06, the more restrictive shall apply.

B. District purposes.

The specific purposes of the Commercial Districts are to:

1. Implement goals and policies of the City's Comprehensive Plan.

2. Implement Growth Management Act goals, county-wide, and multi-county planning policies.

3. Create a variety of commercial settings matching scale and intensity of use to location.

4. Attract private investment in commercial and residential development.

5. Provide for predictability in the expectations for development projects.

6. Allow for creative designs while ensuring desired community design objectives.

C. Districts established.

2. C-1 General Neighborhood Commercial District.

This district is intended to contain low intensity land uses of smaller scale, including office, retail, and service uses. It is characterized by less activity than a community commercial district. Building sizes are limited for compatibility with surrounding residential scale. Residential uses are appropriate. Land uses involving vehicle service or alcohol carry greater restriction. This classification is not appropriate inside a plan designated mixed-use center or single-family intensity area.

E. District use restrictions.

1. The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section or provided for in this section are prohibited, unless permitted via Section 13.05.080.

Uses [4]	C-1	Additional Regulations[2, 3, 4] (also see footnotes at bottom of table)
Adult family home	P	See definition for bed limit.
Adult retail and entertainment	N	Prohibited except as provided for in Section 13.06.080.B.
Agricultural uses	CU	Such uses shall not be located on a parcel of land containing less than 20,000 square feet of area. Livestock is not allowed.
Airport	CU	
Ambulance services	P	
Animal sales and service	P	Must be conducted entirely within an enclosed building.
Assembly facility	P	
Brewpub	N	2,400 barrel annual brewpub production maximum, equivalent volume wine limit.

[3] Code Reviser's note: Previously codified as 13.06.200 (Commercial Districts); relocated to 13.06.030 per Ord. 28613 Ex. G; passed Sept. 24, 2019.

Uses [4]	C-1	Additional Regulations[2, 3, 4] (also see footnotes at bottom of table)
Dwelling, single-family detached	P	Per Ordinance No. 28470, on an interim basis, prohibited along Marine View Drive. See TMC 13.04.030.D for area of applicability. Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.G.
Dwelling, two-family	P	Per Ordinance No. 28470, on an interim basis, prohibited along Marine View Drive. See TMC 13.04.030.D for area of applicability. Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.G.
Dwelling, three-family	P	Per Ordinance No. 28470, on an interim basis, prohibited along Marine View Drive. See TMC 13.04.030.D for area of applicability. Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.G.
Dwelling, multiple-family	P	Per Ordinance No. 28470, on an interim basis, prohibited along Marine View Drive. See TMC 13.04.030.D for area of applicability.

F. District development standards.

	C-1
1. Lot area and building envelope standards	
c. Minimum Lot Area	0
d. Minimum Lot Width	0
2. Building coverage.	
a. Applicability.	Applies to single-use multi-family residential development only.
b. Purpose.	
c. Maximum Building Coverage	None non-residential; Residential maximum building coverage in accordance with the R-4-L District
3. Setbacks	
c. Minimum Front Setback	In all districts listed above, 0 feet, unless abutting a residential zoning, then equal to the residential zoning district for the first 100 feet from that side. Maximum setbacks (Section 13.06.030.F.8) supersede this requirement where applicable. Animal sales and service: shall be setback from residential uses or residential zoning district boundaries at least 20 feet.
d. Minimum Side Setback	In all districts listed above, 0 feet, unless created by requirements in Section 13.06.090.B. Animal sales and service: shall be setback from residential uses or residential zoning district boundaries at least 20 feet.
e. Minimum Rear Setback	In all districts listed above, 0 feet, unless created by requirements in Section 13.06.090.B. Animal sales and service: shall be setback from residential uses or residential zoning district boundaries at least 20 feet.
4. Height	
c. Maximum Height Limit	35 feet
	Height will be measured consistent with Building Code, Height of Building, unless a View Sensitive Overlay District applies. Height may be further restricted in View-Sensitive Overlay Districts, per Section 13.06.070.ASouth Tacoma. Certain specified uses and structures are allowed to extend above height limits, per Section 13.06.010.

	C-1
5. Maximum floor area.	
c. District standard.	30,000 square feet per building
6. Minimum usable yard space.	
a. Applicability.	Applies to single use residential development only.
b. Purpose.	
c. Minimum Usable Yard Space	Minimum usable yard space shall be provided in accordance with the residential building type requirements in 13.06.020.D.7. Duplex/triplex dwellings shall provide usable yard space in accordance with the R-3, R-4-L, R-4 and R-5 Districts.
7. Tree Canopy Coverage	
a. Applicability.	Applies to single-use residential development only.
c. District standard (percent of lot).	30
	Tree canopy shall be provided in accordance with the standards in 13.06.020.D.8.
8. Maximum setback standards on designated streets.	
a. Applicability.	Pedestrian streets as defined in TMC 13.06.010.D.1.
b. Purpose.	To achieve a pedestrian supportive environment, where buildings are located in close proximity to the street and designed with areas free of pedestrian and vehicle movement conflicts, maximum building setbacks are required as follows:
c. Maximum Setback Applied	a. 10 feet maximum front and/or corner side setback from property lines at the public right-of-way shall be provided for at least 75 percent of building facing the designated street frontage. b. When the site is adjacent to a designated pedestrian street, that street frontage shall be utilized to meet the maximum setback requirement with the front, side, and/or corner side of the façade as indicated above. c. This requirement supersedes any stated minimum setback. d. Maximum setback areas shall be designed to be sidewalk, pedestrian plaza, public open space, landscaping, and/or courtyard and to be free of motor vehicles at all times.
d. Exceptions	a. Additions to legal, nonconforming buildings are exempt from maximum setbacks, provided the addition does not increase the level of nonconformity as to maximum setback.. b. Buildings that are 100 percent residential do not have a maximum setback.. c. The primary building of a gas station, where gas stations are allowed, is subject to the maximum setback on only one side of the building on corner parcels. Kiosks without retail and intended for fuel payment only are exempt. d. Within parks, recreation and open space uses, accessory or ancillary structures, such as restroom buildings, playground equipment and picnic shelters, are exempt from the maximum setback standards.

H. References to other common requirements.

13.01	Definitions.
13.05.010	For Land use permits, including conditional use and variance criteria.
13.06.010	General provisions (contains certain common provisions applicable to all districts, such as general limitations and exceptions regarding height limits, yards, setbacks and lot area, as well as nonconforming uses/parcels/structures.)
13.06.070	Overlay districts (these districts may modify allowed uses and/or the development regulations of the underlying zoning district.)
13.06.080	For Home occupations and Short-term rentals.

13.06.090.B Landscaping standards.
13.06.090.C Off-street parking areas.
13.06.090.D Loading spaces.
13.06.090.F Pedestrian and bicycle support standards.
13.06.090.H Transit support facilities.
13.06.090.I Signs standards.
13.06.100 Building design standards.

13.06.020 Residential Districts.[4]

F. District development standards.

	R-4-L
1. Minimum Lot Area (in square feet, unless otherwise noted)	
a. Purpose.	
b. Single-family detached dwellings – Standard Lots	5,000
c. Single-family detached dwellings – Small Lots (Level 1)	2,500
d. Two-family dwellings	4,250
e. Three-family dwellings	5,500
f. Multiple-family dwellings	6,000 sq. ft. plus 1,500 sq. ft. for each unit in excess of four
g. Townhouse dwellings	1,500
h. Mobile home/trailer court	3.5 acres, provided at least 3,500 sq. ft. is provided for each mobile home
2. Lot Measurements (in feet)	
a. Purpose.	
b. Minimum Average Lot Width – Standard Lots	50
c. Single-family Small Lots – Minimum Average Lot Width	25
d. Minimum Lot Frontage The minimum lot frontage requirement does not apply to townhouse dwellings. Pipestem lots which only serve one single-family dwelling are not required to meet the minimum lot frontage requirements, provided the access easement or lot extension to such pipestem lot has a minimum width of 10 feet.	25
3. Building Coverage (total building coverage / lot area x 100 = percentage)	
a. Purpose.	
b. Maximum building coverage, percent of lot	50

[4] Code Reviser's note: Relocated from 13.06.100 per Ord. 28613.

	R-4-L
c. Bonus: Corner Lot: May add an additional 10% of the lot area to the total lot area for the purpose of calculating the maximum building coverage allowance. Alley: Lots with an alley may count 50% of the abutting alley as lot area for calculating the maximum allowable building coverage.	
d. Exceptions: Usable Yard Space that is covered, but not enclosed, shall not count towards the maximum building coverage. Detached Accessory Dwelling units and small-lot single family: Building coverage limitations do not apply to Detached ADUs, small–lot single family, or cottage housing.	
5. Max. Height Limits (in feet)	
a. Purpose.	
b. Main Buildings	35
c. Accessory Buildings	15-feet
8. Tree Canopy Coverage	
a. Purpose.	
b. Tree Canopy, percentage of lot area	30
c. Calculating Tree Canopy Tree Canopy is measured as a percentage of the overall lot area. Example: 6,000 square foot lot in the R-3 District would require a tree canopy of 1800 square feet (6000 x .3 = 1800). The Urban Forest Manual classifies trees as small, medium, and large based on the overall tree factor, which also weighs growth rate. In meeting the tree canopy requirement planted trees will receive the following canopy credit: • Small Trees: 300 sq. ft. • Medium Trees: 500 sq. ft. • Large Trees: 1000 sq. ft. 1800 square feet of tree canopy could be met as a combination of one large, one medium, and one small tree, or any other combination that meets or exceeds the overall canopy requirement. The canopy requirement may include the trees located on the lot or from street trees planted in the abutting right-of-way that overhang the lot. Tree canopy provided on the lot as a result of other landscaping requirements of this Chapter may be used to fulfill this requirement.	
d. Other standards and flexibility Trees planted to meet this requirement are subject to the standards in Section 13.06. 090.B landscaping requirements applicable to all required landscaping. Trees may be located within private or common usable yard space. Tree retention credits from Section 13.06.090.B may be applied.	
e. Enforcement Violations of the provisions of this section are subject to Code Enforcement, per TMC 13.05.150.	

13.06.090 Site Development Standards.

B. Landscaping standards.[5]

1. Applicability.

a. Unless specifically exempted, landscaping shall be provided consistent with this section for all new development, including structures and/or parking lots, as well as alterations to existing development, and street improvements, as outlined below. Vegetated Low Impact Development Best Management Practices (LID BMPs) designed in accordance with the City of Tacoma Stormwater Management Manual may be counted as landscaping. Trees and landscaping provided as required under this section, may also be counted towards compliance with tree canopy and usable yard space standards.

b. Alterations.

e. Street trees.

Street trees are required per the thresholds identified above, unless exempted. In addition, street trees are required with:

(1) Construction of new permanent roadways, excluding residential Local Improvement Districts; alterations to the width of existing permanent roadways; construction of new sidewalk; and replacement of more than 50% of an existing sidewalk along a site's frontage (when 50 linear feet or more is being constructed). In the case of sidewalk replacement, street trees shall be required proportionate to the linear footage of sidewalks replaced.

(2) If street trees are required in the applicable zone, then existing street trees shall be preserved in healthy, thriving, and safe condition per the tree installation, maintenance, and preservation requirements of this section and the technical specifications of the UFM. If required street trees are improperly pruned, damaged, or removed, they shall be replaced per the provisions of this section.

2. Purpose.

To contribute to the aesthetic environment of the City; enhance livability and foster economic development by providing for an attractive urban setting; provide green spaces that can support the urban citywide tree canopy; wildlife, such as birds, in the urban environment; help reduce storm water runoff; filter pollution; buffer visual impacts of development; and, contribute to the planting, maintenance, and preservation of a stable and sustainable urban forest.

3. General Landscaping Requirements.

4. District landscaping requirements.[6]

a. Applicability.

(1) The landscaping standards of this table apply to new development and substantial alterations, as stipulated above. LID BMPs may be used to fulfill all or a portion of landscaping requirements, where the vegetation within the LID BMP is compatible to the requirements.

(2) Exemptions:

(a) Single, two and three-family and townhouse developments are exempt from all landscaping requirements, with the exceptions that street trees are required in X Districts, and in all districts in association with a full plat or short plat with 5-9 lots, and per Small Lot standards of Section 13.06.020.K.

(b) Passive open space areas are exempt from all landscaping requirements (however development activities on such sites may trigger landscaping requirements).

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[5] Code Reviser's note: Relocated from 13.06.502 per Ord. 28613. Prior legislation: Ord. 28613 Ex. E; passed Sept. 24, 2019: Ord. 28518 Exs. 2, 6; passed Jun. 26, 2018: Ord. 28511 Ex. B; passed May 15, 2018: Ord. 28376 Exs. B, E; passed Aug. 16, 2016: Ord. 28336 Ex. C; passed Dec. 1, 2015: Repealed and reenacted by Ord. 28230 Ex. D; passed Jul. 22, 2014: Ord. 28180 Ex. D; passed Oct. 15, 2013: Ord. 28109 Ex. O; passed Dec. 4, 2012: Ord. 27995 Ex. d; passed Jun. 14, 2011: Ord. 27893 Ex. A; passed Jun. 15, 2010: Ord. 27818 Ex. A; passed Jul. 28, 2009: Ord. 27771 Ex. C; passed Dec. 9, 2008: Ord. 27296 § 21; passed Nov. 16, 2004: Ord. 27278 § 2; passed Oct. 26, 2004: Ord. 27079 § 33; passed Apr. 29, 2003: Ord. 26947 § 52; passed Apr. 23, 2002: Ord. 26933 § 1; passed Mar. 5, 2002.

[6] Code Reviser's note: Relocated from Table TMC 13.06.502.E., "Landscaping requirement applicable to Residential, Commercial, Industrial, and Mixed-Use Districts", per Ord. 28613.

(c) Park and recreation uses are exempt from the Overall Site, Site Perimeter and Buffer requirements of this section.

b. Purpose.

The standards of this section are intended to implement the goals of the Comprehensive Plan and the intent of this section.

c. The following standards contain both numerical and distribution requirements for trees. In each case, whichever requirement would generate the larger number shall control and be the required number of trees.

d. Overall Site Landscaping.

(1) Purpose.

Overall Site Landscaping is intended to ensure that a minimum amount of landscaping is provided with development.

(2) Overall Site Landscaping Minimums.

This requirement may be provided anywhere on the site. The amount is determined as a percentage of the site which is not covered with structures. It may be satisfied by landscaping provided to meet other requirements.

- Residential Districts: 5 percent

(3) Planting requirements.

When Required, Overall Site Landscaping shall consist of a mixture of trees, shrubs and groundcover plants, as follows:

- At least one Small Tree per 200 square feet; one Medium Tree per 300 sf; or one Large Tree per 400 sf of required overall site landscaped area.
- Shrubs and groundcover to completely cover the remaining area within 3 years.

e. Site Perimeter Landscaping:

(1) Purpose.

Site Perimeter Landscaping is intended to ensure that areas abutting public rights-of-way, and not developed with structures, be attractive, and provide the environmental benefits of vegetation.

(2) Exceptions.

Site Perimeter Landscaping is not required in Industrial or X Districts.

(3) General Standards.

(a) When applicable, a Site Perimeter is required around the entire perimeter of the site. Perimeter strips may be broken for primary structures, vehicle and pedestrian access crossings, and to allow limited access to and use of utility services located in alleys, but not by accessory structures, paved areas, outdoor storage or other development.

(b) A minimum 7-foot wide site perimeter strip shall be provided on sides without abutting street trees. The required perimeter strip shall be reduced to 5 feet for parcels of 150 feet or less in depth.

(c) A minimum 5-foot wide site perimeter strip shall be provided on sides with abutting street trees.

(4) Planting Requirements.

The perimeter strip shall be covered with a mixture of trees, shrubs, and groundcover plants, as follows:

(a) At least one Small Tree per 200 sf; one Medium Tree per 300 sf; or one Large Tree per 400 sf of required landscaped area.

(b) Trees planted shall be generally evenly distributed over the site.

(c) Place trees to create a canopy in desired locations without obstructing necessary view corridors.

(d) Shrubs and groundcover to completely cover the remaining area within 3 years.

f. Street trees:

(1) Purpose.

Street trees are intended to provide multiple benefits including aesthetics, traffic calming, environmental, shading, visual buffering and noise separation from streets.

(2) Exceptions.

In the PMI District, street trees are required with new development, alterations, and street improvements as specified in Section B., above, for development on the following gateway corridors: Marine View Drive, E. 11th Street west of Portland Avenue, Portland Avenue (south of E. 11th Street), and Port of Tacoma Road (south of E. 11th Street). In other locations within the PMI District, street trees are only required for street and sidewalk improvements as specified in Section B, above.

(3) Planting Requirements.

(a) Four Small Trees; three Medium Trees; or, Two Large Trees per 100 linear feet of site frontage.

(b) Street trees should generally be evenly spaced to create or maintain a rhythmic pattern, but can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, traffic signs, or other streetscape features, or if such variations are demonstrated to better achieve the intent.

(c) Street trees shall, when possible, be planted within the right-of-way adjacent to the curb and between the pedestrian lane/sidewalk and curb. When this is not possible or a different location would better achieve the intent, street trees may be located elsewhere within the right-of-way, including behind the sidewalk, in street medians, parking strips or bulbouts. If neither of these preferred locations is possible, such as when existing infrastructure prevents trees from being planted within the right-of-way, trees located within 10 feet of the right-of-way may be counted as street trees.

(4) Street Trees in Downtown Districts.[7]

C. Off-street parking areas.[8]

1. Applicability.

Buildings, structures, or uses hereafter established, built, enlarged, increased in capacity, or changed in principal use in all districts shall provide the following off-street parking areas.

2. Purpose.

To ensure the safe and adequate flow of traffic in public right-of-way, it is deemed in the interest of the public health, safety, and general welfare that off-street parking areas be required as a necessary part of the development and use of land, and to ensure that required parking areas are designed to perform in a safe and efficient manner. Additionally, to minimize impacts to adjacent uses from areas used for storage of vehicles and other materials, specific design and development standards for such areas are provided in Subsection D.

Minimum parking requirements are particularly important in order to ensure resident, visitor, customer, and employee parking within reasonable distance to the uses served, reduce congestion on adjacent streets; and to minimize, to the extent possible, spillover parking into adjacent residential areas. The requirements herein set forth are also established to discourage under-used parking facilities and to minimize the amount of land dedicated to parking, consistent with the Comprehensive Plan, that encourages economic development, transit use, carpooling, energy conservation, and air quality improvement by providing for: only the minimum number of stalls necessary,

[7] Code Reviser's note: Relocated from 13.06A.070.C.3 per Ord. 28613.

[8] Code Reviser's note: Relocated from 13.06.510 per Ord. 28613. Prior legislation: Ord. 28613 Ex. E; passed Sept. 24, 2019: Ord. 28518 Exs. 1, 6; passed Jun. 26, 2018: Ord. 28511 Ex. B; passed May 15, 2018: Ord. 28376 Ex. B; passed Aug. 16, 2016: Ord. 28336 Exs. B, C; passed Dec. 1, 2015: Ord. 28230 Ex. D; passed Jul. 22, 2014: Ord. 28157 Ex. F; passed Jun. 25, 2013: Ord. 28109 Ex. O; passed Dec. 4, 2012: Ord. 28088 Ex. A; passed Sept. 25, 2012: Ord. 28077 Ex. C; passed Jun. 12, 2012: Ord. 27995 Ex. D; passed Jun. 14, 2011: Ord. 27893 Ex. A; passed Jun. 15, 2010: Ord. 27818 Ex. A; passed Jul. 28, 2009: Ord. 27813 Ex. D; passed Jun. 30, 2009: Ord. 27771 Ex. C; passed Dec. 9, 2008: Ord. 27644 Ex. A; passed Sept. 18, 2007: Ord. 27539 § 16; passed Oct. 31, 2006: Ord. 27432 § 9; passed Nov. 15, 2005: Ord. 27296 § 22; passed Nov. 16, 2004: Ord. 27245 § 12; passed Jun. 22, 2004: Ord. 27079 § 35; passed Apr. 29, 2003: Ord. 26966 § 14; passed Jul. 16, 2002: Ord. 26933 § 1; passed Mar. 5, 2002.

compact stalls, shared parking between uses, transportation demand management, and incentives for reducing the size of parking areas.

3. Off-street parking spaces - quantity.

The quantity of off-street parking shall be provided in accordance with the standards of the tables below.

a. Fractions.

Fractions resulting from required parking calculations will be rounded up or down to the nearest whole number.

h. The following parking quantity standards apply to the Zoning Districts established in 13.06.020 Residential Districts, 13.06.030 Commercial Districts, and 13.06.060 Industrial Districts.

TABLE 1 – Required Off-Street Parking Spaces[9, 14]		
Use	**Unit**	**Required parking spaces**
		Min.
Residential		
Multiple-family dwelling[1, 2, 12, 16]		
Located in R-3, R-4-L, T, HMR-SRD, and PRD Districts[12]	Dwelling.	1.50
Located in R-4, C-1, C-2, HM, and M-1 Districts[12]	Dwelling.	1.25
Located in R-5 District[12]	Dwelling.	1.00

4. Parking Quantity Reductions.

b. 13.06.020 Residential Districts, 13.06.030 Commercial Districts, and 13.06.060 Industrial Districts.

(2) Parking requirements may be reduced through provision of one or more of the Parking Quantity Reduction options, up to a minimum of 1 stall per 2 rooms, suites or dwellings. Each parking reduction option provided shall receive 50 percent of the credit available in Mixed-Use Center Districts. This reduction may not be utilized in combination with the bonus offered through (1), above. [The reduction is 25% for transit proximity.]

7. Development Standards – X-Districts and Multi-family Residential.

a. Applicability.

The following standards apply to all X-Districts and multi-family residential development, except where otherwise noted.

b. Purpose.

The size and placement of vehicle parking areas and access are regulated in order to enhance the appearance of neighborhoods, to break up monotonous street frontages with active uses, and to create a well-defined public realm.

c. Off-street Parking Location:

(1) NCX, RCX, NRX, and URX Districts

(a) Parking shall be located to the rear, side, within, or under a structure, or on a separate lot.

(b) Surface parking located to the side of a structure shall not exceed a maximum of 60 feet in width for paved vehicular area along designated pedestrian street frontages.

(2) CCX, UCX, HMX and CIX Districts

(a) Parking may be located on any side provided maximum setback requirements are met.

(3) Multi-Family Development Parking

(a) In multi-family residential developments with multiple buildings, off-street surface parking and circulation areas shall, to the extent practicable, be located on the sides and rear portions of the development site. In X-Districts, areas between buildings and along street frontages shall be used to fulfill yard space requirements (see Section 13.06.100).

(b) Non-X-Districts: In multi-family residential developments all on-site parking shall be located in the rear portion of the lot and shall not be accessed from the front if suitable access to the rear is available, such as an abutting right-of-way that is or can practicably be developed. If access is not practicably available to the rear yard or not practicably limited only to the rear and sides (such as for institutional and other large uses), subject to determination by the City Engineer, then vehicular access to the front may be developed. However, in all cases such access and parking shall be limited to the minimum necessary and in no case shall driveway and/or parking areas exceed the following:

- Surface parking and access thereto shall not occupy more than 50% of the front yard and corner street side yard street frontages and more than 80 feet in continuous street level frontage.
- Surface parking located to the side of a structure meeting the maximum setback shall not exceed a maximum of 60 feet in width for paved vehicular area.
- Surface parking shall not be located between a structure meeting the "build-to area" maximum setbacks and the pedestrian street right-of-way.

d. Loading Spaces.

In NCX and RCX Districts, off-street loading spaces for retail sales and service uses shall only be required in shopping centers.

9. Development Standards – Driveways.

a. Applicability.

b. Purpose.

Driveways shall be located and developed in a manner that recognizes the overall goals for promoting pedestrian activity over vehicle orientation. They shall be limited in size and number and located in the preference order described below:

c. General Standards.

(1) New driveways in Mixed-Use Center Districts are subject to review and approval by the City Engineer pursuant to Chapter 10.14, taking into account safe traffic flow, existing and planned transit operations, the objectives and requirements of this chapter, and the efficient functioning of the development.

(2) In addition to these standards, the driveway standards contained in Chapter 10.14 shall apply. When portions of Chapter 10.14 or this chapter are in conflict, the more restrictive shall apply.

d. Exceptions may be allowed by the City Traffic Engineer for public safety or if strict application of these standards would prohibit vehicular access to a development, pursuant to Chapter 10.14.

e. Any proposed exception to the standards and/or requirements for driveways in Chapter 10.14 or this chapter shall be forwarded to Pierce Transit for review and comment.

f. Location and frequency standards.

(1) Driveways shall meet the location requirements of TMC 10.14.050.

(2) Pedestrian streets.

(a) Driveways shall be no closer than 150 feet to another driveway as measured from centerlines on designated pedestrian streets.

(b) The centerline of a driveway shall be no closer than 50 feet to a designated pedestrian street corner.

(3) The total width of all driveways on a street for any one parcel shall not exceed 50 percent of the frontage of that parcel along the street, and shall not be more than two in number except as allowed under TMC 10.14.050.B.6.e.

g. Drive way width.

(1) Except as otherwise provided by TMC 10.14.050, the width of any driveway shall not exceed 30 feet and shall not be less than 10 feet.

(2) For two and three-family and townhouse dwellings, driveway approach widths on streets are limited to 14 feet when serving one unit and 20 feet in width when serving multiple units.

(3) All driveways for other than single-family residences and duplexes shall be a minimum of 20 feet in width.

(4) The maximum driveway approach width shall be 25 feet on designated pedestrian streets and 30 feet on all other streets.

(5) The radius of all driveway returns shall be a minimum of 10 feet, except on non-arterial streets for single-family residences or duplexes, which shall have a minimum radius of five feet.

(6) In all cases, the driveway approach width limitations indicated are exclusive of the radii of the returns (see graphic below). The measurement of the driveway approach width shall be made parallel to the center line of the street.

13. Other limitations on parking areas.

a. Where the principal use is changed and additional parking space is required as a result, it is unlawful and a violation of this chapter to begin or maintain such altered use until such time as the required off-street parking provisions of this chapter are complied with.

b. Where the minimum number of required off-street parking spaces has been provided to serve a use, such parking area shall not be subsequently reduced in the number of parking spaces provided.

c. Where off-street parking areas are developed and operated as a business and where a parking fee is charged, the parking area shall be located only in a commercial or industrial district.

14. Vehicle access and parking for all single, two and three dwelling residential uses and townhouses, and all non-residential development in R-Districts.

a. All on-site parking shall be located in the rear portion of the lot and shall not be accessed from the front if suitable access to the rear is available, such as an abutting right-of-way that is or can practicably be developed.

b. If access is not practicably available to the rear yard or not practicably limited only to the rear and sides (such as for institutional and other large uses), subject to determination by the City Engineer, then vehicular access to the front may be developed.

c. However, in all cases such access and parking shall be limited to the minimum necessary and in no case shall driveway and/or parking areas exceed a total of 50 percent of the front yard or 50 percent of a corner street side yard.

d. In the case of Small Lots, see the additional provisions of Section 13.06.145.

F. Pedestrian and bicycle support standards.[9]

1. General Applicability.

a. The pedestrian and bicycle support standards fully apply to all new development and alterations that, within a two-year period, exceed 50 percent of the value of existing development or structures, as determined by the Building Code, unless specifically exempted herein.

2. Exceptions.

c. Residential or Mixed-Use.

Residential structures of four dwelling units or fewer only need to comply with the standards of Subsection B, below. Mixed-use structures shall comply with all of the standards.

[9] Code Reviser's note: Relocated from 13.06.512 per Ord. 28613. Prior legislation: Ord. 28511 Ex. B; passed May 15, 2018: Ord. 28376 Ex. B; passed Aug. 16, 2016: Ord. 28336 Ex. C; passed Dec. 1, 2015: Ord. 28230 Ex. D; passed Jul. 22, 2014: Ord. 27995 Ex. D; passed Jun. 14, 2011: Ord. 27893 Ex. A; passed Jun. 15, 2010: Ord. 27818 Ex. A; passed Jul. 28, 2009: Ord. 27245 § 13; passed Jun. 22, 2004: Ord. 27079 § 37; passed Apr. 29, 2003: Ord. 26933 § 1; passed Mar. 5, 2002.

3. Purpose.

The design standards of this section are required to implement the transportation, urban design, livability and public health goals of the Comprehensive Plan of the City of Tacoma.

4. Bicycle and Pedestrian Connections.

Purpose: Pedestrian and bicycle standards encourage a safe, direct, attractive, and usable multimodal circulation system in all developments as well as connections between abutting streets and buildings on the development site, and between buildings and other activities within the site.
a. Interior Access Roads. Interior access roads in multi-building developments shall be designed to provide safe, comfortable, and attractive multi-modal travel and shall include features such as planting strips and street trees, sidewalks on one or both sides, and perpendicular or parallel parking on one or both sides.
b. Connection between streets and entrances. There must be a connection between one main entrance of each building on the site and the adjacent street. The route may not be more than 20 feet longer or 120 percent of the straight line distance, whichever is less. Where there is more than one street frontage, an additional connection, which does not have to be a straight line connection, is required between each of the other streets and a pedestrian entrance of each building.
d. Route directness. Connections to streets shall be designed and located to facilitate direct travel to all abutting public sidewalks, bus stops, transit stations/centers, schools, public bicycle facilities, trails, or shared-use paths in proximity of the development site. Walkways shall be located to provide the shortest practical route from the public sidewalk or walkway network to customer and/or public building entrances.
e. Internal pedestrian system. (1) On sites larger than 10,000 square feet, and with multiple buildings or uses, an internal pedestrian connection system must be provided. The system must connect all main entrances on the site that are more than 20 feet from the street, and provide connections to other areas of the site, such as parking areas, bicycle parking, recreational areas, common outdoor areas, pedestrian amenities and adjacent sidewalks. (2) On sites with two or more street frontages 300 feet or more in length, and with multiple buildings or uses, a through-block connection is required providing a continuous pedestrian pathway between the abutting street frontages. (3) On sites requiring three or more pedestrians connections pursuant to Section B.2, above, and with multiple buildings or uses, the most centrally located connection shall be an enhanced through-block connection that provides a continuous pedestrian pathway between the abutting street frontages.
f. Facility Design. (1) Lighting and landscaping. For walkways that are longer than 25 feet, trees shall be provided adjacent to the walkways at a rate equivalent to the linear requirements for street trees in 13.06.090.B, and pedestrian-scaled lighting shall be provided at a ratio of 2 per 100 feet. Trees shall be planted a minimum of 10 feet from pedestrian light standards or parking lot light standards. (2) Size and materials. (a) Required walkways must be hard-surfaced and at least five feet wide, excluding vehicular overhang, except for walkways accessing less than four residential dwelling units, where the minimum width shall be four feet. When more than one walkway is required, at least one walkway must be 10 feet wide. Permeable pavement surfaces are encouraged where feasible. (b) Where the system crosses driveways, parking areas, and loading areas, the system must be clearly identifiable, through the use of elevation changes, speed bumps, a different paving material, or other similar method. Striping does not meet this requirement. Elevation changes and speed bumps must be at least four inches high. (c) Where the system is parallel and adjacent to an auto travel lane, the system must be a raised path or be separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised path is used it must be at

least four inches high and the ends of the raised portions must be equipped with curb ramps. Bollard spacing must be no further apart than five feet on center.

(d) Internal pathways in multi-building residential developments shall be separated from structures at least three feet by landscaping, except where adjacent to usable yard spaces or other design treatments are included on or adjacent to the wall that add visual interest at the pedestrian scale. Examples include the use of a trellis with vine plants, sculptural, mosaic, bas-relief artwork, or other decorative wall treatments.

(3) Bicycle facilities. At least one driveway and travel lane on site shall be designed to accommodate bicycles in accordance with the Public Works Design Manual. Where a ten-foot walkway is provided, it may be used as a shared-use path for both pedestrians and bicyclists. The route shall include signage to direct bicyclists to on-site bicycle parking facilities.

13.06.100 Building design standards.[10]

C. Multi-family Residential Minimum Design Standards.

1. General applicability.

The design standards of this section are required to implement the urban design goals of the Comprehensive Plan of the City of Tacoma. The building design standards apply to all new development as outlined below, except as follows:

a. Standards. Each item of this section shall be addressed individually. Exceptions and exemptions noted for specific development situations apply only to the item noted.

e. Residential and/or mixed-use.

(1) Single, two, and three-family dwellings are subject only to the design standards in Subsection E. Townhouses are subject only to the design standards in Subsection F. For other residential uses, such as mixed-use buildings and multi-family dwellings of 4 units or more, the standards herein apply unless otherwise noted.

(2) Single-family dwellings legally established prior to August 1, 2011 are exempt from these standards. However, remodels and additions to such single-family dwellings shall not increase the level of nonconformity.

2. Zoning District Applicability.

The following requirements apply to multi-family residential developments in all districts, except, see Section 13.06.100.B Mixed-Use District Minimum Design Standards for X-District requirements, 13.06.100.D for Downtown Minimum Design Standards, and multi-family residential development with commercial ground floor uses are subject to the requirements of 13.06.100.A Commercial District Minimum Design Standards.

3. Pedestrian Orientation Standards.

Purpose: These requirements are intended to enhance pedestrian mobility and safety by providing increased circulation, decreasing walking distances required to enter large developments, and providing walkways partially shielded from rain and/or snow.	
a. Entrances	(2) Weather protection is required for all multi-family building entries. For private entries, required weather protection must be at least 3 feet deep along the width of the entry. For common building entries, the required weather protection shall be 5 feet.

4. Mass Reduction Standards.

[10] Code Reviser's note: Relocated from 13.06.501 per Ord. 28613.

Purpose: The following standards are intended to help reduce the apparent mass of structures and achieve a more human scale environment by providing physical breaks in the building volume that reduce large, flat, geometrical planes on any given building elevation.	
a. Size to choice ratio for b below	(1) Buildings under 7,000 square feet of floor area are not required to provide mass reduction. (2) Buildings from 7,000 square feet of floor area to 30,000 square feet of floor area shall provide at least one mass reduction feature. (3) Buildings over 30,000 square feet of floor area shall provide at least two mass reduction features.

5. Roofline Standards.

Purpose: The following standards are intended to ensure that roofline is addressed as an integral part of building design to avoid flat, unadorned rooflines that can result in an industrial appearing, monotonous skyline. Roofline features are also intended to further reduce apparent building volume and further enhance features associated with residential and human scale development.	
a. Roofline Choices (All buildings shall use one or more of the roofline options)	(1) Sloped roof. Use of a roof form with a pitch no flatter than 5/12. Rounded, gambrel, and/or mansard forms may be averaged. (2) Modulated roof. Use of features, which are a minimum of 2 feet in height, such as a terracing parapet, multiple peaks, jogged ridge lines, dormers, etc., with a maximum of 100 feet uninterrupted roofline between roof modulation elements. Modulation elements shall equal a minimum of at least 15 percent of the roofline on each elevation. The maximum shall be 50 feet of uninterrupted roofline along the eave between roof modulation elements in C-1 Districts and on sides facing residential uses or districts. Roof forms with a pitch flatter than 5/12 are permitted with this option; provided, the appropriate modulation is incorporated. (3) Corniced roof. A cornice of two parts with the top projecting at least 6 inches from the face of the building and at least 2 inches further from the face of the building than the bottom part of the cornice. The height of the cornice shall be at least 12 inches high for buildings 10 feet or less in height; 18 inches for buildings greater than 10 feet and less than 30 feet in height; and 24 inches for buildings 30 feet and greater in height. Cornices shall not project over property lines, except where permitted on property lines abutting public right-of-way.

6. Windows and Openings.

Purpose: These requirements are intended to increase public visibility for public safety, to provide visual interest to pedestrians that helps to encourage pedestrian mobility, to provide a visual connection between the living area of the residence and the street, and to provide architectural detailing and variety to building elevations on each story.	
b. Transparency	Vertical façade surfaces facing a street shall incorporate transparent doors and windows equal to at least 15% of all vertical façade surfaces. Vertical façade surfaces facing alleys, courtyards, plazas, and surface parking lots shall incorporate transparent doors and windows equal to at least 10% of all vertical façade surfaces. Rough openings are used to calculate this requirement. Windows in garage doors do not count toward meeting this standard, but windows in garage walls do count toward meeting this standard.
c. Window and Trim detailing	Building façades shall employ techniques to recess or project individual windows or groupings of windows above the ground floor at least two inches from the surrounding façade or incorporate window trim at least four inches wide surrounding the windows. Windows on façades that face the rear property line or alleys are exempt from this standard.

7. Façade Surface Standards.

Purpose: The following standards are intended to help reduce the apparent mass of structures and achieve a more human scale environment by providing visual breaks at more frequent intervals to the building volume that reduce large, flat, geometrical planes on any given building elevation, especially at the first story. The choices are also

intended to encourage variety in the selection of façade materials and/or treatment and to encourage more active consideration of the surrounding setting.	
a. Building face orientation	All dwellings shall maintain primary orientation to an adjacent street or right-of-way and not toward the alley or rear of the site, unless otherwise determined by the Director. The building elevation facing the street or right-of-way shall not contain elements commonly associated with a rear elevation appearance, such as loading docks, utility meters, and/or dumpsters.
b. All residential buildings shall include at least three of the following articulation features at intervals of no more than 30 feet along all façades facing a street, common open space, or common parking areas. Buildings that have 60 feet or less of frontage on the street or façade width facing the common open space or common parking area are exempt from this standard. Buildings that employ brick as the siding material on a majority of the subject façade are required to only provide two of the articulation features instead of three.	(1) Repeating distinctive window patterns at intervals less than the required interval. (2) Vertical building modulation. Minimum depth and width of modulation is 2 feet and 4 feet, respectively, if tied to a change in building material/siding style and/or roofline modulation. Otherwise, minimum depth and width of modulation is 2 and 15 feet, respectively. Balconies may not be used to meet modulation option unless they are recessed or projected from the façade at least 18 inches. (3) Horizontal modulation (upper level step-backs). To qualify for this measure, the minimum horizontal modulation shall be 5 feet and the treatment must be used in increments at no greater than the articulation interval or provided along more than 75 percent of the façade. (4) Roofline modulation. (5) Vertical articulation of the façade. This refers to design treatments that provide a clear delineation of the building's top, middle and bottom. (a) Top features may include a sloped roofline or strong cornice line as defined in Section 13.06.501.D.4. For façades utilizing upper level stepbacks, the "top" design treatment may be applied to the top of the front vertical plane of the building or the top of the building where it is set back from the building's front vertical wall (provided the top of the building is visible from the centerline of the adjacent street). (b) Middle features: provide consistent articulation of middle floors with windows, balconies, exterior materials, modulation, and detailing. (c) Bottom: provide a distinctive ground floor or lower floors design that contrasts with other floors through the use of both contrasting window design/configuration and contrasting exterior materials. (d) Façade reduction elements including balconies and bay windows may project into street rights-of-way, where allowed by the Public Works Department, but not into alley rights-of-way.
c. Blank wall limitation	(1) Unscreened, flat, blank walls on the first story more than 25 feet in width are prohibited facing a public street and/or highway right-of-way, residential zone, or parking lot. These walls shall use modulation, windows, openings, landscaping, or architectural relief such as visibly different textured material to achieve the required visual break. The visual break shall be at least 1 foot in width. Items provided for other requirements may satisfy this requirement as appropriate. Stored or displayed merchandise, pipes, conduit, utility boxes, air vents, and/or similar equipment do not count toward this requirement.

8. Rooftop Utilities.

Purpose: The following standards are intended to minimize visibility of utilities, mechanical equipment, and service areas to mitigate visual impact on residential privacy, public views, and general community aesthetics.

	All rooftop mechanical equipment for new construction shall be screened with an architectural element such as a high parapet, a stepped or sloped roof form or an equivalent architectural feature which is at least as high as the equipment being screened. Fencing is not acceptable. The intent of the screening is to make the rooftop equipment minimally visible from public rights-of-way within 125 feet of the building, provided said rights-of-way are below the roof level of the building. In those instances where the rights-of-way within 125 feet of the building are above the roof level of the building, the mechanical equipment should be the same color as the roof to make the equipment less visible. Limited flexibility in this standard is allowed to ensure that the function of the HVAC equipment is not compromised by the screening requirement.

. . .

10. Utilities.

a. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a location visible from the street, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.

b. Service, loading, and garbage areas. Developments shall provide a designated area for service elements (refuse and disposal). Such elements shall be sited along the alley, where available. Such elements shall not be located along the street frontage. Where there is no alley available, service elements shall be located to minimize the negative visual, noise, odor, and physical impacts and shall be screened from view from the street and sidewalk.

Broadway farmers' market

WHY IS THIS IMPORTANT?

Tacoma's identity now and in the future is significantly shaped by the design and physical structure of the city and its neighborhoods. How people live and get around is partly determined by the location of services and other destinations and the arrangement and design of buildings, streets and other public spaces. Together these design characteristics help determine whether: (1) a community is walkable, (2) children have safe places to play, (3) people have places to gather and (4) businesses are easy to access.

Where housing and services are built, where street networks are connected and how all of this is designed provides a key opportunity to: (1) enable people to meet more of their daily needs locally, (2) strengthen neighborhoods, (3) improve equitable access to services, (4) support healthy, active living and (5) reduce greenhouse gas emissions and adapt to climate change.

This chapter includes policies that support enhancing centers across the city as anchors to complete neighborhoods, providing Tacomans with convenient access to local services. Clustering and co-locating destinations in centers makes access by transit, walking, wheelchair, and bicycle more practical and reduces the amount of driving needed to access services. Focusing growth and investments in centers and along connective corridors can also make good use of existing infrastructure capacity and encourage efficiency in new infrastructure investments.

Museum of Glass on the Thea Foss waterway public esplanade

The location and distribution of centers, employment areas, corridors, open spaces, signature trails, and residential areas in this element continue the City's historical development patterns and accommodate growth by promoting the intensification of existing development patterns rather than a growth alternative that would significantly depart from the City's current character.

GOALS + POLICIES

CITYWIDE DESIGN + DEVELOPMENT

Tacoma's growth target is for **127,000 NEW RESIDENTS** *and* **97,000 NEW JOBS** *by 2040.*

GOAL UF–1 Guide development, growth, and infrastructure investment to support positive outcomes for all Tacomans.

Policy UF–1.1 Ensure that the Comprehensive Plan Land Use Map establishes and maintains land use designations that can accommodate planned population and employment growth. See Figure 2, Comprehensive Plan Future Land Use Map.

LAND USE DESIGNATIONS

The Future Land Use Map illustrates the City's intended future land use pattern through the geographic distribution of residential and commercial areas, the designation of mixed-use and manufacturing/industrial centers, as well as shoreline and single-family detached designations. This land use distribution was a result of analysis of the urban form policies, existing land use and zoning, development trends, anticipated land use needs and desirable growth and development goals. Various types of zoning and land use may be permitted within each of the designations. The map is to be used in conjunction with the adopted policies of the Comprehensive Plan for any land use decision.

The land use designations are established by adoption of the Comprehensive Plan and amendments thereof. The Future Land Use Map is the official land use map of the City, and is maintained by the Planning and Development Services Department in an electronic format to facilitate its accurate use and implementation.

The Future Land Use Map and the designations in Table 3 on page 2-7 provide a basis for applying zoning districts and for making land use decisions. Policies should be considered and interpreted in accordance with the geographic characteristics of the mapped areas. Table 3 depicts the relationship between the land use designations and zoning classifications.

Policy UF–1.2 Implement Comprehensive Plan land use designations through zoning designations and target densities shown in Table 3, Comprehensive Plan Land Use Designations and Corresponding Zoning.

Policy UF–1.3 Promote the development of compact, complete and connected neighborhoods where residents have easy, convenient access to many of the places and services they use daily including grocery stores, restaurants, schools and parks, that support a variety of transportation options, and which are characterized by a vibrant mix of commercial and residential uses within an easy walk of home.

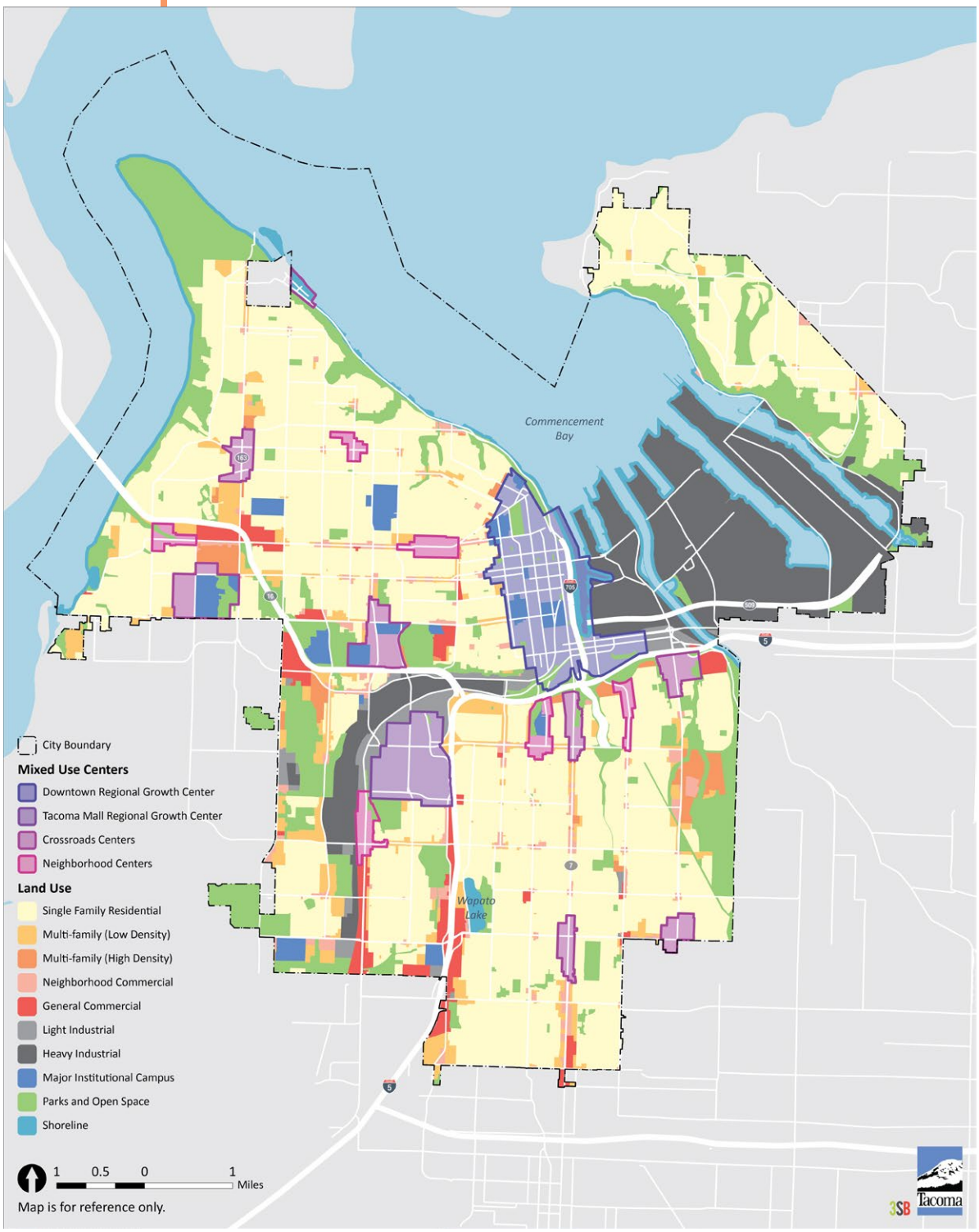


FIGURE 2. Comprehensive Plan Future Land Use Map

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATIONS	CORRESPONDING ZONING
Neighborhood Commercial This designation is characterized primarily by small-scale neighborhood businesses with some residential and institutional uses. Uses within these areas have low to moderate traffic generation, shorter operating hours, smaller buildings and sites, and less signage than general commercial or mixed-use areas. There is a greater emphasis on small businesses and development that is compatible with nearby, lower intensity residential areas. *Target Development Density: 14–36 dwelling units/net acre*	**C-1** General Neighborhood Commercial District **T** Transitional District
General Commercial This designation encompasses areas for medium to high intensity commercial uses which serves a large community base with a broad range of larger scale uses. These areas also allow for a wide variety of residential development, community facilities, institutional uses, and some limited production and storage uses. These areas are generally located along major transportation corridors, often with reasonably direct access to a highway. This designation is characterized by larger-scale buildings, longer operating hours, and moderate to high traffic generation. *Target Development Density: 45–75 dwelling units/net acre*	**PDB** Planned Development Business District **HM** Hospital Medical District **C-2** General Community Commercial District
Downtown Regional Growth Center The downtown center is the highest concentration of urban growth found anywhere in the city. It is the focal point for the city, the center of government, cultural, office, financial, transportation and other activities. This variety of day and night activities attracts visitors from throughout the city and region. The interstate freeway, major arterials, provides access and the center has both local and regional transit connections. Larger, often historic, buildings fronting on the sidewalk characterize the area. Pedestrian orientation is high. Parking is found along the street and within structures.	**DR** Downtown Residential District **DMU** Downtown Mixed-Use District **WR** Warehouse/Residential District **DCC** Downtown Commercial Core District **UCX-TD** Downtown Mixed-Use District
Tacoma Mall Regional Growth Center The Tacoma Mall is a highly dense self-sufficient concentration of urban development. Buildings can range from one to twelve stories and activity is greater than in most areas of the city. It is an area of regional attraction and a focus for both the local and regional transit systems. Many major city arterials connect to the Tacoma Mall Regional Growth Center and nearby freeway access is present. Parking is provided both in surface lots and within structures. Internal streets and pathways provide connections among the developments within the center. *Minimum Allowable Site Density: 25 dwelling units/net acre*	**UCX** Urban Center Mixed-Use District **RCX** Residential Commercial Mixed-Use District **URX** Urban Residential Mixed-Use District

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATIONS	CORRESPONDING ZONING
Shoreline The city's shoreline areas provide great social, ecological, recreational, cultural, economic and aesthetic value, both at the local and regional level. It is the community's intent to use the full potential of these areas in a manner that is both ordered and diversified, supports the community's ability to enjoy the water and the unique setting it creates, and which integrates water and shoreline uses while achieving a net gain of ecological functions. In addition, these areas are intended to balance the overarching goals outlined in the State Shoreline Management Act: • To ensure an adequate land supply for water-dependent uses; • To promote and enhance the public's opportunities to access and enjoy the water; and • To protect and preserve natural resources. This designation includes areas that support deepwater port and industrial sites, habitat for a variety of fish and wildlife, archaeological and historical sites, open space, recreation and community activities, and some commercial and residential development. Recognizing the limited nature of this important resource, use and development of the shoreline areas must be carefully planned and regulated to ensure that these values are maintained over time. The Shoreline Master Program has been developed to provide additional and more detailed policy direction regarding the city's shoreline areas, along with specific zoning and development standards. The Shoreline Master Program utilizes a system of "environment designations" which further guide the character, intensity and use of individual shoreline segments. These classifications include Natural, Shoreline Residential, Urban Conservancy, High Intensity, Aquatic, and Downtown Waterfront and are based on the existing development patterns, natural capabilities and goals and aspirations of the community for its shoreline areas.	**S1–S14** Shoreline Zoning Districts

Policy UF–1.4 Direct the majority of growth and change to centers, corridors, and transit station areas, allowing the continuation of the general scale and characteristics of Tacoma's residential areas.

Policy UF-1.5 Strive for a built environment designed to provide a safe, healthful, and attractive environment for people of all ages and abilities.

Policy UF–1.6 Support energy-efficient, resource-efficient, and sustainable development and transportation patterns through land use and transportation planning.

Policy UF–1.7 Integrate nature and use appropriate green infrastructure throughout Tacoma.

Policy UF-1.8 Recognize the importance of the city's established street grid pattern, block sizes, and intersection density in supporting multi-modal transportation, quality urban design, and 20-minute neighborhoods. Whenever practicable, the established grid pattern should be preserved and enhanced to achieve the city's goals for urban form, and design and development.

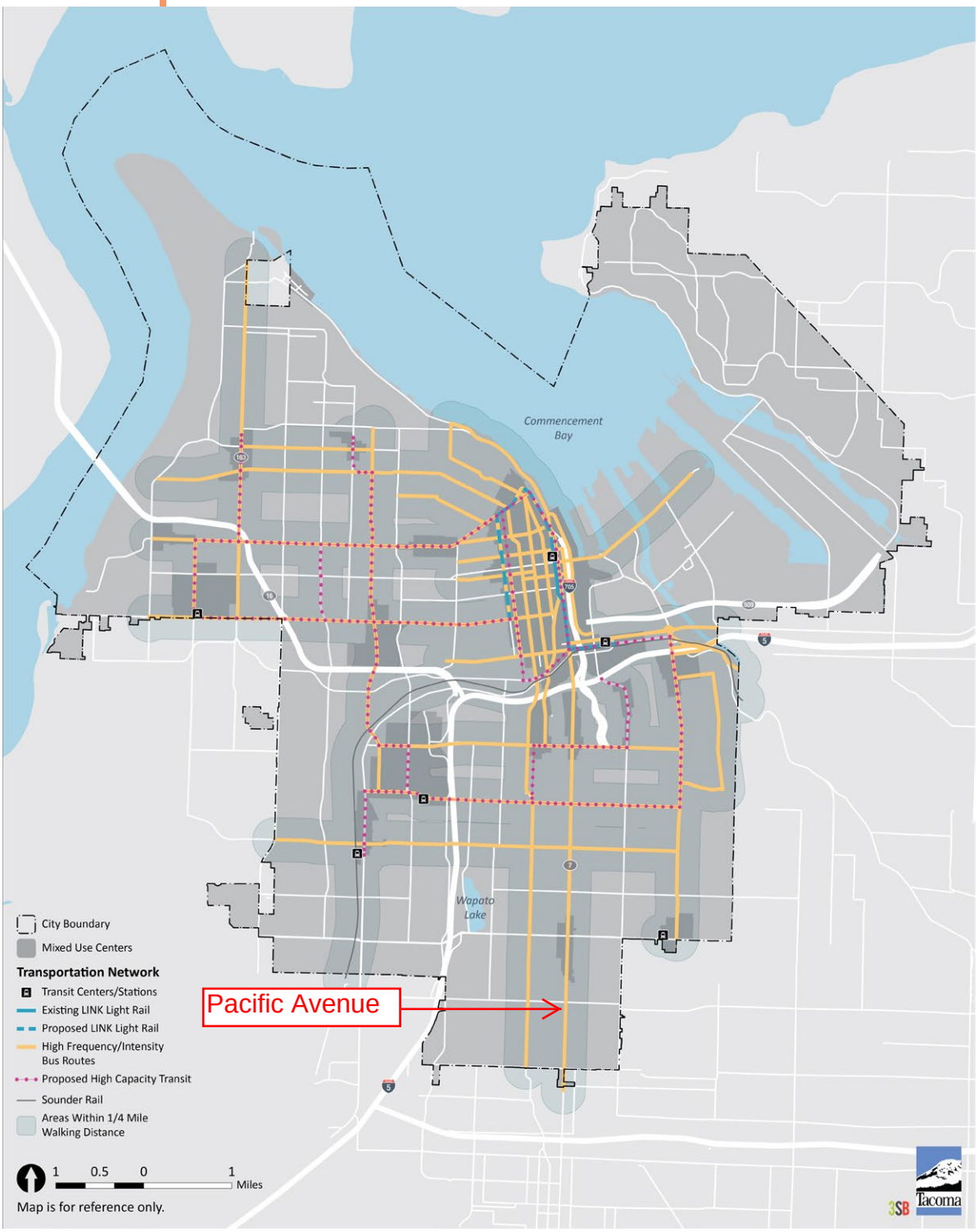


FIGURE 6. Transit Network

GOAL UF-9 Promote future residential and employment growth in coordination with transit infrastructure and service investments.

Policy UF–9.1 Encourage transit-oriented development and transit-supportive concentrations of jobs and housing, and multimodal connections, at and adjacent to high-frequency and high-capacity transit stations.

Policy UF–9.2 Integrate transit stations into surrounding communities and enhance pedestrian and bicycle connections to provide safe access to key destinations beyond the station area.

Policy UF–9.3 Design transit areas to improve pedestrian, bicycle, and personal safety within the station and the station area.

Policy UF–9.4 Encourage transit stations in centers to provide high density concentrations of housing and commercial uses that maximize the ability of residents to live close to both high-quality transit and commercial services.

Policy UF–9.5 Encourage concentrations of jobs and employment-focused land uses in and around stations in employment areas.

Policy UF–9.6 Enhance connections between major destinations and transit facilities and strengthen the role of these stations as places of focused activity.

Policy UF–9.7 Encourage concentrations of mixed-income residential development and supportive commercial services close to high capacity transit stations that are not located in a center.

CORRIDORS

TYPES OF DESIGNATED CORRIDORS:

Avenue
Main Street
Transit Priority
Urban Residential
Freight Corridor
Bicycle Boulevard

GREAT STREETS:

The American Planning Association celebrates places of exemplary character, quality, and planning. Places are selected annually and represent the gold standard in terms of having a true sense of place, cultural and historical interest, community involvement, and a vision for tomorrow. Great Streets are selected based on street form and composition, character and personality and environment and sustainability.

More information can be found at this link: https://www.planning.org/greatplaces/streets/characteristics.htm.

Corridors, like centers, are areas where Tacoma will grow and change over the next 25 years. They are busy, active streets with redevelopment potential. They are close to neighborhoods and are places with transit, stores, housing and employers. They need to be planned, designed and improved to be places that benefit and become successful additions to surrounding neighborhoods. The largest places of focused activity and density along these corridors are designated as centers. Corridors are not intended to be long commercial strips or a single land use pattern, but to achieve a range of land use types and densities that vary along the corridor (see Figure 7, Corridors).

Where Chapter 7: the *Transportation Master Plan* establishes a transportation hierarchy for the system as well as for individual corridors, the following policies direct the design of corridors to consider the direct integration of land use and transportation and the role of public rights-of-way in creating interesting, vibrant and unique places. Along the corridors, the designated mixed-use centers should have the highest degree of design quality and amenities for pedestrians, residents, and retail use.

GOAL UF–10 Establish designated corridors as thriving places that support and connect Tacoma's centers.

Policy UF–10.1 Enhance the design and transportation function of Centers, Corridors, Transit Station Areas, and Signature Trails.

Policy UF–10.2 Evaluate adjacent land uses to help inform street classifications in framing, shaping and activating the public space of streets.

Policy UF–10.3 Integrate both the placemaking and transportation functions when designing and managing streets by encouraging design, development, and operation of streets to enhance opportunities for them to serve as places for community interaction, environmental function, open space, recreation, and other community purposes.

Policy UF–10.4 Encourage the design and alignment of corridors to respond to topography and natural features, and to maintain public views of prominent landmarks and buildings that serve as visual focal points within streets or that terminate at the end of streets.

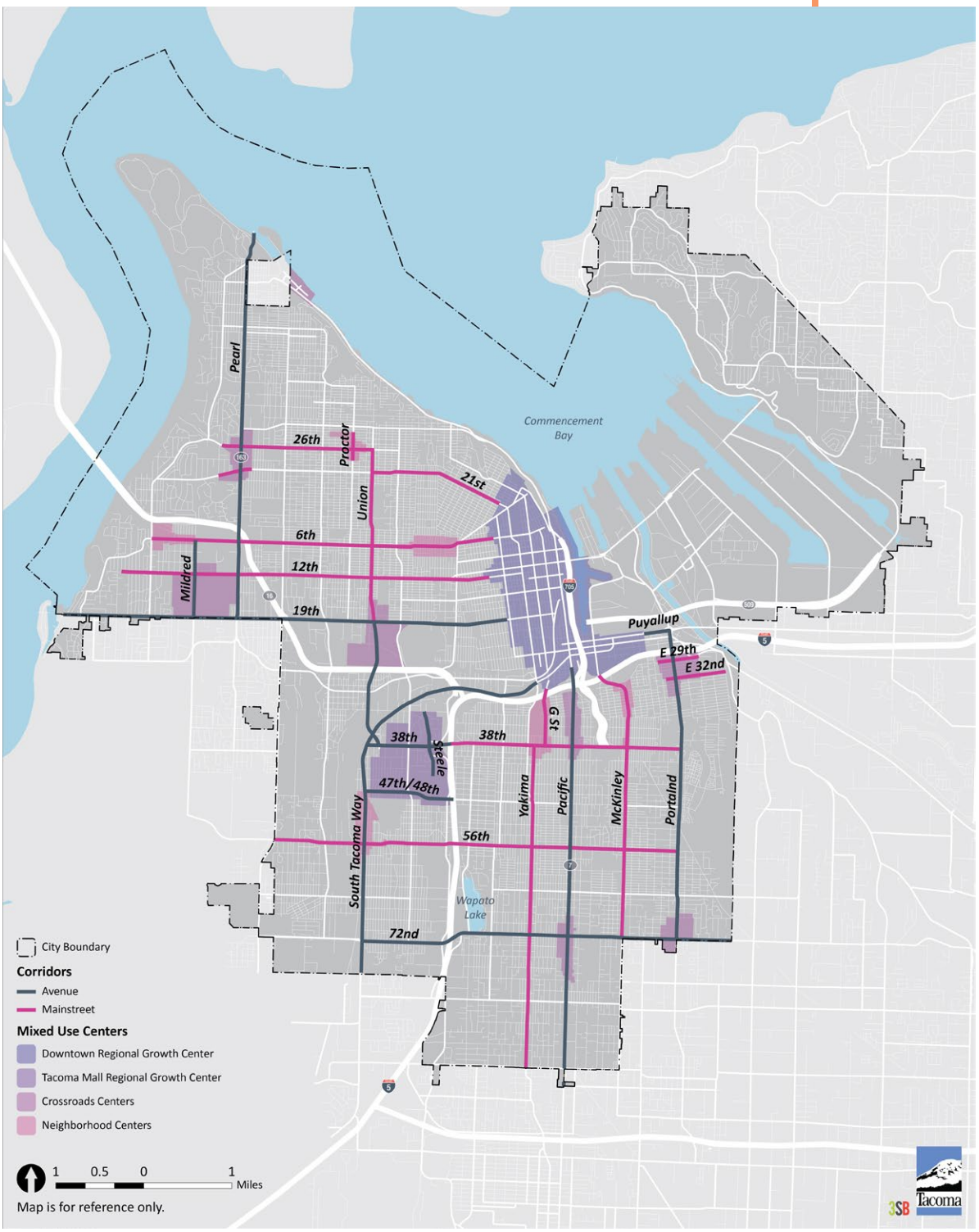


FIGURE 7. Corridors

Pacific Avenue, a principal north-south street, in the UWT/Museum District

Avenue

Avenues are the city's busiest, widest and most prominent streets. They provide major connections among centers, the rest of the City and the region. They support the movement of people and goods across the city, with high levels of traffic and, in some cases, pedestrian activity. Avenues provide opportunities for growth and transit- supportive densities of housing, commerce, and employment. Development along Avenues is intended to provide middle range housing densities and choices, with buildings up to 45 feet in height, except in the centers. Abundant trees and high-quality landscaping beautify Avenues and offset the impacts of their large paved areas. These corridors exemplify the benefits of green infrastructure by cleaning and soaking up stormwater runoff and minimizing urban heat island effects, while also being enjoyable places to live, work and gather. Avenues are safe for all types of transportation. Avenue policies apply to the roadway, the public realm of the street and the buildings that line the Avenue.

Policy UF–10.5 Enhance Avenues as distinctive places with transit-supportive densities of housing and employment, and high-quality transit service and pedestrian and bicycle facilities that are models of ecologically-sensitive urban design.

Policy UF–10.6 Encourage public street and sidewalk improvements along Avenues to support the vitality of business districts, create distinctive places, provide a safe and attractive pedestrian environment, and contribute to creating quality living environments for residents.

Policy UF–10.7 Improve Avenues as key mobility corridors of citywide importance that accommodate all modes of transportation within their right-of-way or on nearby parallel routes.

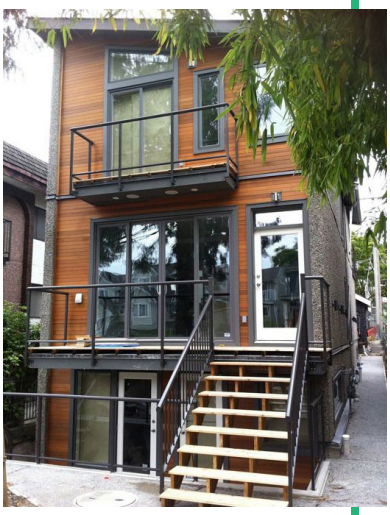
Policy UF–10.8 Maintain freight mobility, freight access, and freight capacity on Avenues that are also Freight Corridors.

Main Street

Main Streets are typically narrower than Avenues and connect neighborhoods with each other and to other parts of the city. They have

Residential Infill which Supports the Surrounding Neighborhood

Cottage housing



Duplex

Courtyard apartments

RESIDENTIAL AREAS

There will be development and change, even in relatively stable lower density residential areas. These policies encourage designs and development that continue the existing development pattern. They also address design and development in lower density residential areas outside of centers and corridors, and call for new residential infill to be designed and located to support the overall health and vitality of the City's neighborhoods.

GOAL DD–4 Enhance human and environmental health in neighborhood design and development. Seek to protect safety and livability, support local access to healthy food, limit negative impacts on water and air quality, reduce carbon emissions, encourage active and sustainable design, and integrate nature and the built environment.

Policy DD–4.1 Preserve and enhance the quality, character and function of Tacoma's residential neighborhoods.

Policy DD–4.2 Encourage more housing choices to accommodate a wider diversity of family sizes, incomes, and ages. Allow adaptive reuse of existing buildings and the creation of accessory dwelling units to serve the changing needs of a household over time.

Policy DD–4.3 Encourage residential infill development that complements the general scale, character, and natural landscape features of neighborhoods. Consider building forms, scale, street frontage relationships, setbacks, open space patterns, and landscaping. Allow a range of architectural styles and expression, and respect existing entitlements.

Policy DD–4.4 Support resource efficient and healthy residential design and development (see also Goal DD–7 and supporting policies).

Policy DD–4.5 Provide sufficient rights-of-way, street improvements, access control, circulation routes, off-street parking and safe bicycle paths and pedestrian walkways for residential developments.

Policy DD–4.6 Promote the site layout of residential development where residential buildings face the street and parking and vehicular access is provided to the rear or side of buildings. Where multifamily developments are allowed in established neighborhoods, the layout of such

developments should respect the established pattern of development, except where a change in context is desired per the goals and policies of the Comprehensive Plan.

Policy DD–4.7 Emphasize the natural physical qualities of the neighborhood (for example, trees, marine view, and natural features) and the site in locating and developing residential areas, provided such development can be built without adversely impacting the natural areas. Where possible, development should be configured to utilize existing natural features as an amenity to the development.

Policy DD–4.8 Provide on-site open space for all types of residential uses. Specifically:

a. For single family uses and duplexes, this includes private rear yard areas and landscaped front yards.
b. For triplexes and townhouses, this includes landscaped yard space, patios, balconies, rooftop decks, porches, and/or common open spaces.
c. For multifamily uses, this includes balconies, patios, rooftop decks, and/or shared common open space.

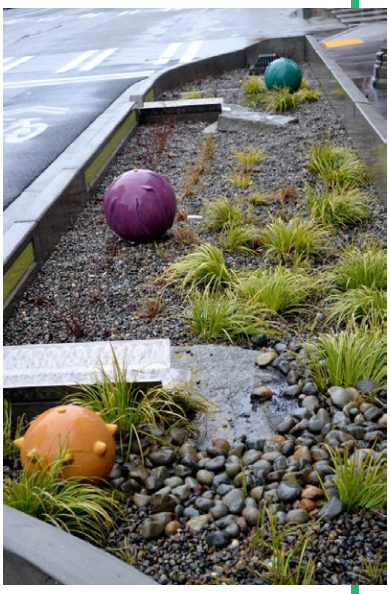
Policy DD–4.9 Promote multifamily residential building design that is compatible with the existing patterns of the area. Building design should incorporate:

a. Façade articulation that reduces the perceived scale of the building and adds visual interest.
b. For infill residential in established neighborhoods, encourage the use of similar façade articulation and detailing as existing structures.
c. Covered entries visible from the street and/or common open space.
d. Utilize building materials that are durable and provide visual interest.

Policy DD–4.10 Utilize landscaping elements to improve the livability of residential developments, block unwanted views, enhance environmental conditions, provide compatibility with existing and/or desired character of the area, and upgrade the overall visual appearance of the development.

Policy DD–4.11 Encourage the diversity of design in multi-unit residential developments. Examples include provisions for a diversity of façade treatments and architectural styles that can add visual interest and diversity to the neighborhood.

On-site open spaces for residential uses, including landscaped front yards and porches, common courtyards, balconies, and common play areas



Artist Elizabeth Conner installing colorful spheres on Pacific Avenue and in rain gardens

Policy DD–4.12 Encourage the inclusion of affordable spaces for artists and creative entrepreneurs such as artist live-work and/or work-live units, studio work spaces, or assembly/performance spaces in multifamily projects through incentives.

DESIGN + DEVELOPMENT OF CENTERS + CORRIDORS

Centers and corridors are places where large numbers of people live, work, and visit. Careful attention to the design of centers and corridors is necessary to ensure that they become places where people want to live and gather, and where getting around by walking, biking, or wheelchair is an attractive choice. These policies also encourage the development of centers as places that reflect the character and cultures of the surrounding neighborhoods.

GOAL DD–5 Ensure long-term resilience in the design of buildings, streets and open spaces, including the ability to adjust to changing demographics, climate, and economy, and withstand and recover from natural disasters.

Policy DD–5.1 Focus services and higher-density housing in the core of centers to support a critical mass of demand for commercial services and more walkable access for customers.

Policy DD–5.2 Encourage development in centers and corridors to include amenities that create a pedestrian-oriented environment and provide places for people to sit, spend time, and gather.

Policy DD–5.3 Promote building and site designs that enhance the pedestrian experience in centers and corridors, with windows, entrances, pathways, and other features that provide connections to the street environment.

Policy DD–5.4 Encourage development in centers and corridors that is responsive to street space width, allowing taller buildings on wider streets.

Policy DD–5.5 Provide frequent street connections and crossings in and within walking distance of centers and corridors.

Policy DD–5.6 Site and design new developments with safe, convenient, connected and attractive pedestrian access. Specifically:

a. Locate and orient buildings towards the street for pedestrian convenience and enhance the spatial definition of the street.

b. Provide safe walkways and pedestrian areas that are visible, well-lit, accessible, conveniently located, and buffered from vehicular traffic.

c. Provide attractive and well-maintained landscaping with amenities, including street furniture and public art, along pedestrian routes.

d. Design pedestrian routes with sufficient widths to accommodate the anticipated long term pedestrian activity.

e. Design buildings along pedestrian routes with attractive and interesting façades including plenty of transparent window areas, weather protection elements, and ground level detailing.

f. Design large developments with an internal pedestrian circulation system that provides attractive connections between buildings, through large parking areas, connections to the street, and linkages to surrounding properties and neighborhoods, where possible.

g. Encourage the development of gathering spaces such as pedestrian malls and plazas in commercial areas to enhance the pedestrian experience and sense of community.

h. Encourage developments to provide spaces for creative activity, such as artist studios, creative retail, performance and more.

i. Designated pedestrian streets warrant the greatest attention to pedestrian needs and interest in terms of sidewalk widths, adjacent building transparency, weather protection, and adjacent façade detailing.

Policy DD–5.7 Encourage developments to provide bicycle facilities, including paths, parking, employee showers, and changing areas.

Policy DD–5.8 Improve the livability of places and streets with high motor vehicle volumes. Encourage landscaped front setbacks, street trees, and other design approaches to buffer residents from street traffic.

Policy DD–8.7 Focus should be given to projects located in areas where community safety is an issue and on spaces associated with private development that are intended for use by the general public.

Policy DD–8.8 Promote the voluntary integration of Crime Prevention Through Environmental Design (CPTED) principles for new development and substantial improvements to existing projects, particularly for multifamily housing and projects that attract large numbers of people.

CPTED *is a multi-disciplinary approach to reducing the incidence and fear of crime through environmental design. CPTED principles of design consider a range of site design techniques including lighting, landscaping, fencing, windows, entryways, and creating a sense of ownership and community ownership.*

TRANSITIONS + OFF-SITE IMPACTS

These policies address transitions between areas of differing types of activity and scale of development, such as where centers and corridors interface with adjacent lower-intensity residential zones. These policies also address the consideration and mitigation of offsite impacts from development.

GOAL DD–9 Support development patterns that result in compatible and graceful transitions between differing densities, intensities and activities.

Policy DD–9.1 Create transitions in building scale in locations where higher-density and intensity development is adjacent to lower scale and intensity zoning. Ensure that new high-density and large-scale infill development adjacent to single dwelling zones incorporates design elements that soften transitions in scale and strive to protect light and privacy for adjacent residents.

Policy DD–9.2 Improve the interface between non-residential activities and residential areas, in areas where commercial or employment areas are adjacent to residential zoned land.

Policy DD–9.3 Use land use and other regulations to limit and mitigate impacts, such as odor, noise, glare, air pollutants, and vibration that the use or development of a site may have on adjacent residential or institutional uses, and on significant fish and wildlife habitat areas.

Policy DD–9.4 Minimize the impacts of auto-oriented uses, vehicle areas, drive-through areas, signage, and exterior display and storage areas on adjacent residential areas.

Examples of Different Housing Types

Detached ADU

Craftsman-Style duplex

Small lot homes

Cottage housing

GOAL H–1 Promote access to high-quality affordable housing that accommodates Tacomans' needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations.

Policy H–1.1 Maintain sufficient residential development capacity to accommodate Tacoma's housing targets.

Policy H–1.2 Strive to capture at least 35 percent of Urban Pierce County's residential growth.

Policy H–1.3 Encourage new and innovative housing types that meet the evolving needs of Tacoma households and expand housing choices in all neighborhoods. These housing types include single family dwelling units; multi-dwelling units; small units; accessory dwelling units; pre-fabricated homes such as manufactured, modular; co-housing and clustered housing.

Policy H–1.4 Promote the maintenance and improvement of the existing housing stock and encourage the adaptation of the existing housing stock to accommodate the changing variety of household types.

Policy H–1.5 Apply zoning in and around centers that allows for and supports a diversity of housing types.

Policy H–1.6 Allow and support a robust and diverse supply of affordable, accessible housing to meet the needs of older adults and people with disabilities, especially in centers and other places which are in close proximity to services and transit.

Policy H–1.7 Consider land use incentives (e.g. density or development bonuses, lot size reductions, transfer of development rights, height or bulk bonuses , fee waivers, accelerated permitting, parking requirement reductions, and tax incentives) in appropriate locations to facilitate the development of new housing units.

OPPORTUNITY *is a situation or condition that places individuals in a position to be more likely to succeed and excel. High opportunity indicators include: high-performing schools, availability of sustainable employment and living wage jobs, stable neighborhoods, transportation availability and mobility, and a healthy and safe environment.*

Kirwan Institute for the Study of Race and Ethnicity

with housing in moderate and high opportunity neighborhoods tending to be expensive compared to more affordable housing in areas that offer fewer opportunities.

The following policies support efforts to provide equitable access to locational opportunities in Tacoma.

GOAL H–3 Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation.

Policy H–3.1 Meet the housing needs of under-served and under-represented populations living in high poverty areas by coordinating plans and investments with housing programs.

Policy H–3.2 Locate higher density housing, including units that are affordable and accessible, in and around designated centers to take advantage of the access to transportation, jobs, open spaces, schools, and various services and amenities.

Policy H–3.3 Promote transit supportive densities along designated corridors that connect centers, including duplex, triplex, cottage housing, and townhouses.

Policy H–3.4 Strive to accommodate 80% of the City's housing targets within and around designated centers.

Policy H–3.5 Improve equitable access to active transportation, jobs, open spaces, high-quality schools, and supportive services and amenities in areas with high concentrations of under-served populations and an existing supply of affordable housing.

Policy H–3.6 Locate new affordable housing in areas that are opportunity rich in terms of access to active transportation, jobs, open spaces, high-quality schools, and supportive services and amenities.

Policy H–3.7 Provide incentives (e.g. density or development bonuses, lot size reductions, transfer of development rights, height or bulk bonuses, fee waivers, accelerated permitting, parking requirement reductions, and

Policy EN–1.8 Ensure adequate resources to manage Tacoma's environmental assets and to educate the public about the benefits of Tacoma's natural resources.

Policy EN–1.9 Develop hazard mitigation plans that reduce exposure of Tacoma citizens to future disasters or hazards (e.g., flooding, earthquakes, winds).

Policy EN–1.10 Work with partner agencies to encourage informational and educational programs and activities dealing with the protection of wildlife such as the Backyard Wildlife Sanctuary program established by the state's Department of Fish and Wildlife.

Stewardship + Coordinated Management

Policy EN–1.11 Coordinate and partner with federal, state, regional and local governmental jurisdictions and the public to manage the City's environmental assets.

Policy EN–1.12 Coordinate plans and investments with other jurisdictions, air and water quality regulators, watershed councils, soil conservation organizations and community organizations and groups to maximize the benefits and cost-effectiveness of watershed environmental efforts and investments.

Policy EN–1.13 Coordinate transportation and stormwater system planning in areas with unimproved or substandard rights of way to improve water quality, prevent localized flooding, enhance pedestrian safety and neighborhood livability.

Policy EN–1.14 Continue to partner with other public and non-profit organizations to inform citizens of the stewardship needs of Tacoma's environmental assets, and to develop, offer and support restoration training opportunities and practical information resources.

Policy EN–1.15 Work with partners and encourage community members to restore Tacoma's environmental assets.

Policy EN–1.16 Coordinate with state and federal public agencies and tribal governments when reviewing permits to ensure streamlined permit review and avoid redundant regulatory requirements.

Discovery pond, at the Tacoma Nature Center, is a natural play area for children designed to inspire creative play and environmental learning

VOLUNTEER STEWARDSHIP PROGRAMS

Existing volunteer stewardship programs include those established by the Metro Parks Tacoma (CHIP-in!), Citizens for a Healthy Bay (Adopt-A-Wildlife Area program, Stormwater Education program, and Citizen Keeper program), City of Tacoma Adopt-A-Spot and Make-A-Splash Grant programs, Puget Sound's depave program, and Washington State Department of Transportation Adopt-A-Highway program.

WHAT ARE THE CLIMATE CHANGE RISKS TACOMA COULD FACE?

Several recent studies have concluded that rising levels of greenhouse gases in the atmosphere (e.g., carbon dioxide, methane, and nitrous oxide) have warmed the earth. These studies also conclude that increases in greenhouse gases are causing rising sea levels; melting snow and ice; and more extreme storms, rainfall, and floods. Changes in temperature and precipitation patterns are projected to have wide-ranging impacts on the Puget Sound region in the coming decades. Anticipated climate change impacts in Tacoma include more extreme precipitation events (i.e., wetter winters and drier summers), an increased risk of mudslides, and greater flood risk in the Green and Puyallup Rivers (Dalton et al. 2014, Snover et al. 2013). Meanwhile, changing amounts and timing of streamflow due to glacial retreat, reduced snowpack, and earlier snowmelt in the Cascades could affect Tacoma's municipal water supply. Sea level rise and storm surge may result in greater coastal flooding, erosion and destabilization of shoreline bluffs. An anticipated 4.3 to 5.8 degree Fahrenheit increase in average temperature by mid-century will be accompanied by more frequent and prolonged summer heat events, contributing to increased wildfire risk as well as increased building cooling costs, and posing risks to the health of elderly residents and other particularly vulnerable individuals (Mote et al. 2013).

Best Available Science

Policy EN–1.17 Assess and periodically review the best available science for managing critical areas and natural resources and utilize the development of plans and regulations while also taking into consideration Tacoma's obligation to meet urban-level densities under the Growth Management Act.

Policy EN–1.18 Evaluate climate data and consider climate risks in the development of regulations, plans and programs.

Policy EN–1.19 Evaluate trends in watershed and environmental health using current and historical data and information to guide improvements in the effectiveness of City plans, regulations and infrastructure investments.

Natural Resource Inventory + Land Acquisition

Policy EN–1.20 Maintain an up-to-date inventory of environmental assets by identifying the location and evaluating the relative quantity and quality of environmental assets.

Policy EN–1.21 Encourage the identification and characterization of all contaminated sites which adversely affect the City's shoreline areas, surface waters, groundwater and soils.

PROTECT TACOMA'S ENVIRONMENTAL ASSETS IN DEVELOPMENT SITUATIONS

The following policies provide guidance for land use regulations that address natural resources where new development is proposed. This will help ensure that the potential adverse impacts of development are well understood and avoided where practicable. These policies also call for an evaluation of design alternatives to minimize impacts, and mitigation approaches that fully mitigate unavoidable impacts. Preventing or minimizing environmental degradation will be more successful and cost-effective than addressing problems as they increase in severity. Figure 10 on the following page shows environmental assets citywide.

GOAL EN–3 Ensure that all Tacomans have access to clean air and water, can experience nature in their daily lives and benefit from development that is designed to lessen the impacts of natural hazards and environmental contamination and degradation, now and in the future.

Avoiding or Minimizing Impacts

Policy EN–3.1 Ensure that the City achieves no-net-loss of ecological functions over time.

Policy EN–3.2 Evaluate the potential adverse impacts of proposed development on Tacoma's environmental assets, their functions and the ecosystem services they provide.

Policy EN–3.3 Require that developments avoid and minimize adverse impacts, to the maximum extent feasible, to existing natural resources, critical areas and shorelines through site design prior to providing mitigation to compensate for project impacts.

WHAT ARE CRITICAL AREAS?

Critical areas in Tacoma include marine habitats, freshwater rivers, streams and lakes, wetlands, aquifer recharge areas, frequently flooded areas, geologic hazardous areas, and fish and wildlife habitat areas. To see if you live, work or own a business near an identified critical area, see the City's Critical Areas Map at the end of this chapter. The City regulates development in or near critical areas through their Critical Areas Ordinance.

four

ENVIRONMENT + WATERSHED HEALTH

ENVIRONMENT GOALS

GOAL EN-1 Ensure that Tacoma's built and natural environments function in complementary ways and are resilient to climate change and natural hazards.

GOAL EN-2 Protect people, property and the environment in areas of natural hazards.

GOAL EN-3 Ensure that all Tacomans have access to clean air and water, can experience nature in their daily lives and benefit from development that is designed to lessen the impacts of natural hazards and environmental contamination and degradation, now and in the future.

GOAL EN-4 Achieve the greatest possible gain in environmental health City-wide over the next 25 years through proactive planning, investment and stewardship.

GOAL EN-5 Plan at a watershed scale to restore and protect natural resources that contribute to watershed health.

Policy EN–1.2 Promote equitable, safe and well-designed physical and visual access to nature while also protecting high value natural resources, fish and wildlife.

Policy EN–1.3 Consider the impacts of climate change and the risks to the city's environmental assets in all phases of planning, programming and investing.

Policy EN–1.4 Maintain self-sustaining populations of native plants, native resident and migratory fish and wildlife species, including at-risk species and beneficial organisms such as pollinators.

Policy EN–1.5 Protect the quantity, quality and function of high value environmental assets identified in the City's natural resource inventories, including:

a. Rivers, lakes, streams and associated riparian uplands
b. Floodplains
c. Riparian corridors
d. Wetlands and buffers
e. Groundwater
f. Trees and urban forests
g. Bays, estuaries and marshes
h. Shorelines
i. Native and other vegetation species and communities that provide habitat value
j. Habitat complexes and corridors, rare and declining habitats such as wetlands, native oak and habitats that support special-status or at-risk plant and wildlife species
k. Other natural resources as identified

Steep slopes on Tacoma Narrows

Policy EN–1.6 Direct development activities away from critical natural features such as steep slope areas and unstable soils, wooded areas, shorelines, aquatic lands and other unique and high value natural areas when planning for growth.

Policy EN–1.7 Consider Tacoma's environmental assets as important resources and components of the City's infrastructure.

Policy EN–1.22 Develop and maintain a prioritized list of natural resource types, target areas and/or properties desirable for public acquisition to support long-term natural resource protection, and establish a process for coordinating acquisition with other programs including programs to maintain enough land for employment needs, programs to protect water quality and programs to reduce exposure to flooding hazards.

Policy EN–1.23 Assess and reassess Tacoma's tree canopy coverage on a regular basis so as to be able to track the potential implications on environmental health and inform future policies and practices with regard to preservation and targeted tree planting efforts.

Tree canopy at Oak Tree Park

Policy EN–1.24 Develop environmental protection plans, programs and regulations that focus on high value natural resources and the types of protections to be applied, based on best available science, and on an evaluation of allowing conflicting uses.

Watershed Plans

Policy EN–1.25 Develop management plans for each of the City's watersheds. Evaluate the current conditions of the watersheds in Tacoma and use the findings to inform decisions about future land use, stormwater planning and urban forest and open space management.

Climate Action

Policy EN–1.26 Maintain, implement and periodically update a climate action plan and greenhouse gas inventory, and adjust greenhouse gas emission targets accordingly to ensure successful implementation and consistency with regional and state goals.

Policy EN–1.27 Assess the risks and potential impacts on both City government operations and on the community due to climate change, with regard to social equity.

Policy EN–1.28 Incorporate climate change considerations into City operational plans.

Policy EN–1.29 Protect processes and functions of Tacoma's environmental assets (wetlands, streams, lakes) in anticipation of climate change impacts.

Policy EN–3.12 Avoid locating new sensitive uses in proximity to sources of pollution (e.g., Interstate-5, Interstate-705, State Route-509, State Route-16, State-Route 7, truck routes, rail yards) and vice versa. Where such uses are located in proximity to sources of air pollution, use building design, construction and technology to mitigate the negative effects of air pollution on indoor air quality.

Fencing used around trees to help protect them through construction

Urban Forest

Policy EN–3.13 Require best management practices in the siting, design, planting, maintenance and removal of trees and vegetation in public rights-of-way consistent with the City's adopted Urban Forest Manual, Design Manual and land use codes.

Policy EN–3.14 Retain as many mature trees as practicable and appropriate during development of City owned land and street rights-of-way.

Policy EN–3.15 Discourage removal of safe, healthy and appropriate trees located on City property or within rights-of-way, while recognizing the abutting property owners' discretion to remove street trees with proper permitting.

Policy EN–3.16 Protect rare and/or threatened tree species from the impacts of urbanization.

Policy EN–3.17 Seek to prevent human-induced native soil loss, erosion, contamination or other impairments to soil quality and function.

Policy EN–3.18 Encourage retention and use of native soils and discourage compaction of soils in areas intended to be used for plants..

Wapato Lake

Wetlands, Streams + Lakes

Policy EN–3.19 Protect and retain wetlands, rivers, streams and lakes through use of best management practices, managing and treating stormwater runoff, protecting adjacent native vegetation, removing invasive plant species and limiting the use of fertilizers/pesticides or other chemicals.

Policy EN–4.4 Protect native plant communities and discourage the spread of invasive and noxious species.

Policy EN–4.5 Proactively seek not only to reverse the decline but to achieve the greatest possible gain in habitat functions city-wide over the next 25 years.

Policy EN–4.6 Enhance native vegetation along wetlands, rivers, streams and lakes. The City may require new planting of native vegetation and/or removal of non-native species to restore ecological functions of riparian buffers where such activities will enhance the corridor's function.

Air Quality

Policy EN–4.7 Ensure that plans and investments are consistent with, and advance, efforts to improve air quality and reduce exposure to air toxics, criteria pollutants and urban heat island effects. Consider air quality related health impacts on all Tacomans.

Policy EN–4.8 Achieve criteria air pollutant reductions in both municipal operations and the community.

Water Quality

Policy EN–4.9 Ensure that plans and investments are consistent with, and advance, efforts to improve watershed hydrology by achieving more natural flow patterns in rivers, streams, floodplains, wetlands and groundwater aquifers. Minimize impacts from development and encourage restoration of degraded hydrologic functions, where practicable.

Policy EN–4.10 Ensure that plans and investments are consistent with and advance efforts to improve water quality in rivers, streams, marine waters, floodplains, groundwater and wetlands. This includes reducing toxics, bacteria, temperature, metals and sediment pollution. Consider water quality related health impacts on all Tacomans.

Policy EN–4.11 Restore surface waters that have become degraded to provide for fish, wildlife, plants and recreational opportunities.

Policy EN–4.12 Reduce the use of pesticides and chemical fertilizers to the extent feasible and identify alternatives that minimize risks to human health and the environment, including integrated pest management plans.

Tacoma marine waters

Wetland Assessment & Offsite Delineation for the Royal Apartments Property in the City of Tacoma, Washington

(Ref: City of Tacoma PRE21-0364)

Located at
8441 S "C" St., Tacoma, WA 98426
Tax Parcel No. 4533000200

Situated in the
SE ¼ of the NW ¼ of
Section 33-T20N-R3E, W.M.
Pierce County, Washington

Prepared for
Dan Pasechnik (Owner/Applicant)
Royal Construction Group
11010 Harbor Hill Dr NW, Suite B402
Gig Harbor, WA 98332
Phone: 206.432.0715
Email: dan.royalgroup@gmail.com

March 18, 2022

Prepared by
JOHN COMIS ASSOCIATES, LLC
Consulting for Wetlands, Streams & Mitigation Designs since 1989
1027 North Oakes Street
Tacoma, WA 98406
Office: 253-272-6808
Mobile: 253-686-4007
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(JCA Job #220110)

JOHN COMIS ASSOCIATES, LLC

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March 18, 2022

City of Tacoma
Planning & Development Services Department
Tacoma Municipal Building
747 Market Street, Room 345
Tacoma, WA 98402-3769
Attention: Charla Kinlow, Development Specialist, 253-312-1323, ckinlow@cityoftacoma.org; and Allison Cook, ACook2@cityoftacoma.org

Subject: **Wetland Assessment & Offsite Delineation for the Royal Apartments Property**, located at 8441 S "C" St., Tacoma, WA, Parcel No. 4533000200, situated in the SE ¼ of the NW ¼ of Section 33-T20N-R3E, in the City of Tacoma, Pierce County, Washington (JCA Job#220110)
Ref: City of Tacoma PRE21-0364

To Whom It May Concern:

John Comis Associates (JCA) conducted site visits on January 19 and February 18, 2022, in order to prepare a wetland assessment and delineation of an offsite wetland designated as Wetland "A" by this study. Field investigations are made by John G. Comis, PWS, or under his direct supervision to assess the presence or absence of regulated wetlands within 300 feet [1] of the project site boundary (the study area). This is done in order to rate the offsite wetland, which was previously identified and rated in 2015 by Russell & Associates for an adjacent apartment complex located just northwest of this project site. This new assessment is done in order to recommend a standard buffer width that would be in accordance with current City of *Tacoma Municipal Code* (TMC) requirements for a regulated wetland that is hydrologically isolated and not part of an extended wetland system.

This scope of work includes a routine determination and delineation of the offsite wetland boundary nearest to the project site. The study uses current City of Tacoma GIS map information, our knowledge of the local area, and data collected by JCA during the site visits during normal wet weather conditions. This is done in order to facilitate a current wetland assessment and delineation, and establish a standard buffer width for the wetland. This assessment may be used to protect the offsite wetland resource and to design a new commercial project within this project site which will be reviewed separately by the City of Tacoma.

1. Background and Methodology Used

A 2015 wetland study was done by Russell & Associates for a multi-family commercial development located just northwest of this project site. That study was done for the same wetland area as this 2022 JCA

[1] The 300-foot distance is the standard buffer width for the highest rated Category I wetland. This represents a reasonable distance from which a "regulated activity" should not impact any "wetland" area.

study, which appears to be partly located on the adjacent offsite apartment complex property and the City of Tacoma right-of-way for South "C" Street. JCA has used that report as a basis for this study.

We examined the areas within and around the subject property, especially the areas located north of the project site, to confirm the findings and recommendations of the earlier study. The general area appears to be at a lower elevation than the project site based on our observations and the topographic data. The project site appears to drain south, away from the wetland and into the storm drain along 86th Street S.

The offsite wetland is entirely forested. The offsite wetland buffer to the northwest, in the apartment complex property, had a buffer reduction plan prepared by Russell & Associates that reduced the standard buffer width of 75-feet by 25% to be 56.25-feet wide. That area was planted with native vegetation in accordance with the Russell plan (see Figure 6), which enhanced the buffer area after the width modification.

The adjacent private property due north of the project site appears to have been partly filled and fenced with a chain link fence that appears to be encroaching into the eastern side of the original wetland area. We were not given permission by adjacent private property owner(s) to investigate that offsite area at this time. However, the offsite property appears to have some more recent clearing and filling than was identified and surveyed by the 2015 Apex Engineering (see JCA note on Figure 6).

No wetlands were determined to be present in this onsite area within this subject property. Onsite investigations indicate that this property has been cleared with some grading in the past. There was no significant vegetation found within the site. However, the adjacent offsite vegetation along the northern property line appears to indicate that there were generally upland and non-hydrophytic plants growing on this site prior to clearing. The soils within the site are non-hydric based on soil matrix color and a lack of any prominent or distinct redoximorphic features in the soil matrix.

The offsite vegetation within and around the wetland area appears to be well established forest with a mix of deciduous and conifer plant communities dominated by red alder (*Alnus rubra*, FAC), Douglas fir (*Pseudotsuga menziesii*, FACU), and black cottonwood (*Populus trichocarpa*, FAC) in the non-wetland area, and Oregon ash (Fraxinus latifolia, FACW), red alder (*Alnus rubra*, FAC), and black cottonwood (*Populus trichocarpa*, FAC) in the wetland area. These species are listed as both wetland and non-wetland indicators. We found "typical" relatively established vegetation conditions in most of the wetland and buffer area, except where "atypical conditions" existed due to past clearing, grading, and filling/drainage activities have occurred.

A storm sewer system is established along S. 86th Street that drains water to the east; along Pacific Highway that drains water to the south; and along S. 84th Street that drains water to the west, all away from this offsite wetland area (see sheet W3, Hydroperiods & Contributing Basin Map around Wetland "A, in Appendix 3 for drainage information).

The field investigation is limited to a wetland delineation by JCA based on the current methodology published by the US Army *Corps of Engineers Wetland Delineation Manual: Regional Supplement* (USACE 2010). Please refer to Appendix 1 for details of methods used in this investigation. Also note that the identification of "regulated wetlands" is made in accordance with standards adopted by the City of *Tacoma Municipal Code* (TMC) in the *Critical Areas Preservation Ordinance*, Chapter 13.11, effective January 1, 2006 (see Part E in Appendix 1 for details).

The vegetation, soils and hydrology conditions found in sample test plots that are evaluated along a transect line that extends north of the northern property line are indicated on field data forms provided with this report. The results for each test plot are recorded on the Field Data Forms included in Appendix 2.

The results of the field data analysis are shown on Field Note Sketch Maps (FNSM) provided with this report in Appendix 2. The FNSM includes details about the data points, measurements made by JCA using

reel-chain and hip-chain, and a Garmin Global Positioning System (GPS 66s) to obtain the point locations and to plot these data to scale on the Wetland Delineation Map, Figure 8.

These data points are flagged with colored ribbon marked:

- "WETLAND DELINEATION-*letter and number*" (pink ribbons, tied to vegetation or wooden stakes, see circled numbers on maps)
- "TEST PLOT-*number*" (blue and green ribbons, tied to wooden stake, see triangles on maps)

The data points are numbered as follows:

- Wetland 'A' (#A1 to #A13, see Figure 8)
- 5 Test Plots (numbered TP1 thru TP5, in a transect north from the project site)

2. Findings

The southern point of the wetland at "A4" is measured at 71-feet from the chain link fence near the northern property line of the project site (see measurement from point "A4" to the fence on the Field Note Sketch Map in Appendix 2, and on Figure 8). Wetland "A" is generally a depressional wetland and appears to be hydrologically isolated from the project site and other wetlands or streams. This "depressional wetland" is situated entirely offsite and is delineated based on the presence of dominant hydrophytic vegetation, hydric soil and hydrology indicators as shown by the field notes and field data forms in Appendix 2.

The size of Wetland "A" nearest to the project site is measured by JCA and found to be 2,980 sq. ft. (see Figure 8). The small isolated wetland extends farther to the north than is delineated in detail by JCA, but is shown on the delineation map by the City (Figure 5) and Russell & Associates (Figure 6). The offsite wetland is determined to be regulated in accordance with TMC requirements as a Category III wetland (13.11.253, C.1.). This wetland delineation area is shown in detail on map Figure 8. The completed rating form in Appendix 3 provides details including the map data used for the rating (see W1 thru W7).

- NO onsite wetland is found within this property (see Figures 2 thru 8, and Field Notes in Appendix 2).
- Wetland "A" is found to be entirely offsite and locally drained by groundwater and evapotranspiration.
- Offsite Wetland "A" is situated on South "C" Street right-of-way, and on private property just northwest and north of the project site.
- An existing chain link fence is constructed along the northern side of the project site and just within the surveyed property boundary (see Figure 8 for details).
- Existing single-family residences are developed on parcels situated in the study area to the west and away from the wetland.
- Existing commercial developments and City streets surround the wetland and extend to the edge of the study area (see W1, 1 Km Radius around Wetland "A" with Habitat Accessibility Features, in Appendix 3).
- The offsite wetland is approximately 71 feet north of the project site at its closest point.
- The offsite wetland is entirely forested (see photos in Appendix 4).
- No known fish or wildlife habitats are associated with the offsite wetland.
- A standard wetland buffer (75' wide) is required by TMC for the adjacent offsite wetland that extends into the northwest corner of the project site (150 sq. ft., see Figure 8).
- Surface water runoff from the site flows to the south and does not flow toward the wetland.
- Surface water runoff from this site would have no impact on hydrology for the offsite wetland.
- Clearing of the project site and the adjacent offsite properties around the wetland appear to have been done for existing developments by the property owners.

3. Wetland Rating and Standard Buffer Requirements

Wetlands are "rated" for regulatory purposes using the 4-tiered system specified by the TMC 13.11.310 (Wetland classification). Wetlands are classified Category I, II, III, and IV, in accordance with the criteria from the Washington Department of Ecology (WDOE), Publication Number 04-06-029, October 2014, which utilizes the hydrogeomorphic system for wetland classification and rating.

Wetland "A" is rated Category III for regulatory purposes based on the City of Tacoma Critical Areas Regulations (TMC 13.11), and the "*Washington State Wetlands Rating System for Western Washington*" (WDOE Pub #04-06-029). The total score for functions is 17 points, water quality functions score is 6, hydrologic functions score is 6, and habitat functions score is 5. This rating is made by JCA based on field observations of wetland conditions for a "depressional" wetland that exists at the time of this study. Please refer to the WDOE Wetland Rating Form completed by JCA in Appendix 3 for details of this analysis.

Wetland "A" is not located within a City of Tacoma Habitat Zone. The local area has "high" land use intensity in accordance with TMC 13.11.320.B.1. Furthermore, the impact intensity rating for the proposed land use is "high" based on a residential use greater than one dwelling unit per acre. The wetland has a "low" potential for fish and wildlife habitat use and the overall habitat rating is "low" (5 points) based on the habitat score for the wetland rating (see Appendix 5).

Figure 8, the *Wetland Delineation Map for the Project Area* by JCA & CBay Consulting, 2021, shows the offsite wetland delineation points marked by JCA. These data points are plotted to scale on the map and verified by JCA. The data points nearest to the project site are measured by reel-chain and GPS survey. The data and map information provided with this report shows existing onsite and offsite topography in this area. The proposed apartment development for the project site will be created new multi-family residences. The apartment complex will include standard front, side and rear setback distances, together with a standard wetland buffer as shown on Figure 8.

The total size of the onsite portion of wetland buffer is measured by JCA to be 150 sq. ft. (see Figure 8). This wetland is regulated by the TMC and requires a standard buffer width of 75-feet (see Methodology, Appendix 1, Part E, for details).

Surface water runoff does not appear to flow from the project site to the offsite wetland. Furthermore, it appears that future surface water runoff from this site will flow to the south and into the storm drain system along 86th Street after development. Since the offsite wetland does not extend to the project site, and future runoff from the site development flows south to the street, no further study of drainage to the wetland from the project site is recommended by JCA.

In summary, JCA has prepared this report for City review with the appropriate information and data that should enable them to approve the wetland delineation, rating and recommended standard buffer width without requiring a buffer modification plan by reduction and buffer enhancement.

The standard wetland buffer is proposed to extend onto the project site at the northwest corner as shown on Figure 8. The existing onsite portion of buffer is cleared of vegetation. However, the adjacent offsite buffer area has an existing chain link fence and existing trees and understory vegetation that are established which will be preserved, and which effectively screen the offsite wetland from noise, glare and intrusion from this property.

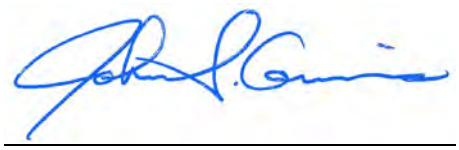
4. Wetland Certification by JCA

Please be advised that John Comis Associates (JCA) has provided professional services that are in accordance with the degree of care and skill generally accepted in the performance of this environmental evaluation. Wetland determinations and/or delineations, classifications, ratings and other analysis should be reviewed and approved by the City as the agency with permitting authority. Potentially other agencies

may also have regulatory authority. No warranties are expressed or implied by this study until approved by the appropriate resource and permitting agencies.

The findings expressed in this report are based on my field investigations, best available map data, and professional judgment. If you have any questions regarding this information, please feel free to call me at one of the numbers listed above.

Respectfully,



03/18/2022

John G. Comis, PWS — Date
Professional Wetland Scientist (PWS #0810)
Certified Wetlands Specialist (by Pierce County since 1992)

File: \RoyalApartmentsWetlandDelineation@Tacoma_Rpt.doc (JCA Job#220110)
Cc: Dan Pasechnik (Owner/Applicant), C/o Royal Construction Group, 11010 Harbor Hill Dr NW, Suite B402, Gig Harbor, WA 98332, Phone: 206.432.0715, Email: dan.royalgroup@gmail.com
Robert (Bob) Plummer, EvergreenOne, Phone: 253-905-2916, E-mail: evergreenaone@aol.com

Enclosures: (1 copy of each figure and appendix)

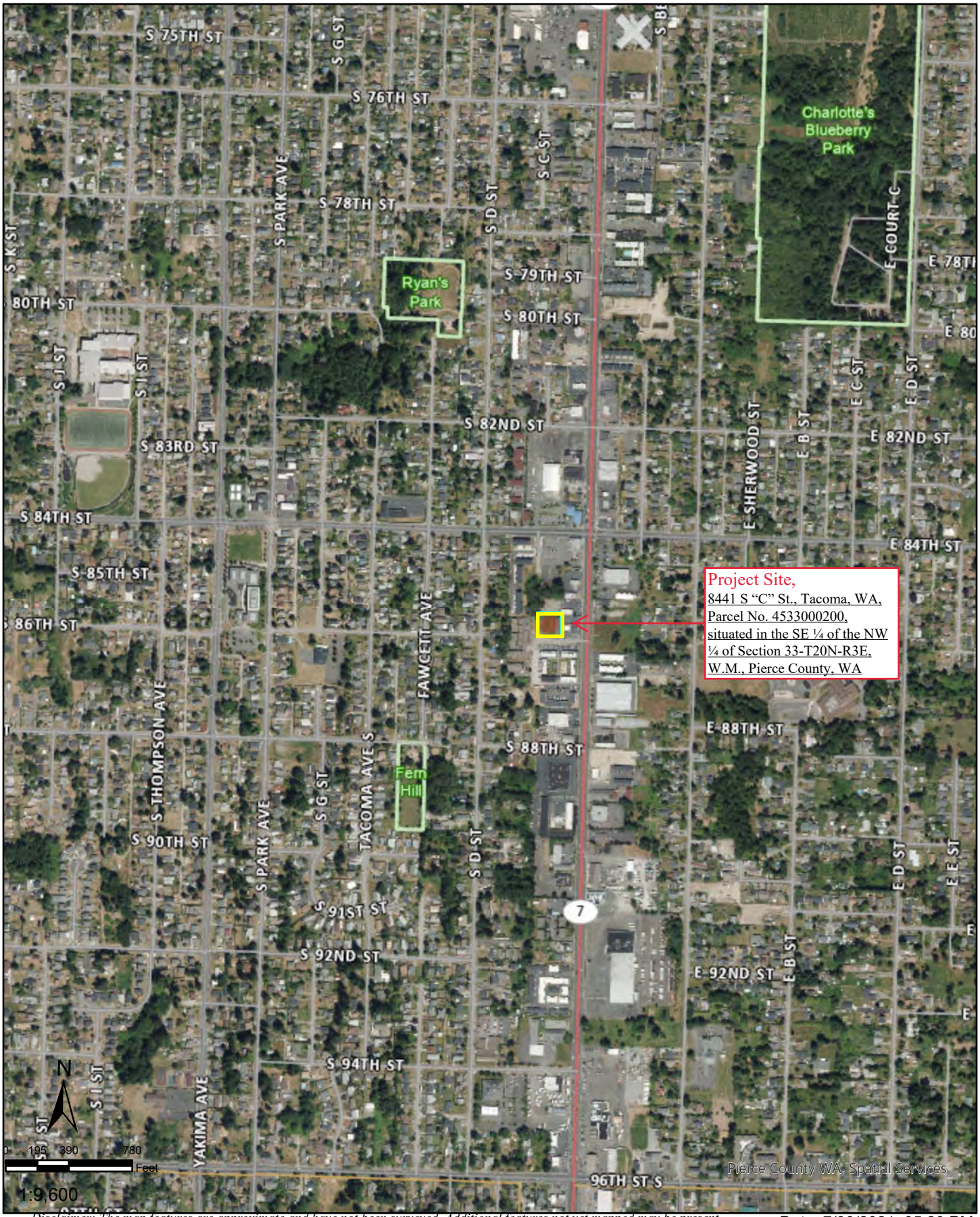
FIGURES:

Figure 1. Vicinity Map of Project Area
Figure 2. Aerial Map of Project Area
Figure 3. Terrain Map of Project Area
Figure 4. Aerial Map of Existing Conditions by Soundview Consultants, 2021
Figure 5. Aerial Map of Offsite Wetland & Buffer by the City, 2021
Figure 6. Offsite Wetland Mitigation Plan by Russell & Assoc, 2015
Figure 7. Topographic Survey Map of Project Site by Informed Land Survey, 12-03-2021
Figure 8. Wetland Delineation with Standard Buffer Plan by JCA & CBay Consulting, 3-16-2022

APPENDICES:

Appendix 1. Methodology for Wetland Determination and Delineation, including City of Tacoma Wetland Regulations and Standards
Appendix 2. Field Data Forms and Field Note Sketch Maps (FNSM) by JCA 1/19/2022 & 2/18/2022
Appendix 3. Wetland Rating Form with Reference Information (see Appendix page for details)
Appendix 4. Photographs of Existing Adjacent Offsite Wetland Area
Appendix 5. Resumes for Wetland & Wildlife Consultants
Appendix 6. References for Wetland Analysis

PublicGIS



Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

Date: 7/30/2021 05:20 PM

Vicinity Map of Project Area

Figure 1

PublicGIS

Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

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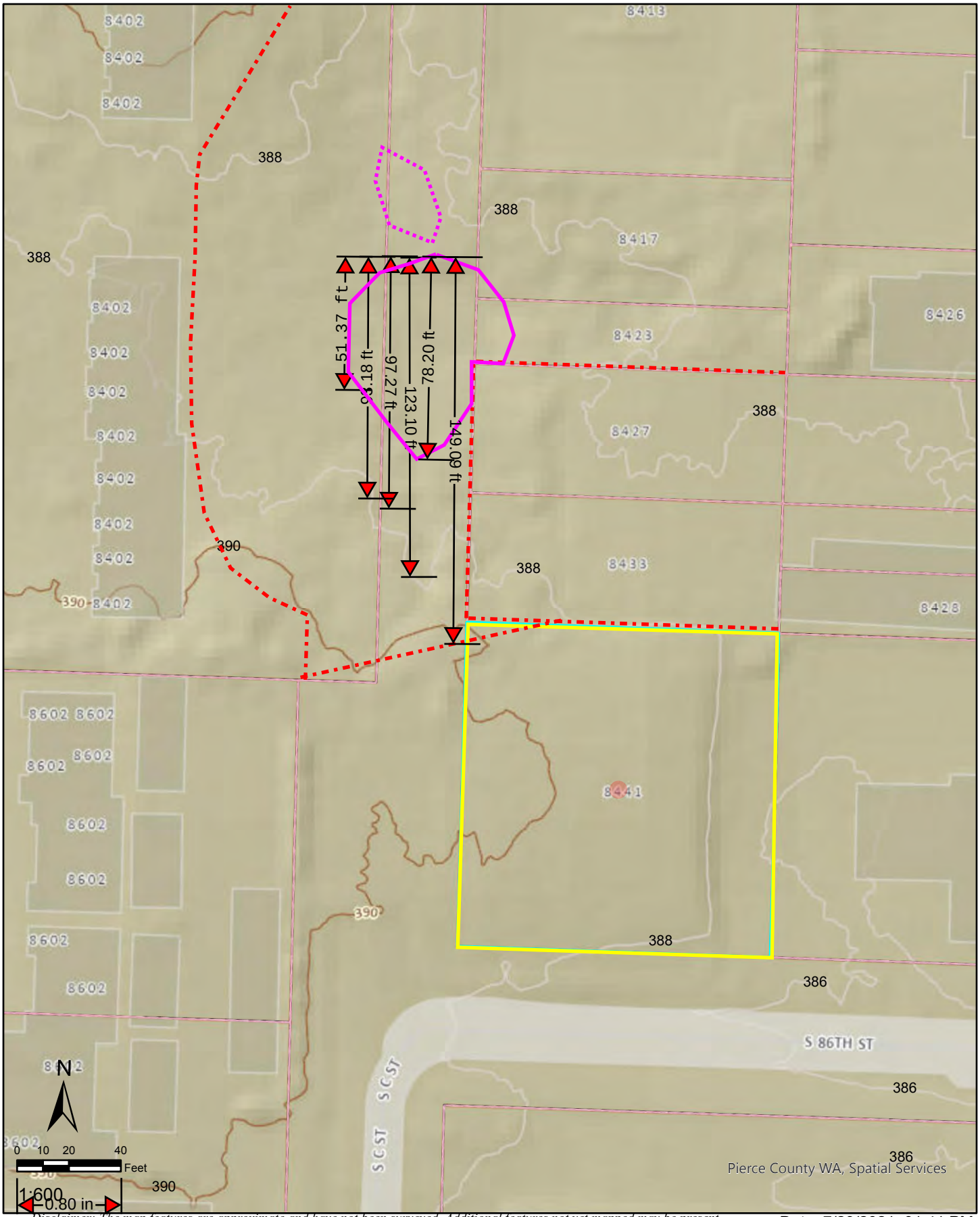
Aerial Map of Project Area

LU22-0134 Ex. F-9

Figure 2

= Existing fence lines (chain link or split wood rail)

PublicGIS



Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

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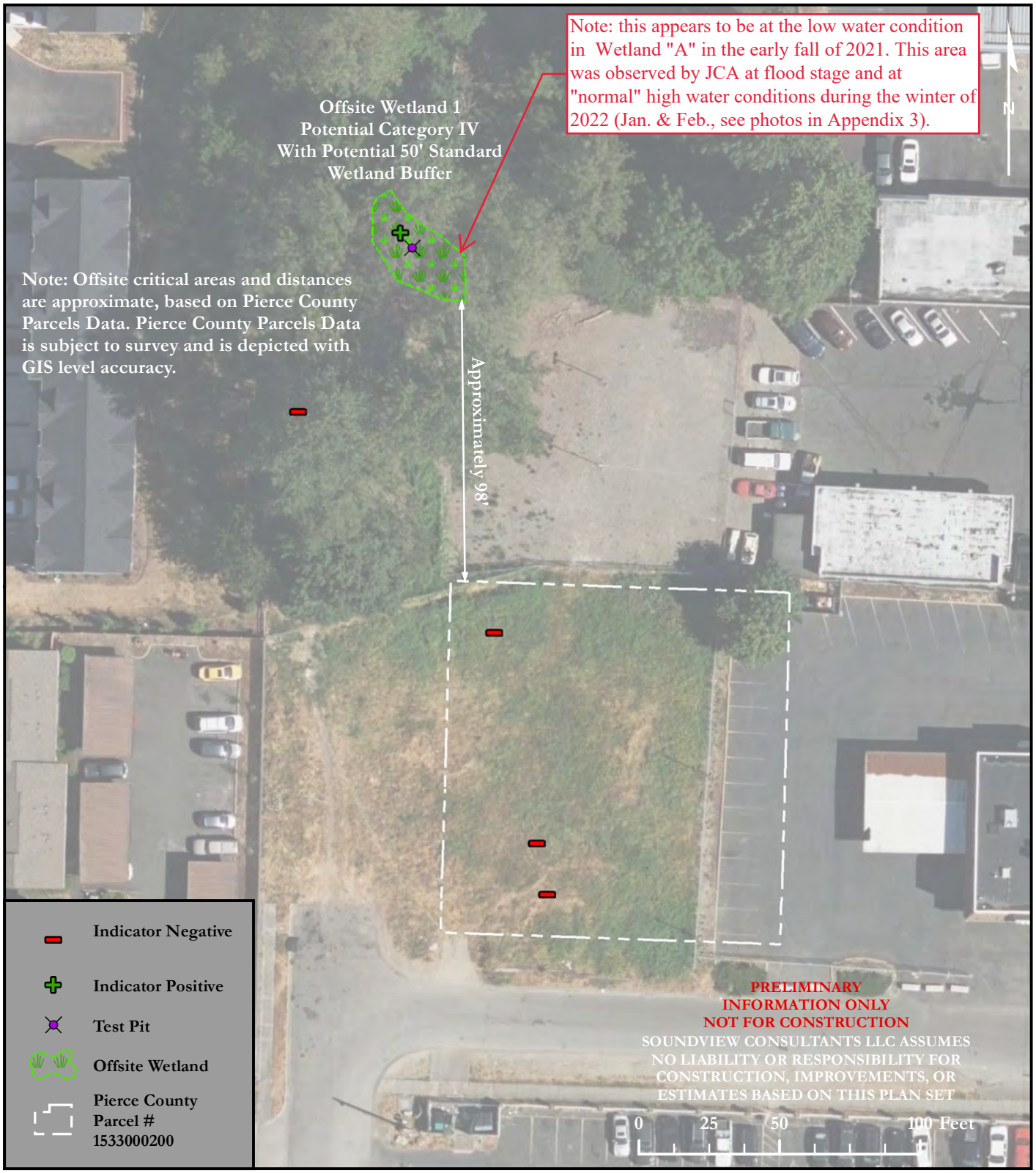
Terrain Map of Project Area

LU22-0134 Ex. C-9 Figure 3

SOUTH C STREET - EXISTING CONDITIONS MAP



Soundview Consultants LLC
Environmental Assessment • Planning • Land Use Solutions
2907 Harborview Dr., Suite D, Gig Harbor, WA 98335
Phone: (253) 514-8952 Fax: (253) 514-8954
www.soundviewconsultants.com

SOUTH C STREET

8441 S C STREET
TACOMA, WA 98444

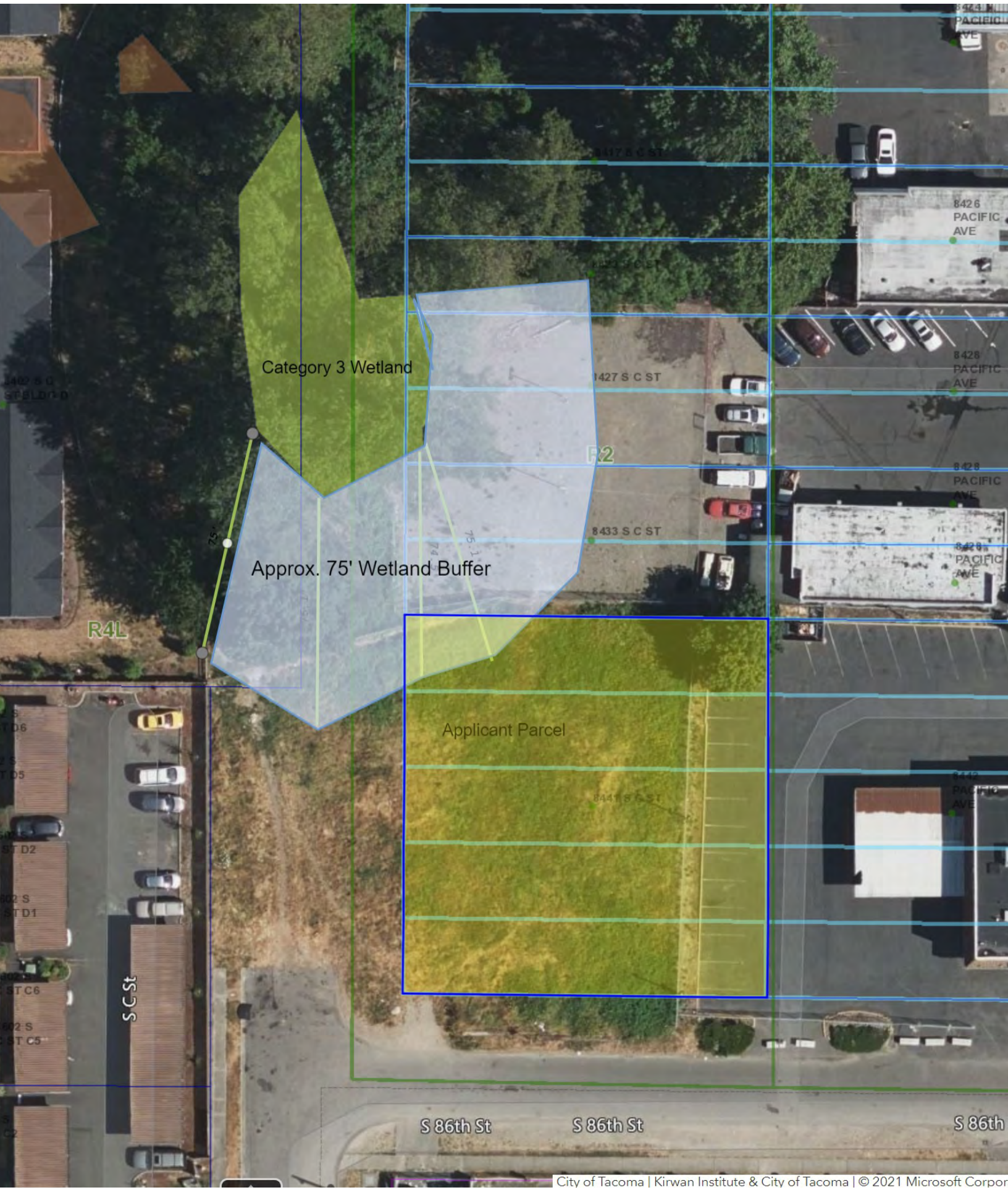
PIERCE COUNTY PARCEL NUMBER:
4533000200

DATE:	9/24/2021
JOB:	2322.0001
BY:	DDS
SCALE:	1 " = 50 '
FIGURE NO.	1

Aerial Map of Existing Conditions
by Soundview Consultants, 2021

LU22-0134 Ex. C-9

Figure 4



LU22-0134 Ex. C-9

Aerial Map of Offsite Wetland & Buffer by the City, 2021 Figure 5

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

UTILITIES

POWER: TACOMA PUBLIC UTILITIES
WATER: TACOMA PUBLIC UTILITIES
SEWER: TACOMA PUBLIC UTILITIES
TELEPHONE: COMCAST
GAS: PUGET SOUND ENERGY
CABLE: COMCAST

OWNER

COURT C TOWNHOMES, LLC
ATTN: ROY KISSLER
7809 PACIFIC AVE.
TACOMA, WA 98408
(253)988-0289

SHEET INDEX

1. COVER SHEET
2. GRADING AND TESC PLAN
3. GRADING AND TESC NOTES AND DETAILS
4. PUBLIC ROAD AND STORM, PLAN AND PROFILE, AND INTERSECTION DETAIL
5. ONSITE ACCESS ROAD, STORM, AND SANITARY SEWER PLAN AND PROFILE
6. ONSITE ACCESS ROAD, STORM, AND SANITARY SEWER PLAN AND PROFILE
7. SECTIONS AND PERVIOUS CONCRETE DETAILS
8. STORM AND SANITARY SEWER DETAILS
9. ROAD DETAILS
10. ROAD DETAILS
11. GENERAL NOTES

CONSTRUCTION NOTES:

1. THESE PLANS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 24 MONTHS FROM THE DATE OF CITY APPROVAL. THE CITY RESERVES THE RIGHT TO REQUIRE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION OR IF FIELD CONDITIONS ARE DIFFERENT FROM WHAT IS DEPICTED ON THESE PLANS.
2. RESTORATION SHALL BE IN ACCORDANCE WITH THE CITY OF TACOMA ROW RESTORATION POLICY AS ADOPTED JUNE 2, 2009.
3. CHANGES OR REVISIONS TO THE ORIGINALLY APPROVED PERMIT SHALL BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION.

SITE DATA

SITE ADDRESS: 304 SOUTH 84TH STREET
SITE AREA: 82,500± SQ. FT. (1.894 ACRES)
PARCEL NUMBERS: 032033-2-007
ENVIRONMENT: LOW-DENSITY MULTIPLE-FAMILY DWELLING
ACCESS: 24' PRIVATE ROAD AND EMERGENCY VEHICLE ACCESS
TOPOGRAPHY: APEX ENGINEERING PLLC, FEBRUARY 2006

ONSITE WETLAND AREA: 2,212 SF
ONSITE WETLAND BUFFER AREA: 13,227 SF

PROPOSED ONSITE BUILDING AREA: 13,650 SF
PROPOSED ONSITE DRIVEWAY/WALK AREA: 10,088 SF
PROPOSED ONSITE PERVIOUS PAVEMENT AREA: 14,035 SF
PROPOSED ONSITE TOTAL IMPERVIOUS AREA: 37,773 SF

PROPOSED OFFSITE (S. "C" ST.) TOTAL IMPERVIOUS AREA: 4,271 SF

LEGAL DESCRIPTION

THE NORTH 2 ACRES LESS 16.5 FEET OFF THE NORTH END OF SAID 2 ACRES OF THE THEAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON (LESS ROADWAYS AND STREETS);

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

VERTICAL DATUM:

CITY OF TACOMA BENCH MARK (NGVD 29) 1445
COPPER IN MONUMENT
PACIFIC AVENUE AND 84TH STREET SOUTH
ELEVATION=387.70

CITY OF TACOMA BENCH MARK (NGVD 29) 1430
SURFACE BRASS MONUMENT
"D" STREET AND 84TH STREET SOUTH
ELEVATION=384.445

CITY OF TACOMA
HORIZONTAL CONTROL MONUMENT NUMBER 1445
N 679881.385
E 1159508.391

CITY OF TACOMA
HORIZONTAL CONTROL MONUMENT NUMBER 1430
N 679703.756
E 1158850.767

BASIS OF BEARING

NORTH 88°02'57" WEST
ALONG THE CENTER LINE OF SOUTH 84TH ST. EAST FROM PACIFIC AVE. TO "D" STREET.

GRADING QUANTITIES:

CUT = 65 C.Y.
FILL = 5,370 C.Y.
NET = 5,305 C.Y. / FILL

NOTE: QUANTITIES CALCULATED FROM EXISTING GRADE TO FINISH GRADE. PAVEMENT SECTION, STRIPPING OR SOIL SUITABILITY NOT ACCOUNTED FOR.

NOTE: THE ABOVE QUANTITIES ARE ESTIMATES ONLY. THEY ARE INTENDED FOR THE PERMITTING PROCESS. DO NOT USE FOR BID PURPOSES.

Know what's **below**. **Call** before you dig.

SURFACING LEGEND

- ASPHALT PAVEMENT
- PERVIOUS CONCRETE
- CEMENT CONCRETE

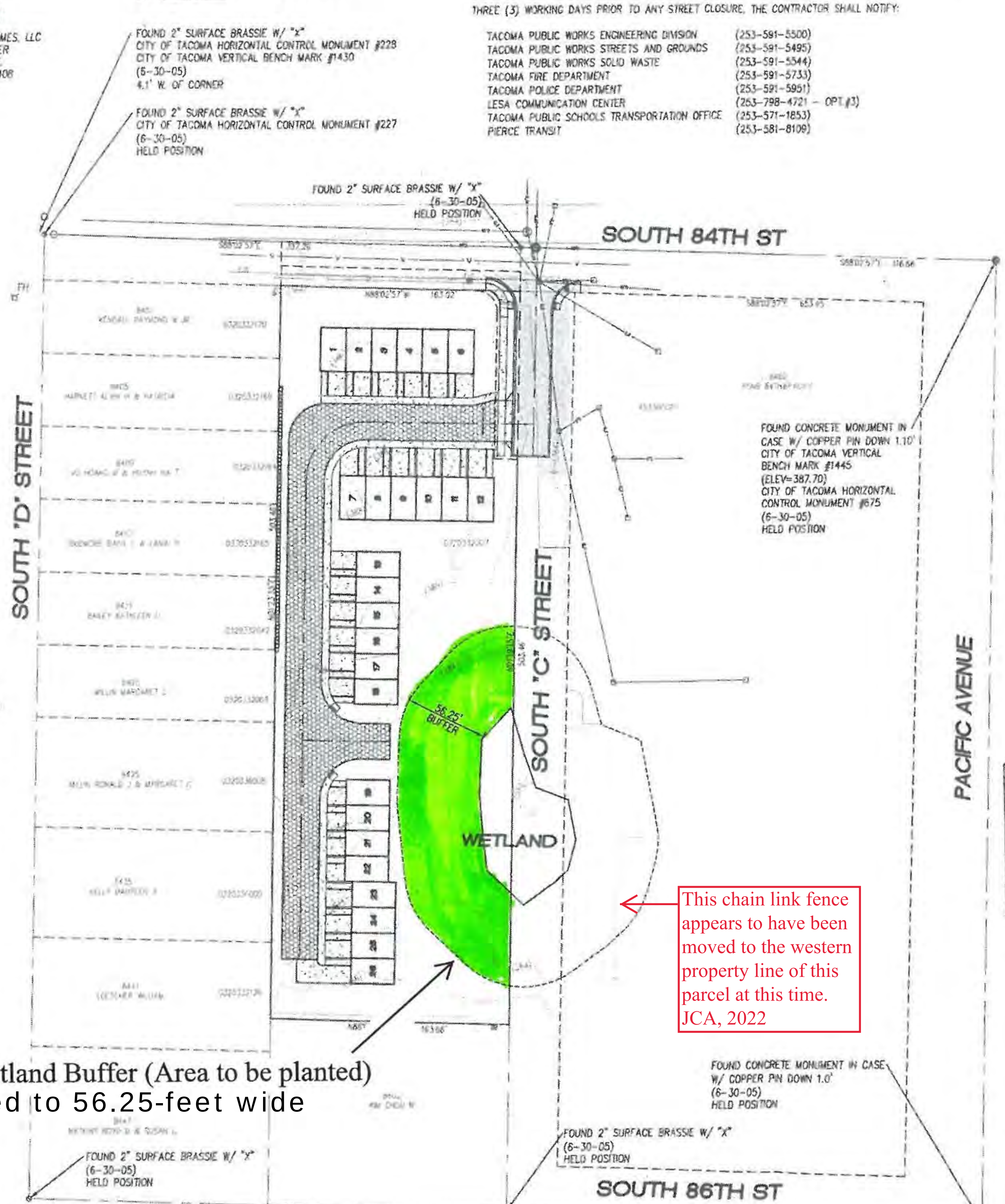
SPECIAL TRAFFIC CONTROL REQUIREMENTS:

THE FOLLOWING SPECIAL TRAFFIC CONTROLS SHALL SUPPLEMENT SECTION 1-07.23 OF THE STANDARD SPECIFICATIONS.

THE CONTRACTOR MAY CLOSE NON-ARTERIAL STREETS TO THROUGH TRAFFIC, PROVIDED THAT LOCAL ACCESS IS MAINTAINED AT ALL TIMES WITH A MINIMUM OF A 20-FOOT WIDE ACCESS LANE. THE CONTRACTOR SHALL COORDINATE ANY CLOSURES AND COOPERATE WITH THE VARIOUS BUSINESSES AND/OR RESIDENCES ADJACENT TO THE PROJECT SITE. A MINIMUM OF ONE ACCESS SHALL BE MAINTAINED TO ALL PROPERTIES AT ALL TIMES.

THREE (3) WORKING DAYS PRIOR TO ANY STREET CLOSURE, THE CONTRACTOR SHALL NOTIFY:

TACOMA PUBLIC WORKS ENGINEERING DIVISION	(253-591-5500)
TACOMA PUBLIC WORKS STREETS AND GROUNDS	(253-591-5495)
TACOMA PUBLIC WORKS SOLID WASTE	(253-591-5544)
TACOMA FIRE DEPARTMENT	(253-591-5733)
TACOMA POLICE DEPARTMENT	(253-591-5951)
LESA COMMUNICATION CENTER	(253-798-4721 - OPT.#3)
TACOMA PUBLIC SCHOOLS TRANSPORTATION OFFICE	(253-571-1853)
PIERCE TRANSIT	(253-581-8109)



Onsite Wetland Buffer (Area to be planted)
Modified to 56.25-feet wide

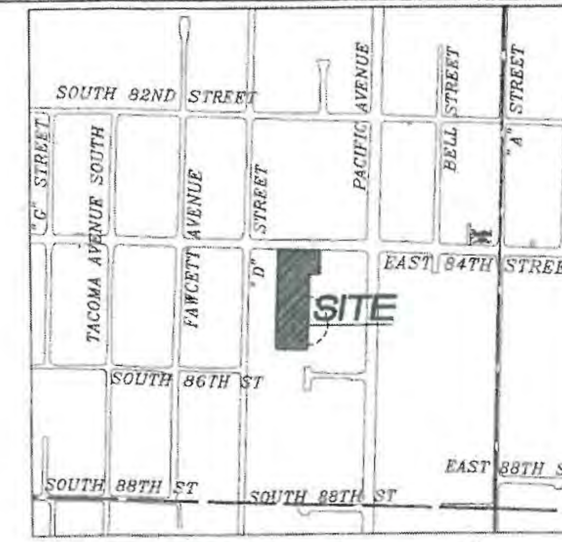
ENGINEER'S CERTIFICATION NOTE:

PER VOLUME 1, SECTION 4.2.3 OF THE CITY OF TACOMA STORMWATER MANAGEMENT MANUAL (SWMM), THE ENGINEER OF RECORD SHALL PROVIDE AN ENGINEER'S CERTIFICATION TO THE CITY OF TACOMA AFTER FACILITY INSTALLATION AND PRIOR TO PERMIT FINAL INSPECTION AND/OR CLOSEOUT.

CONSTRUCTION SEQUENCE:

THE SEQUENCE BELOW IDENTIFIES SIGNIFICANT ITEMS WHICH MAY OR MAY NOT OCCUR IN THE ORDER SHOWN DUE TO THE APPLICANT'S METHODS OF OPERATION, TIMING, AND OTHER EVENTS. ITEMS BELOW DO NOT CONSTITUTE A COMPLETE SEQUENCE AND SOME ITEMS CAN PROCEED CONCURRENTLY WITH OTHERS.

1. OBTAIN A RIGHT-OF-WAY PERMIT FROM CITY OF TACOMA FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
2. ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY OF TACOMA, PROJECT ENGINEER AND A CONTRACTOR'S REPRESENTATIVE. PROVIDE ESC LEAD WITH ESC CONTROL REPORT.
   a. ALL CONTRACTOR STAFF AND THEIR SUBS SHALL BE EDUCATED ABOUT THE PERVIOUS PAVEMENT THE IMPORTANCE OF PROTECTING IT FROM SILTATION.
   b. TRUCKS CANNOT BE WASHED OFF WITHIN THE LIMITS OF THE PERVIOUS PAVEMENT.
3. CALL ONE CALL LOCATE (1-800-424-5555) FOR UTILITY LOCATES.
4. A LICENSED PROFESSIONAL SURVEYOR SHALL STAKE THE CLEARING LIMITS PRIOR TO CONSTRUCTION.
5. CLEAR MINIMAL AREA TO INSTALL CONSTRUCTION ENTRANCE, FILTER FABRIC FENCE (SILT FENCE), AS SHOWN PER PLAN.
6. INSTALL REMAINING EROSION CONTROL FACILITIES.
7. CLEAR AND ROUGH GRADE ROAD AREAS AND LOT AREAS.
8. MAINTAIN AND/OR INSTALL EROSION CONTROL MEASURES AS SITE REQUIREMENTS CHANGE.
9. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN FIVE DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH COMPOSTED MULCH, WOOD BASED MULCH OR EQUIVALENT.
10. STABILIZE AREAS THAT REACH FINAL GRADE WITHIN FIVE DAYS.
11. INSTALL REMAINING UTILITIES.
12. REMOVE CONSTRUCTION ENTRANCE ROCK PAD AND PREP FOR PERVIOUS CONCRETE.
13. FINISH GRADING ROAD AND LOT AREAS.
14. SCARIFY SITE AS REQUIRED BY GEOTECHNICAL ENGINEER. MINIMUM 6" PER THE 2012 LID MANUAL.
15. DIG TEST PITS TO VERIFY INFILTRATION RATES. GEOTECHNICAL ENGINEER WILL CERTIFY INFILTRATION RATES ARE CONSISTENT WITH THE DESIGN ASSUMPTIONS OR RECOMMEND CORRECTIVE ACTIONS TO ACHIEVE DESIRED RATES.
16. INSTALL PERVIOUS CONCRETE PER SPECIFICATIONS FOR PERVIOUS CONCRETE PAVEMENT ACI 522.1-08. REFER TO PERVIOUS CONCRETE NOTES FOR ADDITIONAL INFORMATION.
17. COVER PERVIOUS CONCRETE WITH PLASTIC UNTIL CURING IS COMPLETED. - REFER TO PERVIOUS CONCRETE NOTES ON SHEET 5 FOR ADDITIONAL INFORMATION.
18. RE-VEGETATE ALL DISTURBED AREAS PER LANDSCAPE PLAN.
19. CLEAN CONSTRUCTION SITE AND INSTALL PERMANENT STABILIZATION.
20. CALL CITY OF TACOMA FOR FINAL INSPECTION.
21. UPON FINAL INSPECTION APPROVAL, REMOVE REMAINING EROSION CONTROL FACILITIES.



VICINITY MAP

SCALE: 1"=500'

PLAN NOTES

1) THE EXISTING UTILITY LOCATIONS SHOWN ARE TO BE USED AS APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTACT UTILITIES UNDERGROUND LOCATION CENTER 1-800-424-5555.

2) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE PUBLIC AND/OR PRIVATE UTILITIES AND SERVICES WHICH ARE NOT THE RESPONSIBILITY OF THE UNDERGROUND LOCATION CENTER.

3) CAUTION - EXTREME HAZARD - OVERHEAD ELECTRICAL SERVICE LINES ARE GENERALLY NOT SHOWN ON THE DRAWINGS. ELECTRICAL LINES, IF SHOWN, ARE LOCATED POINT-TO-POINT, POWER POLE-TO-POWER POLE CONNECTION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXTENT OF HAZARD CREATED BY OVERHEAD ELECTRICAL POWER IN ALL AREAS AND SHALL FOLLOW PROCEDURES DURING CONSTRUCTION AS REQUIRED BY LAW AND REGULATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH UTILITY OWNERS AND DETERMINE THE EXTENT OF HAZARD AND REMEDIAL MEASURES AND SHALL TAKE WHATEVER PRECAUTIONS MAY BE REQUIRED.

4) ADJACENT PROPERTY LINE LOCATIONS WERE OBTAINED FROM THE CITY OF TACOMA ASSESSORS MAPPING.

5) REMOVE ALL T.E.S.C. ITEMS AND LEGALLY DISPOSE OF ALL WASTE AND DEBRIS OFFSITE AFTER THE SITE IS PERMANENTLY STABILIZED.

6) STREAM GUARD CATCH BASIN INSERTS FOR SEDIMENT, SUPPLIED BY FOSS ENVIRONMENTAL MAY BE USED FOR INLET PROTECTION.

7) THE CONTRACTOR AND OWNER SHALL COORDINATE ALL INSPECTIONS. ALL COSTS INCURRED SHALL BE THE APPLICANT'S RESPONSIBILITY.

8) OPERATION OF EQUIPMENT AND ASSOCIATED MATERIAL IN THE CONSTRUCTION OF THE APPROVED PROJECT HAS THE POTENTIAL TO RESULT IN GENERATING DUST. PURSUANT TO CITY OF TACOMA REGULATIONS IMPACTS TO NEIGHBORING PROPERTIES SHALL BE CONTROLLED BY FREQUENTLY WATERING THE SITE AS NECESSARY TO PREVENT THE TRAVEL OF DUST. DO NOT SOAK SITE.

Buffer Enhancement Planting Schedule

Species	Size	Condition	Quantity	Spacing
Douglas fir	1 gallon (2'-3')	Container	80	8 feet on center
Vine maple	1 gallon (2'-3')	Container	42	8 feet on center
Oregon grape	1 gallon (2'-3')	Container	42	8 feet on center
Osoberry	1 gallon (2'-3')	Container	42	8 feet on center

Notes:

1. Remove invasive species prior to planting.
2. Randomly scatter plantings throughout planting areas devoid of native trees and shrubs.
3. Planting density takes into account existing native trees and shrubs in buffer area (entire onsite buffer area does not need to be planted).
4. Planting of Douglas fir should take into account existing trees within the buffer area.

Offsite Wetland Mitigation Plan with Modified Buffer by Russell & Associates, 2015

Figure 6

GEOFF SHERWIN PROJECT MANAGER	DATE 05/18/15	SCALE AS NOTED	CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS	32746
2501 South 35th, Suite 200 Tacoma, Washington 98409-7479 (253) 473-4494 FAX: (253) 473-0599	DESIGNED G.JELLISON		84TH AND "C" STREET	
	DRAWN S.JOHNSON		COVER SHEET	SHEET 1 OF 11

JOB NO. 32746

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOTS 20 TO 24, BLOCK 2, MAP OF HOLLIDGE PACIFIC AVENUE ADDITION TO FERN HILL, WASHINGTON, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 76, RECORDS OF PIERCE COUNTY AUDITOR.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCEL AS DESCRIBED HEREON.
2. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A GEOMAX 2" ROBOTIC TOTAL STATION AND TOPCON HIPER SR GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
4. THE LEGAL DESCRIPTION IS PER RECORDS OF PIERCE COUNTY AUDITOR'S OFFICE, RECORDING NO. 4575959, DATED AUGUST 30, 2021.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED IN NOVEMBER, 2021 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET IN NOVEMBER, 2021.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.

HORIZONTAL DATUM/BASIS OF BEARINGS

THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83/91 WSPC SOUTH ZONE, PER TIES TO CITY OF TACOMA MONUMENT #675 FOUND AT THE INTERSECTION OF S 84TH ST AND PACIFIC AVE AND CITY OF TACOMA MONUMENT #178 FOUND AT THE INTERSECTION OF S 84TH ST AND S C ST. THE BEARING BETWEEN SAID MONUMENT BEING SOUTH 88°02'47" EAST AS SHOWN HEREON

VERTICAL DATUM

THE VERTICAL DATUM FOR THIS SURVEY IS NGVD29, PER TIES TO CITY OF TACOMA BENCHMARK #1445 ELEVATION 387.703 FEET FOUND AT THE INTERSECTION OF S 84TH ST AND PACIFIC AVE. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

REFERENCE SURVEYS

R1) MAP OF HOLLIDGE PACIFIC AVENUE ADDITION TO FERN HILL, WASHINGTON, RECORDED IN VOLUME 6 OF PLATS, PAGE 76

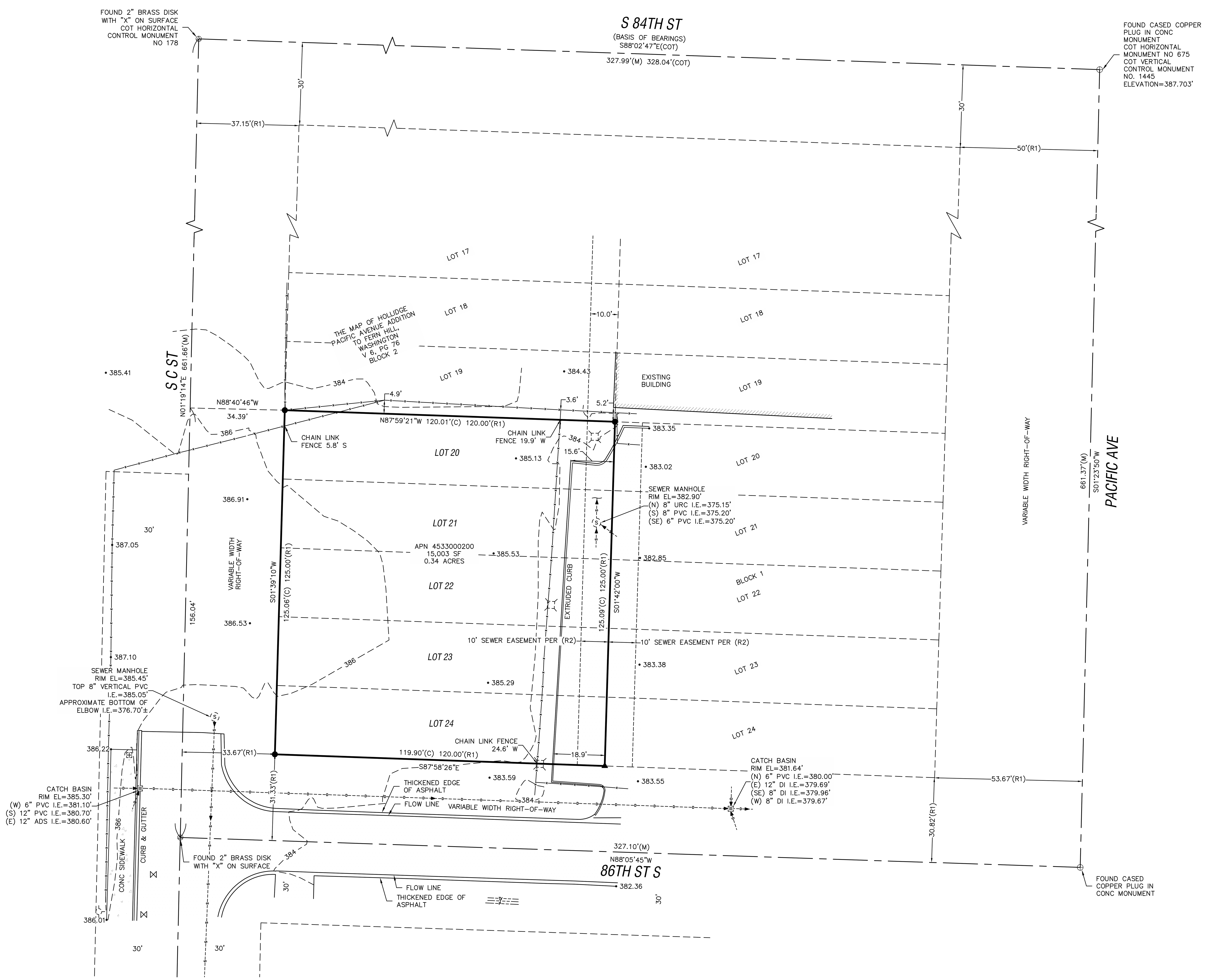
RECORDS OF PIERCE COUNTY AUDITOR'S OFFICE

R2) CITY OF TACOMA HISTORICAL QUARTER SECTION MAP, NW 1/4, SEC 33, T20N, 3E, W.M.

RECORDS OF THE CITY OF TACOMA

LEGEND

- ● SET REBAR & CAP EMW LS #44651
- ▲ SET "MAG" NAIL & WASHER EMW LS #44651
- FOUND CASED MONUMENT (AS SHOWN)
- FOUND BRASS DISK (AS SHOWN)
- STORM DRAIN CATCH BASIN
- SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- LOT LIGHT
- • SPOT ELEVATION
- (R) DISTANCE PER REFERENCE
- (M) DISTANCE AS MEASURED
- (C) DISTANCE AS CALCULATED
- LS LICENSED LAND SURVEYOR
- CHAIN LINK FENCE
- STORM DRAIN LINE
- SEWER LINE
- COMMUNICATIONS PAINT LINE
- TELEVISION PAINT LINE
- POWER PAINT LINE



GRAPHIC SCALE 0 10 20 40 — 1" = 20 FEET

NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-424-5555

Topographic Survey Map of Project Site by Informed Land Survey, 12-03-2021

SHT. 1 OF 1

LOCATED IN SE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 20N, RANGE 3E, W.M.

FOR: ROYAL CONSTRUCTION GROUP

CITY OF TACOMA, PIERCE COUNTY, WA

TOPOGRAPHIC SURVEY

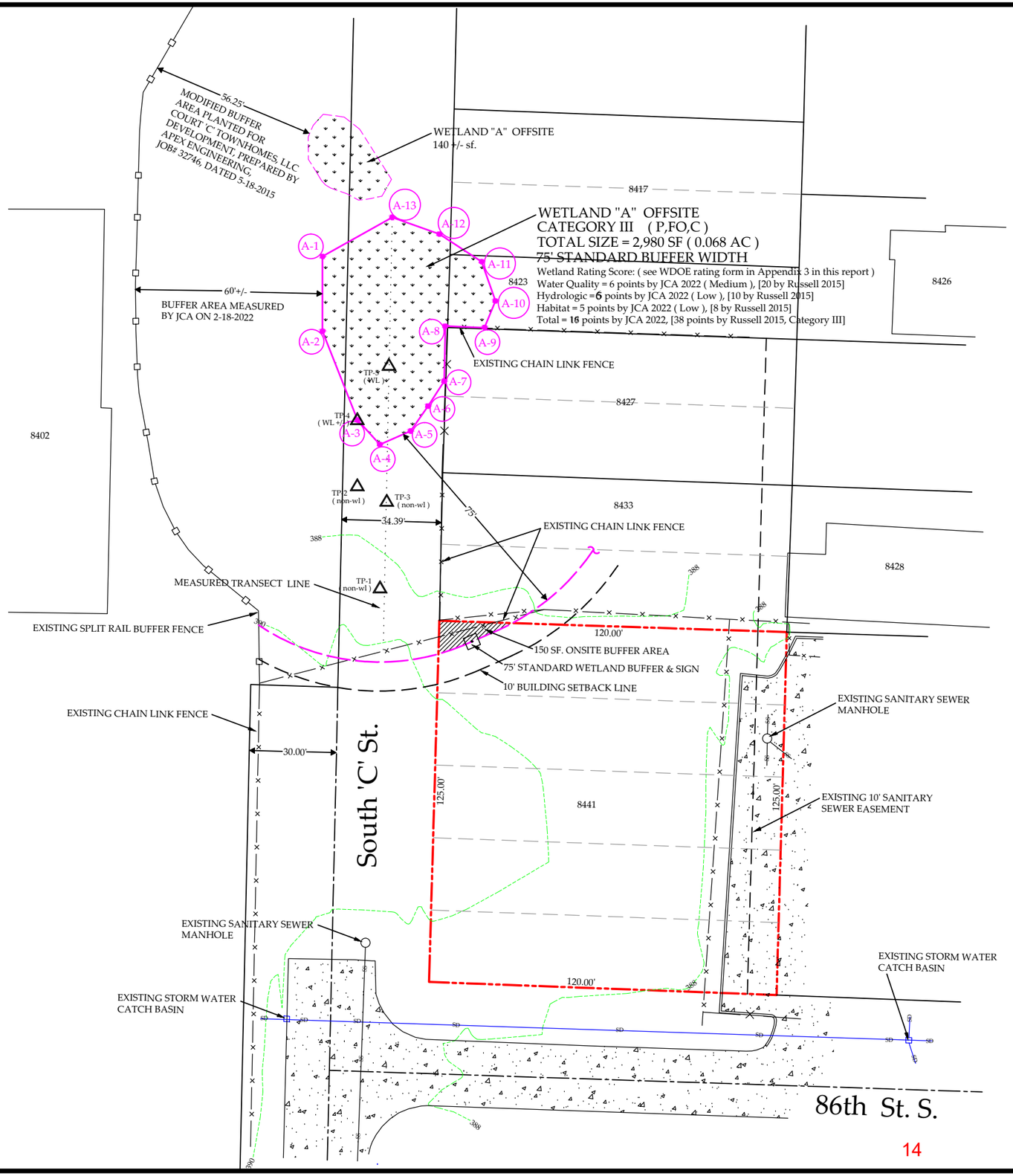
DRAFTED: JR | DATE: 12/3/2021 | SCALE: 1"=20'

CHECKED: EW | JOB NO.: PASED-210920 | FIELD CREW: DO, AO

EVAN M WAHLSTROM, PROFESSIONAL LAND SURVEYOR, STATE OF WASHINGTON, 12/3/2021

8441 S C ST
TACOMA, WA 98444
TAX PARCEL NO. 4533000200

informed land survey
PO Box 5137
Tacoma, WA 98415-0137
Phone: 253-627-2070
admin@i-landsurvey.com
www.i-landsurvey.com
LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT



LEGEND:

- 10' BUILDING SETBACK LINE (BSBL)
- 75' STANDARD BUFFER WIDTH
- A-1, A-2, A-3 — WETLAND DELINEATION BY JCA (PINK FLAGS)
- TP-1 — TEST PLOT (BLUE & GREEN FLAGS)
- 2' FOOT CONTOUR LINE
- EX. SPLIT RAIL BUFFER FENCE
- EX. CHAIN LINK FENCE

WETLAND NOTES:

NOTE 1 : The surveyed locations of onsite and adjacent offsite topography, chain link fencing, property boundary, storm drainage, and sanitary sewer were prepared by Informed Land Surveying, by Evan M. Wahlstrom PLS, Topographic Survey Map, job# PASED-210920 on 12-3-2021.

NOTE 2 : Please note that the offsite Wetland Delineation points are approximate, based on survey measurements by JCA using a "Garmin GPSMAP 66s" hand-held Global Positioning System with reel tape and hipchain measurements.

NOTE 3 : The offsite buildings, existing split rail buffer fence, and offsite property lines are based on the Pierce County Public GIS LiDAR terrain map and aerial photo map of this area, and on JCA field note sketch maps (FNSM) dated 2-18-2022 & 1-19-2022.

NOTE 4: The onsite buffer area around Wetland "A" is based on City of Tacoma Municipal Code requirements (TMC 13.11.320, Wetland Buffers) for standard buffer widths of 75-feet for a Category III wetland with a habitat score that is in the low to medium range for it's level of function (see Tables 1,2 & 3 in Appendix 1.E. for more details).

Wetland & Stream Specialist Certification

This map correctly represents a Wetland Delineation made by me or under my direct supervision for Royal Construction Group C/O Dan Pasechnik , located at 8441 S. "C" Street, Tacoma, WA 98406, Parcel No. 4533000200, situated in the SE ¼ of the NW ¼ of Section 33-T20N-R3E, W.M., Pierce County , WA (JCA Job# 220110)

3 / 16 / 2022

John G. Comis, PWS — Date

Certified Professional Wetland Scientist (PWS #0810)

NORTH

40 0 40

Scale: 1" = 40' feet

CBAY CONSULTING
sheldon@cbayconstruction.com
1307 Garfield St. S. Ste# 4
Tacoma, WA 98444
phone 253-380-2357

Project Info

Owner
Royal Construction LLC
C/O Dan Pasechnik
11010 Harbor Hill Dr. NW.
Ste B 402
Gig Harbor, WA 98332

phone: 206-432-0715
dan.royalgroup@gmail.com

Site Address
8441 S. C Street
Tacoma, WA 98409

Parcel
4533000200

Date
3 / 16 / 2022

Revised

WETLAND DELINEATION WITH STANDARD BUFFER PLAN

JOHN COMIS ASSOCIATES
Consulting for Wetlands, Streams & Mitigation Designs since 1989
Office: 253-272-6808
Mobile: 253-686-4007
jcomis@johncomisassociates.com
1027 North Oakes St.
Tacoma, WA 98406

IPWS JOHN G. COMIS 000810 PROFESSIONAL WETLAND SCIENTIST

FIG. 8

APPENDIX 1

METHODOLOGY FOR WETLAND DELINEATION, INCLUDING CITY OF TACOMA CRITICAL AREA REGULATIONS AND STANDARDS

METHODOLOGY

A. APPROACH USED FOR WETLAND DETERMINATION

Wetlands are identified and delineated using the US Army Corps of Engineers methods as approved and published in the current version of the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*, May 2010. These manual methods incorporate the amendments and clarifications of earlier documents published by the USACE that reflect technical information developed since the original 1987 USACE Manual was published. It is the intent of the Manual to result in the identification and delineation of critical areas that may be applied to Federal, State, and local County and City reviews.

The "criteria", which an investigator must use to determine if a sample plot is a "wetland", are limited to the presence of all 3 wetland criteria: hydrophytic vegetation, hydric soils, and wetland hydrology. This means that to make a positive wetland determination, all 3 criteria must be positive. The absence of one, two, or all three of the criteria should result in a non-wetland determination. The presence of dominant "field indicators" is used to determine if a criterion is met. If a field indicator is absent, then an indirect indicator may be used. For example, the absence of inundation or saturation during a dry summer field investigation could result in the hydrology criterion not being met. However, the presence or absence of encrusted detritus on twigs or blackened leaves on bare ground in a depression may be used to help verify sufficient inundation during a wetter period of the growing season.

The State Manual stipulates 3 key provisions of the definition of wetlands include:

a. Inundated or saturated soil conditions resulting from permanent or periodic inundation or saturation by ground water or surface water (saturation within 12 inches of the surface for at least 20 to 30 consecutive days during periods in the Mesic growing season [March thru October]).

b. A prevalence of vegetation typically adapted for life in saturated soil conditions (hydrophytic vegetation).

c. The presence of "normal circumstances".

The selection of a specific method and procedure for identifying wetlands may follow one of the following methods:

- the "routine determination method" for undisturbed and non-problem area wetlands;
- the "offsite determination method" for areas within 300 feet of the site boundary; and/or
- the "disturbed area and problem area wetland determination procedures" for areas with disturbed or atypical vegetation, soils or hydrology. If an area is disturbed, then a higher level of analysis such as a "Comprehensive" determination method may be required.

The preferred and simplest method is the "**ROUTINE** Determination Method" for typical, generally undisturbed areas with normal environmental conditions. The routine method is used in areas where the vegetation, soils and hydrology condition can be readily observed.

For areas that are complex, atypical, disturbed or altered environmental conditions, a "**COMPREHENSIVE** Determination Method" may be used. The comprehensive method employs transect sampling procedures that may require deeper test holes to be dug in areas that have been filled or graded.

Generally, the investigator is looking for a portion of the site (called a test plot) where a "typical condition" exists--where a well-established plant community is present with no evidence of recent clearing, grubbing, filling, grading, or soil drainage activities. This situation should occur during a period when "normal circumstances" are present. That is during periods of the year when normal environmental conditions such as moderate rainfall and average antecedent moisture conditions (AMC) exist within a wetland or a watershed area.

For the hydrophytic vegetation criterion to be met, a dominant number (i.e. more than 50%) of "OBL, FACW and/or FAC" indicator species must be present in the sample plot (see the discussion of these

abbreviations in a later section of this appendix). The vegetation analysis is based on the 3 dominant species in each of 4 vegetation layers (or strata: trees, saplings/shrubs, herbs/grasses, and woody vines). Or if only 1 or 2 vegetation layers exist at the test plot, then 5 dominant species are used to make the determination.

If a test plot has no well-established vegetation due to recent clearing and grubbing, or the soils have been severely disturbed due to excavation, filling or grading activities, the test plot is called an "atypical situation". In atypical or disturbed situations, the wetland determination may be based only on soil borings into the undisturbed soil stratum below the fill line and by hydrology criteria. If an area is disturbed, then a higher level of analysis such as a "comprehensive" determination method may be required.

The procedure used for each test plot is indicated on the individual data sheets. The environmental conditions that exist at the site on the day of the field investigations are indicated in field notes and marked in the appropriate “normal” (or not normal) blank at the top of the data sheet. If the vegetation, soils or hydrology are found disturbed, this is explained at the bottom of the sheet. The results for each test plot are recorded on data forms and included with this report in Appendix 2.

B. KEY DEFINITIONS USED

For this study, "wetlands” are defined using the adopted *State of Washington's Growth Management Act* definition:

> "Those areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." (Corps of Engineers Regulation 33 CFR 328.3, 1988)
>
> “Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate the conversion of wetlands."

Other key definitions may also apply which are defined in the adopted City of Tacoma Municipal Code (TMC) for *Critical Areas Preservation Ordinance*, Chapter 13.11, effective date January 1, 2006 (Ord. 27431; passed Nov. 15, 2005: Ord. 27294 § 2; passed Nov. 16, 2004).

C. WETLAND DELINEATION CRITERIA

By Vegetation:

For this study, vegetation was primarily used, along with the soils and hydrology criterion, to delineate the edges of the identified wetland areas. This was due to the general lack of disturbances within the forested areas of the site. For wetland plant community delineations, we used vegetation that exists along the wetland margins where plants were well established and represent typical and normal conditions between hydrophytic and upland conditions.

Plant communities were analyzed in detail and vegetation data were documented on Field Data Sheets for the individual test plots (TP, or sample plots) shown at locations on the report figures and on our field note sketch maps. The onsite analysis test plot data were extrapolated into the areas shown by JCA as “upland” on the Field Note Sketch Maps (FNSM, see Appendix 2).

For this study, a species is considered dominant in a test plot if more than 10% of the plants growing in that area appear to be the same species. This is an estimate of the relative density of a species in a sample area. By routine methods, this is usually made by visual inspection of the dominant plants in a representative sample area. As defined in the 1997 State Manual, a dominant species exerts a controlling influence on or defines the character of a plant community. Dominance on the other hand is used as a descriptor of

vegetation that is related to the standing crop of a species in an area, usually measured by height, aerial cover, or basal area (for trees). This should not to be confused with a vegetation class that must comprise more than 30% of the aerial cover in the entire wetland (or upland).

If more than 50% (i.e. 51 or more percent) of the dominant plant species in a test plot are OBL, FACW and FAC, then the hydrophytic vegetation criteria is said to be met and it is marked "yes" on the field data form.

The specie identifications are based on available plant keys such as Hitchcock and Cronquist's *Flora of the Pacific Northwest* (1973). To determine whether plant species exhibit hydrophytic adaptations, if they are native or non-native (introduced), and which strata (tree, shrub, herb) they normally occupy, we use the *National List of Plant Species That Occur in Wetlands: Northwest (Region 9)*, published by the US Fish and Wildlife Service, May 1988. The indicator statuses for the various species found in the area are determined based on the National List together with the December 1993 supplement for the Northwest Region.

The indicator status describes the estimated probability of a plant species occurring in wetlands. Indicators are:
OBL = Obligate Wetland species ("almost always occurs", >99% probability)
FACW = Facultative Wetland species ("usually occurs", 67-99% probability)
FAC = Facultative species ("equally likely to occur", 34-66% probability)
FACU = Facultative Upland species ("usually occurs in non-wetlands", 67-99% probability)
UPL = Upland species ("almost always occurs in non-wetlands", >99% probability)
NI = No Indicator assigned (If a species does not occur in wetlands in any region of the National List, then "no indicator is assigned".)
+ = Slightly *more* frequently found in wetlands
- = Slightly *less* frequently found in wetlands
* = Tentative assignment based on either limited information or conflicting reviews from the 1993 Northwest Supplement of the National List.
Parenthesis ( ) around an indicator signifies the status is assigned by JCA, and a question mark (?) after an indicator signifies it is tentative based on our (JCA) field experience & observations.

By Soils:

For wetland soil determination, we use the hydric soil criterion prescribed in Part III of the Washington State Manual. Hydric soils are defined as *"a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part."* (USDA-NRCS 1995, Federal Register, 7/13/94, Vol. 59, No. 133, pp. 35680-83). Note that the definition and criteria for hydric soils may change periodically as a result of revisions by the National Technical Committee for Hydric Soils (NTCHS). In general, this occurs in the upper 12" of the soil profile and usually for 20 or more days during the period when soil temperatures are above biologic zero (41^{O}F).

In general, "organic hydric soils" develop as a result of prolonged anaerobic conditions with long periods of saturation impeding decomposition (peat or muck) and have greater than 16" of organic matter in the surface layer (Histosols). "Mineral hydric soils" have less than 16" of organic matter (if some is present, then it may have a 'histic epipedon'). They are saturated for more than 20 consecutive days during the growing season (the period when soil temperatures are above biologic zero, 41^{O}F, as defined by "*Soil Taxonomy*", 1975; usually March-October), and contain dominant gleying and/or mottling.

The soil color and/or presence of mottling and gleying in a sample are primary field indicators of whether a mineral soil is either hydric or non-hydric. Non-hydric soils are generally a rusty red or yellow color. Hydric soils are generally black, gray, or washed out in color. A field indicator for a saturated organic hydric soil is a rich black matrix color of say 2/1 or 2/2. A field indicator for a saturated mineral soil is a leached matrix color of say 3/1 or 4/1 or 5/1 or 6/1). A hydric mineral soil must have a low chroma color feature (at least 1 if not mottled, or a chroma 2 if prominent mottles are present in the soil matrix).

Gleying and prominent mottling are color indicators of prolonged saturation and indicate that anaerobic conditions probably exist for sufficient periods of time to develop wetland soils. Gleyed soils are generally bluish-green to grayish-green in color throughout the soil mass or in mottles (spots or streaks) interspersed within the dominant soil color (matrix color) in a layer (soil horizon). Gleying results from the leaching of the dissolved (reduced) iron and manganese minerals out of the soil matrix. Soils gleyed to the surface or to the surface layer of organic material are generally considered hydric. Soils that are saturated throughout the year are usually uniformly gleyed to the surface (Tiner and Veneman 1987).

Mottles are generally yellow to reddish brown blotches or spots accumulating in mineral soil due to a fluctuating water table during the growing season. The size, number and color of mottles reflect the duration of soil saturation and thus whether the soil is hydric. Mottling in hydric soils should be "distinct" or "prominent" in the upper horizon. Mineral soils that have a grayish matrix (chroma 2 or less) with mottles are hydric if the mottles are not relict mottles. Mineral soils with a predominantly brown or yellow matrix and light gray mottles are not usually hydric. [2]

The National Technical Committee for Hydric Soils has developed criteria for identifying hydric soils and a list of the Nation's hydric soils is maintained by the National Resource Conservation Service (NRCS [formerly Soil Conservation Service, SCS], 1987). A federal manual has also been published by the USDA-NRCS that describes methods and limitations for identifying hydric soils for the National and State lists.

The NRCS maintains the list of hydric soil map units for each county in the US. The list is used for identifying which soils are hydric based on the local soil series descriptions. These soil series descriptions for soil map units are indicated by this study as within or associated with the project site. The soil descriptions for the mapped areas may be found in the 1979 [NRCS] *Soil Survey of Pierce County*.

By Hydrology:

For the wetland hydrology determination, we use the presence of inundation and/or saturation for a sufficient "hydroperiod" to determine whether hydrology criteria are met. The depth to freestanding water in a pit or soil probe hole must be less than 12" in wetland margins where hydric and upland soils and vegetation are transitional. Topographic elevations, encrusted detritus or debris, silt lines, hydraulic gradients, capillary fringe, or a drainage analysis of offsite and onsite tributary areas are other means and indicators that may be used to help determine the presence or absence of sufficient hydrology for a positive wetland determination.

After a wetland determination is made, the wetland area is analyzed to determine if it is a high quality wetland or if it has any of several irreplaceable ecological functions. The wetland is then analyzed for any significant habitat values such as size, classifications, plant species diversity, structural diversity, special habitat features, buffer conditions, and connection to streams or other habitat areas.

D. WETLAND CLASSIFICATION

Wetlands identified by this study are classified using a hierarchical multi-level approach developed by the US Fish and Wildlife Service for their scientific classification system. The classification system is published in the report titled *Classification of Wetlands and Deep-Water Habitats of the United States*, FWS/OBS-79/31, by Cowardin, et al. (December 1979).

The system of classification divisions is based on habitats that share the influence of similar hydrology, geomorphology, chemical, or biological factors. The wetland systems involved in the project site are generally limited to "*palustrine*" systems. Palustrine wetlands (these are the only wetlands identified by this study) are divided into classes and subclasses determined by dominant vegetation such as "*emergent*" (EM), "*scrub-shrub*" (SS) and/or "*forested*" (FO), "*aquatic bed*" (AB), and/or "*open water*" (OW). Water

2 Hydric Soils Guidebook, Washington State Department of Ecology, Pub. #90-20, July 1990.

regimes are assigned for each class based on the hydroperiod or duration of flooding (inundation) or saturation associated with the wetland area. These are defined for freshwater, non-tidal areas as follows:

WATER REGIME MODIFIERS [NON-TIDAL]
temporarily flooded (A): flooded (inundation by surface water) for brief periods during growing season but the water table is otherwise well below the soil surface
saturated (B): substrate is saturated for an extended period during growing season but surface water is seldom present
seasonally flooded (C): flooded for extended periods during the growing season, but usually no surface water by the end of the growing season
seasonally flooded/well drained (D)
seasonally flooded/saturated (E): flooded for periods, but usually saturated by groundwater at or near the surface thru most of the growing season
semipermanently flooded (F) flooded throughout growing season in most years, when surface water is absent, water table is at or near the surface
intermittently exposed (G): flooded throughout year except in years of extreme drought
permanently flooded (H): flooded (water covers land surface) throughout the year in all years
intermittently flooded (J): surface is usually exposed with surface water present for variable periods with no seasonal pattern
artificially flooded (K)
intermittently flooded/temporary (W)
saturated/semi-permanent/seasonal (Y)
intermittently exposed/permanent (Z)
unknown (U)

SPECIAL MODIFIERS
beaver (b)
partially drained/ditched (d)
farmed (f)
diked/impounded (h)
artificial substrate (r)
spoil (s)
excavated (x)

The class of a particular wetland describes its general appearance in terms of either the dominant vegetation or the substrate. When over 30% cover by vegetation is present, a vegetation class is used (e.g., "*emergent*", "*scrub-shrub*" and/or "*forested*"). When less than 30% of the substrate is covered by vegetation, then a substrate class is used (e.g., "*unconsolidated bottom*", "*aquatic bed*", or "*moss-lichen*"). Typical demarcations of these classes of palustrine wetland systems are shown in the Cowardin report. [Reference is also made to the current (1988) National Wetlands Inventory (NWI) map and legend.]

Wetlands that have a single vegetation species that dominate 90% of the total wetland area are called a "mono-type". This may occur where more than the one species is present but the total area of their coverage is less than 10%. If another vegetation class or species dominates more than 10% of the wetland, then it has higher habitat diversity. This can be based on the number of plant species found in a class, the number and quality of the structural layers and the interspersion of classes which creates increased “edge effect” and habitat diversity. This may also result in a higher wetland “rating”.

E. City Of Tacoma Wetland Regulations and Buffer Standards

Wetlands are regulated within the city limits of Tacoma in accordance with the Tacoma Municipal Code (TMC) for *Critical Areas Preservation.* Chapter 13.11, section 300 of the TMC that contain regulations for wetlands adopted in accordance with City Ordinances. The following sections are excerpts from the

current code published by the City Clerk's Office (Revised 12/2015):
http://cms.cityoftacoma.org/cityclerk/Files/MunicipalCode/Title13-LandUseRegulatoryCode.PDF

Wetlands are "classified" (or "rated") for regulatory purposes using the 4-tiered system specified by the TMC 13.11.310 (Wetland Classification). JCA has utilized the current hydrogeomorphic criteria for wetland classification as published by the Washington Department of Ecology "*Wetlands Rating System for Western Washington, Updated 2014*" (WDOE, Pub #04-06-029). Wetlands are classified as Category I, II, III, and IV, which was originally published in August 2004, revised "version 2" in 2006, and updated in 2014. For details about the wetland classifications and findings for the project site, please refer to Appendix 5 in this report for a completed 2014 form by JCA.

[THE FOLLOWING INFORMATION IS EXCERPTED FROM THE TMC, AND APPLICABLE TO THIS ANALYSIS.]

13.11.300 Wetlands.
The 300 section contains the regulations for wetlands, including the following:

13.11.310 Wetland Classification.
13.11.320 Wetland Buffers.
13.11.330 Wetland Buffer Modifications.
13.11.340 Wetland Standards.
13.11.350 Wetland Mitigation Requirements.
13.11.360 *Repealed*.
(Ord. 27728 Ex. A; passed Jul. 1, 2008: Ord. 27431 § 29; passed Nov. 15, 2005: Ord. 27294 § 2; passed Nov. 16, 2004)

13.11.310 Wetland Classification.
A. Wetlands shall be classified Category I, II, III, and IV, in accordance with the criteria from the 2014 Washington State Wetlands Rating System for Western Washington, Washington Department of Ecology Publication No. 14-06-029, published October 2014.

3. Category III wetlands are those that perform functions moderately well and score between 16-19 points, and interdunal wetlands between 0.1 and 1 acre in size. These wetlands have generally been disturbed in some way and are often less diverse or more isolated from other natural resources in the landscape than Category II.

4. Category IV wetlands are those that have the lowest levels of functions (between 9-15 points) and are often heavily disturbed. These are wetlands that may be replaced, and in some cases may be improved.

5. In addition, wetlands that require special protection and are not included in the general rating system shall be rated according to the guidelines for the specific characteristic being evaluated. The special characteristics that should be taken into consideration are as follows:

a. The wetland has been documented as a habitat for any Federally listed Threatened or Endangered plant or animal species. In this case, "documented" means the wetland is on the appropriate state or federal database.
b. The wetland has been documented as a habitat for State listed Threatened or Endangered plant or animal species. In this case "documented" means the wetland is on the appropriate state database.
c. The wetland contains individuals of Priority Species listed by the WDFW for the State.
d. The wetland has been identified as a Wetlands of Local Significance.

13.11.320 Wetland Buffers.
A. General. A buffer area shall be provided for all uses and activities adjacent to a wetland area to protect the integrity, function, and value of the wetland. Buffers adjacent to wetlands are important because they help to stabilize soils, prevent erosion, act as filters for pollutants, enhance wildlife diversity, and support

and protect plants and wildlife. A permit may be granted if it has been demonstrated that no adverse impact to a wetland will occur and a minimum buffer width will be provided in accordance with this section. The buffer shall be measured horizontally from the delineated edge of the wetland. The buffer shall be vegetated with the exception of areas that include development interruptions as described within this chapter.

B. Minimum Requirement.

1. Wetlands. Wetland buffer widths shall be established according to the following tables which are based on wetland classification, habitat function, land use intensity, and local significance:

Table 1. Examples to minimize disturbance*

Disturbance element	**Minimum measures to minimize impacts**	**Activities that may cause the disturbance**
Lights	Direct lights away from wetland	Parking Lots, Warehouses, Manufacturing, High Density Residential
Noise	Place activity that generates noise away from the wetland	Manufacturing, High Density Residential
Toxic runoff	Route all new untreated runoff away from wetland, Covenants limiting use of pesticides within 150 feet of wetland	Parking Lots, Roads, Manufacturing, residential Areas, Application of Agricultural Pesticides, Landscaping
Change in water regime	Infiltrate or treat, detain and disperse into buffer new runoff from surface	Any impermeable surface, lawns, tilling
Pets and Human disturbance	Fence around buffer, Plant buffer with "impenetrable" natural vegetation appropriate for region	Residential areas
Dust	Best Management Practices for dust	Tilled fields

*Washington State Department of Ecology and Washington State Department of Fish and Wildlife's Wetlands in Washington State; Volume 2: Guidance for Protecting and Managing Wetlands, Buffer Alternative 3

Table 2.

Level of Function	Habitat Score in Rating System [3]
High (H)	8-9
Medium (M)	6-7
Low (L)	3-5

* Note that the current WDOE ruling on Habitat Scores is that all 2014 scores of 5 or less shall have a rating of "low" and receive a standard buffer width based on a habitat score of "4" (see Footnote below).

Table 3. Buffer width for all wetlands*

Wetland Category	**Buffer Width (feet)**
Category I	H and M – 200, L - 175
Category II	H and M – 150, L - 100
Category III	H,M,L - 75
Category IV	H,M,L - 50

*Best Available Science Review, City of Tacoma, Critical Areas Preservation Ordinance, Tacoma, Washington, June 15, 2004, prepared by GeoEngineers and modified by CAPO Focus Group, 2012.
(Ord. 28335 Ex. A; passed Dec. 1, 2015: Ord. 28070 Ex. B; passed May 8, 2012: Ord. 27728 Ex. A; passed Jul. 1, 2008: Ord. 27431 § 31; passed Nov. 15, 2005: Ord. 27294 § 2; passed Nov. 16, 2004)

13.11.330 Wetland Buffer Modifications.

A. Buffer Requirements. The standard buffer widths in Table 2 have been established in accordance with the best available science. They are based on the category of wetland and the habitat score as determined by a qualified wetland professional using the Washington state wetland rating system for western Washington. The use of the standard buffer widths requires the implementation of the measures in Table 1, where

[3] WDOE has modified its buffer table to adjust the habitat score break points. The modified table now groups habitat scores of 3 to 5 into low habitat function and scores of 6 and 7 into moderate habitat function. For more details, please see "Tables for adjusting rating scores (2004 to 2014 versions with July 2018 modifications)" at this link: https://ecology.wa.gov/Water-Shorelines/Wetlands/Tools-resources/Rating-systems .

applicable, to minimize the impacts of the adjacent land uses. The applicant shall demonstrate mitigation sequencing when using buffer averaging or buffer reduction.

B. Buffer Increases. Buffer widths shall be increased on a case-by-case basis as determined by the Director when a larger buffer is necessary to protect wetland functions and values. This determination shall be supported by appropriate documentation showing that it is reasonably related to protection of the functions and values of the wetland. The documentation must include but not be limited to the following criteria:

a. The wetland is used by a plant or animal species listed by the federal government or the state as endangered, threatened, candidate, sensitive, monitored or documented priority species or habitats, or essential or outstanding habitat for those species or has unusual nesting or resting sites such as heron rookeries or raptor nesting trees; or
b. The adjacent land is susceptible to severe erosion, and erosion-control measures will not effectively prevent adverse wetland impacts; or
c. The adjacent land has minimal vegetative cover or slopes are greater than 30 percent.
d. The adjacent land contains an identified connective corridor that should not be bisected.

C. Buffer Averaging. The widths of buffers may be averaged if this will improve the protection of wetland functions, or if it is the only way to allow for use of the parcel. Averaging may not be used in conjunction with the provisions for buffer reductions.

1. Averaging to improve wetland protection may be permitted when all of the following conditions are met:

a. The wetland has significant differences in characteristics that affect its habitat functions, such as a wetland with a forested component adjacent to a degraded emergent component or a dual-rated wetland with a Category I area adjacent to a lower rated area, and
b. The averaged buffer will not result in degradation of the wetland's functions and values as demonstrated by a report from a qualified wetland expert; and
c. The buffer is increased adjacent to the high-functioning area of habitat or more sensitive portion of the wetland and decreased adjacent to the lower-functioning or less sensitive portion; and
d. The total area of the buffer after averaging is equal to the area required without averaging; and
e. The buffer at its narrowest point is never less than ¾ of the required width.

2. Averaging to allow a reasonable use of a legal lot of record may be permitted when all of the following are met:

a. There are no feasible alternatives to the site design that could be accomplished without buffer averaging; and
b. The averaged buffer will not result in degradation of the wetland's functions and values as demonstrated by a report from a qualified wetland expert;
c. The total area of the buffer after averaging is equal to the area required without averaging; and
d. The buffer at its narrowest point is never less than ¾ of the required width.

D. Buffer Reduction. Buffer widths can be reduced according to the following criteria:

1. The buffer for Category I and Category II wetlands that score moderate (5-7 points) or high for habitat (8-9 points) points or more may be reduced to the low habitat buffer; or up to no less than 60 feet for Category III wetlands or 40 feet for Category IV wetlands, if the following criteria are met;

a. A relatively undisturbed vegetated corridor at least 100 feet wide is protected between the wetland and any other Priority Habitats as defined by the Washington State Department of Fish and Wildlife. The corridor must be protected for the entire distance between the wetland and the Priority Habitat via some type of legal protection such as a conservation easement, or
b. The remaining buffer area on site shall be enhanced and/or restored by removing invasive species that do not perform needed functions and replanting with an appropriate plant community.

E. Buffer Averaging or Buffer Reduction beyond the minimum standards indicated above may be allowed to allow a reasonable use of a legal lot of record when all of the following criteria are met:

a. There are no feasible alternatives to the site design that could be accomplished with the standard buffer averaging or buffer reduction provision above; and

b. The averaged or reduced buffer will not result in degradation of the wetland's functions and values as demonstrated by a report from a qualified wetland expert, and
c. The remaining buffer area on site shall be enhanced and/or restored by removing invasive species that do not perform needed functions and replanting with an appropriate plant community, and
d. The project shall meet the requirements of one of the three legal tests; No Practicable Alternatives, Public Interest, or Reasonable Use.

(Ord. 28335 Ex. A; passed Dec. 1, 2015: Ord. 28109 Ex. O; passed Dec. 4, 2012: Ord. 28070 Ex. B; passed May 8, 2012: Ord. 27728 Ex. A; passed Jul. 1, 2008: Ord. 27431 § 32; passed Nov. 15, 2005)

13.11.340 Wetland Standards.
(Missing?)

13.11.350 Wetland Mitigation Requirements.
A. The applicant shall avoid all impacts that degrade the functions and values of wetland and their buffers. Unless otherwise provided in this Title, if alteration to the wetland or its buffer is unavoidable, all adverse impacts resulting from a development proposal or alteration shall be mitigated using the best available science, so as to result in no net loss of critical area functions and values. [NOTE THE BALANCE OF THIS SECTION IS OMITTED SINCE THE APPLICANT HAS AVOIDED IMPACTS TO REGULATED WETLANDS. PLEASE REFER TO THE PREVIOUS SECTION FOR WETLAND BUFFER MODIFICATIONS.]

APPENDIX 2

FIELD DATA FORMS
and
FIELD NOTE SKETCH MAPS (FNSM)

Completed by John Comis Associates (JCA)
Dated 1/19/2022 and 2/18/2022

Source: US Army Corps of Engineers *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (USACE 2010).

INTRODUCTION:
For test plot locations, see Field Note Sketch Maps in this appendix, and Figure 8 in the report. These sample test plot data are recorded to verify the delineation of Wetland "A", which was done in accordance with current City of Tacoma Municipal Code requirements for regulatory purposes using the updated US Army Corps of Engineers *Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (USACE 2010). This is information is included to support the wetland delineation prepared by JCA.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Royal Apartments at S "C" St in Tacoma City/County: Tacoma/Pierce Sampling Date: 2022-01-19

Applicant/Owner: Royal Construction Group, Dan Pasechnik State: Washington Sampling Point: TP-1

Investigator(s): John Comis, PWS Section, Township, Range: SE of NW of Sec.33-T20N-R3E

Landform (hillslope, terrace, etc.): Upland, Depression Local relief (concave, convex, none): None Slope (%): _____

Subregion (LRR): A 2 Lat: 47.183 Long: -122.433 Datum: WGS 84

Soil Map Unit Name: None shown NWI classification: None shown

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✔	**Is the Sampled Area within a Wetland?** Yes _____ No ✔
Hydric Soil Present?	Yes _____	No ✔	
Wetland Hydrology Present?	Yes _____	No ✔	

Remarks:

Located in the S "C" St right of way just north of the chain link fence and NW of the true NW property corner (see Figure 8 and FNSM in Appendix 2). Area was logged years ago and is regrown with native and some invasive species. Soil has been disturbed in the past but not recently disturbed in this study area.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer macrophyllum	20	✔	FACU
2. Prunus emarginata	10	✔	FACU
3. Populus balsamifera	5		FAC
4.			
	35%	= Total Cover	
Sapling/Shrub Stratum (Plot size: 5 ft r)			
1. Acer circinatum	10	✔	FAC
2. Cytisus scoparius	10	✔	UPL
3. Ilex aquifolium	10	✔	FACU
4. Malus fusca	10	✔	FACW
5.			
	40%	= Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Dactylis glomerata	10	✔	FACU
2. Polystichum munitum	10	✔	FACU
3. Pteridium aquilinum	10	✔	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	30%	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
1. Rubus armeniacus	5	✔	FAC
2.			
	5%	= Total Cover	

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 10 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 30 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	20	x 3 =	60
FACU species	70	x 4 =	280
UPL species	10	x 5 =	50
Column Totals:	110 (A)		410 (B)

Prevalence Index = B/A = 3.7

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ 5 - Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No ✔

Remarks:

Dominant vegetation is not hydrophytic.

SOIL

Sampling Point: TP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 4	10YR 3/2	100					Sandy Loam	No to faint redox., deep roots, cobbles and gravel present
4 - 18	10YR 3/3	100					Sandy Loam	Same as above
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✔

Remarks:

Non-hydric soil by color and texture; bottom at 18".

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Vis ble on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No ✔ Depth (inches): _____

Water Table Present? Yes _____ No ✔ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✔ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No hydrology is present in the bottom of the hole at 18"

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Royal Apartments at S "C" St in Tacoma City/County: Tacoma/Pierce Sampling Date: 2022-02-18

Applicant/Owner: Royal Construction Group, Dan Pasechnik State: Washington Sampling Point: TP-2

Investigator(s): John Comis, PWS Section, Township, Range: SE of NW of Sec.33-T20N-R3E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): Concave Slope (%): _____

Subregion (LRR): A 2 Lat: 47.183 Long: -122.433 Datum: WGS 84

Soil Map Unit Name: None NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** Yes _____ No ✔
Hydric Soil Present?	Yes _____	No ✔	
Wetland Hydrology Present?	Yes _____	No ✔	

Remarks:

Generally, climate and environmental conditions are normal for this time of year. Checked this area on 1/19/2022 and wetland was flooded out to about 20' south of TP-2 from normal edge of standing water within the wetland (see delineation and photos taken on 2/18/2022).

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Fraxinus latifolia	30	✔	FACW
2. Populus balsamifera	20	✔	FAC
3.			
4.			
	50%	= Total Cover	
Sapling/Shrub Stratum (Plot size: 5 ft r)			
1. Spiraea douglasii	10	✔	FACW
2.			
3.			
4.			
5.			
	10%	= Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Phalaris arundinacea	10	✔	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	10%	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
1. Rubus armeniacus	10	✔	FAC
2.			
	10%	= Total Cover	

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	50	x 2 =	100
FAC species	30	x 3 =	90
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	80 (A)		190 (B)

Prevalence Index = B/A = 2.4

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✔ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ 5 - Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✔ No _____

Remarks:

SOIL

Sampling Point: TP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 10	10YR 2/2	100					Sandy Loam	
10 - 20	10YR 3/3	90	7.5YR 4/4	10	C	M	Sandy Loam	Some distinct redox.below 10".
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✔

Remarks:

Bottom of test hole is 20".

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Vis ble on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No ✔ Depth (inches): _____

Water Table Present? Yes ✔ No _____ Depth (inches): 20"

Saturation Present? (includes capillary fringe) Yes ✔ No _____ Depth (inches): 20"

Wetland Hydrology Present? Yes _____ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Saturation present after 30 minutes.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Royal Apartments at S "C" St in Tacoma City/County: Tacoma/Pierce Sampling Date: 2022-02-18

Applicant/Owner: Royal Construction Group, Dan Pasechnik State: Washington Sampling Point: TP-3

Investigator(s): John Comis, PWS Section, Township, Range: SE of NW of Sec.33-T20N-R3E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): Concave Slope (%): _____

Subregion (LRR): A 2 Lat: 47.183 Long: -122.433 Datum: WGS 84

Soil Map Unit Name: None NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** Yes _____ No ✔
Hydric Soil Present?	Yes _____	No ✔	
Wetland Hydrology Present?	Yes _____	No ✔	

Remarks:

Generally, climate and environmental conditions are normal for this time of year. Checked this area on 1/19/2022 and wetland was flooded out about 25 feet south of TP3 from normal edge of standing water within the wetland (see delineation on 2/18/2022).

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Fraxinus latifolia	30	✔	FACW
2. Populus balsamifera	20	✔	FAC
3.			
4.			
	50%	= Total Cover	
Sapling/Shrub Stratum (Plot size: 5 ft r)			
1. Spiraea douglasii	10	✔	FACW
2.			
3.			
4.			
5.			
	10%	= Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Phalaris arundinacea	10	✔	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	10%	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
1. Rubus armeniacus	20	✔	FAC
2.			
	20%	= Total Cover	

% Bare Ground in Herb Stratum 10.0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	50	x 2 =	100
FAC species	40	x 3 =	120
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	90 (A)		220 (B)

Prevalence Index = B/A = 2.4

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✔ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ 5 - Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✔ No _____

Remarks:

SOIL

Sampling Point: TP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 10	10YR 2/2	100					Sandy Loam	
10 - 20	10YR 3/3	90	7.5YR 4/4	10	C	M	Sandy Loam	Some distinct redox.below 10".
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✔

Remarks:

Bottom of test hole at 18".

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Vis ble on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No ✔ Depth (inches): _____

Water Table Present? Yes ✔ No _____ Depth (inches): 15"

Saturation Present? (includes capillary fringe) Yes ✔ No _____ Depth (inches): 16"

Wetland Hydrology Present? Yes _____ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Saturation present after 15 minutes.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Royal Apartments at S "C" St in Tacoma City/County: Tacoma/Pierce Sampling Date: 2022-02-18

Applicant/Owner: Royal Construction Group, Dan Pasechnik State: Washington Sampling Point: TP-4

Investigator(s): John Comis, PWS Section, Township, Range: SE of NW of Sec.33-T20N-R3E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): Concave Slope (%): _____

Subregion (LRR): A 2 Lat: 47.183 Long: -122.433 Datum: WGS 84

Soil Map Unit Name: None NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** Yes ✔ No _____
Hydric Soil Present?	Yes ✔	No _____	
Wetland Hydrology Present?	Yes _____	No ✔	

Remarks:

Generally, climate and environmental conditions are normal for this time of year. Checked this area on 1/19/2022 and wetland was flooded out to about 10' north of this this location at TP-4 (see delineation on 2/18/2022). Appears to be at the edge of Wetland "A".

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Fraxinus latifolia	30	✔	FACW
2. Populus balsamifera	20	✔	FAC
3.			
4.			
	50%	= Total Cover	
Sapling/Shrub Stratum (Plot size: 5 ft r)			
1. Spiraea douglasii	5	✔	FACW
2.			
3.			
4.			
5.			
	5%	= Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Phalaris arundinacea	10	✔	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	10%	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
1. Rubus armeniacus	10	✔	FAC
2.			
	10%	= Total Cover	

% Bare Ground in Herb Stratum 25.0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	45	x 2 =	90
FAC species	30	x 3 =	90
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	75 (A)		180 (B)

Prevalence Index = B/A = 2.4

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✔ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ 5 - Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✔ No _____

Remarks:

SOIL

Sampling Point: TP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 13	10YR 2/2	100					Silt Loam	
13 - 18	10YR 3/3	90	7.5YR 4/4	10	C	M	Silt Loam	Some distinct redox at 10" to 12".
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✔ No ___

Remarks:

Bottom of test hole at 18".

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Vis ble on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No ✔ Depth (inches): ___

Water Table Present? Yes ✔ No ___ Depth (inches): 12"

Saturation Present? (includes capillary fringe) Yes ✔ No ___ Depth (inches): 13"

Wetland Hydrology Present? Yes ___ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Saturation present after 15 minutes.This appears to be on the delineation line.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Royal Apartments at S "C" St in Tacoma City/County: Tacoma/Pierce Sampling Date: 2022-02-18

Applicant/Owner: Royal Construction Group, Dan Pasechnik State: Washington Sampling Point: TP-5

Investigator(s): John Comis, PWS Section, Township, Range: SE of NW of Sec.33-T20N-R3E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): Concave Slope (%): _____

Subregion (LRR): A 2 Lat: 47.183 Long: -122.433 Datum: WGS 84

Soil Map Unit Name: None NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** Yes ✔ No _____
Hydric Soil Present?	Yes ✔	No _____	
Wetland Hydrology Present?	Yes ✔	No _____	

Remarks:

Generally, climate and environmental conditions are normal for this time of year. Checked this area on 1/19/2022 and wetland was flooded out to about 40' north of this location at TP-5 within the normal edge of standing water within the wetland (see delineation and photos taken on 1/19/2022 and 2/18/2022).

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Fraxinus latifolia	30	✔	FACW
2. Populus balsamifera	20	✔	FAC
3.			
4.			
	50%	= Total Cover	
Sapling/Shrub Stratum (Plot size: 5 ft r)			
1.			
2.			
3.			
4.			
5.			
	_____	= Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	_____	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
	_____	= Total Cover	

% Bare Ground in Herb Stratum 50.0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	30	x 2 =	60
FAC species	20	x 3 =	60
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	50 (A)		120 (B)

Prevalence Index = B/A = 2.4

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✔ 2 - Dominance Test is >50%

✔ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ 5 - Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✔ No _____

Remarks:

SOIL

Sampling Point: TP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 6	10YR 2/1	100					Silt Loam	
6 - 17	10YR 2/2	90	7.5YR 4/4	10	C	M	Silt Loam	Some distinct redox at 9-10".
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ✔ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✔ No ___

Remarks:

Bottom of test hole at 18".

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Vis ble on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No ✔ Depth (inches): _____

Water Table Present? Yes ✔ No ___ Depth (inches): 9"

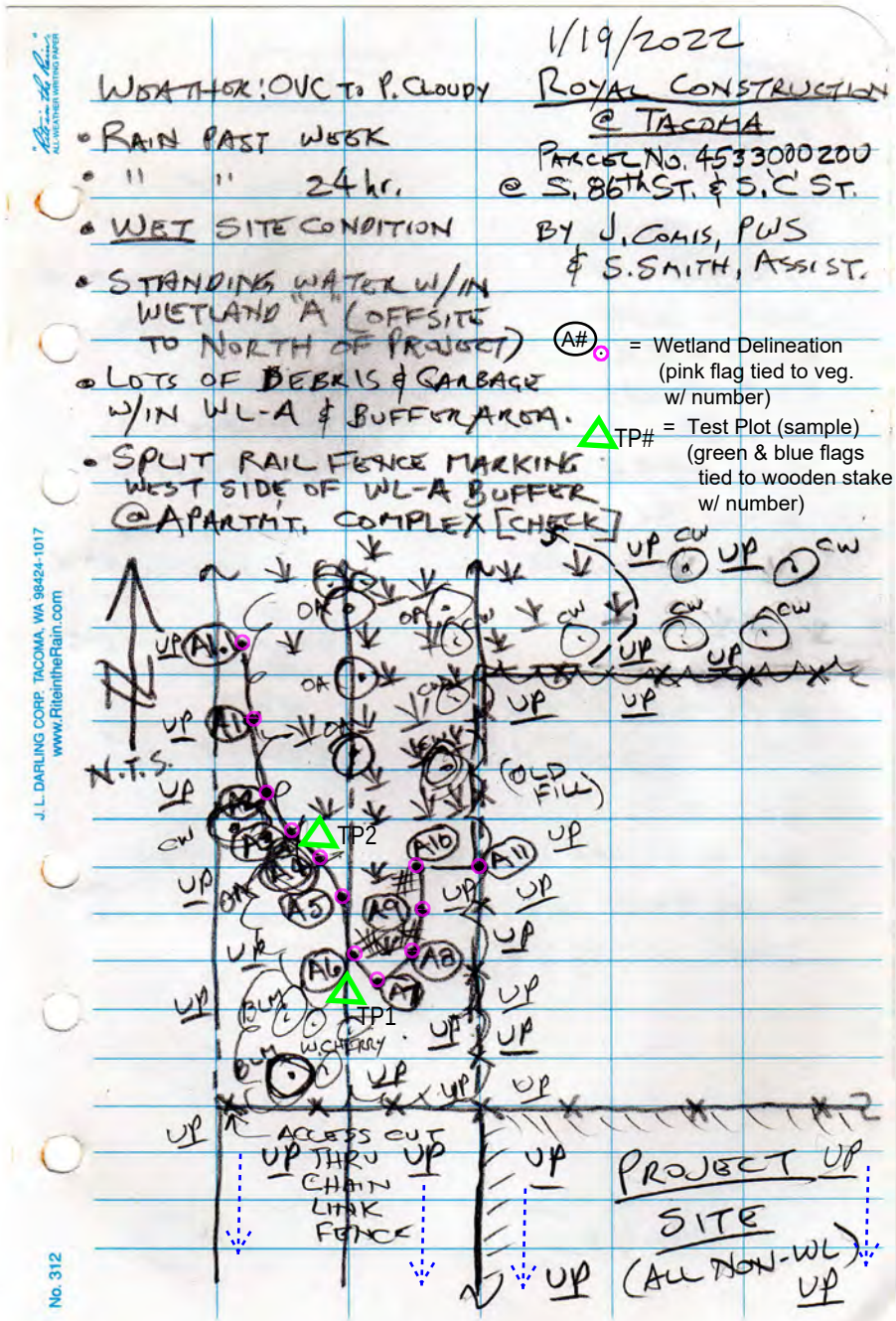
Saturation Present? (includes capillary fringe) Yes ✔ No ___ Depth (inches): 10"

Wetland Hydrology Present? Yes ✔ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

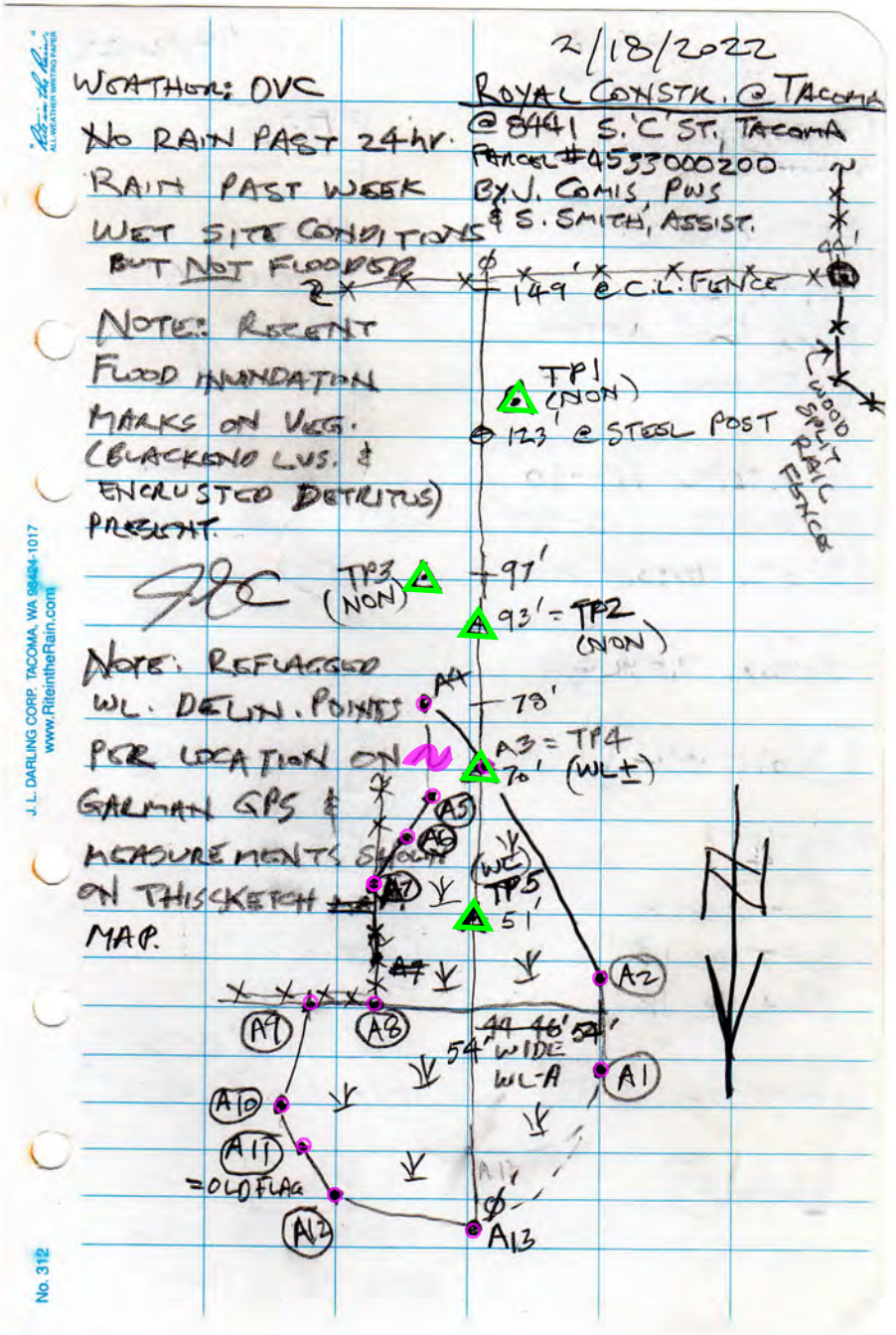
Remarks:

Bottom at 16" at refusal. Saturation present after few minutes. This appears to be within the delineation line.



Field Note Sketch Map
by JCA, 1/19/2022

Figure 5a



Field Note Sketch Map
by JCA, 2/18/2022

Figure 5b

APPENDIX 3

WETLAND RATING FORM

by John Comis Associates (JCA)
Site Visit: 2/18/2022 and 1/19/2022
Rating Form Completed: 3/16/2022

Source: Washington State Department of Ecology, "*Washington State Wetlands Rating System, Western Washington, 2014 Update*", WDOE Pub #04-06-029

INTRODUCTION:
This categorization (or rating) of the offsite wetland area that is associated with this project site is done for regulatory purposes based on the 4-tiered system as required and specified by the *City of Tacoma Municipal Code* (TMC). This rating is applicable to buffer standards and setback requirements. The current WDOE *Wetland Rating Form* is used and completed by JCA to support this rating, which may be approved by the City in accordance with the TMC requirements.

This appendix includes a copy of maps used by JCA for this analysis, which are noted and highlighted to show various features. These maps are:

W1, 1 Km Radius around Wetland "A" with Habitat Accessibility Features
W2, 150' & 330' Radius around Wetland "A" with Cowardin Vegetation Classes
W3, Hydroperiods & Contributing Basin Map around Wetland "A"
W4, WDOE 303(d) Water Quality Atlas Map of Study Area
W5, USF&W National Wetland Inventory (NWI) Map of Study Area
W6, FEMA Flood Insurance Rate Map (FIRMette) of Study Area
W7, SalmonScape Fish Species Data for Study Area

Certain data requirements are called out in various parts of the rating form and described in detail in the 2014 WDOE rating manual. The list of figures on page 2 of the rating form indicate what maps are required and which maps are used for that information. See the List of Figures on Page 2 of the rating form completed by JCA for more details.

Wetland name or number "A"

Royal Construction Property at Tacoma

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland "A" Date of site visit: 2/18/2022 & 1/19/2022

Rated by John Comis, PWS Trained by Ecology? X Yes ___No Date of training 2005,2007 11/5/2014

HGM Class used for rating Depressional Wetland has multiple HGM classes?___Y _X_N

NOTE: **Form is not complete without the figures requested** *(figures can be combined)*.

Source of base aerial photo/map Goggle Earth with Pierce County Public GIS overlay data, includes offsite wetlands with details of delineation by JCA.

OVERALL WETLAND CATEGORY III (based on functions X or special characteristics___)

1. Category of wetland based on FUNCTIONS

_____**Category I** – Total score = 23 - 27

_____**Category II** – Total score = 20 - 22

__X__**Category III** – Total score = 16 - 19

_____**Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
	Circle the appropriate ratings			
Site Potential	(H) M L	(H) M L	H (M) L	
Landscape Potential	H (M) L	H (M) L	H M (L)	
Value	H M (L)	H M (L)	H (M) L	TOTAL
Score Based on Ratings	6	6	5	17

Score for each function based on three ratings *(order of ratings is not important)*

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L * *
6 = M,M,M
5 = H,L,L
5 = M,M,L *
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	**I II**
Wetland of High Conservation Value	**I**
Bog	**I**
Mature Forest	**I**
Old Growth Forest	**I**
Coastal Lagoon	**I II**
Interdunal	**I II III IV**
None of the above	X

Wetland name or number "A"

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	W2
Hydroperiods	D 1.4, H 1.2	W3
Location of outlet (*can be added to map of hydroperiods)*	D 1.1, D 4.1	W3
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	D 2.2, D 5.2	W2
Map of the contributing basin	D 4.3, D 5.3	W3
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	W1
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	W4
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	(none)

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream *(can be added to another figure)*	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of **dense** trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of **dense, rigid** trees, shrubs, and herbaceous plants (*can be added to figure above)*	S 4.1	
Boundary of 150 ft buffer (can be added to another figure)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number "A"

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

NO – go to 2 **YES** – the wetland class is **Tidal Fringe** – go to 1.1

1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

NO – Saltwater Tidal Fringe (Estuarine) **YES – Freshwater Tidal Fringe**
*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

NO – go to 3 **YES** – The wetland class is **Flats**
*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?
___The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
___At least 30% of the open water area is deeper than 6.6 ft (2 m).

NO – go to 4 **YES –** The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?
___The wetland is on a slope (*slope can be very gradual*),
___The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,
___The water leaves the wetland **without being impounded**.

NO – go to 5 **YES –** The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

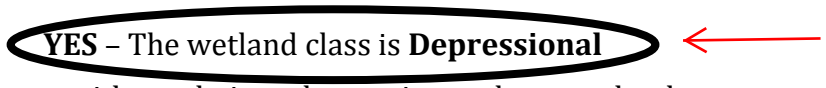
5. Does the entire wetland unit **meet all** of the following criteria?
___The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
___The overbank flooding occurs at least once every 2 years.

Wetland name or number "A"

NO – go to 6 **YES** – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7 **YES** – The wetland class is **Depressional** 

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8 **YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number "A"

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?	
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 (circled) Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1	2
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic *(use NRCS definitions)* Yes = 4 (circled) No = 0	4
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area ← points = 5 (circled) Wetland has persistent, ungrazed, plants > ½ of area points = 3 Wetland has persistent, ungrazed plants > $^1/_{10}$ of area points = 1 Wetland has persistent, ungrazed plants < $^1/_{10}$ of area points = 0	5
D 1.4. Characteristics of seasonal ponding or inundation: *This is the area that is ponded for at least 2 months. See description in manual.* Area seasonally ponded is > ½ total area of wetland ← points = 4 (circled) (~70% seasonally ponded w/in Wetland "A") Area seasonally ponded is > ¼ total area of wetland points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0	4
Total for D 1 — Add the points in the boxes above	15

Rating of Site Potential If score is: X **12-16 = H** (circled) ___ **6-11 = M** ___ **0-5 = L** *Record the rating on the first page*

D 2.0. Does the landscape have the potential to support the water quality function of the site?	
D 2.1. Does the wetland unit receive stormwater discharges? Yes = 1 No = 0 (circled)	0
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 (circled) No = 0	1
D 2.3. Are there septic systems within 250 ft of the wetland? * (circled) Yes = 1 No = 0 (circled)	0
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source (There are homeless encampments along "C" Street with debris and garbage dumped ~~along the unimproved~~ right of way around and within Wetland "A".) Yes = 1 (circled) No = 0	1
Total for D 2 — Add the points in the boxes above	2

Rating of Landscape Potential If score is: ___ **3 or 4 = H** X **1 or 2 = M** (circled) ___ **0 = L** *Record the rating on the first page*

D 3.0. Is the water quality improvement provided by the site valuable to society?	
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? (the wetland is not within 1 mile of the Commencement Bay and is not on the list) Yes = 1 No = 0 (circled)	0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list? Yes = 1 No = 0 (circled)	0
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (*answer YES if there is a TMDL for the basin in which the unit is found*)? (no TMDL found listed) Yes = 2 No = 0 (circled)	0
Total for D 3 — Add the points in the boxes above	0

Rating of Value If score is: ___ **2-4 = H** ___ **1 = M** X **0 = L** (circled) *Record the rating on the first page*

* Public sanitary sewers extend along the adjacent city streets in this area. The existing houses to the west along "D" St. within 250 feet appear to be connected to the sanitary sewer system that drains away from this wetland.

Wetland name or number "A"

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?

D 4.1. Characteristics of surface water outflows from the wetland:		4
Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	
Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet	points = 2	
Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch	points = 1	
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0	
D 4.2. Depth of storage during wet periods: *Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.*		3
Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	
Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5	
Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = 3	
The wetland is a "headwater" wetland	points = 3	
Wetland is flat but has small depressions on the surface that trap water	points = 1	
Marks of ponding less than 0.5 ft (6 in)	points = 0	
(There is no visible or mapped outlet from wetland per City's "tMAP" data; high water level in wetland appears to be below surrounding ground elevations and no overflowed was found.)		
D 4.3. Contribution of the wetland to storage in the watershed: *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.*		5
The area of the basin is less than 10 times the area of the unit	points = 5	
The area of the basin is 10 to 100 times the area of the unit	points = 3	
The area of the basin is more than 100 times the area of the unit	points = 0	
Entire wetland is in the Flats class	points = 5	
Total for D 4 — Add the points in the boxes above		12

Rating of Site Potential If score is: X **12-16 = H** ___**6-11 = M** ___**0-5 = L** *Record the rating on the first page*

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?

D 5.1. Does the wetland receive stormwater discharges?	Yes = 1 No = 0	0
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff?	Yes = 1 No = 0	1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)?	Yes = 1 No = 0	1
Total for D 5 — Add the points in the boxes above		2

Rating of Landscape Potential If score is: ___**3 = H** X **1 or 2 = M** ___**0 = L** *Record the rating on the first page*

D 6.0. Are the hydrologic functions provided by the site valuable to society?

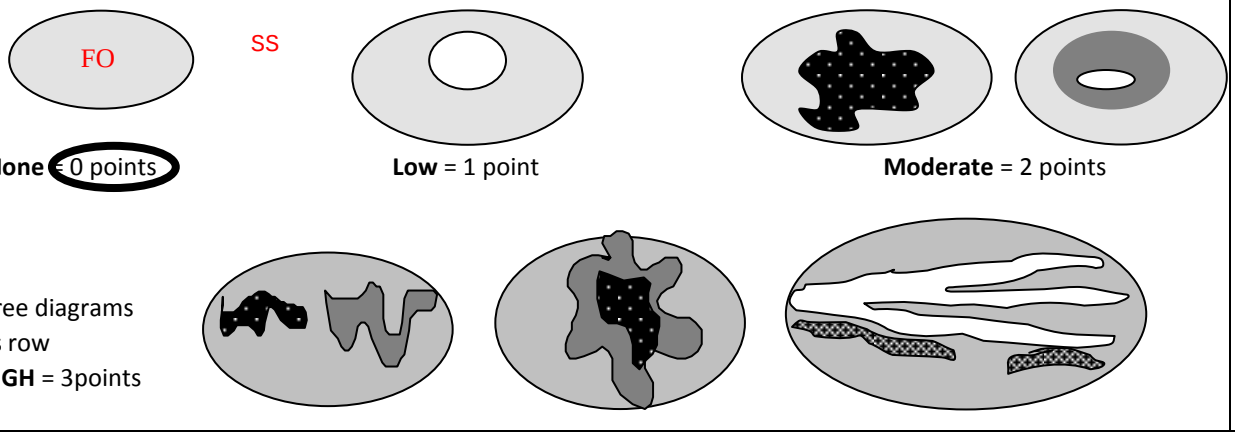
D 6.1. The unit is in a landscape that has flooding problems. *Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.*		0
The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):		
• Flooding occurs in a sub-basin that is immediately down-gradient of unit.	points = 2	
• Surface flooding problems are in a sub-basin farther down-gradient.	points = 1	
Flooding from groundwater is an issue in the sub-basin.	points = 1	
The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. *Explain why* *	points = 0	
There are no problems with flooding downstream of the wetland.	points = 0	
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?	Yes = 2 No = 0	0
Total for D 6 — Add the points in the boxes above		0

Rating of Value If score is: ___**2-4 = H** ___**1 = M** X **0 = L** *Record the rating on the first page*

* There is no known outlet and overflow from the wetland, and it does not appear to cause any adverse flooding problems in basin areas around the wetland that drain to the west and/or south of this hydrologically isolated wetland unit.

LU22-0134 Ex. C-9

Wetland name or number "A"

These questions apply to wetlands of all HGM classes. **HABITAT FUNCTIONS** - Indicators that site functions to provide important habitat	
H 1.0. Does the site have the potential to provide habitat?	
H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.* ____Aquatic bed — 4 structures or more: points = 4 ____Emergent — 3 structures: points = 2 ____Scrub-shrub (areas where shrubs have > 30% cover) — 2 structures: points = (1) __X__Forested (areas where trees have > 30% cover) — 1 structure: points = 0 *If the unit has a Forested class, check if:* __X__The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon	1
H 1.2. Hydroperiods Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*). ____Permanently flooded or inundated — 4 or more types present: points = 3 __X__Seasonally flooded or inundated — 3 types present: points = 2 __X__Occasionally flooded or inundated — 2 types present: points = (1) ____Saturated only — 1 type present: points = 0 ____Permanently flowing stream or river in, or adjacent to, the wetland ____Seasonally flowing stream in, or adjacent to, the wetland ____**Lake Fringe wetland** — **2 points** ____**Freshwater tidal wetland** — **2 points**	1
H 1.3. Richness of plant species Count the number of plant species in the wetland that cover at least 10 ft^2. *Different patches of the same species can be combined to meet the size threshold and you do not have to name the species.* ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*** If you counted: > 19 species — points = 2 5 - 19 species ← — points = (1) < 5 species — points = 0	1
H 1.4. Interspersion of habitats Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*  **None** = 0 points (circled) — **Low** = 1 point — **Moderate** = 2 points All three diagrams in this row are **HIGH** = 3points	0

Wetland name or number "A"

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. *The number of checks is the number of points.* __X__Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). __X__Standing snags (dbh > 4 in) within the wetland ____Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ____Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present *(cut shrubs or trees that have not yet weathered where wood is exposed)* __X__At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated *(structures for egg-laying by amphibians)* __X__Invasive plants cover less than 25% of the wetland area in every stratum of plants (*see H 1.1 for list of strata*)	4
Total for H 1 Add the points in the boxes above	7

Rating of Site Potential If score is:___**15-18 = H** __X__**7-14 = (M)** ___**0-6 = L** *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?

H 2.1. Accessible habitat (include *only habitat that directly abuts wetland unit*). *Calculate:* % undisturbed habitat 0.1 + [(% moderate and low intensity land uses)/2] 3.3 = 3.4 % If total accessible habitat is: 1ac/775ac*=0.001= 0.1% 50ac/775ac=0.065=6.5/2= 3.3% > 1/3 (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon ← (points = 0)	0
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. *Calculate:* % undisturbed habitat 6.5 + [(% moderate and low intensity land uses)/2] 32 = 39 % Undisturbed habitat > 50% of Polygon points = 3 50ac/775ac=0.065= 6.5% 500ac/775ac=0.645=64.5/2= 32% Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches ← & 10 patches (points = 1) Undisturbed habitat < 10% of 1 km Polygon points = 0	1
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use ← (points = (- 2)) ≤ 50% of 1 km Polygon is high intensity points = 0	-2
Total for H 2 Add the points in the boxes above	-1

Rating of Landscape Potential If score is:___**4-6 = H** ___**1-3 = M** __X__**< 1 = (L)** *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?

H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated.* Site meets ANY of the following criteria: points = 2 — It has 3 or more priority habitats within 100 m (see next page) — It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) — It is mapped as a location for an individual WDFW priority species — It is a Wetland of High Conservation Value as determined by the Department of Natural Resources — It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m ← (points = 1) Site does not meet any of the criteria above points = 0	1

Rating of Value If score is:___**2 = H** __X__**1 = (M)** ___**0 = L** *Record the rating on the first page*

* A=pi*r^2
A=3.14*3280^2/43,560
A=77[illegible] acres

Wetland name or number "A"

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. http://wdfw.wa.gov/publications/00165/wdfw00165.pdf or access the list from here: http://wdfw.wa.gov/conservation/phs/list/)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: ***NOTE:*** *This question is independent of the land use between the wetland unit and the priority habitat.*

— **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).

— **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).

— **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

— **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

— **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).

— **Riparian**: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

— **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).

— **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.

— **Nearshore**: Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page).*

— **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

— **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.

— **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

X **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

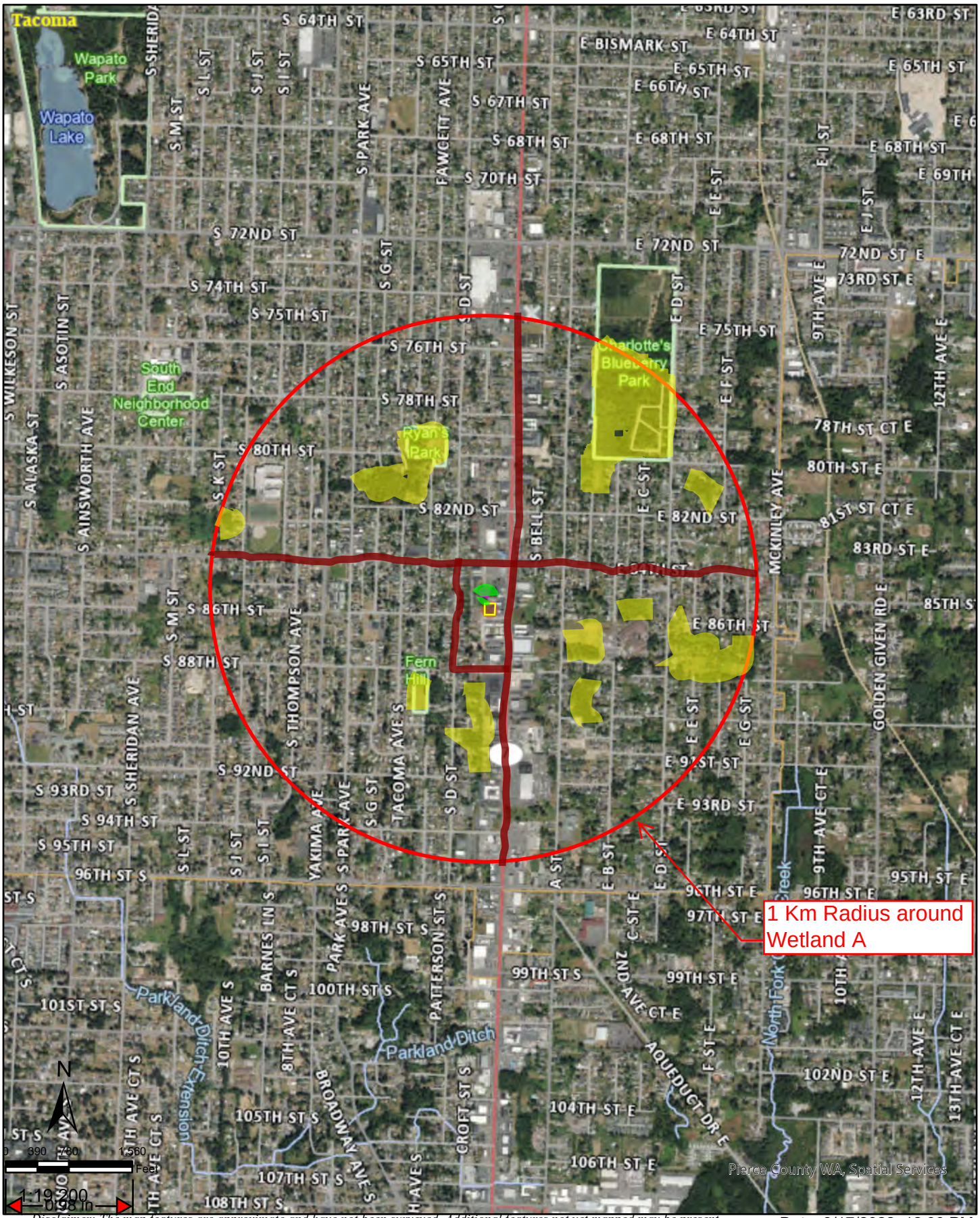
Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

= separating roadways in 1 Km radius around Wetland Unit A

= accessible habitat that directly abuts the wetland unit

= undisturbed habitat that is separated from the wetland unit

PublicGIS



Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

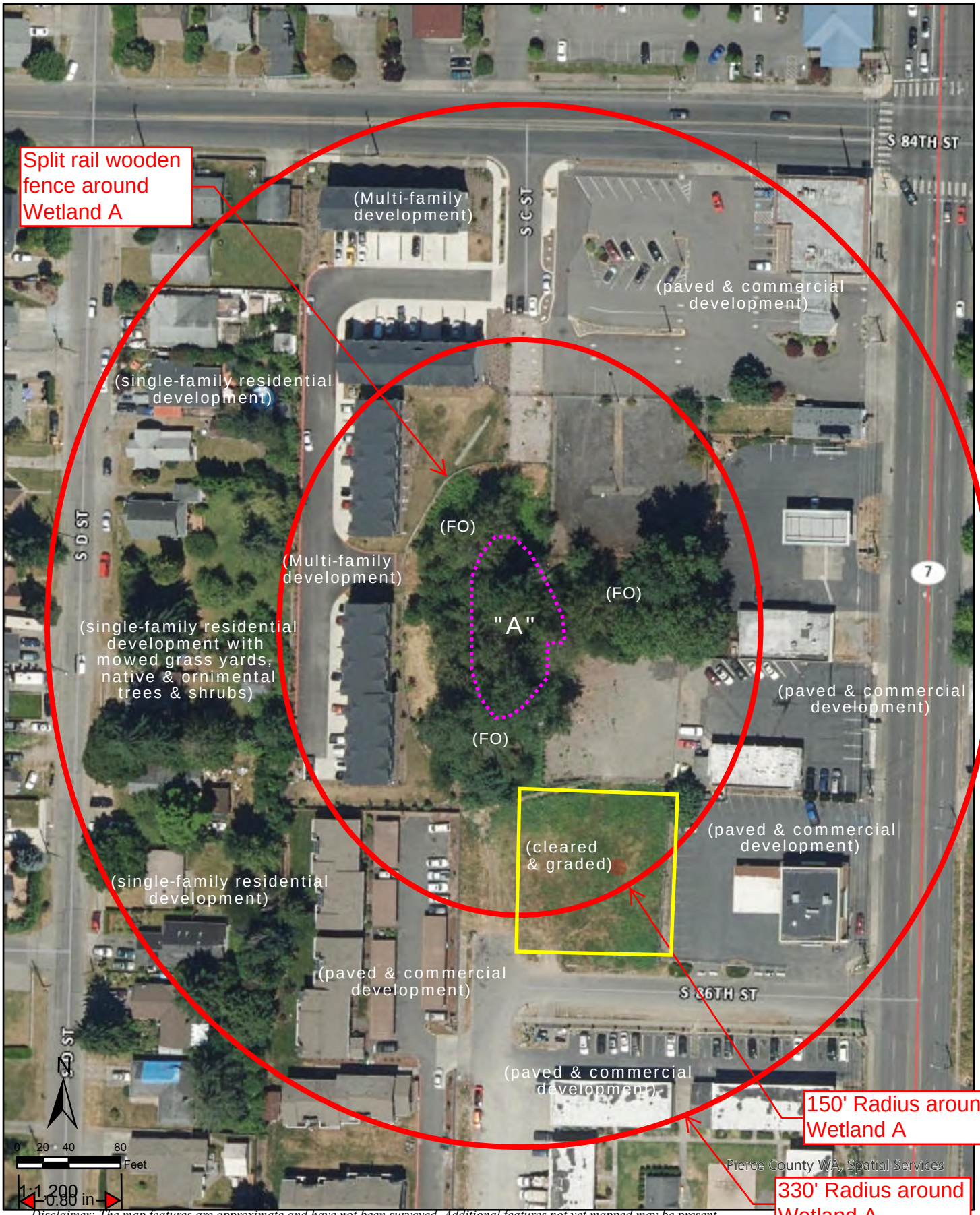
Date: 3/17/2022 12:30 PM

1 Km Radius around Wetland A with Habitat Accessibility Features

LU22-0134 Ex. C-9

W1

PublicGIS



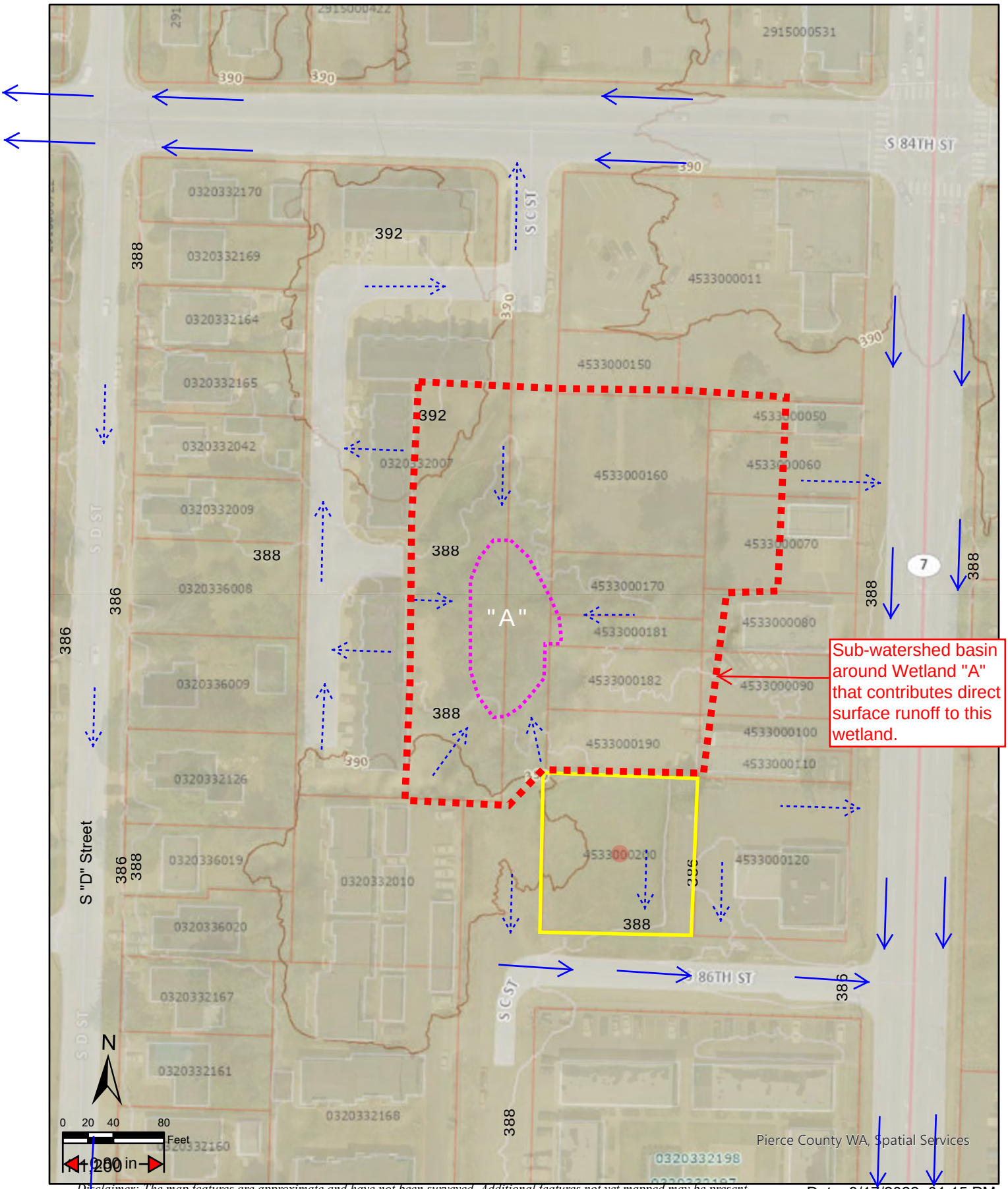
Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

150' & 330' Radius around Wetland "A" with Cowardin Vegetation Classes

LU22-0134 Ex. C-9

W2

PublicGIS

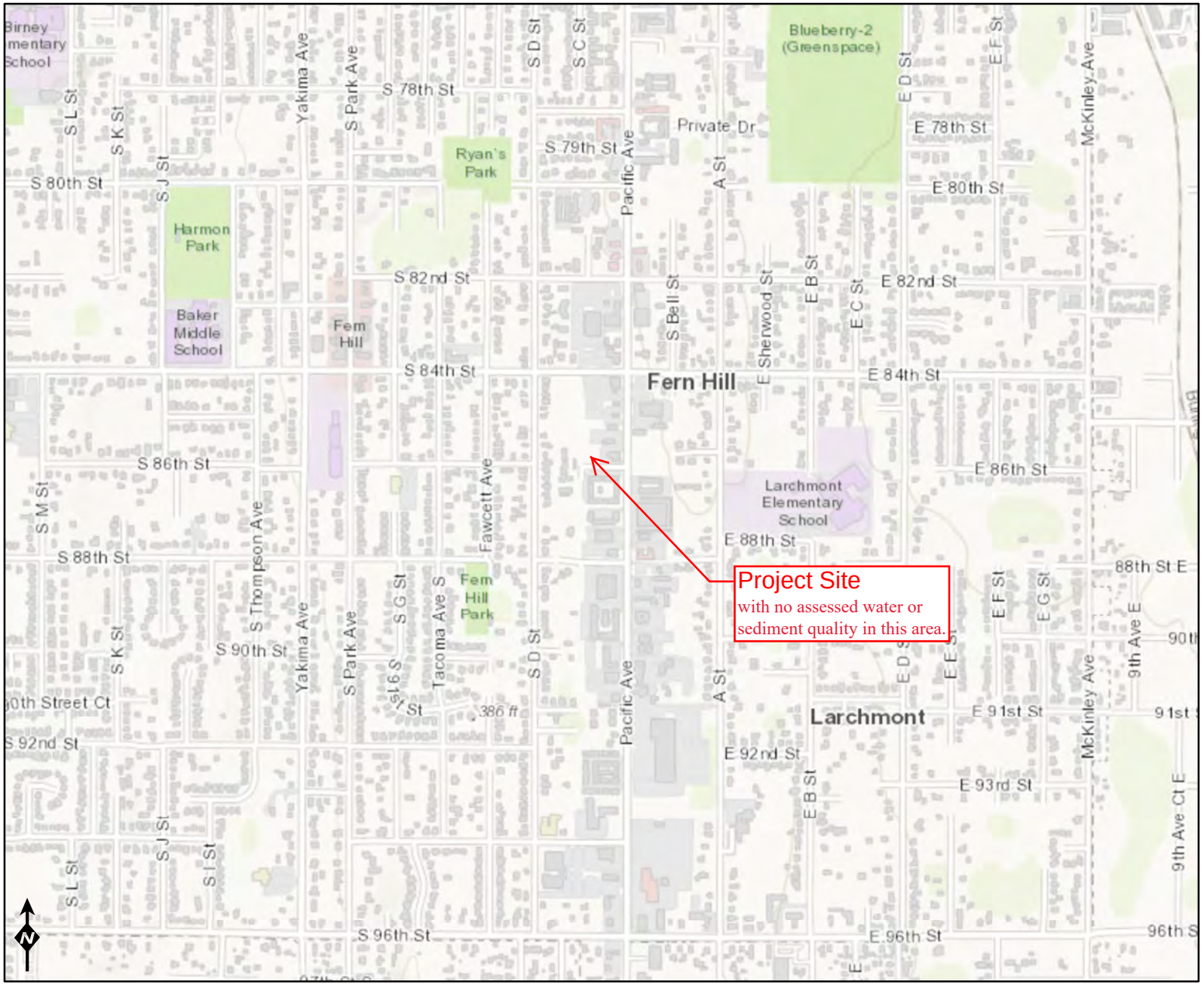


Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

Date: 3/17/2022 01:15 PM

Hydroperiods & Contributing Basin Map around Wetland "A"

Water Quality Atlas



Assessed Water/Sediment

Water
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Sediment
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Note: no Category 5 assessed water or sediment quality is within 1 mile of the wetland unit.

Miles
0 0.125 0.25 0.5

W4

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and

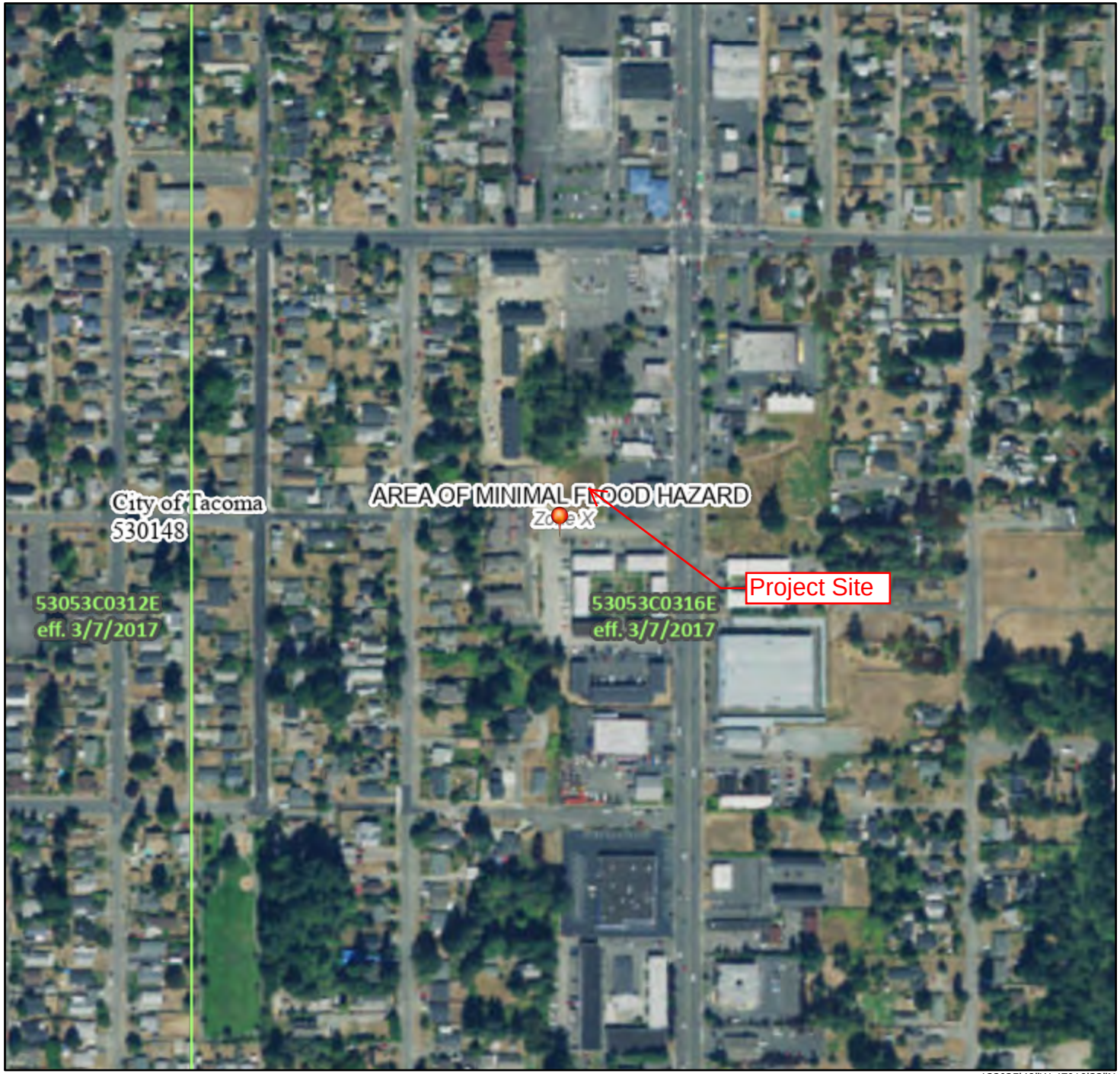
WDOE 303(d) Water Quality Map of Study Area

DEPARTMENT OF ECOLOGY State of Washington

National Flood Hazard Layer FIRMette

FEMA

122°26'26"W 47°10'57"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

122°25'48"W 47°10'32"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

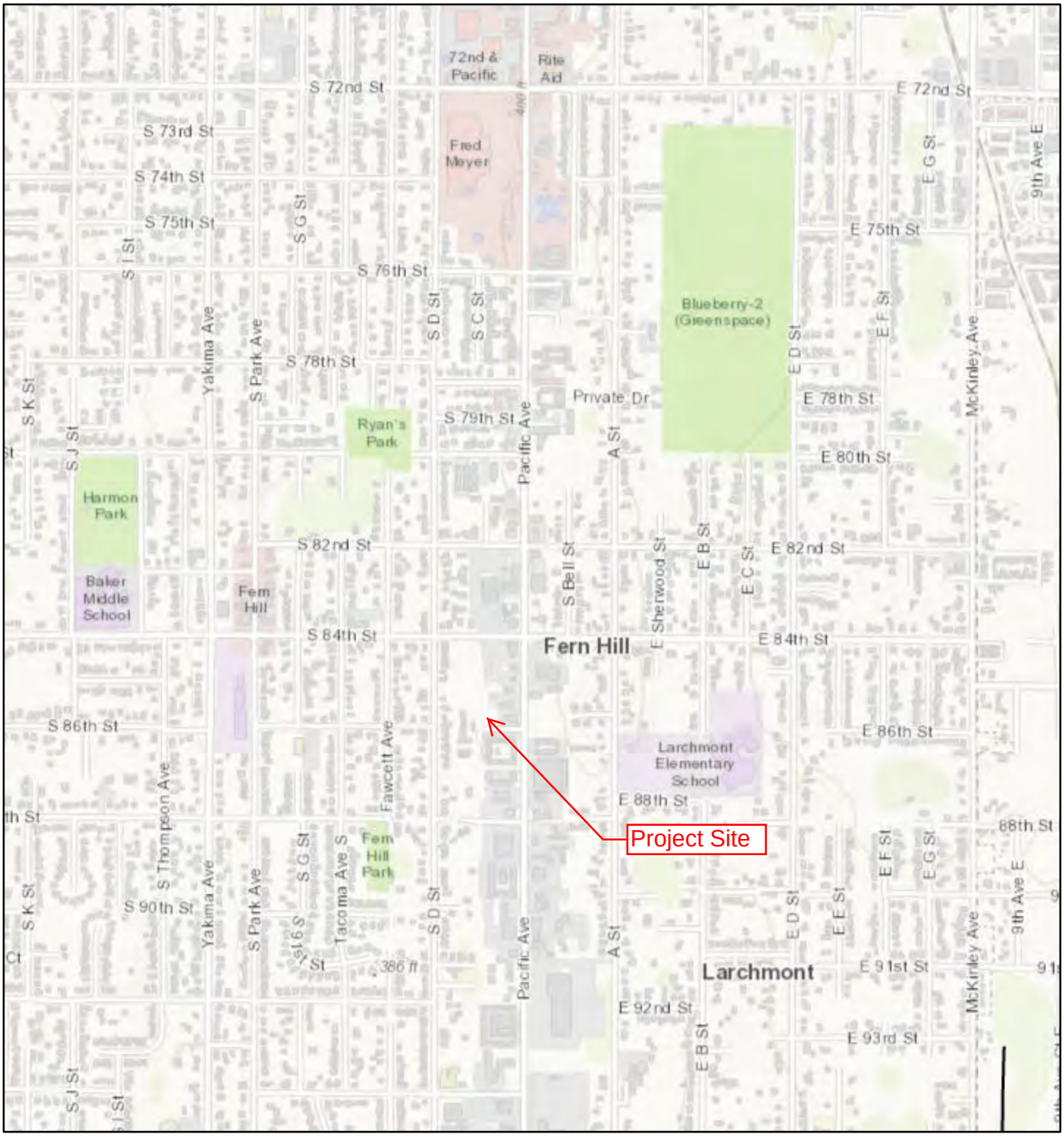
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/17/2022 at 6:04 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

LU22-0134 Ex. C9

W6



March 17, 2022

1:18,056

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

All SalmonScape Species

City of Tacoma, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA, WDFW

APPENDIX 4

PHOTOGRAPHS OF EXISTING ONSITE AND ADJACENT OFFSITE AREAS

By John Comis Associates (JCA)
Taken: 1/19/2022 & 2/18/2022

INTRODUCTION:
Photographs in this appendix were taken at the Project site by JCA during 2 site visits in January and February, 2022. These photos document conditions within the project site and adjacent offsite areas. They show existing vegetation, topography, soils at test holes, and drainage features in various parts of the site. The location and direction that each photo was taken is described in the caption under each photograph, together with what of note was observed by JCA at that time. The image (IMG) numbers after each description match the digital photos on file at JCA. Additional photos taken by JCA at this time may be obtained from JCA upon request if they are needed.

Please note the following:

1. Site conditions are "wet" to "flooded" during the field inspections as shown in these photos.
2. Pink flags indicate "Wetland Delineation" points marked by JCA (A1 thru A13) as shown on Figure 8 and on the Field Note Sketch Map, Figure 6.
3. Blue and Green flags together indicate sample Test Plots by JCA (TP1thru TP5) as shown on Figure 8 and described on Field Data Forms in Appendix 2.

Photo #1: Looking north from Test Plot #1 (TP1) toward TP2 and offsite Wetland "A" in the background. Note the upland vegetation established around TP1 includes Wild Cherry trees, English holly, Maples, and understory vegetation that is dominantly non-hydrophytic. (IMG-0628, 1/19/22)

Photo #2: Looking down at TP1 at the soil removed from the test hole. Note the soil color (10YR3/3) and texture (gravelly, sandy loam) are not hydric and clearly indicate upland soil conditions that extend around Wetland "A". (IMG-0629, 1/19/22)

Photo #3: Looking generally north at TP5, which is located within the edge of Wetland "A" but is not flooded at this time. However, this area was flooded when JCA investigated the site previously on 1/19/2022. (IMG-0746, 2/18/22)

Photo #4: Looking down into the test hole at TP5 with saturation present at this time above 12". Note that this area was recently flooded but is not flooded at this time but the hydrology of the water table is above 12" within the delineated area of this wetland. (IMG-0745, 2/18/22)

Photo #5: Looking north across Wetland "A" from TP2 toward TP5 (approximately in the center of the photo) when the entire area around Wetland "A" was flooded. Note that the flooding does not persist more than 30 days in the winter when these photos were taken. (IMG-0633, 1/19/22)

Photo #6: Looking toward the east from the west side of Wetland "A" from approximately between "A1" and "A2" toward the corner of the existing chain link fence at "A8". Note the water level is at flood stage about 5" to 6" above the normal wetland water level. (IMG-0641, 1/19/22)

Photo #7: Looking toward the east from the west side of Wetland "A" from approximately "A2" toward the corner of the existing chain link fence at "A8". Note the marks on the tree are the same marks shown in Photo #6. Also note the water level is about 3" to 4" below the normal wetland water level. (IMG-0748, 2/18/22)

Photo #8: Looking toward the north from the west side of Wetland "A" from approximately TP5 toward "A13" in the background (pink flag). The water level is about 3" to 4" below the normal wetland water level. (IMG-0747, 2/18/22)

Photo #9: Looking toward the south from the west side of Wetland "A" along the TP5, TP4, TP2, TP1 transect line. Note the pink flags delineate the northern end of Wetland "A", and test plots were dug to verify the edge of this offsite wetland. Also note the pink flag on the right is at "A2" and the pink flag at "A3" is tied to the stake as TP2. (IMG-0753, 2/18/22)

Photo #10: Looking toward the south along the west side of Wetland "A" toward the northern end of the wetland at flood stage. Note the location of TP4 (just to the right of the tree in the middle of the photo) indicates the edge of Wetland "A" in this area. (IMG-0639, 1/19/22)

Photo #11: Looking generally southeast from the adjacent apartment complex buffer boundary along the existing split rail fence that was constructed at the modified buffer width of 56.25 feet. Note the chain link fence in the background marks the approximate northern line shown on Figure 8 for the project site, and the red SUV in the background is on the project site. (IMG-0637, 1/19/22)

Photo #12: Looking generally northwest toward the corner of the chain link fence and the split rail buffer fence. Note the piles of junk and debris dumped by adjacent homeless squatters in the City street right-of-way and on this project site, which will be removed during the project site development. (IMG-0656, 1/19/22)

APPENDIX 5

RESUMES
FOR WETLAND AND WILDLIFE CONSULTANTS

Resumes for Consultants: Wetland Delineations, Mitigation Plans & Landscape Designs, Mitigation Monitoring & Wildlife Biology

JOHN G. COMIS

Professional Wetland Scientist (PWS, Certification No. 000810, dtd Nov 27, 1995)
Wetlands Specialist (Listed as Certified "Wetlands Specialist" by Pierce County, since 1992)

EDUCATION: Bachelor of Science, Environmental Bioengineering,
University of Washington, Seattle, 1973

EMPLOYMENT HISTORY:

Consoer, Townsend & Associates, junior engineer, 1974-77
Pierce County Public Works, civil engineer II, planning & drainage engineer, 1977-89
John Comis Associates, principal as a sole proprietorship, 1989-2005
JCA, **Incorporated** (Inc.), 2005 to 2010
JCA, **Limited Liability Corp.** (LLC), 2010 to present

QUALIFICATIONS: Mr. Comis has worked a total of 49 years in both public sector surface water management (15 years) and private sector wetland consulting (34 years). Mr. Comis' education, research, and experience combine the highly technical fields of water biology and water engineering. John has applied his experience and knowledge to preparing wetland delineations and mitigation plans for clients for all manner of large and small-scale projects.

Private projects have dealt with all aspects of wetland consulting including identification, delineation, mitigation, restoration, and simply setback avoidance for new developments. Wetland projects include over 1000 sites and developments in Pierce, King, Kitsap, Lewis, Thurston and Grays Harbor Counties, including work that was done within the Cities of Algona, Auburn, Bellevue, Bothell, Bonney Lake, Buckley, Enumclaw, Edgewood, Federal Way, Fife, Fircrest, Issaquah, Kent, Lakewood, Milton, Olympia, Ocean Shores, Pacific, Puyallup, Renton, Sumner, Tacoma and University Place. John has also assisted clients with flood plain and drainage studies including runoff modeling and backwater analysis.

Public sector experience involves many aspects of drainage and surface water management from basin level planning to site specific analysis and design. John has experience with computer models used for estimating runoff, routing stream flows, calculating flood plain elevations and sizing retention/detention facilities. On many projects, John has worked closely with soil scientists, fishery biologists, civil engineers, surveyors, and regulatory agency staffs at all levels of government. He has frequently been involved with interdisciplinary project teams at both the planning and implementation stages of project development.

In academic research, John directed two National Science Foundation projects for an interdisciplinary research team on Kelsey and Coal Creeks, King County, Washington while he was attending the University of Washington. He has conducted drainage and flood studies at all levels of project development. This has provided opportunities to put theory into "on-the-ground" applications for stream studies, FEMA floodplain analysis and mapping, and writing flood plain management regulations together with other aspects of surface water management.

AFFILIATIONS: Member, Society of Wetland Scientists (SWS-PNW Chapter); Society for Ecological Restoration (SER); Washington Native Plant Society (WNPS); National Audubon Society; Association of State Wetland Managers (ASWM)

File: \RES-JGC1.doc (Jan. 2022)

CATHERINE A. COMIS

Wildlife Biologist and Native Landscape Designer for **Natural Systems Designs**

EDUCATION: Bachelor of Arts, Near Eastern Studies,
University of Washington, Seattle, 1972
Bachelor of Science, Landscape Architecture (BSLA),
University of Washington, Seattle, 1978

EMPLOYMENT HISTORY:

US Army, Lieutenant, Military Intelligence Corps, 1972-1976
TRA, landscape designs, park plans, and comprehensive master plans, 1978-1982
Richard Haag & Associates, landscape designs, 1983
Edward Chaffee & Associates, residential & commercial landscape designs, 1983-1987
Natural Systems Designs, woman owned business for native landscape designs, wetland restoration and mitigation plans, habitat assessments and small mammal (bat) studies, 1989 to present

QUALIFICATIONS: Kate has continued her studies in wildlife science with courses in **Basic Bird Biology Cornell University (10-week Program), 1995**, and **Master Birding Workshops** for avian identifications and general habitat assessment. Kate has continued to work and study both in the US and abroad with wildlife biologists at **Bat Conservation International (BCI) workshops and sponsored research projects, 1998 thru 2009**. The bat research projects include "*Bats in the Mexican Coffee Agro-ecosystem*", Chiapas, Mexico in 2007; "*Founder's Bat Conservation International Workshop Instructor*", western Uganda in 2008; and "*Vertical Canopy Utilization of Bat Carnivores and Frugivores*", Barro, Panama in 2009. Bat management and research training include protocols for netting, handling, and acoustics identification at the **Bat Grid Workshops in Moses Coulee, WA, June 2010**.

Kate Comis has served as both a designer and project manager for numerous residential and commercial landscape design and comprehensive master plan projects including park projects. She has served as a team member for landscape designs and recreational plans that included studies of wildlife habitats, wetland and stream mitigation and restorations.

Her experience includes stream corridor restoration for park and recreation facility design; multi-use equestrian, pedestrian and bike trails. Preparations of site plans include all aspects of site surveys, cost estimating, construction drawings, specification writing, project inspections and management. She has worked on wildlife studies and consulted with other project biologists doing habitat evaluations and enhancements on Public Utility District (PUD) projects.

Various parks and recreation projects in eastern Washington State include the Chelan County "Entiat Park", "Lincoln Rock Park" and "Daroga Park Master Plan" at the Rocky Reach Reservoir. She has worked on the Chelan County PUD projects for "Mason Park" at Lake Chelan and "Douglas County River Park" at Rock Island Reservoir. These parks were established as a minimum requirement for recreational area development along the reservoirs after damming of the Columbia River.

She also worked for private clients on designs for recreational projects such as Camp Benbow @ Lake Tanwax, Pierce County Jewish Camping Association; Camp Orkila @ Orcas Island, YMCA of Greater Seattle; and Camp Sealth @ Vashon Island, Seattle-King County Campfire Council.

AFFILIATIONS: Society for Ecological Restoration; National Audubon Society; the Wildlife Society, Bat Conservation International (BCI), American Society of Mammologists and Acta Chiroptera.

File: \RES-CAC1.doc (Jan. 2022)

APPENDIX 6

REFERENCES
FOR WETLAND ANALYSIS

PROJECT-SPECIFIC REFERENCES

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4. Hitchcock, C.L., A. Cronquist. 1977. *Flora of the Pacific Northwest*. University of Washington Press, Seattle, Washington.

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22. Washington Department of Ecology (WDOE), US Army Corps of Engineers (USACE) Seattle District, and US Environmental Protection Agency (USEPA) Region 10. March 2006. *Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance (Version 1)*. WDOE Publication #06-06-011a. Olympia, WA.

23. Washington Department of Fish and Wildlife (WDFW). 2005. *Washington's Comprehensive Wildlife Conservation Strategy*. Olympia, WA. Available at: http://wdfw.wa.gov/wlm/cwcs/

24. Washington Department of Fish and Wildlife (WDFW). 2015. *SalmonScape*: use this WDFW application to create a map, zoom in to a WRIA of interest and select the fish distribution you wish to see. Generate a map in PDF, JPG, or PNG format: http://apps.wdfw.wa.gov/salmonscape/

25. Washington Department of Fish and Wildlife (WDFW). 2015. *StreamNet*: Salmon GIS data and maps for the Pacific Northwest are available here: http://www.streamnet.org/

26. Washington Department of Natural Resources (WDNR). 2011. *Washington Natural Heritage information system – a partial list of animals in Washington*. Available online: http://www1.dnr.wa.gov/nhp/refdesk/lists/animal_ranks.htm, accessed online: August 5, 2021.
    Note: To be used in conjunction with WDFW's *Priority Habitats and Species List*, and the federal Endangered Species Act listings. This list is statewide – it does not break down animal occurrences by county.

RECEIVED
DECEMBER 9, 2022
HEARING EXAMINER

City of Tacoma
Planning and Development Services

October 20th, 2022

To: Larry Harala, Principal Planner

From: Allison Cook, Environmental Specialist

Subject: Critical Area Verification Permit associated with Rezone
8441 S C ST, Parcel 4533000200
File No, LU22-0134

Proposal
A Critical Area Verification Permit associated with the rezone of one parcel from R-2, Single-family to C-1, Neighborhood Commercial for the development of a 12-unit apartment building. The Critical Area Verification is to determine the presence of any associated critical areas within 300ft of the project parcel.

Documents provided to the City of Tacoma
- Critical Area Report, "RoyalApartmentsWetlandDelineation@Tacoma_Rpt.pdf", March 2022, John Comis Associates, LLC.
- Surveyed Site Plan, "Wetland Delineation and Buffer Survey", March 2022, John Comis Associates, LLC.

Project Site Description
1. The applicant proposes a Critical Area Verification Permit to assess the site and surrounding area for the presence of critical areas associated with a rezone of the existing R-2 parcel into a C-1 parcel.

2. The project site is located at 8441 S C St and is comprised of one parcel. The project site is bounded by paved and commercial development to the south and east, an undeveloped right of way (S C ST) to the west, and undeveloped residential property and an isolated wetland and buffer to the north.

3. The project site appears to have been cleared of vegetation with some grading in the past. There was no significant vegetation found on site.

4. John Comis and Associates LLC identified an offsite wetland "A" during their fieldwork on February 18th, 2022. The wetland rating score was determined to be 17 points, making the wetland rate as a category III wetland with a standard buffer width of 75 feet. The 75ft buffer of wetland "A" extends onto the Northwest corner of the project parcel with an area of approximately 150 square feet.

5. No State Priority Species, or Federally listed "Endangered", or "Threatened" species were documented on site. The wetland buffer that extends onto the site is considered a State Priority Habitat, wetlands.

Tacoma Municipal Code (*TMC*) Critical Areas Pertinent Regulations and Analysis

6. The intent of Chapter 13.11 is to ensure that the City's remaining critical areas are preserved and protected from degradation caused by improper use and development as described under *TMC 13.11.120.*

7. *TMC 13.11.220 Application Types.*
A. This chapter allows three types of Critical Area applications, which result in the issuance of an administratively appealable decision consistent with Chapter 13.05. After the appeal period expires, the Director's approved decision becomes the official permit. Programmatic Restoration Projects processed under either a Minor Development Permit or Development Permit may qualify for additional time extensions according to 13.05.070.

B. The three types of permits are as follows:
1. Critical Area Verification. An applicant may request verification of a wetland, stream, or FWHCA on the subject site or within 300 feet of the subject site without submitting plans for a specific project. A verification request may include presence, a boundary determination through a wetland delineation or Ordinary High Water Mark determination. A verification request may also include the jurisdictional status of a critical area.

8. *13.11.310 Wetland Classification***.**
A. Wetlands shall be classified Category I, II, III, and IV, in accordance with the criteria from the 2014 Washington State Wetlands Rating System for Western Washington, Washington Department of Ecology Publication No. 14-06-029, published October 2014.

3. Category III wetlands are those that perform functions moderately well and score between 16-19 points, and interdunal wetlands between 0.1 and 1 acre in size. These wetlands have generally been disturbed in some way and are often less diverse or more isolated from other natural resources in the landscape than Category II.

9. *13.11.320 Wetland Buffers.*
A. General.

A buffer area shall be provided for all uses and activities adjacent to a wetland area to protect the integrity, function, and value of the wetland. Buffers adjacent to wetlands are important because they help to stabilize soils, prevent erosion, act as filters for pollutants, enhance wildlife diversity, and support and protect plants and wildlife. A permit may be granted if it has been demonstrated that no adverse impact to a wetland will occur and a minimum buffer width will be provided in accordance with this section. The buffer shall be measured horizontally from the delineated edge of the wetland. The buffer shall be vegetated with the exception of areas that include development interruptions as described within this chapter.

B. Minimum Requirement.

1. Wetlands. Wetland buffer widths shall be established according to the following tables which are based on wetland classification, habitat function, land use intensity, and local significance:

Table 1. Examples to minimize disturbance*		
Disturbance element	**Minimum measures to minimize impacts**	**Activities that may cause the disturbance**
Lights	Direct lights away from wetland	Parking Lots, Warehouses, Manufacturing, High Density Residential
Noise	Place activity that generates noise away from the wetland	Manufacturing, High Density Residential
Toxic runoff	Route all new untreated runoff away from wetland, Covenants limiting use of pesticides within 150 feet of wetland	Parking Lots, Roads, Manufacturing, residential Areas, Application of Agricultural Pesticides, Landscaping
Change in water regime	Infiltrate or treat, detain and disperse into buffer new runoff from surface	Any impermeable surface, lawns, tilling
Pets and Human disturbance	Fence around buffer, Plant buffer with "impenetrable" natural vegetation appropriate for region	Residential areas

Table 2.	
Level of Function	**Habitat Score in Rating System**
High (H)	8-9
Medium (M)	5-7
Low (L)	3-4

Table 3. Buffer width for all wetlands*	
Wetland Category	**Buffer Width (feet)**
Category I	H and M - 200 L - 175
Category II	H and M - 150 L - 100
Category III	H,M,L - 75
Category IV	H,M,L - 50
*Best Available Science Review, City of Tacoma, Critical Areas Preservation Ordinance, Tacoma, Washington, June 15, 2004, prepared by GeoEngineers and modified by CAPO Focus Group, 2012.	

10. John Comis Associates, LLC identified a forested off-site wetland, A.

    In response, staff concurs with this assessment and wetland delineation. As per **Table 2** from TMC chapter 13.11, the category III wetland must receive a 75ft buffer from all future development.

Conclusions

11. Staff concurs with the surveyed category III wetland and associated 75 ft wetland buffer included in the surveyed plan set, "Wetland Delineation and Buffer Survey", dated March 16th, 2022, John Comis Associates LLC.

12. Based on the above findings, the Critical Area Verification Permit should be approved.

Conditions

13. Under TMC Chapter 13.06 there are exceptions for yard space requirements associated with critical areas and requirements for landscape buffer areas between commercial and residentially zoned parcels. The applicant is using the buffer area as part of the required yard space and a landscaped buffer is required along the northern property line. Therefore, the buffer shall be "landscaped" with an

approved list of native plant species appropriate for a wetland buffer. Associated code: TMC 13.06.030.F, 13.06.020.F, 13.06.090.J.

14. Notice on Title is required prior to issuance of development permits for the site to document the surveyed wetland buffer.

15. Critical area fencing along the surveyed wetland buffer with critical area signs shall be shown on development plans and installed prior to development on the site.

16. The applicant must acquire all other applicable development permits before beginning their project. This decision relates only to the critical areas verification. Future development of the site may require separate critical area permits if activities are proposed within the wetland buffer such as demolition, grading, or building.

Sincerely,

Allison Cook

Allison Cook
Environmental Specialist

Cc: Larry Harala, City of Tacoma Current Planning