APPLICANT EXHIBIT LIST

HEARING DATE: Thursday, July 18, 2019, at 9:00 am. **FILE NUMBER:** HEX2019-01 1 (PDS File No.: LU18-0301)

HEARING EXAMINER FILE NAME: Tacoma Life Properties, LLC (PDS File Name: Tacoma Behavioral Hospl; al)

PDS Applicant Name: Bob McNeill, Barghausen Consulting Engineers, Inc.

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	w	COMMENT
EX. A-1	Applicant's Power Point Presentation	Applicant	X			
EX. A-2	Responses to City and Public Comments	Applicant	X			
EX. A-3	July 18, 2019 Signature Memo re: Tacoma, WA Public Safety and Operational Concerns Response	Applicant	X			
EX. A-4	Applicant Response to City's Exhibit C-19	Applicant	X			Exhibit filed & record closed 07.19.19
EX. A-5		Applicant				
EX. A-6		Applicant				
EX. A-7		Applicant				
EX.A-8		Applicant				
EX. A-9		Applicant				
EX. A-10		Applicant				
EX. A-11		Applicant				
EX. A-12		Applicant				
EX. A-13		Applicant				
EX. A-14		Applicant	57			
EX. A-15		Applicant				

KEY

A = Admitted

E = Excluded

W = Withdrawn

TACOMA BEHAVIORAL HOSPITAL SOUTH 1914 STREET & PROCTOR STREET

Signature Healthcare Services, LLC 2065 Compton Avenue, Corona, CA 92881

EXISTING SITE CONDITIONS **EXISTING** SITE CONDITIONS TITLE PARCEL D PARCEL A
TACOMA BLA
MPD2007-40000064202 ①
AFILEDOTIE:06005 ACCUSE LIMI-0 TITLE PARCEL B 0

2018 PRELIMINARY SITE PLAN

PRIOR TO STAFF REVIEW

83,000 SF Building

Two (2) Stories

105 Patient Beds

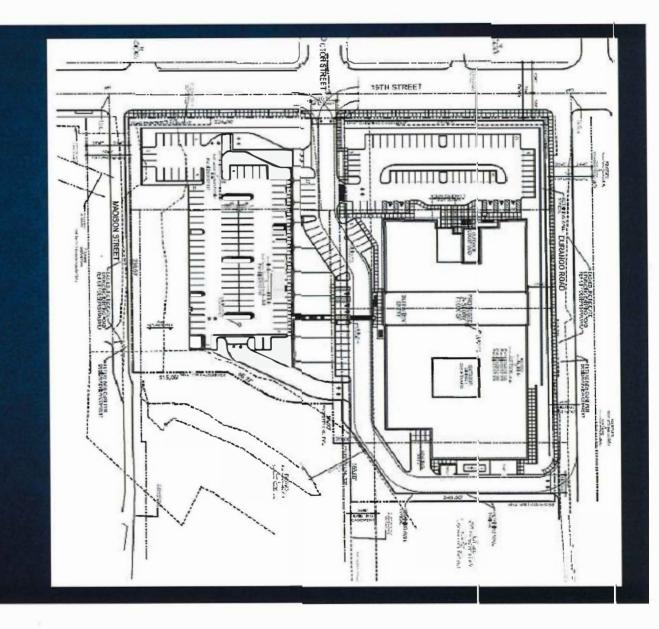
193 Parking Stalls

Traffic

2,344 Daily Trips

222 AM Peak Hour Trips

198 PM Peak Hour Trips



TACOMA BEHAVIORAL HOSPITAL 2019 SITE PLAN

AFTER STAFF REVIEW

83,000 SF Building

Two (2) Stories

105 Patient Beds

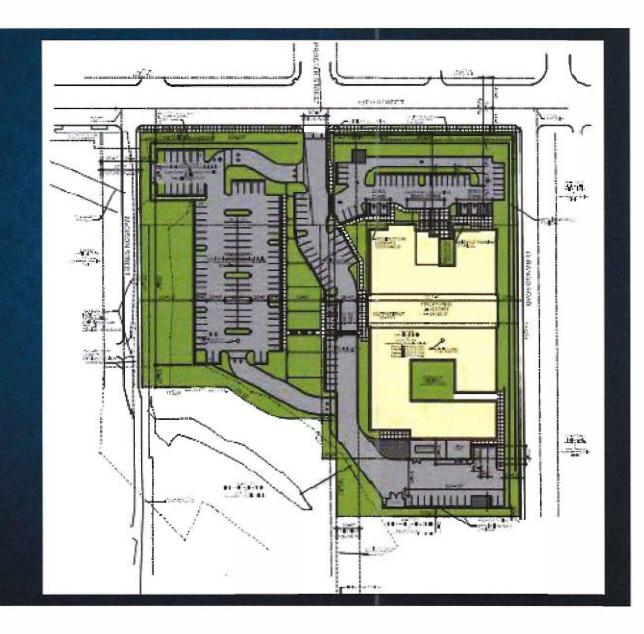
193 Parking Stalls

Traffic

2,344 Daily Trips

222 AM Peak Hour Trips

198 PM Peak Hour Trips



2005 MADISON PARK MEDICAL CENTER

69,000 SF

Three (3) Buildings

Two (2) Story & One (1) Story

Medical/Dental Offices

259 Surface Parking Stalls

44 Covered Parking Stalls

Traffic

2,606 Daily Trips

171 AM Peak Hour Trips

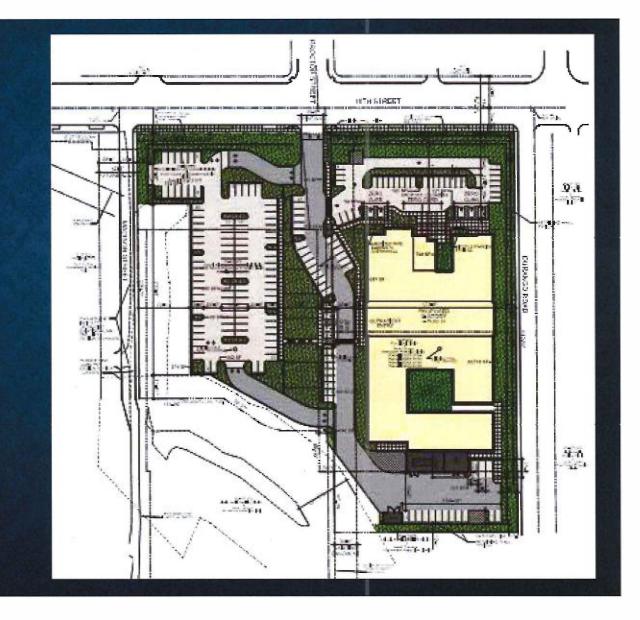
223 PM Peak Hour Trips



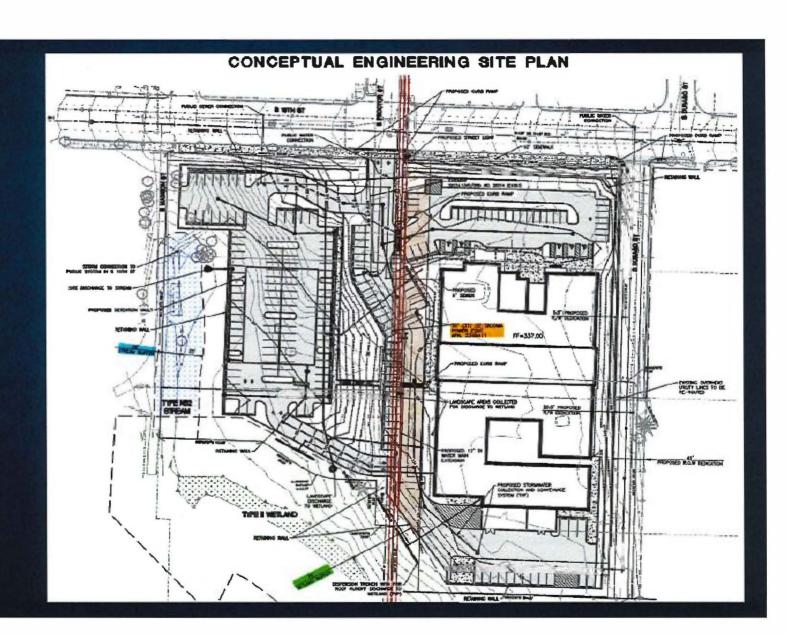
PRELIMINARY LANDSCAPE PLAN

LANDSCAPE DATA

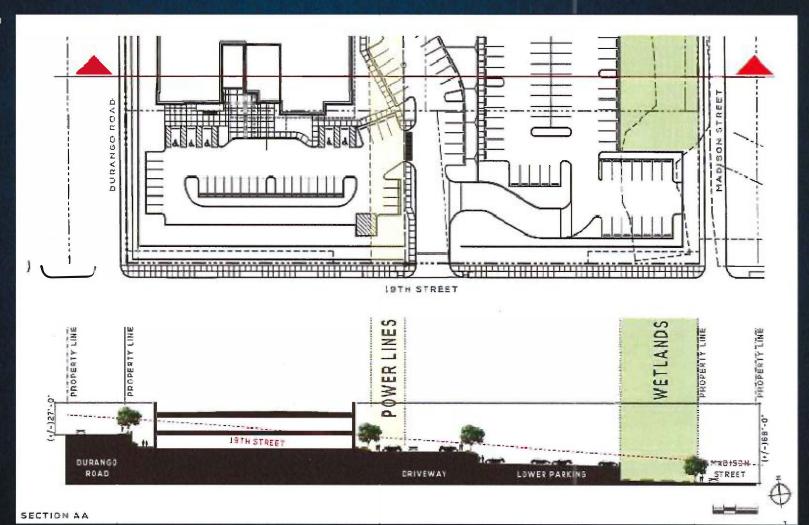




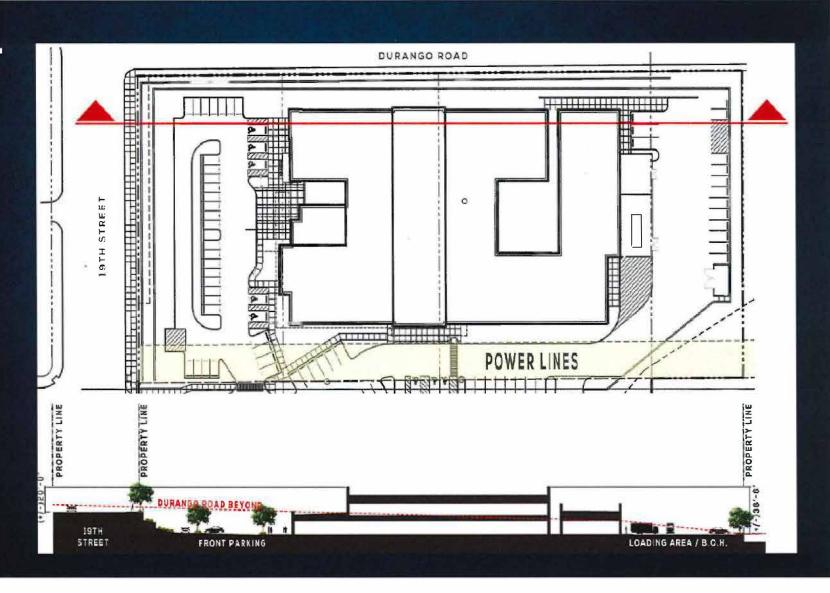
2019 CONCEPTUAL ENGINEERING PLAN



PROJECT CROSS-SECTION A-A



PROJECT CROSS-SECTION B-B



MAIN ENTRANCE RENDERING (PROTOTYPE)



Main Entrance

BUILDING ELEVATIONS EAST & SOUTH



East Bevation



FINISH MATERIAL LEGEND

- 01 Metal Canopy / Architectural Canopy
- 02 Corrugated metal panels
- 03 Painted concrete or EIFS
- 04 Masonry / Brick veneer with pattern
- 05 Low E glazing
- 06 Metal fin
- 07 Metal screen mesh
- 08 Signage Location
- 09 Mechanical Screen

Type of Roof: Flat Roof

Color EIFS 1 : DE6205 Stucco Tan

Color EIFS 2 : DE6217 Ancient Earth Stone Veneer : Eagle Stone, Ledge Cut 33,

Eldorado Stone - Birch

BUILDING ELEVATIONS WEST & NORTH



West Elevation



North Elevation

FINISH MATERIAL LEGEND

- 01 Metal Canopy / Architectural Canopy
- 02 Corrugated metal panels
- 03 Painted concrete or EIFS
- 04 Masonry / Brick veneer with pattern
- 05 Low E glazing
- 06 Metal fin
- 07 Metal screen mesh
- 08 Signage Location
- 09 Mechanical Screen

Type of Roof: Flat Roof

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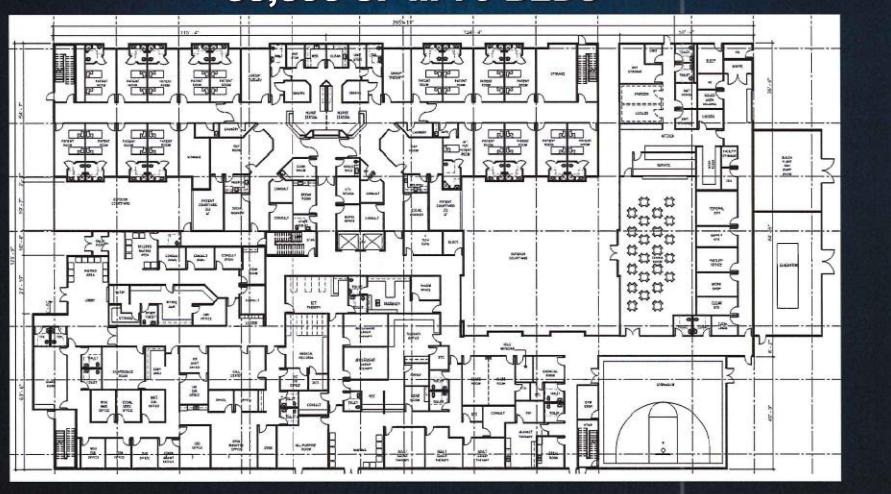
Stone Veneer: Eagle Stone, Ledge Cut 33,

Eldorado Stone - Birch

FLOOR PLAN – LEVEL 1 46,557 SF ... 35 BEDS



FLOOR PLAN – LEVEL 2 33,393 SF ... 70 BEDS



Consolidated Response to Public/Agency Comments

Tacoma Behavioral Hospital
Site Rezone, Conditional Use Permit, Parking Lot Development Standards Variance
And Critical Areas Verification Permit
File No. LU18-0301

This document sets forth the comments (*italicized*) received by the City of Tacoma in response to LU18-0301, Tacoma Behavioral Hospital, in reverse chronological order, and provides space for the team's response. E-Mail comments from private citizens are included as well.

Heather L. Burgess, Phillips Burgess, PLLC ... dated May 31, 2019

 The Applicant's proposal to rezone all subject parcels to R-4-Low Density Multiple-Family Dwelling District conflicts with the proposed use. R-4-Low Density Multiple-Family Dwelling District, pursuant to TMC 13.06.100, is intended primarily for low-density multiple-family housing, mobile home parks, retirement homes and group living facilities. R-4-Low Density is similar to the R-4 Multiple-Family Dwelling District, but more restrictive site development standards are intended to minimize adverse impacts of permitted and conditional uses on adjoining land. The district is characterized by amenities and services associated with single- and two-family residential districts, and it is located generally along major transportation corridors, and between higher and lower intensity uses. Transitional zoning currently covers 3.24 acres of the subject parcels approximately 58% of the site. Construction of an acute care psychiatric hospital comprising approximately 83,300 square feet on two floors, with 105 beds, providing both in-patient facilities and offering components of outpatient services conflicts entirely with the intent of the R-4-Low Density Multiple-Family Dwelling District. The Applicant acknowledges in its rezone narrative the importance of the Transitional Zoning District but seeks to abolish it with little to no inclusion of protections to mitigate the significant impacts the proposed use will have on the neighboring residential areas.

Response:

The purpose section of the Transition code provisions, as with other purpose language in the code, is general. The use provisions of the code, on the other hand, are specific and identify a hospital as an allowed conditional use. The Applicant was aware of the differences between the C1 and Transitional zoning districts and how hospitals would be regulated under each. Consequently, the Applicant consulted with staff and it was jointly determined that the best course of action would be to pursue a rezone to R4L, Low-Density Multiple Family residential zoning which dictated the conditional use permit (CUP) process for this project. Impacts and required mitigation measures will be identified during the CUP process, which will allow an opportunity for citizen input. The C-1 zone is more commercial in nature and less well suited for the area as a whole.

2. The Applicant's proposal for rezone includes elimination of the existing Transitional Zone, which would allow placement of a 2-story building with 35'-40' height immediately adjacent to existing residential units to the east. The purpose of transitional zones as included in TMC 13.06.200(B)(1) provides that transitional areas should customarily consist of office uses with negligible off-site impacts with lower traffic generation, fewer operating hours, smaller scale buildings, and less signage than general commercial

areas - all to provide an appropriate buffer between commercial and residential areas. The City's Comprehensive Plan desires transitional zones between commercial and residential areas. The Applicant's proposal is not consistent with such policies. At a minimum, should the rezone be approved, the Director should recommend placement of the building in the former Transitional District Zone and placement of the parking in the former Commercial Zone.

Response:

This comment does not take into account that the City has previously determined that a comparable use would make an appropriate neighbor at this particular site. Specifically, the City approved a project in 2005 that would have included three office buildings with some accessory commercial use. An appropriate comparison would be between the proposal and that previously approved use. The scope of the present project clearly falls within the parameters of what is permitted in the R4L zone-- multiple family housing, retirement homes and group living facilities. More restrictive site development standards in the R4L district led the Applicant's design team to a plan that minimize impacts on adjacent properties.

The project's site design and architectural elements call for the placement of a single 2-story building in the flattest buildable portion of the site, which is lower than the adjacent streetscape frontage; reducing the vertical impacts while minimizing an institutional look. This helps preserve a sense of neighborhood scale utilizing existing topography where possible to lessen impacts to neighbors and wetlands. Splitting the project's components is not operationally viable as patient treatment is only effective under one roof, maximizing security and minimizing the risk of elopement. It is also not practical for other reasons described below.

3. The Applicant's proposal is contrary to Comprehensive Plan Design and Development Goals in their entirety, DD-1, DD-2, DD-3, DD-4, DD-8, DD-9 (particularly as it supports development patterns that result in compatible and graceful transitions between differing densities, intensities and activities), Urban Form Goals, UF-1 and UF-2. The Applicant's proposal, as well, conflicts with Comprehensive Plan policies contained within the Downtown Element as they relate to the protection of residential districts and transitional areas, and the Transportation Element as such policies relate to pedestrian safety.

Response:

Included in the Applicant's application was a detailed matrix explaining the justification for the R4L rezoning; identifying how the project meets specific goals and policies outlined as review criteria in TMC 13.06.650.B. The project is not inconsistent with any of the plan policies cited above. We do note, that the policies of the comprehensive plan are generalized and reflect sometimes conflicting city policies. It would be a rare project that would be consistent with every plan policy.

4. Because the property has been historically used for low-density residential use, proposed land use changes are not consistent with surrounding and adjacent neighborhoods and Project components fail to properly mitigate adverse impacts to nearby or adjacent properties. The existing provisions of the Tacoma Municipal Code do not properly mitigate the known adverse impacts associated with the proposal.

Response:

Any fair look at "history" would have to take into account the 2005 Madison Park approval for a larger three building medical office complex that even included some commercial uses. That proposal would have had more impacts in almost every respect than the current one, and was found to meet city policies and codes and to protect the neighborhood. The Applicant takes issue with the statement that project-generated adverse impacts have not been mitigated. Extensive, ongoing review of the project's design elements and environmental impacts have produced a final site plan which not only minimizes impacts on adjacent properties, but to the City's satisfaction, mitigates any environmental impacts associated with adjacent wetlands.

5. The Project's proposed height limits exceed the maximum height of 35', which is currently allowed under R4L zoning. The Applicant's desire for additional height of up to 40' for modulation and articulation requirements presents significant environmental impacts and serves to block views and causes significant adverse impacts to light, glare, and air for street exposures and from adjacent and surrounding properties.

Response:

Again, note that the prior project involved the building of comparable height and was found not to have the adverse effects described in this comment. The site's topography protects against significant adverse impacts involving light, glare or air. The project's site plan has been designed to minimize grading and site disturbance - allowing the land form to dictate development to the extent practicable. The slopes along the South 19th Street frontage will produce a parking field which is located below the line-of-sight for pedestrian traffic on South 19th Street, while perimeter landscaping will help prevent glare and spillover onto adjacent rights-of-way or properties. Please refer to the cross-section prepared by the design team for a better understanding of how the Applicant's proposal minimizes adverse impacts and relates to the site's topography.

The minimal increase in additional height is further mitigated by the Applicant's intent to soften the institutional look often associated with hospital facilities; using colors and materials that are complementary, and non-institutional neighborhood design. The building's location onsite – which sits below the adjacent streetscapes – helps to limit visual impacts on adjacent properties.

6. The application for locating onsite parking between the proposed building and South 19th Street results in adverse and significant impacts to ingress and egress, along with associated impacts to pedestrian and vehicular traffic. The site plan includes 193 parking stalls. Contrary to the narratives provided by the Applicant, allotment of 193 parking stalls neither renders quiet use of the parking area with traffic entering, parking, and leaving the parking area nor does the volume of parking stalls generate little traffic. Rather, 193 parking stalls generate a substantial amount of traffic not properly accounted for or mitigated by the Applicant. These impacts are intensified as the proposed use is a 24-hour facility. For the Applicant to suggest "the activity levels at any given time of the day would be comparable with levels typically associated with a residential use" is absurd based on the volume of parking stalls alone. (See CUP Narrative, page 5 provided by the Applicant in support of the CUP application).

Response:

The Applicant worked with Tacoma staff to adjust the building and parking locations to bring the project into substantial compliance with the City's development standards. Tacoma design standard prefers buildings located adjacent to street frontage, with parking in the rear. Strict compliance would have created significant grading issues, while negating the advantages of locating the building below the adjacent streetscape. The parking variance represents the best compromise between the design provisions and the practical realities of developing the site. Ingress and egress issues have been thoroughly evaluated by staff and their recommendations have been incorporated into the project's design. A single access driveway minimizes the number of curb cuts associated with institutional uses.

Parking stalls do not generate traffic; they provide a location for patients and staff to park vehicles while utilizing the services provided onsite. The Applicant fully expects a relatively steady flow of patients throughout the day, with increased trips during employees' shift changes; not terribly unlike a typical low-density multi-family residential use. Whether parking use is by patients or staff, locating the building between the main areas of parking stalls and adjacent residential properties on Durango will help buffer vehicle noise. The facility's 24/7/365 operation will neither create and/or intensify adverse negative impacts related to parking.

7. The application for a variance to the City's Parking Lot Development Standards does not meet the criteria contained in TMC 13.06.645.B.6.b and the Applicant's justifications for the variance to the requirement that onsite parking be to the rear of the parcel fail to meet threshold criteria for approval. Variance approvals are restrictive by nature and approvals should not be freely granted absent satisfaction of applicable decision criteria. The alternative provided by the Applicant does not satisfy TMC 13.06.645.B.6.b as the alternative poses significant safety concerns, impacts pedestrian circulation, increases traffic on residential streets, fails to direct traffic to designated arterials, includes aesthetic implications resulting in a sea of asphalt, and results in unmitigated impacts to abutting residential areas.

Response:

In response to staff review, the Applicant's proposal has since been revised to eliminate the access originally proposed for Durango Street; complying with the policy goal intended to discourage projects from directing commercial traffic onto residential streets. Pedestrian circulation on South 19th Street and Durango Street will not be adversely affected; onsite pedestrian pathways will direct pedestrians to the building's entry or to adjacent rights-of-way.

8. The Applicant's proposed site plan places the building along approximately 80% of Durango Street frontage and 0% on South 19th Street. The Applicant's justification for this placement is merely that access should be along the arterial of 19th Street and that site grading and power lines prohibit the placement of a single building along 19th Street. The Applicant's justification is flawed and requires scrutiny by the City. In contradiction to the justification as to where to place the building, the Applicant, for the parking and access deviation, uses the residential character of Durango Street as the reason no rear access should exist. It makes little sense that because the Applicant is not willing to have multiple buildings straddle the access at the South 19th Street/Proctor intersection,

they are forced to place a single building either to the east or west of the intersection. The Applicant proposes placement of the building on the eastern portion of the site, which will significantly impact existing residential homes as the eastern site is higher in topography. The Applicant's justification that overhead power lines bisecting the site preclude parking in the rear does not adequately justify approval of the variance.

Response:

The proposed site plan offers the best balance between the site's constraints, Tacoma's code requirements and the hospital's needs. In devising this site plan, the Applicant reviewed a previously approved project (Madison Park, 2005) with 3 buildings designed for medical and dental offices and some commercial uses. This project also provided for multiple stories – with parking located beneath offices. The volume of parking provided there (303 stalls) and the location of buildings onsite suggested to the Applicant a better design was needed to address Tacoma's code and respond to the site's topography and areas that are unbuildable due to immovable utility transition lines that cut through the property.

The current site plan addresses a type of facility which requires a single structure, rather than dispersing the use across multiple buildings and requires/provides far less parking (193 stalls) as a result. Any placement of a single building immediately adjacent to the South 19th Street frontage would have been impossible due to immovable utility lines and would have significantly increased grading and site disturbance. With more than 30' of elevation change along South 19th Street, there was no way to place the building in this orientation and to satisfy the code requirements along the entire frontage. Limiting the scale by placing the hospital in the proposed orientation, perpendicular to South 19th Street and the grade change, was a preferred option – by both the Applicant and Tacoma staff.

9. The site plan provided by the Applicant does not accurately represent the rezone proposal and is not consistent with existing local codes, policies, and standards.

Response:

This comment is general and conclusory and not subject to detailed response. The Applicant respectfully disagrees with this statement and feels the justification presented on behalf of the rezone adequately represents the purpose, intent, goals and objectives articulated in Tacoma plans, policies, codes and development standards.

10. To receive the building height exception, the Applicant emphasizes security as a basis for the request, while proposing placement of the building as close to an existing residential home on the east property line as possible. Placement of the building so close to existing residential homes creates significant safety concerns and negates the Applicant's basis for the building height exception.

Response:

The physical distance between the building and other uses in the vicinity has no bearing on safety. The Applicant has prepared a public safety response to this issue; identifying security concerns and related design elements, as well as operational protocols intended to address the public's concerns regarding this facility.

11. The site's topography shows the highest elevations on the north and east portions of the parcels, which is where the Applicant intends to place the building. Placement of the building in the proposed location will have significant impacts to adjacent residential properties to the east, which existing codes and standards cannot properly mitigate. Oddly, the Applicant justifies its request for a parking variance by proposing placement of the building on the lower portions of the site to minimize visual impacts. These justifications conflict and warrant scrutiny by City review staff.

Response:

Any consideration of impacts has to consider the topography not only of the site but of the surrounding areas as well. Both South 19th Street and the residences along Durango are higher in elevation than the subject property and moving the building to the north and east helps take advantage of those topographical differences to minimize impacts. This was the same approach taken in the approved design of the 2005 project.

The Applicant's stated intent to minimize grading and site disturbance, thus respecting the site's topography, is reflected in the building's location, the elimination of the Durango Street access and a redesign which protects environmental resources immediately adjacent to the site. Addressing any perceived conflicts with adjacent residential properties have been a primary goal throughout the ongoing review process; the degree to which the process has been successful is measured by the approvals granted and related conditions of approval imposed by the City of Tacoma.

12. The traffic associated with the Project will have a significant and adverse impact to the surrounding residential and transitional areas. These impacts and intensity of the proposed use are not properly addressed by the Applicant through the Traffic Impact Analysis or other Project elements. The Project presents significant unmitigated traffic impacts, including significant safety risks to proposed pedestrian access considering the site's topography.

Response:

A comparison of traffic, using levels of service at neighboring intersections, both with and without the project's development indicate generally acceptable levels of service with minimal delays. Tacoma traffic engineers have accepted the findings outlined in the traffic impact analysis and participated in the ongoing review process to minimize any traffic impacts – including pedestrian safety. The Applicant also notes that the prior project approved in 2005 had more parking and would have generated more traffic than the proposal.

13. Mitigation for the Type II wetland located southwest of the Project site does not include proper mitigation from cumulative development impacts.

Response:

Critical areas are a subject for experts and both the Applicant's experts and the City's experts have agreed that the proposal, with conditions, meets Tacoma's requirements. The Applicant respectfully disagrees with this comment and feels the extensive review process employed by Tacoma staff, along with the redesign of project elements – such as moving the building further north - has produced adequate mitigations from any adverse environmental impacts. Additionally, the project will

comply with the City's Wetlands Protection requirements and has demonstrated that the project is capable of meeting this requirement by the use of LID elements.

 Preliminary demolition and landscape plans do not include provisions for adequate revegetation of the site.

Response:

Changes in the preliminary plans are expected as a result of further staff review. The Applicant is committed to full compliance with Tacoma landscape plans.

15. The Critical Habitats Evaluation and Delineation Report does not include sufficient mitigation to identify habit and species from Project's impacts, including but not limited to, impacts to migratory routes for birds and waterfowl.

Response:

Again, this is the subject for experts and is heavily regulated by applicable codes that both the City and Applicant must follow. The Applicant respectfully disagrees with this generalized criticism and feels the extensive review process employed by Tacoma staff, along with the redesign of project elements has produced adequate mitigation from any known adverse environmental impacts; including mitigation needed to address impacts on migratory birds and waterfowl.

16. The Project does not include sufficient noise study to determine impacts from noise associated with construction and operational activities.

Response:

No factual information is provided to support this broad claim. There's no reason to expect the use will produce impacts that would exceed the city's applicable noise standards or otherwise adversely impact the area, particularly since the site is adjacent to a busy arterial, South 19th Street. We also note that the proposal will likely create fewer noise impacts than would the previously approved office complex. The Applicant will provide a noise assessment, if required by City staff, as part of the ongoing review process by Tacoma staff.

17. Soil types and suitability for proposed construction are not properly identified.

Response:

The Applicant will provide required geotechnical information as required by City staff and codes during the site development and building permit review processes.

18. Frontage improvements, including perimeter landscaping, do not properly mitigate character and aesthetic impacts to the surrounding built environment and are otherwise not sufficient to mitigate adverse impacts (not otherwise anticipated by applicable provisions of the Tacoma Municipal Code) - particularly with respect to the proposed alternative access and parking area. Contrary to the Applicant's contentions, its proposed location for parking functionally cannot be well-screened with vegetation or with natural surroundings.

Response:

The Applicant respectfully disagrees with this statement and feels the extensive review process employed by Tacoma staff, along with the redesign of project elements, will result in perimeter landscaping which meets or exceed requirements for screening of parking areas. The site's redesign submitted for permit review will include specific amounts of trees, bushes and groundcover, and a schedule of permitted/preferred plantings in compliance with Tacoma codes.

19. Civil and architectural plans associated with each entitlement application submitted concurrent with the SEPA Checklist do not include sufficient measures to ensure compatibility with existing local regulations and neighborhood character. In areas where the proposal complies with existing local regulations, existing regulations fail to properly mitigate adverse and significant environmental impacts associated with construction and operation of the proposed facility.

Response:

Again this is a highly generalized and broad allegation, unsupported by facts or any specific discussion. It also ignores the fact that the City must base the review on applicable codes; RCW 36.70B.030 and 040. The Applicant respectfully disagrees with this statement and feels the extensive review process employed by Tacoma staff has produced a project which addresses compliance with local regulations, supports and enhances the neighborhood's character and addresses environmental issues – all to the greatest extent possible; a conclusion reflected in the approvals recommended by staff.

Mark Steepy, KPFF ... dated May 31, 2019

1.1 Site Grading; the site is highest on the north and east. The building is placed along the eastern property boundary fronting Durango Street and this will have a visual impact to adjacent residential properties to the east. The parking variance request suggests the building has been placed in a low area and minimizes visual impacts. The variance request also suggests moving the building to the 19th Street frontage increases grading, therefore costs. The building being located along the eastern property line where grades are higher than other portions of the site do not minimize visual impacts. Furthermore, expenses associated with grading are not criteria for granting a variance.

Response:

The impacts associated with grading to place the building adjacent to the South 19th Street frontage are not limited to the cost considerations. As previously stated, using multiple buildings to construct this facility is not practical due to the requirements for patient safety and treatment. Placing a single structure along South 19th Street would dictate a taller building, with a negative impact in terms of scale. And, that would not have been possible with the power lines bisecting the property, and would have resulted in bigger impact to the wetlands. Visual impacts on Durango Street are lessened by respecting the topography and taking advantage of a flat depression perpendicular to the predominant crossslope. This location in turn, allows for better internal circulation and along with the elimination of a driveway onto Durango Street, promotes improved access and pedestrian safety.

1.2 The site plan includes 193 parking stalls. Contrary to the narratives, the need for 193 parking stalls is not quiet, nor does it generate little traffic. This is a significant impact on traffic with 2,344 added weekly trips, 220 daily AM peak trips, and 198 daily PM peak trips per the Traffic Impact Analysis (TIA).

Response:

Parking stalls do not generate traffic; they provide a location for patients and staff to park vehicles while accessing the uses onsite. The Applicant fully expects a relatively steady flow of patients throughout the day, with increased trips during employees' shift changes; not terribly unlike a typical low-density multi-family residential use or a retirement home, typically permitted within the R4L zone. Whether parking use is by patients or staff, locating the building between the main areas of parking stalls and adjacent residential properties on Durango will help buffer vehicle noise. The facility's 24/7/365 operation will neither create and/or intensify adverse negative impacts related to parking. The project projects a significantly smaller number of trips generated than for a project previously approved (2,606) on the same site. The prior use would also have required 303 parking spaces – fifty percent (50%) more than the Applicant's proposal.

1.3 The site plan places the building along approximately 80% of the frontage of Durango Street and 0% on 19th Street. The justification for this location instead of along 19th Street, as required by code, is that the primary access should be along the arterial of 19th Street and that site grading and power lines prohibit the placement of a single building along 19th and still provide the primary access. For the parking and access deviation, using the residential character of Durango Street as the reason to not have

rear access and need to place the building there is in conflict with placing a commercial structure entirely on a current Transition Zone property and placing parking on a current Commercial zone property. Additionally, the suggestion of placing the building in low lying areas to minimize visual impacts can be further supported if the building was south and west, bordering the wetland buffer as opposed to the existing residential neighborhoods, all while maintaining primary access from 19th Street.

Response:

Again, using existing zoning to define the hospital's location fails to take into account the nature of the use, as opposed to previously approved medical and dental office uses. Moving the building further south and west would impact existing wetlands – something the Applicant is trying to avoid. Respecting the site's topography and adjusting the building's location not only reinforces compliance with Tacoma's priorities, but also allows the Applicant to reduce the impacts of scale on adjacent residential properties. This further ignores the relationship to the adjacent topography east and north where the properties sit at a higher elevation. The previously approved project was located in the same general area and that was found to minimize impacts to homes on the eastside and South 19th Street to the north. Finally, we cannot move, nor build under the existing power lines, so this site is effectively already bifurcated by an unbuildable utility easement. The lower buildable portion of the site, west of the power lines does not contain enough land area to locate the building on. Only the portion of the site east of the power lines is large enough for this building.

- 1.4 The justification for a single building is primarily justified by maximizing security, yet the site plan places the building as close to the nearest existing residential structure as possible. Multiple buildings straddling the access at Proctor Street may impact site security, but that can be mitigated by the Applicant while maintaining the codes in place by the City, including:
 - Partial, if not all, building placement on the existing commercially zoned properties, as opposed to the existing Transitional zones and nearby residential properties;
 - Building location fronting the arterial street with parking in the rear;
 - Protection of wetland buffers.

Response:

Multiple buildings are not an option for this type of facility and the land available would likely result in a taller building in order to meet the projected capacity of the facility.

As stated previously, the dictates of the site, the operational needs of the Applicant and compliance with Tacoma codes have produced a site plan which provides a compromise; allowing for the development to proceed with the appropriate regulatory safeguards and a respect for the land form and the impacts on adjacent properties.

City of Tacoma Planning and Development Services (PDS), Site Development Group ... May 2, 2019

The Site Development Group has the following Conditions of Approval:

1. Storm and Sanitary Sewers

- a. The proposal shall comply with all applicable requirements contained in the City of Tacoma Stormwater Management Manual, Side Sewer and Sanitary Sewer Availability Manual, Tacoma Municipal Code 12.08, Tacoma Municipal Code 2.19, Tacoma Municipal Code 10.14, Tacoma Municipal Code 10.22 and the Right-of-Way Design Manual in effect at time of vesting land use actions, building or construction permitting.
- b. Any utility construction, relocation, or adjustment costs shall be at the Applicant's expense.
- c. The proposal is to discharge the site surface water to maintain wetland hydrology via dispersion trenches and vegetated flow paths. As proposed, the vegetated flow path required is partly on adjacent private property. Private stormwater easements shall be obtained for stormwater management BMPs located on private property under different ownership. The easement shall encompass the BMP, including any required downstream vegetated flow paths required to maintain the downstream discharge conditions. The easement shall permit access for maintenance or replacement in the case of failure. If an easement is unable to be obtained, the private BMP shall be relocated to be fully contained on the owner's private property, including any required downstream vegetated flow paths required to maintain the downstream discharge conditions.
- d. Per Volume 5, Section 1.1 of the SWMM, enhanced water quality treatment is required for all pollution generating surfaces discharging to the stream and the wetland.
- e. Per Volume 1, Section 3.4.7 of the SWMM, flow control is required for this project for the portion of the site discharging to the stream.
- f. Per Volume 1, Section 3.4.8 of the SWMM, wetlands protection is required for this project for the portions of the site discharging to the wetland, either directly or indirectly.
- g. Be advised, the hydrology report and associated plans are considered preliminary and intended to determine the feasibility of compliance with the SWMM. The drawings and associated reports are not approved for construction.

Response:

The Applicant's proposal will fully comply with all applicable requirements under Tacoma codes specified above. Enhanced water quality treatment will be provided as required by the SWMM; addressing runoff from pollution-generating surfaces. Flow control and wetlands protection will also be provided as required by the SWMM.

2. Streets, Driveways, and Sidewalks

South 19th and Madison Street intersection

a. Curb ramps at the intersection of S. 19th and Madison Streets shall be constructed meeting current Tacoma & ADA standards. Curb installation shall include the SW corner and the SE corner receiving ramps and shall be directional.

Response: Curb ramps will be installed in accordance with Tacoma requirements.

South 19th Street

- b. Remove and replace existing 5' sidewalk abutting the sites with a new 7' sidewalk meeting Public Right of Way Accessible Guidelines (PROWAG) and Americans with Disabilities Act (ADA) requirements, and be installed to the approval of the City Engineer.
- c. South 19th Street fronting the property shall be restored in accordance with the Right-of-Way Restoration Policy.
- d. Remove asphalt from planters and replace with grass.

Response: The sidewalk will be replaced in accordance with Tacoma requirements.

The South 19th Street frontage will be restored in accordance with the City's restoration policies. Asphalt will be removed from planters and replaced with grass.

South 19th and Proctor Streets Intersections

e. Curb ramps at the intersection of South 19th and Proctor Street shall be constructed meeting current Tacoma & ADA standards. Curb installation shall include the SW corner and the SE corner and shall be directional receiving ramps.

Response: Curb ramps will be installed in accordance with Tacoma requirements.

South 19th and Durango Streets Intersection

f. Curb ramps at the intersection of S. 19th and Durango Streets shall be constructed meeting current Tacoma & ADA standards. Curb installation shall include the SW corner and the NW corner receiving ramps.

Response: Curb ramps will be installed in accordance with Tacoma requirements.

Conditions of Approval Applicable to Building/Site Development permits associated with this proposal:

a. The Applicant shall review SWMM Minimum Requirements #1-10 and comply with all applicable requirements

Response: The Applicant will review SWMM requirements and comply as required.

b. A Covenant and Easement Agreement shall be required for all projects with private storm drainage systems.

Response: The Applicant will provide the City with a Covenant and Easement

Agreement in a format approved by staff, in accordance with Tacoma's

requirements.

c. This project is located within the South Tacoma Groundwater Protection District (STGPD). The City of Tacoma Environmental Services Department and Tacoma-Pierce County Health Department (TPCHD) developed a guidance document that provides the circumstances and requirements for approval of infiltration facilities for managing pollution-generating stormwater runoff in the STGPD. The policy is available at http://cms.cityoftacoma.org/enviro/SurfaceWater/signed%202017%20policy%20ESD17-1.pdf. Additional information on the STGPD is located on the TPCHD website at https://www.tpchd.org/healthy-places/waste-management/business-pollution-prevention/south-tacoma-groundwater-protection-district.

Response:

Comment acknowledged; the Applicant – working with Tacoma staff – will manage pollution-generating runoff in a manner which is in substantial compliance with established guidelines.

d. A site development (SDEV) permit is required.

Response: Comment acknowledged; a site development permit will be applied for later in the development process.

- e. It appears this project will disturb one or more acre of land or is part of a larger common plan of development or sale that has disturbed or ultimately will disturb one or more acres of land; and discharge stormwater from the site. Coverage under a Washington State Department of Ecology (Ecology) NPDES Stormwater Construction General Permit (CSWGP) may be required.
 - For assistance with the CSWGP contact the Ecology Southwest Region Pierce County Permit Administrator: (360) 407-7451.
 - For Information about the Construction Stormwater General Permit and requirements, visit Ecology's ISWGP webpage:
 - o https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit.
 - To submit a Notice of Intent (NOI) for coverage under the CSWGP apply online through Ecology's WQWebPortal: https://ecology.wa.gov/Regulations-permits/Guidance-technical-assistance/Water-quality-permits-quidance/WQWebPortal-quidance.

Response: The Applicant will apply for NPDES coverage in accordance with state and local requirements.

f. Peak daily sanitary flow calculations, prepared by a licensed engineer, shall be submitted to the Science & Engineering Division. Peak daily flows shall be calculated in accordance with the Washington State Department of Ecology Criteria for Sewage Works Design (Orange Book). Science & Engineering Division staff will then determine if the sewer system has enough capacity to accommodate the new peak flows in addition to upstream peak flows for fully developed conditions. If the public sewer system does not have enough capacity to accommodate the proposed development, the public sanitary sewer shall be upsized prior to sewer connection.

Response:

The Applicant will provide information on peak daily sanitary flow conditions, calculated in accordance with DOE criteria, to verify adequate capacity is available to meet the project's fully developed conditions.

Tacoma-Pierce County Health Department (TPCHD) ... January 19, 2019

1. This property ties within the South Tacoma Groundwater Protection District (STGPD). The area has been identified as an environmentally sensitive due to the relatively shallow, high yield aquifer system that provides up to 41 percent of the City of Tacoma's water supply. The STGPD is a local ground water protection program that regulates businesses handling and using hazardous materials, and generating hazardous wastes. A focus of the program is to ensure proper handling and disposal of hazardous materials, and to ensure the integrity of aboveground and underground storage tanks to prevent further contamination of this sensitive aquifer area. A permit for the handling, use, storage or disposal of hazardous materials or hazardous wastes is required. Please contact Keith Johnston at (253) 798 -6561 for further information.

Response: The Applicant will obtain any necessary permits from the TPCHD during the site development and building permit review processes.

2. This area may have been contaminated with heavy metals due to the air emissions originating from the old Asarco Smelter in North Tacoma. Ecology recommends that the soils be sampled and analyzed for lead and arsenic. If these contaminants and/or others are found at concentrations above the Model Toxics Control Act (MTC) cleanup levels, Ecology recommends that owners, potential buyers, construction workers, and others be notified of their occurrence and that you contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. If soils are found to be contaminated, extra precautions should be taken to avoid fugitive dust and soil erosion during grading and site construction. Site design should include protective measures to isolate or remove contaminated soils from yard areas and children's play areas. Contaminated soils generated during site construction should be managed or disposed of in accordance with state and local regulations, including the Minimum Functional Standards for Solid Waste Handling, Chapter 173 -350 WAC. For assistance and information about soils contamination and to identify the type of testing needed, contact the Toxics Cleanup Program, Southwest Regional office at (360) 407-6300. Please contact Glenn Rollins at (253)798-3503 for further information.

Response:

The Applicant will arrange for any necessary studies required to demonstrate compliance during the site development and building permit review processes.

Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) ... January 8, 2019

1. As a result of our review, our professional opinion is that the project area has the potential to contain archaeological resources. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

Response:

The Applicant will arrange for any necessary cultural resource studies required to identify potential archaeological resources prior to the site development and building permit review processes; including coordination with Native American tribes.

 If any federal funds or permits are associated with this proposal, Section 106 of the National Historic Preservation Act, as amended, and its implementing regulations, 36 CFR 800, must be followed. This is a separate process from both the NEPA and SEPA environmental review processes and requires formal government-to-government consultation with the affected Tribes and the SHPO.

Response: No Federal funds or permits are associated with this proposal.

E-Mail Comments

Jessica Malaier ... May 30, 2019

I write to oppose the proposed mental health hospital at South 19th and Proctor, as it poses a risk to the health and safety of the surrounding community. I am the parent of a Freshman at Bellarmine Preparatory School, and believe this gives me standing to oppose the proposed use for the parcel.

I understand there is already a mental health facility essentially across the street Allenmore Hospital, however, doubling a risk is worse than maintaining an already improvident status quo.

The proposed new facility is backed by a wooded area leading to a summer camp and a high school. The proposed hospital borders single-family residences and is within 1000 feet of Bellarmine High School, Foss High School, a Veteran's Home, and a retirement home. Additionally, this parcel is across the street from a nursing home and less than 300 feet from the Snake Lake Nature Center where, in addition to children visiting daily, Metro Parks runs summer camps for young children. That said, several surrounding parcels hold in common one thing: vulnerable people; children, senior citizens, veterans, and physically incapacitated individuals. Placing mentally ill people in such close proximity to a high concentration of vulnerable people is not only unsafe, but irresponsible.

To be clear, I do believe there is currently a mental health crisis and action needs to be taken to support those suffering from mental illnesses. However, the location proposed for this hospital is inappropriate and jeopardizes the health and

safety of its surrounding community. Please consider this my strong opposition to the proposal to construct the proposed mental health facility at South 19th & Proctor, as it is a blatant safety risk to the neighboring community.

Response:

The Applicant has prepared a public safety response to this issue; identifying security concerns and related design elements, as well as operational protocols intended to address the public's concerns regarding this facility.

Dana Miller ... May 28, 2019

I'm interested in learning more about the 105 bed psychiatric hospital proposed for S. 19th St. and Proctor that The News Tribune posted on its on-line updates. My main concern is learning if this facility is for the support of mentally ill Tacoma/Pierce Co. residents, or if this will be a facility for the entire Puget Sound/Western Washington region.

We are all aware of the desperate need for more mental health services and it is something we need to provide our citizens as other communities need to provide for their citizens. But my concern is that other Cities and Counties will use this proposed facility to "dump" their problems off onto the citizens of Tacoma, much as the State has done to Pierce County with the release of sexual offenders from the McNeil Island Special Commitment Center.

I would appreciate if you could look into this issue, and if it's a regional facility, do what you can to prevent its construction. Gov. Inslee has spoken of how we need to get away from the large regional hospitals; let's make sure that this facility is not an attempt to continue the current system, only in a new building/buildings.

Response:

The Applicant's proposal is intended to address behavioral needs of the Tacoma area, but the nature of services provided cannot be limited geographically.

Stephanie Frieze ... May 16, 2019

As the home owner of 3815 S. 19th Street, I was dismayed to discover that the development of the wilderness at S. 19th Street and Prospect is to be a 105 bed mental hospital! Did I miss input by the neighborhood? I am concerned about having this facility one block from the stairs that access our property which is a duplex. I am concerned with the safety of my family and tenants as well as the value of my property and whether or not I can keep the rental rented. Please send me information about how to object to this project going forward and any public meetings planned

Response:

The Applicant has prepared a public safety response to this issue; identifying security concerns and related design elements, as well as operational protocols intended to address the public's concerns regarding this facility.

July, 2019 File No. LU18-0301

Jerry Kunz & Maureen Howard, 3320 South 8th Street, Tacoma WA 98405 ... May 16, 2019

I suggest that, before approving this plan, you and others examine a recent set of Signature Healthcare workers' evaluations of working for this corporation. The organization sounds poorly run and potentially dangerous to both its workers and those in their care.

Working at Signature HealthCARE LLC: 987 Reviews | Indeed.com

Response: The Applicant respectfully suggests this reference is incorrect in linking

these reviews to this project's ownership.

EXHIBIT A-3



July 18, 2019

Re: Tacoma, WA Public Safety and Operational Concerns Response

Signature Healthcare Services, LLC ("Signature") is the parent company to sixteen acute psychiatric hospitals across six states that provide psychiatric and substance abuse services on an inpatient and outpatient basis to patients of all ages with specialized programs for military, LGBTQ+, students, adolescents, geriatric, dual diagnosis, developmentally disabled, and special needs. In preparation for the upcoming hearing on conditional use and discrete re-zoning, it has come to Signature's attention that the community has voiced concerns over our intended use as a psychiatric facility. The concerns were related to safety, but without much specificity. We await the public comment polition of the hearing to adequately address the scope of each person's concerns. However, historically, the public concerns are usually relating to three categories: security of the building, discharge procedures, and the types of patients treated. Signature recognizes that as a provider of psychiatric and substance abuse services, the perception/stigma associated with the need for these services leaves some communities preliminarily uncomfortable. However, that is typically due to lack of exposure and we hope to assuage any doubts or concerns with a description of our services, the value we add to each community, and why there is a desperate need.

First and foremost, Signature wishes to address that the Celtificate of Need process has already evaluated the need in *Pierce County* and supports our 105-bed proposed hospital. Any concern over patients being transported from other counties into Pierce County is misplaced. In fact, that concern overlooks the very purpose for a Celtificate of Need process in the first place - to ensure there is a need for each hospital in each local community. People who are in desperate need of substance use and behavioral health services are already in this Pierce County community. Adequately treating them makes the community safer. They are neighbors and teenagers who have been battling addictions. They are the veterans struggling with post-traumatic stress disorder and suicidal thoughts. They are community members and friends dealing with mood disorders and other treatable conditions. Providing a peaceful resource for help is paramount to addressing the epidemics that have been plaguing many states; especially Washington. Health care is addressed at the local level. To expect patients to travel to special regions of the state or even out of county to receive psychiatric or substance abuse care limits its impact.

Second, as it relates to safety, patient safety is our top priority at all times. The proposed Tacoma hospital will be a locked facility. That means that each unit where patients are admitted will require employee supervision and escort to any public parts of the hospital, and by extension, the neighboring community. Access requires a badge and a pin. The front door is locked and monitored by the front desk. Guests coming in must be buzzed in and no patient is able to leave the building without authorization. The proposed hospital will include a twelve-foot enclosure around it to ensure patients who are on secure patios cannot just break away and leave the

2065 Compton Avenue • Corona, CA 92881• Phone 951.549.8032 • Fax 951.549.8033 1450 W. Long Lake Road, Suite 340 • Troy, MI 48098 • Phone 248.905.5091 • Fax 248.905.5096



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hospital. All patients who are outside on secure patios are constantly monitored as well. With adequate enclosure, as planned in our Tacoma project, elopement is not feasible. More importantly, the underlying thread to public safety concerns is usually a pre-conceived notion that patients of psychiatric facilities are criminals. That is not the case. Signature does not provide forensic psychiatry or contract with the state to provide services to inmates in prisons or jails. Rather, our mission is twofold – (1) to provide adequate access to people struggling with a condition or addiction that prevents them from participating in an active life with family, friends, work, and community, and (2) to reduce the societal stigma associated with needing behavioral health or substance abuse services. Every day, millions of people in the U.S. have treatable mental health disorders that need to be addressed just as much as diabetes or hypertension.

There was some concern expressed regarding involuntary patients. Patients admitted under involuntary commitment are not in the criminal justice system. The impairment of their ability to consent voluntarily means they are in need of stabilization or intervention. The ITA allows for providers like Signature to treat those patients in an effort to **improve community safety**.

Third, as it relates to discharge procedures, Signature's clinical programming is centered on a generous length of stay that provides the time needed for adequate and long-term discharge planning. At an average length of stay between seven and fourteen days, Signature is able to stabilize the patient, provide de-escalation and trigger identification techniques, begin individual and group therapy regimens, and establish a robust discharge plan to account for gradual phases after discharge and collaborate with other community providers. Signature will not discharge a patient to outside our grounds with no plan or ability to integrate back into that patient's community. If the patient's stay allowed for the least restrictive discharge (meaning no other level of care was needed), our patients are discharged home or to family with transportation. If a patient requires long-term care, we find placement for the patient and arrange transportation. Additionally, all Signature hospitals are heavily regulated by federal, state, and local agencies on discharge protocols.

Right now, the patients that are in need of these specialized services are being inadequately treated in emergency rooms and jails. It leads to a revolving door of those patients never getting better and constantly being discharged or released back into the community only to have to go back to the ER or for police to get another callout. By providing stabilization and adequate discharge planning, Signature hospitals are able to reduce readmissions long-term and provide a part of the mental health continuum that sets patients on the right path to re-integration within their families, work, and communities. When people are taken to jail for small infractions without addressing the underlying psychiatric condition, a vicious cycle will continue and those patients will progressively decline. Communities across the U.S. have developed jail diversion programs to help address these issues and they work successfully. Police remain with the patient until that patient is assessed and level of care is determined. Currently, because of a lack of access, it can take police hours to drop a patient off at a hospital for treatment. Our program allows for improved workflow for police while maintaining patient safety by reducing wait times and stabilizing the patient for admission or transfer. Once a patient arrives at our facility, it is our responsibility to admit and treat or arrange transfer with another facility, if we do not have the adequate capacity or capability.



Finally, public perception of a psychiatric facility often paints a picture of asylums or patients in straight jackets in institutions of the 70s and 80s. That sort of perception is a far cry from the care Signature provides and that stigma is one we are working hard to eradicate. Below are facts from the National Alliance on Mental Illness ("NAMI"), which are further cited on the NAMI website (https://www.nami.org/Learn-More/Mental-Health-By-the-Numbers):

- Approximately 1 in 5 adults in the U.S. (46.6 million) experiences mental illness in a given year.
- Approximately 1 in 25 adults in the U.S. (11.2 million) experiences a serious mental illness in a given year that substantially interferes with or limits one or more major life activities.
- Approximately 1 in 5 youth aged 13–18 (21.4%) experiences a severe mental disorder at some point during their life. For children aged 8–15, the estimate is 13%.
- 6.9% of adults in the U.S.—16 million—had at least one major depressive episode in the past year.
- 18.1% of adults in the U.S. experienced an anxiety disorder such as posttraumatic stress disorder, obsessive-compulsive disorder and specific phobias.
- Among the 20.2 million adults in the U.S. who experienced a substance use disorder, 50.5%—10.2 million adults—had a co-occurring mental illness.
- Only 41% of adults in the U.S. with a mental health condition received mental health services in the past year. Among adults with a serious mental illness, 62.9% received mental health services in the past year.
- Just over half (50.6%) of children with a mental health condition aged 8-15 received mental health services in the previous year.
- Half of all chronic mental illness begins by age 14; three-quarters by age 24. Despite effective treatment, there are long delays—sometimes decades—between the first appearance of symptoms and when people get help.
- Serious mental illness costs America \$193.2 billion in lost earnings per year.
- Mood disorders, including major depression, dysthymic disorder and bipolar disorder, are the third most common cause of hospitalization in the U.S. for both youth and adults aged 18–44.
- Individuals living with serious mental illness face an increased risk of having chronic medical conditions. Adults in the U.S. living with serious mental illness die on average 25 years earlier than others, largely due to treatable medical conditions.
- Over one-third (37%) of students with a mental health condition age 14–21 and older who are served by special education drop out—the highest dropout rate of any disability group.
- Suicide is the 10th leading cause of death in the U.S., and the 2nd leading cause of death for people aged 10–34.
- More than 90% of people who die by suicide show symptoms of a mental health condition.
- Each day an estimated 18-22 veterans die by suicide.

Exhibit A-4: Applicant Response to City's Exhibit C-19

Public Safety questions: (Applicant's response is included in blue italics within the body of the document contained in City's Exhibit C-19).

- Which residents will you serve?
 - o Tacoma, Pierce County, anyone?
 - Primarily Tacoma and Pierce County, but we do not refuse to assess and determine level of care required for any patient that arrives on-site, regardless of where that patient originates. Please keep in mind our Certificate of Need approval was predicated on the bed need analysis in Pierce County specifically. Other counties are served by hospitals in those jurisdictions.
 - o Can police officers drop off patients we come in contact with who are in a current mental crisis and are not going to be booked into jail?
 - Yes, and Tacoma Behavioral Healthcare Hospital ("TBHH") will do its best to expedite the workflow process for police to complete a drop off after assessment and order by the physician.
 - Will there be any situation a patient will be refused?
 - Only if TBHH is on divert status due to lack of capacity or capability.
 - o Can DCRs (Designated Crisis Responders) commit patients for further treatment?
 - While TBHH will not be an emergency room, it will take patients who are experiencing a psychiatric crisis from DCRs via non-emergency transport.
 - o So you serve youth?
 - We are limited by the Certificate of Need process, which allocated 105 beds (90 adult and 15 child beds) to TBHH.
 - o Do you provide detox care along with mental health?
 - TBHH will provide services to patients with co-occurring conditions, where there is a psychiatric condition underlying a substance use disorder. As an inpatient psychiatric facility in Washington, substance use services are secondary to primary psychiatric conditions.
- Will you have security officers 24/7/365?
 - Signature has some hospitals with 24/7/365 security officers and some without security officers. Each hospital is decided on a case-by-case basis during the startup process. Signature is not opposed to security officers around the clock.
 - Will staffing levels be at a fixed number or based on a number of patients?
 - Staffing will be based on census (i.e. number of patients), but also on acuity. Therefore, if a physician order increased observations or precautions, TBHH would staff additional personnel accordingly.
 - O What weapons / tools will they have on them / available to them?
 - The employees? No weapons will be on or available to them. Signature strives for mechanical restraint free hospitals and devotes considerable time and training for staff to learn techniques from the Crisis Prevention Institute ("CPI"). CPI training is non-violent and intended to de-escalate.

Staff will become CPI certified and learn other de-escalation techniques. If de-escalation was unsuccessful, TBHH employees would utilize a therapeutic hold, whereby several employees would secure the patient. Training for therapeutic holds will also be done by TBHH and refreshed frequently. If all else fails, the physician may order medication intervention to ensure patients and employees remain safe.

- o Can they go "hands-on" physical use-of-force?
 - Yes, but in a therapeutic manner. Please see above.
- What level of training will they have? Receive periodic refresher training?
 - There is an extensive orientation followed by periodic re-trainings. Trainings also occur as part of the risk management/quality improvement process to ensure all employees are aware of TBHH's policies and procedures.
- o Which agency conducts their background check?
 - TBHH would contract with a third-party vendor to provide the background check.
- o To what level background check is done on them?
 - There are multiple layers of backgrounds, including criminal, OIG, and other state and federal req
- Will law enforcement officials be able to remain armed both on the grounds and inside the building?
 - O Largely, yes. However, no weapons are allowed on the units where patients are located. This is for safety reasons, but also because many of our patients may have had traumatic events in their lives and firearms may be a trigger. It is Signature's policy to avoid those situations by ensuring the units remain weaponfree at all times.
 - o If not, where will they be asked to lock up their firearm?
 - There will be a lockbox available to any officers and the officers will maintain possession of the key.
 - o Emergency situation involving a SWAT / active shooter situation
 - Officers remain armed
 - In this kind of event, TBHH would be working with officers to help secure patients safely. We understand officers would remain armed in this kind of situation. We also conduct training for emergency preparedness, which is required at both the state and federal level.
 - O How are officers to respond to complaints of a crime committed to a patient within the hospital?
 - Patients will have access to phones on the unit and TBHH would provide a private space for patients to make a call to police, if they felt it was needed. In the event a call is made and officers respond, subject to the clinical team's recommendation and patient consent, TBHH would provide a private space off-unit for the patient and police to have a conversation.
 - Officers respond armed to location of victim and suspect to interview and if necessary, arrest

- Again, each circumstance is handled on a case-by-case basis. If the situation warrants a private meeting off-unit, TBHH will accommodate. All of TBHH's actions must be in keeping with the clinical team's decisions, which will be evaluated individually.
- What existing alternatives will your hospital employ prior to calling 911?
 - o De-escalation, therapeutic holds, medication intervention (as necessary).
 - o Escape
 - Will you immediately begin a search or immediately call 911?
 - Depending on each circumstance, typically police are called concurrent with a hospital-wide lockdown and search. If the patient was voluntary and wished to leave, TBHH would handle that differently. If the clinical team had any concern about the patient, then that would also inform the protocol by TBHH administration. Safety is our top priority.
 - o Fight
 - Security staff handle or immediately call 911?
 - It is rare that a Signature hospital has to resort to calling police for a patient altercation. Again, de-escalation, therapeutic holds, and medication intervention would occur first. Police would be called if TBHH felt circumstances were beyond its control and it was trying to ensure safety all around.
- Will you be treating sexual offenders currently participating in the Sex Offender Treatment Program?
 - o TBHH will not contract or agree with any federal, state, or local agency to provide a treatment program for sexual offenders.
 - o Any special security measures for these patients?
 - Increased security staffing?
 - Limit access to youth, vulnerable patients?
 - N/A
- Will you be treating patients that are in-custody from *any* law enforcement agency (Local, State, Federal)?
 - No patients who have been processed (booked) by any law enforcement agency will be treated at TBHH. TBHH will not contract with any penitentiary or other inmate program or system to provide psychiatric services. If police have a hold on a person and choose not to process that person, but wish to divert such person from going to jail because of a suspected psychiatric condition, then TBHH would accept the patient and assess.
 - o If so, what is your security plan?
 - N/A
- What will be your patient discharge procedures?
 - O Discharge procedures are heavily regulated (please see the CMS Interpretive Guidance provided to the record, along with the statement provided in Exhibit A-3).
 - o Patients must be picked up by someone (family, friend, etc.)

- Will staff ensure a positive pick-up connection by waiting with the patient?
 - Yes, once a pick-up is arranged, staff would safely see the patient to the patient's support team.
- o What about those who have no one to pick them up &/or have no fixed address?
 - Will you provide transport out-of-the-area?
 - Yes, after conversation with the patient. Signature attempts to discharge all patients to a support system in an effort to increase positive outcomes. If someone is available out of area, TBHH will arrange transportation in a secure manner. If there is nowhere for the patient to go, TBHH would attempt to place the patient with a shelter or other program.
 - How far?
 - There is no set limit each patient is evaluated on a caseby-case basis.
 - Bus, Uber, Lyft, Cab?
 - Will staff stay with them as they board their transportation and leave the area? (i.e. bus)
 - o Uber Health and other third-party companies provide secure transportation that will allow TBHH to track a patient to their destination. No stops are allowed and TBHH receives a notification once the patient has reached his/her destination. There may be circumstances where the clinical team recommends a TBHH employee accompany a patient to their destination, but, again, that is determined on a case-by-case basis.
- o As a 24-hour facility in a zoned residential area, will you discharge patients at all hours?
 - City quiet hours are the hours after 10:00 p.m. and before 7:00 a.m. every day of the week.
 - Traditionally, discharges will be conducted during the day. There may be circumstances where family is only available at night or otherwise an exception has to be made. Again, each will be evaluated on a case-by-case basis under the direction of the patient's clinical team.
- Will your entire property be fenced (chain link, etc.)?
 - No, only the areas where there is access to a patient unit or where patients may be located for therapeutic treatment. In those outdoor areas, there will be at least a 12-foot enclosure with wire mesh extending beyond that.
 - o If a secure gate is in place requiring a key pad or RFID card to open, how loud will the mechanism and gate be?
 - There is no gate in the front of the building. All access is secured through the building. The front door will appear like many hospitals, with the exception that all guests/visitors must be allowed in one-by-one (i.e the

front door is monitored by reception – no patient can leave without appropriate discharge or other authorization and all visitors must ring an internal intercom for access). The intercom is not loud and could not be heard off the premises.

- Will it be heard at all hours of day and night by neighbors?
 - N/A
- Will you work with Police during the design and build phase in the area of CPTED (Crime Prevention Through Environmental Design)?
 - Absolutely. TBHH will be a community partner, and as such, wishes to be as collaborative as possible.
- Will a designated employee be working with Tacoma Police well before the official opening to walk officers through the facility and be ready to discuss protocols?
 - There are community liaisons that may be designated to the police department. However, local police relationships are largely maintained by the Chief Executive Officer. The CEO will definitely walk Tacoma Police through the facility before opening to discuss protocols and give a tour.
- Homeless
 - o How will you handle the homeless that may:
 - congregate in and around the property?
 - set up tents / shopping carts / etc.?
 - Just like any other property owner, TBHH will conduct routine property inspections by administration and the Director of Plant Operations. No services will be provided outside of the inpatient or outpatient process. Therefore, anyone on the premises that is congregating or loitering will be asked to leave or removed.
- Neighbors
 - o Schools
 - 0.2 miles from Bellarmine Preparatory School (9th 12th Grade)
 - 0.3 miles from Life Christian Academy (Pre-School 12th Grade)
 - 0.5 miles Tacoma Nature Center Pre School / 1919 S. Tyler St. / Snake Lake (3 - 6-year-old children)
 - 0.6 miles from Foss High School (9th 12th Grade)
 - Senior Recovery Center (Park Rose) 3919 S. 19th Street (Directly across S. 19th Street)
 - Long-term and short-term respite care for seniors
 - Signature can certainly understand the concern on proximity to the hospital. However, we hope the security plans and protocols have alleviated that concern. TBHH's top priority will be safety of our patients, our staff, and the community. Concerns about escape or danger to the community are reasonable, but those situations are very unlikely to occur. Please keep in mind that our patients are already in this community. The needs analysis conducted through the Certificate of Need process demonstrated a bed need exceeding the TBHH and other nearby

psychiatric facility. Right now, people within the Tacoma and Pierce County communities are not receiving adequate access to care. By providing TBHH as a resource, the Tacoma community will be safer for it.

ADDITIONAL/CORRECTIVE INFORMATION FOR THE RECORD

- 1. After hearing comments from the public relating to the dense woods beyond a portion of the site, Signature is more than willing to extend the height of the wall to help assuage any concerns. Again, TBHH will be more than equipped to ensure patient, staff, and community safety at all times.
- 2. There is one area of correction that the Applicant would like to provide, if the Hearing Examiner will accept it:
 - a. During Applicant's testimony relating to the Certificate of Need process, testimony was provided that Applicant has until May 7, 2020 to begin construction. It was incorrectly stated that construction would need to commence by May 7, 2020. That is not the case.

CITY EXHIBIT LIST

HEARING DATE: Thursday, July 18, 2019, at 9:00 am. **FILE NUMBER:** HEX2019-011 (PDS File No.: LU18-0301)

FILE NAME: Tacoma Life Properties, LLC (PDS File Name: Tacoma Behavioral Hospital) PDS Applicant Name: Bob McNeill, Barghausen Consulting Engineers, Inc.

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	w	COMMENT
EX. C-1	Preliminary Staff Report	City of Tacoma Planning & Development Services (PDS)	X			Updated Ex. C-1 filed on 07/15/2019.
EX. C-2	Property Owner Authorization & Notice of Appearance	PDS	X			Per PDS: revised Free Consent Form may be submitted at the Public Hearing.
EX. C-3	Project Plans	PDS	X			
EX. C-4	2006 Land Use Permit Documents	PDS	X			
EX. C-5	SEPA MDNS Documents	PDS	X			
EX. C-6	Written Public Comments	PDS	X			
EX. C-7	Staff Technical Memo for Critical Areas Verification Permit, JARPA, and Critical Areas and Hydrology Reports	PDS	X			
EX. C-8	Traffic Engineering Response and Traffic Impact Analysis (TIA)	PDS	X			
EX. C-9	Applicant Narrative/Justification for Site Rezone	PDS	X			
EX. C-10	Applicant Narrative/Justification for CUP	PDS	X			
EX. C-11	Applicant Narrative/Justification for Parking Lot Development Standards Variance	PDS	X			
EX. C-12	Public Radio Story About Psychiatric Care Facilities in Washington	PDS	X			
EX. C-13	Intent to Issue Certificate of Need Letter – Washington Department of Health	PDS	X			
EX. C-14	Comprehensive Plan – Applicable Goals & Policies	PDS	X			

KEY

A = Admitted

E = Excluded

W = Withdrawn

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EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	w	COMMENT
NONIBER	Exhibit beschi itor		1		**	COMMENT
EX. C-15	City Staff and Outside Agencies Recommended Conditions of Approval and/or Advisory Comments	PDS	X			
EX. C-16	Easements and Other Recorded Documents	PDS	X			
EX. C-17	Preliminary Stormwater Site Plan	PDS	X			
EX. C-18	Staff Power Point Presentation	PDS	X			Exhibit C-18 filed on 07/15/2019.
EX. C-19	Public Safety (TPD) Questions	PDS	X			Offered at hearing on 07/18/2019.
EX. C-20		PDS				
EX. C-21		PDS				
EX. C-22		PDS				
EX. C-23		PDS				
EX. C-24		PDS				
EX. C-25		PDS				_
EX. C-26		PDS				

KEY

A = Admitted

E = Excluded

W = Withdrawn



File Number: LU18-0301 Tacoma Behavioral Hospital

Exhibit 1 – Preliminary Staff Report

CITY OF TACOMA PLANNING AND DEVELOPMENT SERVICES PRELIMINARY REPORT





"Tacoma Behavioral Hospital" Site Rezone/Conditional Use Permit/Parking Lot Development Standards Variance/Critical Areas Verification Permit

File No. LU19-0301

A. SUMMARY OF REQUEST:

The applicant proposes to develop the Tacoma Behavioral Hospital, an in- and out-patient psychiatric hospital on approximately 5.5 acres of land. The required land use applications for this request are:

- A Site Rezone to change the existing C-1 General Neighborhood Commercial District and T
 Transitional District zoning designations to R-4-L Low-Density Multiple-Family Dwelling District.
 The site is also located within the South Tacoma Groundwater Protection Overlay District, which will not change under this application.
- Conditional Use Permit (CUP) to allow the hospital in the R-4-L District;
- Parking Lot Development Standards Variance to allow a portion of the parking lot in front the building, facing South 19th Street; and
- A Critical Areas Verification Permit to verify the presence of critical areas, on- or within 300 feet of
 the site, and to demonstrate that the proposal will avoid possible impacts to the critical areas and
 meet the standards under Tacoma Municipal Code (TMC) Chapter 13.11, the City's Critical Areas
 Preservation Ordinance (CAPO).

In addition, the required State Environmental Policy Act (SEPA) Determination was issued by the Planning and Development Services (PDS) Director on June 13, 2019. The Mitigated Determination of Non-Significance (MDNS) was not appealed and its required mitigations are incorporated into the recommended conditions under Section J. of this staff report.

B. GENERAL INFORMATION:

1. Applicant:

Bob McNeill, Barghausen Consulting Engineers, Inc.

18215 72nd Avenue South

Kent, WA 98032

2. Property Owner:

Tacoma Life Properties, LLC

1450 West Long Lake Road, Suite 340

Troy, MI 48098

3. Location:

The site is located in Central Tacoma and the primary address for this application is 1915 South Proctor Street. The site contains (6) parcels: 0220121038, 0220121017, 0220121026, 0220121040, 0220121058, and 0220121160 and is located within Section 12, Township 20, Range 02,

Quarter 11, Tacoma, Washington.

Planning and Development Services Preliminary Report

File No. LU 18-0301

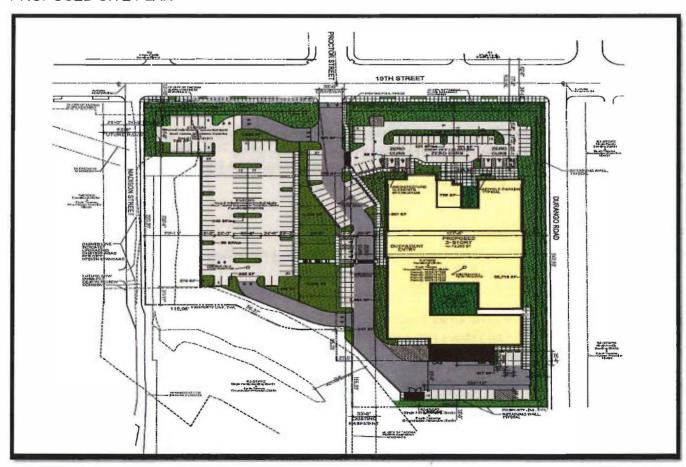
Page 1

C. PROJECT DESCRIPTION:

The proposal is for a 105-bed in- and out-patient psychiatric hospital. The building will be 2-stories and approximately 83,000 sq ft in-size. The height of the 2 floors will be about 30 feet with about 5-10 more feet for the parapet to screen the rooftop mechanical equipment. The entrance for the in-patient customers will be at the north front of the building while the out-patient entry will be on the west side of the building. The site development for the hospital and its 184-space surface parking lot will require about 36,000 cubic yards of grading activity and 10- to 16.5-foot retaining walls around the property. The hospital is proposed to be located within the easterly half of the site, with surface parking lots to the west side, south rear and north front of the building. Access is proposed to remain from South 19th Street at the South Proctor Street intersection. No vehicular or pedestrian access is proposed from South Madison or South Durango Streets. If this application is approved, a future right-of-way dedication of about 20 feet for South Durango Street is shown on the Site Plan documents.

A Category III wetland is located south of the project site and its 75-foot buffer extends onto the south westerly portion of the site. The wetland drains to the north along the western edge of the site where it then enters the City's stormwater system near the northern property boundary and ultimately discharges to Snake Lake, located west of the subject property. Snake Lake is a wetland of local significance. The linear drainage is regulated as a Type Ns2 stream. Ns2 streams are seasonal non-fish streams and have a 25-foot buffer. See Exhibit 3 for the Project Plans and Exhibit 7 for the Critical Areas Report.

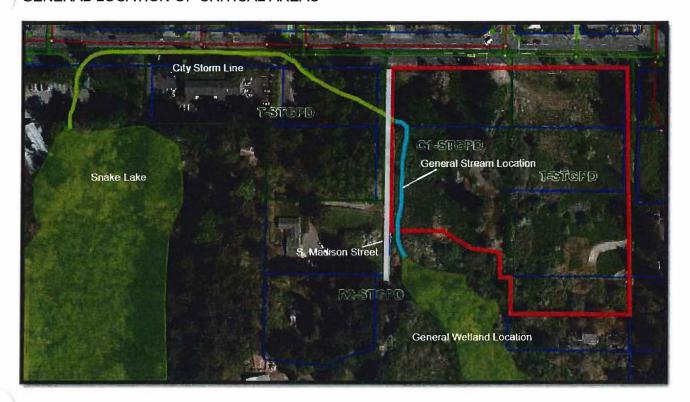
PROPOSED SITE PLAN



Planning and Development Services Preliminary Report

File No. LU 18-0301

GENERAL LOCATION OF CRITICAL AREAS



D. ADDITIONAL INFORMATION:

1. Existing Site Conditions

The site is located on a small plateau, in a valley like depression, below South 19th Street which abuts the site to the north. Most, if not all, of the residential structures have been removed from the site, leaving moderate to heavy vegetation of trees, shrubs and grasses. The existing drop off from the South 19th Street sidewalk to the main portion of the site is about 20 feet, requiring terracing, an 11-foot+/- retaining and a 10-foot slope easement for the City for the stability of South 19th Street. In addition, the topography generally slopes down from northeast to southwest with about a 34-foot grade change from South Durango Street to South Madison Street.

The site contains (6) parcels with the lower southwest parcel's irregular shape created by a 2007 boundary line adjustment (see File No. MPD2007-40000095202). Under this BLA, the lower wetland and its buffers (as delineated at the time) were transferred to MetroParks Tacoma.

2. Surrounding Conditions

The site is bounded by South 19th and South Proctor Streets to the north, South Madison Street to the west, and South Durango Street to the east. South 19th Street is about 80 feet in width and a multi-lane principal arterial road. South 19th Street is also designated as a pedestrian street by the City's Comprehensive Plan and the Land Use Code. See Page 2-48 and Figure 7 of the Urban Form Element and TMC 13.06.100.C.2.

South Madison and South Durango Streets are both dead-end residential streets, about 30 feet and 35 feet in-width, respectively. The most southern portion of South Durango Street narrows down to

about 15 feet. This application anticipates future a 20-foot right-of-way dedication for South Durango Street to provide the required ½ street for a future street alignment. Staff has received inquiries for development on the east of side South Durango Street, at which time a street dedication would likely be required to complete the street alignment.

Pierce Transit bus stops are located on South 19th Street in front of the site and just west of South Proctor on the north side of South 19th Street. In addition, South 19th Street is fully developed with curb, gutter, sidewalks and street trees. The neighborhood streets north of South 19th Street are for the most part built out with curb, gutters and sidewalks on at least one side of street. The residential streets adjacent to the site south of South 19th Street are typically not fully developed, and some streets such as South Durango and South Madison Streets are gravel roads with no curbs or gutters.

As noted earlier, the site's topography increases in a general northeast direction. This slope continues up across South Durango Street with a steep 20- to 30-foot grade change to the developable portion of the residential property directly across the street.

3. Surrounding Uses

The surrounding area is a diverse neighborhood with commercial - retail, hospital and medical offices, single-family and multi-family residential uses. MetroParks Tacoma owns the property directly to the south which contains one of the wetlands noted earlier. Directly to the west, across South Madison Street, is Plaza 19 Associates, which contains a medical office building. The remaining properties directly adjacent or across a street to the east or west contain single-family homes.

The larger neighborhood is bounded by SR 16 to the west and south, South 12th Street to the north, Sprague Avenue to the east. Larger- and medium-scale residential, commercial and recreational development within the neighborhood include, but are not limited to:

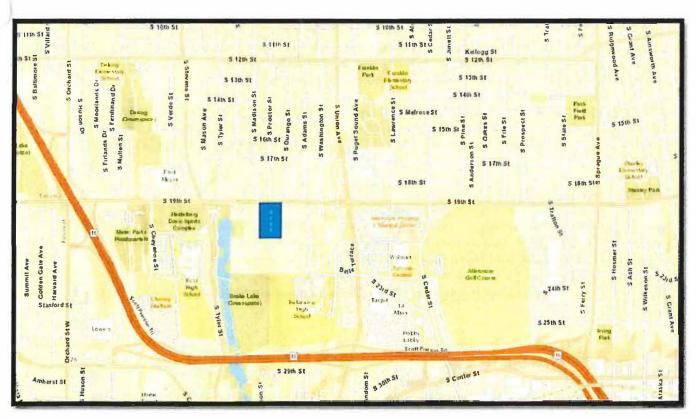
- To the east along South 19th Street are the Pacific Northwest Eye Associates, Everlast Dentistry, Hearon Dentistry, Allenmore Hospital and Medical Center which also now includes MultiCare's Wellfound Behavioral Hospital, Allenmore Golf Course, and the Allenmore Marketplace; Drake Psychological Services, MVP Physical Therapy, etc.;
- To the west along South 19th Street and southwest of the site are the Plaza 19 Professional Center, Tacoma Nature Center – which provides Pre-K through 6th Grade classes and a summer camp, Snake Lake Park, the Heidleberg Sports Complex, Fred Meyers, MetroPark Tacoma's Headquarters, and Cheney Stadium;
- The Park Rose Care Center (nursing home) is located directly across the South 19th Street from the site;
- Multi-family properties in the immediate area include, but may not be limited to, The Park 19
 Apartments, Union Crossing and Unionaire Apartments, Belle Terrace Apartments, Brookdale Allenmore Senior Living Solutions, etc.; and
- The Veterans of Foreign Wars (VFW) Post No. 91 is located on South Union Avenue, across the street from the Wellfound Behavioral Hospital and in between the Unionaire and Belle Terrace Apartments.

There are also (2) high schools, (2) elementary schools and several smaller, neighborhood parks within the larger neighborhood:

- Bellarmine Preparatory High School and Foss High School are located to the south and southwest:
- Franklin Elementary School and Delong Elementary School are located off of South 12th Street and are directly adjacent to Franklin Park and Delong Park, respectively; and
- Peck Athletic Complex is located at South 15th Street and Sprague Avenue.

SURROUNDING NEIGHBORHOOD





Staff found historic permit records for single-family residences, utilities and accessory structures for the parcels within the project site, all which have been since removed. There was also an officially approved accessway determination in 1969 to allow access off a private roadway from South Durango Street for a new single-family dwelling at 1926 South Durango Street.

In 2006 a previous property owner and consultant team proposed a Site Rezone from the site's then R-2 One-Family Dwelling District to the current C-1 and T District designations, a Wetland Development Permit and SEPA Determination for (3) office/medical buildings, totaling about 69,000 sq ft and parking facilities for 330 off-street parking spaces. While there were appeals filed by the Central Neighborhood Council and MetroParks Tacoma for the SEPA MDNS, in 2008 the Hearing Examiner and City Council at the time ultimately affirmed the SEPA MDNS and approved the Site Rezone (under Ordinance No. 27701) and Wetland Development Permit.

As required at the time of approval, a Concomitant Agreement containing the conditions from the approved applications was recorded with Pierce County under Recording No. of 200807030640. While the Site Rezone and SEPA actions do not expire, the associated Wetland Development Permit expired in February 2013, (5) years after its final approval date. The 2006 land use permitting documents are provided as Exhibit 4 to this staff report for background. Should this application be approved, the conditions for this proposal would supersede those contained within the 2008 Concomitant Agreement.

5. Neighborhood Zoning

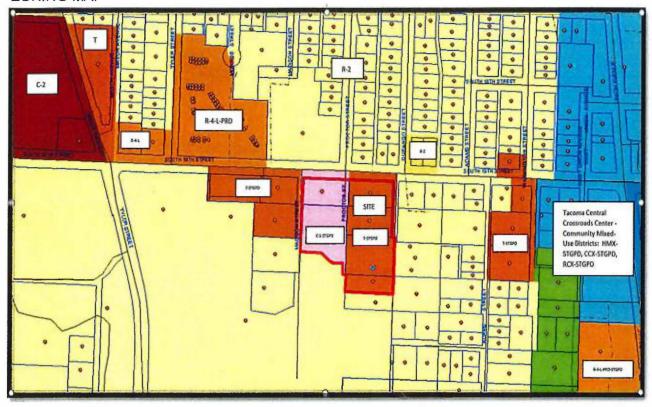
There have been multiple rezones along South 19th Street, from the predominate R-2, single-family zoning in 1953 to the current mix of single-family and lower-scale multi-family and commercial zoning and uses that are currently located along South 19th Street. The zoning and uses to the south and north of South 19th Street are predominately single-family and low-scale multi-family residential. The zoning changes were created through a mix of Site Rezones initiated by individual property owners and Area-Wide Rezones initiated by the City so the sites' zoning would be consistent with the underlying Comprehensive Plan designation.

The Tacoma Central Crossroads Mixed-Use Center that contains the Allenmore Hospital and Medical Center and the shopping center to the east was created in 2009 with an area-wide rezone from the HM Hospital Medical District and various commercial districts under City Ordinance No. 27818.

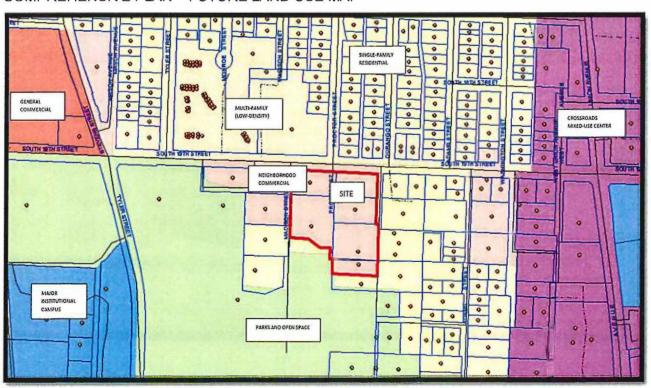
6. Comprehensive Plan Designation

The City's Comprehensive Plan Future Land Use Map designates the site as being located within the "Neighborhood Commercial" land use category. As expected, the variety of zoning districts within the neighborhood correspond with a similar variety of land use designations under the Future Land Use Map. As shown below, there is a mix of land use designations that surround the project site, which include: General Commercial, Parks and Open Space, Neighborhood Commercial, Multi-Family (Low-Density), Major Institutional Campus, Single-Family Residential, and Crossroads Mixed-Use Center.

ZONING MAP



COMPREHENSIVE PLAN - FUTURE LAND USE MAP



Planning and Development Services Preliminary Report

File No. LU 18-0301

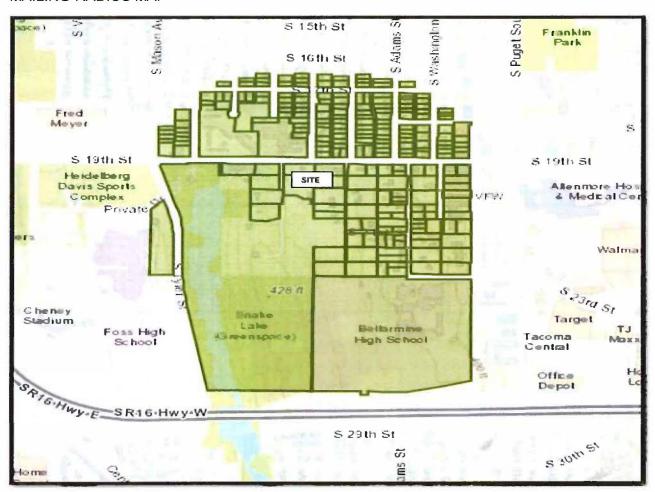
7. Application History

The application was determined technically complete on November 27, 2018. The applicant then took the time needed to revise its critical areas and hydrology reports to demonstrate that the critical areas and buffers would not be impacted and that it would meet the standards under the CAPO, reduce the amount of parking proposed in front of the building, and revise its layout to account for emergency vehicle access and circulation.

8. Notification

The Public Hearing Notice was issued on May 10, 2019 and was mailed to 248 persons, including owners of record and/or taxpayers of record for property within 1,000 feet of the site and mailed and/or e-mailed to the Central Neighborhood Council, qualified neighborhood and business groups, City staff, outside agencies, and individuals/organizations that requested notice prior to the application becoming complete for review. In addition, the required Legal Notice was published on May 15, 2019 in the Tacoma Daily Index, property information signs were posted on the site, the Public Hearing Notice was posted on the City's website along with the application documents.

MAILING RADIUS MAP



E. SEPA - ENVIRONMENTAL EVALUATION:

1. SEPA MDNS Determination

Review under SEPA is required because rezone applications are not exempted as minor land use decisions; further, the amount of grading activity, the size of the new commercial building and the number of parking spaces all exceed the flexible thresholds for SEPA exemptions. 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 MDNS for the proposed action on June 13, 2019.

Issuance of the MDNS was based on a review of the applicant's Environmental Checklist, the Joint Aquatic Resource Permit Application (JARPA), the project plans, written comments received from neighbors and other interested parties, comments received from outside agencies, special studies submitted - which include a Traffic Impact Analysis, Wetlands, Streams, and Critical Habitats Evaluation and Delineation Report and Buffer Establishment Program, Hydrology Report and a Preliminary Stormwater Site Plan.

2. Required Mitigations

City staff and outside agencies such as the City's Traffic Engineering group, the Washington Department of Archaeology and Historic Preservation (DAHP), the Tacoma-Pierce County Health Department (TPCHD) and the Washington Department of Ecology (Ecology) provided mitigation recommendations for the SEPA review that were incorporated within the MDNS and if this application is approved, are included in the recommended conditions of approval in Section J. of this staff report.

3. Advisory and Associated Land Use Permit Comments

Comments also received from the City's Site Development Group, Building Code Plans Examiner, Public Works Department, Tacoma Fire, Tacoma Public Utilities, Real Property Review and others were provided as advisory comments to the applicant team for the required City building and development permits should these land use applications be approved. These advisory comments are included in Section K. of this staff report and can be reviewed in full within Exhibit 15.

The appeal deadline for the MDNS was June 27, 2019. While no appeals were filed, several written comments were submitted in objection to the proposal during the SEPA comment period. These comments were included with the MDNS documents with an advisory note that those comments applicable to the associated land use applications would be addressed in this staff report. All SEPA MDNS documents, written comments received for the SEPA review deadline, and special studies are included in Exhibits 5, 7, 8, and 17.

4. Staff Follow-Up

The site is not located within a historic district, nor is it located within the 1873 Puyallup Tribe Settlement Area. However, per the DAHP recommendation, a copy of the SEPA documents were sent separately to the Puyallup Tribe for comment. To date, no comments from the Puyallup Tribe have been received.

Due to the public safety concerns expressed in the written comments submitted and by those expressed to staff on the phone and in-person, staff also sent the SEPA documents to the Tacoma Police Department, Sector 2 staff with an invitation to provide written comments and/or attend the public hearing. Staff has since been in contact with Lieutenant Dan Still who has, along with members of his staff, been added to the City staff attendee list for the Public Hearing.

5. Public Hearing – Staff Attendees

In addition to Tacoma Police Department staff, City plan reviewers from the following disciplines will be at the Public Hearing: Land Use, Critical Areas, Traffic Engineering, and Site Development for stormwater management and off-site improvements.

F. WRITTEN PUBLIC COMMENTS:

The written public comments that were received by the May 31, 2019 SEPA comment deadline were from:

- Jerry Kunz and Maureen Howard, 3320 South 8th Street, Tacoma, WA 98405;
- Stephanie Frieze, 3815 South 19th Street, Tacoma, WA 98405;
- Heather L. Burgess, Phillips Burgess, PLLC, 724 Columbia Street NW, Suite 320, Olympia, WA 98501;
- Mark R. Steepy, KPFF, 612 Woodland Square Loop SE, Suite 100, Lacey, WA 98503;
- Dana Miller 0618dana@gmail.com;
- Jessica Malaier jessicamalaier@gmail.com; and

Since the close of the SEPA comment period, staff received one additional written comment from:

Janet Kurz, 1019 South Pearl Street, Apt L, Tacoma, WA 98465

All public comments not made by the outside agencies on the related land use applications (Site Rezone, CUP, Parking Lot Development Standards Variance, and Critical Areas Verification Permit) are provided in Exhibit 6 for this staff report. A summary of the concerns expressed and staff's response are as follows:

1. Critical Areas: Dismay that the proposal will be located on a wilderness site with a wetland. That there are other sites in the City this proposal could be located, such as the old K-Mart site on 6th Avenue.

That the application does not adequately provide for mitigation for wetlands located southwest of the site, does not sufficiently mitigate for the project's impact on habitat and species such as migratory routes for birds and waterfowl.

Staff Response – The Critical Areas Verification Permit is required to demonstrate that the proposal will avoid impacts to the critical areas and buffers and comply with the development standards under the CAPO. Staff's analysis and findings for this review is provided for under Section F of this report.

- 2. Worker Safety and Training: Concern that Signature Health, the developer for this proposal, appears to be poorly run and is potentially dangerous to both its workers and those in its care. A weblink to https://www.indeed.com/cmp/Signature-Healthcare-LLC/reviews was provided that is a forum for employee reviews of the company.
 - Staff Response The Land Use Code does not regulate employment conditions. As such, staff cannot provide a response to this concern. The weblink was provided in this staff report because there are well over 20 pages of employee comments on this website.
- 3. Public Health and Safety: By far, the most vocal and numerous concerns expressed are that the behavioral hospital will pose a public health and safety risk to those who live, work, play, go to school, and are cared for in the neighborhood. These include people who reside at nursing facilities or go to physical therapy facilities, visit the VFW Post, visit the public parks/open spaces, attend summer camp and nature/educational programs at the Tacoma Nature Center, and/or or go to any

one of the (4) public and private schools within the neighborhood. One commenter noted that all of these uses provide amenities and services for vulnerable people – children and minors, veterans, older people, and physically challenged people. Ultimately, allowing a psychiatric facility in such close proximity to a high concentration of vulnerable people is not only unsafe, but irresponsible.

That the application is contrary to the Comprehensive Plan's Transportation Element policies as they relate to pedestrian safety. Specifically, the substantial increase in trip generation and locating the parking lot located between the building and South 19th Street will create a significant impact to ingress and egress and to pedestrian and vehicular safety.

Also, a noise study should be required to determine the impacts from noise during construction and the hospital's operation and that soils types and suitability for construction were not properly identified.

Staff Response - As noted earlier, staff provided these comments to the Tacoma Police Department - Sector 2 staff, who advised that they will attend the Public Hearing to testify and/or answer questions from the public and/or the Hearing Examiner. After the end of the SEPA comment period, staff forwarded all the comments for this application to the applicant team and advised that it provide a written response and/or possible revisions to its application that could address these concerns either before the Public Hearing (for staff's analysis) or at the Public Hearing so the team may also respond to any oral comments and questions from the Hearing Examiner, the public and/or City staff. Staff's analysis regarding public safety with the application - as proposed, will be provided in Section F. of the staff report.

The City's traffic engineer reviewed the proposal and provided recommended conditions for the application as it relates to the South 19th and South Proctor Streets intersection for vehicle, pedestrian and bicycle safety. As noted earlier, these recommended conditions are included in Section J. of this report.

Should this application be approved, the proposal will be required to comply with all applicable City codes and ordinances, which include the Noise Code under TMC Chapter 8.122 and the Building Code for soils stability for construction.

4. Dispersion of Facilities: One commenter recognizes that mental health services needs to be provided for a community's citizens. However, his/her concern is whether this proposed hospital is meant to be a regional facility, and if so, then it would be serving citizens from outside the of Tacoma. In doing so, this commenter states that other cities and counties will use this facility to "dump" their problems onto the citizens of Tacoma, as Pierce County did with sexual offenders from the McNeil Island Special Commitment Center. The commenter notes that Governor Inslee has stated that the State needs to move away from large, regional (psychiatric) hospitals.

Staff Response – While at the top of page 3 of its Site Rezone Narrative, the applicant states that the "proposal is intended to become part of a concentration of healthcare facilities in or near the South 19th Street corridor.....", he does not indicate where the patient population will come from - within the City, Pierce County or outside of the County. While staff understands the commenter's concern, staff does not think this information (where a patient lives or is from) can be provided with certainty at the land use application stage, nor is there a requirement in the Land Use Code to provide such data. The "hospital" use is different from the "special needs housing use" where there is a dispersion requirement in several residential districts. Even then, the dispersion requirement under TMC 13.06.535.C. is 600 feet, for which the recently opened Wellfound Behavioral Hospital at the Allenmore Hospital and Medical Center is located about a ¼ mile or about 1,300 feet to the east.

5. Rezone Request: That the rezone request to allow the proposed hospital into the R-4-L District conflicts with its district intent statement for primarily low-density multi-family and other small-scale

residential development. The commenter notes that the existing Transitional zoning designation where smaller scale office use, lower traffic generation, fewer operating hours, smaller scale buildings and less signage would be expected is the appropriate buffer zone to be located between residential and commercial zones and uses.

That the proposal will be contrary to Comprehensive Plan's Design and Development, Urban Form and Downtown Element policies as it does not result in a compatible and graceful transition between densities, intensities and activities and does not protect residential districts and transitional areas.

That the existing provisions in the Tacoma Municipal Code will fail to properly mitigate adverse impacts created by the proposed use that is not consistent with the surrounding and adjacent neighborhood.

Staff Response – Staff agrees that the intent of the R-4-L District is for smaller-scale residential use, but that intent statement also recognizes that conditional uses may be appropriate as they are required to comply with the more restrictive residential development standards. In this case, the application will comply with or exceed the R-4-L development standards, with the exception of locating a portion of the parking lot in front of the building - for which a variance is requested and the proposed 40-foot building height – which will be reviewed for consistency with conditional use criteria under TMC 13.06.640.B. and D.

If the rezone request is approved, staff has recommended conditions for this application that include, but are not limited to, a retaining wall design plan and applying provisions from the City's Landscaping Code and Residential Compatibility Code to mitigate potential noise, light, glare and visual impacts on existing surrounding residential uses and the South 19th Street interface. Staff will provide an analysis of the Variance and Conditional Use Permit criteria and a copy of the applicable Comprehensive Plan policies under Sections F and G. of this report.

Staff believes that reference to the Downtown Element was an error, but just to clarify, the site is not located within the Downtown Tacoma land use area under the Comprehensive Plan, so it will not include policies within the Downtown Element. Likewise, the applicant and the commenter includes policies that from the Centers portion of the Urban Form Element. Since the site is not located within a Center under the Comprehensive Plan, staff will not include these policies in Section G. of this report. With regards to Goal DD-3, within the City's Sign Code, the development standards for uses within the R-4-L District are under TMC 13.06.522.E. and F. This code section should be appropriate for the hospital proposal because it was designed for low-density, multifamily uses, not commercial or institutional uses.

Proposed Site Plan Layout and Building Design: That if the rezone is approved, the proposed building should be located in the existing Transitional District portion of the site and the parking areas be located in the existing commercially zoned site. That the proposed height of almost 40 feet will create a significant environmental impact, will block views and will cause significant adverse impacts to light, glare and air for street exposures and from adjacent and surrounding properties. In addition, the 193-space parking lot will create an unreasonable amount of noise and 24-hour activity level not compatible with the residential neighborhood.

That the requested parking lot design variance does not meet the review criteria under TMC 13.06.645.B.6.b. Specifically, locating the building at the highest location on the site does not minimize visual impacts. A better design option would be to locate the building further to west from South Durango Street and further north to front South 19th Street. This would locate the building in the existing commercial district (as opposed to the existing transitional district), better minimize visual and security impacts on the residential neighborhood and still allow for access of off South 19th Street.

That the higher cost for additional excavation is not a justification for a variance.

That the applicant's contention a single-building design was done so to maximize building security and creates the need for the building height exception is negated by the security impact of locating the building closer to existing residential homes along South Durango Street.

That the proposed perimeter landscaping will not mitigate the character and aesthetic impacts on South 19th Street and that that parking lot's location cannot be screened with vegetation and or its natural surroundings.

Staff Response – Staff believes there is an error in the commenter's recommendation for the building location, and that she is recommending that the building be located on the existing C-1 portion of the site, not within existing Transitional portion of the site. If the Hearing Examiner finds that application cannot be properly conditioned to mitigate potential impacts on the surrounding residential uses, then this may be a re-design option for the site. As noted, above, staff will provide its analysis of whether the proposal may be approved with conditions in Section F.

While applicant's Narratives may reference a parking lot with 193 parking stalls, the current application, and that which was reviewed under SEPA, is for a 184-stall parking lot, the minimum amount of spaces required for the 105-bed hospital. As noted earlier, this staff report includes recommended conditions to address possible activity, noise, light and glare impacts from the proposal on adjacent and surrounding uses. With regards to possible air and views impacts, staff respectfully disagrees as the building is proposed to be located in the on the eastern half of the site, over 100 feet from the closest single-family home to the south, located at 1932 South Durango Street. In addition, the residential property to the east is located across a 35-foot South Durango Street right-of-way and building area for this site is at least 20-30 feet above the subject site.

Staff will provide a response to the concerns regarding the parking lot design variance and proposed building height as it relates to the Variance and Conditional Use criteria under Section F. of this report. However, staff notes should this application be approved, that under the Landscaping Code, a landscape plan and landscape management plan prepared by a landscape professional will be required for the building and development permits for this proposal. The landscape plan will also be required to comply with the additional landscaping conditions provided for under Section J. of this report.

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.

<u>Site Rezone</u>. TMC 13.06.650.B. provides that an applicant seeking a change in zoning classification must demonstrate consistency with all of the criteria listed below. The applicant's Narrative/Justification for the Site Rezone is included as Exhibit 9 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 C-1 and T Districts are designations typically located within the Comprehensive Plan's Neighborhood Commercial land use intensity designation for the site. While the proposed R-4-L District is not listed as typical zoning designation within Neighborhood Commercial areas, Table 3 of the Comprehensive Plan's Urban Form Element recognizes that smaller scale commercial and institutional development could be allowed within the Neighborhood Commercial designation:

"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."

The C-1 and R-4-L Districts both allow for hospitals, with the C-1 District as a permitted use and the R-4-L District as a conditional use. The applicant reviewed the development standards for both districts and determined that a stronger application could be made for the proposal as a conditional use in part because the hospital would require a floor area variance under the C-1 District, which limits each building to 30,000 sq ft. Staff's general advice to applicants is to apply for the lowest zoning designation possible that can be supported by and is consistent with all Comprehensive Plan goals and policies, be able to meet all development standards for the proposed district, and be able to meet the review criteria for the associated land use applications.

The Comprehensive Plan policies in Section G and Exhibit 14 are identified by staff and the applicant to support this application. Staff also included policies that were identified by the written comments that are not in support of this application. While staff agrees there are policies that may or not support the application, the Land Use Code recognizes that hospitals are an essential public facility. As such, they are permitted in several residential districts as a conditional use. Therefore, as staff reviewed the application, it focused on whether conditions can be applied to mitigate the possible adverse impacts of the hospital use on the adjacent and nearby residential and non-commercial uses in keeping with the Comprehensive Plan policies. More on this analysis will be provided in the Conditional Use Permit portion of this section.

- 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 As noted earlier, the previous rezone application for this site was for medical office buildings, submitted in 2006. As was then and is now, the corridor along South 19th Street is occupied by a large number of medical office, hospital and other uses associated with the healthcare industry. The underlying change in condition that supports the change of use from a medical office use to a hospital is the increased need for hospitals and other essential public facilities that serve underserved populations such as substance abuse facilities, mental health facilities, group homes and transitional housing. A recent story on public radio discussing the need for mental health services on April 5, 2019 has been included as Exhibit 12. The applicant also received an Intent to Issue Certificate of Need letter from the Washington Department of Health for this proposal. See Exhibit 13.
- 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 As noted earlier, while the overall intent of the R-4-L District is for smaller-scale residential use, that intent statement also recognizes that conditional uses may be appropriate as they are required to comply with the more restrictive residential development standards. In this

case, the application will comply with or exceed R-4-L development standards, except for the location of a portion of the parking lot - for which a variance is requested and the proposed 40-foot building height - for which for hospitals may exceed the zoning 35-foot height limit if the demonstrates that the proposed height is consistent with the required conditional use criteria under TMC 13.06.640.D. If the rezone request is approved, staff recommended conditions for this application that include, but are not limited to, a retaining wall design plan and applying provisions from the City's Landscaping Code and Residential Compatibility Code to mitigate potential noise, light, glare and visual impacts on existing surrounding residential uses and South 19th Street interface.

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. The last area-wide rezone action taken within the immediate vicinity of the subject site was when the medical office site located west of the subject site, was rezoned from R-2-T the T District under Ordinance No. 26935 in 2002. On a somewhat related matter, the City is currently reviewing residential area-wide rezones for several properties across South 19th Street from the site. The number of properties affected will depend on City Council's final review later this Summer, but they will all be limited to possible rezones within the residential district options.

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

Staff Response – Staff notes that the requested zoning change is a down-zone from the site's existing low-intensity commercial district designations into the R-4-L District, a low-intensity residential designation. The Land Use Code and Comprehensive Plan generally limit non-residential uses in the R-4-L District to conditional uses, for which a demonstration that the use will not impact the public health, safety, morals or general welfare of the adjacent neighbors, larger neighborhood and community. Staff has provided recommended conditions that seek to mitigate potential noise, light, glare and visual impacts on the surrounding residential uses and South 19th Street interface. Additional mitigations from the SEPA MDNS that address remediation of possible soils contamination, pedestrian, bicycle and vehicular safety, and an Archaeological Survey with an Unanticipated Discovery Plan will also be conditions for this proposal. These conditions will address many of the proposal's possible impacts on the public health, safety, morals or general welfare of the community.

However, staff recognizes that the most urgent concern voiced by the public has been the security concern of locating a psychiatric hospital at this site. This is a very different kind of public health and safety concern than possible soils contamination and traffic safety.

In his Narrative/Justification for the Site Rezone and CUP applications, the applicant advises that the hospital will provide quiet, internal, non-medical treatment to patients that are admitted voluntarily, not as part of a local, state or federal correctional or judiciary action. The applicant also

states that the facility will include strict security measures such as not allowing patients to leave the facility without being discharged.

During the application process and after the SEPA MDNS was issued, staff advised the applicant that more information on the security measures would be needed for staff to provide a recommendation on the Site Rezone and CUP applications as proposed. This is because under the Federal American Disabilities Act (ADA), staff cannot recommend conditions to a behavioral health hospital that would be different from any other type of hospital similar in size and location. Specially, staff's Legal Counsel advised that:

- o Addiction and mental health conditions are legally classified as disabilities under the ADA.
- o It is contradictory to the ADA to apply restrictions or conditions to behavioral health treatment facilities based on the type of issues they treat.
- o Conditions applied to behavioral health treatment facilities cannot be different from those applied to all other medical treatment facilities of similar size and location.

With this in mind, staff recommended that the applicant provide additional information on the hospital's operational plans such staffing levels, training for security personnel and staff, emergency protocols, coordination with the City's emergency service providers, and patient monitoring, care, and discharge pre-cautions. Staff also recommended additional information to demonstrate how the strict security measures for the building in addition to the notation that a single-building design was chosen to contain all the patients and staff into one structure. Staff advised that information on physical barriers such as alarm systems, security fencing, and other internal and external hospital safety design features to protect patients, visitors, staff and the outside public should be provided.

As noted earlier, the applicant decided to go forward with the application without staff's recommendation on the Site Rezone and CUP and instead, to present its response to the public safety concerns at the public hearing, after first hearing the public testimony and possible questions from the Hearing Examiner.

<u>Conditional Use Permit.</u> TMC 13.06.640.B. and D. provide that an applicant seeking a conditional use and additional height for that use must demonstrate consistency with all of the criteria listed below. The applicant's Narrative/Justification for the CUP is included as Exhibit 10 of this staff report.

- B. Conditional uses and height. Since certain conditional uses have intrinsic characteristics related to the function or operation of such uses, which may necessitate buildings or other structures associated with such uses to exceed the height limits of the zoning districts in which the conditional uses may be located, the Director or Hearing Examiner may authorize the height of buildings or other structures associated with the following conditional uses to exceed the height limit set forth in the zoning district in which such uses are located; provided, such height is consistent with the criteria contained in subsection D of this section:
- 5. Hospitals.
- D. Criteria. A conditional use permit shall be subject to the following criteria:
- 1. There shall be a demonstrated need for the use within the community at large which shall not be contrary to the public interest.

Staff Response – As noted earlier, staff agrees that there is a demonstrated public need for mental health facilities. This is evident in the Intent to Issue Certificate of Need letter from the Washington

Department of Health for this proposal and recent community discussions regarding the increased need and how to provide mental health services. See Exhibits 12 and 13.

2. The use shall be consistent with the goals and policies of the Comprehensive Plan, any adopted neighborhood or community plan, and applicable ordinances of the City of Tacoma.

Staff Response – Staff finds that in-part, if the proper conditions are applied to address potential noise, light, glare, pedestrian, bicycle and vehicular safety, and visual impacts on existing surrounding residential uses, that the proposed use will be consistent with the goals and policies of the Comprehensive Plan and the applicable City ordinances. Staff also notes that under RCW 71.09.020, mental health facilities are an "Essential Public Facility". In addition, no local Comprehensive Plan or development regulation may preclude the siting of essential public facilities (see RCW 36.70A.200). Cities and counties must develop criteria for siting essential public facilities (see WAC 365-196-550 and WAC 365-196-570). Staff understands that the City complies with these RCW and WAC provisions by allowing hospitals in a variety of zoning districts as either permitted or conditional uses with development criteria (such as this one) to assess whether the use is appropriate for a specific site location.

However, as noted earlier, staff cannot support the CUP and Site Rezone applications in their entirety, because sufficient information was not provided to address the public safety and security concerns. The primary challenge is that staff does not typically make public safety and security conditions for non-behavioral hospitals, so under the ADA, we cannot treat behavioral hospitals differently by applying such conditions.

3. For proposals that affect properties that are listed individually on the Tacoma Register of Historic Places, or are within historic special review or conservation districts, the use shall be compatible and consistent with applicable historic preservation standards, and goals, objectives and guidelines of the historic or conservation districts. Proposed actions or alterations inconsistent with historic standards or guidelines as determined by the Landmarks Commission are a basis for denial.

Staff Response – This site is not listed individually on the Tacoma Register of Historic Places, not within historic special review or conservation districts, nor is it located within the 1873 Puyallup Tribe Settlement Area. However, as previously noted, staff agreed with the DAHP recommendation for an Archaeological Survey with an Unanticipated Discovery Plan due to the extensive amount of grading proposed for the site and included it as a mitigation under the SEPA MDNS. This mitigation requirement has been incorporated a recommended condition for this application, should it be approved.

- 4. The use shall be located, planned, and developed in such a manner that it is not inconsistent with the health, safety, convenience, or general welfare of persons residing or working in the community. The following shall be considered in making a decision on a conditional property use:
- a. The generation of noise, noxious or offensive emissions, light, glare, traffic, or other nuisances which may be injurious or to the detriment of a significant portion of the community.
- b. Availability of public services which may be necessary or desirable for the support of the use. These may include, but shall not be limited to, availability of utilities, transportation systems (including vehicular, pedestrian, and public transportation systems), education, police and fire facilities, and social and health services.
- c. The adequacy of landscaping, screening, yard setbacks, open spaces, or other development characteristics necessary to mitigate the impact of the use upon neighboring properties.

Staff Response – Staff finds that if properly conditioned, and if the application is amended at the public hearing to show that public safety and security concerns are addressed, that the proposed use is located, planned, and developed in such a manner that is not inconsistent with the health, safety, convenience, or general welfare of persons residing or working in the community.

This CUP would also allow the overall height of the building to extend above the underlying 35-foot height limit. Staff finds that the 5-foot additional height as appropriate for a conditional use such a hospital to allow for screening of rooftop HVAC mechanical equipment. The screening itself is a beneficial design element so the equipment will not be viewed from the adjacent streets or uses. The only exception is that the developable area of the direct neighboring property to the east, across South Durango Street, is located 20-30 feet above this site. As such, if there was not the existing heavy landscape screening along the steep slope of its western edge, this property owner would conceivably look down onto the rooftop of the hospital. However, this property owner's western edge is a steep slope that is regulated under the CAPO and so substantial vegetation of this slope is required to be maintained. This along with the buffer landscaping recommended for the proposal will provide ample screening of the hospital's rooftop.

With regards to the availability of public services to support the hospital, the site is located in an urban environment where adequate public services and infrastructure are in place or are planned to be provided to support continued development and infill of existing neighborhoods. That said, due to the many comments made regarding public safety and security concerns, staff requested that the Tacoma Police Department review the application and provide its analysis on whether there are adequate police facilities for the proposal. As noted earlier, staff from the Police Department will attend the public hearing to provide testimony and/or respond to questions from the Hearing Examiner, staff, the applicant and the public.

5. An application for a conditional use permit shall be processed in accordance with the provisions of Chapter 13.05.

Staff Response – The CUP and Parking Lot Development Standards Variance applications are before the Hearing Examiner's decision as required under TMC 13.05.040.E. and 13.05.060. These sections read as follows:

TMC 13.05.060. The Hearing Examiner shall consider concurrently all related land use permit applications for a specific site, and any accompanying environmental appeal. Applications for which the Director has authority shall be transferred to the jurisdiction of the Hearing Examiner to allow concurrent consideration of all land use actions, as prescribed in Section 13.05.040.

TMC 13.05.040.E. Consolidated Review of Multiple Permit Applications and of Environmental Appeals with the Underlying Land Use Action. Applications which require an open-record hearing shall be considered by the Hearing Examiner. When an open-record hearing is required, all other land use permit applications for a specific site or project shall be considered concurrently. Therefore, in this situation, applications for which the Director has authority shall be transferred to the jurisdiction of the Hearing Examiner to allow consideration of all land use actions concurrently.

Parking Lot Development Standards Variance. The applicant's Narrative/Justification for the Variance is included as Exhibit 11 of this staff report. TMC 13.06.645.B.6.b. provides that the Director or Hearing Examiner may authorize a parking lot development standards variance for one or more of the following reasons:

(1) Reasonable alternatives are to be provided to said standards which are in the spirit and intent of this chapter; or

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(2) Strict enforcement of the standards would cause undue or unnecessary hardship due to the unique character or use of the property.

Staff Response – The variance requested is to allow a portion the surface parking lot in front of the building instead of the side or rear of the building as required under TMC 13.06.510.A.10., which states:

"Vehicle access and parking for all single, two and three dwelling residential uses and townhouses, and all non-residential development in R-Districts (except see Section 13.06.510.C for applicable standards in X-Districts). 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 a total of 50 percent of the front yard or 50 percent of a corner street side yard. In the case of Small Lots, see the additional provisions of Section 13.06.145."

Since the wetlands and buffers at the south side of the site prevents the parking area to be located completely at the rear portion of the site, this code requires that the remaining parking be located to the side of the building and not occupy more than ½ of the front yard. If this variance is approved, it would also allow for the parking area to occupy more than ½ of the front yard. See Site Plan sheets within Exhibit 3.

Even though the applicant provided a response to both variance criteria, staff understands that a demonstration of only one criteria is required and so it will respond to the first criteria, for which it feels a stronger response can be made for this site.

On this note, staff agrees with the applicant that the code provision seeks to avoid a "sea of asphalt" along a site's frontage. However, the intent of the code is also to provide a more pedestrian friendly street. Since South 19th Street is designated a pedestrian street by the Comprehensive Plan, staff also assessed whether the design provides a reasonable alternative to create a more pedestrian friendly environment.

The in-patient entry for the hospital faces South 19th Street and the proposed parking area in front of the building is designed to create a drop-off/loading area that is typical for hospitals. As noted, earlier the sidewalk at South 19th Street is located about 20 feet above the majority of the site and while extended views from the sidewalk will be of mostly rolling topography, the drop-off from the sidewalk at the property line is steep enough to require 10- to 13-foot retaining walls and a slope easement. While staff does not see the site's topography a condition creating the need for the variance, it is important to consider how the building and public space would relate if the building was pulled forward or no parking was proposed in front of the building.

If the building is located closer to the north front property line, the 2nd floor or patient rooms would be directly in line with the sidewalk elevation. The main entry and outdoor courtyard would be almost 20 feet lower. In addition, whether there is parking in front of the building or not, an extensive design for the required walkway is needed to overcome the substantial drop in topography from the sidewalk to the developable grade elevation. So while there would be no parking, the walkway would be making its way to the building either along the side of the building or through an extensive landscaped or open area, which could create some safety concerns in itself.

A public comment was made regarding the cost of grading not being a justification for the variance. Staff agrees on this point and typically advise customers to design for the existing grade. As such, adding a substantial amount of grade to raise the first floor level to be at or closer to the sidewalk at

South 19th Street is not preferred. It would also artificially raise the overall building height which brings another level of compatibility issues with the adjacent residential neighbors and residential property located across South Durango Street.

Another factor considered is that hospitals do not typically attract pedestrian activity directly from the public sidewalk in the same way as typical commercial, retail and eating/drinking establishments. While pedestrian visitors and employees may enter the site from the street and nearby bus stops, they are not going to the hospital for entertainment, to dine or shop. Therefore, staff's finds that an alternative way to provide for pedestrian activity at the hospital's entrance and soften the transition between the parking area and street is to enhance the proposed courtyard for the employees and visitors with outdoor pedestrian amenities and require landscape buffer plantings. Both which are in spirit and intent of the code by softening the visual transition between the street and development and providing for pedestrian activity at the entrance of the building.

- For the potential visual impact, staff recommends that the landscape buffer planting requirements under the Landscaping Code be required around the site, except for within the wetland buffer. The landscaping buffer includes larger and more numerous tree species and shrubs than the standard perimeter strip to help mitigate the potential visual, noise, light and glare impacts of a commercial use on an adjacent or nearby residential use.
- To create a level of pedestrian activity that is more appropriate for a hospital use, staff recommends that public plaza type elements be applied to the outdoor courtyard located just east of the building's front entrance. Under this condition, the courtyard would be required to provide a design that includes benches or other seating, tables, trees, planters, and a fountain, informational kiosk or art work to provide a quiet respite area for visitors and employees.

<u>Critical Areas Verification Permit.</u> TMC 13.11.220.B.1. provides that an applicant may request verification of a wetland, or 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 the presence of critical areas, a boundary determination through wetland delineation or an Ordinary High Water Mark determination. A verification request may also include the jurisdictional status of a critical area.

The City's Environmental Specialist, Shannon Brenner, reviewed the Critical Areas Report and hydrology analysis for this application and provided her analysis as a Technical Memo, dated June 24, 2019. See Exhibit 7. Ms. Brenner verified the presence of a Category III wetland and its 75-foot buffer that extends onto the south westerly portion of the site. She also verified that wetland drains to the north along the western edge of the site where it then enters the City's stormwater system near the northern property boundary and ultimately discharges to Snake Lake. This linear drainage is regulated as a Type Ns2 stream. Ns2 streams are seasonal non-fish streams and have a buffer of 25 feet.

Ms. Brenner found that the project will avoid placing structures within the critical areas and buffers except for the dispersion trench segments that are being installed to maintain the hydro-period of the critical areas. TMC 13.11.250 allows for low-impact storm water management facilities that sustain existing hydrologic functions of critical areas to be placed in critical area buffers. In conclusion, Ms. Brenner found that if properly conditioned, the proposal will meet the standards under TMC Chapter 13.11, the City's Critical Areas Preservation Ordinance. Ms. Brenner's recommended conditions of approval are included under Section J. of this staff report.

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 14 are those that staff, the applicant, and public commenters have identified as applicable to the development of essential public facilities, considerations for adjacent residential neighbors and the larger community, stormwater management and the protection of natural resources.

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, as noted below, 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" along with the required mitigations from the SEPA-MDNS in Section J. or as "Advisory Comments" in Section K. of this staff report. City staff and outside agency responses are contained with Exhibits 7, 8, and 15.

The City and outside agencies that were notified and/or provided comments are as follows:

PDS - Land Use and Critical Areas See Sections J.1. and J.2. PDS - Site Development Group (Stormwater Management See Sections J. 3. and 4. and K.3. Off-Site Improvements) See Section J.5. PDS - Historic Preservation / Washington State Department of Archaeology & Historic Preservation See Section J.6. Public Works Department - Traffic Engineering WA Department of Ecology and the Tacoma-Pierce See Sections J.7. and K.10. County Health District PDS - Building Code See Section K.4. Environmental Services - Solid Waste See Section K.5. Public Works Department - Real Property Services See Section K.6. Tacoma Fire Department See Section K.7. Tacoma Power See Section K.8. Tacoma Water See Section K.9. Will Attend Public Hearing Tacoma Police Department Pierce County Assessor-Treasurer No response Washington Department of Fish and Wildlife No response US Army Corps of Engineers No response US Fish & Wildlife Service No response MetroParks Tacoma No response Tacoma Public Schools No response PDS - Planning No response Pierce Transit No response Tacoma Public School District #10 No response Puget Sound Clean Air Agency No response Central Neighborhood Council No response Community Economic Development Department No response (Central Business District - City Liaisons)

No response

No response

No response

Puget Creek Restoration Society

Tahoma Audubon Society

Puyallup Tribe

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 13.06.650), CUP (TMC 13.06.645.B. and D.), Parking Lot Development Standards Variance (TMC 13.06.645.B.6.b) and the Critical Areas Verification Permit (TMC Chapter 13.11).

J. RECOMMENDATION AND CONDITIONS OF APPROVAL:

Staff recommends approval of the Parking Lot Development Standards Variance and Critical Areas Verification Permit with the recommended conditions of approval provided below.

As noted in this staff report, the applicant requested that it be able to respond at the Public Hearing to the public safety and security concerns expressed in the written comments submitted so far and as required by the Site Rezone and CUP criteria for this application. Should the Hearing Examiner decide to recommend approval of the Site Rezone and CUP to the City Council, staff recommends the following conditions of approval:

1. LAND USE

- a. Any future development of the site shall be consistent with the R-4-L Low-Density Multiple-Family Dwelling District development standards (TMC 13.06.100), the Landscaping Code (TMC 13.06.502), Parking Code (TMC 13.06.510), Transit Support Facilities (TMC 13.06.511), Bicycle and Pedestrian Support Standards (TMC 13.06.512), all other applicable sections of the Tacoma Municipal Code, and the conditions of this land use decision.
- b. A Lot Combination is required prior to issuance of the building and development permits. The TIP Sheet at http://tacomapermits.org/tip-sheet-index/lot-segregations-and-combinations may be used to start the application process.
- c. A retaining wall design plan that includes cross-sections and exterior elevations shall be provided to show the height and exterior finish for the retaining walls and its relationship to the required landscape buffer plantings around the site.
- d. The required Landscape Plan shall provide the type, size and location of trees, shrubs, and groundcover plan for the Landscape Buffer within the north front, south rear and east and west side yards, except for within the regulated critical areas buffers, as follows:
 - i. A minimum of one evergreen tree for every 150 square feet arranged in a manner to obstruct views into the property.
 - ii. Shrubs at a rate of one shrub per 20 square feet of landscaped area. In addition to being from minimum 3-gallon sized containers, shrubs shall be at least 16 inches tall at planting and have a mature height of at least 3 feet.
 - iii. Groundcover plants for entire landscape buffer area.
- e. The site development permit plans shall show compliance with the following light, glare trespass and pollution requirements:
 - i. Light trespass. Light trespass from sites in non-residential zoning districts shall not exceed 3 lux (0.3 foot candles) at parcel boundaries with residential zoning districts. This luminance value shall be measured at the eye in a plane perpendicular to the

- line-of-sight when looking at the brightest source in the field of view at any point on the property line of any residential parcel.
- ii. Residential light pollution. To ensure control of and to minimize glare, any lighting within 100 feet of a R-District shall use luminaires which meet the Illuminating Engineering Society's cutoff light distribution specification.
- iii. General light pollution. To control and minimize glare, all other luminaries for area and/or off-street parking shall meet the Illuminating Engineering Society's semi-cutoff light distribution specification. Lighting shall be directed toward the site, with cutoff shields or other means, to prevent spillover glare to adjacent properties or vehicular traffic. Luminaires with a light source not greater than 1800 lumens (100 watt incandescent) are exempt from this requirement.
- f. The site development permit plans shall show benches or other seating, tables, trees, planters, and a fountain, informational kiosk or art work in a design to provide a quiet respite area for visitors and employees.

2. CRITICAL AREAS

- a. Notice on Title shall be recorded and critical area fencing and signage will be installed at the edge of all critical area buffers located on the subject site per TMC 13.11.280(A)(1).
- b. A mitigation and monitoring plan that meets the requirements of TMC 13.11.230 will be submitted areas disturbed in construction and placement of the dispersal trenches in critical area buffers prior to issuance of any development permits.
- c. A performance and maintenance bond for the mitigation will be posted prior to issuance of any development permits per TMC 13.11.290.
- d. At the time of submittal for development permits, a final Stormwater Site Plan with pre- and post-hydrology analysis will be submitted demonstrating that the hydroperiod for all critical areas shall be maintained. The report will be reviewed for compliance with TMC 13.11 as well as the City's SWMM. Failure to maintain the hydroperiod of critical areas will require mitigation sequencing to include a reduction in the degree or magnitude of the proposal and additional permitting as required under TMC 13.11.220.
- e. Private stormwater easements shall be obtained for all stormwater management BMPs (dispersal trench vegetated flow paths) located on private property under different ownership.

3. STORM AND SANITARY SEWERS

- a. The proposal shall comply with all applicable requirements contained in the City of Tacoma Stormwater Management Manual, Side Sewer and Sanitary Sewer Availability Manual, Tacoma Municipal Code 12.08, Tacoma Municipal Code 2.19, Tacoma Municipal Code 10.14, Tacoma Municipal Code 10.22 and the Right-of-Way Design Manual in effect at time of vesting land use actions, building or construction permitting.
- b. Any utility construction, relocation, or adjustment costs shall be at the applicant's expense.
- c. The proposal is to discharge the site surface water to maintain wetland hydrology via dispersion trenches and vegetated flow paths. As proposed, the vegetated flow path required is partly on adjacent private property. Private stormwater easements shall be obtained for stormwater management BMPs located on private property under different ownership. The easement shall encompass the BMP, including any required downstream

- vegetated flow paths required to maintain the downstream discharge conditions. The easement shall permit access for maintenance or replacement in the case of failure. If an easement is unable to be obtained, the private BMP shall be relocated to be fully contained on the owner's private property, including any required downstream vegetated flow paths required to maintain the downstream discharge conditions.
- d. Per Volume 5, Section 1.1 of the SWMM, enhanced water quality treatment is required for all pollution generating surfaces discharging to the stream and the wetland.
- e. Per Volume 1, Section 3.4.7 of the SWMM, flow control is required for this project for the portion of the site discharging to the stream.
- f. Per Volume 1, Section 3.4.8 of the SWMM, wetlands protection is required for this project for the portions of the site discharging to the wetland, either directly or indirectly.
- g. Be advised, the hydrology report and associated plans are considered preliminary and intended to determine the feasibility of compliance with the SWMM. The drawings and associated reports are not approved for construction.

4. STREETS, DRIVEWAYS, AND SIDEWALKS

South 19th and Madison Street intersection

a. Curb ramps at the intersection of S. 19th and Madison Streets shall be constructed meeting current Tacoma & ADA standards. Curb installation shall include the SW corner and the SE corner receiving ramps and shall be directional.

South 19th Street

- b. Remove and replace existing 5' sidewalk abutting the sites with a new 7' sidewalk meeting Public Right of Way Accessible Guidelines (PROWAG) and Americans with Disabilities Act (ADA) requirements, and be installed to the approval of the City Engineer.
- c. South 19th Street fronting the property shall be restored in accordance with the Right-of-Way Restoration Policy.
- d. Remove asphalt from planters and replace with grass.

South. 19th and Proctor Streets Intersections

e. Curb ramps at the intersection of So 19th and Proctor Street shall be constructed meeting current Tacoma & ADA standards. Curb installation shall include the SW corner and the SE corner and shall be directional receiving ramps.

South 19th and Durango Streets Intersection

f. Curb ramps at the intersection of S. 19th and Durango Streets shall be constructed meeting current Tacoma & ADA standards. Curb installation shall include the SW corner and the NW corner receiving ramps.

5. HISTORICAL AND CULTURAL PRESERVATION

- a. In order to reduce the potential for adverse effects to undiscovered archaeological resources, the applicant shall provide a professional Archaeological Survey and an Unanticipated Discovery Plan for the project area with its Site Development Permit application.
- b. The Unanticipated Discovery Plan shall include, but not limited to, the following:

- i. The City has the authority without penalty to suspend work in the area of discovery for up to 5 working days so the artifacts can be properly classified, documented, handled and removed.
- ii. In the event that human remains are discovered, the applicant shall secure the site and contact the Pierce County Medical Examiner, the Puyallup Tribe of Indians, City Historic Preservation Officer, and the State Department of Archaeology and Historic Preservation prior to the removal of any materials. The Medical Examiner shall be requested to minimally disturb in situ remains, only as necessary to complete his preliminary analysis.
- iii. The applicant shall include in all development contracts a stipulation that any discovery of archaeological or cultural resources shall be kept confidential until such time as release of information (including but not limited to photos or other information posted on social media sites) is approved by the City Historic Preservation Officer.

6. TRAFFIC ENGINEERING

- a. The proposal will change intersection movements as they relate to potential safety considerations at the site's primary (and only) access point via the south leg of the existing signalized intersection of South 19th Street and South Proctor Street. To mitigate an increased risk for collision at the intersection, the Engineering Division has determined that:
 - i. The existing southbound approach of Proctor Street at South 19th Street shall be rechannelized (i.e., striping and signing) to provide for a shared through/left-turn lane and a dedicated right-turn lane. This reconfiguration should be able to be carried out within the existing curb-to-curb width of the roadway. A re-analysis with the new configuration is not necessary since the study's already assumed single lane configuration will yield the most-delayed results, which were deemed acceptable.
 - ii. As a result of the forecasted increase in left-turn traffic volume and conflicting traffic movements therewith, the signal phasing and signal heads are to be replaced to allow for permissive left-turn operations from all approaches via flashing yellow arrow, which is Tacoma's standard for modified/new traffic signals.
 - iii. So as not to encourage through traffic use of the site access drive, the south leg of the intersection shall be designed to City standards, and in coordination with an overlapping City of Tacoma Public Works capital project, for a driveway rather than a street intersection, while still providing all of the necessary design provisions (geometrically and with respect to signal infrastructure) for accessible pedestrian mobility across the south leg and accessing across South 19th Street.

7. ENVIRONMENTAL HEALTH

- a. A permit for the handling, use, storage or disposal of hazardous wastes is required. Please contact Keith Johnston of the Tacoma-Pierce County Health Department at 253-798-6561.
- b. According to the Ecology facility/Site Atlas, the site is located within the Tacoma Smelter Plume with an area that exceeds 20.0 ppm for arsenic levels. Prior to issuance of a Site Development, the applicant shall provide the following:
 - Sample the soil and analyze for arsenic and lead following the 2012 Tacoma Smelter Plume Guidance. The soil sampling results shall be sent to Ecology for review. If the

- project includes open space areas, contact the Technical Assistance Coordinator, Eva Barber, for assistance in soil sampling methodology within the open space area.
- ii. If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The MTCA cleanup level for arsenic is 20 parts per million (ppm) and lead is 250 ppm.
- iii. If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:
 - a. Develop soil remediation plan and enter into the Voluntary Cleanup Program with Ecology. For more information on the Voluntary Cleanup Program, visit Ecology website at: https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process/Cleanup-options/Voluntary-cleanup-program.
 - b. Obtain an opinion letter from Ecology stating that the proposed soil remediation plan will likely result in no further action under MTCA. The applicant shall provide to the local land use permitting agency the opinion letter from Ecology.
 - c. Prior to finalizing site development permits, provide to the local land use permitting agency "No Further Action" determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.
 - d. If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play areas. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

K. ADVISORY COMMENTS:

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.

The following comments are advisory and will be applicable to required building and development permits associated with this proposal:

1. City Noise Code

Per the City Noise Code, noise levels during construction and when the hospital is in operation shall not exceed the maximum limits under the City's Noise Code, TMC 8.122.060 and TMC 8.122.070, or as amended:

- i. No more than 5 dBA above ambient at night (10 pm 7 am) and 10 dBA above ambient during the day (7 am to 10 pm). See TMC 8.122.060;
- ii. All construction devices used in construction and demolition activity shall be operated with a muffler if a muffler is commonly available for such construction device. – See TMC 8.122.070; and

iii. Construction and demolition activity, excluding emergency work, shall not be performed between the hours of 9:00 p.m. and 7:00 a.m. on weekdays or between the hours of 9:00 p.m. and 9:00 a.m. on weekends and federal holidays, except as otherwise provided in this code. – See TMC 8.122.070.

2. Protection of Adjacent Properties

With the development of the project, the proponent shall be responsible for adverse impacts to other property abutting the project. The project shall be designed to mitigate impacts including, but not limited to, discontinuities in grade, abrupt meet lines, access to driveways and garages, and drainage problems. Slopes shall be constructed with cuts no steeper than 1-1/2:1, and fills no steeper than 2:1, except where more restrictive criteria is stipulated by the soils engineer. When encroaching on private property, the project engineer shall be responsible to obtain a construction permit from the property owner. The design shall be such that adverse impacts are limited as much as possible. When they do occur, the project engineer shall address them.

3. Storm and Sanitary Sewers

- a. The applicant shall review SWMM Minimum Requirements #1-10 and comply with all applicable requirements.
- b. A. Covenant and Easement Agreement shall be required for all projects with private storm drainage systems.
- c. This project is located within the South Tacoma Groundwater Protection District (STGPD). The City of Tacoma Environmental Services Department and Tacoma-Pierce County Health Department (TPCHD) developed a guidance document that provides the circumstances and requirements for approval of infiltration facilities for managing pollution-generating stormwater runoff in the STGPD. The policy is available at http://cms.cityoftacoma.org/enviro/SurfaceWater/signed%202017%20policy%20ESD17-1.pdf. Additional information on the STGPD is located on the TPCHD website at https://www.tpchd.org/healthy-places/waste-management/business-pollution-prevention/south-tacoma-groundwater-protection-district
- d. A site development (SDEV) permit is required.
- e. It appears this project will disturb one or more acre of land or is part of a larger common plan of development or sale that has disturbed or ultimately will disturb one or more acres of land; and discharge stormwater from the site. Coverage under a Washington State Department of Ecology (Ecology) NPDES Stormwater Construction General Permit (CSWGP) may be required.
 - For assistance with the CSWGP contact the Ecology Southwest Region Pierce County Permit Administrator: (360) 407-7451.
 - For Information about the Construction Stormwater General Permit and requirements, visit Ecology's ISWGP webpage: https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit.
 - To submit a Notice of Intent (NOI) for coverage under the CSWGP apply online through Ecology's WQWebPortal: https://ecology.wa.gov/Regulations-Permits/Guidancetechnical-assistance/Water-quality-permits-guidance/WQWebPortal-guidance.
- g. Peak daily sanitary flow calculations, prepared by a licensed engineer, shall be submitted to the Science & Engineering Division. Peak daily flows shall be calculated in accordance with the Washington State Department of Ecology Criteria for Sewage Works Design (Orange Book). Science & Engineering Division staff will then determine if the sewer system has enough capacity to accommodate the new peak flows in addition to upstream peak flows for fully developed conditions. If the public sewer system does not have enough capacity to

accommodate the proposed development, the public sanitary sewer shall be upsized prior to sewer connection.

- h. City documents are available online at the following locations:
 - City of Tacoma Stormwater Management Manual: www.cityoftacoma.org/stormwatermanual
 - City of Tacoma Side Sewer and Sanitary Sewer Availability Manual: www.cityoftacoma.org/sidesewer
 - Right-of-Way Design Manual: www.cityoftacoma.org/designmanual
 - City of Tacoma Right-of-Way Restoration Manual: http://www.govme.org/download/PDF/PublicWorks-Right-of-Way-RestorationPolicy.pdf

4. Building Code

a. Construction shall comply with the adopted Building Code(s) at the time of building permit application acceptance.

5. Environmental Services - Solid Waste

- a. Garbage and recycling in this location as a side load container. This will need to be either a front load or roll of container/compactor. The enclosure will need to meet the minimum requirements. See TMC 12.09.120.
 - b. FRONT-LOAD CONTAINERS Front-load containers are collected from the front of the truck which has an outside wheel turning radius of approximately 46.5 feet and an inside turning radius of approximately 32.5 feet. This truck is approximately 36 feet long and must line up directly in front of the container.
 - c. Enclosures for front-load containers shall have a minimum inside opening width of 12-feet and a minimum inside depth of 10-feet for one container. For two or more containers, a 3-foot clearance between the enclosure wall and container is required as well as a 2-foot clearance between containers. If gated, the gates must swing 180-degrees and must be able to be pinned in the open position. Front-load containers are available in 2-, 3-, 4-, 6- and 8-yard sizes.
 - d. DROP-OFF CONTAINERS/COMPACTORS The drop-off containers are collected with a truck that is approximately 32-feet in length and must be able to line up directly in front of the container. Enclosures for drop-off containers shall have a minimum inside opening width of 12-feet and the depth must extend at least 3-feet beyond the end of the container. There must be a minimum 3-foot clearance between the enclosure wall and the container. Drop-off containers are approximately 16 to 18 feet long, 8 feet wide and the height varies with the capacity of the container. If gated, the gates must swing 180-degrees and must be able to be pinned in the open position. The City will also haul privately-owned drop-off or front-load style compactors. The siting of a compactor's location shall be coordinated, and specifically approved by, SWM staff prior to installation. The specific type/size of compactor must be disclosed along with the building plans. The City may require that compactors, which may contain liquids, be equipped with a drain and a connection to a sanitary sewer be provided.

If you have any further questions, feel free to contact Lyle Hauenstein during regular business hours at (253) 594-7843.

6. Public Works Department - Real Property Services

a. The Easement reserved in SV124.1345/Ord. No. 28314 (E4393), must be shown on the building permit and development plans.

7. Tacoma Fire Department

a. Construction shall comply with the adopted Fire Code at the time of building permit submittal.

8. Tacoma Power

- a. Site Notes This site will require the wreckout of the existing single phase overhead line running East to West that feeds the existing homes on Madison St. These homes will need to be re-fed from a different route, simply relocating poles will not work, this will be a system wreckout and rebuild. 3 phase power is available on the North side of S 19th St for the Hospital service. The overhead pole line that runs North to South over the property is a transmission line and is unavailable for secondary power. I anticipate significant costs to do this work. Please apply for service by filling out New Service application and returning it to Tacoma Power's New Services Engineering Dept. As soon as possible. Should you have any questions please contact Tony Daniels at (253) 502-8076 or tdaniels2@ci.tacoma.wa.us.
- b. General Notes Any construction, relocation or adjustment costs shall be at the applicant's expense. All new electrical services will be installed underground unless otherwise approved by Tacoma Power Engineering; additional utility easements may be required.
- c. Submittal Requirements Electric Service Application to Tacoma Power New Services Engineering Department. Review the Commercial Project Development Process online to determine additional submittal requirements. Application for Electrical Permit to Tacoma Power Electrical Inspection Department. For services over 400 amps, a set of electrical plans must be submitted to the Electrical Inspection Office for review.
- d. Fees Fees for new electrical service or upgrading the existing electrical service will be determined when the power requirements are submitted to Tacoma Power New Services Engineering Department. Fees for the electrical permit are based on the electrical contractors bid amount and have not been determined.
- e. Forms and information are available online at http://www.mytpu.org/tacomapower/permitting.
- f. The [builder, developer, and/or owner] must observe the appropriate clearances to Tacoma Power's facilities during construction.
- g. Appropriate clearances must be maintained between all structures and Tacoma Power's facilities. No building shall be constructed under a primary power line. Buildings in the vicinity of the overhead lines must meet WAC, NEC, NESC and Tacoma Power requirements for clearance. Alternatively, the [builder, developer, and/or owner] shall incur all costs associated with relocating Tacoma Power's facilities in order to obtain the appropriate clearances. Costs of relocation include demolition of existing facilities, construction of new facilities, restoration of property as necessary, and relocation of other utilities as necessary.
- h. Tacoma Power requests to retain all existing easements and facilities in the subject area(s). Alternatively, the [builder, developer, and/or owner] shall incur

- all costs associated with relocating Tacoma Power's facilities. Costs of relocation include demolition of existing facilities, construction of new facilities, restoration of property as necessary, and relocation of other utilities as necessary. The [owner, developer, and/or builder] shall assist Tacoma Power and other affected utilities in obtaining all necessary easements for said relocated facilities.
- The [builder, developer, and/or owner] shall provide Tacoma Power and other affected utilities with all necessary easements.

9. Tacoma Water

- a. Plans do not show 2" galvanized water main and services in vacated S Proctor Street.
- b. Water main and services of other customers will need to be relocated. Please contact Jesse Angel at (253) 502-8280 to start the private contract process.
- c. Extension of a permanent water main shall be constructed by private contract. The developer of the privately financed project will be responsible for all costs and expenses incurred by Tacoma Water for preparation of plans and specifications, construction inspection, testing, flushing, sampling of the mains, and other related work necessary to complete the new water main construction to Tacoma Water standards and specifications. The engineering charge for the preparation of plans and specifications will be estimated by Tacoma Water. The developer will be required to pay a deposit in the amount of the estimated cost. The actual costs for the work will be billed against the developer's deposit. The new mains will be installed by and at the expense of the developer. The developer will be required to provide a 20-foot wide easement over the entire length of the water main, fire hydrant, service laterals and meters. The developers Professional Land Surveyor shall prepare and submit the legal description of the easement to Tacoma Water for review and processing. Prior to construction, a second deposit in the estimated amount for construction inspection, testing, and sampling will be due to Tacoma Water. Upon completion of the project, the developer will either be refunded the unused amount of the deposit or billed the cost overrun. Approximate design time is ten weeks. Contact Jesse Angel at (253) 502-8280.
- d. Contact Chris Hicks at (253) 396-3057 for information and estimated costs to relocate other customer's services.
- e. General comments The existing water services to this project shall be utilized or retired by Tacoma Water at the owners' expense. If new or modification of existing domestic water services are required, they will be sized and installed by Tacoma Water after payment of the Service Construction Charge, and the Water Main Charge, and the System Development Charge. If new fire service is required, it will be sized by fire consultant and installed by Tacoma Water after payment of the Service Construction Charge. Contact Chris Hicks at (253) 396-3057 for an estimate.
- f. If a new fire hydrant is required at a location with an existing water main, the hydrant will be installed by Tacoma Water after payment of an installation charge.
- g. If existing water facilities need to be relocated or adjusted due to street improvements for this proposal they will be relocated by Tacoma Water at the owners' expense.
- h. Tacoma Water facilities must remain accessible at all times. Any damage to Tacoma Water facilities will be repaired by Tacoma Water crews at the expense of the developer.
- i. Sanitary sewer mains and side sewers shall maintain a minimum horizontal separation of ten (10) feet from all water mains and water services. When extraordinary circumstances dictate the minimum horizontal separation is not achievable, the methods of protecting water facilities shall be in accordance with the most current State of Washington, Department of Ecology "Criteria For Sewage Works Design".

j. For utilities other than sanitary sewer, the proposed facilities shall have a minimum horizontal separation of five (5) feet and vertical separation of twelve (12) inches from Tacoma Water facilities.

10. Environmental Health – Washington Department of Ecology

The Department of Ecology provided the following advisory comments for the building and development permit construction phase for water quality protection:

- a. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.
- b. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.
- c. The following construction activities require coverage under the Construction Stormwater General Permit:
 - i. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and
 - ii. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and
- d. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - ii. Reasonably expects to cause a violation of any water quality standard.
- e. If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.
- f. You may apply online or obtain an application from Ecology's website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/ - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.
- g. Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action. If you have any questions or would like to respond to these comments, please contact Chris Montague-Breakwell at 360-407-6364.

File Number: LU18-0301 Tacoma Behavioral Hospital

Exhibit 2 – Property Owner Authorization & Notice of Appearance

Property Owner Free Consent Form

PROPERTY OWNER'S AUTHORIZATION: Kim____, Managing General Partner or Officer of Talina Life Properties, 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): Barghausen Consulting Engineers, Inc. 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): Site Rezone, Conditional Use Permit, SEPA Environmental Checklist, Minor Development Permit, Parking Lot **Development Standards Variance** 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: STATE OF WASHINGTON California acknowledgement attached. COUNTY OF PIERCE I certify that I know or have satisfactory evidence that 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 day of

Notary Public in and for the State of Washington

My Commission Expires

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF RIVERSIDE	
On October 22,2018 before me, Judith L. Cervantes, Notary Public personally appeared Soon K. Kim	,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that the she/they executed the same in the her/their authorized capacity(ies), and that by the/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(Seal)

evostes

WITNESS my hand and official seal.

Signature

Judith L. Cervantes

(Name, Typed or Printed)

JUDITH L. CERVANTES

Notary Public - California

Riverside County

Commission # 2159567

My Comm Expires Jul 10, 2020

2 3 4 5 6 7 8 In Re: 9 10 11 12 13 14 15 16 17 18 19

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BEFORE THE HEARING EXAMINER FOR THE CITY OF TACOMA

Signature Health Care Services, (Tacoma Behavioral Hospital)

NO. HEX2019-011 (LU18-0301 Tacoma Life Properties LLC)

NOTICE OF APPEARANCE

Applicant.

YOU AND EACH OF YOU WILL PLEASE TAKE NOTICE that the undersigned herewith appears as the attorney for Applicant Signature Health Care Services (Tacoma Behavioral Hospital) and requests that any and all further pleadings or notices of any nature, except original process, be served upon the undersigned at the address below stated.

Dated this 2nd day of July, 2019.

GORDON THOMAS HONEYWELL LLP

WSBA 44767 FOR: William T. Lynn, WSBA No. 07887

blynn@gth-law.com

Attorneys for Applicant Signature Health Care

NOTICE OF APPEARANCE - 1 of 1 (HEX2019-011 (LU18-0301 Tacoma Life Properties LLC)) [4831-3590-3131]

File Number: LU18-0301 Tacoma Behavioral Hospital

Exhibit 3 – Project Plans



LANDSCAPE PLAN

LANDSCAPE DATA

OUTDOOR COURTYARD: 4,649 SF

LANDSCAPE BUFFER: 30,356 SF

LANDSCAPE PARKING LOT: 24,143 SF

TOTAL LANDSCAPE: 59,148 SF

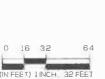
ROAD / DRIVEWAY: 28,168 SF

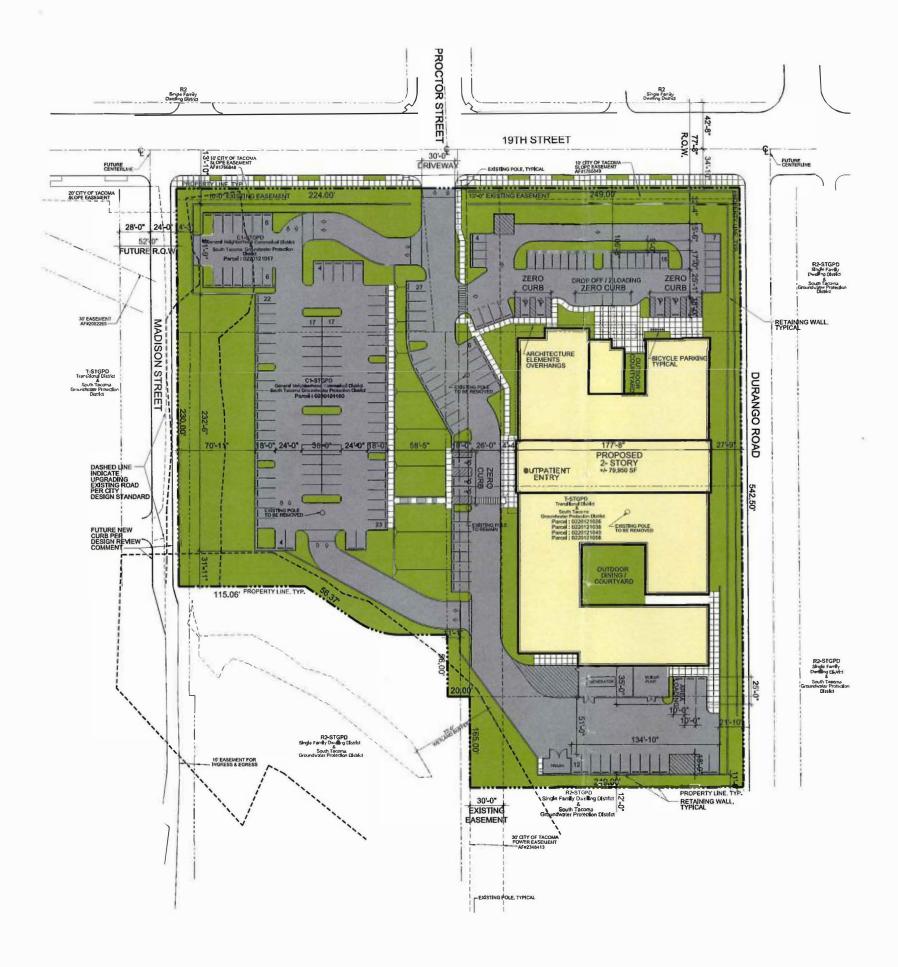
PARKING LOT: 58,179 SF

TOTAL ASPHALT: 85,074 SF

SIDEWALK: 7,893 SF

BOH: 2,725 SF





SITE PLAN

PROJECT DATA

Project Description: 105 Bed Psychiatric Hospital

0220121026; 038; 040; 058 APN No.

T STGPD . Transitional District & South Tacoma Groundwater

Protection District Base Zoning : T (Transitional) : STGPD Zoning Overlay

APN No. : 0220121017; 160

: General Neighborhood Commerical District & South Tacoma Groundwater Protection District C1 STGPD

Base Zoning : C1 (General Neighborhood Commerical District)

: STGPD Zoning Overlay

Site Area:

5.56 Acres / 242,350 sf (Net) : 46,557 sf

Building Footprint: FAR: : 0.33

: 19.21%

% of lot coverage:

2 stories

1st level

46,557 sf 2nd level 33.393 sf 79,950 sf

Total Building Area

184 spaces Parking Required:

Car: (1.75 spaces/ 1 beds)

7 spaces ADA

- 30% compact parking = 56 spaces (max)

- 3% Electric Vehicle parking = up to 6 spaces (max)

Loading spaces: 5 (size 10'x25')

(83,800sf - 20,000sf = 2 spaces, + 63,800 sf / 3 = 5.19 = 5 spaces required)

Parking Provided: Car: 8 spaces ADA 184 spaces 8 spaces

- compact parking = 27 spaces
- Electric Vehicle parking = 6 spaces

Loading spaces : (size 10'x25')

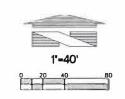
5 spaces



(IN FEET) 1 INCH 32 FEET

TACOMA BEHAVIORAL HEALTH

A PORTION OF THE NW1/4 OF THE NE1/4 OF SEC. 12, TWP 20 N., RGE 2 E., W.M. PIERCE COUNTY, WASHINGTON





PLAN

PRELIMINARY UTILITY PLAN FOR TACOMA BEHAVIORAL HEALTH A PORTION OF THE NW1/4 OF THE NE1/4 OF SEC. 12, TWP 20 N., RGE 2 E., W.M. PIERCE COUNTY, WASHINGTON DURANGO PUBLIC WATER CONNECTION PUBLIC SEWER CONNECTION S 19TH STREET N88'02'07'W 1327.63' (W) 1327.73' (R1) ROW DEDICATION MADISON STREET TYPE NS2 STREAM ROW DEDICATION TYPE II WETLAND

SIGNITURE HEALTHCARE SERVICES, LLC 2065 COMPTON AVENUE CORONA, CA 92881 f=40'
Vertical

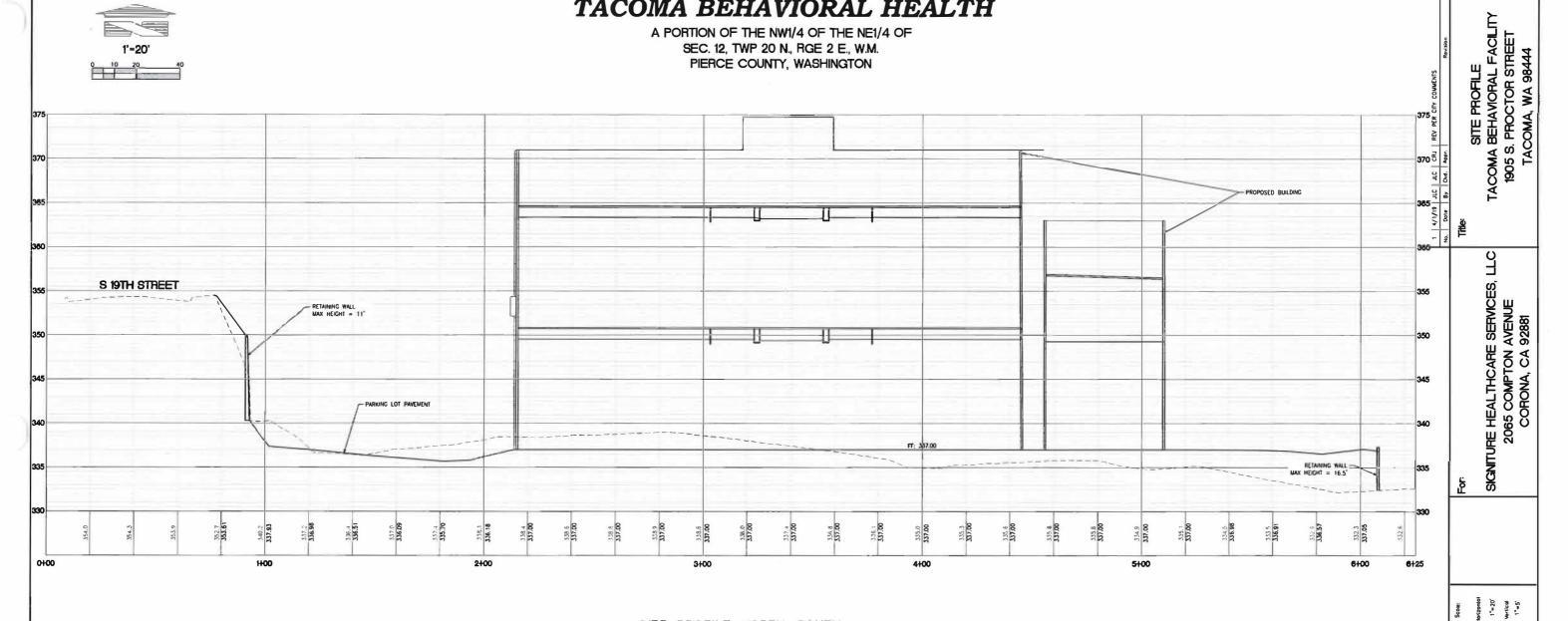
18482

SITE PROFILE FOR

1"=20"

TACOMA BEHAVIORAL HEALTH

A PORTION OF THE NW1/4 OF THE NE1/4 OF SEC. 12, TWP 20 N., RGE 2 E., W.M. PIERCE COUNTY, WASHINGTON



SITE PROFILE NORTH-SOUTH

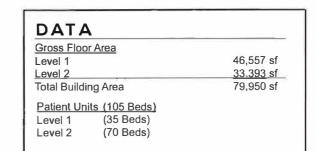
SCALE: H: 1"=20' V: 1"=5'

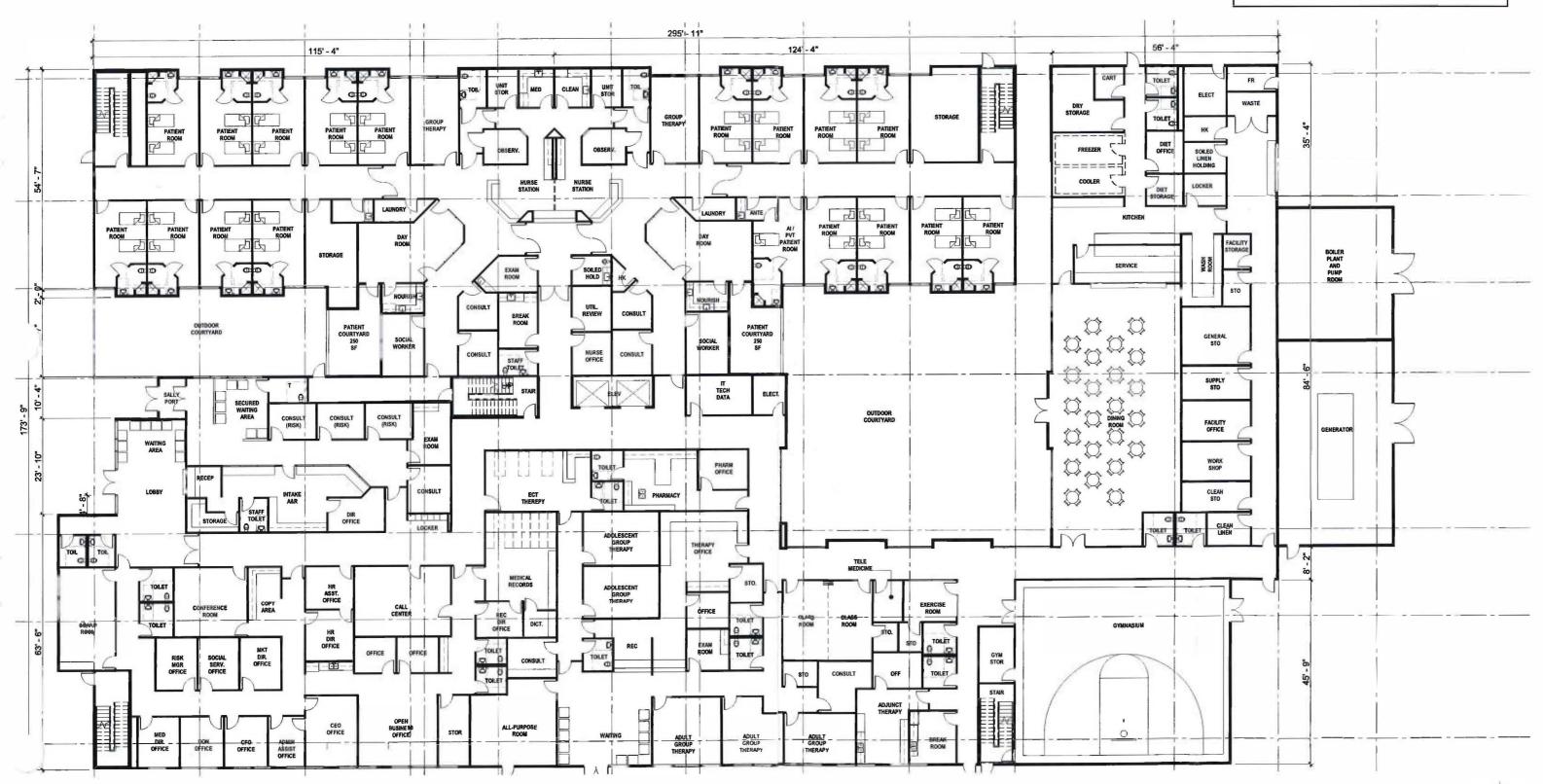
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGMEERING, LAND PLANNING,
SURVEYING, ENMINEMAL SERVICES

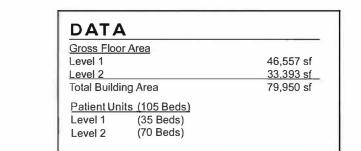
18482

TRUCK TURNING FIRE TRUCK #2 FOR TACOMA BEHAVIORAL HEALTH A PORTION OF THE NW1/4 OF THE NE1/4 OF SEC. 12, TWP 20 N., RGE 2 E., W.M. PIERCE COUNTY, WASHINGTON S 19TH STREET SIGNITURE HEALTHCARE SERVICES, LLC 2065 COMPTON AVENUE CORONA, CA 92881 DURANGO STREET Scole: orizontal 1°=20' Vertical PROPOSED R.O.W DEDICATION TYPE II WETLAND 18482

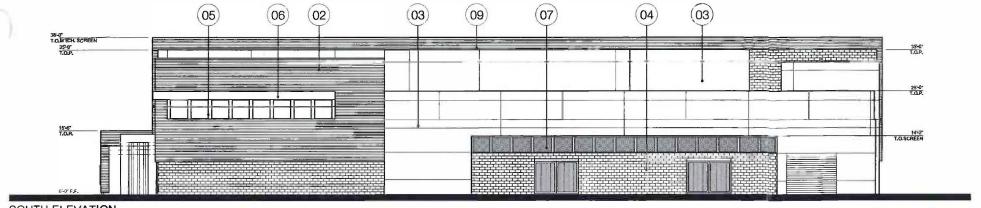
TRUCK TURNING TRASH TRUCK FRONT LOADER TACOMA BEHAVIORAL HEALTH A PORTION OF THE NW1/4 OF THE NE1/4 OF SEC. 12, TWP 20 N., RGE 2 E., W.M. PIERCE COUNTY, WASHINGTON S 19TH STREET SIGNITURE HEALTHCARE SERVICES, LLC 2065 COMPTON AVENUE CORONA, CA 92881 DURANGO STREET Scale:
Horizontal
1°=20'
Vertical PROPOSED R.O.W DEDICATION 18215 72ND AVENUE S KENT, WA 98032 (425)251 –6222 (425)251 –8782 FAX CML, ENCHREBING, LAND PLA SURVEYING, ENVIRONMENTAL S TYPE II WETLAND 18482



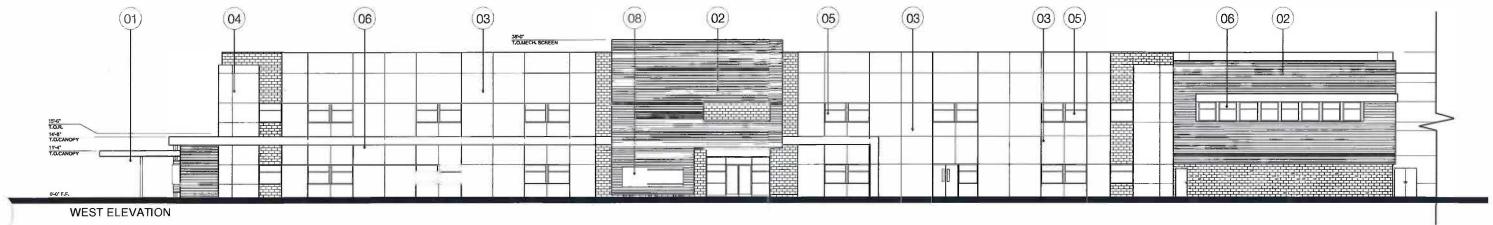


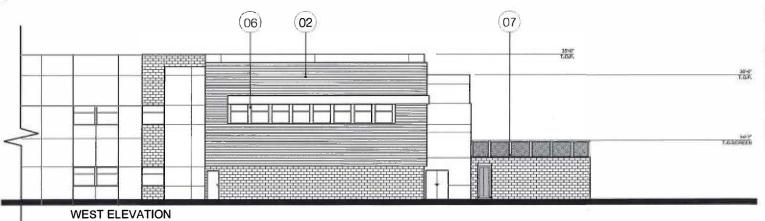






SOUTH ELEVATION





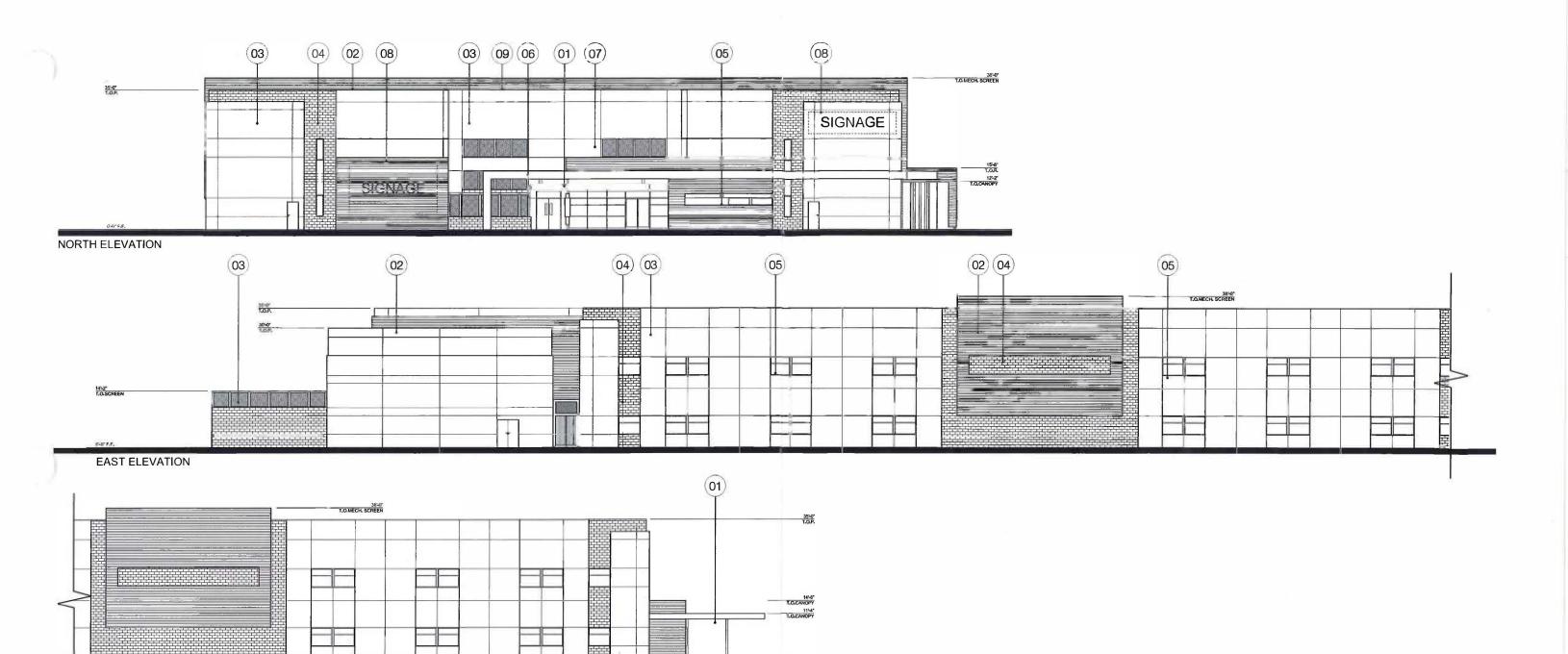
FINISH MATERIAL LEGEND

- Metal Canopy / Architectural Canopy
- 02 Corrugated metal panels
- Painted concrete or EIFS
- Masonry / Brick veneer with pattern
- 05 Low E glazing
- Metal fin
- 07 Metal screen mesh
- 08 Signage Location
- Mechanical Screen

Type of Roof: Flat Roof

Color EIFS 1 : DE6205 Stucco Tan Color EIFS 2 : DE6217 Ancient Earth

Stone Veneer : Eagle Stone, Ledge Cut 33, Eldorado Stone - Birch



FINISH MATERIAL LEGEND

- Metal Canopy / Architectural Canopy
- 02 Corrugated metal panels
- 03 Painted concrete or EIFS
- 04 05 Masonry / Brick veneer with pattern Low E glazing
- 06 07 Metal fin
- Metal screen mesh
- Signage Location Mechanical Screen
 - Type of Roof: Flat Roof
 - Color EIFS 1 : DE6205 Stucco Tan
 - Color EIFS 2: DE6217 Ancient Earth Stone Veneer: Eagle Stone, Ledge Cut 33,
 - Eldorado Stone Birch



EAST ELEVATION

File Number: LU18-0301 Tacoma Behavioral Hospital

Exhibit 4 – 2006 Land Use Permit Documents



ORDINANCE NO. 27701

AN ORDINANCE relating to zoning; changing the zoning classifications of certain property from One-Family Dwelling to T Transitional and General Neighborhood Commercial, and amending Chapter 13.06 of the Tacoma Municipal Code by deleting certain described property from Section 13.06.110, and by adding new sections to be known as Section 13.06.200.B.1(126) and Section 13.06.200.B.2(150).

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the City Coungil hereby adopts the Hearing
Examiner's Findings, Conclusions, and Recommendation contained in
the Hearing Examiner's Report dated January 4, 2008, bearing
File No. REZ2006-40000041992 and filed in the office of the City Clerk.

Section 2. That Chapter 13.06 of the Tacoma Municipal Code is hereby amended by adding thereto a new section to be known as Section 13.06.200.B.1(126), to read as follows:

Ord11731-rez.doc-SG/tok

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Req. #11731



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13.06.200.B.1(126) ADDED TO "T" TRANSITIONAL

DISTRICT." The following property shall be included in the T

Transitional District:

Parcel A: (022012-1026)

Beginning at a point 1056 feet West of the Northeast corner of Section 12, Township 20 North, Range 2 East of the Willamette Meridian, in Pierce County, Washington;

Thence South 165 feet;

Thence West 264 feet;

Thence North 165 feet;

Thence East 264 feet to the point of beginning.

EXCEPT a strip 15 feet in width off the east end of sald tract for road purposes.

ALSO except the North 35 feet thereof condemned for street under Pierce County Superior Court Cause Number 53649.

Parcel B: (0222012-1038)

Commencing at a point 165 feet South and 1056 feet West of the Northeast corner of Section 12, Township 20 North, Range 2 East, W.M., Pierce County, Washington;

Thence South 140 feet;

Thence West 264 feet:

Thence North 140 feet;

Thence East 264 feet to the point of beginning;

EXCEPT the East 15 feet thereof for road.

Ord11731-rez.doc-SG/tok

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Req. #11731



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Parcel D: (022012-1159)

Commencing at a point 165 feet South and 1320 feet West of the Northeast comer of Section 12, Township 20 North; Range 2 East of the W.M., Pierce County, Washington;

Thence South 330 feet; Thence West 264 feet;

Thence North 330 feet;

Thence East 264 feet to the point of beginning.

Parcel E: (022012-1058)

Beginning at a point 1056 feet West and 495 feet South of the Northeast comer of Section 12, Township 20 North, Range 2 East, W.M., Pierce County, Washington;

Running Thence South 82 1/2 feet;

Thence West 264 feet; Thence North 82 ½ feet;

Thence East 264 feet to the place of beginning:

EXCEPT the East 15 feet thereof for road;

TOGETHER with a non-exclusive easement for ingress, egress and utilities as granted by instruments recorded September 9, 1977 under recording No. 2763159 and 2763160.

Parcel F: (022012-1040)

Beginning 305 feet South and 1056 feet West of the Northeast corner of Section 12, Township 20

North, Range 3 East, W.M.; Thence South 190 feet; Thence West 264 feet; Thence North 190 feet;

Thence East 264 feet to the point of beginning; EXCEPT the East 15 feet thereof for road.

Ord11731-rez.doc-SG/tok

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Reg. #11731



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Section 3. That Chapter 13.06 of the Tacoma Municipal Code is hereby amended by adding thereto a new section to be known as Section 13.06.200.B.2(150), to read as follows:

13.06.200.B.2(150) ADDED TO C-1 GENERAL

NEIGHBORHOOD COMMERCIAL DISTRICT. The following property

shall be included in the C-1 General Neighborhood Commercial District:

Parcel C: (022012-1017)

Beginning 1320 feet West of the Northeast corner of Section 12, Township 20 North, Range 2 East, W.M., Pierce County, Washington;
Thence South 165 feet;
Thence West 264 feet;
Thence North 165 feet;
Thence East 264 feet to the point of beginning;
EXCEPT the North 35 feet for South 19th Street;
ALSO EXCEPT that portion taken for Proctor Street pursuant to Deed recorded under recording number 1498549.
Situate in the City of Tacoma, County of Pierce, State of Washington.

Ord11731-rez.doc-SG/tok

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Reg. #11731



Section 4. That the above-described property be and is hereby deleted from Section 13.06.110, One-Family Dwelling District, of the Tacoma Municipal Code. Passed JUL 2 9 2008 10 Attest: 11 12 City Clerk 13 14 Location: 3902 South 19th Street, Tacoma 15 Applicant: Jemstone, LLC REZ2006-40000041992 Rezone No. 16 WET2006-40000041994 17 18 Approved as to form: Property description approved: 19 20 Assistant City Attorney Chief Surveyor 21 Public Works Department 22

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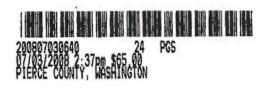
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Req. #11731



When Recorded, Return To:

City of Tacoma City Clerk's Office 747 Market Street, Room 220 Tacoma WA 98402-3769



DOCUMENT TITLE

Concomitant Agreement

Grantor

City of Tacoma

Grantee

Jemstone, LLC

Description

A Concomitant Agreement for a rezone of a 5.89-acre site from an "R-2" One-Family Dwelling District to a "T" Transitional District, and a "C-1" Commercial District, located at 3902 South 19th Street, for the development of a 69,000-square-foot office/medical center and a small retail component. (Jemstone, LLC; File No. REZ2006-40000041992)

Reference Number

Assessor's Parcel Number

Page 1 of 24

When Recorded, Return To:

Steve Gross Assistant City Attorney 747 Market Street, Room 1120 Tacoma, WA 98402

CONCOMITANT AGREEMENT

THIS AGREEMENT is entered into this 19th day of June, 2008, by and between JEMSTONE, LLC, hereinafter referred to as the "Owner/Applicant," and the CITY OF TACOMA, a municipal corporation, hereinafter referred to as the "City."

WITNESSETH:

WHEREAS the Owner/Applicant has applied for rezone of a 5.89 acre site located at 3902 South 19th Street, within the City's jurisdiction, from "R-2" One-Family Dwelling District to "T" Transitional District and "C-1" Commercial District, and legally described as follows:

T Transitional District portion of the site legally described as follows:

Concomitant Agreement - 1
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TRANSITIONAL (T) DISTRICT

COMMENCING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 2 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, WHICH IS NORTH 88°02' 16" WEST A DISTANCE OF 1320 FEET FROM THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 01°31'53" WEST A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH 88°02'16" EAST ALONG THE SOUTHERLY MARGIN OF SOUTH 19TH STREET A DISTANCE OF 259.27 FEET;

THENCE SOUTH 01°31'53" WEST A DISTANCE OF 542.50 FEET; THENCE NORTH 88°02'16" WEST A DISTANCE OF 249.00 FEET MORE OR LESS TO THE EASTERLY LINE OF PARCEL "B" ACCORDING TO THE CITY OF TACOMA BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200712195005, RECORDS OF PIERCE COUNTY, WASHINGTON;

THENCE NORTH 01'31'53" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 82.50 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF PARCEL "A" ACCORDING TO SAID CITY OF TACOMA BOUNDARY LINE ADJUSTMENT: THENCE NORTH 88°02'16" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" A

DISTANCE OF 20.00 FEET; THENCE NORTH 01°31'53" EAST A DISTANCE OF 56.00 FEET;

THENCE NORTH 88°02'16" WEST A DISTANCE OF 41.22 FEET TO A POINT OF TANGENCY WITH A 74.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°53'15" AN ARC DISTANCE OF 43.77 FEET;

THENCE NORTH 54°09'01" WEST A DISTANCE OF 56.37 FEET;

THENCE NORTH 88°02'16" WEST A DISTANCE OF 115.06 FEET MORE OR LESS TO THE WEST LINE OF SAID PARCEL "A";

THENCE NORTH 01°31'53" EAST ALONG THE WEST LINE OF SAID PARCEL "A" A DISTANCE OF 230.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'A" THENCE SOUTH 88°02'16" EAST ALONG THE NORTH LINE OF SAID PARCEL "A" A DISTANCE OF 61.99 FEET;

THENCE SOUTH 01°31'53" WEST A DISTANCE OF 40.84 FEET;

THENCE SOUTH 88°28'07" EAST A DISTANCE OF 191.73 FEET TO INTERSECT A LINE 10.28 FEET WEST OF THE EAST LINE OF SAID PARCEL "A"; THENCE NORTH 01°31'53" EAST ALONG SAID LINE A DISTANCE OF 169,48 FEET MORE OR LESS TO THE SOUTHERLY MARGIN OF SOUTH 19TH STREET AND TRUE POINT OF BEGINNING:

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

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

(CONTAINS 195,630± S.F. OR 4.49± AC.)

Concomitant Agreement - 2 L:\^emps\TOK\2008-rezones\lemstone\cza final.doc C-1 General Neighborhood Commercial District portion of the site legally described

COMMERCIAL (C-1) DISTRICT

as follows:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "A" ACCORDING TO THE CITY OF TACOMA BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200712195005, RECORDS OF PIERCE COUNTY, WASHINGTON;

THENCE SOUTH 88°02'16" EAST ALONG THE NORTH LINE OF SAID PARCEL "A" A DISTANCE OF 61.99 FEET;

THENCE SOUTH 01°31'53" WEST PARALLEL TO THE WEST LINE OF SAID PARCEL "A" A DISTANCE OF 40.84 FEET;

THENCE SOUTH 88°28'07" EAST A DISTANCE OF 191.73 FEET TO A POINT 10.27 FEET WEST OF THE EAST LINE OF SAID PARCEL "A";

THENCE NORTH 01°31'53" EAST PARALLEL TO SAID EAST LINE A DISTANCE OF 169.40 FEET MORE OR LESS TO THE SOUTHERLY MARGIN OF SOUTH 19TH STREET:

THENCE NORTH 88°02'16° WEST ALONG SAID MARGIN A DISTANCE OF 253.72 FEET TO A POINT THAT BEARS NORTH 01°31'53" EAST FROM THE POINT OF BEGINNING;

THENCE SOUTH 01°31'53" WEST A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

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

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

(CONTAINS 40,676± S.F. OR 0.93± AC.)

hereinafter sometimes referred to as the "site," and

WHEREAS the City has authority to enact laws and to enter into agreements to promote the health, safety, and welfare of its citizens and thereby control the use and development of property within its jurisdiction, and

Concomitant Agreement - 3 L:\^emps\TOK\2008-rezones\jemstone\cza final.doc WHEREAS the City, pursuant to RCW 43.21C, the Washington State Environmental Policy Act, should mitigate any adverse effects which might result because of the proposed rezone, and

WHEREAS the City, pursuant to RCW 43.21C, the Washington State Environmental Policy Act, should mitigate any adverse effects which might result because of the proposed rezone, and

WHEREAS the Owner/Applicant has indicated its understanding of its obligation to cooperate with the City, its Public Works Department, and the Hearing Examiner of the City to ensure compliance with all City ordinances and all other local, state, and federal laws relating to the use and development of the site by entering into an agreement as authorized by RCW 36.70B.170, and

WHEREAS the City, in addition to civil and criminal sanctions available by law, desires to enforce the rights and interests of the public by this Concomitant Agreement pursuant to the authority granted by RCW 36.70B.170.

NOW, THEREFORE, in the event the site is rezoned from from "R-2" One-Family Dwelling District to "T" Transitional District and "C-1" Commercial District and subject to the terms and conditions hereinafter stated, the Owner/Applicant does hereby covenant and agree to develop the property as follows:

All of the terms, conditions, and requirements of the Hearing Examiner's Findings of Fact, Conclusions of Law, and Recommendation to the City Council, dated February 4, 2008, together with additional Condition 11.d referred to in the Order Granting in Part and Denying in Part Motion Seeking Reconsideration, dated February 1, 2008, under File Nos. REZ2006-40000041992 and WET2006-40000041994 ("FFCL"), copies of which are attached hereto, incorporated by reference herein in full, regardless of whether they are set forth separately in this Agreement.

Concomitant Agreement - 4
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A. SPECIAL CONDITIONS:

1. SOLID WASTE MANAGEMENT

a. The applicant shall be required to contact Solid Waste Management prior to construction to determine specific size/type of solid waste/recycle containers. Construction of enclosures for solid waste containers shall not commence prior to Solid Waste Management's approval. Enclosures constructed prior to approval may require alterations, relocation or complete reconstruction and shall be at the owner's expense. The applicant shall contact Rick Coyne of Solid Waste Management, 253-593-7707, prior to construction, to obtain enclosure specifications.

2. TACOMA POWER

- a. There is an overhead Tacoma Power Transmission pole line traversing north-south the center of this property. Some of these poles may need to be relocated or drive entry or parking strips may need to be readjusted. Buildings shall contain clearances to overhead power lines per NEC, WAC and Tacoma Power code.
- b. There is an overhead Tacoma Power distribution single phase pole line traversing east-west the center of this property, bisecting the new buildings and serving some existing buildings. Power to these buildings will have to be reclaimed and some portion of this overhead distribution can be removed to accommodate the new buildings but power will have to be reconfigured to restore to existing services west and south of this project.

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- c. This development will require underground 3 phase power utilities. Padmount transformers and vaults must be located on owner premises and easements may be required. Transformers shall maintain an 8-foot clearance to combustible buildings.
- d. Development of new power distribution and the adjustment, removal, and or relocation of existing Tacoma Power facilities shall be at the expense of the developer.

3. FIRE DEPARTMENT

a. Compliance with Fire Code, at time of construction, shall include water main extension and installation of fire hydrants on the south side of South 19th Street will be required.

4. PUBLIC WORKS DEPARTMENT SOURCE CONTROL

- a. If dental offices are located within the medical center, amalgam separators shall be required.
- b. If a trash compactor is installed, it shall drain to the sanitary sewer, and pad and shall be bermed to control stormwater run-on.

5. PIERCE TRANSIT

a. The applicant shall be required to provide a single shelter package at the existing bus stop adjacent to the site on south 19th Street. The shelter package shall consist of a shelter, bench, trashcan and rider information holder. The package may be purchased directly from Pierce Transit. A 15' x 6' x 8" thick concrete foundation is also required. Monica Adams, Pierce Transit, shall be contacted at 253.581.8130, for information.

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6. PUBLIC WORKS DEPARTMENT REVIEW PANEL

- a. All damaged or defective sidewalk abutting the site along South 19th Street shall be removed and new cement concrete sidewalk constructed in its place to the approval of the City Engineer.
- b. Cement concrete sidewalk shall be constructed along the eastern edge of South Madison Street, from South 19th Street to the southern edge of the entrance to the site, to the approval of the City Engineer.
- c. Per RCW 35.68.075, a wheelchair ramp shall be constructed at all four corners of the intersection of South Proctor and South 19th Street, at the southeast and southwest corners of the intersections of South Madison and South 19th Street, and the southeast and southwest corners of the intersection of South Durango and South 19th Street, to the approval of the City Engineer.
- d. All damaged or defective cement concrete curb and gutter abutting the site along South 19th Street shall be removed and new cement concrete curb and gutter constructed in its place to the approval of the City Engineer.
- e. Cement concrete curb and gutter shall be constructed, abutting the site(s), along the eastern edge of South Madison Street at an alignment to be determined by and to the approval of the City Engineer.
- f. An asphalt wedge curb shall be constructed on the western edge of the required improvement to South Madison Street.

Concomitant Agreement - 7
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- g. Any damage or cuts associated with the proposal to South 19th Street, abutting the site(s), shall be maintained and repaired to existing or better conditions.
- h. South Madison Street, abutting the sites from South 19th Street to the entrance to the site, shall be 52 feet wide right-of-way and shall be improved to a width of 28 feet and shall include necessary drainage. The minimum roadway section shall be 3 inches of Hot Mix Asphalt PG58-22, 2½ inches of Crushed Surfacing Top Course and 5 inches of Crushed Surfacing Base Course. Any additional unsuitable foundation excavation material must be removed as directed by the City Engineer.
- The South Madison Street entrance is not currently shown to Design Standards. The driveway and approach shall be constructed at a 90-degree angle to the Street.
- j. South Proctor Street, abutting the sites from South 19th Street to the site, shall be provide to a width of 60 feet for right-of-way purposes and shall be improved to a width to be determined by the City Engineer and shall include necessary drainage. The minimum roadway section shall be 3 inches of Hot Mix Asphalt PG58-22, 2½ inches of Crushed Surfacing Top Course and 5 inches of Crushed Surfacing Base Course. Any additional unsuitable foundation excavation material must be removed as directed by the City Engineer.
- k. The island shown at the center of the Proctor Street right-of-way located south of South 19th Street would not be allowed. The applicant may want to pursue vacation of Proctor Street between the site and South 19th Street to allow for this Island.

Concomitant Agreement - 8 L:\^emps\TOK\2008-rezones\jemstone\cza final.doc The type, width and location of all driveway approaches serving the site(s) shall be approved by the City Engineer. This includes approaches from South Madison Street and South Proctor Street.

7. TACOMA WATER

- a. City Ordinance 12.10.045 requires a separate water service and meter for each parcel.
- b. Extension of a permanent water main may be constructed by private contract. The developer of the privately financed project shall be responsible for all costs and expenses incurred by Tacoma Water for preparation of plans and specifications, construction inspection, testing, flushing, sampling of the mains, and other related work necessary to complete the new water main construction to Tacoma Water standards and specifications. The engineering charge for the preparation of plans and specifications shall be estimated by Tacoma Water. The developer shall be required to pay a deposit in the amount of the estimated cost. The actual costs for the work shall be billed against the developer's deposit. The new mains shall be installed by and at the expense of the developer. The developer shall be required to provide a 20-foot wide easement over the entire length of the water main. fire hydrant, service laterals and meters. The developers Professional Land Surveyor shall prepare and submit the legal description of the easement to Tacoma Water for review and processing. Prior to construction, a second deposit in the estimated amount for construction inspection, testing, and sampling shall be due to Tacoma Water. Upon completion of the project, the developer will either be refunded the unused amount of the deposit or billed the cost overrun. Approximate design time is ten weeks.

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- c. Existing 2" Galvanized water main shall be protected in place until a permanent water main is put into place to provide fire and domestic service to the property.
- d. Customer is advised to obtain private utility easements for any property-side water pipes leading from the City meter to the building on any portion(s) existing on adjacent parcels.
- e. If fire sprinkling, the Tacoma Water Permit Counter shall be contacted at 253-502-8247 for policies related to combination fire/domestic water service connections.
- f. New water services shall be installed by Tacoma Water after payment of the Service Construction Charge and the Water Main Charge. New meters shall be installed by Tacoma Water after payment of the System Development Charge.
- g. If a new fire hydrant is required at a location with an existing water main, the hydrant shall be installed by Tacoma Water after payment of an installation charge.
- h. If existing water facilities need to be relocated or adjusted due to street improvements for this proposal they shall be relocated by Tacoma Water and shall be at the owners' expense.
- i. Sanitary sewer mains and side sewers shall maintain a minimum horizontal separation of ten feet from all water mains and water services. When extraordinary circumstances dictate the minimum horizontal separation is not achievable, the methods of protecting water facilities shall be in accordance with the most current State of Washington, Department of Ecology "Criteria For Sewage Works Design".

8. PUBLIC WORKS ENVIRONMENTAL SERVICES ENGINEERING

- a. Any utility construction, relocation, or adjustment costs shall be at the applicant's expense.
- b. All buildings shall have independent connections to the City sanitary sewer at the building construction stage. A new side sewer and new connection to the City sanitary sewer shall be required for the proposed new building. The existing side sewer shall be abandoned per Chapter 7, Section 722.0 of the Uniform Plumbing Code. Permits for this work shall be obtained.
- c. City permit records indicate the existing residences on this site are connected to an onsite septic systems. Prior to redevelopment on the site, the septic systems shall be abandoned per Tacoma-Pierce County Health Department requirements.
- d. All storm drainage not considered vital to wetland hydrology shall be collected and conveyed to the City storm system using methods and materials acceptable to the Public Works Department.
- e. This site is located in the natural drainage course of abutting properties. Adequate drainage shall be provided to collect drainage that naturally flows across the site.
- f. The City storm sewer shall be extended through this site to serve the properties and the City right-of-way that naturally drain through this development through the City's work order process. To start the work order, Dan Handa, Public Works Construction Division at shall be contacted at 253-591-5765. Storm sewer plans shall be prepared by a licensed civil engineer registered in the state of Washington, per City standards, and shall be

Concomitant Agreement - 11 L:\^emps\TOK\2008-rezones\jemstone\cza final.doc

- submitted to the Public Works Department Construction Division for approval.
- g. All easements required for public storm sewer extensions shall be granted to the City of Tacoma and be prepared by the City of Tacoma Public Works, Real Property Services Department. The applicant shall contact the Public Works, Real Property Services Division at 253-591-5535 to prepare the easement for recording during the work order process.
- h. This project is located within the South Tacoma Groundwater Protection District (STGPD). Private infiltration systems proposed in the STGPD to receive storm water from any pollution-generating impervious surface (PGIS) are prohibited unless no other reasonable alternative exists. Any proposed infiltration system will be subject to review and approval by the Public Works Department and the Tacoma-Pierce County Health Department. If infiltration is deemed an acceptable alternative for accepting storm water from PGIS, water quality treatment shall be provided prior to infiltration.
- i. This project will contribute stormwater to the City's regional detention system in the Flett Creek Drainage Basin, which is at capacity. If this project totals 10,000 square feet or more of new effective impervious surface in a threshold discharge area, the applicant shall meet one of the following criteria in accordance with the City of Tacoma Surface Water Management Manual:
 - i. Provide on-site detention of stormwater to match a forested condition; or
 - ii. An in-lieu-of detention fee will be offered negating the requirement for on-site detention. The fee collected will be used to make future improvements to the City's regional Flett Creek

Drainage Basin. The applicant must sign an Agreement Regarding Stormwater Detention and pay the fee before issuance of building permits.

Note: Effective impervious surface created off-site as a result of this project shall count toward the effective impervious surface total.

- j. Projects totaling 5,000 square feet or more of effective pollution-generating impervious surface within a threshold discharge area shall be required to construct stormwater treatment facilities. Commonly used stormwater treatment facilities include cartridge filtration, biofiltration, wet ponds/vaults, or a combination of such devices. Due to any number of site-specific conditions, the selection of an appropriate stormwater treatment facility is the responsibility of the project engineer and shall be based on Volume V, Chapter 2 of the City of Tacoma Surface Water Management Manual. Pollution-generating impervious surfaces created and/or replaced off-site as a result of this project shall count toward the pollution-generating impervious surface total.
- k. The information submitted indicates a wetland or wetland buffer is on this site; therefore, the method of managing the storm drainage for this project may be impacted by the City of Tacoma's Critical Areas Ordinance. If this site contributes drainage to a regulated wetland or stream system, the proposed drainage system shall be designed to match existing hydrology to the wetland or stream system, and water quality treatment shall be provided for drainage from pollution-generating impervious surfaces directed to the wetland or stream system. All storm drainage not considered vital to wetland or stream hydrology shall be collected and conveyed to the City storm system using methods and materials acceptable to the Public Works Department. For further information on possible

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- wetland requirements, Theresa Dusek, Public Works Department, Building and Land Use Services Division, shall be contacted at 253-591-5976.
- No permanent structure(s) shall be erected within the public easement area(s) unless specifically approved in writing by the City of Tacoma Director of Public Works. Permanent structures shall mean any concrete foundation, concrete slab, wall, rockery, pond, stream, building, deck, overhanging structure, fill material, tree, recreational sport court, carport, shed, private utility, fence, or other site improvement that restricts or unreasonably interferes with the City of Tacoma's access to install, construct, inspect, maintain, remove, repair and replace public storm sewer utilities in said easement(s). Permanent structures shall not mean flowers, ground cover and shrubs less than 3-feet in height, lawn grass, asphalt paving or gravel improvements that do not prevent the access of men, material, and machinery across, along and within the said easement area. Land restoration by the City within the said easement area due to the construction, shall mean planting grass seed or grass sod, asphalt paving and gravel unless otherwise determined by the City of Tacoma.

9. PUBLIC WORKS, BUILDING AND LAND USE SERVICES

- a. The applicant shall provide a geotechnical report consistent with TMC Section 2.02.60 Excavation and Grading for review and approval prior to the issuance of development permits for the project. The repost shall address foundation requirements for the buildings as well as recommendations for erosion control and grading techniques to be used during construction.
- The applicant shall provide a detailed landscape plan for the review and approval of the Land Use Administrator prior to any development permits issued

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for the site. The landscape plan shall conform to the standards contained in TMC 13.06.502.B Commercial and X-District Landscaping.

Wetland Development Conditions of Approval:

- The applicant shall record Notice on Title per TMC Section 13.11.200 for the on-site wetland, stream and associated buffer prior to any development permits being issued for the site. Notice on Title is not required at this time on the Metro Parks owned property that is part of this application.
- 2. The applicant shall comply with the requirements of the City of Tacoma Environmental Services Engineering Division and Building Division Geotechnical Engineer for construction of the stormwater dispersion systems that discharge into the wetland and stream systems near the steep slopes and the Retaining Wall Considerations Memo prepared by GeoEngineers dated October 3, 2007, and the Wetland Hydrology Report Addendum prepared by Baseline Engineers dated October 2, 2007.
- The applicant shall attend a preconstruction meeting with the SES and Building Inspector prior to the issuance of any development permits for the site.
- Barricade fencing, erosion control fencing, construction sequencing and erosion control methodologies shall be included on the grading plans for the site and shall be reviewed and approved by the City's Senior Environmental Specialist.
- The applicant shall provide an erosion control and barricade fence between the wetland/stream and site work area prior to conducting site work. The applicant

Concomitant Agreement - 15 L:\^emps\TOK\2008-rezones\jemstone\cza final.doc shall ensure that once the development is complete and erosion control is no longer needed, the barricade and silt fence must be removed.

- 6. The applicant shall conduct mitigation in accordance with the Wetland and Drainage Corridor Evaluation and Delineation Report, Wildlife Habitats and Species Assessment and Compensatory Restoration Program for Minor Prior Impacts, prepared by Habitat Technologies dated December 7, 2004 revised June 15, 2006. This report shall be stamped approved by the Land Use Administrator at the end of the appeal period.
- 7. The applicant shall inform the City SES when the grading and plantings will be installed. The applicant shall have a qualified wetland specialist on site during all plant installation. The applicant shall provide a Year O/as-built baseline monitoring report to the City Building and Land Use Services Division (BLUS) Division within 30 days of planting along with the applicable review fees.
- 8. The applicant shall provide vegetative and maintenance and monitoring of the entire mitigation area for a period of 5 years and provide monitoring reports to the City of Tacoma Public Works Department BLUS in years 1, 2, 3, and 5 after completion along with applicable review fees.
- 9. Permanent fencing such as a split rail fence or similar fence shall be constructed along the outside perimeter of the remaining wetland buffer. Signage shall be attached to the fence to alert individuals of the boundary limits of the Critical Area. The applicant shall use the approved sign template of the City of Tacoma and signs shall be placed every 50 feet along the fence.

10. The applicant shall provide performance, and maintenance and monitoring bonds for the mitigation plan. The performance bonds shall be placed prior to any development permits being issued for the site. The performance bond may be released upon approval of the City's Senior Environmental Specialist upon review and written approval of the year 0/as-built report. The maintenance and monitoring bond shall not be released until the project has been monitored for a minimum of 5 years, met the performance standards as defined in the project mitigation plan, and received written approval from the City's Senior Environmental Specialist that the project is released from regulatory purview.

SEPA Mitigating Measures:

Mitigating conditions were identified through the SEPA review process for this proposal. The following mitigation measures are required by the City and outside regulatory agencies to address and mitigate for the potential impact created by the proposed project:

Environmental Health:

According to the DOE Facility Site Atlas, the site is located within the Tacoma Smelter Plume with an area that exceeds 20.0 ppm for arsenic levels. Prior to issuance of a development permit for the project, the applicant shall be required to perform the following actions:

The applicant shall complete additional soil sampling of the site to determine whether Tacoma Smelter Plume contamination exists at the site. If the soils are tested and found to contain higher than 100 parts per million of arsenic, the results must be reported to DOE.

If the soils are found to be contaminated above Model Toxic Control Act (MTCA) standards, the applicant shall take the following measures:

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If the soils are found to be contaminated above Model Toxic Control Act (MTCA) standards, the applicant shall take the following measures:

- a. Any soils to be removed from the site shall receive a Waste Disposal Authorization from the Tacoma Pierce County Health Department and the soils shall be disposed of at a regulated landfill and not taken to a soil recycler, dump site, or other property.
- b. If no soils are to be removed from the site, the applicant shall implement the following measures to address the contamination:
 - Consolidate contaminated soils underneath building foundations or roads,
 - Till or mix with deeper soils to dilute to below MTC cleanup standards (this requires more testing, and extensive mixing, possibly with the addition of clean soils),
 - iii. In landscape areas, provide a "barrier" cloth or geotextile fabric over the top of the contaminated soil and add 1 to 2 feet of clean top soil over the cloth or fabric, or
 - iv. Fence off undeveloped areas from contact with the public.
- c. According to MTCA, any site where contaminated soils are left in place shall have a restrictive covenant placed on the deed that states any future development or removal of the structures will require notification of the DOE and remedial actions taken to address newly exposed contamination.

The applicant shall provide additional information to DOE on the area of the site that was previously used as an auto wrecking yard.

The applicant shall comply with regulations regarding worker protection for contaminants. The applicant shall contact the Washington State Department of Labor and Industries for minimum standards and requirements.

B. Traffic

Future delays during the PM peak hour are expected to cross into the LOS E threshold at the Union Avenue/South 19th Street intersection with project traffic included. To mitigate intersection impacts, the Engineering Division has determined that implementation of the conditions recommended in the applicant's TIA will adequately mitigate any potential significant adverse impacts associated with the development.

Therefore, the applicant shall be required to reconstruct the Proctor Street/South 19th Street intersection to City of Tacoma standards, including changes to the signal system. The new phasing shall have leading left turns for the eastbound and westbound approaches. A westbound tum lane is required on South 19th Street at Proctor Street to serve inbound project traffic. There is already sufficient space for a left turn lane at this location however re-striping to mark the area of the new left turn lane is necessary. These improvements shall be constructed prior to final occupancy permit issued for the project.

10. MISCELLANEOUS

The applicant agrees to the following limitations on the commercial uses of the property and agrees that these limitations should be included in the Concomitant Zoning Agreement (CZA) running with the title property:

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- a. The "C-1" uses shall be limited to Building No. 2 as depicted on the site plan.
- b. The allowed uses of Building No. 2 shall be limited to: business support services; daycare center; offices; personal services; retail; and restaurant.
- c. The business operation of any commercial uses shall be limited to the hours between 5 a.m. and 8 p.m. The closing hour may be extended to 10 p.m. on limited occasions for special events.
- d. Vehicle service shall not be a use permitted within the "C-1" District applied to the subject property.

B. USUAL CONDITIONS:

- 1. This Agreement is based upon representations made and exhibits, including development plans and proposals, submitted at the hearing conducted by the hearing examiner. Any substantial change(s) or deviation(s) in such development plans, proposals, or conditions of approval imposed shall be subject to the approval of the hearing examiner and may require further and additional hearings.
- 2. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances are conditions precedent to the approvals granted and are continuing requirements of such approvals. By accepting this approval, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.
- 3. The owners/applicants understand and agree that if the property that is subject to this agreement is rezoned as a part of an area-wide rezone after the date of this agreement, the requirements of the subsequent area-wide rezone may supersede the provisions of this agreement.

Concomitant Agreement - 20
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- 4. The Owner/Applicant further agrees and understands that prior to obtaining a temporary certificate of occupancy, the required improvements shall be constructed or the Owner/Applicant shall provide to the City of Tacoma a performance bond or other financial security, as approved by the City Attorney, guaranteeing the completion of such improvements. A final certificate of occupancy will not be issued until such improvements are completed.
- 5. No modifications of this agreement shall be made unless mutually agreed upon by the parties in writing. It is the intent of this section that, since this Agreement applies to more than one parcel, that any substantial change(s) or deviation(s) in such development plans, proposals, or conditions of approval imposed be agreed to by the owners of each parcel, or those persons' heirs, successors, and assigns, as well as by the City of Tacoma, before a change can be approved.
- 6. The City may, at its discretion, bring a lawsuit to compel specific performance of the terms of this agreement. In addition to all other remedies available to the City by law, the City reserves the right to revoke the reclassification of the site should the Owner/Applicant fail to comply with any of the terms and conditions of this agreement.
- 7. If any condition or covenant herein contained is not performed by the Owner/Applicant, the Owner/Applicant hereby consents to entry upon the site by the City of Tacoma or any entity, individual, person, or corporation acting on behalf of the City of Tacoma for purposes of curing said defect and performing said condition or covenant. Should the City in its discretion exercise the rights granted herein to cure said defect, the Owner/Applicant, his successors and assigns, consent to the entry of the City on the above described property and waive all claims for damages of any kind whatsoever arising from such activity, and the Owner/Applicant further agrees to pay the City all costs incurred by the City in remedying said defects or conditions. The obligations contained in this section are covenants running with the land, and burden the successors and assigns of the respective parties.

8. In the event that any term or clause of this agreement conflicts with applicable law, such conflict shall not affect other terms of this agreement which can be given effect without the conflicting term or clause, and to this end, the terms of this agreement are declared to be severable.

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the day and year first above written.

Attest
City Clerk

CITY OF TACOMA

William H. Baarsma, Mayor

Legal Description Approved:

OWNER/APPLICANT:

Chief Surveyor

Public Works Department

JENISTONE, LLC

Approved as to form:

Assistant City Attorney

Concomitant Agreement - 22 L:\^emps\TOK\2008-rezones\jemstone\cza final.doc

STATE OF WASHINGTON)) ss
COUNTY OF PIERCE)
instrument, and acknowledged th	the Manager of JEMSTONE, LLC who executed the within and foregoing hat he signed the same as his free and ses and purposes therein mentioned.
GIVEN under my hand an written.	d official seal the day and year last above
Notary Public State of Washington LAUREL K. HAVERLY MY COMMISSION EXPIRES A 10 \$1.31 2010	NOTARY PUBLIC Printed Name: Hawel Have My Residing at Sacray A My commission expires 12/26/0
[notary seal]	

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OFFICE OF THE HEARING EXAMINER

CITY OF TACOMA

In the Matter of:

JEMSTONE, LLC,

Applicant.

Rezone AND Wetland Development Permit.

40000041992 (REZ2006); and 40000041994 (WET2006)

ORDER GRANTING IN PART AND DENYING IN PART MOTION SEEKING RECONSIDERATION

THIS MATTER came before the undersigned Hearing Examiner for the City of Tacoma on motions filed by the Central Neighborhood Council (CNC) and the Metropolitan Park District of Tacoma (Metro Parks) asking the Hearing Examiner to reconsider his recommendation to the City Council in regard to the rezone and wetland development permit matters. Both the CNC and Metro Parks in their motions request that the Hearing Examiner amend his recommendation in regard to the rezone matter to the extent of including two additional conditions — one prohibiting "vehicle service" and the other the "sale and/or service of alcohol" within the portion of Jemstone, LLC's (applicant) property proposed to be rezoned to the "C-1" Neighborhood Commercial zoning classification. The CNC motion and Metro Parks' motion are appended hereto as Attachments A and B. The applicant has responded

ORDER GRANTING IN PART AND DENYING IN PART MOTION SEEKING RECONSIDERATION

through its legal counsel. Attachment C. The applicant concurs that "vehicle service" should, by condition to the rezone, be excluded as a permissible use within the portion of the property requested to be rezoned to the "C-1" zone. The applicant further notes that under the regulations of the "C-1" zone (*Tacoma Municipal Code [TMC]* 13.06.200.3, Commercial Districts/Use Tables) "alcohol sales" is not a permitted use in the "C-1" zone without the issuance of a Conditional Use Permit, a permit which has not been sought by the applicant and which requires a public review process prior to issuance and further allows an appeal adjudication before the Hearing Examiner. Moreover, the applicant also points out that the limitation on hours of operation offered and agreed to the by the applicant substantially limits the opportunity for such use. The Department of Public Works, Building and Land Use Services Division (BLUS) in its response (Attachment D) confirms the restrictions of the "C-1" zone in regard to alcohol sales and the fact that the applicant has not sought a CUP for such use.

Having considered the motions for reconsideration and the responses filed thereto, having reviewed the file herein, and being otherwise fully advised, the Hearing Examiner hereby grants the motions for reconsideration to the extent of adding an additional condition of approval to the rezone which shall be denoted as Condition 11.d, which shall read as follows:

d. Vehicle service shall not be a use permitted within the "C-1" District applied to the subject property.

ORDER GRANTING IN PART AND DENYING IN PART MOTION SEEKING RECONSIDERATION

-2-

The request to prohibit alcohol sales as a condition to the "C-1" zone is denied on the basis that it is not a use permitted in the "C-1" zone without issuance of a CUP which would require, if applied for, a public review process and an opportunity for an adjudicative appeal proceeding before the Hearing Examiner and further, that the applicant is not proposing such use and has not sought a CUP that would allow it.

SO ORDERED this 1st day of February, 2008.

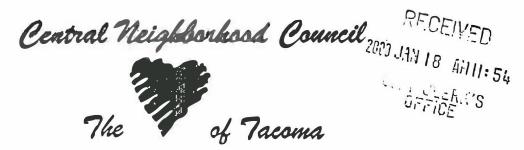
RODNEY M. KERSLAKE, Hearing Examiner

NOTICE

Pursuant to the Official Code of the City of Tacoma, Section 1.23.160, the Hearing Examiner's decision is appealable to the Superior Court for the State of Washington. Any court action to set aside, enjoin, review, or otherwise challenge the decision of the Hearing Examiner shall be commenced within 21 days of the entering of the decision by the Examiner, unless otherwise provided by statute.

ORDER GRANTING IN PART AND DENYING IN PART MOTION SEEKING RECONSIDERATION

-3-



January 15, 2008

Hearing Examiner City of Tacoma 747 Market Street Tacoma, WA 98402

RE: 40000041992 (REZ2006)

The Central Neighborhood Council (CNC) wishes to file a motion with the Hearing Examiner regarding the decision of the Jemstone, LLC rezone. The CNC believes that an omission was made by the Examiner regarding a finding of fact associated with the "C-1" Commercial designation.

The CNC requests that the Examiner include a finding that vehicle service and alcohol sales and service be disallowed uses in this rezone. The Examiner referenced the fact that "Land uses involving vehicle service or alcohol carry greater restriction" (page 6 of Findings, Conclusions, Decision, and Recommendation) in a "C-1 General Neighborhood Commercial District" but failed to prohibit these uses as a special condition.

The need for a prohibition on alcohol sales is further reinforced as follows: "Further, as represented in these proceedings by the applicant, the proposed use would be accessory and supportive of the principal medical center use proposed for the property and consistent with *Comprehensive Plan* provisions." (Page 5, paragraph 12 of Findings, Conclusions, Decision, and Recommendation) Alcohol sales and service are clearly not accessory nor supportive of the principal medical center use. If alcohol sales and service were an accessory and supportive use, then hospitals and other medical centers might be expected to be engaged in these same types of activities. Clearly they are not and the rezone should disallow these uses.

Sincerely,

Mike Lord Chair

Chair

Central Neighborhood Council

mike hall





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January 18, 2008

Hearing Examiner Rodney Kerslake City of Tacoma 747 Market Street, Room 720 Tacoma, WA 98402-3768

Dear Examiner Kerslake:

On behalf of the Metropolitan Park District of Tacoma, we wish to file a motion regarding the decision of the Jemstone, LLC rezone. The affected file numbers are 40000041992 (REZ2006) and 40000041994 (WET2006). Metro Parks Tacoma believes that an omission was made regarding a finding of fact regarding the "C-1" Commercial rezone.

We appreciate that the examiner included a statement on page 6 of the "Findings, Conclusions, Decision, and Recommendation" that "Land uses involving vehicle service or alcohol carry greater restriction in a "C-1 General Neighborhood Commercial District". The examiner omitted however to prohibit these uses from the rezone site.

The presence of a vehicle service facility in close proximity to the Category III Wetland and its 50-foot wide buffer, Type V Stream and its 25-buffer, as well as within close proximity to Snake Lake are clearly ill advised. The potential presence of a vehicle service facility is further ill advised since stormwater and drainage from this site will connect to the City of Tacoma's stormwater system and be conveyed directly to Snake Lake. Metro Parks Tacoma asks the examiner to include a condition that prohibits vehicle service from the rezone site.

Metro Parks Tacoma also petitions the examiner to prohibit the sale and service of alcohol within the rezone site. The examiner has stated that commercial activities within the rezone site "would be accessory and supportive of the principal medical center use proposed for the property."

Board of Park Commissioners Lacry Dahl Ryan Mello Aaron Pointer Tim Reid Victoria Woodards

ecutive Director

1782 S. 19th Street Tacqina, WA 96405-1175

ne: 253,305,1000 253,305,1008 stecometric



The sale and/or service of alcohol is clearly not "accessory and supportive of medical center use." If sale and service of alcohol were "accessory and supportive" we might expect hospital cafeterias and snack bars to also serve a beer or a glass of wine. We might also expect food service areas in other medical centers in Tacoma to also serve alcohol.

Metro Parks Tacoma requests that the hearing examiner include a condition that prohibits the sale and/or service of alcohol from the rezone site. It is clearly not in our interests to look back at this project five years from now to find that the Madison Park Bar & Grille is in operation. We respectfully petition the hearing examiner to add this reasonable condition to the "Findings, Conclusions, Decisions, and Recommendations". Thank you.

Sincerely

John Garner, Director

Tacoma Nature Center

253.591.6439

johng@tacomaparks.com

LAW OFFICES

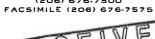
CORDON, THOMAS, HONEYWELL, MALANCA, PETERSON & DAHEIM LLP

TACOMA OFFICE 1201 PACIFIC AVENUE. SUITE 2100 POST OFFICE BOX 1157 TACOMA, WASHINGTON 98401-1157 (253) 620-6500 FACSIMILE (253) 620-6565 REPLY TO TACOMA OFFICE JOE GORDON, JR.

ATTORNEY AT LAW DIRECT (253) 620-6409 (206) 676-6409 E-MAIL gordj@gth-law.com

January 30, 2008

SEATTLE OFFICE ONE UNION SOUARE
GOO UNIVERSITY, SUITE 2100
SEATTLE, WASHINGTON 98101-4185 (206) 676-7500





Sent by mail and fax (253-591-2003)

Rodney M. Kerslake Hearing Examiner City of Tacoma 747 Market Street, Suite 720 Tacoma, WA 98402

RE:

Jemstone - Madison Park Medical Center

File Nos: REZ2006-40000041992, WET2006-40000041994

Dear Examiner Kerslake:

This is a response to the two Requests for Reconsiderations filed in this case. The Applicant has no objection to adding the vehicle service use to the list of prohibited activities. That use would not fit well on the site; it is not consistent with the development plans for the property.

A different question is presented as to the proposed ban on service of alcohol. With the hours of operation imposed by the Hearing Examiner and agreed to by the Applicant, there should not be a serious concern about this. Any consumption of alcohol on the premises will be necessarily quite limited as a result of this restriction. Certainly the types of uses that might cause neighborhood impacts would be unwilling to locate where the hours are so strictly limited.

Moreover, alcohol service is limited in the C-1 zone by the requirement for a conditional use permit. If someone proposed that use, there would be a full public hearing at which the specific proposal for service would be fully presented and the public would have an ample opportunity to comment on any specific impacts that might result. The requirement in the conditional use permit criteria for a demonstration of compatibility would certainly provide a way in which any legitimate concerns could be addressed. We would propose then that the Examiner not impose any additional restrictions with respect to that subject.



Thank you for the opportunity to comment.

Very truly yours,

William T. Lynr

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cc:

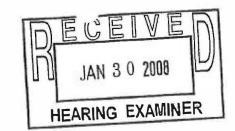
Karie Hayashi Joe Mayer Kevin Foley

John Garner, MetroParks

Mike Lord, Central Neighborhood Council



City of Tacoma Public Works Department



TO:

Rodney M. Kerslake, Hearings Examiner

FROM:

Karie Hayashi, Senior Land Use Administration Planner
Building & Land Use Services Division, Public Works Department

SUBJECT:

40000041992 (REZ2006) & 40000041994 (WET2006) Madison Park

Medical Center, Motions for Reconsideration

DATE:

January 30, 2008

On January 4, 2008 the Hearings Examiner approved a Wetland Development Permit to restore a Type III Wetland and Type V Stream and their associated buffers that were previously impacted in violation of Tacoma Municipal Code (TMC) 13.11 Critical Areas Preservation Ordinance, and recommended approval of a rezone of the subject site from "R-2" One Family Dwelling District to a "T" Transitional District and "C-1" Commercial District to allow the development of office/medical clinic space within three buildings. The motions filed by the Metropolitan Park District and the Central Neighborhood Council both ask for reconsideration of the Hearing Examiner's decisions and request the addition of a special condition to prohibit vehicle services and alcohol sales from occurring within the proposed "C-1" areas of the subject site.

Per TMC 13.06.200.3 Commercial Districts/Use Tables, alcohol sales in "C-1" Commercial Districts require the approval of a Conditional Use Permit and vehicle services are not permitted in the "C-1" District. The Public Works Department notes that a Conditional Use Permit to allow alcohol sales was not requested in conjunction with the subject rezone proposal. Given these circumstances, it is the opinion of the Public Works Department that a special condition to prohibit alcohol sales and vehicle services from occurring at the site may not be necessary.

Should you have questions or comments on the above matter, please advise.

Cc: William T. Lynn, Attorney at Law, Law Offices of GTHMP & Daheim, LLP, PO Box 1157, 1201 Pacific Avenue, Suite 220, Tacoma, WA 98401-1157 John Garner, Metropolitan Park District, 4702 South 19th Street, Tacoma, WA. 98405-1175

Mike Lord, Central Neighborhood Council, PO Box 5201, Tacoma, WA 98415-0201

Joe Meyer, Jemstone, LLC, 312-112th Street East, Tacoma, WA 98444 Kevin Foley, Baseline Engineering, Inc., 1910 64th Avenue West, Fircrest, WA 98466



City of Tacoma Public Works Department

TO:

Rodney M. Kerslake, Hearings Examiner

FROM:

Karie Hayashi, Senior Land Use Administration Planner

Building & Land Use Services Division, Public Works Department

SUBJECT:

40000041992 (REZ2006) & 40000041994 (WET2006) Madison Park

Medical Center, Motions for Reconsideration

DATE:

January 30, 2008

On January 4, 2008 the Hearings Examiner approved a Wetland Development Permit to restore a Type III Wetland and Type V Stream and their associated buffers that were previously impacted in violation of Tacoma Municipal Code (TMC) 13.11 Critical Areas Preservation Ordinance, and recommended approval of a rezone of the subject site from "R-2" One Family Dwelling District to a "T" Transitional District and "C-1" Commercial District to allow the development of office/medical clinic space within three buildings. The motions filed by the Metropolitan Park District and the Central Neighborhood Council both ask for reconsideration of the Hearing Examiner's decisions and request the addition of a special condition to prohibit vehicle services and alcohol sales from occurring within the proposed "C-1" areas of the subject site.

Per TMC 13.06.200.3 Commercial Districts/Use Tables, alcohol sales in "C-1" Commercial Districts require the approval of a Conditional Use Permit and vehicle services are not permitted in the "C-1" District. The Public Works Department notes that a Conditional Use Permit to allow alcohol sales was not requested in conjunction with the subject rezone proposal. Given these circumstances, it is the opinion of the Public Works Department that a special condition to prohibit alcohol sales and vehicle services from occurring at the site may not be necessary.

Should you have questions or comments on the above matter, please advise.

Cc: William T. Lynn, Attorney at Law, Law Offices of GTHMP & Daheim, LLP, PO Box 1157, 1201 Pacific Avenue, Suite 220, Tacoma, WA 98401-1157 John Garner, Metropolitan Park District, 4702 South 19th Street, Tacoma, WA.

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Mike Lord, Central Neighborhood Council, PO Box 5201, Tacoma, WA 98415-

Joe Meyer, Jemstone, LLC, 312-112th Street East, Tacoma, WA 98444 Kevin Foley, Baseline Engineering, Inc., 1910 64th Avenue West, Fircrest, WA 98466



City of Tacoma Hearing Examiner

IJAN 2.5 2008

January 25, 2008

William T. Lynn, Attorney at Law Law Offices of GTHMP & Daheim, LLP PO Box 1157 1201 Pacific Avenue, STE 220 Tacoma WA 98401-1157 Karie Hayashi, Senior Land Use Planner City of Tacoma, Department of Public Works 747 Market Street, Room 345 Tacoma WA 98402 (Inter-office Delivery)

Re: 40000041992 (REZ2006) & 40000041994 (WET2006) "Madison Park Medical Center"

The Office of the Hearing Examiner is in receipt of the enclosed motions for reconsideration filed separately in the matter(s) by the Metropolitan Park of District of Tacoma and the Central Neighborhood Council.

You are hereby given an opportunity to respond to the motions for reconsideration. Response(s) should be filed with the Hearing Examiner no later than February 6, 2008, at which time the Hearing Examiner will review the matter and enter an Order(s) as appropriate.

LOUISA LEGG

Administrative Legal Secretary

Enclosures (2)

Cc: Metropolitan Park District of Tacoma
Central Neighborhood Council
Joe Mayer, Jemstone, LLC, 312 – 112th Street East, Tacoma, WA 98444
Kevin Foley, AICP, Baseline Engineering, Inc., 1910 64th Avenue West, Fircrest, WA 98466



January 15, 2008

Hearing Examiner City of Tacoma 747 Market Street Tacoma, WA 98402

RE: 40000041992 (REZ2006)

The Central Neighborhood Council (CNC) wishes to file a motion with the Hearing Examiner regarding the decision of the Jemstone, LLC rezone. The CNC believes that an omission was made by the Examiner regarding a finding of fact associated with the "C-1" Commercial designation.

The CNC requests that the Examiner include a finding that vehicle service and alcohol sales and service be disallowed uses in this rezone. The Examiner referenced the fact that "Land uses involving vehicle service or alcohol carry greater restriction" (page 6 of Findings, Conclusions, Decision, and Recommendation) in a "C-1 General Neighborhood Commercial District" but failed to prohibit these uses as a special condition.

The need for a prohibition on alcohol sales is further reinforced as follows: "Further, as represented in these proceedings by the applicant, the proposed use would be accessory and supportive of the principal medical center use proposed for the property and consistent with *Comprehensive Plan* provisions." (Page 5, paragraph 12 of Findings, Conclusions, Decision, and Recommendation) Alcohol sales and service are clearly not accessory nor supportive of the principal medical center use. If alcohol sales and service were an accessory and supportive use, then hospitals and other medical centers might be expected to be engaged in these same types of activities. Clearly they are not and the rezone should disallow these uses.

Sincerely.

Mike Lord Chair

Central Neighborhood Council

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January 18, 2008

Hearing Examiner Rodney Kerslake City of Tacoma 747 Market Street, Room 720 Tacoma, WA 98402-3768

Dear Examiner Kerslake:

On behalf of the Metropolitan Park District of Tacoma, we wish to file a motion regarding the decision of the Jemstone, LLC rezone. The affected file numbers are 40000041992 (REZ2006) and 40000041994 (WET2006). Metro Parks Tacoma believes that an omission was made regarding a finding of fact regarding the "C-1" Commercial rezone.

We appreciate that the examiner included a statement on page 6 of the "Findings, Conclusions, Decision, and Recommendation" that "Land uses involving vehicle service or alcohol carry greater restriction in a "C-1 General Neighborhood Commercial District". The examiner omitted however to prohibit these uses from the rezone site.

The presence of a vehicle service facility in close proximity to the Category III Wetland and its 50-foot wide buffer, Type V Stream and its 25-buffer, as well as within close proximity to Snake Lake are clearly ill advised. The potential presence of a vehicle service facility is further ill advised since stormwater and drainage from this site will connect to the City of Tacoma's stormwater system and be conveyed directly to Snake Lake. Metro Parks Tacoma asks the examiner to include a condition that prohibits vehicle service from the rezone site.

Metro Parks Tacoma also petitions the examiner to prohibit the sale and service of alcohol within the rezone site. The examiner has stated that commercial activities within the rezone site "would be accessory and supportive of the principal medical center use proposed for the property."

Board of k
Commissioners
Larry Dahl
Ryan Mell
Adron Pointer
Tr. Reid
Courres W Card

74coma, WA 91.05.1175 res 253.305.1000 253.305.1098 atacoma.org

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The sale and/or service of alcohol is clearly not "accessory and supportive of medical center use." If sale and service of alcohol were "accessory and supportive" we might expect hospital cafeterias and snack bars to also serve a beer or a glass of wine. We might also expect food service areas in other medical centers in Tacoma to also serve alcohol.

Metro Parks Tacoma requests that the hearing examiner include a condition that prohibits the sale and/or service of alcohol from the rezone site. It is clearly not in our interests to look back at this project five years from now to find that the Madison Park Bar & Grille is in operation. We respectfully petition the hearing examiner to add this reasonable condition to the "Findings, Conclusions, Decisions, and Recommendations". Thank you.

Sincerely,

John Garner, Director

Tacoma Nature Center

253.591.6439

johng@tacomaparks.com

OFFICE OF THE HEARING EXAMINER

CITY OF TACOMA

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Central Neighborhood Council,

Appellant,

v.

City of Tacoma, Department of Public, Works, Building and Land Use Services Division AND Jemstone, LLC,

Respondents.

AND

Metropolitan Park District of Tacoma,

Appellant,

V

City of Tacoma, Department of Public, Works, Building and Land Use Services Division AND Jemstone, LLC,

Respondents.

HEXAPL2007-00008 (Central Neighborhood Council Appeal) AND HEXAPL2007-00009 (Metropolitan Park District Appeal)

ORDER DENYING APPEALS AND AFFIRMING MDNS

THESE MATTERS came before RODNEY M. KERSLAKE, the Hearing Examiner for the City of Tacoma, Washington, in consolidated proceedings also involving rezone and

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ORDER DENYING APPEALS
AND AFFIRMING MDNS

City of Tacoma
Office of the Hearing Examiner
Tacoma Municipal Building
747 Market Street, Room 720
Tacoma, WA 98402-3768
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wetland permit applications submitted by Jemstone, LLC, for hearing on November 8, and November 27, 2007. Appellant Central Neighborhood Council was represented at hearing by one of its members Steve Apling. Appellant Metropolitan Park District of Tacoma was represented by John Garner and Lois Stark.

Witnesses were sworn and testified. Exhibits were admitted and reviewed. Argument was presented by the parties and considered.

From the evidence in the hearing record, the Hearing Examiner enters the following:

FINDINGS OF FACT:

- 1. This appeal involves the issuance of a Mitigated Determination of Nonsignificance (MDNS) by the City of Tacoma (City), Director of Public Works (Director), acting as the City's Responsible Official for SEPA¹, in regard to land use permit applications submitted by Jemstone, LLC (Jemstone), for the development of a 5.89 acre parcel of property located south of South 19th Street in the vicinity of South Proctor Street (3902 South 19th Street).
- 2. The development proposed by Jemstone would consist of a three building medical center which would possibly include a small commercial accessory or support use for the center. Building 1, which would occupy the east one-half of the site, would contain about 50,000 square fee of floor area, and be two stories in height. Proposed Building 2 would be an approximately 7,600 square foot one story building with parking beneath the building.

 Proposed Building 3 would be a one story building containing approximately 11,400 square

¹ RCW 43.21.C, State Environmental Policy Act.

feet with parking below the building. A total of 330 parking spaces would be provided onsite. Access would be provided by way of a signalized access onto South 19th Street at South Proctor Street with an emergency access from South Madison Street.

- 3. In 2004, Jemstone proposed a development of a 19 acre tract which included the 5.89 acre parcel which is the subject of these environmental appeals. Subsequent to Jemstone's proposal, Cascade Land Preserve approached Jemstone regarding the purchase of approximately 13 acres of the site which was adjacent to Snake Lake, a nature conservancy area. Ultimately, the property was acquired by Pierce County (County) using funds provided by the County's Conservancy Futures Program and turned over to the Metro Park District of Tacoma (Metro Parks). A portion of the property acquired by the County and now under the control of Metro Parks is occupied by a Type III Wetland and a Type V Stream.
- 4. The northeast portion of the project site was, for many years, used as a storage area for a vehicle storage yard use. That use has been removed from the property.
- 5. Rezone and wetland permit applications were filed by Jemstone with the City to allow it to proceed with its proposed project. Subsequently, the Director on October 8, 2007, issued an MDNS for the proposed governmental actions. Exhibit 3.
- 6. The MDNS was issued after review by the Director of: a) a detailed Environmental Checklist prepared pursuant to WAC 197-11-315; b) a Phase I Environmental Site Assessment and Soil Sample Report prepared by GeoEngineers dated July 24, 2006, with an update prepared by ESM Consulting Engineers, LLC, dated

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ORDER DENYING APPEALS AND AFFIRMING MDNS

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May 14,2007; c) a Traffic Impact Analysis (TIA) dated November 2006 prepared by Heath & Associates; d) a memorandum concerning retaining wall considerations prepared by Baseline Engineering, Inc., dated October 2, 2007; e) a Wetland and Drainage Corridor Evaluation and Delineation Report and Wildlife Habitats and Species Assessment and Compensatory Restoration Program for Minor and Prior Impacts prepared by Habitat Technologies dated June 15, 2006; f) a Wetland/Stream Hydrology Report prepared by Baseline Engineering, Inc. dated March 29,2007; and g) a Hydrology Report Addendum also prepared by Baseline Engineering, Inc. dated October 2, 2007. Also, the Director considered comments received from reviewing governmental agencies including the Department of Public Works Review Panel and Traffic Engineer, Environmental Services Engineering, the City's Senior Environmental Specialist, Tacoma-Pierce County Health Department, and the Washington State Department of Ecology (DOE). The Director concluded, in issuing the MDNS, that existing regulations addressed many of the potential impacts associated with the project (Exhibit 3 at 7) but that certain additional mitigation measures were required to address potential impacts not regulated by existing statutes or local codes. Thus, the Director imposed the following conditions:

Environmental Health:

According to the DOE Facility Site Atlas, the site is located within the Tacoma Smelter Plume with an area that exceeds 20.0 ppm for arsenic levels. Prior to issuance of a development permit for the project, the applicant shall be required to perform the following actions:

1. The applicant shall complete additional soil sampling of the site to determine whether Tacoma Smelter Plume contamination exists at the site. If the soils are tested and found to contain higher than 100 parts per

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ORDER DENYING APPEALS AND AFFIRMING MDNS

> City of Tacoma Office of the Hearing Examiner Tacoma Municipal Building 747 Market Street, Room 720 Tacoma, WA 98402-3768 (253)591-5195 FAX (253)591-2003

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25 **26** million of arsenic, the results must be reported to DOE.

- 2. If the soils are found to be contaminated above Model Toxic Control Act (MTCA)² standards, the applicant shall take the following measures:
 - a. Any soils to be removed from the site shall receive a Waste Disposal Authorization from the Tacoma-Pierce County Health Department and the soils shall be disposed of at a regulated landfill and not taken to a soil recycler, dump site, or other property.
 - b. If no soils are to be removed from the site, the applicant shall implement the following measures to address the contamination:
 - i. Consolidate contaminated soils underneath building foundations or roads,
 - ii. Till or mix with deeper soils to dilute to below MTC cleanup standards (this requires more testing, and extensive mixing, possibly with the addition of clean soils),
 - iii. In landscape areas, provide a "barrier" cloth or geo-textile fabric over the top of the contaminated soil and add 1 to 2 feet of clean top soil over the cloth or fabric, or
 - iv. Fence off undeveloped areas from contact with the public.
 - c. According to MTCA, any site where contaminated soils are left in place shall have a restrictive covenant placed on the deed that states any future development or removal of the structures will require notification of the DOE and remedial actions taken to address newly exposed contamination.
- 3. The applicant shall provide additional information to DOE on the area of the site that was previously used as an auto wrecking yard.
- 4. The applicant shall comply with regulations regarding worker protection for contaminants. The applicant shall contact the Washington State

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² The Hearing Examiner takes official notice, pursuant to Office of the Hearing Examiner Rules of Procedure for Hearings, that MTCA is a state statute that comprehensively addresses soils contamination and remediation of such contamination under the oversight of the DOE.

Department of Labor and Industries for minimum standards and requirements.

B. Traffic:

Future delays during the PM peak hour are expected to cross into the LOS E threshold at the Union Avenue/South 19th Street intersection with project traffic included. To mitigate intersection impacts, the Engineering Division has determined that implementation of the conditions recommended in the applicant's TIA will adequately mitigate any potential significant adverse impacts associated with the development.

Therefore, the applicant shall be required to reconstruct the Proctor Street/South 19th Street intersection to the City of Tacoma standards, including changes to the signal system. The new phasing shall have leading left turns for the eastbound and westbound approaches. A westbound turn lane is required on South 19th Street at Proctor Street to serve inbound project traffic. There is already sufficient space for a left turn lane at this location; however, re-striping to mark the area of the new left turn lane is necessary. These improvements shall be constructed prior to final occupancy permit issued for the project.

- 7. Un-rebutted testimony presented at hearing by Jason Moline, an engineer with the City's Environmental Services Engineering Division, established the following in regard to the project's compliance with the City's adopted Stormwater Drainage and Erosion

 Control Manual and Critical Areas Preservation Ordinance:
 - A. Some stormwater run-off, after treatment, would have to be directed to the wetland located south of the project site in order to maintain wetland hydrology.
 - B. Any storm run-off from parking areas or other potentially polluted surfaces would be required to meet specified water quality standards prior to discharge into the wetland areas and that would include water discharge from "rain gardens" being proposed by Jemstone.
 - C. Discharges of stormwater to the City's storm drainage system would be required at the pre-development discharge rate.

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ORDER DENYING APPEALS AND AFFIRMING MDNS

- D. The existing 24-inch stormwater sewer main which would receive the excess stormwater for the project site has recently been inspected and has been determined to be in excellent condition, is functioning properly, and has adequate capacity to handle the expected storm drainage discharge from the post-development project site.
- E. Under the City's *Stormwater Drainage and Erosion Control Manual* and City policies, once a discharge reaches one of the City's stormwater trunk line (24-inch or larger) downstream flows become the responsibility of the City.
- F. Preliminary calculations of stormwater run-off from the project site which assumed 100 percent coverage by impervious surfaces with all stormwater discharged directly to the City's storm drainage system during a 100 year storm event would result in a temporary rise in the water level of Snake Lake of approximately 1.3 inches.
- G. Snake Lake is utilized as a stormwater holding basin by the City as a part of its storm drainage system.
- H. The storm drainage basin from which Snake Lake receives stormwater run-off is approximately 400 acres and in addition, other drainage lines receiving waters from outside the Snake Lake drainage basin also direct stormwater run-off to the Lake.
- I. During certain times of the year and under certain large storm events, Snake Lake is subject to high water levels.
- J. The impacts of the stormwater run-off from the proposed project on Snake Lake would be de minimis when considering it within the context of stormwater run-off currently directed to the Lake.
- K. The City is undertaking a comprehensive evaluation of its stormwater drainage facilities that affect Snake Lake.

The foregoing facts were considered by Environmental Services Engineering when it participated in the environmental review conducted for the Jemstone proposal.

8. The project site is located within the South Tacoma Groundwater Protection

District, *Tacoma Municipal Code (TMC)* 13.09 (STGPD). The STGPD sets forth extensive

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ORDER DENYING APPEALS
AND AFFIRMING MDNS

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regulations governing uses, storage of potentially hazardous substances, stormwater infiltration, spill prevention, and other activities that could introduce contaminates into the South Tacoma aquifer system which is a part of the City's potable water system. The proposed development is subject to the regulations and requirements of the STGPD.

- 9. On October 22, 2007, two appeals to the MDNS issued for the subject property-one by the Central Neighborhood Council (CNC) and the other by Metro Parks were filed. Exhibit 4. Both appeals were timely filed.
 - 10. The appeal filed by the CNC raised the following issues:
 - A. Failure to adequately address contamination statements within the report submitted by TestAmerica and GeoEngineers.
 - B. Failure to adequately address sampling in parcels 0220121038 and 0220121053.
 - C. Failure to adequately address the impact of lighting in harmony with the wildlife habitat.
 - D. Failure to adequately address stormwater run-off which enters a #5 stream that flows into Snake Lake.
 - E. Failure to adequately address traffic impacts.
 - F. Failure to adequately address future development.

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- G. Failure to adequately address re-evaluation of wetlands on the site.
- H. Failure to adequately address additional fire and police protection.
- I. Failure to adequately address what measures are proposed to preserve or enhance wildlife.
- J. Failure to adequately address presence of endangered species not disclosed.

- K. Failure to adequately address building mass, scale and compatibility with the surrounding areas.
- 11. The appeal filed by Metro Parks presents the issues set forth below:
 - A. Failure to adequately address contamination from prior use of the site as an auto wrecking yard.
 - B. Failure to adequately address impact of stormwater on South Madison Street, Snake Lake and its surrounding evirons.
- 12. The CNC presented lay testimony which was consistent with the issues presented in its appeal and constituted expressions of concerns, posed questions, and expressed opinions related to asserted potential project impacts. No expert testimony was presented by the CNC in support of its appeal.
- 13. Metro Parks presented the testimony of John Garner, the manager of its Snake

 Lake Conservancy Center who has been with the Conservancy Center for over 20 years.

 Metro Parks echoed the concerns expressed in its appeal, raised questions with the adequacy

 of the City's environment review, and disputed some of the Director's conclusions. No

 scientific or engineering expert evidence was presented by Metro Parks which would establish
 the MDNS issued by the Director was clearly erroneous.
- 14. Any conclusion hereinafter stated which may be deemed to be a finding herein is hereby adopted as such.

From these Findings of Fact come the following:

CONCLUSIONS OF LAW:

1. The Hearing Examiner has jurisdiction in these matters. *TMC* 13.12.680.

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- 2. In an appeal of the issuance of an MDNS, appellants must establish that the administrative findings, inferences, conclusions, or decisions are:
 - i. In violation of constitutional provisions as applied; or
 - ii. The decision is outside the statutory authority or jurisdiction of the City; or
 - iii. The responsible official has engaged in unlawful procedure or decision-making process, or has failed to follow a prescribed procedure; or
 - iv. In regard to challenges to the appropriateness of the issuance of a DNS clearly erroneous in view of the public policy of the Act (SEPA); or
 - v. In regard to challenges to the adequacy of an EIS shown to be inadequate employing the "rule of reason."

TMC 13.12.680(4)(e).

- 3. Appellants' burden must be carried by a preponderance of the evidence. *TMC* 1.23.070.C and *TMC* 13.12.680(4)(f).
- 4. In considering an appeal of a threshold determination, the Hearing Examiner must afford the administrative decision substantial weight. *TMC* 13.12.680(4)(f). Moreover, the administrative decision is reviewed under the clearly erroneous standard where by the Hearing Examiner, after consideration of the evidence presented in the matter, is left with a definite and firm conviction that a mistake has been made. *Wenatchee Sportsman v. Chelan Cty.*, 141 Wn.2d, 169, 176, 4 P.3d 123 (2000). A MDNS is not clearly erroneous if the record demonstrates that environmental factors were considered in a manner sufficient to amount to prima facie compliance with the procedural requirements of SEPA and that the decision to issue a MDNS was based on information sufficient to evaluate the proposed project's

environmental impacts. Boehm v. City of Vancouver, 111 Wn. App. 711, 718, 47 P.3d 137 (2002).

- 5. In order for the Hearing Examiner to overrule the issuance of an MDNS and to order preparation of an Environmental Impact Statement (EIS), it must be demonstrated that there is a reasonable probability that a proposed project will have more than a moderate affect on the environment. WAC 197-11-340. A MDNS is an alternative threshold determination procedure that involves changing or conditioning a project in order to eliminate or minimize its potential significant environmental impacts. WAC 197-11-350; see also Boehm at 718.
- 6. As a result of enactment of the integration of the Growth Management and Environmental Review Act (laws of 1995, Ch. 347, codified at RCW 43.21C.240 and RCW 36.70B), an EIS is not required for a major development within an urban growth area, such as Tacoma, if application of local planning and zoning laws and local, state, and federal environmental laws in the development permit process mitigate the significant impacts of the proposed development. *Moss v. City of Bellingham*, 109 Wn. App. 6, 15, 31 P.3d 703 (2001). Moreover, WAC 197-11-158 expressly authorizes the use of existing regulations and laws for analysis and mitigation of some or all environmental impacts and directs that SEPA officials are to rely on such plans as much as possible and using SEPA to fill in the gaps where necessary by imposing mitigation measures under SEPA. *Moss* at 22.
- 7. The record, in this case, reflects that the Director undertook an extensive review of the potential environmental affects of the proposed project before issuing the MDNS. The Director considered a detailed environmental checklist prepared pursuant to

SEPA regulations; two environmental site assessments and soil sampling reports; a TIA prepared for the project, along with the City's Traffic Engineer's review of the TIA; a wetland drainage corridor evaluation; a wildlife habitat and species assessment; a wetland compensatory restoration program; a wetland/stream hydrology report and addendum; comments and analysis submitted by reviewing governmental agencies with expertise, including the DOE, the City's Environmental Services Engineering Division, the City's Senior Environmental Specialist, and the Tacoma-Pierce County Health Department. The foregoing demonstrates a reasonably thorough environmental review which adequately evaluates the environmental impacts resulting from implementation of the proposed project.

8. The Director, further, as required by SEPA regulations, relied on existing local, state, and federal environmental laws to determine whether such laws and regulations provided adequate mitigation of identified project impacts to eliminate or reduce such impacts below the threshold of "more than a moderate impact on the environment." Such regulations and laws considered include the City's *Stormwater and Erosion Control Manual* that among other things, comprehensively regulates the management of stormwater run-off from development sites; the STGPD regulations designed to protect the South Tacoma aquifer from pollutants; the state MTCA regulations, which is a comprehensive statewide regulation system for identifying and remediating contaminated soil; and the City's *Critical Areas Preservation Ordinance* which protects regulated wetlands and streams. Reliance on these regulations and laws was appropriate when considering the mitigation of project impacts and adequately addresses many of the issues and concerns presented by appellants in these proceedings.

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- 9. Where the Director determined that the regulations and laws described in Conclusion 8 above, do not fully or adequately mitigate environment impacts, the Director imposed mitigation conditions in the MDNS issued. These conditions include additional soil sampling; remediation of any contaminated soils found in accordance with the requirements of MTCA under the oversight of the DOE and the Tacoma-Pierce County Health Department; and off-site street improvements including upgrades to the traffic signal system at South 19th and Proctor Streets. *See* Finding 6. Again, these additional mitigation conditions address some of the issues and concerns presented by appellants.
- 10. Appellants have failed to establish by a preponderance of the evidence that the MDNS issued by the Director was clearly erroneous and that the project, as it would to be mitigated by existing environmental regulations and laws and the MDNS mitigation conditions, would likely result in more than a moderate impact on the environment—the threshold for requiring preparation of an EIS. Overall stormwater drainage impacts on Snake Lake are matters of concern recognized by both the City and appellant Metro Parks.

 However, it has not been shown that the stormwater contribution to Snake Lake from this proposed project would have more than a moderate affect on Snake Lake and, in fact, the weight of the evidence establishes that any impacts would likely be negligible and that the issues presented by Metro Parks in regard to drainage impacts on Snake Lake are issues that must be addressed on a comprehensive review of the entire 400-plus acre drainage basin that contributes stormwater to the Lake.

- 11. Based on the foregoing, the Hearing Examiner concludes that the appellants have failed in their burden in establishing that the MDNS issued by the Director for the Jemstone project was clearly erroneous and that an EIS should have been prepared. Accordingly, the appeals should be denied and the issuance of the MDNS affirmed.
- 12. Any finding hereinbefore stated which may be deemed to be a conclusion herein is hereby adopted as such.

From the foregoing Conclusions of Law, the Hearing Examiner enters the following:

ORDER:

The subject appeals are HEREBY denied and the MDNS issued on October 8, 2007, by the City of Tacoma, Director of Public Works, is HEREBY upheld.

SO ORDERED this 4th day of January, 2008.

RODNEY M. KERSLAKE, Hearing Examiner

ORDER DENYING APPEALS AND AFFIRMING MDNS

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NOTICE

RECONSIDERATION/APPEAL OF EXAMINER'S DECISION

RECONSIDERATION:

Any aggrieved person or entity having standing under the ordinance governing the matter, or as otherwise provided by law, may file a motion with the Office of the Hearing Examiner requesting reconsideration of a decision or recommendation entered by the Examiner. A motion for reconsideration must be in writing and must set forth the alleged errors of procedure, fact, or law and must be filed in the Office of the Hearing Examiner within 14 calendar days of the issuance of the Examiner's decision/recommendation, not counting the day of issuance of the decision/recommendation. If the last day for filing the motion for reconsideration falls on a weekend day or a holiday, the last day for filing shall be the next working day. The requirements set forth herein regarding the time limits for filing of motions for reconsideration and contents of such motions are jurisdictional. Accordingly, motions for reconsideration that are not timely filed with the Office of the Hearing Examiner or do not set forth the alleged errors shall be dismissed by the Examiner. It shall be within the sole discretion of the Examiner to determine whether an opportunity shall be given to other parties for response to a motion for reconsideration. The Examiner, after a review of the matter, shall take such further action as he/she deems appropriate, which may include the issuance of a revised decision/recommendation. (Tacoma Municipal Code 1.23.140)

APPEAL TO SUPERIOR COURT OF EXAMINER'S DECISION:

NOTICE

Pursuant to the Official Code of the City of Tacoma, Section 1.23.160, the Hearing Examiner's decision is appealable to the Superior Court for the State of Washington. Any court action to set aside, enjoin, review, or otherwise challenge the decision of the Hearing Examiner shall be commenced within 21 days of the entering of the decision by the Examiner, unless otherwise provided by statute.

OFFICE OF THE HEARING EXAMINER

CITY OF TACOMA

REPORT AND DECISION

AND

RECOMMENDATION TO THE CITY COUNCIL

APPLICANT: Jemstone, LLC

FILE NOS.: 40000041992 (REZ2006) and 40000041994 (WET2006)

SUMMARY OF REQUEST:

Requested is a rezone of 5.89 acre site from "R-2" One-Family Dwelling District to "T" Transitional District and "C-1" Commercial District to allow the development of 69,000 square feet of office/medical clinic space within three buildings. Specifically, 4.96 acres of the site are proposed to be rezoned to the "T" Transitional District and .93 acres are proposed to be rezoned to "C-1" Commercial District.

Also requested is a Wetland Development permit to restore a Type III Wetland and Type V Stream and their associated buffers that were previously impacted in violation of the *Tacoma Municipal Code* 13.11 *Critical Areas Preservation Ordinance (CAPO)*.

LOCATION:

The site is located at 3902 South 19th Street in Tacoma.

RECOMMENDATION OF THE HEARING EXAMINER:

The rezone requested is recommended for approval, subject to conditions.

DECISION:

The requested Wetland Development Permit is approved and is contingent on the City Council's approval of the companion rezone request.

PUBLIC HEARING:

After reviewing the report of the Department of Public Works, examining available information on file with the application, and visiting the subject site and the surrounding area, the Hearing Examiner conducted a public hearing on the application on November 8, 2007 and November 27, 2007.

FINDINGS, CONCLUSIONS, AND RECOMMENDATION:

FINDINGS:

- 1. Jemstone, LLC (hereinafter "applicant") is seeking the rezone of a 5.89 acre parcel of land located on the south side of South 19th Street in the vicinity of South Proctor Street (3902 South 19th Street) from its current "R-2" One-Family Dwelling District zoning classification to a "T" Transitional District and a "C-1" Neighborhood Commercial District. Also, being requested is a Wetland Development Permit (WDP) to permit restoration of an off-site Type III Wetland and Type V Stream and their associated buffers that were previously impacted in violation of Tacoma Municipal Code (TMC) 13.11 Critical Areas Preservation Ordinance (CAPO).
- 2. The applicant is proposing to develop the 5.98 acre site with a medical center comprised of three separate buildings. Proposed Building 1, which would occupy the east one-half of the site, would contain approximately 50,000 square feet and would be two stories in height. Proposed Building 2 would be a one story in height building encompassing 7,600 square feet with 20 off-street parking spaces located beneath the building. The third building (Building 3) would be a one story structure containing 11,400 square feet and would have 24 parking spaces located beneath it. A total of 330 parking spaces are proposed. The number of parking spaces proposed exceeds the minimum required by applicable zoning regulations and is based on actual parking demand for medical facilities. Access would be provided by a signalized intersection at South 19th and Proctor Streets and an emergency access is planned on South Madison Street.
- 3. While most of the site is proposed to be rezoned to "T", which permits medical offices, the northwest corner of the property is proposed to be rezoned to a "C-1" zoning classification which would permit medical offices, as well as neighborhood commercial uses. The applicant has represented throughout these proceedings that the commercial zoning is being sought for the sole purpose of allowing a commercial use that would support and be accessory to the principle medical office use. Such supportive commercial use as identified by the applicant, could include food service use, pharmacy or other medical supply business, or similar uses supporting the medical offices. In order to assist in ensuring that the commercial component would be accessory to and support of the medical center, the applicant has voluntarily offered conditions to the rezone that would restrict the "C-1" use to Building 2; the allowed commercial uses of Building 2 would limited to business support services, daycare center, offices, personal services, retail, restaurant, and limited business hours of any commercial use to 5:00 a.m. to 8:00 p.m. but allowing on limited occasion for special events extended closing hours until 10:00 p.m.. Exhibit 28.
- 4. Due to the site's sloping topography and the fact that it lies below the grade of South 19th Street, the proposed buildings, when viewed from South 19th Street, would generally appear no higher than one story (which Building 2 and 3 actually are) and views from the east and west would generally be over the buildings. Exhibits 15.2 and 15.4. The applicant also proposes extensive perimeter and internal landscaping including roof gardens on top of the first floor of Building 1 (two story building) and the roofs of Buildings 2 and 3 to lessen the visual scale of the buildings. Exhibits 15.1A, .1C, .1D, .1E, and .3

¹ These rezone and WDP applications were considered in a consolidated hearing along with appeals filed by the Metropolitan Park District of Tacoma (Metro Parks) and the Central Neighborhood Council (CNC) of the Mitigated Determination of Nonsignificance (MDNS) issued for the proposed project.

- and .5. Also, the applicant, in extensive testimony by its consulting architect, represents that it is intending to have the development achieve LEED certification from the U.S. Green Building Council through sustainable site design, use of water and energy efficiency measures, use of recyclable building materials, employment of indoor environmental quality measures, and use of an innovative process. Exhibit 15.6 and testimony of architect Jon Graves. The use of these measures would reduce the impacts to the sensitive environment in which the project is to be developed i.e., adjoining wetland, streams, and the nearby Snake Lake Nature Center.
- 5. In approximately 2004, the applicant proposed the development of a larger 19 acre site that adjoined the Snake Lake Nature Center. Exhibit 17. As a result of lengthy discussions and negotiations with the Metro Parks, the operator of the Snake Lake Nature Center and others, the applicant agreed to sell approximately 13 acres to Pierce County who would in turn transfer the property to Metro Parks for incorporation into its Snake Lake property. The conveyance was eventually consummated. The applicant also made available to Metro Parks an additional one acre parcel of land which Metro Parks ultimately decided that it did not wish to acquire. Thus, the approximately 6 acre site was retained by the applicant for development purposes.
- 6. A Category III Wetland and its 50-foot wide buffer is located immediately south of the project site and a Type V Stream and its 25-foot buffer is located in the west and southwest portions of the site.² The proposed development would occur entirely outside the wetland and stream and their regulated buffers. The wetland and its buffers are located on property owned by Metro Parks. The only disturbance to the wetland/stream system proposed by the applicant is the restoration of approximately 50 square feet of wetland and 655 square feet of wetland/stream buffer previously impacted in violation of the CAPO. The proposed restoration includes removal of a 6-foot by 8-foot rip rap pad in the wetland, planting of native wetland vegetation, planting the disturbed wetland buffer with native vegetation, and a 5 year monitoring program to ensure success of the mitigation plan. Metro Parks has authorized the applicant to make the afore-described restoration on its property as long as the City issues a WDP for the wetland/stream/buffer restoration.
- 7. In addition to avoiding disturbance of the wetland/stream/buffers in developing its property and restoring the wetland, wetland buffer, and stream buffer, the applicant would be required to provide sufficient stormwater flow to the wetland in order to maintain wetland hydrology. Any run-off directed to the wetland or stream from the project site, which could contain contaminants, for example from parking areas surfaces to the wetland/stream, would require pre-treatment in order to satisfy water quality standards. Such pre-treatment could also include any run-off from the proposed rain gardens which might be directed to the wetland/stream if such run-off did not comply with water quality standards. Accordingly, no direct or indirect impacts on the Category III Wetland and Type V Stream are expected from the construction of the proposed medical center.
- 8. South 19th Street which forms the north boundary of the rezone site, is a multiple-lane principal arterial street which interconnects with SR 16, approximately one-half mile or so west of the site. Across South 19th Street from the rezone site is a large convalescent care facility and an apartment complex, as well as single-family homes. To the east and uphill from the rezone site are single-family homes and further to the east in the vicinity of South 19th Street and Union Avenue is a concentration of

² The project vested in the *CAPO* regulations in effect prior to December 31, 2005, which requires a 50-foot wide buffer for Category III Wetlands and a 25-foot buffer for Type V Streams.

medical uses, including Allenmore Hospital and other multiple-family and transitional uses. Southwest of the site is Snake Lake. Immediately to the west of the site is a medical office. Further to the west is a major recreational facility and community shopping center. South Proctor Street is a north/south multilane arterial street that interconnects with the South 19th Street arterial but does extend south of South 19th Street.

- The City's Comprehensive Plan locates the rezone site within a Tier I Primary Growth Area and applies a "Low Intensity" land use designation to the property. Tier I Primary Growth Areas are areas of the City where new urban growth is intended to be directed due to their existing urban character and the availability of necessary infrastructure and services to support new urban levels of growth. According to the Growth Strategy and Development Concept Element (GSDCE) of the Comprehensive Plan, both "T" and "C-1" zones may be appropriate zoning districts within areas of the City designated for low intensity development. GSDCE at GD-11. The GSDCE further indicates that, while low intensity development is predominately single-family residential, it may also include supportive neighborhood commercial establishments and community facilities. GSDCE at 7. Provisions of the Generalized Land Use Element (GLUE) of the Comprehensive Plan concerning commercial developments indicate that new development should be located within mixed-use centers, and concentrations within areas of similar character, or in nodes at intersections of major traffic corridors. GLUE at LU-26. Under the GLUE, low intensity commercial uses should provide services to the surrounding neighborhood, due to higher traffic generation should be located on arterial streets and on the fringe of neighborhoods and should be designed to be compatible with the surrounding area. GLUE at LU-31 and 32. The Neighborhood Element (NE) of the Comprehensive Plan locates the rezone site within the Central Neighborhood and more particularly within the Bellarmine Subarea. The provisions of the NE relating to the Bellarmine Subarea note that office development or other similar use may be appropriate along South 19th Street within this subarea and further acknowledges that the area within which the subject property is located is likely to be developed with other uses than what exists and those other future uses "should be sensitively sited, designed, scaled, and moderated to protect to the optimum extent, the wetland, open space, and Snake Lake Nature Center property." NE at Neigh-7 and -8. In the event that a conflict arises between policies of the NE and Citywide planning policies, the neighborhood policies are intended to prevail. NE, Purpose and Intent at Neigh-5.
- 10. The NE, as it addresses the Bellamine Subarea, both acknowledges the potential for redevelopment of the rezone site with other uses than the existing scattered residential uses and notes that office development may be appropriately located along South 19th Street, a major arterial corridor. Thus, the applicable provisions of the *Comprehensive Plan* support the applicant's proposed medical office development on the property, provided it is appropriately sited, designed, and scaled to protect Snake Lake and the nearby wetlands. Considering the lower grade level of the rezone site when compared to South 19th Street and properties to the east; the scale of the apartment buildings and convalescent center to the north across South 19th Street; and the size of the existing office building located directly to the west, the scale of the one and two story buildings which are designed to be visually screened, particularly from South 19th Street are appropriate for the site and are not incompatible with surrounding land uses and particularly Snake Lake. Substantial natural buffers to Snake Lake have already been provided through the public's acquisition in 2006 of a substantial portion of the applicant's original property. *See* Finding 5. Additional buffers to wetland and streams are required by the City's *CAPO*. Further, the applicant has made extensive representations at hearing regarding its intent to develop the site in accordance with LEED certification requirements set forth by the Green Building Council, including planting of vegetation on

roof tops, use of rain gardens to treat and reduce the amount of storm water run-off from the site, and extensive site landscaping. See Exhibit 15. These design measures demonstrate the development has been reasonably sited and designed to be compatible with its surroundings.

- 11. Thus, the medical office use and development, as represented in these proceedings, conform to applicable *Comprehensive Plan* provisions.
- 12. Commercial uses are, under applicable Comprehensive Plan provisions, to be located in mixed-use centers, and areas characterized by existing commercial use, or in nodes at the intersections of major transportation corridors (see Finding 9.). Low intensity commercial uses are to be supportive of the neighborhood in which they are situated and should be located adjacent to an arterial street. Id. The commercial rezone requested is on a portion of the overall rezone site which is adjacent to South 19th Street. Further, as represented in these proceedings by the applicant, the proposed commercial use would be accessory to and supportive of the principal medical center use proposed for the property and consistent with Comprehensive Plan provisions. In this limited context, the proposed commercial zoning and its restricted use would generally conform to Comprehensive Plan provisions applicable to commercial development located in "Low Intensity" areas and the provisions of the CAPO applicable to the Bellarmine Subarea.
- 13. A majority of the rezone site was zoned "R-2" in 1953, with the exception of a portion of the southwest corner of South 19th and Proctor Streets, which was zoned "C-1" Commercial. In 1957 the "C-1" zoned portion of the property was downzoned to "R-2" along with the other three corners of the intersection. Up until recently, the northeast corner of the property was occupied by a non-conforming vehicle storage yard.
- 14. Since the site's "R-2" zoning was established in 1953 and 1957, conditions have substantially changed in the area which support the proposed rezone. These changes include the rezone and subsequent development of a medical office building immediately west of the rezone site; development of apartments and large a convalescent center to the north across South 19th Street; the development of a community shopping center several blocks to the west; the development of a major medical center to the east of the vicinity of South Union Avenue; and the development of both South 19th Street and Proctor Street as multi-lane arterials with South 19th Street carrying high volumes of traffic.
 - 15. The District Establishment Statement for the "T" zone provides as follows:
 - "T" Transitional District. This district is intended as a transition between commercial or institutional areas and residential areas. It may also provide a transition between residential districts and commercial districts on arterial street segments supported by the comprehensive plan. It primarily consists of office uses with negligible off-site impacts. It is characterized by lower traffic generation, fewer operating hours, smaller scale buildings, and less signage than general commercial areas. Residential uses are also appropriate. A "T" Transitional District may, in limited circumstances, also be applied to locations that meet the unique site criteria of the comprehensive plan. This classification is not appropriate inside a designated mixed-use center.

TMC 13.06.200.B.1. The proposed medical center, which would be moderately scaled, would be located on a major arterial street, would be situated adjacent to an existing medical office building, would be across the street from a large convalescent facility and apartment complex, and would be situated within a "Low Intensity" land use designation, would be generally consistent with the District Establishment Statement for the "T" zone.

The "C-1" zone District Establishment Statement provides:

"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.

TMC 13.06.200.B.2. The proposed accessory commercial use would be supportive of the proposed medical center development, would be small in extent and scale, and would be situated within a "Low Intensity" land use designation, and thus, would generally satisfy the District Establishment Statement for the "C-1" zone.

- 16. The rezone site has not been the subject of an area-wide rezone undertaken within two years preceding filing of the applicant's rezone application.
- 17. Since the rezone is generally consistent with *Comprehensive Plan* provisions applicable to the type development proposed and the area in which the rezone site is located and further, conditions have been recommended ensuring adequate infrastructure and services would be available to support the proposed development and finally, mitigating measures have been imposed or recommended eliminating or lessening impacts associated with the development, the proposed rezone would bear a substantial relationship to the public health, safety, morals, or general welfare.
- 18. As earlier found (see Findings 1 and 6) the applicant is proposing to mitigate prior impacts to an off-site wetland/stream system which were historically impacted by the placement of fills during the 1970's and a small slide that was caused by geotechnical investigations conducted on adjacent property. The applicant's mitigation proposal would result in the restoration of the wetland and wetland buffer topography in the area of the disturbance to its previous condition; planting of native vegetation in the areas disturbed and monitoring the mitigation to ensure its success. It is expected that the mitigation proposed would compensate for the historical disturbance and fully restore these areas to their appropriate wetland/stream functions. The mitigation plan presented by the applicant and authorized by Metro Parks, the current owner of the mitigation areas, conforms to the requirements of the CAPO for such mitigation. All development proposed on the rezone site would be outside of the wetland/stream system and their regulated wetland buffers. Additionally, the development would be required to maintain wetland/stream hydrology by maintaining predevelopment water flows to the wetland/stream system with water run-off meeting applicable water quality standards.
- 19. The applicant's rezone and WDP proposals have been reviewed by a number of governmental agencies and utility providers. None object to the granting of the requests. However,

numerous conditions have been recommended concerning solid waste management; power and water services; fire code compliance; storm water and sanitary source control; street, driveway, and sidewalk improvements; filling and hazardous material removal; storm and sanitary sewer facilities; wetland protection measures; and mitigating measures relating to testing and remediation of any contaminated soils. Exhibit 1 at 26 through 35.

- 20. The applicant concurs in the conditions recommended and agrees to comply with the same.
- 21. Appearing at hearing and raising concerns with and objections to the proposed development was the CNC, Metro Parks, and several interested citizens. The principal concerns and objections raised are summarized below:
 - A. Should the project direct storm water to Snake Lake without detention or retention, it would exacerbate flooding around Snake Lake adversely affecting private property and the Snake Lake Nature Center;
 - B. The proposed medical center development is out of scale with its natural surroundings;
 - C. Discharging of water to the existing stream, which already at times carries high volumes of water, will result in adverse impacts;
 - D. Existing water lines cross the property which could be disturbed by development of the site;
 - E. Compliance with the City's Storm Drainage Manual will not satisfy all storm water run-off concerns;
 - F. Possible soil contamination on site was not thoroughly investigated, particularly in the area which was once used for storage of vehicles and later covered with fill;
 - G. Traffic impacts were not evaluated during the school year when traffic volumes could be expected to be higher than at other times;
 - H. The proposed commercial zoning is not consistent with the City's Comprehensive Plan and is incompatible with other zoning in the area. New commercial uses should be located in mixed-use areas;
 - I. Due to the rezone site being located over the South Tacoma aquifer, greater scrutiny should be applied to the development to ensure the aquifer is properly protected from possible contamination; and
 - J. The amount of parking should be reduced in order to provide greater stream buffers.
- 22. In response to the concerns and objections presented, the applicant and DPW staff indicated the following:

- A. Seasonal flooding of Snake Lake is a drainage basin-wide issue which the City has agreed to address and the subject project would have deminimis impact on flooding of Snake Lake;
- B. Under the City's Storm Drainage Manual, infiltration of storm water may be permitted in limited instances and in this case, it would be permitted. The infiltration of storm water and the directing of predevelopment levels of water flow to the wetland would lessen surface water flows to Snake Lake;
- C. Any potential contamination issues relative to infiltration of storm water would have to be fully addressed in the storm water infiltration system design, both under provisions of the Stormwater Manual and the regulations of the South Tacoma Ground Protection District (TMC 13.09);
- D. The City's Traffic Engineer concurs that the traffic impact analysis (TIA) performed for the project represents a worse case analysis of traffic impacts expected to result from the proposed medical center;
- E. The commercial element of the project would only be ancillary to the medical office complex and would not be a stand alone independent commercial use; and
- F. The applicant proposes and is willing to accept limitations on the use of the commercial zoned portion of the property. See Exhibit 28.
- 23. Pursuant to the SEPA Rules (WAC 197-11) and the City of Tacoma's Environmental Code, the Director of the Department of Public Works (hereinafter "DPW") issued a Mitigated Determination of Environmental Nonsignificance (MDNS) on October 8, 2007. The determination was based upon a site survey, a review of the applicant's Environmental Checklist, and other supporting information on file with the DPW. Two appeals have been taken in regard to the determination of the Director of DPW. See File Nos. HEXAPL2007-00008 and HEXAPL20007-00009.
- 24. The DPW Report, as entered into this record as Exhibit 2, accurately describes the proposed project, general and specific facts about the proposal. The report is incorporated herein by reference as though fully set forth.
- 25. The site was posted with the pending action and proper written notice of the public hearing was mailed to all owners of property within 400 feet of the site, the neighborhood council, and qualified neighborhood groups.
- 26. Any conclusion hereinafter stated which may be deemed to be a finding herein is hereby adopted as such.

CONCLUSIONS:

1. The Hearing Examiner has jurisdiction over the parties and subject matter of these proceedings. *TMC* 1.23.050.A.1.

2. Applications for rezones are reviewed for consistency with all of the following criteria:

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 Land Use Management 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 Land Use Management 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.

TMC 13.06.650.B

The applicant bears the burden of establishing by a preponderance of the evidence that the requested rezone conforms to all of the foregoing criteria. *TMC* 1.23.070.A.

- 3. Case law also mandates that the applicant for a rezone has the burden of showing that conditions have changed since the original zoning or latest amendment and that the rezone bears a substantial relationship to the public health, safety, morals or general welfare. See Bassani v. County Commissioners, 70 Wn. App. 389, 394, 853 P.2d 945 (1993) citing Parkridge v. Seattle, 89 Wn.2d 454, 459, 573, P.2d 359 (1978); Woodcrest Investments v. Skagit Cy., 39 Wn. App. 622, 694, P.2d 705 (1985). No showing of compelling circumstances is required. Under Washington law, a "strong showing" of change is not required and the rule is intended to be flexible and allow consideration of each case on its own facts. See Bassani at 394. A showing of changed circumstances is not required when a rezone is intended to implement an amendment to a comprehensive plan. See SORE v. Snohomish Cy., 99 Wn.2d 363, 370, 662 P.2d 816 (1983).
- 4. Strict adherence to provisions of a local government's comprehensive plan is not required in order to approve a land use permit application since a comprehensive plan serves only as a blueprint or guide; thus, only general conformance is required. *Citizens v. Mount Vernon*, 133 Wn. 2d 861, 873, 947, P.2d 1208 (1997) citing *Barrie v. Kitsap County*, 93 Wn. 2d 843, 849, 613 P.2d 1148 (1980). However, since zoning

designations are tools used to implement local comprehensive plans, consistency with comprehensive plan provisions is an important consideration in the approval of rezone applications. *Ahmann-Yamane*, *L.L.C.* v. *Tabler*, 105 Wn. App. 103, 112, 19 P.3d 436 (2001) citing *City of Bellevue v. E. Bellevue Cmty. Council*, 138 Wn. 2d 937, 940, 983 P.2d 602 (1999).

- 5. Findings, based on substantial and un-rebutted evidence in the hearing record support a conclusion that the rezone application conforms to legal standards for approval of the same, provided conditions as set forth herein are imposed and complied with by the applicant.
- 6. However, in order for the commercial rezone to more fully conform to applicable Comprehensive Plan provisions, the use should be restricted to the representations made by the applicant at hearing which include: a) the commercial use would only occupy a portion of Building 2; b) the commercial would strictly be limited to a use or uses that are accessory to and supportive of the principal medical offices use such as business support services, day care center, offices, personal services, and restaurant; and c) the business hours would be limited to the hours between 5:00 a.m. and 8:00 p.m. with closing extended to 10:00 p.m. for infrequent special events.
- 7. Additionally, in order to ensure the development would be properly scaled and would be compatible with its surroundings, the applicant should be held again to its representations made at hearing in regard to the general size of the buildings proposed; the perimeter and internal landscaping design depicted in Exhibit 15, including the use of rooftop plantings and planting of vegetation atop building overhangs; and the low impact measures indentified, depicted, and discussed in Exhibit 15.
- 8. Development that impacts wetlands or wetland buffers must meet certain legal tests set forth in the former Critical Areas Preservation Ordinance (CAPO).
- 9. Generally, the City's former *CAPO* prohibits development that will adversely impact wetlands of a certain class and size including Type III Wetlands and Type V Streams. *See* e.g., former *TMC* 13.11.130, .250 and .260. Exceptions are made in the former *CAPO* where a showing can be made that either a) there are no practical alternatives to the proposed development; b) the application of *CAPO* requirements to the proposed development would present extraordinary hardships; or c) the proposed development is in the public interest. Former *TMC* 13.11.260. Findings, based on substantial evidence, establishes that the mitigation of prior disturbance of the wetland/stream and their buffer satisfies the public interest test of *CAPO*.
- 10. Since the requested Wetland/Stream Development Permit, as recommended to be conditioned, conforms to the applicable legal standards, such permit should be approved.
- 11. Both the requested rezone and wetland permit should be approved subject to the following conditions set forth below:

A. **SPECIAL CONDITIONS:**

1. SOLID WASTE MANAGEMENT

a. The applicant shall be required to contact Solid Waste Management prior to

construction to determine specific size/type of solid waste/recycle containers. Construction of enclosures for solid waste containers shall not commence prior to Solid Waste Management's approval. Enclosures constructed prior to approval may require alterations, relocation or complete reconstruction and shall be at the owner's expense. The applicant shall contact Rick Coyne of Solid Waste Management, 253-593-7707, prior to construction, to obtain enclosure specifications.

2. TACOMA POWER

- a. There is an overhead Tacoma Power Transmission pole line traversing north-south the center of this property. Some of these poles may need to be relocated or drive entry or parking strips may need to be readjusted. Buildings shall contain clearances to overhead power lines per NEC, WAC and Tacoma Power code.
- b. There is an overhead Tacoma Power distribution single phase pole line traversing east-west the center of this property, bisecting the new buildings and serving some existing buildings. Power to these buildings will have to be reclaimed and some portion of this overhead distribution can be removed to accommodate the new buildings but power will have to be reconfigured to restore to existing services west and south of this project.
- c. This development will require underground 3 phase power utilities. Padmount transformers and vaults must be located on owner premises and easements may be required. Transformers shall maintain an 8-foot clearance to combustible buildings.
- d. Development of new power distribution and the adjustment, removal, and or relocation of existing Tacoma Power facilities shall be at the expense of the developer.

3. FIRE DEPARTMENT

a. Compliance with Fire Code, at time of construction, shall include water main extension and installation of fire hydrants on the south side of South 19th Street will be required.

4. PUBLIC WORKS DEPARTMENT SOURCE CONTROL

- a. Approved erosion and sedimentation control best management practices (BMPs) shall be implemented to prevent adverse impact to storm water quality during site development and construction activities.
- b. Up to Code backwater protection shall be installed on plumbing fixtures that are below the elevation of the next upstream sanitary manhole cover.

- c. If dental offices are located within the medical center, amalgam separators shall be required.
- d. If a trash compactor is installed, it shall drain to the sanitary sewer, and pad and shall be bermed to control stormwater run-on.
- e. If parking is provided within the building, garage drains shall connect sanitary sewer through an appropriately sized oil/water separator.

5. PIERCE TRANSIT

a. The applicant shall be required to provide a single shelter package at the existing bus stop adjacent to the site on south 19th Street. The shelter package shall consist of a shelter, bench, trashcan and rider information holder. The package may be purchased directly from Pierce Transit. A 15' x 6' x 8" thick concrete foundation is also required. Monica Adams, Pierce Transit, shall be contacted at 253.581.8130, for information.

6. TACOMA-PIERCE COUNTY HEALTH DEPARTMENT (TPCHD)

- a. All grading and filling of land shall use clean fill, dirt, or gravel. All other materials, including waste concrete and asphalt, are considered to be solid waste and permit approval must be obtained through the TPCHD prior to filling.
- b. Asbestos containing material shall be removed prior to demolition and disposed in accordance with the requirements of the Puget Sound Clean Air Agency, Washington State Department of Labor and Industries and the TPCHD.
- c. All demolition material, including but not limited to wood waste, sheetrock, roofing material, and concrete, shall go to a licensed solid waste handling or disposal facility.

7. PUBLIC WORKS DEPARTMENT REVIEW PANEL

- a. All damaged or defective sidewalk abutting the site along South 19th Street shall be removed and new cement concrete sidewalk constructed in its place to the approval of the City Engineer.
- b. Cement concrete sidewalk shall be constructed along the eastern edge of South Madison Street, from South 19th Street to the southern edge of the entrance to the site, to the approval of the City Engineer.
- c. Per RCW 35.68.075, a wheelchair ramp shall be constructed at all four corners of the intersection of South Proctor and South 19th Street, at the southeast and
 - southwest corners of the intersections of South Madison and South 19th Street,

- and the southeast and southwest corners of the intersection of South Durango and South 19th Street, to the approval of the City Engineer.
- d. All damaged or defective cement concrete curb and gutter abutting the site along South 19th Street shall be removed and new cement concrete curb and gutter constructed in its place to the approval of the City Engineer.
- e. Cement concrete curb and gutter shall be constructed, abutting the site(s), along the eastern edge of South Madison Street at an alignment to be determined by and to the approval of the City Engineer.
- f. An asphalt wedge curb shall be constructed on the western edge of the required improvement to South Madison Street.
- g. Any damage or cuts associated with the proposal to South 19th Street, abutting the site(s), shall be maintained and repaired to existing or better conditions.
- h. South Madison Street, abutting the sites from South 19th Street to the entrance to the site, shall be 52 feet wide right-of-way and shall be improved to a width of 28 feet and shall include necessary drainage. The minimum roadway section shall be 3 inches of Hot Mix Asphalt PG58-22, 2½ inches of Crushed Surfacing Top Course and 5 inches of Crushed Surfacing Base Course. Any additional unsuitable foundation excavation material must be removed as directed by the City Engineer.
- The South Madison Street entrance is not currently shown to Design Standards.
 The driveway and approach shall be constructed at a 90-degree angle to the
 Street.
- j. South Proctor Street, abutting the sites from South 19th Street to the site, shall be provide to a width of 60 feet for right-of-way purposes and shall be improved to a width to be determined by the City Engineer and shall include necessary drainage. The minimum roadway section shall be 3 inches of Hot Mix Asphalt PG58-22, 2½ inches of Crushed Surfacing Top Course and 5 inches of Crushed Surfacing Base Course. Any additional unsuitable foundation excavation material must be removed as directed by the City Engineer.
- k. The island shown at the center of the Proctor Street right-of-way located south of South 19th Street would not be allowed. The applicant may want to pursue vacation of Proctor Street between the site and South 19th Street to allow for this island.
- 1. The type, width and location of all driveway approaches serving the site(s) shall be approved by the City Engineer. This includes approaches from South Madison Street and South Proctor Street.

- m. Traffic requested a traffic impact study. After reviewing the conclusions of the traffic impact study, additional conditions may be required and/or the above conditions may need to be modified by Traffic and Construction Divisions.
- n. All street work shall be accomplished via the City's work order process. To initiate a work order, the Public Works Construction Division shall be contacted at 253-591-5760.
- o. A work order for work within the right-of-way may be required by the Public Works Department. The Construction Division shall be contacted at 253-591-5760, for work order requirements.

8. TACOMA WATER

- a. City Ordinance 12.10.045 requires a separate water service and meter for each parcel.
- b. Extension of a permanent water main may be constructed by private contract. The developer of the privately financed project shall be responsible for all costs and expenses incurred by Tacoma Water for preparation of plans and specifications, construction inspection, testing, flushing, sampling of the mains, and other related work necessary to complete the new water main construction to Tacoma Water standards and specifications. The engineering charge for the preparation of plans and specifications shall be estimated by Tacoma Water. The developer shall be required to pay a deposit in the amount of the estimated cost. The actual costs for the work shall be billed against the developer's deposit. The new mains shall be installed by and at the expense of the developer. The developer shall be required to provide a 20-foot wide easement over the entire length of the water main, fire hydrant, service laterals and meters. The developers Professional Land Surveyor shall prepare and submit the legal description of the easement to Tacoma Water for review and processing. Prior to construction, a second deposit in the estimated amount for construction inspection, testing, and sampling shall be due to Tacoma Water. Upon completion of the project, the developer will either be refunded the unused amount of the deposit or billed the cost overrun. Approximate design time is ten weeks.
- c. Existing 2" Galvanized water main shall be protected in place until a permanent water main is put into place to provide fire and domestic service to the property.
- d. Customer is advised to obtain private utility easements for any property-side water pipes leading from the City meter to the building on any portion(s) existing on adjacent parcels.

- e. If fire sprinkling, the Tacoma Water Permit Counter shall be contacted at 253-502-8247 for policies related to combination fire/domestic water service connections.
- f. New water services shall be installed by Tacoma Water after payment of the Service Construction Charge and the Water Main Charge. New meters shall be installed by Tacoma Water after payment of the System Development Charge.
- g. If a new fire hydrant is required at a location with an existing water main, the hydrant shall be installed by Tacoma Water after payment of an installation charge.
- h. If existing water facilities need to be relocated or adjusted due to street improvements for this proposal they shall be relocated by Tacoma Water and shall be at the owners' expense.
- i. Sanitary sewer mains and side sewers shall maintain a minimum horizontal separation of ten feet from all water mains and water services. When extraordinary circumstances dictate the minimum horizontal separation is not achievable, the methods of protecting water facilities shall be in accordance with the most current State of Washington, Department of Ecology "Criteria For Sewage Works Design".

9. PUBLIC WORKS ENVIRONMENTAL SERVICES ENGINEERING

- a. Any utility construction, relocation, or adjustment costs shall be at the applicant's expense.
- b. All buildings shall have independent connections to the City sanitary sewer at the building construction stage. A new side sewer and new connection to the City sanitary sewer shall be required for the proposed new building. The existing side sewer shall be abandoned per Chapter 7, Section 722.0 of the Uniform Plumbing Code. Permits for this work shall be obtained.
- c. City permit records indicate the existing residences on this site are connected to an onsite septic systems. Prior to redevelopment on the site, the septic systems shall be abandoned per Tacoma-Pierce County Health Department requirements.
- d. All storm drainage not considered vital to wetland hydrology shall be collected and conveyed to the City storm system using methods and materials acceptable to the Public Works Department.
- e. This site is located in the natural drainage course of abutting properties.

 Adequate drainage shall be provided to collect drainage that naturally flows across the site.

- f. The City storm sewer shall be extended through this site to serve the properties and the City right-of-way that naturally drain through this development through the City's work order process. To start the work order, Dan Handa, Public Works Construction Division at shall be contacted at 253-591-5765. Storm sewer plans shall be prepared by a licensed civil engineer registered in the state of Washington, per City standards, and shall be submitted to the Public Works Department Construction Division for approval.
- g. All easements required for public storm sewer extensions shall be granted to the City of Tacoma and be prepared by the City of Tacoma Public Works, Real Property Services Department. The applicant shall contact the Public Works, Real Property Services Division at 253-591-5535 to prepare the easement for recording during the work order process.
- h. This project is located within the South Tacoma Groundwater Protection District (STGPD). Private infiltration systems proposed in the STGPD to receive storm water from any pollution-generating impervious surface (PGIS) are prohibited unless no other reasonable alternative exists. Any proposed infiltration system will be subject to review and approval by the Public Works Department and the Tacoma-Pierce County Health Department. If infiltration is deemed an acceptable alternative for accepting storm water from PGIS, water quality treatment shall be provided prior to infiltration.
- i. This project will contribute stormwater to the City's regional detention system in the Flett Creek Drainage Basin, which is at capacity. If this project totals 10,000 square feet or more of new effective impervious surface in a threshold discharge area, the applicant shall meet one of the following criteria in accordance with the City of Tacoma Surface Water Management Manual:
 - Provide on-site detention of stormwater to match a forested condition;
 or
 - ii. An in-lieu-of detention fee will be offered negating the requirement for on-site detention. The fee collected will be used to make future improvements to the City's regional Flett Creek Drainage Basin. The applicant must sign an Agreement Regarding Stormwater Detention and pay the fee before issuance of building permits.

Note: Effective impervious surface created off-site as a result of this project shall count toward the effective impervious surface total.

j. Projects totaling 5,000 square feet or more of effective pollution-generating impervious surface within a threshold discharge area shall be required to construct stormwater treatment facilities. Commonly used stormwater treatment facilities include cartridge filtration, biofiltration, wet ponds/vaults, or a combination of such devices. Due to any number of site-specific conditions, the selection of an appropriate stormwater treatment facility is the responsibility of the project engineer and shall be based on Volume V, Chapter 2 of the City of Tacoma Surface Water Management Manual. Pollution-generating impervious surfaces created and/or replaced off-site as a result of this project shall count toward the pollution-generating impervious surface total.

- k. The information submitted indicates a wetland or wetland buffer is on this site; therefore, the method of managing the storm drainage for this project may be impacted by the City of Tacoma's Critical Areas Ordinance. If this site contributes drainage to a regulated wetland or stream system, the proposed drainage system shall be designed to match existing hydrology to the wetland or stream system, and water quality treatment shall be provided for drainage from pollution-generating impervious surfaces directed to the wetland or stream system. All storm drainage not considered vital to wetland or stream hydrology shall be collected and conveyed to the City storm system using methods and materials acceptable to the Public Works Department. For further information on possible wetland requirements, Theresa Dusek, Public Works Department, Building and Land Use Services Division, shall be contacted at 253-591-5976.
- No permanent structure(s) shall be erected within the public easement area(s) unless specifically approved in writing by the City of Tacoma Director of Public Works. Permanent structures shall mean any concrete foundation, concrete slab, wall, rockery, pond, stream, building, deck, overhanging structure, fill material, tree, recreational sport court, carport, shed, private utility, fence, or other site improvement that restricts or unreasonably interferes with the City of Tacoma's access to install, construct, inspect, maintain, remove, repair and replace public storm sewer utilities in said easement(s). Permanent structures shall not mean flowers, ground cover and shrubs less than 3-feet in height, lawn grass, asphalt paving or gravel improvements that do not prevent the access of men, material, and machinery across, along and within the said easement area. Land restoration by the City within the said easement area due to the construction, shall mean planting grass seed or grass sod, asphalt paving and gravel unless otherwise determined by the City of Tacoma.

10. PUBLIC WORKS, BUILDING AND LAND USE SERVICES

a. The applicant shall provide a geotechnical report consistent with TMC Section 2.02.60 Excavation and Grading for review and approval prior to the issuance of development permits for the project. The repost shall address foundation requirements for the buildings as well as recommendations for erosion control and grading techniques to be used during construction. b. The applicant shall provide a detailed landscape plan for the review and approval of the Land Use Administrator prior to any development permits issued for the site. The landscape plan shall conform to the standards contained in TMC 13.06.502.B Commercial and X-District Landscaping.

Wetland Development Conditions of Approval:

- 1. The applicant shall record Notice on Title per *TMC* Section 13.11.200 for the on-site wetland, stream and associated buffer prior to any development permits being issued for the site. Notice on Title is not required at this time on the Metro Parks owned property that is part of this application.
- 2. The applicant shall comply with the requirements of the City of Tacoma Environmental Services Engineering Division and Building Division Geotechnical Engineer for construction of the stormwater dispersion systems that discharge into the wetland and stream systems near the steep slopes and the Retaining Wall Considerations Memo prepared by GeoEngineers dated October 3, 2007, and the Wetland Hydrology Report Addendum prepared by Baseline Engineers dated October 2, 2007.
- 3. The applicant shall attend a preconstruction meeting with the SES and Building Inspector prior to the issuance of any development permits for the site.
- 4. Barricade fencing, erosion control fencing, construction sequencing and erosion control methodologies shall be included on the grading plans for the site and shall be reviewed and approved by the City's Senior Environmental Specialist.
- 5. The applicant shall provide an erosion control and barricade fence between the wetland/stream and site work area prior to conducting site work. The applicant shall ensure that once the development is complete and erosion control is no longer needed, the barricade and silt fence must be removed.
- 6. The applicant shall conduct mitigation in accordance with the Wetland and Drainage Corridor Evaluation and Delineation Report, Wildlife Habitats and Species Assessment and Compensatory Restoration Program for Minor Prior Impacts, prepared by Habitat Technologies dated December 7, 2004 revised June 15, 2006. This report shall be stamped approved by the Land Use Administrator at the end of the appeal period.
- 7. The applicant shall inform the City SES when the grading and plantings will be installed. The applicant shall have a qualified wetland specialist on site during all plant installation. The applicant shall provide a Year 0/as-built baseline monitoring report to the City Building and Land Use Services Division (BLUS) Division within 30 days of planting along with the applicable review fees.

- 8. The applicant shall provide vegetative and maintenance and monitoring of the entire mitigation area for a period of 5 years and provide monitoring reports to the City of Tacoma Public Works Department BLUS in years 1, 2, 3, and 5 after completion along with applicable review fees.
- 9. Permanent fencing such as a split rail fence or similar fence shall be constructed along the outside perimeter of the remaining wetland buffer. Signage shall be attached to the fence to alert individuals of the boundary limits of the Critical Area. The applicant shall use the approved sign template of the City of Tacoma and signs shall be placed every 50 feet along the fence.
- 10. The applicant shall provide performance, and maintenance and monitoring bonds for the mitigation plan. The performance bonds shall be placed prior to any development permits being issued for the site. The performance bond may be released upon approval of the City's Senior Environmental Specialist upon review and written approval of the year 0/as-built report. The maintenance and monitoring bond shall not be released until the project has been monitored for a minimum of 5 years, met the performance standards as defined in the project mitigation plan, and received written approval from the City's Senior Environmental Specialist that the project is released from regulatory purview.

SEPA Mitigating Measures:

Mitigating conditions were identified through the SEPA review process for this proposal. The following mitigation measures are required by the City and outside regulatory agencies to address and mitigate for the potential impact created by the proposed project:

Environmental Health:

According to the DOE Facility Site Atlas, the site is located within the Tacoma Smelter Plume with an area that exceeds 20.0 ppm for arsenic levels. Prior to issuance of a development permit for the project, the applicant shall be required to perform the following actions:

The applicant shall complete additional soil sampling of the site to determine whether Tacoma Smelter Plume contamination exists at the site. If the soils are tested and found to contain higher than 100 parts per million of arsenic, the results must be reported to DOE.

If the soils are found to be contaminated above Model Toxic Control Act (MTCA) standards, the applicant shall take the following measures:

If the soils are found to be contaminated above Model Toxic Control Act (MTCA) standards, the applicant shall take the following measures:

- a. Any soils to be removed from the site shall receive a Waste Disposal Authorization from the Tacoma Pierce County Health Department and the soils shall be disposed of at a regulated landfill and not taken to a soil recycler, dump site, or other property.
- b. If no soils are to be removed from the site, the applicant shall implement the following measures to address the contamination:
 - i. Consolidate contaminated soils underneath building foundations or roads,
 - ii. Till or mix with deeper soils to dilute to below MTC cleanup standards (this requires more testing, and extensive mixing, possibly with the addition of clean soils),
 - iii. In landscape areas, provide a "barrier" cloth or geo-textile fabric over the top of the contaminated soil and add 1 to 2 feet of clean top soil over the cloth or fabric, or
 - iv. Fence off undeveloped areas from contact with the public.
- c. According to MTCA, any site where contaminated soils are left in place shall have a restrictive covenant placed on the deed that states any future development or removal of the structures will require notification of the DOE and remedial actions taken to address newly exposed contamination.

The applicant shall provide additional information to DOE on the area of the site that was previously used as an auto wrecking yard.

The applicant shall comply with regulations regarding worker protection for contaminants. The applicant shall contact the Washington State Department of Labor and Industries for minimum standards and requirements.

B. Traffic

Future delays during the PM peak hour are expected to cross into the LOS E threshold at the Union Avenue/South 19th Street intersection with project traffic included. To mitigate intersection impacts, the Engineering Division has determined that implementation of the conditions recommended in the applicant's TIA will adequately mitigate any potential significant adverse impacts associated with the development.

Therefore, the applicant shall be required to reconstruct the Proctor Street/South 19th Street intersection to City of Tacoma standards, including changes to the signal system. The new phasing shall have leading left turns for the eastbound and westbound approaches. A westbound turn lane is required on South 19th Street at Proctor Street to serve inbound project traffic. There is already sufficient space for a left turn lane at this location however re-striping to mark the area of the new left

turn lane is necessary. These improvements shall be constructed prior to final occupancy permit issued for the project.

11. MISCELLANEOUS

The applicant agrees to the following limitations on the commercial uses of the property and agrees that these limitation should be included in the Concomitant Zoning Agreement (CZA) running with the title property:

- a. The "C-1" uses shall be limited to Building No. 2 as depicted on the site plan.
- b. The allowed uses of Building No. 2 shall be limited to: business support services; daycare center; offices; personal services; retail; and restaurant.
- c. The business operation of any commercial uses shall be limited to the hours between 5 a.m. and 8 p.m.. The closing hour may be extended to 10 p.m. on limited occasions for special events.

B. USUAL CONDITIONS:

- 1. THE RECOMMENDATION SET FORTH HEREIN IS BASED UPON REPRESENTATIONS MADE AND EXHIBITS, INCLUDING DEVELOPMENT PLANS AND PROPOSALS, SUBMITTED AT THE HEARING CONDUCTED BY THE HEARING EXAMINER. ANY SUBSTANTIAL CHANGE(S) OR DEVIATION(S) IN SUCH DEVELOPMENT PLANS, PROPOSALS, OR CONDITIONS OF APPROVAL IMPOSED SHALL BE SUBJECT TO THE APPROVAL OF THE HEARING EXAMINER AND MAY REQUIRE FURTHER AND ADDITIONAL HEARINGS. IN DETERMINING WHETHER ANY SUBSEQUENT CHANGE(S) IN DEVELOPMENT PLANS CONSTITUTES SUBSTANTIAL CHANGES TRIGGERING REVIEW BY THE HEARING EXAMINER, PARTICULAR ATTENTION SHALL BE PAID TO WHETHER SUCH CHANGE(S) ARE SUBSTANTIALLY CONSISTENT WITH THE REPRESENTATIONS MADE BY THE APPLICANT AT HEARING AND SET FORTH AT FINDINGS 3 AND 4 AND CONCLUSIONS 6 AND 7.
- 2. THE AUTHORIZATION GRANTED HEREIN IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND ORDINANCES. COMPLIANCE WITH SUCH LAWS, REGULATIONS, AND ORDINANCES ARE CONDITIONS PRECEDENT TO THE APPROVALS GRANTED AND ARE CONTINUING REQUIREMENTS OF SUCH APPROVALS. BY ACCEPTING THIS APPROVAL, THE APPLICANT REPRESENTS THAT THE DEVELOPMENT AND ACTIVITIES ALLOWED WILL COMPLY WITH SUCH LAWS, REGULATIONS, AND ORDINANCES. IF, DURING THE TERM OF THE APPROVAL GRANTED, THE DEVELOPMENT AND ACTIVITIES PERMITTED DO NOT COMPLY WITH SUCH LAWS, REGULATIONS, OR ORDINANCES, THE APPLICANT AGREES TO

PROMPTLY BRING SUCH DEVELOPMENT OR ACTIVITIES INTO COMPLIANCE.

7. Any finding hereinbefore stated which may be deemed to be a conclusion herein is hereby adopted as such.

RECOMMENDATION:

Based on the foregoing, the requested rezone is hereby recommended for approval, subject to conditions.

DECISION:

The requested Wetland Development Permit is approved subject to conditions and is contingent on the City Council's approval of the companion rezone request.

DATED this 4th day of January, 2008.

RODNEY M. KERSLAKE, Hearing Examiner

NOTICE

Pursuant to RCW 36.70B.130, you are hereby notified that affected property owner(s) receiving this notice of decision may request a change in valuation for property tax purposes consistent with Pierce County's procedure for administrative appeal. To request a change in value for property tax purposes you must file with the Pierce County Board of Equalization on or before July 1st of the assessment year or within 30 days of the date of notice of value from the Assessor-Treasurer's Office. To contact the board call 253-798-7415 or www.co.pierce.wa.us/boe,

REZONE PROCEDURES

NOTICE

RECONSIDERATION/APPEAL OF EXAMINER'S RECOMMENDATION

RECONSIDERATION:

Any aggrieved person or entity having standing under the ordinance governing the matter, or as otherwise provided by law, may file a motion with the office of the Hearing Examiner requesting reconsideration of a decision or recommendation entered by the Examiner. A motion for reconsideration must be in writing and must set forth the alleged errors of procedure, fact, or law and must be filed in the Office of the Hearing Examiner within 14 calendar days of the issuance of the Examiner's decision/recommendation, not counting the day of issuance of the decision/recommendation. If the last day for filing the motion for reconsideration falls on a weekend day or a holiday, the last day for filing shall be the next working day. The requirements set forth herein regarding the time limits for filing of motions for reconsideration and contents of such motions are jurisdictional. Accordingly, motions for reconsideration that are not timely filed with the Office of the Hearing Examiner or do not set forth the alleged errors shall be dismissed by the Examiner. It shall be within the sole discretion of the Examiner to determine whether an opportunity shall be given to other parties for response to a motion for reconsideration. The Examiner, after a review of the matter, shall take such further action as he/she deems appropriate, which may include the issuance of a revised decision/recommendation. (Tacoma Municipal Code 1.23.140)

APPEALS TO CITY COUNCIL OF EXAMINER'S RECOMMENDATION:

Within 14 days of the issuance of the Hearing Examiner's final recommendation, any aggrieved person or entity having standing under the ordinance governing such application and feeling that the recommendation of the Examiner is based on errors of procedure, fact or law shall have the right to appeal the recommendation of the Examiner by filing written notice of appeal with the City Clerk, stating the reasons the Examiner's recommendation was in error. EACH APPEAL SHALL BE ACCOMPANIED BY A FEE AS SET FORTH IN TACOMA MUNICIPAL CODE (TMC) 2.09.500. THE FEE SHALL BE REFUNDED TO THE APPELLANT SHOULD APPELLANT PREVAIL.

APPEALS SHALL BE REVIEWED AND ACTED UPON BY THE CITY COUNCIL IN ACCORDANCE WITH TMC 1.70.

<u>GENERAL PROCEDURES FOR APPEAL</u>: The Official Code of the City of Tacoma contains certain procedures for appeal, and while not listing all of these procedures here, you should be aware of the following items which are essential to your appeal. Any answers to questions on the proper procedure for appeal may be found in the City Code sections heretofore cited:

- 1. The written request for review shall also state where the Examiner's findings or conclusions were in error.
- 2. Any person who desires a copy of the electronic recording must pay the cost of reproducing the tapes. If a person desires a written transcript, he or she shall arrange for transcription and pay the cost thereof.

Notice – Reconsideration/Appeal - Fee 7/11/00

NOTICE

RECONSIDERATION/APPEAL OF EXAMINER'S DECISION

RECONSIDERATION:

Any aggrieved person or entity having standing under the ordinance governing the matter, or as otherwise provided by law, may file a motion with the Office of the Hearing Examiner requesting reconsideration of a decision or recommendation entered by the Examiner. A motion for reconsideration must be in writing and must set forth the alleged errors of procedure, fact, or law and must be filed in the Office of the Hearing Examiner within 14 calendar days of the issuance of the Examiner's decision/recommendation, not counting the day of issuance of the decision/recommendation. If the last day for filing the motion for reconsideration falls on a weekend day or a holiday, the last day for filing shall be the next working day. The requirements set forth herein regarding the time limits for filing of motions for reconsideration and contents of such motions are jurisdictional. Accordingly, motions for reconsideration that are not timely filed with the Office of the Hearing Examiner or do not set forth the alleged errors shall be dismissed by the Examiner. It shall be within the sole discretion of the Examiner to determine whether an opportunity shall be given to other parties for response to a motion for reconsideration. The Examiner, after a review of the matter, shall take such further action as he/she deems appropriate, which may include the issuance of a revised decision/recommendation. (Tacoma Municipal Code 1.23.140)

APPEAL TO SUPERIOR COURT OF EXAMINER'S DECISION:

NOTICE

Pursuant to the Official Code of the City of Tacoma, Section 1.23.160, the Hearing Examiner's decision is appealable to the Superior Court for the State of Washington. Any court action to set aside, enjoin, review, or otherwise challenge the decision of the Hearing Examiner shall be commenced within 21 days of the entering of the decision by the Examiner, unless otherwise provided by statute.

DEPARTMENT OF PUBLIC WORKS PRELIMINARY REPORT AND ENVIRONMENTAL EVALUATION HEARINGS EXAMINER HEARING

1:30 P.M. – November 8, 2007

Date of Complete Application: October 8, 2007

APPLICANT: Jemstone LLC

FILE NOS. 40000041992 (REZ2006) & 40000041994 (WET2006)

A. SUMMARY OF REQUEST:

Requested is a rezone of a 5.89 acre site from "R-2" One Family Dwelling District to "T" Transitional District and "C-1" Commercial District to allow the development of 69,000 square feet of office/medical clinic space within three buildings. A small retail component is also proposed to be located within the center to serve the patrons using the facility. The development is proposed to be called the Madison Park Medical Center. Specifically, 4.96 acres of the site area are proposed to be rezoned to the "T" Transitional District and .93 acres are proposed to be rezoned to "C-1" Commercial District.

Also requested is a Wetland Development Permit to restore a Type 3 wetland and Type 5 Stream and their associated buffers that were previously impacted in violation of the Tacoma Municipal Code (TMC) 13.11 Critical Areas Preservation Ordinance.

B. GENERAL INFORMATION:

Applicant:

Joe Mayer, Jemstone LLC 312 – 112th Street East

Tacoma, WA 98444

Authorized

Agent:

Kevin Foley, AICP

Baseline Engineering,Inc. 1910 64th Avenue West Fircrest, WA 98466

Legal

Counsel:

William T. Lynn, Attorney at Law

Law Offices of GTHMP & Daheim, LLP

PO Box 1157

1201 Pacific Avenue, Suite 2200 Tacoma, WA 98401-1157

Location:

The site is addressed as 3902 South 19th Street

3. Size:

The site area is approximately 5.78 acres.

C. PROJECT DESCRIPTION:

Requested is a rezone of a 5.89 acre site from "R-2" One Family Dwelling District to "T" Transitional District and "C-1" Commercial District to allow the development of 69,000 square feet of office/medical clinic space within three buildings. The development is proposed to be called the Madison Park Medical Center. Specifically, 4.98 acres of the site area are proposed to be rezoned to the "T" Transitional District and .93 acres are proposed to be rezoned to "C-1" Commercial District. Building 1 will be a 50,000 square foot, two-story structure. Building 2 will be a 7,600 square foot, one story structure over parking for 20 stalls. Building 3 will be an 11,400 square foot, one story structure over parking for 24 stalls. A small retail component is also proposed to be located within the center to serve the patrons using the facility. A total of onsite parking for 330 vehicles will be provided. Primary access to the site is proposed to be via a new south leg at the South 19th and Proctor Street intersection that is signalized. An emergency vehicle access is proposed to be located on Madison Street to the west of the site.

Also requested is a Wetland Development Permit to restore a Type 3 wetland and Type 5 stream and their associated buffers that are partially located within the site's southwesterly corner and that were previously impacted in violation of the Tacoma Municipal Code (TMC) 13.11 Critical Areas Preservation Ordinance. (NOTE: This project is vested under the TMC 13.11 which was in place prior to December 31, 2005.) Approximately 50 square feet of wetland and 655 square feet of wetland/stream buffer are proposed to be restored. Other than the restoration activity, the project does not propose to impact wetland or stream located on or within 300 feet of the subject site. Predevelopment flows to the wetland and stream will be maintained and additional stormwater will be discharged to the City storm system. A restoration plan is proposed to mitigate for the impacts to the wetland and buffer. The proposed wetland and wetland/stream buffer mitigation includes removal of a 6 by 8 foot rip rap pad in the wetland, planting native wetland vegetation, and planting the disturbed buffer on the slope with native vegetation, and monitoring the mitigation area for 5 years to assure the success of the mitigation plan. Under a separate action before the Acting Land Use Administrator, a boundary line adjustment has been approved to reconfigure the location of an existing lot line due to these critical areas and for the transfer of property to the Metro Park District for park purposes (see Public Works Department File No. MPD2007-40000095202).

See Attachment A-14 for a vicinity map showing the zoning of the site and surrounding areas, Attachment A-15 for a map showing the land use intensity designations for the site and surrounding areas, and Attachment A-16 for a site plan and exterior elevations of the proposed self storage development. The applicant's written justification of the proposal request is contained in Attachment A-17.

D. ADDITIONAL INFORMATION:

1. Zoning of the Site: The site is zoned "R-2" One-Family Dwelling District. The site is also located within the South Tacoma Groundwater Protection District. General Zoning in the Area: The existing zoning in the areas surrounding the site include:

"R-2" One-Family Dwelling District to the north, south, west and east.

Jernstone, LLC/Madison Park Medical Center 40000041992 (REZ2006) & 40000041994 (WET2006) Page 2 of 35

- "R-3" Two and Three Family Dwelling District is located in the northeasterly direction.
- "R-4L" Low Density Multiple Family Dwelling District is found to the northwest and west.
- "R-4" Multiple Family Dwelling District is found to the west.
- "T" Transitional District is found to the west.
- "HM" Hospital Medical District is found to the west.
- "C-1" is found to the west of the site.
- Land Use Intensity Designation of the Site: Low Intensity
- <u>Land Use Intensity Designation in the Area:</u> The low intensity designation surrounds the site in all directions. Medium intensity is located to the north across South 19th Street.
- <u>Tier Designation:</u> Tier I Primary Growth Area
- 2. <u>History:</u> The majority of the site was zoned "R-2" One Family Dwelling District in 1953 when City's zoning code was established. In 1957, approximately 12,240 square feet of the parcel located on the southwest corner at the South 19th and Proctor Street intersection was rezoned from "C-1" Commercial District to the "R-2" District. This action was part of a rezone to the "R-2" District that involved all four corners at that intersection (see City of Tacoma Ordinance No. 15803).

3. Attachments:

- A-1 5/1/07 comments from Traffic Engineer
- A-2 4/24/07 comments from Solid Waste Management
- A-3 4/23/07 comments from Tacoma Power
- A-4 4/26/07 comments from Fire Department
- A-5 5/2/07 comments from Public Works Source Control
- A-6 5/7/07 comments from Pierce Transit
- A-7 5/17/07 comments from Health Department
- A-8 5/7/07 & 5/17/07 comments from State Department of Ecology
- A-9 5/16/07 comments from Public Works Department Review Panel
- A-10 5/29/07 comments from Tacoma Water
- A-11 5/17/07 & 10/3/07 comments from Environmental Services & Engineering
- A-12 10/3/07 comments from Building & Land Use Services re: geotech review
- A-13 10/3/07 comments from Building & Land Use Services re: wetland review
- A-14 Zoning map of site and surrounding area
- A-15 Land Use Intensity map of site and surrounding area
- A-16 Site plan and elevations
- A-17 Applicant's justification of rezone criteria
- A-18 Letter dated 10/15/07 from Donna Robertson, 2902 South Monroe, opposing the project.

Reference Documents:

R-1 SEPA Mitigated Determination of Non-significance and environmental checklist File No. 40000041995 which include the following exhibits:

Report Update of a Phase 1 Environmental Site Assessment & Soil Sample Report, GeoEngineers July 24, 2006, ESM LLC, May 14, 2007

Traffic Impact Analysis, Heath & Associates, November 2006

Retaining Wall Considerations, GeoEngineers, October 3, 2007

Wetland and Drainage Corridor Evaluation and Delineation Report and Wildlife Habitats and Species Assessment and Compensatory Restoration Program for Minor Prior Impacts, Habitat Technologies, June 15, 2006; Wetland/Stream Hydrology Report, Baseline Engineering, March 29, 2007, Wetland Hydrology Report Addendum, Baseline Engineering, October 2, 2007.

- R-2 SEPA MDNS Appeals on SEP2006/40000041995 Jemstone, LLC & Response of Responsible Official, File No. HEXAPL2007-00008 Central Neighborhood Council, HEXAPL2007-00009 Metropolitan Park District
- 4. <u>Notification</u>: Written notice of the application and date of the public hearing was mailed to all owners of property within 400 feet of the site, the neighborhood council and qualified neighborhood groups on October 8, 2007. Public notice was posted on the property. One written comment from the public was received as a result of the public notice and review of the applicant's environmental documents and is shown in Attachment A-18. The concern expressed by the member of the public is that the proposal will result in severe and frequent flooding on properties.

E. EXISTING CONDITIONS AND ENVIRONMENTAL EVALUATION:

The subject site is located on a small plateau, in a valley like depression, below the grade of South 19th Street which abuts on the north. Topography relief is generally from east to west. Most recently the site was used as a vehicle storage yard, now it is largely vacant land with a few single family homes located on the property.

A Type III wetland and Type V streams are located within the west area of the site. The on-site wetland has a code required 50-boot buffer and the on-site stream has a code required 25-foot buffer. The wetland is a Palustrine scrub-shrub wetland dominated by Willow, crabapple, hardhack and reed canarygrass. Soils in the wetland are a loamy fine sand and loam. The wetland is located in a broad swale that was once a ravine containing the wetland and associated stream. The southern portion of the wetland was filled in the 1970's and the stream was piped through the fill material. Movement of seasonal surface water through the wetland is from the southeast to the northwest. Water enters the wetland via a culvert at the south end of the wetland near a past slide area and exits the wetland in the northwest. Water leaving the wetland continues in the Type 5 stream channel to the northwest corner of the site where it enters a culvert that is part of the City storm system which ultimately enters Snake Lake located approximately 500 feet east of the site. The on-site Type 5 stream has seasonal flows and is non-fish bearing. The channel is between 3 and 5 feet wide, approximately 2 to 3 feet deep and is vegetated with grasses and sedges.

Existing roadways serving the site include freeways, multi-lane arterials, and two-lane collector roads. The key streets include South 19th Street, an east-west, multi-lane principal arterial that borders the north edge of the property; South Proctor Street, a

Jemstone, LLC/Madison Park Medical Center 40000041992 (REZ2006) & 40000041994 (WET2006) Page 4 of 35 north-south, multilane arterial that ends at the project site, South Madison Street, a north-south, non-arterial road that borders the west side of the site and ends approximately 330 feet as measured from the center line of South 19th Street; and South Union Avenue, a north-south, multilane principal arterial that lies to the east of the project.

Pursuant to the State Environmental Policy Act (SEPA), RCW Chapter 43.21c, the City of Tacoma has acted as lead agency with regard to SEPA and has issued a Mitigated Determination of Non-significance (MDNS) based on the review of a completed environmental checklist and other information on file (File No. 40000041995) with the Public Works Department. The MDNS is marked as Reference Document R-1 to the report and decision and is referenced and incorporated herein as though fully set forth. Any comments or mitigating conditions identified through the SEPA process are in the project file, and are included in the Special Conditions section of this report and decision.

Two appeals on the City's SEPA MDNS issued for the proposal were timely filed on October 22, 2007 by the Central Neighborhood Council and the Metropolitan Park District. Both the SEPA appeal and the rezone and wetland development requests are before the Hearing Examiner for his consideration pursuant to Tacoma Municipal Code 1.23. The SEPA MDNS appeals filed by the Central Neighborhood Council and the Metropolitan Park District, and the Response of the Responsible Official is marked as Reference Document R-2 to the report and decision and is referenced and incorporated herein as though fully set forth.

F. APPLICABLE SECTIONS OF THE LAND USE REGULATORY CODE:

Section 13.06.200 states the following regarding "T" Transitional Uses and "C-1 Commercial Uses:

- 1. <u>T Transitional District.</u> This district is intended as a transition between commercial or institutional areas and residential areas. It may also provide a transition between residential districts and commercial districts on arterial street segments supported by the comprehensive plan. It primarily consists of office uses with negligible off-site impacts. It is characterized by lower traffic generation, fewer operating hours, smaller scale buildings, and less signage than general commercial areas. Residential uses are also appropriate. A T Transitional District may, in limited circumstances, also be applied to locations that meet the unique site criteria of the comprehensive plan. This classification is not appropriate inside a designated mixed-use center.
- 2. <u>C-1 General Neighborhood Commercial District.</u> 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.

Uses:

T:

C-1:

Offices

Permitted

Permitted

Jemstone, LLC/Madison Park Medical Center 40000041992 (REZ2006) & 40000041994 (WET2006) Page 5 of 35

	Retail	Not permitted	Permitted
Building envelope standards:		standards:	T and C-1:
	Minimum lot area		0'
	Minimum lot width		0'
	Maximum lot coverage	ge	0'
	Minimum front setbac	ck	In all districts, 0 feet, unless abutting a residential zone, then equal to the residential zone for the first 100 feet from that side.
	Minimum side setbac	ck	In all districts, 0 feet unless created by requirements of Section 13.06.502.
	Minimum rear setbac	ck	In all districts, 0 feet unless created by requirements of Section 13.06.502.
	Maximum height limit	t	35 feet
	Maximum height exc	eptions	Structures, above height limits: Chimneys, tanks, towers, steeples, flagpoles, smokestacks, silos, elevators, fire or parapet walls, and/or similar necessary building appurtenances may exceed the district height limit provided all structural or other requirements of the City of Tacoma are met and no usable floor space above the district height limit is added.
	Maximum Gross Floor	or Area	

Section 13.06.502 Commercial and X-District Landscaping states the following:

area

T - None, C-1 - 30,000 square feet gross floor

<u>Applicability:</u> A landscape design plan shall be provided for all new development of structures and/or parking lots.

<u>Exemptions</u>: C, T, HM, PDB, or X District property across an arterial street from R-District property is not required to provide a Buffer Planting Area along the affected property line.

Minimum Landscaping Area/Overall site: A minimum of 10 percent of the entire site minus the area covered by structures in T, C-1, C-2, HM, PDB, CCX, UCX, and CIX Districts. Landscaped areas shall be covered with a mixture of trees, shrubs, and/or aroundcover.

<u>Site Perimeter Strip:</u> A minimum 7-foot wide site perimeter strip on sides without abutting street trees. A minimum 5 foot wide site perimeter strip on sides with abutting street trees. The perimeter strip shall be covered with a mixture of trees, shrubs, and/or groundcover. Perimeter strips may be broken only for vehicle turn lanes, walkways, or primary structures.

<u>Buffer Planting Areas:</u> Buffer planting areas are intended to provide substantial vegetative screening between dissimilar zoning districts to soften visual and aesthetic impacts.

<u>Commercial Districts:</u> A continuous planting area on the required property with a minimum width of 15 feet.

Section 13.06.650 states the following regarding reclassifications:

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Per Building

- 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.

Section 13.11 states the following regarding wetlands under the Critical Areas Ordinance:

(**NOTE:** This project is vested under the TMC 13.11 which was in place prior to December 31, 2005.)

13.11.150. B. Wetland/Stream Applications.

- 4. Wetland/Stream Development Permit. A Wetland/Stream Development decision will be issued where, in the opinion of the Land Use Administrator, the proposal may result in possible adverse impacts to the wetland or stream, or the applicant cannot meet the minimum buffer requirements as provided in Section 13.11.220. The applicant must:
- a. Meet the criteria of one of three tests:
- (1) No practicable alternatives, Section 13.11.240, or
- (2) An extraordinary hardship, Section 13.11.250, or
- (3) Public interest, Section 13.11.260; and
- b. Provide mitigation as required in accordance with Section 13.11.260.

13.11.210 General permit standards.

The Land Use Administrator shall issue wetland or stream development permits in accordance with the wetland or stream classification. No regulated activity or use shall

Jemstone, LLC/Madison Park Medical Center 40000041992 (REZ2006) & 40000041994 (WET2006) Page 7 of 35 be permitted within a wetland or stream corridor without prior approval and without meeting the provisions of this section. A permit for development in or adjacent to wetlands or stream corridors shall only be granted if it has been demonstrated that the permit, as conditioned, is consistent with the provisions of this chapter and provided:

- A. The applicant has taken appropriate action to avoid adverse impacts or to minimize or compensate for unavoidable impacts.
- B. The result of the proposed activity is no net loss of wetland functions or values.

13.11.220 Buffers.

A. General. A buffer zone shall be provided for all uses and activities adjacent to a wetland area or stream corridor to protect the integrity, function, and value of the wetland or stream. Buffers between regulated activities and wetlands or stream corridors are important because they help to stabilize soils, prevent erosion, act as filters for pollutants, enhance wildlife diversity, and support and protect wetland 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 from the upland edge of the wetland or stream and shall consist of an area of natural, enhanced or new native vegetation.

- B. Minimum Requirement.
- 1. Wetlands. Wetland buffer widths shall be established as follows, based on wetland classification:

Type I 200 feet
Type II 100 feet
Type III 50 feet
Type IV 25 feet

- 2. Streams. Streams with riparian wetland habitats shall have the buffer widths which apply to their wetland classification or the following buffer widths, whichever is more restrictive.
- a. Minimum buffer widths based on stream classification and the intensity of use and/or activity are:
- (1) Type I streams: As set forth in Chapter 13.10, Shoreline Management, of the Official Code of the City of Tacoma, or the same as type II and III streams below, whichever is greater.
- (2) Type II and III streams: A minimum 100-foot buffer.
- (3) Type IV streams:
- (a) Low impact uses with minimal human or structural activity such as passive recreation shall have a minimum 50-foot buffer.
- (b) Higher impact uses with human or structural activity such as active recreation or residential, commercial and industrial uses or buildings shall have a minimum 100-foot buffer.
- (4) Type V streams: A minimum 25-foot buffer.
- C. Buffer areas or buffer widths may be modified, on a case-by-case basis, by averaging, decreasing or increasing widths under the following conditions. In making determinations concerning the modification of buffers, the Land Use Administrator

Jemstone, LLC/Madison Park Medical Center 40000041992 (REZ2006) & 40000041994 (WET2006) Page 8 of 35 should consider the relationship between the size in area of the buffers on site and the size in area of the wetlands or streams on site.

- 1. Averaging shall be allowed only where the following is demonstrated:
- a. Variations in sensitivity exist because of physical characteristics;
- b. The least intense land use will be adjacent to reduced buffer width;
- c. Width averaging will not adversely impact wetland function or value; and
- d. Total area contained within the averaged buffer is equal to the minimum required within the standard buffer zone.

However, in no instance shall the buffer be reduced by more than 50 percent for a wetland or stream, or be less than 25 feet for a wetland or 10 feet for a stream.

- 2. The Land Use Administrator may require increased buffer widths if a larger buffer is necessary to protect the stream or wetland. The determination that an increased buffer width is required shall be based on the following:
- a. Streams. Increased buffer widths to protect streams shall be based on, but not limited to, the following circumstances:
- (1) The development proposal will potentially produce significant noise, light or glare or involves the production, use, storage or sale of hazardous material;
- (2) The stream serves as a critical fish habitat for spawning or rearing;
- (3) The stream and/or its riparian habitat is utilized by species classified as endangered, threatened or sensitive;
- (4) The land adjacent to the stream is classified as a potential landslide or erosion hazard area;
- (5) The adjacent riparian system has highly infiltrative soils that help to recharge/purify groundwater supply to the stream, or is characterized by till soil where runoff will increase significantly if vegetation is removed;
- (6) The adjacent riparian system helps to reduce storm water runoff or controls sediment flow; or
- (7) A low-impact activity or utility easement is a proposed use of the buffer.
- b. Wetlands. Increased buffer widths to protect wetlands shall be based on, but not limited to, the following circumstances:
- (1) Wider buffer is needed to preserve viable populations of existing species; or
- (2) Adjacent land has minimal vegetative cover or has a slope greater than 15 percent.
- 3. As an incentive, the buffer area between a stream or wetland and regulated activity may be reduced, depending upon intensity of use and stream or wetland classification, if the stream or wetland and its buffer area are dedicated to the public by deeding the property to the City.
- 4. Buffer widths may also be decreased where it can be demonstrated that:
- a. Adjacent land is extensively vegetated and is less than 15 percent slope; or
- b. Project includes a buffer enhancement plan utilizing native wetland vegetation which substantiates that the proposed enhancement will improve the functions of the buffer; and
- c. No direct or indirect short-term or long-term adverse impacts to the wetland or stream will result.

In no instance shall a buffer be reduced by more than 25 percent, or be less than 25 feet for a wetland or 10 feet for a stream.

- D. Low-impact uses and activities consistent with the stream or wetland buffer function may be permitted within the buffer depending upon the sensitivity of wetland and intensity of activity or use. These may include pedestrian trails, viewing platforms, utility easements and storm water management facilities such as grass-lined swales.
- E. Yard Reduction. In order to accommodate for the required buffer zone the Land Use Administrator may reduce the front and/or rear yard set-back requirements on individual lots. The front and/or rear yard shall not be reduced by more than 50 percent. In determining whether or not to allow the yard reduction, the Land Use Administrator shall consider the impacts of the reduction on adjacent land uses.

13.11.240 Practicable alternatives.

An alternative is considered practicable if the site is available and the project is capable of being done after taking into consideration cost, existing technology, infrastructure, and logistics in light of overall project purposes. No practicable alternatives need be considered if the applicant can demonstrate all of the following:

- A. The project cannot be reasonably accomplished using one or more other sites in the general region that would avoid or result in less adverse impacts to the wetland or stream:
- B. The goals of the project cannot be accomplished by a reduction in the size, scope, configuration or density as proposed, or by changing the design of the project in a way that would avoid or result in fewer adverse effects on the wetland or stream; and
- C. In cases where the applicant has rejected alternatives to the project as proposed, due to constraints on the site such as inadequate zoning,

infrastructure or parcel size, the applicant has attempted to remove or accommodate such constraints, unless the applicant can demonstrate that such attempt would be futile.

13.11.250 Extraordinary hardship.

An extraordinary hardship exists when the standards of this chapter deny all reasonable economic use of the property. To demonstrate extraordinary hardship, the applicant must demonstrate all of the following:

- A. There is no reasonable economic use or value with less impact on the wetland or stream;
- B. There are no feasible on-site alternatives to the proposed activity or use (e.g., reduction in density or use intensity, scope or size, change in timing, phasing or implementation, layout revision or other site planning considerations) that would allow reasonable economic use with less adverse impact;
- C. The proposed activity or use will be mitigated to the maximum practical extent and result in minimum feasible alteration or impairment of functional characteristics of the site, including contours, vegetation, fish and wildlife habitat, groundwater, surface water and hydrological conditions;
- D. The proposed activity or use complies with all local, State, and Federal laws and will not jeopardize the continued existence of endangered, threatened, sensitive or priority habitat or species; and
- E. The inability to derive reasonable economic use is not the result of actions by the applicant in segregating or dividing the property in a way that makes the property unable to be developed after the effective date of the ordinance codified in this chapter.

13.11.260 Public interest.

In determining whether a proposed use or activity in any wetland or stream is in the public interest, the public benefit of the proposal and the impact to the wetland or stream must be evaluated by the Land Use Administrator. The proposal is in the public interest if its benefit to the public exceeds its detrimental impact on the wetland or stream. In comparing the proposal's public benefit and impact, the following should be considered:

- A. The extent of the public need and benefit;
- B. The extent and permanence of the beneficial or detrimental effects of the use or activity;
- C. The quality and quantity of the wetland or stream that may be affected;
- D. The economic or other value of the use or activity to the general area and public;
- E. The ecological value of the wetland or stream:
- F. Probable impact on public health and safety, fish, plants, and wildlife; and
- G. The policies of the Land Use Management Plan.

13.11.270 Mitigation procedures.

A. General.

- 1. The first underlying measure of wetland and stream protection is to avoid impacts. The next measure is to minimize impacts where possible by limiting the magnitude or scope of the development or use. The final measure of protection is to mitigate or compensate for impacts. This can be accomplished through creation, enhancement or restoration of the wetland or stream. However, the Land Use Administrator may allow creation, enhancement or restoration rather than avoidance when the applicant demonstrates that creation, enhancement or restoration would be the preferred environmental alternative. In determining the preferred environmental alternative, the Land Use Administrator shall consider the physical characteristics of the site, the type and condition of existing wetlands and streams on site, the environmental condition of the site before and after the development proposal and the size of buffers provided.
- 2. Except as provided in subparagraph 1 above, the creation, enhancement or restoration to compensate for a degraded or destroyed stream or wetland shall not be an alternative to the standards set forth in Section 13.11.230 hereof, but shall be used only to compensate for unavoidable losses. The new, enhanced or restored wetland shall recreate as nearly as possible the original wetland in terms of functions, value, geographic location, and setting as provided in subsection 13.11.270.B hereof. The goal of the compensation alternative shall be no net loss of wetland function. Where possible, creation, enhancement or restoration shall be completed prior to wetland or stream corridor destruction.
- 3. Creation, enhancement or restoration alternatives should be undertaken on or adjacent to the site where permanent losses have been sustained or, where enhancement or restoration of a former wetland is possible, within the same drainage basin. Replacement in kind of the impacted stream or wetland will be the preferred alternative for creation, enhancement or restoration efforts. The Land Use Administrator may accept or recommend creation, enhancement or restoration which is not in-kind, is off-site, and/or is monetary compensation as provided for in subsections 13.11.230.A.5 and 13.11.270.B.3 as an alternative proposal, if the applicant can demonstrate that in-kind and/or on-site creation, enhancement or restoration is infeasible due to constraints such as parcel size, stream or wetland type, or excessive costs; that a wetland of a different type or location is justified based on regional needs or functions and value; or that on-site compensation is not desirable. Where feasible, created, enhanced or restored wetlands shall be of a higher type than the altered wetland. Compensation areas shall be determined according to the altered wetland's function, acreage, type,

Jemstone, LLC/Madison Park Medical Center 40000041992 (REZ2006) & 40000041994 (WET2006) Page 11 of 35 location, self-sustaining abilities and the amount of time required for the created, enhanced or restored wetland to become a functioning wetland.

- 4. Compensation shall not be required for the construction of new storm water system facilities, except for transmission systems not related to the wetland or stream being impacted.
- B. Replacement Guidelines.
- 1. Wetlands and stream corridors with riparian habitats shall be replaced in accordance with their classification at a minimum ratio of 1:1 for functional value. This ratio of replacement may be increased based upon the following criteria:
- a. If it has been determined that the probable success of the replacement wetland is uncertain;
- b. The compensation project is proposed off-site; or
- c. If there is a significant period of time between destruction and replication of wetland functions.
- 2. Applicants proposing restoration or enhancement as an alternative to replace wetland loss shall identify how the wetland restoration or enhancement conforms to the overall goals and requirements of this chapter. Wetland restoration and enhancement proposals shall meet the following criteria:
- a. The restoration or enhancement for one function and value shall not degrade another function or value;
- b. The restoration and enhancement ratios shall also be 1:1 for functional value. The functional value of the restored or enhanced wetland shall be equal to or greater than the functional value of the wetland altered plus the functional value of the restored or enhanced wetland prior to restoration or enhancement; and
- c. Type I wetlands shall not be restored or enhanced.
- 3. Where it can be demonstrated that there are unavoidable impacts, the Land Use Administrator may allow the applicant to contribute a fee in lieu of compensation for loss of hydrologically isolated type III or IV wetlands, the total areas of which do not exceed one acre, to a fund to mitigate for wetland loss. The Land Use Administrator shall set reasonable fees for monetary compensation of stream or wetland loss. Fees shall be based upon the price of land acquisition plus 125 percent of the amount that would be required to perform off-site, in-kind compensation in accordance with the replacement guidelines set forth in Section 13.11.270.B.1 hereof and monitoring requirements in Section 13.11.270.E hereof. Such fees shall be held in a designated mitigation bank fund for the express use of ongoing wetland acquisition, creation, enhancement or restoration projects and shall not be commingled with other funds. Dedication of land containing wetlands or streams may substitute for monetary compensation, but only to the extent that such dedication would provide the City with increased value because of access, control and protection provided by public ownership or to the extent that such dedicated land would be developable under the provisions of this chapter. Provisions for access must be included with any dedication of land.
- C. Mitigation Plan Requirements. In the event that creation, enhancement or restoration as a form of compensation is chosen for mitigation, the applicant or violator shall provide a wetland or stream mitigation plan for approval. The plan shall provide information on land acquisition, construction, maintenance and monitoring of the created, enhanced or restored wetland or stream that recreates as nearly as possible the original wetland or stream in terms of function, geographic location and setting. All mitigation plans shall be

prepared by a wetlands specialist, submitted by the applicant, and contain the following information:

- 1. Data collected and synthesized for the newly created, enhanced or restored site;
- 2. Specific goals and objectives describing site function, target species and selection criteria:
- 3. Performance standards which shall include criteria for assessing goals and objectives;
- 4. Contingency plans which clearly define course of action or corrective measures needed if performance standards are not met;
- 5. A legal description and a survey prepared by a licensed surveyor of the proposed development site and location of the wetland or stream on the site;
- 6. A scaled plot plan indicating the proposed construction location, zoning setback requirements, and sequence of construction phases. The plan also shall include cross-sectional details, topographic survey data (including percent slope and existing and finished grade elevations) and other technical information, as required, in sufficient detail to explain, illustrate and provide for:
- a. Soil and substrate conditions, topographic elevations, scope of grading proposal, and erosion and sediment treatment and source controls needed for wetland or stream construction and maintenance;
- b. Planting plans specifying plant species, types, quantities, locations, sizes, and spacing; the planting season or timing; watering schedule; nutrient requirements for planting and, where appropriate, measures to protect plants from destruction;
- c. Water-quality parameters; turbidity class and criteria for water quality as set forth in RCW 173-201, Water Quality Standards for Surface Waters of the State of Washington, during construction and after completion; water source; water depths; water control measures and water level maintenance practices needed to achieve the necessary ambient water conditions; and hydrocycle or hydroperiod characteristics;
- d. Contingency or mid-course corrections plan; and
- e. A monitoring plan, for a period of not less than three years, which establishes responsibility for removal of exotic and nuisance vegetation and for permanent establishment of the wetland or stream and all its component parts;
- 7. A clearly defined approach to assess progress of mitigation project;
- 8. The plan must indicate ownership, size, type, and complete ecological assessment, including flora, fauna, hydrology, functions, etc., of the stream or wetland being created, enhanced or restored; and
- 9. Information on the natural suitability of the proposed site for establishing the replaced wetland or stream (i.e., water source and drainage patterns, topographic position, wildlife habitat opportunities, value of the existing area to be converted, etc.).
- D. The Land Use Administrator shall review and approve the mitigation plan. Agreedupon performance standards shall be contained in the mitigation plan and approved by the applicant and the Land Use Administrator during the review process.
- E. The applicant must demonstrate fiscal, administrative, and technical competence to successfully execute the overall project through completion. This compensation project shall be monitored for a minimum of three years in accordance with the approved performance and maintenance agreement. In the event of a breach of any condition of said agreement, the Land Use Administrator may institute an action in court and prosecute the same to judgment and execution. Final approval for the completed compensation project involving creation, enhancement or restoration shall be granted by

the Land Use Administrator when the applicant submits documentation that all requirements of this section have been completed.

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

Growth Strategy and Development Concept Element

Development Intensities (p. GD-6-7):

The amount and type of development allowed in an area is determined by designating development intensities on the Generalized Land Use Plan Map. Development intensities are an indication of how much influence a development has over the surrounding area. Conventional land use plans separate developments according to categories of uses such as residential, commercial and industrial. The development intensities approach in the comprehensive plan recognizes that different types of land use may be located in the same area as long as the character of the area remains consistent. This approach permits greater flexibility in land use arrangements and encourages innovative techniques of land development.

Factors that determine the intensity level of a development include size, scale, bulk, nuisance level, amount of open space and traffic generation. Development intensities are classified as high intensity, medium intensity and low intensity.

Low Intensity Development:

Low activity patterns and traffic generation characterize low intensity development. Low intensity development is predominantly single-family residential development, but can include duplexes, triplexes, and small-scale multifamily development. Supportive neighborhood convenience commercial establishments and community facilities such as churches, schools, libraries and fire stations also are considered low intensity uses. Open space areas may also be considered a low intensity use and can include recreational areas and parks. To better differentiate the range of uses within low intensity areas, single-family detached housing areas are delineated separately.

Generalized Land Use Element

Growth and Development (p. LU-6-8):

The *Comprehensive Plan* states the following intent regarding general growth and development policies:

Intent

The City will continue to be the focal point of growth for the greater Tacoma area and a growth center for the region and the state. As such, growth and development should be coordinated with the policies of Pierce County, the Puget Sound region and the State of Washington. It is intended that growth and development occur in an orderly and desirable manner in accordance with citizen needs and desires, the physical characteristics of the land and the City's ability to provide the necessary services.

New development should be compatible and "fit in" with the character and nature of existing development. Compatible developments would possess attributes similar and consistent with the main or essential characteristics exhibited by surrounding developments. These characteristics may include building shape and style, orientation and setbacks, architectural details, circulation patterns, location of parking, landscaping, open spaces and streetscape. This does not mean that dissimilar uses cannot be located in the same area, but rather these uses must be designed, scaled and situated in such a way that they are capable of existing in a harmonious manner. An appropriate location for dissimilar uses would be on sites possessing characteristics such as a natural buffer, a location between different intensity levels of development, or a location on a higher volume arterial.

Policies

LU-GGD-2 Growth Rate

Foster orderly, desirable growth in appropriate locations at a rate consistent with citizen desires and the provision of adequate services and facilities.

LU-GGD-3 Concentrated Development

Growth and development throughout the urban area should be regulated, stimulated, and otherwise guided toward the development of compact concentrated areas to discourage sprawl, facilitate economical and efficient provision of utilities, public facilities and services, and expand transportation options to the public.

LU-GGD-4 Development Timing

Direct development in accordance with tier designations to ensure that it is timed and properly located so as not to prematurely change undeveloped land to urban uses nor intensify the development inconsistent with the character of an area.

LU-GGD-5 Concurrent Provision of Services

Development shall be approved only if adequate public facilities or services needed to serve the development are available at the time the demand for the facility or service is created or within a reasonable time as approved by the City.

LU-GGD-6 Level of Service

No development shall be approved which would result in a reduction in the adopted level of service standard for any needed public facility or service.

LU-GGD-10 Infill Development

Encourage the development of vacant land within built-up urban areas in order to limit sprawl and decrease travel needs.

Tier 1 – Primary Growth Area:

Lands within this designation are areas already characterized by urban growth and the key public facilities and services are available and either meets the adopted levels of service standards or are planned to meet the standards through programmed capital investments within the next six years. Mixed-use centers and major employment centers such as the Port of Tacoma are included in Tier 1. Tier 1 areas include enough land to provide for the population and employment needs for the next six years.

Commercial Development (p. LU-25 – 29)

Jemstone, LLC/Madison Park Medical Center 40000041992 (REZ2006) & 40000041994 (WET2006) Page 15 of 35 The Comprehensive Plan states the following intent regarding commercial development policies:

Intent

Commercial development involves a wide variety of uses and can range in scale from small neighborhood convenience shops to regional shopping centers.

Commercial areas are the activity centers of the community. Commercial areas should be safe, well designed, appropriately scaled, and integrated into the fabric of the community.

Commercial establishments must be properly located and easily accessible for the convenience of their customers. Commercial developments should be located within mixed-use centers, in concentrations within areas of similar character, or in nodes at intersections of major traffic corridors. Such locations should lessen traffic congestion, increase consumer convenience, reduce utilities and services installation and maintenance costs and encourages joint use of parking facilities.

Infill development and intensification of existing commercial areas will aid their continued economic viability. In some limited instances, physical expansion of existing areas may be permitted; however, linear expansion is to be strictly limited.

The following general commercial policies apply to all commercial development, regardless of intensity.

Policies

LU-CDLA-1 Concentrated Commercial Development

Encourage commercial development, including business and professional offices, to locate in concentrations to maximize the use of land, promote the efficient use of public services and facilities and to minimize adverse influences on surrounding properties.

LU-CDLA-5 Citizen Needs and Land Use Capabilities

Consider population needs and land use compatibilities when planning the development of neighborhood, community or regional commercial facilities in order to insure minimal adverse influences on surrounding or adjacent land uses.

LU-CDLA-6 Commercial Site Development

Commercial developments must have sufficient rights-of-way, street improvements, access control, safe bicycle and pedestrian ways, circulation routes, off-street parking and loading facilities.

LU-CDLA-7 Availability of Public Services

Locate new or expanded commercial developments where there are adequate streets, utilities and services; these facilities must exist prior to or be developed concurrently with the intended development.

LU-CDLA-8 Arterial Street Access

Jemstone, LLC/Madison Park Medical Center 40000041992 (REZ2006) & 40000041994 (WET2006) Page 16 of 35 Encourage new commercial developments to locate near arterial streets for maximum accessibility and maintenance of efficient traffic flows provided they are designed and situated to be consistent with the established character of the surrounding area.

LU-CDLA-10 Size of Commercial Areas

The physical size of new or expanded commercial areas should be guided by the size of the trade area it serves, compatibility with adjacent land uses, as well as its arterial accessibility to insure minimal traffic congestion, ease of operation and maximum convenience.

Design

The viability of the city's commercial areas is strengthened by promoting quality design and aesthetic considerations, which minimize adverse effects on surrounding property. Their viability is further insured by encouraging compact development, the physical maintenance and rehabilitation of existing commercial developments, and beautification efforts. Adequate provisions for vehicle and pedestrian safety and access, as well as adequate parking and loading facilities, are important considerations for both new and existing commercial areas. Shared use of parking areas is strongly encouraged to encourage compact, efficient commercial centers.

Policy design guidelines have been developed which are intended to explain the context within which design evaluations will take place and to outline significant construction characteristics that are to be incorporated within new freeway development and redevelopment.

The policy design guidelines are intended to supplement and be used by City officials in conjunction with the Land Use Regulatory Code, which, by itself, cannot always anticipate or adequately mitigate visual and other development concerns. These policy design guidelines can be found at the end of this section.

Policies

LU-CDD-3 Orientation and Scale of Buildings

Design buildings in close relationship to the street and in scale with their surroundings.

LU-CDD-4 Pedestrian Access

Design commercial areas with internal pedestrian circulation systems and pedestrian linkages into adjacent neighborhoods.

LU-CDD-5 Pedestrian-friendly Design

Design commercial areas with access, integration, safety, and pedestrian convenience as major considerations.

LU-CDD-6 Development Standards

Site development standards of commercial areas should address the safety, convenience, and aesthetics of the development itself, as well as effects on adjacent surrounding properties.

Low Intensity Commercial Development (p. LU-31)

Intent

Jemstone, LLC/Madison Park Medical Center 40000041992 (REZ2006) & 40000041994 (WET2006) Page 17 of 35 Low intensity commercial development consists of neighborhood-oriented convenience stores and community facilities such as small neighborhood grocery stores, local shops, and office and business uses that have limited contact with the public.

Commercial uses in low intensity areas generally provide goods and services that meet the daily needs of the residential neighborhoods they serve. They are conveniently located to these neighborhoods, often within walking distance.

Because low intensity commercial development is usually a traffic generator, these uses should be located on arterial streets on the fringe of neighborhood areas.

Policies

LU-CDLI-1 Arterial Street Location

Low intensity neighborhood convenience commercial developments should be situated on arterial streets.

LU-CDLI-2 Offices as Buffers

Permit small scaled office, medical and institutional uses and not involving the sale of retail merchandise, except incidentally, to situate in transitional or buffer areas provided the surrounding property is not adversely affected.

LU-CDLI-3 Proper Design and Location

Low intensity convenience commercial development should be properly designed and located in order to be compatible with the surrounding area and to minimize adverse effects on adjacent and nearby properties.

LU-CDLI-4 Residential Areas Access

Small-scale neighborhood shopping and service facilities should be immediately accessible to residential neighborhoods.

Neighborhood Element

Purpose and Intent:

The primary purpose of the Neighborhood Element is to provide a vision and policies unique to each neighborhood in the context of the City's overall growth and development vision. The neighborhood vision and area policies supplement other policies of the Comprehensive Plan and provide more specific guidance for land use decisions. The purpose of this element of the Comprehensive Plan is to provide neighborhoods with an additional tool to guide development. If a conflict arises between policies found in the Neighborhood Element and a citywide policy, the neighborhood policies shall prevail.

Central Neighborhood/Area Vision:

The Central Neighborhood is comprised of a rich diversity of residents by age, income and ethnicity. There is a markedly historic pattern of settlement characterized by a densely inhabited urban area. The residential areas have proximity to local businesses, arterials and public transit providing local, citywide and regional connections. The area is a weaving of smaller neighborhoods served by a host of public and private educational institutions, local and regional parks and services for senior citizens.

Jemstone, LLC/Madison Park Medical Center 40000041992 (REZ2006) & 40000041994 (WET2006) Page 18 of 35 The further development of this area should include building market-rate infill housing generally affordable to area residents, buffering neighborhood areas from heavily trafficked commercial areas and major transportation corridors, and pursuing appropriate infill and redevelopment opportunities of vacant properties in re-emerging older business districts. New commercial development should be directed to the existing mixed-use centers that enrich local business and protect residential areas from incompatible commercial development.

Housing, services and facilities for high risk/high needs individuals such as those recovering from substance abuse, offender populations and mentally ill persons have hindered the ability of the Central Neighborhood to continue its improvement efforts to reduce crime and create a safe, healthy and clean environment for its residents. Planning tools should be used to assure the Central Neighborhood does not bear a disproportionate share of housing, services and facilities for high risk/high needs populations.

As traffic demands generated from land use developments impact the surrounding community and exceed the adopted level of service standards established for arterials citywide, land developers will be asked to mitigate those traffic impacts and/or the city will evaluate the need to reduce land use intensities thereby reducing the total number of vehicular trips. Public and private cooperation and coordination is needed to address transportation issues and mitigate traffic problems in a consistent, integrated and cost-effective way.

The vision includes ongoing efforts to maintain and improve parks and recreational facilities as well as protect natural areas rich in wetlands, shrubs, trees, birds and small animal habitat that provides a unique experience for Central Neighborhood residents.

Finally, the vision also includes an effort to conserve and preserve older commercial and residential buildings to prevent their loss and to provide for adaptive reuse wherever possible. As an older area of the city, it is important that the existing stock of buildings be maintained and/or restored for the future use of its residents. The replacement of dilapidated structures should incorporate similar scope, scale and architectural features compatible with the neighborhood. The finer details of community friendly design features should be sought that enhance neighborhood character for residential and commercial areas.

Central Neighborhood Subarea Descriptions:

Bellarmine:

The Bellarmine district is located in the southwest part of the Central Neighborhood. The district is bounded by State Route 16 on the south, South 19th Street on the north, Union Avenue on the east and Tyler Street on the west. Major public facilities include Bellarmine Preparatory School and the Snake Lake Nature Center. A variety of uses are present including single-family homes, apartments and offices. It can be anticipated that the area will continue to redevelop over time. Office development or other similar uses may be appropriate along the South 19th Street frontage and along Union Avenue.

It is recognized that the area south of South 19th Street between the Snake Lake Nature Center, Durango Street, and the Bellarmine Campus is privately owned and could be redeveloped with uses other than what exists today. Such future uses should be sensitively sited, designed, scaled and moderated to protect, to the optimum extent, the wetland, open space and the Snake Lake Nature Center property.

Goals and Policies (p. Neigh-10):

Commercial uses exist in numerous locations, especially in the three mixed-use centers: the Tacoma Central Plaza/Allenmore Community Center; the South 11th and Martin Luther King, Jr. Way Neighborhood Center; and the 6th Avenue and Pine Street Neighborhood Center. The latter two are older business districts with an intended neighborhood pedestrian orientation while Tacoma Central Plaza/Allenmore is a community level mixed-use center and is more auto-oriented.

Other commercial districts are found at South 19th Street and Stevens Avenue; along South 12th Street; and at South 19th and Trafton Avenue within The News Tribune business park. Medical and other related office uses are predominant in the hospital areas within the Central Neighborhood area.

Policy Intent - Target commercial development in existing business districts and mixeduse centers. New commercial development should not negatively affect adjacent residential uses.

Policy C-2.5 Small-scale Offices and Medical Service Facilities

Development of small-scale offices and medical service facilities is appropriate as a buffer between commercial and residential uses and/or along arterial streets.

Policy C-2.6 South 19th Street Commercial

Commercial zoning and development along the 19th Street corridor between Union Avenue and State Route 16 should be sized and scaled to be compatible with similar uses and land use intensity designation.

Policy C-4. Low Impact Development

Encourage the use of low impact development techniques to mitigate storm water runoff by retaining native vegetation and using pervious materials for hard surfaces that allow water infiltration.

Environmental Policy Element - Wetlands/Stream Corridors (pg 25-28)

Intent:

The City's intent with regard to wetlands, streams and aquatic habitat is, in the short term, to prevent further net loss of wetlands, stream or aquatic habitat function and acreage and, in the long term, to achieve a measurable gain in wetlands, stream and aquatic habitat function and acreage. It is intended that regulations be developed which will preserve and protect the City's wetlands, associated uplands and associated waters and the functions they provide. In addition, to meet the City's long-term goal, the City will review all development actions and ensure that unavoidable losses to habitat are appropriately mitigated, and promote voluntary habitat improvements through a variety of incentives.

Jemstone, LLC/Madison Park Medical Center 40000041992 (REZ2006) & 40000041994 (WET2006) Page 20 of 35 Recognizing the aesthetic, wildlife, water quality and flood control value of wetlands to the City's overall environmental systems, it is important that the wetlands of the city be inventoried and their value and function identified. A wetland inventory and assessment process would allow specific protection measures based on the uniqueness of the wetland involved. Such measures could include providing vegetated habitats that will provide important functions for wildlife, protective buffers, limits on alteration and water quality controls.

Wetland function and value is determined by vegetation, physical geography and composition of substrate. While it is recognized that constructed wetlands provide wetlands' function, benefit and value, naturally occurring wetlands are generally judged as superior in functional value because of their greater biodiversity and are preferred. Therefore, naturally occurring wetlands that have greater functions and values are given a high priority for preservation.

Indiscriminate filling or draining of wetlands and stream corridors is not permitted. Structural developments in wetlands and stream corridors will be regulated to maintain safe and healthful conditions, to prevent water pollution and to protect habitats, feeding grounds and other natural beauty.

Development in wetlands would be appropriate only if impacts are unavoidable, loss of wetland function and acreage is compensated and careful soils analysis shows that construction measures can successfully mitigate potential hazards and unstable soil and drainage problems. New development adjacent to a valuable wetland should preserve or improve the wetland and provide vegetated habitat or buffer adjacent to the wetland adequate to protect its natural functions.

It is intended that regulations for location and design of development within ecologically significant wetlands and stream corridors insure sensitive development of identified ecologically important areas and insure structural safety for proposed buildings.

Development within wetland boundaries, adjacent habitats or designated buffer areas should be considered only in those instances where there is no practicable development alternative, where extraordinary hardship exists when development regulations are applied or where the overriding public benefit of a development proposal outweighs the value of wetland protection. Specific standards regarding these three conditions are contained in Chapter 13.11 of the Land Use Regulatory Code.

The first underlying measure of wetland and stream protection is to avoid impacts. The next measure is to minimize impacts where possible by limiting the magnitude or scope of the development or use. The final measure of protection is to mitigate or compensate for impacts. This can be accomplished through habitat improvement actions to the wetland or stream.

Habitat improvement actions should be undertaken on or adjacent to the site of project impacts, or on sites with high probability of success (such as existing or former wetlands) within the same drainage basin if possible. Where feasible, habitat improvements should provide increased functions and values. If alteration to the wetland or its buffer is unavoidable, all adverse impacts resulting from a development

Jemstone, LLC/Madison Park Medical Center 40000041992 (REZ2006) & 40000041994 (WET2006) Page 21 of 35 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. Mitigation can include avoiding the impact, minimizing or reducing the impact or rectifying the impact through repair, rehabilitation, or restoring the affected environment or compensation for the impact by replacing, enhancing or providing substitute resources or environments. The preferred mitigation would be in-kind and on-site, when possible, and sufficient to maintain the functions and values of the wetland. However, when appropriate, a watershed approach to mitigation may be utilized. If used, compensatory mitigation should address the function affected by the alternation to the wetland or buffer area.

Policies:

The following policies support and strengthen the City's intent relative to wetlands.

E-WS-1 Preservation of Wetlands

Strive to preserve and maintain desirable small bodies of water or wetlands such as holding ponds basins, creeks, stream corridors and marshes for open space, flood control, drainage, water quality, aquifer recharge and habitat purposes.

E-WS-2 No Net Wetland Loss

Ensure that in the short term there is no net loss of wetland, stream, and aquatic habitat functions and acreage and, in the long term, there is a measurable gain of wetland, stream and aquatic habitat function and acreage.

E-WS-3 Wetland Protection

Ensure that new development adjacent to a wetland preserve, protect and improve the wetland and provide vegetated habitat or buffer adjacent to the wetland adequate to protect its natural functions.

E-WS-4 Wetland Development

Allow development in wetlands only if impacts are unavoidable and such development can successfully mitigate potential hazards and compensate for wetland loss.

E-WS-5 Wetland Filling/ Draining

Prohibit indiscriminate filling or draining of wetlands and stream corridors.

The following policies support and strengthen the City's intent relative to site planning, low impact development, managing stormwater, and retaining vegetation near water.

- E-GD-1 Encourage site planning and construction techniques that maintain natural landforms, retain native vegetation nd preserve open space.
- E-WQ-2 Encourage the retention of natural vegetation along lakes, ponds, and streams, where appropriate in order to help preserve water quality, protect fishery resources and control erosion and runoff.

H. PROJECT RECOMMENDATIONS:

Attachment A-1

5/1/07

Traffic Engineer

Attachment A-2

4/24/07

Solid Waste Management

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Attachment A-3	4/23/07	Tacoma Power
Attachment A-4	4/26/07	Fire Department
Attachment A-5	5/2/07	Public Works Source Control
Attachment A-6	5/7/07	Pierce Transit
Attachment A-7	5/17/07	Health Department
Attachment A-8	5/7/07 & 5/17/07	State Department of Ecology
Attachment A-9	5/16/07	Public Works Review Panel
Attachment A-10	5/29/07	Tacoma Water
Attachment A-11	5/17/07 & 10/3/07	Environmental Services
Attachment A-12	10/3/07	BLUS/PW re: geotech review
Attachment A-13	10/3/07	BLUS/PW re: wetland review

I. PROJECT ANALYSIS:

Consistency with Section 13.06.650 - Reclassifications:

As shown above Section 13.06.650.B lists criteria for the approval of a rezone. Before a rezone can be approved, the applicant must demonstrate consistency with these criteria. The applicant's written demonstration of the criteria is shown in Attachment A-17.

Proposed is a rezone of a 5.78 acre site from "R-2" One Family Dwelling District to "T" Transitional District and "C-1" Commercial District to allow the development of an office/medical clinic space, the Madison Park Medical Center. A small retail component within the proposed "C-1" area is also envisioned to be located within the center to serve the patrons using the facility. Medical office clinics and retail uses are permitted within "C-1" zoning districts. Medical office uses are also permitted within "T" Transitional Districts; retail uses are not allowed.

The proposal has been analyzed with the applicable growth and development, and commercial development policies and other pertinent provisions of the Comprehensive Plan. The policies and provisions state that new development should be compatible and "fit in" with the character and nature of existing development and possess attributes similar and consistent with the main or essential characteristics exhibited by surrounding developments. In this instance, the site is located in near proximity to parcels that are zoned "T" and "C-1" that are developed with medical office uses and supportive neighborhood commercial uses. These existing uses are located to the east of the site, in the vicinity of South 19th Street and Union Avenue. The parcel directly abutting the site to the west is zoned "T" and is similarly developed with medical and dental uses.

As proposed, the project will meet and/or exceed code required area, height, and landscape setbacks, and parking standards. Full compliance with all of the regulations of the International Building Code, including grading, and the City's zoning building design and landscape standards, critical areas ordinances, as well as with local and state storm water and environmental codes will be required prior to issuance of any development permits for the project.

The proposal may be found to be in compliance with the intent and policies for commercial developments within low intensity areas. Medical office uses not involving the sale of retail merchandise except incidentally, are deemed appropriate to located in transitional areas. In this regard, the project is situated on an arterial street and will be

Jemstone, LLC/Madison Park Medical Center 40000041992 (REZ2006) & 40000041994 (WET2006) Page 23 of 35 immediately accessible to residential neighborhoods. The proposed small retail component will be situated within the area of the site proposed for "C-1" district which permits retail uses. Additionally, the applicant has agreed to provide improvements in the form of signalization and a new turn lane at the South 19th and Proctor Street intersection for vehicle and pedestrian safety. If approved subject to the conditions set forth below, the project will be designed to be compatible with the surrounding area and to minimize adverse effects on adjacent or nearby properties.

The site is located within the Bellarmine district of the Central Neighborhood element of the Comprehensive Plan, wherein it is anticipated that the area will continue to redevelop over time and that office development may be appropriate along the South 19th Street frontage. Additionally it is recognized that the area south of South 19th Street between the Snake Lake Nature Center, Durango Street and the Bellarmine Campus is privately owned and could be redeveloped with other uses than what exists today. Such future uses should be sensitively sited, designed, scaled and moderated to protect, to the optimum extent, the wetland, open space and the Snake Nature Center property. Here, a medical office development is proposed along the South 19th Street frontage. The site is privately owned and is proposed to be developed with other uses than what exists on it today. As shown below in the analysis of the proposal's consistency with TMC 13.11 Critical Areas Ordinance, the project has been designed with mitigation to protect the wetland, open space and the Snake Lake Nature Center property.

Changes have occurred in the vicinity of the site which would indicate the proposed rezone is appropriate. The site was originally zoned "R-2" One Family Dwelling District in 1953 and rezoned in 1957. Parcels located to the northeast, north, northwest, west, and east of the site have undergone rezoning from the "R-2" district to their respective "R-3", "R-4L", "T" "C-1" and "HM" zones during the 1950's, 1960's, 1970's, 1980's and during 2002-2003. In the mid-1990's, the Generalized Land Use Plan was adopted and put into place the low intensity designation for the site, lending support for rezone actions for commercial uses. South 19th Street lying to the north and Union Avenue to the west of the site have routinely been upgraded with curbs, gutters, sidewalks, streetlighting, channeling and signals since the 1950's. Improvements to SR -16 are on-going now. No portion of the site involved in this request has been part of an area wide rezone by the City Council in the last 2 years.

Consistency with Sections 13.11 - Critical Areas Ordinance/Wetlands:

The project is to construct three office medical buildings that will avoid impacts to the wetland, stream and associated buffer. The applicant must satisfy one of three legal tests and provide appropriate mitigation to demonstrate that the proposal, as conditioned, is consistent with the provisions of TMC 13.11. The applicant must also adequately describe the process of avoidance, minimization, and mitigation, to the extent practicable for the project. Policies contained within the Environmental Policy Element of Comprehensive Plan state that developments in wetlands are appropriate only if impacts are unavoidable, loss of wetland function and acreage is compensated and careful soils analysis shows that construction measures can successfully mitigate potential hazards and unstable soil and drainage problems. New development adjacent to a valuable wetland should preserve or improve the wetland and provide vegetated habitat or buffer adjacent to the wetland adequate to protect its natural functions.

Jemstone, LLC/Madison Park Medical Center 40000041992 (REZ2006) & 40000041994 (WET2006) Page 24 of 35 Further, development within wetland boundaries, adjacent habitats or designated buffer areas should be considered only in those instances where there is no practicable development alternative, where extraordinary hardship exists when development regulations are applied or where the overriding public benefit of a development proposal outweighs the value of wetland protection.

To this end, the applicant has provided substantial information and legal arguments for the Public Interest Test by demonstrating that the proposed action is in the public interest and its benefit to the public exceeds its detrimental impact on the wetland and associated buffer. Mitigation is proposed to restore past impacts to the wetland/stream and the sloped buffer above the wetland/stream from past geotechnical investigation.

Specifically, the applicant has met the Public Interest Test by demonstrating that the project is within the public interest as the public benefit of the proposal exceeds its detrimental impact on the wetland, stream or buffer on the site. Impacts to the wetland/stream and buffer by the development proposal have been avoided and restoration is proposed for past impacts due to the previous geotechnical investigation. Therefore, impacts have been kept to a minimum while allowing the project to achieve the goals necessary to provide the office medical facilities and mitigate for past impacts, and to provide long-term protection of the wetland, stream and associated buffer.

The applicant has also provided an appropriate mitigation hierarchy analysis as required by the TMC. In this analysis, the applicant demonstrates that impacts to the wetland and stream were avoided by the development proposal and that impacts from the past geotechnical investigation are mitigated. Mitigation for the past impacts is proposed by revegetating the area native vegetation and monitoring the system for five years. Mitigation will replace functions to the wetland/stream buffer by increasing vegetative structure and diversity and monitoring the plantings for five years with reports to the City of Tacoma to determine success and survival of the wetland and buffer mitigation.

The project meets the general permit procedures of TMC in that all appropriate action to avoid adverse impacts with the development proposal are proposed and the applicant proposes to mitigate for past impacts from the geotechnical investigation in accordance with the TMC. In addition, the result of the proposed activity is no net loss of wetland functions and values.

Turning next to the requirement for a Functional Impact Analysis and in accordance with the mitigation procedures of the TMC, the restoration must occur at a ratio of 1:1 for functional values. Here, the existing wetland and stream system was historically impacted by placement of fills in the 1970s. The more recent impacts by the geotechnical investigation impacted the wetland buffer at the top of a slope which caused a slide on the slope that discharged water to the existing wetland and stream system. Erosion control measures were taken after the slide including removal of sediments over the end of a culvert and in the wetland/stream system, placement of a rip rap pad at the base of the culvert and placement of jute matting on the slope in the buffer. Hydrologic functions of the system were mitigated with implementation of these measures. Loss of structural functions associated with the loss of blackberry shrubs on the slope and wetland vegetation at the base of the slope in the wetland have not been replaced to date. The mitigation measures to replace the structural functions of the

wetland and buffer will fully replace several additional functions including water quality enhancement and wildlife habitat.

The mitigation project as proposed will be completed in the same location as the impacts. Vegetation proposed in the wetland and buffer will provide additional nutrients to the wetland, provide thermal cover to the wetland, and provide cover and food to local wildlife. With regard to monitoring requirements, the applicant has proposed 5 years of vegetative monitoring. Best available science, concerning the adequacy of monitoring periods, points to 5 years, or more, as the minimum to effectively gauge success of mitigation projects. The Department of Ecology supports a minimum of five years as the appropriate time period and for certain projects; longer periods of time are required. In the opinion of the Public Works Department, a five-year monitoring period would be sufficient to gauge success of this project.

I. CONCLUSION:

All the agencies have reviewed the subject rezone and wetland development request and have recommended conditions of approval based upon the current proposal and the current laws and service policies as they pertain to the said proposal.

Rezone Conditions of Approval:

Should a rezone be authorized, the Public Works Department would recommend that a Concomitant Zoning Agreement (CZA) incorporating the following conditions be executed and recorded prior to final reading of ordinance of the reclassification of the property.

1. Solid Waste Management:

a. The applicant is required to contact Solid Waste Management prior to construction to determine specific size/type of solid waste/recycle containers. Construction of enclosures for solid waste containers must not commence prior to Solid Waste Management approval. Enclosures constructed prior to approval may require alterations, relocation or complete reconstruction at the owner's expense. The applicant shall contact Rick Coyne of Solid Waste Management, 253.593.7707, prior to construction, to obtain enclosure specifications.

2. Tacoma Power:

- a. There is an overhead Tacoma Power Transmission pole line traversing north-south the center of this property. Some of these poles may need to be relocated or drive entry or parking strips may need to be readjusted. Buildings must contain clearances to overhead power lines per NEC, WAC and Tacoma Power code.
- b. There is an overhead Tacoma Power distribution single phase pole line traversing east-west the center of this property, bisecting the new buildings and serving some existing buildings. Power to these buildings will have to be reclaimed and some portion of this overhead distribution can be removed to accommodate the new buildings but power will have to be reconfigured to restore to existing services west and south of this project.

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- c. This development will require underground 3 phase power utilities. Padmount transformers and vaults must be located on owner premises and easements may be required. Transformer must maintain an 8 foot clearance to combustible buildings.
- d. Development of new power distribution and the adjustment, removal, and or relocation of existing Tacoma Power facilities is at the expense of the developer.
- 3. Fire Department: Compliance with Fire Code at time of construction to include water main extension and installation of fire hydrants on the south side of South 19th Street will be required.
- 4. Public Works Department Source Control:
- a. Approved erosion and sedimentation control best management practices must be implemented to prevent adverse impact to storm water quality during site development and construction activities.
- b. Up to code backwater protection must be installed on plumbing fixtures that are below the elevation of the next upstream sanitary manhole cover.
- c. If dental offices are located within the medical center, amalgam separators will be required.
- d. If a trash compactor is installed, it must drain to the sanitary sewer, and pad must be bermed to control stormwater run-on.
- e. If parking provided within the building garage drains must connect sanitary sewer through an appropriately sized oil/water separator.
- 5. Pierce Transit: The applicant shall be required to provide a single shelter package at the existing bus stop adjacent to the site on south 19th Street. The shelter package shall consist of a shelter, bench, trashcan and rider information holder. The package may be purchased directly from Pierce Transit. A 15' x 6' x 8" thick concrete foundation is also required. Contact Monica Adams, Pierce Transit, 253.581.8130 for information.
- 6. Tacoma Pierce County Health Department (TPCHD):
- a. All grading and filling of land must use clean fill, dirt, or gravel. All other materials, including waste concrete and asphalt, are considered to be solid waste and permit approval must be obtained through the TPCHD prior to filling.
- b. Asbestos containing material must be removed prior to demolition and disposed in accordance with the requirements of the Puget Sound Clean Air Agency, Washington State Department of Labor and Industries and the TPCHD.
- c. All demolition material, including but not limited to wood waste, sheetrock, roofing material, and concrete, must go to a licensed solid waste handling or disposal facility.

- 7. Public Works Department Review Panel:
- a. All damaged or defective sidewalk abutting the site along South 19th Street shall be removed and new cement concrete sidewalk constructed in its place to the approval of the City Engineer.
- b. Cement concrete sidewalk shall be constructed along the eastern edge of South Madison Street, from South 19th Street to the southern edge of the entrance to the site, to the approval of the City Engineer.
- c. Per RCW 35.68.075, a wheelchair ramp shall be constructed at all four corners of the intersection of South Proctor and South 19th Street, at the southeast and southwest corners of the intersections of South Madison and South 19th Street, and the southeast and southwest corners of the intersection of South Durango and South 19th Street, to the approval of the City Engineer.
- d. All damaged or defective cement concrete curb and gutter abutting the site along South 19th Street shall be removed and new cement concrete curb and gutter constructed in its place to the approval of the City Engineer.
- e. Cement concrete curb and gutter shall be constructed, abutting the site(s), along the eastern edge of South Madison Street at an alignment to be determined by and to the approval of the City Engineer.
- f. An asphalt wedge curb shall be constructed on the western edge of the required improvement to South Madison Street.
- g. Any damage or cuts associated with the proposal to South 19th Street, abutting the site(s), shall be maintained and repaired to existing or better conditions.
- h. South Madison Street, abutting the sites from South 19th Street to the entrance to the site, shall be 52 feet wide right-of-way and shall be improved to a width of 28 feet and shall include necessary drainage. The minimum roadway section shall be 3 inches of Hot Mix Asphalt PG58-22, 2½ inches of Crushed Surfacing Top Course and 5 inches of Crushed Surfacing Base Course. Any additional unsuitable foundation excavation material must be removed as directed by the City Engineer.
- i. The South Madison Street entrance is not currently shown to Design Standards. The driveway and approach shall be constructed at a 90-degree angle to the Street.
- j. South Proctor Street, abutting the sites from South 19th Street to the site, shall be provide to a width of 60 feet for right-of-way purposes and shall be improved to a width to be determined by the City Engineer and shall include necessary drainage. The minimum roadway section shall be 3 inches of Hot Mix Asphalt PG58-22, 2½ inches of Crushed Surfacing Top Course and 5 inches of Crushed Surfacing Base Course. Any additional unsuitable foundation excavation material must be removed as directed by the City Engineer.

- k. The island shown at the center of the Proctor Street right-of-way located south of South 19th Street would not be allowed. The applicant may want to pursue vacation of Proctor Street between the site and South 19th Street to allow for this island.
- I. The type, width and location of all driveway approaches serving the site(s) shall be approved by the City Engineer. This includes approaches from South Madison Street and South Proctor Street.
- m. Traffic requested a traffic impact study. After reviewing the conclusions of the traffic impact study, additional conditions may be required and/or the above conditions may need to be modified by Traffic and Construction Divisions.
- n. All street work shall be accomplished via the City's work order process. To initiate a work order, contact the Public Works Construction Division at 591-5760.
- o. A work order for work within the right-of-way may be required by the Public Works Department. Please contact the Construction Division at 591-5760 for work order requirements.
- Tacoma Water:
- a. City ordinance 12.10.045 requires a separate water service and meter for each parcel.
- b. Extension of a permanent water main may be constructed by private contract. The developer of the privately financed project will be responsible for all costs and expenses incurred by Tacoma Water for preparation of plans and specifications, construction inspection, testing, flushing, sampling of the mains, and other related work necessary to complete the new water main construction to Tacoma Water standards and specifications. The engineering charge for the preparation of plans and specifications will be estimated by Tacoma Water. The developer will be required to pay a deposit in the amount of the estimated cost. The actual costs for the work will be billed against the developer's deposit. The new mains will be installed by and at the expense of the developer. The developer will be required to provide a 20-foot wide easement over the entire length of the water main, fire hydrant, service laterals and meters. The developers Professional Land Surveyor shall prepare and submit the legal description of the easement to Tacoma Water for review and processing. Prior to construction, a second deposit in the estimated amount for construction inspection, testing, and sampling will be due to Tacoma Water. Upon completion of the project, the developer will either be refunded the unused amount of the deposit or billed the cost overrun. Approximate design time is ten weeks.
- c. Existing 2" Galvanized water main is to be protected in place until a permanent water main is put into place to provide fire and domestic service to the property.
- d. Customer is advised to obtain private utility easements for any property-side water pipes leading from the City meter to the building on any portion(s) existing on adjacent parcels.

- e. If fire sprinkling, contact the Tacoma Water Permit Counter at (253) 502-8247 for policies related to combination fire/domestic water service connections.
- f. New water services will be installed by Tacoma Water after payment of the Service Construction Charge and the Water Main Charge. New meters will be installed by Tacoma Water after payment of the System Development Charge.
- g. If a new fire hydrant is required at a location with an existing water main, the hydrant will be installed by Tacoma Water after payment of an installation charge.
- h. If existing water facilities need to be relocated or adjusted due to street improvements for this proposal they will be relocated by Tacoma Water at the owners' expense.
- i. Sanitary sewer mains and side sewers shall maintain a minimum horizontal separation of ten feet from all water mains and water services. When extraordinary circumstances dictate the minimum horizontal separation is not achievable, the methods of protecting water facilities shall be in accordance with the most current State of Washington, Department of Ecology "Criteria For Sewage Works Design".
- 9. Public Works Environmental Services Engineering Division:
- a. Any utility construction, relocation, or adjustment costs shall be at the applicant's expense.
- b. All buildings shall have independent connections to the City sanitary sewer at the building construction stage. A new side sewer and new connection to the City sanitary sewer shall be required for the proposed new building. The existing side sewer shall be abandoned per Chapter 7, Section 722.0 of the Uniform Plumbing Code. Permits for this work shall be obtained.
- c. City permit records indicate the existing residences on this site are connected to an onsite septic systems. Prior to redevelopment on the site, the septic systems shall be abandoned per Tacoma-Pierce County Health Department requirements.
- d. All storm drainage not considered vital to wetland hydrology shall be collected and conveyed to the City storm system using methods and materials acceptable to the Public Works Department.
- e. This site is located in the natural drainage course of abutting properties. Adequate drainage shall be provided to collect drainage that naturally flows across the site.
- f. The City storm sewer shall be extended through this site to serve the properties and the City right-of-way that naturally drain through this development through the City's work order process. To start the work order, please contact Dan Handa, Public Works Construction Division at (253) 591-5765. Storm sewer plans shall be prepared by a licensed civil engineer registered in the state of Washington, per City standards, and shall be submitted to the Public Works Department Construction Division for approval.
- g. All easements required for public storm sewer extensions shall be granted to the City of Tacoma and be prepared by the City of Tacoma Public Works, Real Property Services Jemstone, LLC/Madison Park Medical Center 40000041992 (REZ2006) & 40000041994 (WET2006)

Department. The applicant shall contact the Public Works, Real Property Services Division at (253) 591-5535 to prepare the easement for recording during the work order process.

- h. This project is located within the South Tacoma Groundwater Protection District (STGPD). Private infiltration systems proposed in the STGPD to receive storm water from any pollution-generating impervious surface (PGIS) are prohibited unless no other reasonable alternative exists. Any proposed infiltration system will be subject to review and approval by the Public Works Department and the Tacoma-Pierce County Health Department. If infiltration is deemed an acceptable alternative for accepting storm water from PGIS, water quality treatment shall be provided prior to infiltration.
- i. This project will contribute stormwater to the City's regional detention system in the Flett Creek Drainage Basin, which is at capacity. If this project totals 10,000 square feet or more of new effective impervious surface in a threshold discharge area, the applicant must meet one of the following criteria in accordance with the City of Tacoma Surface Water Management Manual:
 - i. Provide on-site detention of stormwater to match a forested condition; or
 - ii. An in-lieu-of detention fee will be offered negating the requirement for on-site detention. The fee collected will be used to make future improvements to the City's regional Flett Creek Drainage Basin. The applicant must sign an Agreement Regarding Stormwater Detention and pay the fee before issuance of building permits.

Note: Effective impervious surface created offsite as a result of this project shall count toward the effective impervious surface total.

- j. Projects totaling 5,000 square feet or more of effective pollution-generating impervious surface within a threshold discharge area shall be required to construct stormwater treatment facilities. Commonly used stormwater treatment facilities include cartridge filtration, biofiltration, wet ponds/vaults, or a combination of such devices. Due to any number of site-specific conditions, the selection of an appropriate stormwater treatment facility is the responsibility of the project engineer and shall be based on Volume V, Chapter 2 of the City of Tacoma Surface Water Management Manual. Pollution-generating impervious surfaces created and/or replaced offsite as a result of this project shall count toward the pollution-generating impervious surface total.
- k. The information submitted indicates a wetland or wetland buffer is on this site; therefore, the method of managing the storm drainage for this project may be impacted by the City of Tacoma's Critical Areas Ordinance. If this site contributes drainage to a regulated wetland or stream system, the proposed drainage system shall be designed to match existing hydrology to the wetland or stream system, and water quality treatment shall be provided for drainage from pollution-generating impervious surfaces directed to the wetland or stream system. All storm drainage not considered vital to wetland or stream hydrology shall be collected and conveyed to the City storm system using methods and materials acceptable to the Public Works Department. For further information on possible wetland requirements, please contact Theresa Dusek, Public Works Department, Building and Land Use Services Division at (253)591-5976.

- I. No permanent structure(s) shall be erected within the public easement area(s) unless specifically approved in writing by the City of Tacoma Director of Public Works. Permanent structures shall mean any concrete foundation, concrete slab, wall, rockery, pond, stream, building, deck, overhanging structure, fill material, tree, recreational sport court, carport, shed, private utility, fence, or other site improvement that restricts or unreasonably interferes with the City of Tacoma's access to install, construct, inspect, maintain, remove, repair and replace public storm sewer utilities in said easement(s). Permanent structures shall not mean flowers, ground cover and shrubs less than 3-feet in height, lawn grass, asphalt paving or gravel improvements that do not prevent the access of men, material, and machinery across, along and within the said easement area. Land restoration by the City within the said easement area due to the construction, shall mean planting grass seed or grass sod, asphalt paving and gravel unless otherwise determined by the City of Tacoma.
- 10. Public Works Building & Land Use Services:
- a. The applicant shall provide a geotechnical report consistent with TMC Section 2.02.60 Excavation and Grading for review and approval prior to the issuance of development permits for the project. The repost shall address foundation requirements for the buildings as well as recommendations for erosion control and grading techniques to be used during construction.
- b. The applicant shall provide a detailed landscape plan for the review and approval of the Land Use Administrator prior to any development permits issued for the site. The landscape plan shall conform to the standards contained in TMC 13.06.502.B Commercial and X-District Landscaping.

Wetland Development Conditions of Approval:

- 1. The applicant must record Notice on Title per TMC Section 13.11.200 for the on-site wetland, stream and associated buffer prior to any development permits being issued for the site. Notice on Title is not required at this time on the Metro Parks owned property that is part of this application.
- 2. The applicant shall comply with the requirements of the City of Tacoma Environmental Services Engineering Division and Building Division Geotechnical Engineer for construction of the stormwater dispersion systems that discharge into the wetland and stream systems near the steep slopes and the Retaining Wall Considerations Memo prepared by Geoengineers dated October 3, 2007 and the Wetland Hydrology Report Addendum prepared by Baseline Engineers dated October 2, 2007.
- 3. The applicant shall attend a preconstruction meeting with the SES and Building Inspector prior to the issuance of any development permits for the site.
- 4. Barricade fencing, erosion control fencing, construction sequencing and erosion control methodologies shall be included on the grading plans for the site and must be reviewed and approved by the City's Senior Environmental Specialist.

- 5. The applicant shall provide an erosion control and barricade fence between the wetland/stream and site work area prior to conducting site work. The applicant shall ensure that once the development is complete and erosion control is no longer needed, the barricade and silt fence must be removed.
- 6. The applicant shall conduct mitigation in accordance with the Wetland and Drainage Corridor Evaluation and Delineation Report, Wildlife Habitats and Species Assessment and Compensatory Restoration Program for Minor Prior Impacts, prepared by Habitat Technologies dated December 7, 2004 revised June 15, 2006. This report shall be stamped approved by the Land Use Administrator at the end of the appeal period.
- 7. The applicant shall inform the City SES when the grading and plantings will be installed. The applicant shall have a qualified wetland specialist on site during all plant installation. The applicant shall provide a Year 0/as-built baseline monitoring report to the City Building and Land Use Services Division (BLUS) Division within 30 days of planting along with the applicable review fees.
- 8. The applicant shall provide vegetative and maintenance and monitoring of the entire mitigation area for a period of 5 years and provide monitoring reports to the City of Tacoma Public Works Department BLUS in years 1, 2, 3, and 5 after completion along with applicable review fees.
- 9. Permanent fencing such as a split rail fence or similar fence shall be constructed along the outside perimeter of the remaining wetland buffer. Signage shall be attached to the fence to alert individuals of the boundary limits of the Critical Area. The applicant shall use the approved sign template of the City of Tacoma and signs shall be placed every 50 feet along the fence.
- 10. The applicant shall provide performance, and maintenance and monitoring bonds for the mitigation plan. The performance bonds shall be placed prior to any development permits being issued for the site. The performance bond may be released upon approval of the City's Senior Environmental Specialist upon review and written approval of the year 0/as-built report. The maintenance and monitoring bond shall not be released until the project has been monitored for a minimum of 5 years, met the performance standards as defined in the project mitigation plan, and received written approval from the City's Senior Environmental Specialist that the project is released from regulatory purview.

SEPA Mitigating Measures:

Mitigating conditions were identified through the SEPA review process for this proposal. The following mitigation measures are required by the City and outside regulatory agencies to address and mitigate for the potential impact created by the proposed project:

A. Environmental Health:

According to the DOE Facility Site Atlas, the site is located within the Tacoma Smelter Plume with an area that exceeds 20.0 ppm for arsenic levels. Prior to issuance of a

development permit for the project, the applicant shall be required to perform the following actions:

The applicant shall complete additional soil sampling of the site to determine whether Tacoma Smelter Plume contamination exists at the site. If the soils are tested and found to contain higher than 100 parts per million of arsenic, the results must be reported to DOE.

If the soils are found to be contaminated above Model Toxic Control Act (MTCA) standards, the applicant shall take the following measures:

- a. Any soils to be removed from the site shall receive a Waste Disposal Authorization from the Tacoma Pierce County Health Department and the soils shall be disposed of at a regulated landfill and not taken to a soil recycler, dump site, or other property.
- b. If no soils are to be removed from the site, the applicant shall implement the following measures to address the contamination:
- Consolidate contaminated soils underneath building foundations or roads,
- ii. Till or mix with deeper soils to dilute to below MTC cleanup standards (this requires more testing, and extensive mixing, possibly with the addition of clean soils),
- iii. In landscape areas, provide a "barrier" cloth or geo-textile fabric over the top of the contaminated soil and add 1 to 2 feet of clean top soil over the cloth or fabric, or
- iv. Fence off undeveloped areas from contact with the public.
- c. According to MTCA, any site where contaminated soils are left in place shall have a restrictive covenant placed on the deed that states any future development or removal of the structures will require notification of the DOE and remedial actions taken to address newly exposed contamination.

The applicant shall provide additional information to DOE on the area of the site that was previously used as an auto wrecking yard.

The applicant shall comply with regulations regarding worker protection for contaminants. The applicant shall contact the Washington State Department of Labor and Industries for minimum standards and requirements.

B. Traffic:

Future delays during the PM peak hour are expected to cross into the LOS E threshold at the Union Avenue/South 19th Street intersection with project traffic included. To mitigate intersection impacts, the Engineering Division has determined that implementation of the conditions recommended in the applicant's TIA will adequately mitigate any potential significant adverse impacts associated with the development.

Therefore, the applicant shall be required to reconstruct the Proctor Street/South 19th Street intersection to City of Tacoma standards, including changes to the signal system. The new phasing shall have leading left turns for the eastbound and westbound approaches. A westbound turn lane is required on South 19th Street at Proctor Street to serve inbound project traffic. There is already sufficient space for a left turn lane at this location however re-striping to mark the area of the new left turn lane is necessary.

Jemstone, LLC/Madison Park Medical Center 40000041992 (REZ2006) & 40000041994 (WET2006) Page 34 of 35

These improvements project.	shall be construc	cted prior to final	occupancy permit	issued for the	
			8		
					00
		*			

Hayashi, Karie

From: Kingsolver, Kurtis

Sent: Tuesday, May 01, 2007 3:51 PM

To: Hayashi, Karie

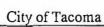
Subject: Madison Park Medical Center

Karie,

I have had a chance to review the traffic study supplied by Heath and Associates for Madison Park Medical Center. I agree with their assessment that the signal needs to be reconstructed as outlined in their conclusions and mitigation. With these improvements South 19th should function at an acceptable level of service. We will not be requiring any further mitigation outside what they outlined in their report.

Thanks,

Kurtis D. Kingsolver, P.E. Assistant Division Manager



Memorandum

TO:

Karie Hayashi, Urban Planner III/Special

Building and Land Use Services

FROM:

Rick Coyne, Solid Waste Collection Supervisor

Solid Waste Management

SUBJECT:

Madison Park Medical Center

File Nos. 40000041992/REZ2006, 40000041994/WET2006,

40000041995/SEP2006 3902 South 19th Street

DATE:

April 24, 2007

The Applicant is required to contact SWM staff prior to construction to determine specific size/type of solid waste/recycle containers.

Construction of enclosures for solid waste containers must not commence prior to SWM approval. Enclosures constructed prior to approval may require alterations, relocation or complete reconstruction at the owner's expense. Contact Rick Coyne at SWM for enclosure specifications.



APR 2 7 2007

DATE:

April 23, 2007

TO:

Karie Hayashi, Urban Planner III Special Assistant, Public Works

FROM:

Nick Tomanelli, Transmission & Distribution Supervisor, New Services Engineering

SUBJECT:

Madison Park Medical Center - REZ2006-40000041992,

WET2006-40000041994, SEP2006-40000041995

LOCATION: 3902 South 19th Street

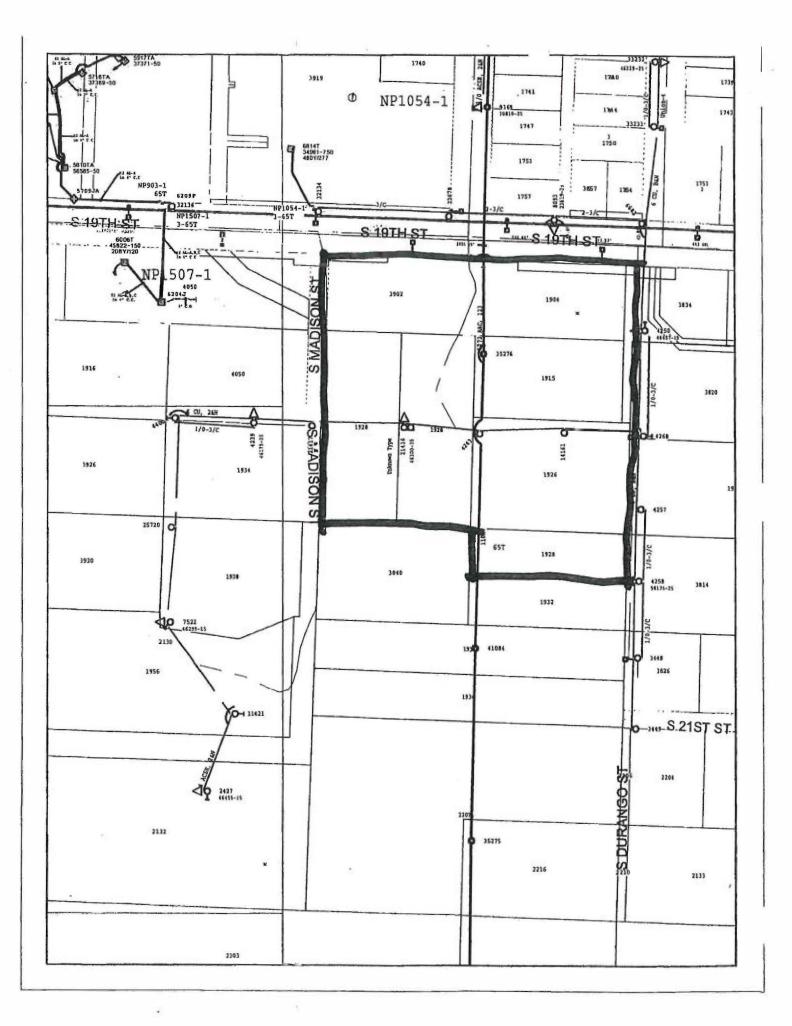
RESPONSE DUE BY: WEDNESDAY MAY 2

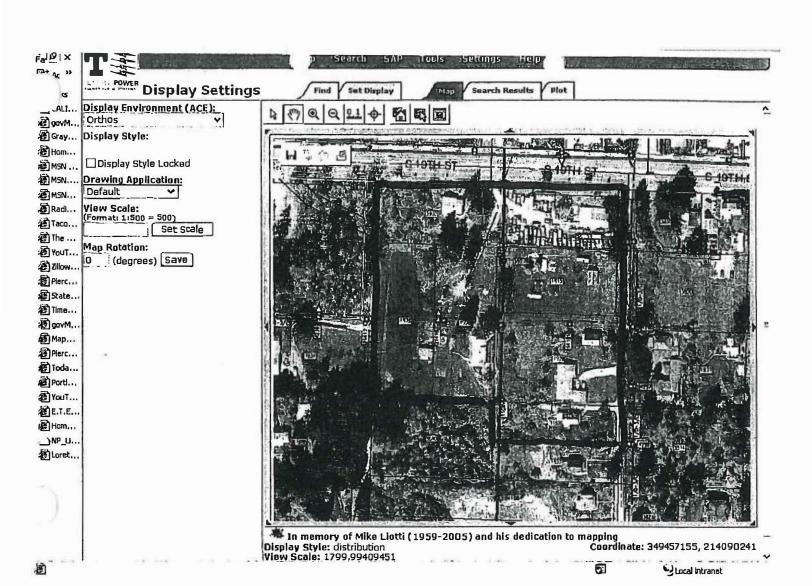
- TPU has three concerns to REZ2006-40000041992 proposal for the Madison Park Medical center at 3902 South 19th St.
- There is an overhead Tacoma Power Transmission pole line traversing North-South the center of this property. Some of these poles may need to be relocated or drive C entry or parking strips may need to be adjusted. Buildings must maintain clearances to overhead power lines per NEC, WAC and Tacoma Power code.
 - There is an overhead Tacoma Power distribution single phase pole line traversing East-West the center of this property, bisecting the new buildings (plans) and servings some existing buildings. Power to these buildings will have to be reclaimed and some portion of this overhead distribution can be removed to accommodate the new buildings but power will have to be reconfigured to restore to existing services west and south of this project.
 - This development will require underground 3 phase power utilities. Padmount transformers and vaults must be located on owner premises and Easements may be required. Transformer must maintain an 8' clearance to combustible buildings.
- Development of new power distribution and the adjustment, removal and or relocation of existing Tacoma Power facilities is at the expense of the developer

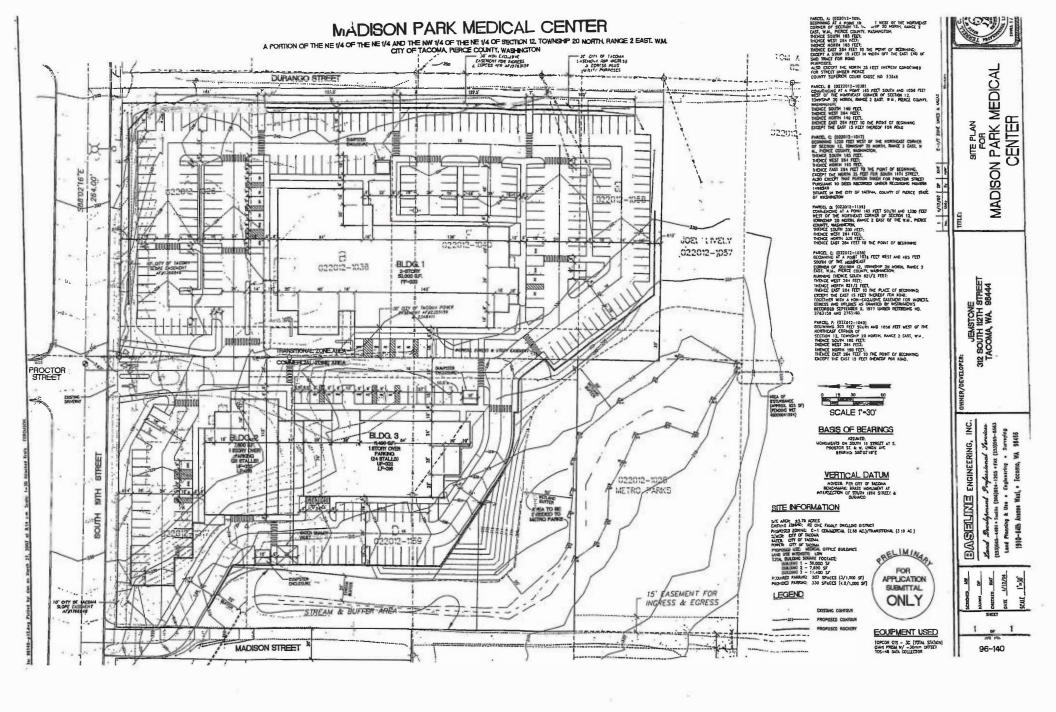
New Services Engineering

Transmission & Distribution

REZ2006-40000041992 WET2006-40000041994 Attachment A-3







Madison Park Medical Center File Nos. 40000041992, 40000041994, 40000041995 Page 2

- · Comprehensive Plan
- Environmental Policy Plan
- SEPA Environmental Checklist
- Traffic Impact Analysis
- Wetland Hydrology Report

Additional Information:

Preliminary determination indicates the project will not result in an action significantly affecting the quality of the environment and therefore will not require a detailed environmental impact statement to accompany the process. In accordance with WAC 197-11-335(3), the SEPA environmental checklist and site plans are being circulated prior to making a threshold determination. Upon request, other supporting documentation for the referenced project will be made available.

You have until <u>May 7, 2007</u>, to request additional information or studies necessary for a complete review of this project. You have until <u>June 4, 2007</u> provide additional comments on the project, or to request a copy of the final environmental determination.

Attachments
cc: Public Works Department (9)
Tacoma Economic Development Department (3
√tacoma Fire
Tacoma Power (2)
Tacoma Water
Tacoma Police
AT&T Broadband
Metropolitan Park District
Pierce County Assessor-Treasurer
Tacoma Pierce County Health Department
Pierce Transit
Puget Sound Energy
Qwest
Tahoma Audubon Society
U.S. Army Corps of Engineers
WA Department of Ecology
WA Office of Archaeology & Historic Preservati

RESPONSE:	ComplianCE with FIRE COO AT TIME
No Objections:	OF CONSTRUCTION TO INCLUDE WATER MATER
Comments Attached: 1	of fine HYDNANTS on THE SOUTH SIDE OF 5. 19# STREET WILL BE REQUIRED.
Signature	
4/2667	FIRE
Date	Dept.

Hayashi, Karie

From:

Reiter, Linda

Sent:

Wednesday, May 02, 2007 9:07 AM

To:

Hayashi, Karie

Cc:

Aplin, Alan

Subject: Source Control comments: Madison Park Medical Center, Short plat # MPD2007-40000091862,

Point Ruston Waterfront

Karie,

Environmental Services Source Control has the following comment regarding the subject short plats:

Madison Park Medical Center - File Nos: 40000041992/REZ2006. 40000041994/WET2006, and 40000041995/SEP2006

- Approved Erosion and Sedimentation Control Best Management Practices must be implemented to prevent adverse impact to storm water quality during site development and construction activities.
- Up to code backwater protection must be installed on plumbing fixtures that are below the elevation of the next upstream sanitary manhole cover.
- If dental offices are located within the medical center, amalgam separators will be required.
- If a trash compactor is installed, it must drain to the sanitary sewer; and pad must be bermed to control stormwater run-on.
- If parking provided within the building, garage drains must connect to sanitary sewer through an appropriately sized oil/water separator.

Short Plat - File No. MPD2007-40000091862

- Approved Erosion and Sedimentation Control Best Management Practices must be implemented to prevent adverse impact to storm water quality during site development and construction activities.
- Up to code backwater protection must be installed on plumbing fixtures that are below the elevation of the next upstream sanitary manhole cover.

Point Ruston Waterfront – File Nos: 40000090530/SHR2007, 40000090531/PLT2007, 40000090529/SEP2007

- Approved Erosion and Sedimentation Control Best Management Practices must be implemented to prevent adverse impact to storm water quality during site development and construction activities.
- Special Approved Discharge authorization must be obtained for construction dewatering discharge to the storm or sanitary sewer.
- If a trash compactor is installed, it must drain to the sanitary sewer, and pad must be bermed to control stormwater run-on.
- If parking provided within buildings, garage drains must connect to sanitary sewer through an appropriately sized oil/water separator.

Hayashi, Karie

From: Monica Adams [madams@piercetransit.org]

Sent: Monday, May 07, 2007 5:04 PM

To: Hayashi, Karie

Subject: RE: Madison Park Medical Center/SEPA 40000041995

Thanks for double checking. Even with the housing portion eliminated, Muni Code states offices of 32,000 square feet and over are required to provide 2 shelters. But we're still only requiring one, along the project frontage on S. 19th. Please let me know if you have any other questions.

Have a good evening,

Monica Adams, Planner II Construction Projects and Capital Development 253.581.8130 253.581.8075 fx

From: Hayashi, Karie [mailto:KHAYASHI@ci.tacoma.wa.us]

Sent: Monday, May 07, 2007 12:03 PM

To: Monica Adams

Subject: RE: Madison Park Medical Center/SEPA 40000041995

Are these comments still valid since the housing portion has been deleted from the scope of the project and all that is going forward is the commercial office development along South 19th?

Karic Hayashi

Building and Land Use Services Division, Room 300 Public Works Department City of Tacoma 747 Market Street Tacoma WA 98402 253.591,5387/khayashi@cityoftacoma.org

From: Monica Adams [mailto:madams@piercetransit.org]

Sent: Monday, May 07, 2007 11:49 AM **To:** KHAYASHI@CITYOFTACOMA.ORG

Subject: Madison Park Medical Center/SEPA 40000041995

Good morning, Karie.

Thank you for the opportunity to comment on the above noted application. Attached is our original comments letter from '05. These comments are still valid. Please let me know if you have any questions.

Sincerely,

Monica Adams, Planner II Construction Projects and Capital Development 253.581.8130 253.581.8075 fx



January 18, 2005

Tom Dolan Land Use Section Supervisor City of Tacoma 747 Market St., Room 345 Tacoma, WA 98402

Re: Madison Park Rezone

Dear Tom:

Thank you for the opportunity to comment on the above-noted proposal. The project is served via Pierce Transit's Route 2 (Downtown Tacoma to Lakewood) with a pair of bus stops at the intersection of S. 19th and Proctor. With a projected increase in average vehicular trips of over 2,500 daily, the impact on transit will be significant. Using the City's Municipal Code Table 13.06.511.D.1 we see that when considered independently, the housing portion warrants two benches and two foundation pads and the office buildings warrant another two benches and two foundation pads. This is a somewhat unique project and we would be inclined to recommend that the dollar value of the warranted transit amenities be combined. This would allow a shelter package at each bus stop instead of merely a bench. However, any improvements to the bus stop on the north side of S. 19th would be on private property. Therefore, we request that the developer be required to provide a single shelter package at the existing bus stop adjacent to their frontage on S. 19th St. only.

A shelter package consists of a shelter, bench, trashcan and rider information holder. The package may be purchased directly from Pierce Transit for a cost of \$2100, not including sales tax.

A 15' x 6' x 8" thick concrete foundation is also required. Typically a developer will provide this foundation in conjunction with other sidewalk work.

Please contact me at (253) 581-8130 or madams@piercetransit.org if you have any questions.

Sincerely,

Monica Adams, Planner

Monica adams

Capital Development and Construction Projects

05-006T.doc

file: 2567

3701 96th St SW PO Box 99070 Lakewood, WA 98499-0070 253.581.8080 FAX 253.581.8075 www.piercetransit.org



Governed by a local Board of Health

May 17, 2007

Karie Hayashi Tacoma Public Works Department 747 Market Street, Room 345 Tacoma, WA 98402

RE: Madison Park Medical Center

Dear Ms. Hayashi:

The Tacoma-Pierce County Health Department (TPCHD), Environmental Health Program, has reviewed the above checklist and has the following comment(s):

All grading and filling of land must utilize only clean fill, i.e., dirt or gravel. All other materials, including waste concrete and asphalt, are considered to be solid waste and permit approval must be obtained through the TPCHD prior to filling.

Asbestos containing material must be removed prior to demolition and disposed in accordance with the requirements of the Puget Sound Clean Air Agency, Washington State Department of Labor and Industries and the TPCHD.

All demolition material, including but not limited to, wood waste, sheetrock, roofing material, and concrete, must go to a licensed solid waste handling or disposal facility.

If you have further questions, please contact me at (253) 798-6462.

Sincerely,

Nedda S. Turner, RS

Environmental Health Liaison

ENVIRONMENTAL HEALTH PROGRAMS

NST/cif

CC:

Baseline Engineering, Inc.

1910 64th AVE W Tacoma, WA 98466

> REZ2006-40000041992 WET2006-40000041994 Attachment A-7

Hayashi, Karie

From: Mercuri, Joyce (ECY) [jmer461@ecy.wa.gov]

Sent: Thursday, May 17, 2007 11:15 AM

To: Hayashi, Karie

Cc: Walker, Cynthia (ECY)

Subject: Madison Park Medical Center - 1902 S. 19th

Hi Karie,

As you can see from the email I just sent to you and Steve Spencer, I believe that additional sampling is needed to determine whether the Tacoma Smelter Plume contamination exists at this site. If the soils are tested and found to contain higher than 100 parts per million of arsenic, the results must be reported to Ecology.

I am also concerned about the potential for contamination from the auto wrecking yard part of the property, and have asked Mr. Spencer for more information about that.

For the Tacoma Smelter contamination, actions to take that would be equivalent to the requirements of the Model Toxics Control Act (MTCA) include:

Test the soils, and if found to be contaminated take measures during or prior to development to address the contaminated soils.

Any soils to be removed from the site should receive a Waste Disposal Authorization from the Tacoma-Pierce County Health Department, and that the soils be disposed of at a regulated landfill (not taken to a soil recycler, dump site, or other property).

If no soils were planned to be removed from the site, there are several options that they could use to address the contaminated soils:

consolidation underneath building foundations or roads

tilling/mixing with deeper soils to dilute to below cleanup standards (this requires more testing, and extensive mixing, possibly with the addition of clean soils)

in landscaped areas, providing a 'barrier' cloth or geotextile fabric over top of the contaminated soils and add 1 to 2 feet of clean topsoil over them

pave or provide a thick gravel base for all pathways through undeveloped passive recreation areas if any playgrounds are going to be included, the soils from those areas should receive additional testing and removed or isolated if contaminated

fence off undeveloped areas from contact with people

other options determined by the developer - we can provide technical assistance as to whether they would meet the MTCA requirements

According to the Model Toxics Control Act, any site where contaminated soils are left in place (for example, under paving, barriers, or buildings) should have a restrictive covenant placed on the deed that states any future development or removal of the structures would require notification of the Department of Ecology and remedial actions taken to address newly-exposed contamination.

REZ2006-40000041992 WET2006-40000041994 Attachment A-8 Please let me know if you'd like to discuss or need additional information. Thanks,
Joyce

Joyce Mercuri Southwest Region Toxics Cleanup Program (360) 407-6260 jmer461@ecy.wa.gov

Hayashi, Karie

From: Mercuri, Joyce (ECY) [jmer461@ecy.wa.gov]

Sent: Thursday, May 17, 2007 10:45 AM

To: Stephen Spencer; Hayashi, Karie

'Subject: RE: Madison Park Medical Center Project - File No: 40000041992/REZ206 et al.

Hello Steve and Karie.

I had a chance to look over the Geoengineers Report for the old auto yard portion of the Madison Park property, which I had not reviewed prior to our phone conversations. The report falls short of my needs because they did not provide a chart of data results, and the pdf file does not include the full set of analytical reports (metals results aren't included at all, as far as I can tell). Steve, can you please copy the whole section of the report with the analytical results in it an resend it to me?

There is no information provided about how deep within the test pits the samples were taken, although it appears from the boring logs the samples were taken from the deepest part of the test pit.

The study mentions that arsenic was detected at up to 18.6 parts per million (ppm). If in fact the samples were taken from 5 or more feet deep, and arsenic is at that concentration, its highly likely that the surface soils would contain even more arsenic. The test pit samples are not adequate to characterize the site for Tacoma Smelter Plume contaminants.

Also, one sample from TP 7 contained 1.940 ppm lube oil, also presumably taken at 5 or more feet deep. The cleanup standard for heavy oil is 2,000 ppm. If that much oil was present at 5 feet deep, its again highly likely that the cleanup standard would have been surpassed in the soils above that sample. Also, methylene chloride was detected above the MTCA cleanup standard. The report claims that the methylene chloride is from lab contamination, yet shows no documentation of this.

In addition to the potential for Tacoma Smelter Plume contaminants, from the data provided I believe there may be other contamination issues on this property. The locations and results from the previous test pits, as well as any information about the location of the former tank, and more information about the use of the site (e.g., waste oil tank location; septic tank location) would be helpful in our assessment of whether this is a contaminated site or not

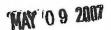
For the Tacoma Smelter Plume contaminants, additional samples would be needed to determine if arsenic is present in surface soils. We have not been requiring lead to be tested in areas of the plume where arsenic is predicted to be below 100 ppm (because we have not found lead to be above cleanup standards unless arsenic is quite high). However, in this case I would recommend lead be tested on the auto yard portion along with the arsenic.

Please feel free to call me if you have questions or want to discuss further.

Sincerely,

Joyce Mercuri

Joyce Mercuri Southwest Region Toxics Cleanup Program (360) 407-6260 jmer461@ecy.wa.gov





STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300

May 7, 2007

Ms. Karie Hayashi Tacoma Public Works Department 747 Market Street, Room 345 Tacoma, WA 98402

Dear Ms. Hayashi:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for the Madison Park Medical Center project (File Nos. 40000041992/REZ2006; 40000041993/WET2006; 40000041995/SEP2006) located at 3902 South 19th Street as proposed by Baseline Engineering, Inc. for Jemstone, LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE & FINANCIAL ASSISTANCE: Dan Farrell (360) 407-6084

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials.

Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes", posted at Ecology's website, www.ecy.wa.gov/programs/hwtr/demodebris/. The applicant may also contact Rob Rieck of Ecology's Hazardous Waste and Toxics Reduction Program at (360) 407-6751 for more information about safely handling dangerous wastes and demolition debris.

Ecology encourages property owners, design professionals, and contractors to consider how building materials might be salvaged and reused. Doors, windows, cabinets and other valuable fixtures may be salvaged for reuse prior to demolition. Local salvage and reuse organizations provide services to evaluate, remove, and re-sell used building materials. For assistance in finding local reuse and recycling options for building materials, contact Dan Farrell at (360) 407-6084.

Ecology encourages property owners and contractors to recycle all possible leftover construction, demolition, and land clearing (CDL) materials and reduce waste generated. Recycling construction debris is often less expensive than landfill disposal. Please call Ecology's 1-800-RECYCLE hotline for facilities in the area that will accept your CDL materials for reuse or recycling.

TOXICS CLEANUP: Marv Coleman (360) 407-6259

This area may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in North Tacoma. If soils are found to be contaminated, extra precautions

should be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design should include protective measures to isolate or remove contaminated soils from public spaces, yards and children's play areas. Contaminated soils generated during site construction should be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed. For assistance and information about soils contamination and to identify the type of testing needed, contact Mary Coleman.

WATER QUALITY: Margaret Hill (360) 407-0246

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Proper disposal of construction debris must be on land in such a manner that debris cannot enter the wetland, seasonal stream or cause water quality degradation of state waters.

During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work on the site.

Soil in stockpiles should be stabilized or protected with sediment-trapping measures to prevent soil loss. All exposed areas of final grade or areas that are not scheduled for work, whether at final grade or otherwise, shall not remain exposed and un-worked for more than two days, between October 1 and April 30. Between May 1 and September 30, no soils shall remain exposed and un-worked for more than 7 days.

Clearing limits and/or any easements or required buffers should be identified and marked in the field, prior to the start of any clearing, grading, or construction. Some suggested methods are staking and flagging or high visibility fencing.

Cut and/or fill slopes should be designed to minimize erosion. Methods such as slope roughening, terraces, or pipe slope drains may be used.

All temporary erosion control systems should be designed to contain the runoff from the developed two year, 24-hour design storm without eroding.

Provision should be made to minimize the tracking of sediment by construction vehicles onto paved public roads. If sediment is deposited, it should be cleaned every day by shoveling or sweeping. Water cleaning should only be done after the area has been shoveled out or swept.

Wash water from paint and wall finishing equipment should be disposed of in a way which will not adversely impact waters of the state. Untreated disposal of this wastewater is a violation of State Water Quality laws and statutes and as such, would be subject to enforcement action.

Coverage under the National Pollution Discharge Elimination System (NPDES) and State Waste Discharge General Permit for Stormwater Discharges Associated with Construction Activities is required for construction sites which disturb an area of one acre or more and which have or will have a discharge of stormwater to surface water or a storm sewer. An application can be downloaded from Ecology's website at http://www.ecy.wa.gov/programs/wq/stormwater/construction/#Application or you can contact Charles Gilman at (360) 407-7451 or Joyce Smith at (360) 407-6858 for an application form.

Ecology's comments are based upon the information provided with the SEPA checklist. As such, they do not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments please contact the appropriate reviewing staff listed above.

Department of Ecology Southwest Regional Office

(AW: 07-3222)

cc: Marv Coleman, TCP
Dan Farrell, SW&FAP
Charles Gilman, HQ/WQ
Margaret Hill, WQ
Joyce Smith, HQ/WQ
Jemstone, LLC (Applicant)
Kevin Foley, Baseline Engineering, Inc. (Contact/Representative)



PUBLIC WORKS DEPARTMENT BUILDING AND LAND USE SERVICES DIVISION



REVIEW PANEL MINUTES

Wednesday, May 16, 2007 10:00 am Third Floor Conference Room

ATTENDEES:

Craig Kuntz Dan Handa Richard Meuschke Dustin Lawrence Elliott Barnett Jim Fisk Jason Moline Corey Nelson Pete Rambow Dave Letterman Spencer Beier Karie Hayashi

1.			*			
Action: Request is a Rezone from "R-District and "C-1" Commercial Medical Center. The 5.8 acre		District and "C-1" Commercial Dis Medical Center. The 5.8 acre site v office/clinic space in three building	ne Family Dwelling District to "T" Transitional strict to allow the construction of the Madison Park will consist of a total of 69,000 square foot gs. Onsite parking for 330 parking spaces will be			
File Number:		REZ2006-40000041992				
		WET2006-40000041994				
SEP2006-40000041995		SEP2006-40000041995				
Applicant: Baseline Engineering, Inc.						
Staff Contact:		Karie Hayashi				
	Location:	: 3902 South 19 th Street, parcel numbers 0220121026, 0220121038, 0220121017, 0220121159, 0220121058, and 0220121040.				
Impacts:			□ Utilities			
	Vehicle trips					
Pedestrian trips		ips	Other:			
☐ Impervious surface		urface				
Ø	Sidewalks:					
	 All damaged or defective sidewalk abutting the site along South 19th Street shall be removed and new cement concrete sidewalk constructed in its place to the approval of the City Engineer. 					
	FINDING: The project will result in increased pedestrian trips. The requirement to repair and replace existing sidewalks addresses the increases in pedestrian trip and is proportional to those impacts.					
	 Cement concrete sidewalk shall be constructed along the eastern edge of South Madison Street, from South 19th Street to the southern edge of the entrance to the site, to the approva of the City Engineer. 					
	FINDING: Sidewalks are required to address the increased pedestrian trips. Requiring sidewalks along the street frontage of the new building site is proportional to that impact.					
	3. Per RCW 35.68.075, a wheelchair ramp shall be constructed at all four corners of the					

intersection of South Proctor and South 19th Street, at the southeast and southwest corners of the intersections of South Madison and South 19th Street, and the southeast and southwest corners of the intersection of South Durango and South 19th Street, to the approval of the City Engineer.

Requiring handicap ramps along the street frontage of the new building site, and ramps at the corner of the site and opposite it, as required by state law, is proportional to that impact.

Curbs & Gutters:

4. All damaged or defective cement concrete curb and gutter abutting the site along South 19th Street shall be removed and new cement concrete curb and gutter constructed in its place to the approval of the City Engineer.

FINDING: The project will result in increased pedestrian and vehicle trips and increased runoff. The requirement to repair and replace existing curb and gutter, which addresses drainage issues and increases pedestrian and vehicular safety, is proportional to those impacts.

- Cement concrete curb and gutter shall be constructed, abutting the site(s), along the eastern
 edge of South Madison Street at an alignment to be determined by and to the approval of the
 City Engineer.
- An asphalt wedge curb shall be constructed on the western edge of the required improvement to South Madison Street.

FINDING: The roadway required to serve the development, as well as construction of buildings and other impervious surfaces, will result in increased storm water runoff. The requirement to construct asphalt wedge curbs to address drainage resulting from the development is proportional to the impact of the development.

Streets:

7. Any damage or cuts associated with the proposal to South 19th Street, abutting the site(s), shall be maintained and repaired to existing or better conditions.

FINDING: Any utility cuts or other damage to the pavement of City streets associated with this proposal would constitute impacts directly resulting from the development actions. There is a clear nexus between this impact and this condition. Furthermore, requiring that any project impacts to streets be repaired and maintained to existing or better conditions is proportional to those impacts.

8. South Madison Street, abutting the sites from South 19th Street to the entrance to the site, shall be 52 feet wide right-of-way and shall be improved to a width of 28 feet and shall include necessary drainage. The minimum roadway section shall be 3 inches of Hot Mix Asphalt PG58-22, 2½ inches of Crushed Surfacing Top Course and 5 inches of Crushed Surfacing Base Course. Any additional unsuitable foundation excavation material must be removed as directed by the City Engineer.

FINDING: The proposal results in the need to provide adequate vehicular and emergency access to the site per City Design Standards. The development will generate increased vehicular trips which will directly affect the existing street. South Madison Street is currently gravel and insufficient to handle the additional traffic proposed by the development. The requirement to pave South Madison Street is necessary to mitigate the impacts of this proposal.

NOTE: The South Madison Street entrance is not currently shown to Design Standards. The driveway and approach shall be constructed at a 90-degree angle to the Street.

9. South Proctor Street, abutting the sites from South 19th Street to the site, shall be provide to a width of 60 feet for right-of-way purposes and shall be improved to a width to be determined by the City Engineer and shall include necessary drainage. The minimum roadway section shall be 3 inches of Hot Mix Asphalt PG58-22, 2½ inches of Crushed Surfacing Top Course and 5 inches of Crushed Surfacing Base Course. Any additional unsuitable foundation excavation material must be removed as directed by the City

Engineer.

FINDING: The proposal results in the need to provide adequate vehicular and emergency access to the site per City Design Standards for commercial use. The development will generate increased vehicular trips which will directly affect the existing street. South Proctor Street is currently gravel and insufficient to handle the additional traffic proposed by the development. The requirement to pave South Proctor Street is necessary to mitigate the impacts of this proposal.

NOTE: The island shown at the center of the Proctor Street right-of-way located south of South 19th Street would not be allowed. The applicant may want to pursue vacation of proctor street between the site and South 19th Street to allow for this island.

10. The type, width and location of all driveway approaches serving the site(s) shall be approved by the City Engineer. This includes approaches from South Madison Street and South Proctor Street.

FINDING: The City's driveway standards have been formulated to ensure public safety where driveways intersect with roads. Such trips are a direct result of the proposed development, and the requirement to meet City driveway standards is proportional to those impacts.

11. Traffic requested a traffic impact study. After reviewing the conclusions of the traffic impact study, additional conditions may be required and/or the above conditions may need to be modified by Traffic and Construction Divisions.

NOTE: Conditions along the Durango Street right-of-way have not been addressed at this time and are still under review.

NOTE: The Tacoma PWD is presently finalizing new standards for repairing pavement cuts for utilities such as gas, water and sewer. The new standards are expected to go into effect beginning in early Summer. These new standards are expected to significantly increase the area of pavement replacement required for utility cuts as well as implement new compaction testing requirements.

Permits obtained to work in street or alley right of way after the new standards are in effect will be expected to meet the new requirements.

Work Order Required?

\boxtimes	Yes.	All street work shall be accomplished via the City's work order process.	To initiate a work
ord	er. co	ntact the Public Works Construction Division at 591-5760.	

No. The proposed street work can be accomplished without a work order.

A work order for work within the right-of-way may be required by the Public Works Department. Please contact the Construction Division at 591-5760 for work order requirements.

Dedicate Right-of-way:

12. The proponent shall dedicate 22 feet of right of way along South Madison, abutting the site, for street purposes. Prior to recording, the applicant shall contact Real Property Services to prepare the deed for dedication, then record the deed with the Pierce County Auditor. Once the deed is recorded, the recording number shall be inked on the face of the Mylar. For more information, please contact Real Property Services at (253) 591-5260.

FINDING: The dedication of right-of-way is required for the development of South Madison Street. The applicant proposes access from South Madison and as a result access must meet COT Design Standards. The current right-of-ways is not 52 feet and would need to be increased 22 feet to provide adequate access.

13. The proponent shall dedicate property to provide a 60 feet wide right-of-way along South Proctor, abutting the sites, for street purposes. Prior to recording, the applicant shall contact Real Property Services to prepare the deed for dedication, then record the deed with the Pierce County Auditor. Once the deed is recorded, the recording number shall be inked on the face of the Mylar. For more information, please contact Real Property Services at (253)

Review Panel Minutes Page 4 May 16, 2007

FINDING: The dedication of right-of-way is required for the development of South Proctor Street. The applicant proposes access from South Proctor and as a result access must meet COT Design Standards. The current right-of-ways is not 60 feet and would need to be increased to 60 feet for the full length of the street to provide adequate access to the commercial property.

Other Improvements:

Miscellaneous:

ESSE will provide comments. ESSE indicated that a possible storm extension may be required.

Durango Street conditions were discussed at the 5/16/07 Panel review and are following:

Per the 5/16/07 Panel review, Durango Street conditions were still being reviewed. Upon further discussion, the applicant currently proposes no impacts or access to the Durango Street right-of-way and therefore no dedication of street width would be required.

In addition, all conditions referenced in the 5/16/07 Panel review are still required.

Hayashi, Karie

From:

Angel, Jesse

Sent:

Tuesday, May 29, 2007 1:52 PM

To:

Hayashi, Karie

Cc:

Smith, Lynnette

Subject: "Madison Park Medical Center" Rezone Permit - File No. 40000041992

"Madison Park Medical Center" Rezone Permit - File No. 40000041992,

3902 S. 19th Street, Parcel Number 0220121026

3902 S. 19th Street, Parcel Number 0220121038

3902 S. 19th Street, Parcel Number 0220121017

3902 S. 19th Street, Parcel Number 0220121159

3902 S. 19th Street, Parcel Number 0220121058

3902 S. 19th Street, Parcel Number 0220121040

Tacoma Water has reviewed the proposed request and has the following comments:

City ordinance 12.10.045 requires a separate water service and meter for each parcel.

Extension of a permanent water main may be constructed by private contract. The developer of the privately financed project will be responsible for all costs and expenses incurred by Tacoma Water for preparation of plans and specifications, construction inspection, testing, flushing, sampling of the mains, and other related work necessary to complete the new water main construction to Tacoma Water standards and specifications. The engineering charge for the preparation of plans and specifications will be estimated by Tacoma Water. The developer will be required to pay a deposit in the amount of the estimated cost. The actual costs for the work will be billed against the developer's deposit. The new mains will be installed by and at the expense of the developer. The developer will be required to provide a 20-foot wide easement over the entire length of the water main, fire hydrant, service laterals and meters. The developers Professional Land Surveyor shall prepare and submit the legal description of the easement to Tacoma Water for review and processing. Prior to construction, a second deposit in the estimated amount for construction inspection, testing, and sampling will be due to Tacoma Water. Upon completion of the project, the developer will either be refunded the unused amount of the deposit or billed the cost overrun. Approximate design time is ten weeks.

Existing 2" Galvanized water main is to be protected in place until a permanent water main is put into place to provide fire and domestic service to the property.

Customer is advised to obtain private utility easements for any property-side water pipes leading from the City meter to the building on any portion(s) existing on adjacent parcels.

If fire sprinklering, contact the Tacoma Water Permit Counter at (253) 502-8247 for policies related to combination fire/domestic water service connections.

New water services will be installed by Tacoma Water after payment of the Service Construction Charge and the Water Main Charge. New meters will be installed by Tacoma Water after payment of the System Development Charge.

If a new fire hydrant is required at a location with an existing water main, the hydrant will be installed by Tacoma Water after payment of an installation charge.

If existing water facilities need to be relocated or adjusted due to street improvements for this proposal they will be relocated by Tacoma Water at the owners' expense.

Sanitary sewer mains and sidesewers shall maintain a minimum horizontal separation of ten feet from all water mains and water services. When extraordinary circumstances dictate the minimum horizontal separation is not achievable, the methods of protecting water facilities shall be in accordance with the most current State of Washington, Department of Ecology "Criteria For Sewage Works Design".

Jesse Angel Engineering Office Coordinator Tacoma Water 253-502-8280 jangel@ci.tacoma.wa.us



City of Tacoma Public Works Department

Memorandum

TO:

Karie Hayashi, Building and Land Use Services Division

FROM: /

Jason M. Moline, P.E., Environmental Services Engineering Division

SUBJECT:

Rezone (REZ2007)

File No 40000041992

Wetland Development Permit (WET2007)

File No 40000041994 3902 South 19th Street

Madison Park Medical Center

DATE:

May 17, 2007

The Environmental Services Engineering Division has the following comments on the subject site rezone and wetland development permit:

- 1. Any utility construction, relocation, or adjustment costs shall be at the applicant's expense.
- 2. All buildings shall have independent connections to the City sanitary sewer at the building construction stage. A new side sewer and new connection to the City sanitary sewer shall be required for the proposed new building. The existing side sewer shall be abandoned per Chapter 7, Section 722.0 of the Uniform Plumbing Code. Permits for this work shall be obtained.
- 3. City permit records indicate the existing residences on this site are connected to an onsite septic systems. Prior to redevelopment on the site, the septic systems shall be abandoned per Tacoma-Pierce County Health Department requirements.
- All storm drainage not considered vital to wetland hydrology shall be collected and conveyed to the City storm system using methods and materials acceptable to the Public Works Department.
- 5. This site is located in the natural drainage course of abutting properties. Adequate drainage shall be provided to collect drainage that naturally flows across the site.
- 6. The City storm sewer shall be extended through this site to serve the properties and the City right-of-way that naturally drain through this development through the City's work order process. To start the work order, please contact Dan Handa, Public Works Construction Division at (253) 591-5765. Storm sewer plans shall be prepared by a licensed civil engineer registered in the state of Washington, per City standards, and shall be submitted to the Public Works Department Construction Division for approval.
- 7. All easements required for public storm sewer extensions shall be granted to the City of Tacoma and be prepared by the City of Tacoma Public Works, Real Property Services Department. The applicant shall contact Cydney Ketchum, Public Works, Real Property Services Department at (253) 591-5535 to prepare the easement for recording during the work order process.

- 8. This project is located within the South Tacoma Groundwater Protection District (STGPD). Private infiltration systems proposed in the STGPD to receive storm water from any pollution-generating impervious surface (PGIS) are prohibited unless no other reasonable alternative exists. Any proposed infiltration system will be subject to review and approval by the Public Works Department and the Tacoma-Pierce County Health Department. If infiltration is deemed an acceptable alternative for accepting storm water from PGIS, water quality treatment shall be provided prior to infiltration.
- 9. This project will contribute stormwater to the City's regional detention system in the Flett Creek Drainage Basin, which is at capacity. If this project totals 10,000 square feet or more of new effective impervious surface in a threshold discharge area, the applicant must meet <u>one</u> of the following criteria in accordance with the City of Tacoma Surface Water Management Manual:
 - · Provide on-site detention of stormwater to match a forested condition; or
 - An in-lieu-of detention fee will be offered negating the requirement for on-site detention. The fee collected will be used to make future improvements to the City's regional Flett Creek Drainage Basin. The applicant must sign an Agreement Regarding Stormwater Detention and pay the fee before issuance of building permits.

Note: Effective impervious surface created offsite as a result of this project shall count toward the effective impervious surface total.

- 10. Projects totaling 5,000 square feet or more of effective pollution-generating impervious surface within a threshold discharge area shall be required to construct stormwater treatment facilities. Commonly used stormwater treatment facilities include cartridge filtration, biofiltration, wet ponds/vaults, or a combination of such devices. Due to any number of site-specific conditions, the selection of an appropriate stormwater treatment facility is the responsibility of the project engineer and shall be based on Volume V, Chapter 2 of the City of Tacoma Surface Water Management Manual. Pollution-generating impervious surfaces created and/or replaced offsite as a result of this project shall count toward the pollution-generating impervious surface total.
- 11. The information submitted indicates a wetland or wetland buffer is on this site; therefore, the method of managing the storm drainage for this project may be impacted by the City of Tacoma's Critical Areas Ordinance. If this site contributes drainage to a regulated wetland or stream system, the proposed drainage system shall be designed to match existing hydrology to the wetland or stream system, and water quality treatment shall be provided for drainage from pollution-generating impervious surfaces directed to the wetland or stream system. All storm drainage not considered vital to wetland or stream hydrology shall be collected and conveyed to the City storm system using methods and materials acceptable to the Public Works Department. For further information on possible wetland requirements, please contact Theresa Dusek, Public Works Department, Building and Land Use Services Division at (253)591-5976.
- 12. No permanent structure(s) shall be erected within the public easement area(s) unless specifically approved in writing by the City of Tacoma Director of Public Works. Permanent structures shall mean any concrete foundation, concrete slab, wall, rockery, pond, stream, building, deck, overhanging structure, fill material, tree, recreational sport court, carport, shed, private utility, fence, or other site improvement that restricts or unreasonably interferes with the City of Tacoma's access to install, construct, inspect, maintain, remove, repair and replace

Karie Hayashi May 17, 2007 Page 3

public storm sewer utilities in said easement(s). Permanent structures shall not mean flowers, ground cover and shrubs less than 3-feet in height, lawn grass, asphalt paving or gravel improvements that do not prevent the access of men, material, and machinery across, along and within the said easement area. Land restoration by the City within the said easement area due to the construction, shall mean planting grass seed or grass sod, asphalt paving and gravel unless otherwise determined by the City of Tacoma.

If you are interested in reading the City of Tacoma Surface Water Management Manual, an online version is available at www.ci.tacoma.wa.us/waterServices/permits/manual.htm. The Surface Water Manual can be purchased by contacting the Public Works Department, Environmental Services Engineering Division at (253) 591-5588.

If you would like to schedule a meeting with an engineer or have questions regarding these storm and sanitary sewer comments, please call the Public Works Department, Environmental Services Engineering Division at (253) 591-5588.

JMM:RAM:crt (G:\ENGRNG\Land Use\Land Use 2007\Rezones (REZ)\Rezone2007 File No 40000041992/Wetland Dev Permit File No 40000041994 - 3902 S 19th St.doc)

ayashi, Karie

From:

Moline, Jason

Sent:

Wednesday, October 03, 2007 9:43 AM

To:

Dusek, Theresa Hayashi, Karie

Cc: Subject:

RE: Madison Park Medical Center GeoTech & Wetland Hydrology Addendum

Theresa,

Given our previous conversations, the "bubble up" catch basins proposed appear reasonable for this project. I also wanted to mention there may be issues with connecting to the existing storm line in the Madison St ROW. For example, at a minimum, this line may need to be cleaned. However, I think we can resolve these issues when construction permits are submitted, since there is a storm main available in S 19th St they could connect to instead. Please let me know if you have questions. FYI, I will be out of the office this afternoon and Thursday.

Thanks,

Jason Moline, P.E.

Surface Water and Wastewater Engineer

City of Tacoma Public Works Department

Environmental Services Engineering Division

2201 Portland Ave, Surface Water Annex C Tacoma, WA 98421-2711

Phone: 253.502.2239; Fax: 253.502.2295

jmoline@cityoftacoma.org

----Original Message----

From: Hayashi, Karie

ent: Wednesday, October 03, 2007 7:55 AM

To: Dusek, Theresa; Moline, Jason; Coffman, Susan

Subject: FW: Madison Park Medical Center GeoTech & Wetland Hydrology Addendum

I asked for your review and comments on this material by 10 am tomorrow but if I could get them earlier, I would be most appreciative. Thanks

Karie Hayashi

Building and Land Use Services Division, Room 300 Public Works Department City of Tacoma

747 Market Street Tacoma WA 98402

253.591.5387/khayashi@cityoftacoma.org

----Original Message----

From: Jerry Waldron [mailto:jerryw@baselinetacoma.com]

Sent: Tuesday, October 02, 2007 5:13 PM

To: Coffman, Susan; Dusek, Theresa; Jason Moline; Hayashi, Karie

Cc: Calvin McCaughan; kfoley@baselinetacoma.com

Subject: Madison Park Medical Center GeoTech & Wetland Hydrology Addendum

Attached is the Wetland Hydrology Addendum and Geotech Analysis performed by Geo Engineers. Susan please reply to confirm you have received the attachments.

Jerry

Jerry Waldron, P.E. Certified Erosion Control Lead Naseline Engineering, Inc. .910-64th Avenue West Tacoma, WA 98466 Notary Public jerryw@baselinetacoma.com

Hayashi, Karie

From:

Coffman, Susan

Sent:

Wednesday, October 03, 2007 2:32 PM

To:

Hayashi, Karie

Subject:

RE: Madison Park Medical Center GeoTech & Wetland Hydrology Addendum

Karie,

I have reviewed the geotechnical report prepared by GeoEngineers and preliminary plan for the above noted project. This report addresses the concern regarding destabilization of the retaining wall by a proposed dispersion trench. The proposed wall has been changed from a rockery wall to a soldier pile wall in the area of the dispersion trench. Since this wall system is installed much deeper into the ground, it would not be affected by water from the dispersion trench. I am in agreement with the conclusions of this geotechnical report and have no further comments/concerns for the SEPA review.

For the building permit review, the geotechnical report will need to address foundation requirements for the building itself, as well as recommendations for erosion control and grading techniques to be used during construction.

Sue Coffman, P.E.

Building and Land Use Division

City of Tacoma Public Works Department

747 Market Street, Room 345

Tacoma, WA 98402 Phone: (253) 594-7905

Fax: (253) 591-5433

Email: sue.coffman@cityoftacoma.org

----Original Message----

From: Hayashi, Karie

Sent: Wednesday, October 03, 2007 7:55 AM

To: Dusek, Theresa; Moline, Jason; Coffman, Susan

Subject: FW: Madison Park Medical Center GeoTech & Wetland Hydrology Addendum

I asked for your review and comments on this material by 10 am tomorrow but if I could get them earlier, I would be most appreciative. Thanks

Karie Hayashi

Building and Land Use Services Division, Room 300 Public Works Department City of Tacoma 747 Market Street

Tacoma WA 98402

253.591.5387/khayashi@cityoftacoma.org

----Original Message----

From: Jerry Waldron [mailto:jerryw@baselinetacoma.com]

Sent: Tuesday, October 02, 2007 5:13 PM

To: Coffman, Susan; Dusek, Theresa; Jason Moline; Hayashi, Karie

Cc: Calvin McCaughan; kfoley@baselinetacoma.com

Subject: Madison Park Medical Center GeoTech & Wetland Hydrology Addendum

Attached is the Wetland Hydrology Addendum and Geotech Analysis performed by Geo Engineers. Susan please reply to confirm you have received the attachments.

Jerry

Jerry Waldron, P.E. Certified Erosion Control Lead Baseline Engineering, Inc. 1910-64th Avenue West



October 3, 2007

To: Karie Hayashi, Land Use Administration Planner

From: Theresa R. Dusek, City of Tacoma Senior Environmental Specialist

Subject: Technical Memorandum for Madison Park Wetland/Stream Development

Permit, File Number WET2004-40000041994, South 19th Street and Proctor Street. Parcels: 0220121017, 0220121026, 0220121038, 0220121159, 0220121058, and 0220121014 Owned by Jemstone, LLC.,

and Parcels 0220121028 and 0220121072 Owned by Metro Parks

Project Description

The applicant, Jemstone, LLC., has applied for a Wetland/Stream Development Permit under the *Tacoma Municipal Code* (*TMC*) 13.11, which was in place on prior to December 31, 2005. The current application is to allow for construction of three medical/office buildings and associated parking. The original application included residential development on parcels that were purchased by Conservation Futures and transferred to Metro Parks ownership. The applicant proposes to restore a wetland and buffer previously impacted in violation of the *Critical Areas Preservation Ordinance* (*CAPO*) during geotechnical investigation on a portion of the site previously owned by Jemstone and currently owned by Metro Parks. During the geotechnical investigation a portion of the slope slid into the wetland and stream. Other than restoration of approximately 50 square feet of wetland and 655 square feet of buffer the project does not propose to impact wetland or stream located on or within 300 feet of the subject site. Predevelopment flows to the wetland and stream will be maintained and additional stormwater will be discharged to the City storm system.

Erosion control was implemented at the wetland and buffer impact site after the violation which included placement of rip rap in the buffer on the slope and in the wetland at the edge of the stream. This work was completed to stabilize the area under permit number 40000033901 issued November 24, 2004. A restoration plan is proposed to mitigate for the impacts to the wetland and buffer in accordance with requirements of the *TMC* 13.11. The proposed wetland and buffer mitigation includes removal of the 6 by 8 foot rip rap pad in the wetland, planting native wetland vegetation, and planting the disturbed buffer on the slope with native vegetation, and monitoring the mitigation area for five years to assure the success of the mitigation plan.

Wetland and Stream Reports

The applicant submitted a Wetland and Drainage Corridor Evaluation and Delineation Report, Wildlife Habitats and Species Assessment and Compensatory Restoration Program for Minor Prior Impacts, prepared by Habitat Technologies dated December 7, 2004 revised June 15, 2006. A Type III wetland and Type V streams are located on the subject parcels. The on-site wetland has a code required 50-foot buffer and the on-site stream has a code required 25-foot buffer.

The wetland is a Palustrine scrub-shrub wetland dominated by willow, crabapple, hardhack and reed canarygrass. Soils in the wetland are a loamy fine sand and loam.

The wetland is located in a broad swale that was once a ravine containing the wetland and associated stream. The southern portion of the wetland was filled in the 1970s and the stream was piped through the fill material. Movement of seasonal surface water through the wetland is from the southeast to the northwest. Water enters the wetland via a culvert at the south end of the wetland near the past slide and exits the wetland in the northwest. Water leaving the wetland continues in the Type V stream channel to the northwest comer of the site where it enters a culvert that is part of the City storm system which ultimately enters Snake Lake located approximately 500 feet east of the site.

The on-site stream is Type V stream which has seasonal flows and is non-fish bearing. The channel is between 3 and 5 feet wide, approximately 2 to 3 feet deep and is vegetated with grasses and sedges.

The proposed development does not propose to impact the Type III wetland or Type V stream or the associated code required buffers. The project does propose to mitigate for the past impacts to the wetland and wetland buffer from the past slide that occurred during the geotechnical investigation. The proposed wetland and buffer mitigation includes removal of the 6 by 8 foot rip rap pad in the wetland, planting native wetland vegetation, and planting the disturbed slope with native vegetation, and monitoring the mitigation area for five years to assure the success of the mitigation plan.

I conducted many site visits between October 2005 and July 2007 to verify the wetland and stream types, observes the buffer conditions and evaluate functions associated with the systems. I concur with the general description and findings contained within the Habitat Technologies report with the revised date of June 15, 2006. The wetland is correctly described as a Type III system, which requires a 50-foot buffer, and a stream is correctly described as a Type V system, which requires a 25-foot buffer under the *CAPO*. The report indicated several items that were incorrect including the following:

- 1. Page 2, paragraph 6 indicates that City permit number WET2004-40000041994 was approved. This permit was not approved. In addition the paragraph indicates that the actions in Steps 1 through 5 were already undertaken. They have not been undertaken to date.
- 2. Page 3, paragraph 4 indicates three years of monitoring required for the mitigation plan. Five years of monitoring are required.
- 3. Page 21 under Objective A indicates only buffer restoration. The plan includes wetland and buffer restoration.

These items have been redlined in the Habitat Technologies report with the revised date of June 15, 2006. Modification of this report is not required.

Tacoma Municipal Code (TMC) Critical Areas Preservation Ordinance

TMC Section 13.11.150.B.4 requires a permit decision be issued for projects that may impact wetlands, streams or their buffers. The applicant must (a) satisfy one of three legal tests and provide appropriate mitigation according to Section 13.11.150.B.4.a and b, (b) demonstrate that the permit, as conditioned, is consistent with the provisions of TMC 13.11.210 General Permit Standards, and (c) meet TMC 13.11.270 Mitigation Procedures.

TMC Section 13.11.150.B.4 requires that a Wetland/Stream Development decision will be issued where, in the opinion of the Land Use Administrator, the proposal may result

in possible adverse impacts to the wetland or stream, or the applicant cannot meet the minimum buffer requirements as provided in Section 13.11.220. The applicant must (a) meet the requirements of one of three legal tests: (1) No practicable alternatives, Section 13.11.240, or (2) An extraordinary hardship, Section 13.11.250, or (3) Public interest, Section 13.11.260; and (b) Provide mitigation as required in accordance with Section 13.11.260. The applicant must also adequately describe the process of avoidance, minimization, and mitigation, to the extent practicable for the project, and has provided substantial information and legal arguments for the public interest test.

Public Interest Test/Avoidance, Minimization, Mitigation Analysis

The applicant has met the Public Interest Test by demonstrating that the proposed action is in the public interest and its benefit to the public exceeds its detrimental impact on the wetland and associated buffer. The project as proposed is to construct three office medical buildings that will avoid impacts to the wetland, stream and associated buffer. Mitigation is proposed to restore past impacts to the wetland/stream and the sloped buffer above the wetland/stream from past geotechnical investigation.

The applicant has proposed to meet the Public Interest Test by demonstrating the following.

(a) The extent of the public need and benefit.

The project site is protecting the wetland and stream corridor and restoring a portion of wetland and buffer impacted by geotechnical investigations. According to the applicant the public benefits of maintaining and restoring the wetland, stream and buffers and restoring an impacted portion of the system includes protection against flooding, local water quality, wildlife habitat, open space, the continued allowance for stormwater runoff infiltration, surface water runoff biofiltation and stormwater retention

(b) The extent and permanence of the beneficial or detrimental effect of the use of activity.

The proposed office park would focus on medical facilities and provide accessible health care to the public. The identified wetland, stream and associated buffers would provide long-term protection through establishment of a defined tract and a deed restriction against further development within the protective tract. Minor impacts to the critical area are being addressed through a restoration plan with monitoring requirements per the City code.

(c) The quality and quantity of the wetland or stream that may be affected.

The wetland, stream and buffers have been historically impacted by prior land use activates and is isolated by urban development. The wetland has a low to moderate functional value rating. As proposed development of the site would not adversely impact the on-site wetland or stream or off-site water quality. Restoration of approximately 50 square feet of wetland and 655 square feet of buffer are proposed.

(d) The economic or other value of the use or activity to the general area and public.

The applicant indicates that the proposed development provides greater support to the City of Tacoma in terms of taxes revenues and assessed property valuation. In addition, the commercial portion of this project would provide increased tax revenues in relationship to sales taxes and business taxes.

(e) The ecological value of the wetland or stream

This proposal shall provide for the long-term protection of the on-site wetland and stream corridor. While this wetland provides limited functions and the stream does not provide direct fish habitat, these areas continue to provide surface water quality protection, wildlife habitat, and the protection of down stream aquatic habitats.

(f) Probable impact on the public health and safety, fish, plants and wildlife.

The applicant indicates that the proposal allows for the long-term protection of the on-site wetland and stream corridor. As proposed the Madison Park Facility would not adversely impact public health and safety, fish, plants or wildlife.

(g) The policies of the comprehensive plan.

According to the applicant development of the site is consistent with the guidelines of the Growth Management Act and the City of Tacoma Critical Areas Ordinance. The project site is located within the City and is well served by public services including utilities. Preservation and restoration of impacted wetland and buffer is consistent with the policies of the City Comprehensive Plan.

In summary, the applicant has met the Public Interest Test demonstrating that the project is within the public interest as the public benefit of the proposal exceeds its detrimental impact on the wetland, stream or buffer on the site. Specifically, impacts to the wetland/stream and buffer by the development proposal have been avoided and restoration is proposed for past impacts due to the geotechnical investigation. Therefore, impacts have been kept to a minimum while allowing the project to achieve the goals necessary to provide the office medical facilities and mitigate for past impacts, and provide long-term protection of the wetland, stream and associated buffer.

The applicant has also provided an appropriate mitigative hierarchy analysis as required by the CAPO. In this analysis, the applicant demonstrates that impacts to the wetland and stream were avoided by the development proposal and that impacts from the past geotechnical investigation are mitigated. Mitigation for the past impacts is proposed by revegetating the area native vegetation and monitoring the system for five years. Mitigation will replace functions to the wetland/stream buffer by increasing vegetative structure and diversity and monitoring the plantings for five years with reports to the City of Tacoma to determine success and survival of the wetland and buffer mitigation. The project meets the mitigation requirements as indentified in TMC 13.11.270.

The project meets the general permit procedures of TMC 13.11.210 in that the project applicant has taken all appropriate action to avoid adverse impacts with the development proposal and proposes to mitigate for past impacts from the geotechnical investigation in accordance with the CAPO. In addition, the result of the proposed activity is no net loss of wetland functions and values.

Functional Impact Analysis

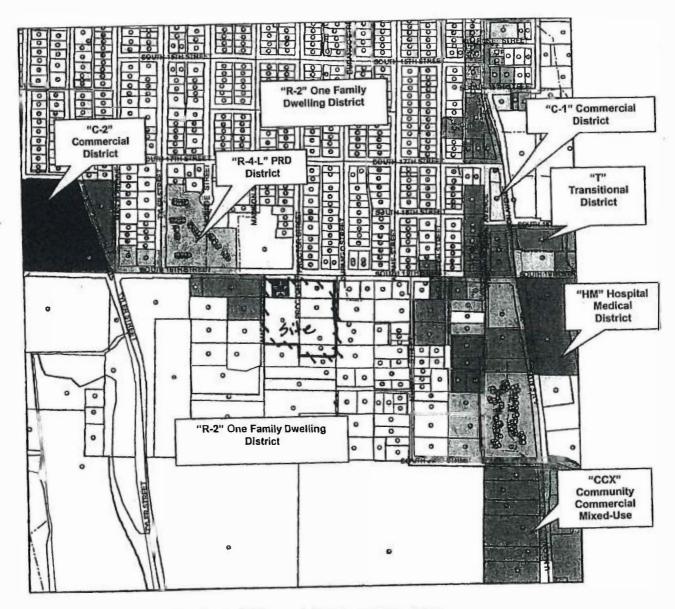
In accordance with the mitigation procedures of *TMC* 13.11.270 the restoration must occur at a ratio of 1:1 for functional values.

The existing wetland and stream system was historically impacted by placement of fills in the 1970s. The more recent impacts by the geotechnical investigation impacted the wetland buffer at the top of a slope which caused a slide on the slope that discharged water to the existing wetland and stream system. Erosion control measures were taken after the slide including removal of sediments over the end of a culvert and in the wetland/stream system, placement of a rip rap pad at the base of the culvert and placement of jute matting on the slope in the buffer. Hydrologic functions of the system were mitigated with implementation of these measures. Loss of structural functions associated with the loss of blackberry shrubs on the slope and wetland vegetation at the base of the slope in the wetland have not been replaced to date. The mitigation measures to replace the structural functions of the wetland and buffer will fully replace several additional functions including water quality enhancement and wildlife habitat. The mitigation project as proposed will be completed in the same location as the impacts. Vegetation proposed in the wetland and buffer will provide additional nutrients to the wetland, provide thermal cover to the wetland, and provide cover and food to local wildlife. With regard to monitoring requirements, the applicant has proposed 5 years of vegetative monitoring. Best available science, concerning the adequacy of monitoring periods, points to 5 years, or more, as the minimum to effectively gauge success of mitigation projects. The Department of Ecology supports a minimum of five years as the appropriate time period and for certain projects; longer periods of time are required. I would submit a five-year monitoring period would be sufficient to gauge success of this project.

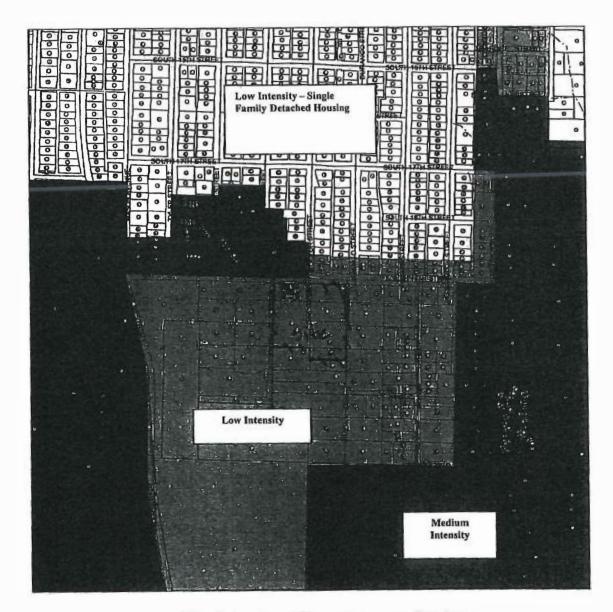
Should the application be approved, the following conditions are recommended:

- 1. The applicant must record Notice on Title per TMC Section 13.11.200 for the onsite wetland, stream and associated buffer prior to any development permits being issued for the site. Notice on Title is not required at this time on the Metro Parks owned property that is part of this application.
- 2. The applicant shall comply with the requirements of the City of Tacoma Environmental Services Engineering Division and Building Division Geotechnical Engineer for construction of the stormwater dispersion systems that discharge into the wetland and stream systems near the steep slopes and the Retaining Wall Considerations Memo prepared by Geoengineers dated October 3, 2007 and the Wetland Hydrology Report Addendum prepared by Baseline Engineers dated October 2, 2007.
- 3. The applicant shall attend a preconstruction meeting with the SES and Building Inspector prior to the issuance of any development permits for the site.
- 4. Barricade fencing, erosion control fencing, construction sequencing and erosion control methodologies shall be included on the grading plans for the site and must be reviewed and approved by the City's Senior Environmental Specialist.

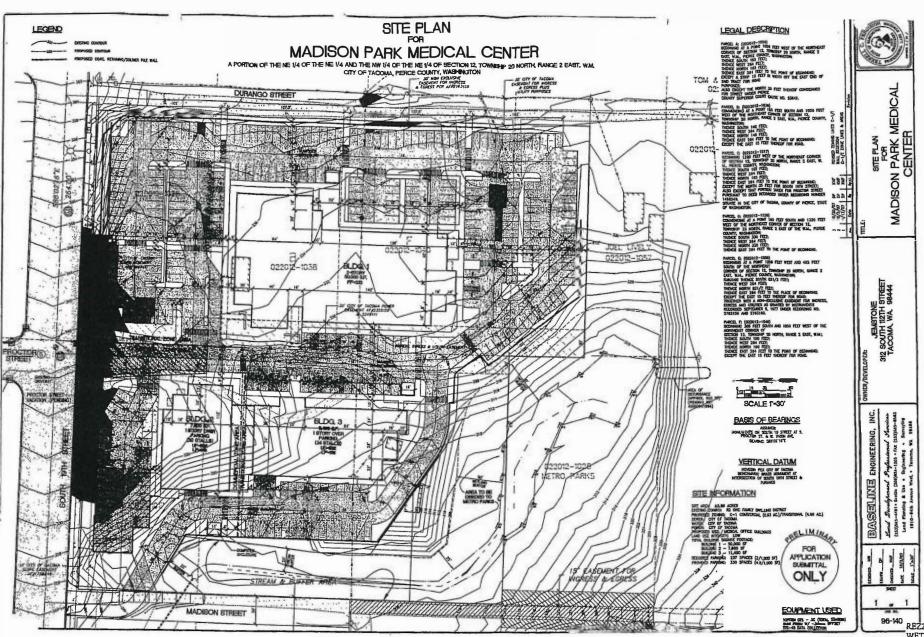
- 5. The applicant shall provide an erosion control and barricade fence between the wetland/stream and site work area prior to conducting site work. The applicant shall ensure that once the development is complete and erosion control is no longer needed, the barricade and silt fence must be removed.
- 6. The applicant shall conduct mitigation in accordance with the Wetland and Drainage Corridor Evaluation and Delineation Report, Wildlife Habitats and Species Assessment and Compensatory Restoration Program for Minor Prior Impacts, prepared by Habitat Technologies dated December 7, 2004 revised June 15, 2006. This report shall be stamped approved by the Land Use Administrator at the end of the appeal period.
- 7. The applicant shall inform the City SES when the grading and plantings will be installed. The applicant shall have a qualified wetland specialist on site during all plant installation. The applicant shall provide a Year 0/as-built baseline monitoring report to the City Building and Land Use Services Division (BLUS) Division within 30 days of planting along with the applicable review fees.
- 8. The applicant shall provide vegetative and maintenance and monitoring of the entire mitigation area for a period of 5 years and provide monitoring reports to the City of Tacoma Public Works Department BLUS in years 1, 2, 3, and 5 after completion along with applicable review fees.
- 9. Permanent fencing such as a split rail fence or similar fence shall be constructed along the outside perimeter of the remaining wetland buffer. Signage shall be attached to the fence to alert individuals of the boundary limits of the Critical Area. The applicant shall use the approved sign template of the City of Tacoma and signs shall be placed every 50 feet along the fence.
- 10. The applicant shall provide performance, and maintenance and monitoring bonds for the mitigation plan. The performance bonds shall be placed prior to any development permits being issued for the site. The performance bond may be released upon approval of the City's Senior Environmental Specialist upon review and written approval of the year 0/as-built report. The maintenance and monitoring bond shall not be released until the project has been monitored for a minimum of 5 years, met the performance standards as defined in the project mitigation plan, and received written approval from the City's Senior Environmental Specialist that the project is released from regulatory purview.



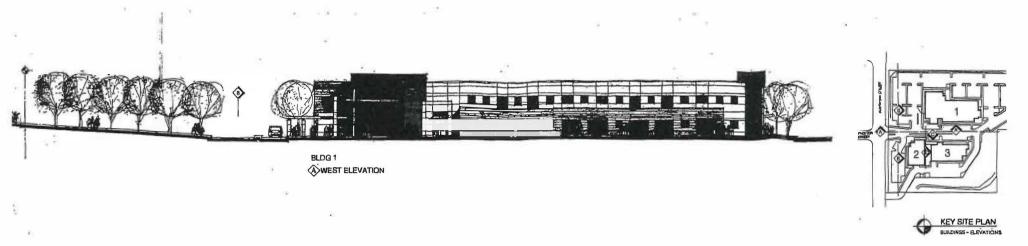
Zoning of Site and Surrounding Area

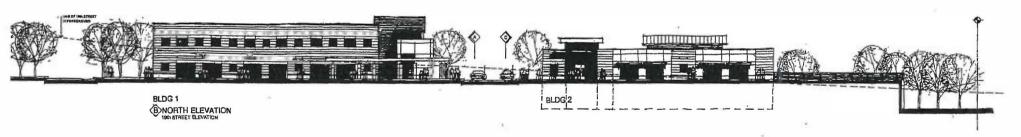


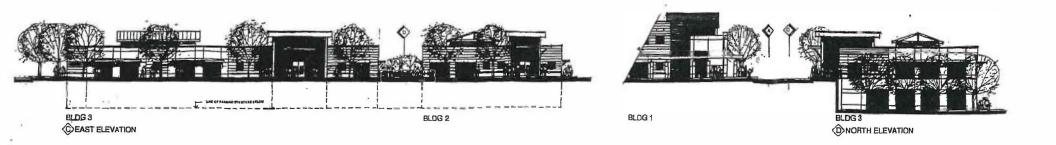
Land Use Intensity of Site and Surrounding Area



REZ2006-40000041992 WET2006-40000041994 Attachment A-16







REVISED - March 26, 2007

Consistency with TMC13.06.650.B – Reclassification Criteria:

The Comprehensive Plan incorporates many specific plan elements that are intended to provide a broad development plan and policies to guide new development in the City of Tacoma. The Comprehensive Plan identifies the site proposed for rezone to "C-1" and (possibly "T" Transitional) "PRD" as "Low Intensity". The City's Comprehensive Plan indicates that the office/light commercial uses are appropriate in "Low Intensity" areas. as well as "Planned Residential Developments".

The rezoning of the portion of the site to "C-1" Commercial in a designated "Low Intensity" is consistent with the "Low Intensity" Commercial Policies of the Comprehensive Plan (GLUE).

1. Arterial Street Location

Low intensity neighborhood convenience commercial developments should be situated on arterial streets. (Index No. 41:2301) (LU-CDLI-1)

2. Proper Design and Location

Low intensity convenience commercial development should be properly designed and located in order to be compatible with the surrounding area and to minimize adverse effects on adjacent and nearby properties. (Index-No. 41.2303) (LU-CDLI-3)

3. Residential Areas Access

Small-scale neighborhood shopping and service facilities be immediately accessible to residential neighborhoods. (Index No. 41.2304) (LU-CDLI-4)

4. Offices As Buffers

Permit small scaled office, medical and institutional uses and not involving the sale of retail merchandise, except incidentally, to situate in transitional or buffer areas provided the surrounding property is not adversely affected. (LU-CDLI-2)

The site is located adjacent to South 19th Street, a Principal Arterial Street and a designated major transportation corridor (page 49, Transportation Plan). The City's Traffic Engineer has stated that this corridor handles in excess of 20,000 vehicles per day (see public hearing testimony – November 30, 2004 – Case No. 40000032538). It is evident from the City's zoning map that various transitional office and multi-family zoning changes have been allowed along this section of South 19th Street in the past.

The rezoning of the portion of the site to "R-3PRD" in a designated "Low Intensity" is consistent with the "Low Intensity" Residential Policies of the Comprehensive Plan. The applicable intent of "Low Intensity" states as follows: large scale residential development projects which maintain a low density but permit varying types of structures such as low scale apartments, townhomes, duplexes and single-family detached housing could be considered low intensity residential development. Applicable policies are as follows:

 Single-family and other low-density residential areas should be accessible, to a well-balanced system of neighborhood shopping and service facilities. (Index No. 41.1302)

- 4. Permit the location of duplexes, triplexes and low-density apartments along higher volume arterials provided they are designed and situated to be consistent with the established character of the adjacent neighborhood. (Index No. 41.1304)
- 5. Permit duplex, triplex, and low-density-garden court apartment developments adjacent to neighborhood convenience commercial centers provided the density and character of the area is maintained. (Index No. 41.1305)
- 6. Permit the Innovative development of large-scale low-density residential projects consisting of varied housing types in appropriate locations within low intensity residential areas provided the density; design and scale are compatible with the character of surrounding properties. (Index No. 41.1306)
- Locate neighborhood community facilities convenient to the areas they serve, with access to an arterials street rather than a local residential access street. (Index No. 41.1307)
- 8. Permit community facilities on the fringes of and within neighborhoods, provided that the use, intensity, traffic congestion, hours of operation, etc. do not exert or produce unreasonable adverse influences on adjacent or surrounding properties. (Index No. 41.1308)

Emphasis in the policies above refer to arterial street location, design with character and neighborhood socialistic and region housing types in appropriate locations. Medison Park Residential meets these directives.

The policies in the Central Neighborhood Plan, found in the 2004 Comprehensive Plan amendments provide additional guidance in this case. The area being considered for rezone and preliminary plat is located within a sub-area of the Central Neighborhood designated as the "Bellarmine" area. The intent of the Bellarmine area is found below:

The Bellarmine district is located in the southwest part of the Central Neighborhood. The district is bounded by State Road 16 on the south, South 19th Street on the north, Union Avenue on the east and Tyler Street on the west. Major public facilities include Bellarmine Preparatory School and the Snake Lake Nature Center. A variety of uses are present including single-family homes, apartments and offices. It can be anticipated that the area will continue to redevelop overtime. Office development or other similar uses may be appropriate along the South 19th Street frontage and along Union Avenue.

It is recognized that the area south of South 19th Street between the Snake Lake Nature Center, Durango Street, and the Bellarmine Campus is privately owned and could be redeveloped with uses other than what exists today. Such future uses should be sensitively sited, designed, scaled and moderated to protect, to the optimum extent, the wetland, open space and the Snake Lake Nature Center property.

In-addition, the proposed PRD plet proposes a greater extback than the minimum 100 feet required from Snake Lake. In the PRD plat provides an abundance of internal open space in the form of undeveloped tracts and wetland/stream-mitigation-areas-meant-to-enhance-natural-features and-provide residences with on-site-amenities.

Policy C-16 - Planned Residential Development

Encourage the use of the planned residential development as well as the use of the low impact development (LID) approaches for future residential projects especially for areas located near parks, open spaces and other natural areas.

The proposed Madison Park Residential PRD is consistent with this policy. LID approaches are discussed in Exhibit 'C' attached to the applicants SEPA checklist.

The Central Neighborhood commercial policies address new office development. Policies C-2.5 and C-2.6 state the following, respectively:

Policy C-2.5 - Small-scale Offices and Medical Service Facilities

Development of small-scale offices and medical service facilities is appropriate as a buffer between commercial and residential uses and/or along arterial streets.

This policy supports the Madison Park proposal as it recognizes the appropriateness of using office/medical uses as buffers between residential and commercial uses along arterial streets such as South 19th Street. In this case the proposed medical center complex will abut a large open space area to the South that was recently sold by the applicant to Tacoma Metro Parks.

Policy C-2.6 - South 19th Street Commercial

Commercial zoning and development along the 19th Street corridor between Union Avenue and SR-16 should be sized and scaled to be compatible with similar uses and land use intensity designation.

Madison Park Medical Center, at approximately 5 acres in size, is consistent with other large commercial areas already permitted along South 19th Street including Allenmore and Fred Meyers.

Policy C-4.6 - Low Impact Development

Encourage the use of low impact development techniques to mitigate storm water runoff by retaining native vegetation and using pervious materials for hard surfaces that allow water infiltration.

As previously indicated, the applicant is willing to consider any number of LID techniques as set forth in the applicants SEPA Checklist, Exhibit 'C'.

The newly emerging science of Low-Impact Development may present some opportunities for incorporating LID measures within the proposed medical center that are both aesthetically pleasing and provide effective treatment and control of stormwater runoff. As plans for the medical center proposal proceed LID opportunities will continue to be researched and incorporated into the design wherever practical.

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 and express provision or recommendation set forth in the comprehensive plan, it is unnecessary to demonstrate changed conditions supporting the requested rezone.

The Madison Park proposal was zoned "R-2" One-Family Dwelling District in 1953 and has remained "R-2" since that time. This area has undergone substantial changes since 1953. First, the GLUP, which was adopted in 1980, and reaffirmed in 1993 & 2004, designates the entire site for "Low Intensity" development, which indicates that uses other than single family are appropriate. Physical changes in the areas have included the significant widening and improvement of South 19th Street, which is designated as a principal arterial. Numerous properties to the east and west have been rezoned to allow a variety of commercial and institutional uses. Also, it is noted that under case law in the State of Washington, no showing of compelling circumstances is required. A showing of changed circumstances is not required when a rezone is intended to implement an amendment to a comprehensive site plan.

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

The stated purpose of the "C-1" District is to permit land uses of smaller scale, including office, retail and service uses. The "C-1" District is a recognized zoning district that implements "low intensity" designations. As previously identified, the property to the east and west along South 19th Street is zoned and developed with commercial and institutional uses. The property to the west is zoned "T" and is developed with an office building.

The stated purpose of the PRD in TMC13.06.140 is several fold; including greater flexibility and erectivity, achieving a more desirable living environment and stressing better design and land planning, to name a few. The size and spale of Madison Park Residential will allow those objectives to be achieved through an innovative street and open space system, as well as selection of an appropriate housing type (detached townhomes on narrow lots) and preservation of wotland and stream corridors.

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.

The subject site was zoned "R-2" One-Family Dwelling District in 1953. Records indicate that there have been no past requests for any area wide rezone actions taken by the City Council in the past two years affecting this property. The Central Neighborhood Plan, adopted in 2004, establishes updated policies for this area which were identified and discussed earlier in this analysis.

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

The TMC and GLUE set forth policies and requirements aimed at regulating growth to ensure consistency with the public health, safety, morals and general welfare. The TMC and GLUE identify this site as being in an area suitable for continued urban growth. The policies applicable to development in this area encourage new development in a manner that protects the existing character of the area. In order to ensure that Madison Park Medical Center is compatible with the intended character of the district and does not generate negative impacts on surrounding uses, the TMC also includes a number of development regulations for projects in the Commercial Districts. These regulations include setback, open space, height and parking standards. The Madison Park proposal reflects an overall design that is innovative, in style, yet meets all applicable development standards, which, in addition to normal bulk requirements, includes design guidelines and landscaping standards.

Consistency with TMC 13.06.200 - C-1 District Zoning Regulations:

Jemstone, LLC has requested a rezone of approximately 5 acres fronting South 19th Street from its current "R-2" District to a "C-1" Zoning Classification. A transitional use classification may not be necessary for Building 1 as that district does not limit the size of buildings. The purpose of the rezone (and accompanying plat) is to allow construction of three (3) office buildings ranging in size as follows:

Building $1 - 50,000 \pm SF$; 2 story Building $2 - 7,600 \pm SF$; 1 story over parking Building $3 - 11,400 \pm SF$; 1 story over parking

The stated purpose of the "C-1" District is to encourage low density land uses of smaller scale, including office, retail and service uses. Residential uses are considered appropriate and building sizes are limited for compatibility with surrounding residential scale.

The principal occupancy of the three building complex is anticipated for medical office use however some retail space and boutique shops are considered appropriate at this location. The applicant believes a small retail component attractively designed and located within the complex will provide necessary services for Division-2 residences and the general public. The proposed office buildings will be designed to meet or exceed all of the development standards applicable to this project under TMC13.06.200 Commercial Districts and TMC13.06.500.

The Establishment Statement for the "T" zone provides as follows:

This district is intended as a transition between commercial or institutional areas and residential areas. It may also provide a transition between residential districts and commercial districts on arterial street segments supported by the Comprehensive Plan. It primarily consists of office uses with negligible offsite impacts. It is characterized by lower traffic generation, few operating hours, smaller scale buildings and less signage than commercial areas. Residential uses area also appropriate. A "T" Transitional District may, in limited circumstances, also be applied to locations that meet the unique site criteria of the Comprehensive Plan. This classification is not appropriate inside a designated mixed use center (TMC 13.06.200.B.1)

The "T" zone would provide a transition between permanent open space, residential and other commercial uses.

DEAR MS. HAYASHI:

This letter is in reference to the planned developement in the Snake Lake watershed (Madison Park Medical Center). I have concerns that property I own in the area will be subject to more severe and frequent flooding as a result of this developement. As I reviewed the proposal, I noticed there was no water mitigation in the proposal (i.e. no diversion of storm runoff or holding ponds). My backyard becomes a part of Snake Lake every spring for several months. The water recedes slowly in June or July. The increased runoff from this developement combined with the high retaining wall they are proposing could easily result in standing water in my daylight basement for part or all of the spring months. I am officially protesting this developement as it is proposed.

Donna Robertson 2902 S. Monroe 10/15/07

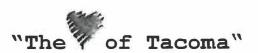
POBOX 765 Graham, UM

98338-0765

Attachment "B"

Central Neighborhood Council
Appeal of SEPA MDNS
File No. SEP2006-40000041995
Jemstone, LLC
Madison Park Medical Center

Central Neighborhood Council



10-22-07A09:59 RCVD

October 20, 2007

SEPA Public Information Center Tacoma Municipal Building, 3rd Floor 747 Market Street Tacoma, WA 98402

Subject: Appeal of SEPA File Number SEP2006-40000041995/Madison Park Medical Center

Appellant: Central Neighborhood Council P.O. Box 5201 Tacoma, WA 98415-0201

,

Appellant's Representative: Charles White/Steve Apling, Central Neighborhood Council

The Central Neighborhood Council is appealing the MDNS issued October 8, 2007; with appeal period ending October 22, 2007. The following are grounds for the City to issue a D.S. and require an EIS. Until additional studies are completed and the results assessed, probable significant impacts of the project can not be determined.

The purpose for an EIS is to fully evaluate the impacts of a proposal and to disclose any proposed significant impacts on the environment. The EIS process also allows for more public involvement.

Statements that support our appeal:

Failure to adequately address contamination statements within the report submitted by TestAmerica and Geo-Engineers.

Conflict in analysis and data between the Associated Earth Science Report and Geo-Engineers Report.

- a) MW-1 is incorrectly located
- b) EP-10 Testing by Geo-Engineers conflicts with Associated Earth Science. This work should be re-tested.

Failure to adequately address sampling in parcels #022012-1038 and parcel #022012-1053. The soils and/or area surrounding cesspools (in current usage) and condemned septic system were not elevated and/or tested.

Failure to adequately address the impact of lighting in harmony with the wildlife habitat. Lighting at night and security lighting will give the effect of constant daylight which is not conducive to the impact of wildlife habitat and nesting.

Failure to adequately address storm water run off which enters a #5 stream that flows into Snake Lake.

Impacts were not sufficiently evaluated

Failure to adequately address traffic impacts. Traffic was studied during the peak hours from June-July 2006. Field data should be collected September-November in conjunction with the school schedules of Foss, Bellarmine, DeLong, Franklin, and Life Christian and including, but not limited to, University Place, Fircrest and SR-16, Gig Harbor and Tacoma Narrows Bridge traffic.

Failure to adequately address future development.

The Tacoma Housing Group, LLC is planning to build on 1.34 acres (58,246 sq. ft.) located on S. 19th & West Union Ave and South Washington. This parcel will consist of an office/commercial building combined with a 60 unit multifamily building with structure parking (file #: RE72006-40000082733). New office buildings located in the Fred Meyers Parking lot at 19th & Tyler. The Metro Parks Headquarters site is also a proposed and likely site for a lap and leisure pool.

Failure to adequately address re-evaluation of Wetlands on the site.

Additional and Current Wetland Delineation needs to be done as the #5 stream was degraded in 2004. As this damage was not repaired, the water has pooled into what was once a class 3 wetland turning it into a class 2 wetland.

Failure to adequately address additional fire and police protection:

In the environmental check list, the applicant states that additional fire protection will not be needed. We believe this must be re-evaluated..

Failure to adequately address what measures are proposed to preserve or enhance wildlife, if any, is not listed.

Measures not listed in Habitat Technology reported dated 2004; additional evaluation needed.

Failure to adequately address presence of endangered species not disclosed.

The Habitat Technology report conflicts with applicants check list. State monitored pieces are not stated in checklist.

Failure to adequately address Building mass, scale and compatibility with the surrounding area.

- a) <u>E-GD-1 Site Planning (Environmental Policy Element-City of Tacoma Comprehensive Plan)</u> Encourage site planning and construction techniques that maintain natural landforms, retain native vegetation, and preserve open space. (pg.E-5)
 - b) Low Impact Development (environmental Policy Element-City of Tacoma Comprehensive Plan) Low impact Development is a land use development strategy that emphasizes protection and use of on-site natural features integrated with engineered, small scale storm water controls at the parcel and subdivision scale to manage storm water and maintain or restore pre development watershed hydrology functions. (pg.E-5)
 - c) <u>E-LID-1 Manage Stormwater (Environmental Policy Element-City of Tacoma</u> Comprehensive Plan). Encourage the use of low impact development techniques to
 - d) mitigate stormwater runoff by retaining native vegetation and using pervious material for hard surfaces that allows water infiltration. (pg. E-5)
 - e) <u>E-WQ-2 retain vegetation near Water (Environmental Policy Element-City of Tacoma Comprehensive Plan).</u> Encourage the retention of natural vegetation along

lakes, ponds, and streams, where appropriate, in order to help preserve water quality, protect fishery resources and control erosion and runoff. (pg. E-6)

- f) E-WS-1 Preservation of Wetlands (Environmental Policy Element-City of Tacoma Comprehensive Plan). Strive to preserve and maintain desirable small bodies of water of wetland such as holding ponds basins, creeks, stream corridors and marshes for open space, flood control, drainage, water quality, aquifer recharge and habitat purposes. (pt. E-27)
- g) Bellarmine (Neighborhood Element-City of Tacoma Comprehensive Plan). The Bellarmine district is located in the southwest part of the Central Neighborhood. The district is bounded by State Route 16 on the south, South 19th on the north, Union Avenue on the east and Tyler Street on the west. Major public facilities include Bellarmine Preparatory School and the Snake Lake Nature Center. A variety of uses are present, including single-family homes, apartments and offices. It can be anticipated that the area will continue to redevelop over time. Office development or other similar uses may be appropriate along the South 19th Street frontage and along Union Avenue.

It is recognized that the area south of South 19th Street between the Snake Lake Nature Center, Durango Street and the Bellarmine campus is privately owned and could be redeveloped with uses other than what exists today. Such future uses should be sensitively sited, designed, scaled and moderated to protect, to the optimum extent, the wetland, open space and the Snake Lake Nature Center property. (pg. Neigh-8)

- h) Policy C-2.6 South 19th Street Commercial (Neighborhood Element-City of Tacoma Comprehensive Plan). Commercial zoning and development along the 19th Street corridor between Union Avenue and State Route 16 should be sized and scaled to be compatible with similar uses and land use intensity designation. (pg. Neigh-11)
- h) Policy C-4.6 Low Impact Development (Neighborhood Element-City of Tacoma Comprehensive Plan). Encourage the use of low impact development techniques to mitigate storm water runoff by retaining native vegetation and using pervious materials for hard surfaces that allow water infiltration. (pg. Neigh-12):

The Central Neighborhood Council supports a D.S. and an EIS. The City's issuance of a D.S. and resulting EIS are of paramount importance to this project.

Thank you for the opportunity to comment on this proposal, I look forward to participating in scoping through an environmental review process associated with the City's issuance of a D.S.

Sincerely,

Charles White

Chair, Central Neighborhood Council e-mail: Chair@cnc-tacoma.com

cc: City Manager



Mitigated Determination of Nonsignificance (MDNS)

SEPA File Number: SEP2006-40000041995/Madison Park Medical Center Related File Numbers: REZ2006-40000041992 & WET2006-40000041994

To:

All Departments and Agencies with Jurisdiction

Subject:

Mitigated Determination of Nonsignificance

In accordance with Washington Administrative Code (WAC) 197-11-350, a copy of the Mitigated Determination of Nonsignificance (MDNS) for the project described below is transmitted.

Applicant:

Jemstone LLC - Joe Mayer

C/o Kevin Foley, AICP Baseline Engineering, Inc. 1910 64th Avenue West Fircrest, WA 98466 (253) 565-4491

Proposal:

Proposed is a rezone from "R-2" One Family Dwelling District to "T" Transitional District and "C-1" Commercial District to allow the construction of the Madison Park Medical Center. The 5.8 acre site will consist of a total of 69,000 square foot office/clinic space in three buildings. Onsite parking for 330 vehicles will be provided.

A Wetland Development Permit is also requested to restore a Type 3 wetland and stream and their associated buffers that were previously impacted in violation of *Tacoma Municipal Code (TMC) 13.11 Critical Areas Preservation Ordinance*. Predevelopment flows to the wetland and stream will be maintained and additional stormwater will be discharged to the City storm system.

Lastly, a Street Vacation Petition is requested to allow the development of an island within the main entry area into the site that is proposed at the center of the Proctor Street right-of-way located south of South 19th Street.

Location:

The site is addressed as 3902 South 19th Street. Parcels numbers: 0220121026, 0220121028, 0220121038, 0220121017, 0220121159,

0220121058, 022121040, and 0220121072

Lead Agency: City of Tacoma

City Contact: Karie Hayashi

Building & Land Use Services Division Tacoma Public Works Department 747 Market Street, Room 345 Tacoma, WA 98402

253.591.5387/khayashi@cityoftacoma.org

The Responsible Official for the City of Tacoma hereby makes the following findings and conclusions based upon a review of the environmental checklist and attachments, other information on file with the City of Tacoma, and the policies, plans, and regulations designated by the City of Tacoma as a basis for the exercise of substantive authority under the Washington State Environmental Policy Act (SEPA) pursuant to RCW 43.21.C.

Findings of Fact:

General:

1. Proposed is a rezone from "R-2" One Family Dwelling District to "T" Transitional District and "C-1" Commercial District to allow the construction of the Madison Park Medical Center. The 5.8 acre site will consist of a total of 69,000 square foot office/clinic space in three buildings. Building 1 will be a 50,000 square foot, two-story structure. Building 2 will be a 7,600 square foot, one story structure over parking for 20 stalls. Building 3 will be an 11,400 square foot, one story structure over parking for 24 stalls. A total of onsite parking for 330 vehicles will be provided. Approximately 20,000 cubic yards of grading is proposed for the project.

Portions of the site in the southwesterly comer contain a Type 3 Wetland and Type 5 Stream. This portion of the site was previously owned by the applicant and is now owned by the Metropolitan Park District. A Wetland Development Permit is requested to restore this wetland and stream and their associated buffers that were previously inadvertently impacted in violation of TMC 13.11 Critical Areas Preservation Ordinance. Other than restoration of approximately 50 square feet of wetland and 655 square feet of buffer the project does not propose to impact wetland or stream located on or within 300 feet of the subject site. Predevelopment flows to the wetland and stream will be maintained and additional stormwater will be discharged to the City storm system.

A Street Vacation Petition is also requested to allow the development of an island within the main entry area into the site that is proposed at the center of the Proctor Street right-of-way located south of South 19th Street.

2. An environmental review is required for the proposal in accordance with SEPA, RCW 43.21.C and TMC 13.12 Environmental Code. The 12,000 square foot threshold for a commercial building, the 20 space threshold for the development of parking areas, and the 500 cubic yard threshold for grading are being exceeded; hence the proposed Madison Park Medical Center development requires a SEPA determination.

Earth:

- 3. The project proposes to comply with all regulations including the *International Building Code (IBC) Appendix J (Grading)* as adopted and amended by the City of Tacoma; and *TMC Chapter 13.06 Zoning* and *Chapter 13.11 Critical Areas Ordinance*. The site contains fill up to 5 feet in thickness that will either need to be removed or recompacted to provide adequate foundation support for the proposed buildings. A Memorandum for Madison Park Medical Center Retaining Wall Considerations prepared by GeoEngineers and dated October 3, 2007 has been submitted and reviewed by the Building & Land Use Services Division (BLUS), Public Works Department. (See Exhibit "3"). As shown in Attachment "G", Sue Coffman, P.E., is in agreement with the conclusions of the memorandum.
- 4. Soil contamination issues associated with the "Asarco Plume" are addressed in the "Environmental Health" subsection of this document.

Air:

5. Watering of exposed soil during construction to suppress dust will ensure that no impacts to ambient air quality will result from the project.

Water:

- 6. The project will meet all requirements of the current and any future revisions to the Stormwater Management Manual, the Critical Areas Ordinance and other City regulatory requirement related to stormwater.
- 7. Portions of the site in the southwesterly corner contain a Type 3 Wetland and Type 5 Stream. A Wetland Development Permit is requested to restore this wetland and stream and their associated buffers that were previously impacted in violation is required pursuant to TMC 13.11 Critical Areas Preservation Ordinance. Other than restoration of approximately 50 square feet of wetland and 655 square feet of buffer the project does not propose to impact wetland or stream located on or within 300 feet of the site. Predevelopment flows to the wetland and stream will be maintained and additional stormwater will be discharged to the City storm system. This portion of the site was previously owned by the applicant and is now owned by the Metropolitan Park District.
- 8. A Wetland and Drainage Corridor Evaluation and Delineation Report and Wildlife Habitats and Species Assessment and Compensatory Restoration Program for Minor Prior Impacts, prepared by Habitat Technologies and dated December 7, 2004 and

revised in June 15, 2006; a Wetland/Stream Hydrology Report, prepared by Baseline Engineering and dated March 29, 2007, and a Wetland Hydrology Report Addendum, prepared by Baseline Engineering and dated October 2, 2007 were submitted to and reviewed by BLUS in association with this project (see Exhibit "4"). Pursuant to *TMC 13.11*, the applicant is required to obtain a Wetland Development Permit prior to any site development occurring on the site. Theresa Dusek, Senior Environmental Specialist, has reviewed these documents and concurs with the description and findings contained within them (see Attachment "H").

Plants:

9. The proposed project will meet TMC 13.06.502 Landscaping/Buffering Standards.

Aesthetics:

10. The proposed project will meet TMC 13.06.501 Building Design Standards, TMC 13.06.502 Landscaping/Buffering Standards, and TMC 13.06.503 Residential Compatibility Standards.

Animals:

11. No state or federal candidate, threatened or endangered plant or animal species, or habitat has been identified on the project site.

Energy and Natural Resources:

12. The proposed project will comply with the City's Energy Code.

Environmental Health:

- 13. The subject property is located within the "footprint" of the area known as the "Asarco Plume." Properties within the plume are known to contain contaminants associated with the operation of the former Asarco smelter located approximately 4 miles to the south, of the subject site. The Washington Department of Ecology's (DOE) Facility Site Atlas indicates the site having an arsenic concentration level of 40.1 ppm to 100.00 ppm. See Attachment "A" for a copy of the Tacoma Smelter Plume map. The applicant has provided a Report Update of a Phase II Environmental Site Assessment from GeoEngineers, dated July 24, 2006, and a Soil Sample Report from EMS Environmental Management Services, LLC, dated May 14, 2007, that identifies the type and amount of contaminants that affect the site. The report identifies sampling of the soils that was conducted to determine contamination levels. The reports are marked as Exhibit "1".
- 14. The Tacoma-Pierce County Health Department (TPCHD) and DOE have been provided information regarding contaminant levels on the site. TPCHD provided general requirements regarding development of the site that shall be met by the applicant. See

Attachment "B". DOE provided a response to above noted Phase II Environmental Assessment and soil sample report and identified measures that should be taken to protect the environment and human health. DOE's comments are marked as Attachment "C".

- 15. The City's *Comprehensive Plan* provides the following policy guidance relative to environmental health:
 - E-P-1 Environmental Protection. Acknowledge the dangers to health presented by all forms of environmental pollution and degradation by individuals as well as by industries, and support rigorous enforcement of regulations to alleviate these dangers.
 - E-ER-2 Contaminated Sites. Encourage the identification and characterization of all contaminated sites which adversely affect the City's shoreline areas and surface waters.
 - E-ER-4 Public/Private Partnerships. Encourage public and public/private partnerships to ensure the most comprehensive, timely and cost-effective cleanup actions.

Noise:

- 16. All WAC noise levels shall be met.
- 17. In accordance with American Public Works Association, General Special Provisions (APWA/GSP) Section 1-08.0(2) Hours of Work, work is allowed between the hours of 7:00 am and 6:00 pm. Work activity beyond these hours must have prior written approval from the Building and Land Use Services Division, Public Works Department.

Land and Shoreline Use:

- 18. The project is not a permitted use within the "R-2" One Family Dwelling District and will require discretionary land use permits. As noted above the applicant is requesting a rezone of the subject site from the "R-2" District to "T" Transitional District and "C-1" Commercial District to allow the development of the Madison Park Medical Center. A Wetland Development Permit and Street Vacation Petition are requested as well.
- 19. The Comprehensive Plan designation for the site is "Low Intensity".
- 20. No state and federal candidate, threatened or endangered plant or animal species or habitat has been identified on the project site.

Housing:

21. The project will not provide any units of housing. The proposed project will eliminate 3 existing housing units that are owned by the applicant. No adverse impact of housing will result from the proposal.

Recreation:

22. The project will not be developed on property designated as open space or public recreation area. No adverse impacts to recreation will result from the proposal.

Historical and cultural preservation:

23. The project is not located within or adjacent to any property listed on the Tacoma, Washington State or National Registers of Historic Places, and is not within proximity to any known archaeological site or archaeological site that is inventoried by the State of Washington Department of Archaeology and Historic Preservation. Additional review of impacts to cultural resources may be required for projects under the jurisdiction of federal agencies under Section 106 of the National Historic Preservation Act (36 CFR 800).

Transportation:

24. The site is located on the south side of South 19th Street between Durango Street and Madison Street. At the present time, roughly 2606 total daily trips are expected to be generated on a typical weekday. During the AM peak hour, 171 trips may be expected. During the critical PM peak hour, 223 total driveway trips are expected.

Additionally, moderately heavy PM peak hour volumes currently exist along South 19th Street and Union Avenue, with heavier volumes occurring during the PM peak hour. Current delay conditions indicate a level of service (LOS) of C or D delays for the majority of the key intersection movements. Pedestrian volumes in the vicinity are presently mild while sight distance at the proposed south leg at the Proctor/South 19th Street intersection is adequate.

25. Review by the Public Works Engineering Division indicates that the traffic volumes generated by the project may result in significant adverse impacts to the City's street system. A traffic impact analysis (TIA) for the project was prepared by Heath & Associates, Inc. and dated November 2006, and has been submitted to, reviewed, and approved by the Engineering Division (see Exhibit "2"). The TIA indicates that future traffic created by the proposed would be expected to increase intersection delays for some approaches. Future delays during the PM peak hour are expected to cross into the LOS E threshold at the Union Avenue/South 19th Street intersection with the project's traffic included. Other intersections should be in the LOS C to LOS D range during the PM peak hour. The Division has determined that implementation of the conditions recommended in the report will adequately mitigate any potential significant adverse impacts associated with the development (see Attachment "D").

- 26. The Comprehensive Plan contains the following policies pertaining to traffic and circulation:
 - Provide traffic control and other improvements that slow down traffic for safety of pedestrians in residential and commercial areas, especially near schools and public facilities.
 - Commercial developments must have sufficient rights-of-way, street improvements, access control, safe bicycle and pedestrian ways, circulation routes, off-street parking and loading facilities.
 - The physical size of new or expanded commercial areas should be guided by the size of the trade area it serves, compatibility with adjacent land uses, as well as its arterial accessibility to insure minimal traffic congestion, ease of operation and maximum convenience.

Public Services/Public Utilities:

- 27. Project concurrency certification or an appropriate mitigation will be completed at the building permit review stage.
- 28. The project will comply with emergency vehicle circulation requirements.
- 29. Fire protection must be provided in accordance with the requirements of TMC 3.02 Fire Code.
- 30. The Tacoma Public Works Department Review Panel reviewed this proposal on May 16, 2007 and has provided comments pertaining to off-site improvements including sidewalk, curb, street improvements and other miscellaneous infrastructure. The Review Panel comments are shown in Attachment "E".
- 31. The Tacoma-Pierce County Health Department (TPCHD) will require a Solid Waste Handling Permit for the project. Potential significant adverse impacts to environmental health will be adequately mitigated through compliance with the provisions of the permit (see Attachment "B").
- 32. Pierce Transit Route 2 serves South 19th Street in the vicinity of the project. Pierce Transit will require the provision of one bus shelter along the project frontage on South 19th Street (see Attachment "F").

Conclusion of the Responsible Official:

Existing regulations contained within the *Tacoma Municipal Code* address many of the potential environmental impacts associated with this project. These are noted on the environmental checklist for the project and in the MDNS. Potential environmental impacts identified during the project review that are not fully addressed by these or other existing regulations may be subject to mitigation through the adoption of additional conditions based upon the project's consistency with applicable policy guidance set forth

in the City's Comprehensive Plan. Based upon the policies set forth in the Findings of Fact Numbers 15 and 26 above, additional mitigating measures are necessary to address potential impacts associated with the proposal.

Mitigation Measures:

The following mitigation measures are required by the City and outside regulatory agencies to address and mitigate for the potential impact created by the proposed project:

A. Environmental Health:

According to the DOE Facility Site Atlas, the site is located within the Tacoma Smelter Plume with an area that exceeds 20.0 ppm for arsenic levels. Prior to issuance of a development permit for the project, the applicant shall be required to perform the following actions:

- 1. The applicant shall complete additional soil sampling of the site to determine whether Tacoma Smelter Plume contamination exists at the site. If the soils are tested and found to contain higher than 100 parts per million of arsenic, the results must be reported to DOE.
- 2. If the soils are found to be contaminated above Model Toxic Control Act (MTCA) standards, the applicant shall take the following measures:
 - a. Any soils to be removed from the site shall receive a Waste Disposal Authorization from the Tacoma Pierce County Health Department and the soils shall be disposed of at a regulated landfill and not taken to a soil recycler, dump site, or other property.
 - b. If no soils are to be removed from the site, the applicant shall implement the following measures to address the contamination:
 - i. Consolidate contaminated soils underneath building foundations or roads,
 - ii. Till or mix with deeper soils to dilute to below MTC cleanup standards (this requires more testing, and extensive mixing, possibly with the addition of clean soils),
 - iii. In landscape areas, provide a "barrier" cloth or geo-textile fabric over the top of the contaminated soil and add 1 to 2 feet of clean top soil over the cloth or fabric, or
 - iv. Fence off undeveloped areas from contact with the public.
 - c. According to MTCA, any site where contaminated soils are left in place shall have a restrictive covenant placed on the deed that states any future development or removal of the structures will require notification of the DOE and remedial actions taken to address newly exposed contamination.
- 3. The applicant shall provide additional information to DOE on the area of the site that was previously used as an auto wrecking yard.
- 4. The applicant shall comply with regulations regarding worker protection for contaminants. The applicant shall contact the Washington State Department of Labor and Industries for minimum standards and requirements.

B. Traffic:

Future delays during the PM peak hour are expected to cross into the LOS E threshold at the Union Avenue/South 19th Street intersection with project traffic included. To mitigate intersection impacts, the Engineering Division has determined that implementation of the conditions recommended in the applicant's TIA will adequately mitigate any potential significant adverse impacts associated with the development.

Therefore, the applicant shall be required to reconstruct the Proctor Street/South 19th Street intersection to City of Tacoma standards, including changes to the signal system. The new phasing shall have leading left turns for the eastbound and westbound approaches. A westbound turn lane is required on South 19th Street at Proctor Street to serve inbound project traffic. There is already sufficient space for a left turn lane at this location however re-striping to mark the area of the new left turn lane is necessary. These improvements shall be constructed prior to final occupancy permit issued for the project.

Issuance of MDNS:

This MDNS is issued under WAC 197-11-350 (2). The City of Tacoma will not act on this proposal for 14 days from the date of issue. Comments must be submitted by closing of the comment deadline. The Responsible Official will reconsider the MDNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the MDNS. If the MDNS is retained, it will be final after the expiration of the comment deadline. No permits may be issued, and the applicant shall not begin work, until the comment deadline has expired and any other necessary permits are issued.

As noted previously, the applicants have also filed for a Rezone and a Wetland Development Permit and a Street Vacation Petition. In order to receive approval of these permits the applicant will be required to demonstrate that the project will meet the applicable requirements of the *Tacoma Municipal Code* and the *Comprehensive Plan*. If approved, the City's decision regarding the requested permits 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 at the SEPA Public Information Center, Tacoma Municipal Building, 3rd Floor, 747 Market Street, Tacoma, Washington 98402, by filing a notice of appeal; the contents of the appeal as outlined in TMC 13.12.680; and a \$270.79 filing fee, within 14 days after the issue date of this determination.

Responsible Official:

William L. Pugh, P.E.

Position/Title:

Director, Public Works Department

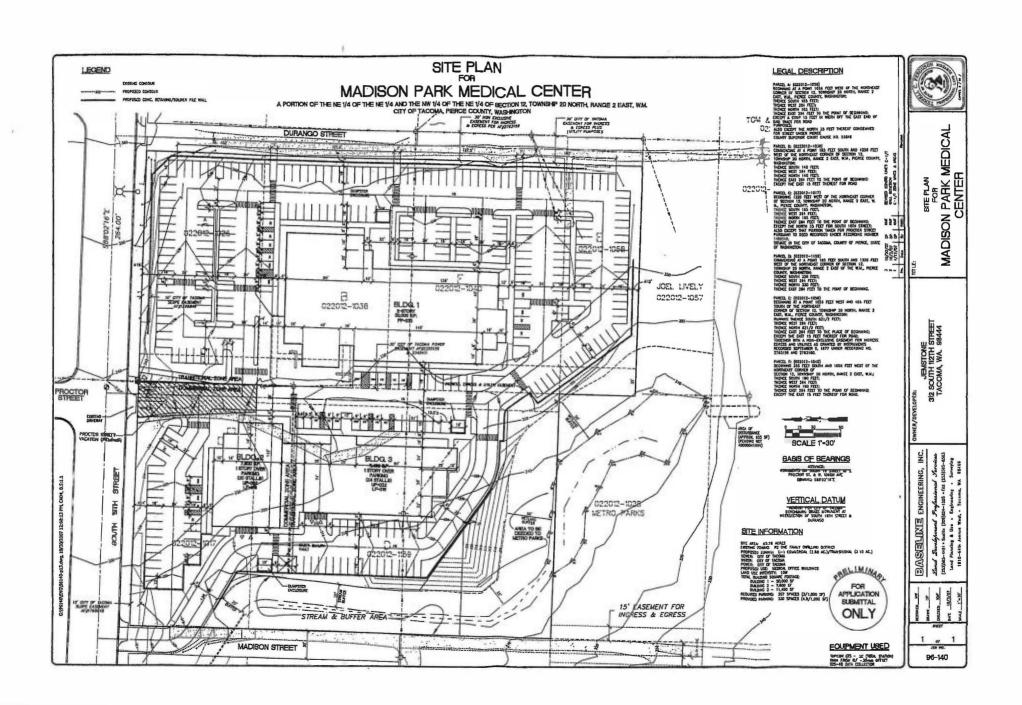
Signature: Wellass SEPA Officer Signature: Karii Nayaski
Issue Date: October 8, 2007

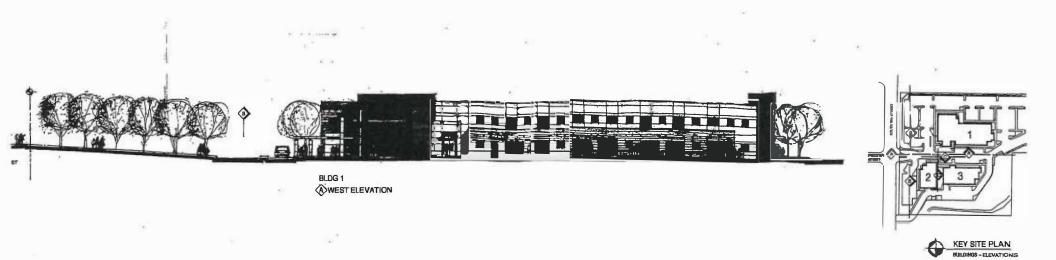
Last Day to Appeal: October 22, 2007

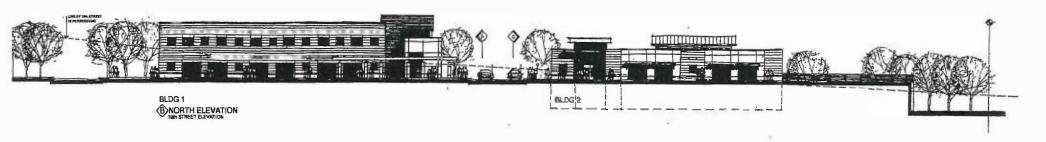
NOTE: The issuance of this *SEPA* Determination does not constitute final project approval. The applicant must comply with all other applicable requirements of the City of Tacoma Departments and other agencies with jurisdiction prior to receiving construction permits.

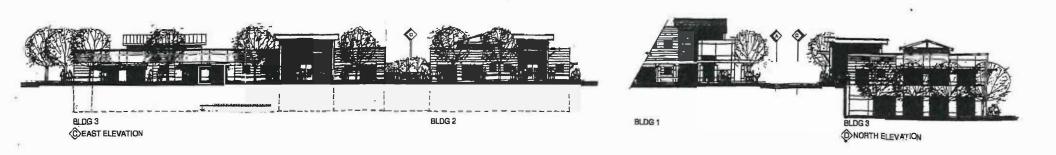
cc: Joe Mayer, Jemstone, LLC, 312 112th Street East, Tacoma, WA 98444 Kevin Foley, Baseline Engineering, Inc., 1910 64th Avenue West, Fircrest, WA 98466 WDOE, SEPA Unit, PO Box 47703, Olympia, WA 98504-7703 Community Economic Development Department, Reuben McKnight, Peter Huffman, Donna Stenger Washington State Office of Archaeology & Historic Preservation, Stephenie Kramer, 1063 South Capital Way, Suite 106, Olympia, WA 98501 Puyallup Tribe of Indians, 3008 Portland Avenue, Tacoma, WA 98404, Bill Sullivan, Raul Ramos, Jeffrey Thomas, Linda Hayes

File: SAP File No. SEP2007-40000041995, Building and Land Use Services Division, Public Works Department.









Attachment "A"

Metropolitan Park District
Appeal of SEPA MDNS
File No. SEP2006-40000041995
Jemstone, LLC
Madison Park Medical Center



October 22, 2007

SEPA Public Information Center Tacoma Municipal Building, 3rd Floor 747 Market Street Tacoma, WA 98402

Subject: Appeal of SEPA File Number SEP2006-40000041995/Madison Park

Medical Center

Appellant: Metropolitan Park District of Tacoma

4702 S. 19th Street Tacoma, WA 98405

Appellant's Representatives: Doug Fraser & John Garner

Grounds for Appeal:

- 1) Failure to adequately assess contamination from prior uses of the site as an auto wrecking
 - yard; and
- 2) Failure to adequately assess impact of stormwater on South Madison Street, Snake Lake and its surrounding environs.

Statement:

Failure to adequately assess contamination from prior uses of the site as an auto wrecking yard.

The applicant states that the filling and grading of this site will comprise of the following: "Cut and fill quantities are estimated to be approximately 20,000 CY managed in a balanced operation." Extensive soil disturbance will be undertaken over almost the entire site. The appellant is concerned that contaminants from this site have a high probability of being conveyed to Snake Lake. Based upon this extensive filling and grading, the Metropolitan Park District of Tacoma believes that the Mitigated Determination of Nonsignificance for the Madison Park Medical Center was granted with insignificant information pertaining to the potential for contamination from the auto wrecking yard.

Joyce Mercuri, of the Department of Ecology's Toxics Cleanup Program, pointed out the lack of adequate information in her communications that are included in the SEPA document as attachment "C". The sampling procedure that was used is

Board of Park Commissioners

> Larry Dahl Ryan Mello Aaròn Pointèr Tim Reid

Victoria Woodards

Executive Director

Jack C Wilson

4702 S 1gm Street

Raconie Wa
104 mb 1145

Building on the past...looking to the future.

described by the firm, Environmental Management Services, as consisting of samples that were taken "4 to 7 feet below ground surface (bgs)." Elevated levels of lube oil and arsenic were detected at those depths. The SEPA documentation fails to evaluate the levels of contamination that exist at the ground surface which would be expected to exist at a higher level than 4 to 7 feet below ground surface.

The mitigation measures for Environmental Health include detailed actions pertinent to Tacoma Smelter Plume contamination but lack detailed direction related to contamination from the wrecking yard. The SEPA document fails to specify how the City of Tacoma plans to ensure that the "applicant provides additional information to DOE on the area of the site that was previously used as an auto wrecking yard." The appellant also notes that a portion of the site that was used as an auto wrecking yard has recently had fill deposited on it, making complete investigation of the site difficult at this time.

Relief Sought:

The appellant requests the following additional mitigation measures be enacted:

- 1) That DOE/TPCHD complete an evaluation of contamination in the area of the auto wrecking yard before any disturbance of the ground begins.
- 2) That the fill material placed on the auto wrecking yard be removed so that an adequate evaluation of the site can be performed.
- 3) That any contaminated earth, whether by arsenic or substances that originated from the auto wrecking yard, be subject to the conditions set forth by the Tacoma Pierce County Health Department in their letter included in the SEPA document as attachment "B". In other words, "All grading and filling of land must utilize only clean fill..." The intent of this measure is to ensure that contaminated soils are not exposed to the elements, leached to Snake Lake, and ultimately to Puget Sound. This concern is further amplified due to the proximity of the project to a Type 3 Wetland, a Type 5 Stream, and the fact that ground and stormwater from this site are directly discharged into Snake Lake, a wetland of local significance and ultimately Puget Sound.

Statement:

Failure to adequately assess impact of stormwater on South Madison Street, Snake Lake and its surrounding environs.

The SEPA document fails to recognize that high water events in the valley area already threaten South Madison Street. The gravel road at this location is a City of Tacoma street and is the only point of ingress and egress for four residential properties that are located south of S. 19th Street. Long-time residents in this valley attest to the occurrence of high water events during winter storms. The combined runoff from this heavily developed site will be directed to a 24" lateral stormwater line that is occluded with depositional material. The condition of the line, per earlier TV inspection by the City of Tacoma, shows a line that is in questionable condition. It seems unreasonable to force the residents of the City of Tacoma to bear the financial burden of raising the elevation of Madison street to allow year round access or to replace an aging lateral storm water line to support adjacent development.

The SEPA document also fails to recognize the adverse impact of additional storm water loading to Snake Lake and its environs. Background documents mention that the Flett Creek Drainage Basin is at capacity but fails to evaluate the capacity of Snake Lake to absorb the additional

stormwater volumes that will originate from this site. The citizens of Tacoma already experience detrimental impact when the intersection of South 19th and Tyler as well as the Tacoma Nature Center's trail and bridges become flooded during storm events. The additional discharge from the Madison Park Medical Center will exacerbate this problem.

The supporting documents to the SEPA state that the developer may make "An in-lieu-of detention fee... to make future improvements to the City's regional Flett Creek Drainage Basin." The SEPA document fails to evaluate the capacity of Snake Lake to absorb this stormwater load and whether improvements to Snake Lake should be undertaken with the in-lieu-of detention fees. The north end of Snake Lake has been perturbed by a large amount of sediment loading which has had the effect of filling in Snake Lake. Wetland and open water habitat has been impaired by the effects of stormwater. The added impervious surface that is proposed in the Madison Park Medical Center will exacerbate these problems at Snake Lake. The SEPA document fails to provide any analysis of these impacts and proposes instead to direct impact fees to the Flett Creek Holding Basins.

Questions also pertain to the delineation of the Type 5 stream that is located in the project site. There does not appear to be a ordinary high water mark that is associated with the stream which questions whether this natural system exists as a stream or as a wetland.

Relief Sought:

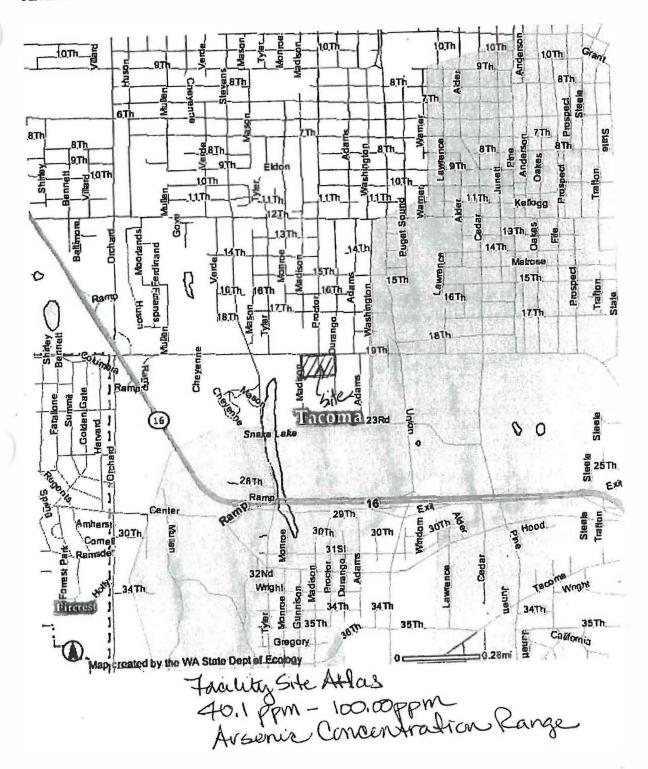
The appellant asks that the following mitigation measures be inserted into the determination:

- 1) That should flooding of Madison Street occur, that the developer be required at their expense to raise the elevation of the street to allow ingress and egress of surrounding residents;
- 2) That should the 24" lateral line draining the Type 5 stream be impaired, that the developer pay the cost for its remedy.
- 3) That should the lower floor of the Tacoma Nature Center building flood, which has never occurred previously, that the developer bear the cost of remedying the problem.
- 4) That an analysis of the impact of added storm water loading from the Madison Park Medical Center to Snake Lake be performed.
- 5) That any "in-lieu-of detention fees" collected from the Snake Lake watershed be used to correct stormwater related problems at Snake Lake.
- 6) Field verification of the natural system described as a Type 5 stream should be performed and the appropriate buffer requirement be assigned.

We have read the appeal and believe the contents to be true.

Doug Fraser, Metro Parks Planning

John Garner, Tacoma Nature Center



Attachment "A"



Governed by a local Board of Health

May 17, 2007

Karie Hayashi Tacoma Public Works Department 747 Market Street, Room 345 Tacoma, WA 98402

RE: Madison Park Medical Center

Dear Ms. Hayashi:

The Tacoma-Pierce County Health Department (TPCHD), Environmental Health Program, has reviewed the above checklist and has the following comment(s):

All grading and filling of land must utilize only clean fill, i.e., dirt or gravel. All other materials, including waste concrete and asphalt, are considered to be solid waste and permit approval must be obtained through the TPCHD prior to filling.

Asbestos containing material must be removed prior to demolition and disposed in accordance with the requirements of the Puget Sound Clean Air Agency, Washington State Department of Labor and Industries and the TPCHD.

All demolition material, including but not limited to, wood waste, sheetrock, roofing material, and concrete, must go to a licensed solid waste handling or disposal facility.

If you have further questions, please contact me at (253) 798-6462.

Sincerely,

Environmental Health Liaison

ENVIRONMENTAL HEALTH PROGRAMS

NST/cif

CC:

Baseline Engineering, Inc.

1910 64th AVE W Tacoma, WA 98466

Attachment B

Hayashi, Karie

From: Mercuri, Joyce (ECY) [jmer461@ecy.wa.gov]

Sent: Thursday, May 17, 2007 11:15 AM

To: Hayashi, Karie

Cc: Walker, Cynthia (ECY)

Subject: Madison Park Medical Center - 1902 S. 19th

Hi Karie.

As you can see from the email! just sent to you and Steve Spencer,! believe that additional sampling is needed to determine whether the Tacoma Smelter Plume contamination exists at this site. If the soils are tested and found to contain higher than 100 parts per million of arsenic, the results must be reported to Ecology.

I am also concerned about the potential for contamination from the auto wrecking yard part of the property, and have asked Mr. Spencer for more information about that.

For the Tacoma Smelter contamination, actions to take that would be equivalent to the requirements of the Model Toxics Control Act (MTCA) include:

Test the soils, and if found to be contaminated take measures during or prior to development to address the contaminated soils.

Any soils to be removed from the site should receive a Waste Disposal Authorization from the Tacoma-Pierce County Health Department, and that the soils be disposed of at a regulated landfill (not taken to a soil recycler, dump site, or other property).

If no soils were planned to be removed from the site, there are several options that they could use to address the contaminated soils:

consolidation underneath building foundations or roads

tilling/mixing with deeper soils to dilute to below cleanup standards (this requires more testing, and extensive mixing, possibly with the addition of clean soils)

in landscaped areas, providing a 'barrier' cloth or geotextile fabric over top of the contaminated soils and add 1 to 2 feet of clean topsoil over them

pave or provide a thick gravel base for all pathways through undeveloped passive recreation areas if any playgrounds are going to be included, the soils from those areas should receive additional testing and removed or isolated if contaminated

fence off undeveloped areas from contact with people

other options determined by the developer - we can provide technical assistance as to whether they would meet the MTCA requirements

According to the Model Toxics Control Act, any site where contaminated soils are left in place (for example, under paving, barriers, or buildings) should have a restrictive covenant placed on the deed that states any future development or removal of the structures would require notification of the Department of Ecology and remedial actions taken to address newly-exposed contamination.

Attachment "C"

Please let me know if you'd like to discuss or need additional information. Thanks, Joyce

Joyce Mercuri Southwest Region Toxics Cleanup Program (360) 407-6260 jmer461@ecy.wa.gov

Hayashi, Karie

From: Mercuri, Joyce (ECY) [jmer461@ecy.wa.gov]

Sent: Thursday, May 17, 2007 10:45 AM

To: Stephen Spencer; Hayashi, Karie

Subject: RE: Madison Park Medical Center Project - File No: 40000041992/REZ206 et al.

Hello Steve and Karie,

I had a chance to look over the Geoengineers Report for the old auto yard portion of the Madison Park property, which I had not reviewed prior to our phone conversations. The report falls short of my needs because they did not provide a chart of data results, and the pdf file does not include the full set of analytical reports (metals results aren't included at all, as far as I can tell). Steve, can you please copy the whole section of the report with the analytical results in it an resend it to me?

There is no information provided about how deep within the test pits the samples were taken, although it appears from the boring logs the samples were taken from the deepest part of the test pit.

The study mentions that arsenic was detected at up to 18.6 parts per million (ppm). If in fact the samples were taken from 5 or more feet deep, and arsenic is at that concentration, its highly likely that the surface soils would contain even more arsenic. The test pit samples are not adequate to characterize the site for Tacoma Smelter Plume contaminants.

Also, one sample from TP 7 contained 1,940 ppm lube oil, also presumably taken at 5 or more feet deep. The cleanup standard for heavy oil is 2,000 ppm. If that much oil was present at 5 feet deep, its again highly likely that the cleanup standard would have been surpassed in the soils above that sample. Also, methylene chloride was detected above the MTCA cleanup standard. The report claims that the methylene chloride is from lab contamination, yet shows no documentation of this.

In addition to the potential for Tacoma Smelter Plume contaminants, from the data provided I believe there may be other contamination issues on this property. The locations and results from the previous test pits, as well as any information about the location of the former tank, and more information about the use of the site (e.g., waste oil tank location; septic tank location) would be helpful in our assessment of whether this is a contaminated site or not.

For the Tacoma Smelter Plume contaminants, additional samples would be needed to determine if arsenic is present in surface soils. We have not been requiring lead to be tested in areas of the plume where arsenic is predicted to be below 100 ppm (because we have not found lead to be above cleanup standards unless arsenic is quite high). However, in this case I would recommend lead be tested on the auto yard portion along with the arsenic.

Please feel free to call me if you have questions or want to discuss further.

Sincerely,

Joyce Mercuri

Joyce Mercuri Southwest Region Toxics Cleanup Program (360) 407-6260 jmer461@ecy.wa.gov



MAY 0 9 2007

STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300

May 7, 2007

Ms. Karie Hayashi Tacoma Public Works Department 747 Market Street, Room 345 Tacoma, WA 98402

Dear Ms. Hayashi:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for the Madison Park Medical Center project (File Nos. 40000041992/REZ2006; 40000041993/WET2006; 40000041995/SEP2006) located at 3902 South 19th Street as proposed by Baseline Engineering, Inc. for Jemstone, LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE & FINANCIAL ASSISTANCE: Dan Farrell (360) 407-6084

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials.

Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes", posted at Ecology's website, www.ecy.wa.gov/programs/hwtr/demodebris/. The applicant may also contact Rob Rieck of Ecology's Hazardous Waste and Toxics Reduction Program at (360) 407-6751 for more information about safely handling dangerous wastes and demolition debris.

Ecology encourages property owners, design professionals, and contractors to consider how building materials might be salvaged and reused. Doors, windows, cabinets and other valuable fixtures may be salvaged for reuse prior to demolition. Local salvage and reuse organizations provide services to evaluate, remove, and re-sell used building materials. For assistance in finding local reuse and recycling options for building materials, contact Dan Farrell at (360) 407-6084.

Ecology encourages property owners and contractors to recycle all possible leftover construction, demolition, and land clearing (CDL) materials and reduce waste generated. Recycling construction debris is often less expensive than landfill disposal. Please call Ecology's 1-800-RECYCLE hotline for facilities in the area that will accept your CDL materials for reuse or recycling.

TOXICS CLEANUP: Marv Coleman (360) 407-6259

This area may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in North Tacoma. If soils are found to be contaminated, extra precautions

should be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design should include protective measures to isolate or remove contaminated soils from public spaces, yards and children's play areas. Contaminated soils generated during site construction should be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed. For assistance and information about soils contamination and to identify the type of testing needed, contact Mary Coleman.

WATER QUALITY: Margaret Hill (360) 407-0246

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Proper disposal of construction debris must be on land in such a manner that debris cannot enter the wetland, seasonal stream or cause water quality degradation of state waters.

During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work on the site.

Soil in stockpiles should be stabilized or protected with sediment-trapping measures to prevent soil loss. All exposed areas of final grade or areas that are not scheduled for work, whether at final grade or otherwise, shall not remain exposed and un-worked for more than two days, between October 1 and April 30. Between May 1 and September 30, no soils shall remain exposed and un-worked for more than 7 days.

Clearing limits and/or any easements or required buffers should be identified and marked in the field, prior to the start of any clearing, grading, or construction. Some suggested methods are staking and flagging or high visibility fencing.

Cut and/or fill slopes should be designed to minimize erosion. Methods such as slope roughening, terraces, or pipe slope drains may be used.

All temporary erosion control systems should be designed to contain the runoff from the developed two year, 24-hour design storm without eroding.

Provision should be made to minimize the tracking of sediment by construction vehicles onto paved public roads. If sediment is deposited, it should be cleaned every day by shoveling or sweeping. Water cleaning should only be done after the area has been shoveled out or swept.

Wash water from paint and wall finishing equipment should be disposed of in a way which will not adversely impact waters of the state. Untreated disposal of this wastewater is a violation of State Water Quality laws and statutes and as such, would be subject to enforcement action.

Coverage under the National Pollution Discharge Elimination System (NPDES) and State Waste Discharge General Permit for Stormwater Discharges Associated with Construction Activities is required for construction sites which disturb an area of one acre or more and which have or will have a discharge of stormwater to surface water or a storm sewer. An application can be downloaded from Ecology's website at http://www.ecy.wa.gov/programs/wq/stormwater/construction/#Application or you can contact Charles Gilman at (360) 407-7451 or Joyce Smith at (360) 407-6858 for an application form.

Ecology's comments are based upon the information provided with the SEPA checklist. As such, they do not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments please contact the appropriate reviewing staff listed above.

Department of Ecology Southwest Regional Office

(AW: 07-3222)

cc: Marv Coleman, TCP
Dan Farrell, SW&FAP
Charles Gilman, HQ/WQ
Margaret Hill, WQ
Joyce Smith, HQ/WQ
Jemstone, LLC (Applicant)
Kevin Foley, Baseline Engineering, Inc. (Contact/Representative)

Hayashi, Karie

From: Kingsolver, Kurtis

Sent: Tuesday, May 01, 2007 3:51 PM

To: Hayashi, Karie

Subject: Madison Park Medical Center

Karie,

I have had a chance to review the traffic study supplied by Heath and Associates for Madison Park Medical Center. I agree with their assessment that the signal needs to be reconstructed as outlined in their conclusions and mitigation. With these improvements South 19th should function at an acceptable level of service. We will not be requiring any further mitigation outside what they outlined in their report.

Thanks,

Kurtis D. Kingsolver, P.E. Assistant Division Manager



PUBLIC WORKS DEPARTMENT BUILDING AND LAND USE SERVICES DIVISION



REVIEW PANEL MINUTES

Wednesday, May 16, 2007 10:00 am Third Floor Conference Room

ATTENDEES:

Craig Kuntz Dan Handa Richard Meuschke Dustin Lawrence Elliott Barnett Jim Fisk Jason Moline Corey Nelson Pete Rambow Dave Letterman Spencer Beier Karie Hayashi

1.				
Action:		Request is a Rezone from "R-2" One Family Dwelling District to "T" Transitional District and "C-1" Commercial District to allow the construction of the Madison Park Medical Center. The 5.8 acre site will consist of a total of 69,000 square foot office/clinic space in three buildings. Onsite parking for 330 parking spaces will be provided.		
File Number:		REZ2006-40000041992		
		WET2006-40000041994		
		SEP2006-40000041995		
Applicant:		Baseline Engineering, Inc.		
Staff Contact:		Karie Hayashi		
Location:		3902 South 19 th Street, parcel numbers 0220121026, 0220121038, 0220121017, 0220121159, 0220121058, and 0220121040.		
Impacts:			□ Utilities	
✓ Vehicle trips		(
Pedestrian trip		ips	Other:	
☐ Impervious su		surface		
	Sidewalks: 1. All damaged or defective sidewalk abutting the site along South 19 th Street shall be removed and new cement concrete sidewalk constructed in its place to the approval of the City Engineer.			
	FINDING: The project will result in increased pedestrian trips. The requirement to repair and replace existing sidewalks addresses the increases in pedestrian trip and is proportional to those impacts.			
	 Cement concrete sidewalk shall be constructed along the eastern edge of South Madison Street, from South 19th Street to the southern edge of the entrance to the site, to the approval of the City Engineer. 			
	FINDING: Sidewalks are required to address the increased pedestrian trips. Requiring sidewalks along the street frontage of the new building site is proportional to that impact.			
	3. P	er RCW 35.68.075, a wheelchair ram	p shall be constructed at all four corners of the	

Attachment "E"

intersection of South Proctor and South 19th Street, at the southeast and southwest corners of the intersections of South Madison and South 19th Street, and the southeast and southwest corners of the intersection of South Durango and South 19th Street, to the approval of the City Engineer.

Requiring handicap ramps along the street frontage of the new building site, and ramps at the corner of the site and opposite it, as required by state law, is proportional to that impact.

Curbs & Gutters:

4. All damaged or defective cement concrete curb and gutter abutting the site along South 19th Street shall be removed and new cement concrete curb and gutter constructed in its place to the approval of the City Engineer.

FINDING: The project will result in increased pedestrian and vehicle trips and increased runoff. The requirement to repair and replace existing curb and gutter, which addresses drainage issues and increases pedestrian and vehicular safety, is proportional to those impacts.

- Cement concrete curb and gutter shall be constructed, abutting the site(s), along the eastern
 edge of South Madison Street at an alignment to be determined by and to the approval of the
 City Engineer.
- 6. An asphalt wedge curb shall be constructed on the western edge of the required improvement to South Madison Street.

FINDING: The roadway required to serve the development, as well as construction of buildings and other impervious surfaces, will result in increased storm water runoff. The requirement to construct asphalt wedge curbs to address drainage resulting from the development is proportional to the impact of the development.

Streets:

7. Any damage or cuts associated with the proposal to South 19th Street, abutting the site(s), shall be maintained and repaired to existing or better conditions.

FINDING: Any utility cuts or other damage to the pavement of City streets associated with this proposal would constitute impacts directly resulting from the development actions. There is a clear nexus between this impact and this condition. Furthermore, requiring that any project impacts to streets be repaired and maintained to existing or better conditions is proportional to those impacts.

8. South Madison Street, abutting the sites from South 19th Street to the entrance to the site, shall be 52 feet wide right-of-way and shall be improved to a width of 28 feet and shall include necessary drainage. The minimum roadway section shall be 3 inches of Hot Mix Asphalt PG58-22, 2½ inches of Crushed Surfacing Top Course and 5 inches of Crushed Surfacing Base Course. Any additional unsuitable foundation excavation material must be removed as directed by the City Engineer.

FINDING: The proposal results in the need to provide adequate vehicular and emergency access to the site per City Design Standards. The development will generate increased vehicular trips which will directly affect the existing street. South Madison Street is currently gravel and insufficient to handle the additional traffic proposed by the development. The requirement to pave South Madison Street is necessary to mitigate the impacts of this proposal.

NOTE: The South Madison Street entrance is not currently shown to Design Standards. The driveway and approach shall be constructed at a 90-degree angle to the Street.

9. South Proctor Street, abutting the sites from South 19th Street to the site, shall be provide to a width of 60 feet for right-of-way purposes and shall be improved to a width to be determined by the City Engineer and shall include necessary drainage. The minimum roadway section shall be 3 inches of Hot Mix Asphalt PG58-22, 2½ inches of Crushed Surfacing Top Course and 5 inches of Crushed Surfacing Base Course. Any additional unsuitable foundation excavation material must be removed as directed by the City

Engineer.

FINDING: The proposal results in the need to provide adequate vehicular and emergency access to the site per City Design Standards for commercial use. The development will generate increased vehicular trips which will directly affect the existing street. South Proctor Street is currently gravel and insufficient to handle the additional traffic proposed by the development. The requirement to pave South Proctor Street is necessary to mitigate the impacts of this proposal.

NOTE: The island shown at the center of the Proctor Street right-of-way located south of South 19th Street would not be allowed. The applicant may want to pursue vacation of proctor street between the site and South 19th Street to allow for this island.

 The type, width and location of all driveway approaches serving the site(s) shall be approved by the City Engineer. This includes approaches from South Madison Street and South Proctor Street.

FINDING: The City's driveway standards have been formulated to ensure public safety where driveways intersect with roads. Such trips are a direct result of the proposed development, and the requirement to meet City driveway standards is proportional to those impacts.

11. Traffic requested a traffic impact study. After reviewing the conclusions of the traffic impact study, additional conditions may be required and/or the above conditions may need to be modified by Traffic and Construction Divisions.

NOTE: Conditions along the Durango Street right-of-way have not been addressed at this time and are still under review.

NOTE: The Tacoma PWD is presently finalizing new standards for repairing pavement cuts for utilities such as gas, water and sewer. The new standards are expected to go into effect beginning in early Summer. These new standards are expected to significantly increase the area of pavement replacement required for utility cuts as well as implement new compaction testing requirements. Permits obtained to work in street or alley right of way after the new standards are in effect will be expected to meet the new requirements.

Work Order Required?

- Yes. All street work shall be accomplished via the City's work order process. To initiate a work order, contact the Public Works Construction Division at 591-5760.
- No. The proposed street work can be accomplished without a work order.

A work order for work within the right-of-way may be required by the Public Works Department. Please contact the Construction Division at 591-5760 for work order requirements.

Dedicate Right-of-way:

12. The proponent shall dedicate 22 feet of right of way along South Madison, abutting the site, for street purposes. Prior to recording, the applicant shall contact Real Property Services to prepare the deed for dedication, then record the deed with the Pierce County Auditor. Once the deed is recorded, the recording number shall be inked on the face of the Mylar. For more information, please contact Real Property Services at (253) 591-5260.

FINDING: The dedication of right-of-way is required for the development of South Madison Street. The applicant proposes access from South Madison and as a result access must meet COT Design Standards. The current right-of-ways is not 52 feet and would need to be increased 22 feet to provide adequate access.

13. The proponent shall dedicate property to provide a 60 feet wide right-of-way along South Proctor, abutting the sites, for street purposes. Prior to recording, the applicant shall contact Real Property Services to prepare the deed for dedication, then record the deed with the Pierce County Auditor. Once the deed is recorded, the recording number shall be inked on the face of the Mylar. For more information, please contact Real Property Services at (253)

Review Panel Minutes Page 4 May 16, 2007

	591-5260. FINDING: The dedication of right-of-way is required for the development of South Proctor Street. The applicant proposes access from South Proctor and as a result access must meet COT Design Standards. The current right-of-ways is not 60 feet and would need to be increased to 60 feet for the full length of the street to provide adequate access to the commercial property.		
	Other Improvements:		
\boxtimes	Miscellaneous:		
	ESSE will provide comments. ESSE indicated that a possible storm extension may be required.		
	Durango Street conditions were discussed at the 5/16/07 Panel review and are following:		
	Per the 5/16/07 Panel review, Durango Street conditions were still being reviewed. Upon further discussion, the applicant currently proposes no impacts or access to the Durango Street right-of-way and therefore no dedication of street width would be required.		
	In addition, all conditions referenced in the 5/16/07 Panel review are still required.		

Hayashi, Karie

From: Monica Adams [madams@piercetransit.org]

Sent: Monday, May 07, 2007 5:04 PM

To: Hayashi, Karie

Subject: RE: Madison Park Medical Center/SEPA 40000041995

Thanks for double checking. Even with the housing portion eliminated, Muni Code states offices of 32,000 square feet and over are required to provide 2 shelters. But we're still only requiring one, along the project frontage on S. 19th. Please let me know if you have any other questions.

Have a good evening,

Monica Adams, Planner II Construction Projects and Capital Development 253.581.8130 253.581.8075 fx

From: Hayashi, Karle [mailto:KHAYASHI@ci.tacoma.wa.us]

Sent: Monday, May 07, 2007 12:03 PM

To: Monica Adams

Subject: RE: Madison Park Medical Center/SEPA 40000041995

Are these comments still valid since the housing portion has been deleted from the scope of the project and all that is going forward is the commercial office development along South 19th?

Karie Hayashi

Building and Land Use Services Division, Room 300
Public Works Department
City of Tacoma
747 Market Street
Tacoma WA 98402
253.591.5387/khayashi@cityoftaco ma.org

From: Monica Adams [mailto:madams@piercetransit.org]

Sent: Monday, May 07, 2007 11:49 AM **To:** KHAYASHI@CITYOFTACOMA.ORG

Subject: Madison Park Medical Center/SEPA 40000041995

Good morning, Karie.

Thank you for the opportunity to comment on the above noted application. Attached is our original comments letter from '05. These comments are still valid. Please let me know if you have any questions.

Sincerely,

Monica Adams, Planner II Construction Projects and Capital Development 253.581.8130 253.581.8075 fx

Attachment" F



January 18, 2005

Tom Dolan Land Use Section Supervisor City of Tacoma 747 Market St., Room 345 Tacoma, WA 98402

Re: Madison Park Rezone

Dear Tom:

Thank you for the opportunity to comment on the above-noted proposal. The project is served via Pierce Transit's Route 2 (*Downtown Tacoma to Lakewood*) with a pair of bus stops at the intersection of S. 19th and Proctor. With a projected increase in average vehicular trips of over 2,500 daily, the impact on transit will be significant. Using the City's Municipal Code Table 13.06.511.D.1 we see that when considered independently, the housing portion warrants two benches and two foundation pads and the office buildings warrant another two benches and two foundation pads. This is a somewhat unique project and we would be inclined to recommend that the dollar value of the warranted transit amenities be combined. This would allow a shelter package at each bus stop instead of merely a bench. However, any improvements to the bus stop on the north side of S. 19th would be on private property. Therefore, we request that the developer be required to provide a single shelter package at the existing bus stop adjacent to their frontage on S. 19th St. only.

A shelter package consists of a shelter, bench, trashcan and rider information holder. The package may be purchased directly from Pierce Transit for a cost of \$2100, not including sales tax.

A 15' x 6' x 8" thick concrete foundation is also required. Typically a developer will provide this foundation in conjunction with other sidewalk work.

Please contact me at (253) 581-8130 or <u>madams@piercetransit.org</u> if you have any questions.

Sincerely,

Monica Adams, Planner

Capital Development and Construction Projects

Monica adams

05-006T.doc file: 2567

Hayashi, Karie

From: Coffman, Susan

Sent: Wednesday, October 03, 2007 2:32 PM

To: Hayashi, Karie

Subject: RE: Madison Park Medical Center GeoTech & Wetland Hydrology Addendum

Karie,

I have reviewed the geotechnical report prepared by GeoEngineers and preliminary plan for the above noted project. This report addresses the concern regarding destabilization of the retaining wall by a proposed dispersion trench. The proposed wall has been changed from a rockery wall to a soldier pile wall in the area of the dispersion trench. Since this wall system is installed much deeper into the ground, it would not be affected by water from the dispersion trench. I am in agreement with the conclusions of this geotechnical report and have no further comments/concerns for the SEPA review.

For the building permit review, the geotechnical report will need to address foundation requirements for the building itself, as well as recommendations for erosion control and grading techniques to be used during construction.

Sue Coffman, P.E.
Building and Land Use Division
City of Tacoma Public Works Department
747 Market Street, Room 345
Tacoma, WA 98402
Phone: (253) 594-7905
Fax: (253) 591-5433

Email: sue.coffman@cityoftacoma.org

----Original Message----

From: Hayashi, Karie

Sent: Wednesday, October 03, 2007 7:55 AM

To: Dusek, Theresa; Moline, Jason; Coffman, Susan

Subject: FW: Madison Park Medical Center GeoTech & Wetland Hydrology Addendum

I asked for your review and comments on this material by 10 am tomorrow but if I could get them earlier, I would be most appreciative. Thanks

Karie Hayashi
Building and Land Use Services Division, Room 300 Public Works Department City of Tacoma
747 Market Street
Tacoma WA 98402
253.591.5387/khayashi@cityoftacoma.org

----Original Message----

From: Jerry Waldron [mailto:jerryw@baselinetacoma.com]

Sent: Tuesday, October 02, 2007 5:13 PM

To: Coffman, Susan; Dusek, Theresa; Jason Moline; Hayashi, Karie

Cc: Calvin McCaughan; kfoley@baselinetacoma.com

Subject: Madison Park Medical Center GeoTech & Wetland Hydrology Addendum

Attached is the Wetland Hydrology Addendum and Geotech Analysis performed by Geo Engineers. Susan please reply to confirm you have received the attachments.

Jerry

Jerry Waldron, P.E. Certified Erosion Control Lead Baseline Engineering, Inc. 1910-64th Avenue West

Attachment "G"

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

Name of proposed project, if applicable:

Madison Park Medical Center

2. Name, address and phone number of proponent/applicant:

Jemstone LLC 312 – 112th Street East Tacoma, WA 98444 Attn: Joe Mayer

3. Name, address and phone number of contact person:

Kevin Foley, AICP BASELINE Engineering, Inc. 1910 - 64th Avenue West Fircrest, WA 98466 Phone: (253) 565-4491

4. Date checklist prepared: March 29, 2007

5. Agency requesting checklist: City of Tacoma

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

Start Construction Fall 2007.

 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.

See Revised Wetland and Habitat Report from Habitat Technologies dated March 7, 2007 attached and labeled Exhibit 'A'. See also revised Traffic Impact Analysis prepared by Heath & Associates dated November 2006 attached and labeled Exhibit 'C'.

Other literature identified include:

- 1) Draft & Final EIS Snake Lake Interpretive Building and Lake Restoration (1989)
- 2) Snake lake Sampling and Analysis Plan City of Tacoma (2000)
- 3) Snake Lake Watershed 2000 and 2001 Survey Results Tacoma Public Works (2002)
- 4) Snake Lake Watershed Pesticide Monitoring Report Tacoma Public Works (2002)

This information is available in City files and referenced as background information only.

 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.

Rezone & Wetland Development Permit.

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.

Rezone an approximately 5.78 acre parcel of property from R-2 One-family Dwelling District to C-1 Commercial/Transitional. The C-1 Commercial element of the proposal will consist of 3 professional office buildings with a combined square footage of approximately 69,000 square feet. Parking for approximately 330 cars will be provided. Portions of the site in the southwesterly corner that consist of a wetland buffer and Type 5 stream area are intended to be dedicated to Metro Parks.

project, including a street address, if any. If a proposal would occur over a range of area, provided the range or boundaries of the site(s).

South of South 19th Street at Proctor Street extended.

13. Assessor Parcel Number:

Parcel Nos. 022012-1026; 1038; 1017; 1159; 1058; 1040; 1028

- B. ENVIRONMENTAL ELEMENTS
- 1. Earth
- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

The site is situated for the most part in a "valley-like" depression below the grade of South 19th Street. Natural slopes enter the site from the west and east.

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

Approximately 13%.

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

See hydrogeologic report from Applied Earth Sciences dated May 12, 2004 originally submitted December 14, 2004 on file with City of Tacoma.

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

No.

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

Cut and fill quantities are estimated to be approximately 20,000 CY managed in a balanced operation.

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

Cut and fill quantities are estimated to be approximately 20,000 CY managed in a balanced operation.

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

Yes, grading activities could cause erosion but will be minimized by implementing the features noted below in 1h.

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

Approximately 3.5 acres.

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

Grading and erosion control plans designed, reviewed and implemented at the time of site development. See also TMC 13.11 Critical Areas Preservation in reference to any geohazard areas.

2. Air

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

Vehicular traffic and construction dust would be the primary contributor to reducing air quality.

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

None known.

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

None required.

3. Water

a. Surface

 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.

Yes, see attached Revised Wetland and Habitat report from Habitat Technologies dated March 7, 2007 attached and labeled Exhibit 'A'.

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

All site development work to be in accordance with TMC 13.11 Critical Areas Preservation.

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 flood plain? 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. See pre and post storm hydrology report originally submitted December 14, 2004 on file with City of Tacoma.

b. Ground:

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

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. Storm and sanitary sewer service available to serve the site. See originally submitted Rezone/SEPA Submittal with Exhibit 'C' for storm discussion, dated December 14, 2004 on file with City of Tacoma.

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

See attached Exhibits 'B'.

2) Could waste materials enter ground or surface waters?

No.

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

Note several strategies identified in Exhibit 'B'.

4.	Plants
a.	Check or circle types of vegetation found on the site.
XX XX XX	deciduous tree: alder, maple, aspen, other evergreen tree: fir, cedar, pine, other shrubs grass pasture crop or grain wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other water plants: water lily, eelgrass, milfoil, other other types of vegetation
	See attached wetland and habitat report labeled Exhibit 'A'.
b.	What kind and amount of vegetation will be removed or altered?
	Existing shrub vegetation will be removed for road and parking lots, utilities, and lots.
C.	List threatened or endangered species known to be on or near the site.
	None observed. See attached wetland and habitat report labeled Exhibit 'A'.
d.	Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
	See conceptual landscape enhancement plan attached.

5. Animals

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

birds: hawk, heron, eagle, songbirds, other: seagulls

mammals: deer, bear, elk, beaver, other:

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

See wetland and habitat report originally submitted December 14, 2004 on file with City of Tacoma.

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

None known.

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

The site is located within the Pacific Flyway Zone for migratory birds.

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

See wetland and habitat report originally submitted December 14, 2004 on file with City of Tacoma.

6. Energy and Natural Resources

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

HVAC primarily gas and electric.

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

No.

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.

Construction according to IBC and other applicable building codes.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

No, the prior storage yard was evaluated for environmental contamination. Level I and II reports are available.

 Describe special emergency services that might be required.

None required.

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

None required.

b. Noise

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

No unusual noise sources.

2) What types of levels would be created by or associated with the project on a short-term or long-term basis (i.e., traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise levels will increase due to temporary construction activities on the site.

 Proposed measures to reduce or control noise impact, if any.

All WAC 173-60 noise levels will be met.

- 8. Land and Shoreline Use
- a. What is the current use of the site and adjacent properties?

Vacant land, former auto storage yard, single-family homes and open areas. Also, formerly pasture land.

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

Not to our knowledge.

c. Describe any structures on the site.

Approximately three single-family residences remain. The old, long existing storage yard has been removed.

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

All remaining structures will be removed at the time of site specific development permits.

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

R-2 Single-Family Dwelling District.

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

Low Intensity. The low intensity designation was first applied to the property in 1980 via the initial adoption of the Generalized Land Use Plan. The Central Plan neighborhood element retained the low intensity designation upon its adoption in January, 2004.

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

N/A.

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

Yes, applicant has delineated a Class 3 wetland and a Type 5 stream in the southwesterly corner of the site. See Exhibit 'B' for additional documentation.

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

Approximately 150 people would be employed at full build out of the medical office.

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

Approximately 3 existing households that currently rent from the applicant.

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

None required.

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

CZA agreement with the City of Tacoma together with private land use restrictions pertaining to maintenance and architectural functions.

9. Housing

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

N/A.

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

Approximately 3 existing middle to low income housing units would be eliminated at project development.

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

None required.

10. Aesthetics

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

Approximately 35 feet. See typical elevation included in the application packet for the medical office complex. Exterior siding for the office/retail building will be CMU (concrete masonry units) or comparable panel systems.

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

None anticipated.

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

The proposed office complex will meet TMC 13.06.503 Building Design Standards, TMC 13.06.502 Landscaping/Buffering Standards. Permitted building heights for office complex is 35 feet.

11. Light and Glare

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

Normal commercial building and security lighting.

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.

None.

12. Recreation

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

Snake Lake Nature Center.

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.

Project is commercial in nature and employees would not normally impact recreational facilities. Lunchtime activities may take some workers to Snake Lake for picnic and walks.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site?

No.

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

N/A.

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

None required.

14. Transportation

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

South 19th Street, a city designated principal arterial street provides access to the site at Proctor Street extended. An overhead signalized intersection exists at this location.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes, Pierce Transit route #2 serves the site and a stop curb exists at the Intersection of South 19th street and Proctor Street.

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

The office complex is anticipated to be largely medical in occupancy and parking will be provided for 330 cars (4.8 per 1,000 SF).

Only those spaces available to the existing homes and storage yard will be removed.

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

Yes, Proctor Street is proposed to be extended as a private easement to serve the project. See traffic report attached and labeled in Exhibit 'C'.

e. Will the project 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? If known, indicate when peak volumes would occur.

See Exhibit 'C'.

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

Proctor Street extended (as an easement) and constructed to City standards as a developer expense.

15. Public Services

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

Only increased need for fire and police protection of people working within the three office buildings.

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

None proposed.

16. Utilities

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

Power:

Tacoma Power

Natural Gas:

Puget Sound Energy

Water:

Tacoma Water

Telephone:

Qwest

Sanitary Sewer: City of Tacoma

Cable:

Comcast; Tacoma Click

C.

Signature
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.
Signature of Proponent/Applicant:
Date Submitted: March 30, 2007
Receipt # Filing Fee \$



October 3, 2007

To: Karie Hayashi, Land Use Administration Planner

From: Theresa R. Dusek, City of Tacoma Senior Environmental Specialist

Subject: Technical Memorandum for Madison Park Wetland/Stream Development

Permit, File Number WET2004-40000041994, South 19th Street and Proctor Street. Parcels: 0220121017, 0220121026, 0220121038, 0220121159, 0220121058, and 0220121014 Owned by Jemstone, LLC., and Parcels 0220121028 and 0220121072 Owned by Metro Parks

Project Description

The applicant, Jemstone, LLC., has applied for a Wetland/Stream Development Permit under the *Tacoma Municipal Code* (*TMC*) 13.11, which was in place on prior to December 31, 2005. The current application is to allow for construction of three medical/office buildings and associated parking. The original application included residential development on parcels that were purchased by Conservation Futures and transferred to Metro Parks ownership. The applicant proposes to restore a wetland and buffer previously impacted in violation of the *Critical Areas Preservation Ordinance* (*CAPO*) during geotechnical investigation on a portion of the site previously owned by Jemstone and currently owned by Metro Parks. During the geotechnical investigation a portion of the slope slid into the wetland and stream. Other than restoration of approximately 50 square feet of wetland and 655 square feet of buffer the project does not propose to impact wetland or stream located on or within 300 feet of the subject site. Predevelopment flows to the wetland and stream will be maintained and additional stormwater will be discharged to the City storm system.

Erosion control was implemented at the wetland and buffer impact site after the violation which included placement of rip rap in the buffer on the slope and in the wetland at the edge of the stream. This work was completed to stabilize the area under permit number 40000033901 issued November 24, 2004. A restoration plan is proposed to mitigate for the impacts to the wetland and buffer in accordance with requirements of the *TMC* 13.11. The proposed wetland and buffer mitigation includes removal of the 6 by 8 foot rip rap pad in the wetland, planting native wetland vegetation, and planting the disturbed buffer on the slope with native vegetation, and monitoring the mitigation area for five years to assure the success of the mitigation plan.

Wetland and Stream Reports

The applicant submitted a Wetland and Drainage Corridor Evaluation and Delineation Report, Wildlife Habitats and Species Assessment and Compensatory Restoration Program for Minor Prior Impacts, prepared by Habitat Technologies dated December 7, 2004 revised June 15, 2006. A Type III wetland and Type V streams are located on the subject parcels. The on-site wetland has a code required 50-foot buffer and the on-site stream has a code required 25-foot buffer.

The wetland is a Palustrine scrub-shrub wetland dominated by willow, crabapple, hardhack and reed canarygrass. Soils in the wetland are a loamy fine sand and loam.



The wetland is located in a broad swale that was once a ravine containing the wetland and associated stream. The southern portion of the wetland was filled in the 1970s and the stream was piped through the fill material. Movement of seasonal surface water through the wetland is from the southeast to the northwest. Water enters the wetland via a culvert at the south end of the wetland near the past slide and exits the wetland in the northwest. Water leaving the wetland continues in the Type V stream channel to the northwest corner of the site where it enters a culvert that is part of the City storm system which ultimately enters Snake Lake located approximately 500 feet east of the site.

The on-site stream is Type V stream which has seasonal flows and is non-fish bearing. The channel is between 3 and 5 feet wide, approximately 2 to 3 feet deep and is vegetated with grasses and sedges.

The proposed development does not propose to impact the Type III wetland or Type V stream or the associated code required buffers. The project does propose to mitigate for the past impacts to the wetland and wetland buffer from the past slide that occurred during the geotechnical investigation. The proposed wetland and buffer mitigation includes removal of the 6 by 8 foot rip rap pad in the wetland, planting native wetland vegetation, and planting the disturbed slope with native vegetation, and monitoring the mitigation area for five years to assure the success of the mitigation plan.

I conducted many site visits between October 2005 and July 2007 to verify the wetland and stream types, observes the buffer conditions and evaluate functions associated with the systems. I concur with the general description and findings contained within the Habitat Technologies report with the revised date of June 15, 2006. The wetland is correctly described as a Type III system, which requires a 50-foot buffer, and a stream is correctly described as a Type V system, which requires a 25-foot buffer under the *CAPO*. The report indicated several items that were incorrect including the following:

- 1. Page 2, paragraph 6 indicates that City permit number WET2004-4000041994 was approved. This permit was not approved. In addition the paragraph indicates that the actions in Steps 1 through 5 were already undertaken. They have not been undertaken to date.
- 2. Page 3, paragraph 4 indicates three years of monitoring required for the mitigation plan. Five years of monitoring are required.
- 3. Page 21 under Objective A indicates only buffer restoration. The plan includes wetland and buffer restoration.

These items have been redlined in the Habitat Technologies report with the revised date of June 15, 2006. Modification of this report is not required.

Tacoma Municipal Code (TMC) Critical Areas Preservation Ordinance

TMC Section 13.11.150.B.4 requires a permit decision be issued for projects that may impact wetlands, streams or their buffers. The applicant must (a) satisfy one of three legal tests and provide appropriate mitigation according to Section 13.11.150.B.4.a and b, (b) demonstrate that the permit, as conditioned, is consistent with the provisions of TMC 13.11.210 General Permit Standards, and (c) meet TMC 13.11.270 Mitigation Procedures.

TMC Section 13.11.150.B.4 requires that a Wetland/Stream Development decision will be issued where, in the opinion of the Land Use Administrator, the proposal may result

in possible adverse impacts to the wetland or stream, or the applicant cannot meet the minimum buffer requirements as provided in Section 13.11.220. The applicant must (a) meet the requirements of one of three legal tests: (1) No practicable alternatives, Section 13.11.240, or (2) An extraordinary hardship, Section 13.11.250, or (3) Public interest, Section 13.11.260; and (b) Provide mitigation as required in accordance with Section 13.11.260. The applicant must also adequately describe the process of avoidance, minimization, and mitigation, to the extent practicable for the project, and has provided substantial information and legal arguments for the public interest test.

Public Interest Test/Avoidance, Minimization, Mitigation Analysis

The applicant has met the Public Interest Test by demonstrating that the proposed action is in the public interest and its benefit to the public exceeds its detrimental impact on the wetland and associated buffer. The project as proposed is to construct three office medical buildings that will avoid impacts to the wetland, stream and associated buffer. Mitigation is proposed to restore past impacts to the wetland/stream and the sloped buffer above the wetland/stream from past geotechnical investigation.

The applicant has proposed to meet the Public Interest Test by demonstrating the following.

(a) The extent of the public need and benefit.

The project site is protecting the wetland and stream corridor and restoring a portion of wetland and buffer impacted by geotechnical investigations. According to the applicant the public benefits of maintaining and restoring the wetland, stream and buffers and restoring an impacted portion of the system includes protection against flooding, local water quality, wildlife habitat, open space, the continued allowance for stormwater runoff infiltration, surface water runoff biofiltation and stormwater retention

(b) The extent and permanence of the beneficial or detrimental effect of the use of activity.

The proposed office park would focus on medical facilities and provide accessible health care to the public. The identified wetland, stream and associated buffers would provide long-term protection through establishment of a defined tract and a deed restriction against further development within the protective tract. Minor impacts to the critical area are being addressed through a restoration plan with monitoring requirements per the City code.

(c) The quality and quantity of the wetland or stream that may be affected.

The wetland, stream and buffers have been historically impacted by prior land use activates and is isolated by urban development. The wetland has a low to moderate functional value rating. As proposed development of the site would not adversely impact the on-site wetland or stream or off-site water quality. Restoration of approximately 50 square feet of wetland and 655 square feet of buffer are proposed.

(d) The economic or other value of the use or activity to the general area and public.

The applicant indicates that the proposed development provides greater support to the City of Tacoma in terms of taxes revenues and assessed property valuation. In addition, the commercial portion of this project would provide increased tax revenues in relationship to sales taxes and business taxes.

(e) The ecological value of the wetland or stream

This proposal shall provide for the long-term protection of the on-site wetland and stream corridor. While this wetland provides limited functions and the stream does not provide direct fish habitat, these areas continue to provide surface water quality protection, wildlife habitat, and the protection of down stream aquatic habitats.

(f) Probable impact on the public health and safety, fish, plants and wildlife.

The applicant indicates that the proposal allows for the long-term protection of the on-site wetland and stream corridor. As proposed the Madison Park Facility would not adversely impact public health and safety, fish, plants or wildlife.

(g) The policies of the comprehensive plan.

According to the applicant development of the site is consistent with the guidelines of the Growth Management Act and the City of Tacoma Critical Areas Ordinance. The project site is located within the City and is well served by public services including utilities. Preservation and restoration of impacted wetland and buffer is consistent with the policies of the City Comprehensive Plan.

In summary, the applicant has met the Public Interest Test demonstrating that the project is within the public interest as the public benefit of the proposal exceeds its detrimental impact on the wetland, stream or buffer on the site. Specifically, impacts to the wetland/stream and buffer by the development proposal have been avoided and restoration is proposed for past impacts due to the geotechnical investigation. Therefore, impacts have been kept to a minimum while allowing the project to achieve the goals necessary to provide the office medical facilities and mitigate for past impacts, and provide long-term protection of the wetland, stream and associated buffer.

The applicant has also provided an appropriate mitigative hierarchy analysis as required by the CAPO. In this analysis, the applicant demonstrates that impacts to the wetland and stream were avoided by the development proposal and that impacts from the past geotechnical investigation are mitigated. Mitigation for the past impacts is proposed by revegetating the area native vegetation and monitoring the system for five years. Mitigation will replace functions to the wetland/stream buffer by increasing vegetative structure and diversity and monitoring the plantings for five years with reports to the City of Tacoma to determine success and survival of the wetland and buffer mitigation. The project meets the mitigation requirements as indentified in TMC 13.11.270.

The project meets the general permit procedures of TMC 13.11.210 in that the project applicant has taken all appropriate action to avoid adverse impacts with the development proposal and proposes to mitigate for past impacts from the geotechnical investigation in accordance with the CAPO. In addition, the result of the proposed activity is no net loss of wetland functions and values.

Functional Impact Analysis

In accordance with the mitigation procedures of *TMC* 13.11.270 the restoration must occur at a ratio of 1:1 for functional values.

The existing wetland and stream system was historically impacted by placement of fills in the 1970s. The more recent impacts by the geotechnical investigation impacted the wetland buffer at the top of a slope which caused a slide on the slope that discharged water to the existing wetland and stream system. Erosion control measures were taken after the slide including removal of sediments over the end of a culvert and in the wetland/stream system, placement of a rip rap pad at the base of the culvert and placement of jute matting on the slope in the buffer. Hydrologic functions of the system were mitigated with implementation of these measures. Loss of structural functions associated with the loss of blackberry shrubs on the slope and wetland vegetation at the base of the slope in the wetland have not been replaced to date. The mitigation measures to replace the structural functions of the wetland and buffer will fully replace several additional functions including water quality enhancement and wildlife habitat. The mitigation project as proposed will be completed in the same location as the impacts. Vegetation proposed in the wetland and buffer will provide additional nutrients to the wetland, provide thermal cover to the wetland, and provide cover and food to local wildlife. With regard to monitoring requirements, the applicant has proposed 5 years of vegetative monitoring. Best available science, concerning the adequacy of monitoring periods, points to 5 years, or more, as the minimum to effectively gauge success of mitigation projects. The Department of Ecology supports a minimum of five years as the appropriate time period and for certain projects; longer periods of time are required. I would submit a five-year monitoring period would be sufficient to gauge success of this project.

Should the application be approved, the following conditions are recommended:

- The applicant must record Notice on Title per TMC Section 13.11.200 for the onsite wetland, stream and associated buffer prior to any development permits being issued for the site. Notice on Title is not required at this time on the Metro Parks owned property that is part of this application.
- 2. The applicant shall comply with the requirements of the City of Tacoma Environmental Services Engineering Division and Building Division Geotechnical Engineer for construction of the stormwater dispersion systems that discharge into the wetland and stream systems near the steep slopes and the Retaining Wall Considerations Memo prepared by Geoengineers dated October 3, 2007 and the Wetland Hydrology Report Addendum prepared by Baseline Engineers dated October 2, 2007.
- 3. The applicant shall attend a preconstruction meeting with the SES and Building Inspector prior to the issuance of any development permits for the site.
- 4. Barricade fencing, erosion control fencing, construction sequencing and erosion control methodologies shall be included on the grading plans for the site and must be reviewed and approved by the City's Senior Environmental Specialist.

- 5. The applicant shall provide an erosion control and barricade fence between the wetland/stream and site work area prior to conducting site work. The applicant shall ensure that once the development is complete and erosion control is no longer needed, the barricade and silt fence must be removed.
- 6. The applicant shall conduct mitigation in accordance with the Wetland and Drainage Corridor Evaluation and Delineation Report, Wildlife Habitats and Species Assessment and Compensatory Restoration Program for Minor Prior Impacts, prepared by Habitat Technologies dated December 7, 2004 revised June 15, 2006. This report shall be stamped approved by the Land Use Administrator at the end of the appeal period.
- 7. The applicant shall inform the City SES when the grading and plantings will be installed. The applicant shall have a qualified wetland specialist on site during all plant installation. The applicant shall provide a Year O/as-built baseline monitoring report to the City Building and Land Use Services Division (BLUS) Division within 30 days of planting along with the applicable review fees.
- 8. The applicant shall provide vegetative and maintenance and monitoring of the entire mitigation area for a period of 5 years and provide monitoring reports to the City of Tacoma Public Works Department BLUS in years 1, 2, 3, and 5 after completion along with applicable review fees.
- 9. Permanent fencing such as a split rail fence or similar fence shall be constructed along the outside perimeter of the remaining wetland buffer. Signage shall be attached to the fence to alert individuals of the boundary limits of the Critical Area. The applicant shall use the approved sign template of the City of Tacoma and signs shall be placed every 50 feet along the fence.
- 10. The applicant shall provide performance, and maintenance and monitoring bonds for the mitigation plan. The performance bonds shall be placed prior to any development permits being issued for the site. The performance bond may be released upon approval of the City's Senior Environmental Specialist upon review and written approval of the year 0/as-built report. The maintenance and monitoring bond shall not be released until the project has been monitored for a minimum of 5 years, met the performance standards as defined in the project mitigation plan, and received written approval from the City's Senior Environmental Specialist that the project is released from regulatory purview.

City of Tacoma Public Works Department

Memorandum

TO:

Karie Hayashi, Building and Land Use Services Division

FROM:

Jason M. Moline, P.E., Environmental Services Engineering Division

SUBJECT:

Rezone (REZ2007)

File No 40000041992

Wetland Development Permit (WET2007)

File No 40000041994 3902 South 19th Street

Madison Park Medical Center

DATE:

May 17, 2007

The Environmental Services Engineering Division has the following comments on the subject site rezone and wetland development permit:

- 1. Any utility construction, relocation, or adjustment costs shall be at the applicant's expense.
- 2. All buildings shall have independent connections to the City sanitary sewer at the building construction stage. A new side sewer and new connection to the City sanitary sewer shall be required for the proposed new building. The existing side sewer shall be abandoned per Chapter 7, Section 722.0 of the Uniform Plumbing Code. Permits for this work shall be obtained.
- City permit records indicate the existing residences on this site are connected to an onsite septic systems. Prior to redevelopment on the site, the septic systems shall be abandoned per Tacoma-Pierce County Health Department requirements.
- All storm drainage not considered vital to wetland hydrology shall be collected and conveyed to the City storm system using methods and materials acceptable to the Public Works Department.
- 5. This site is located in the natural drainage course of abutting properties. Adequate drainage shall be provided to collect drainage that naturally flows across the site.
- 6. The City storm sewer shall be extended through this site to serve the properties and the City right-of-way that naturally drain through this development through the City's work order process. To start the work order, please contact Dan Handa, Public Works Construction Division at (253) 591-5765. Storm sewer plans shall be prepared by a licensed civil engineer registered in the state of Washington, per City standards, and shall be submitted to the Public Works Department Construction Division for approval.
- 7. All easements required for public storm sewer extensions shall be granted to the City of Tacoma and be prepared by the City of Tacoma Public Works, Real Property Services Department. The applicant shall contact Cydney Ketchum, Public Works, Real Property Services Department at (253) 591-5535 to prepare the easement for recording during the work order process.

- -8. This project is located within the South Tacoma Groundwater Protection District (STGPD). Private infiltration systems proposed in the STGPD to receive storm water from any pollution-generating impervious surface (PGIS) are prohibited unless no other reasonable alternative exists. Any proposed infiltration system will be subject to review and approval by the Public Works Department and the Tacoma-Pierce County Health Department. If infiltration is deemed an acceptable alternative for accepting storm water from PGIS, water quality treatment shall be provided prior to infiltration.
- 9. This project will contribute stormwater to the City's regional detention system in the Flett Creek Drainage Basin, which is at capacity. If this project totals 10,000 square feet or more of new effective impervious surface in a threshold discharge area, the applicant must meet <u>one</u> of the following criteria in accordance with the City of Tacoma Surface Water Management Manual:
 - Provide on-site detention of stormwater to match a forested condition; or
 - An in-lieu-of detention fee will be offered negating the requirement for on-site detention. The fee collected will be used to make future improvements to the City's regional Flett Creek Drainage Basin. The applicant must sign an Agreement Regarding Stormwater Detention and pay the fee before issuance of building permits.

Note: Effective impervious surface created offsite as a result of this project shall count toward the effective impervious surface total.

- 10. Projects totaling 5,000 square feet or more of effective pollution-generating impervious surface within a threshold discharge area shall be required to construct stormwater treatment facilities. Commonly used stormwater treatment facilities include cartridge filtration, biofiltration, wet ponds/vaults, or a combination of such devices. Due to any number of site-specific conditions, the selection of an appropriate stormwater treatment facility is the responsibility of the project engineer and shall be based on Volume V, Chapter 2 of the City of Tacoma Surface Water Management Manual. Pollution-generating impervious surfaces created and/or replaced offsite as a result of this project shall count toward the pollution-generating impervious surface total.
- 11. The information submitted indicates a wetland or wetland buffer is on this site; therefore, the method of managing the storm drainage for this project may be impacted by the City of Tacoma's Critical Areas Ordinance. If this site contributes drainage to a regulated wetland or stream system, the proposed drainage system shall be designed to match existing hydrology to the wetland or stream system, and water quality treatment shall be provided for drainage from pollution-generating impervious surfaces directed to the wetland or stream system. All storm drainage not considered vital to wetland or stream hydrology shall be collected and conveyed to the City storm system using methods and materials acceptable to the Public Works Department. For further information on possible wetland requirements, please contact Theresa Dusek, Public Works Department, Building and Land Use Services Division at (253)591-5976.
- 12. No permanent structure(s) shall be erected within the public easement area(s) unless specifically approved in writing by the City of Tacoma Director of Public Works. Permanent structures shall mean any concrete foundation, concrete slab, wall, rockery, pond, stream, building, deck, overhanging structure, fill material, tree, recreational sport court, carport, shed, private utility, fence, or other site improvement that restricts or unreasonably interferes with the City of Tacoma's access to install, construct, inspect, maintain, remove, repair and replace

Karie Hayashi May 17, 2007 Page 3

public storm sewer utilities in said easement(s). Permanent structures shall not mean flowers, ground cover and shrubs less than 3-feet in height, lawn grass, asphalt paving or gravel improvements that do not prevent the access of men, material, and machinery across, along and within the said easement area. Land restoration by the City within the said easement area due to the construction, shall mean planting grass seed or grass sod, asphalt paving and gravel unless otherwise determined by the City of Tacoma.

If you are interested in reading the City of Tacoma Surface Water Management Manual, an online version is available at www.ci.tacoma.wa.us/waterServices/permits/manual.htm. The Surface Water Manual can be purchased by contacting the Public Works Department, Environmental Services Engineering Division at (253) 591-5588.

If you would like to schedule a meeting with an engineer or have questions regarding these storm and sanitary sewer comments, please call the Public Works Department, Environmental Services Engineering Division at (253) 591-5588.

JMM:RAM:crt (G:\ENGRNG\Land Use\Land Use 2007\Rezones (REZ)\Rezone2007 File No 40000041992/Wetland Dev Permit File No 40000041994 - 3902 S 19th St.doc)

Hayashi, Karie

From:

Moline, Jason

Sent:

Wednesday, October 03, 2007 9:43 AM

To: Cc: Dusek, Theresa Hayashi, Karie

Subject:

RE: Madison Park Medical Center GeoTech & Wetland Hydrology Addendum

Theresa,

Given our previous conversations, the "bubble up" catch basins proposed appear reasonable for this project. I also wanted to mention there may be issues with connecting to the existing storm line in the Madison St ROW. For example, at a minimum, this line may need to be cleaned. However, I think we can resolve these issues when construction permits are submitted, since there is a storm main available in S 19th St they could connect to instead. Please let me know if you have questions. FYI, I will be out of the office this afternoon and Thursday.

Thanks,

Jason Moline, P.E.
Surface Water and Wastewater Engineer
City of Tacoma Public Works Department
Environmental Services Engineering Division
2201 Portland Ave, Surface Water Annex C Tacoma, WA 98421-2711
Phone: 253.502.2239; Fax: 253.502.2295
jmoline@cityoftacoma.org

----Original Message----

From: Hayashi, Karie

Sent: Wednesday, October 03, 2007 7:55 AM

To: Dusek, Theresa; Moline, Jason; Coffman, Susan

Subject: FW: Madison Park Medical Center GeoTech & Wetland Hydrology Addendum

I asked for your review and comments on this material by 10 am tomorrow but if I could get them earlier, I would be most appreciative. Thanks

Karie Hayashi

Building and Land Use Services Division, Room 300 Public Works Department City of Tacoma 747 Market Street
Tacoma WA 98402
253.591.5387/khayashi@cityoftacoma.org

----Original Message----

From: Jerry Waldron [mailto:jerryw@baselinetacoma.com]

Sent: Tuesday, October 02, 2007 5:13 PM

To: Coffman, Susan; Dusek, Theresa; Jason Moline; Hayashi, Karie

Cc: Calvin McCaughan; kfoley@baselinetacoma.com

Subject: Madison Park Medical Center GeoTech & Wetland Hydrology Addendum

Attached is the Wetland Hydrology Addendum and Geotech Analysis performed by Geo Engineers. Susan please reply to confirm you have received the attachments.

Jerry

Jerry Waldron, P.E.
Certified Erosion Control Lead
Baseline Engineering, Inc.
1910-64th Avenue West
Tacoma, WA 98466
Notary Public
jerryw@baselinetacoma.com

DEPARTMENT OF PUBLIC WORKS PRELIMINARY REPORT AND ENVIRONMENTAL EVALUATION HEARINGS EXAMINER HEARING 1:30 pm. - November 8, 2007

APPLICANT: Jemstone, LLC

FILE NOS. HEXAPL2007-00008 Central Neighborhood Council - (SEPA File No. SEP2006-40000041995) & HEXAPL2007-00009 Metropolitan Park District - (SEPA File No. SEP2006-40000041995)

A. SUMMARY OF REQUEST:

Appeals of the SEPA Mitigated Determination of Environmental Nonsignificance (hereinafter MDNS) prepared for the proposed Madison Park Medical Center, a rezone and wetland development permit for the purpose of developing a professional medical office complex.

B. GENERAL INFORMATION:

1. Appellant:

Doug Frasier & John Garner

Metropolitan Park District (Metro Parks)

4702 South 19th Street Tacoma, WA. 98405

Appellant:

Charles White, Chair

Central Neighborhood Council (CNC)

P.O. Box 5201

Tacoma, WA 98415-0201

Project Applicant:

Jemstone, LLC

Joe Mayer

312 – 112th Street East Tacoma, WA 98444

3. Attachments:

Appeal letters, dated October 22, 2007 from the Central

Neighborhood Council and Metropolitan Park District

C. PROJECT DESCRIPTION:

Requested is a rezone of a 5.89 acre site from "R-2" One Family Dwelling District to "T" Transitional District and "C-1" Commercial District to allow the development of 69,000 square feet of office/medical clinic space within three buildings. A small retail component is also proposed to be located within the center to serve the patrons using the facility. The development is proposed to be called the Madison Park Medical Center. Specifically, 4.96 acres of the site area is proposed to be rezoned to the "T" Transitional District and .93 acres is proposed to be rezoned to "C-1" Commercial District.

Also requested is a Wetland Development Permit to restore a Type 3 wetland and Type 5 Stream and their associated buffers that were previously impacted in violation of the Tacoma Municipal Code (TMC) 13.11 Critical Areas Preservation Ordinance. (**Note:** This project is vested under the TMC 13.11 which was in place prior to December 31, 2005.)

Associated file numbers for this request are REZ2006-40000069052 & WET2006-40000041994.

D. ADDITIONAL INFORMATION:

A SEPA MDNS for the project was issued by the Responsible Environmental Official (Responsible Official) on October 8, 2007. On October 22, 2007 two requests for appeal were timely filed by Mr. Doug Frasier and Mr. John Garner on behalf of the Metro Parks and Mr. Charles White, on behalf of the CNC. Both the SEPA appeal and the rezone and wetland development permit requests are before the Hearing Examiner for his consideration pursuant to Tacoma Municipal Code 1.23. The SEPA appeals are appended to this Environmental Evaluation as Attachment "A" and "B".

E. APPLICABLE REGULATIONS:

Section 13.12.680 of the Official Code of the City of Tacoma states the following:

- (1) Appeal to the Hearing Examiner.
- (a) Threshold determination or adequacy of a final environmental impact statement for a proposed land use action shall be appealable to the Hearing Examiner. All other appeals under this chapter shall be made to Superior Court.
- (d) Content of the Appeal. Appeals shall contain:
- (i) The name and mailing address of the appellant and the name and address of his/her representative, if any;
- (ii) The appellant's legal residence or principal place of business;
- (iii) A copy of the decision which is appealed;
- (iv) The grounds upon which the appellant relies;
- (v) A concise statement of the factual and legal reasons for the appeal;
- (vi) The specific nature and intent of the relief sought;
- (vii) A statement that the appellant has read the appeal and believes the appeal to be true, followed by his/her signature and the signature of his/her representative, if any. If the appealing party is unavailable to sign the appeal, it may be signed by his/her representative.
- (e) Dismissal of Appeal. The Hearing Examiner may summarily dismiss an appeal without hearing when such appeal is determined by the Examiner to

be without merit on its face, frivolous, or brought merely to secure a delay, or that the appellant lacks standing to appeal.

(3) Response of Responsible Official. The Responsible Official shall respond in writing to the appellant's objections. Such response shall be transmitted to the Public Works Department. The Public Works Department shall forward all pertinent information to the Hearing Examiner, appellant, and Responsible Official no later than seven days prior to hearing. The official's response shall contain, when applicable, a description of the property and the nature of the proposed action. Response shall be made to each specific and explicit objection set forth in the appeal, but no response need be made to vague or ambiguous allegations. The response shall be limited to facts available when the threshold determination was made.

(4) Public Hearing.

- (e) Standards of review. The Hearing Examiner may affirm the decision of the Responsible Official or the adequacy of the environmental impact statement, or remand the case for further information; or the Examiner may reverse the decision if the administrative findings, inferences, conclusions, or decisions are:
- (i) In violation of constitutional provisions as applied; or
- (ii) The decision is outside the statutory authority or jurisdiction of the City; or
- (iii) The responsible official has engaged in unlawful procedure or decision-making process, or has failed to follow a prescribed procedure; or
- (iv) In regard to challenges to the appropriateness of the issuance of a DNS clearly erroneous in view of the public policy of the ACT (SEPA); or
- (v) In regard to challenges to the adequacy of an EIS shown to be inadequate employing the "rule of reason".
- (f) Evidence Burden of Proof. In each particular proceeding, the appellant shall have the burden of proof, and the determination of the Responsible Official shall be presumed prima facie correct and shall be afforded substantial weight. Appeals shall be limited to the records of the responsible official.

F. ANALYSIS:

Content of Appeal: Section 13.12.680(1)(d) lists the contents that are required to be contained in the filing of environmental appeals. In this instance, neither of the appellants attached copies of the decision that is being appealed as required by item (iii) above. CNC did not provide a statement that it has read the appeal and believes the appeal to be true, as required by item (vii) above.

Item (iv) requires the appellants to state the grounds upon which the appeal relies.

Metro Parks:

In their appeal, Metro Parks has stated 2 grounds for appeal. Those items are as follows:

(1) Failure to adequately address contamination from prior use of the site as an auto wrecking yard. The appellant is concerned that contaminants from this site have a high

probability of being conveyed to Snake Lake. Based upon the extensive filling and grading, Metro Parks believes that the SEPA MDNS was granted with insignificant information pertaining to the potential for contamination from the auto wrecking yard. The SEPA MDNS fails to evaluate the levels of contamination that exist at the ground surface which would be expected to exist at a higher level than 4 to 7 feet below ground level and how the City plans to ensure that the applicant provide additional information to Department of Ecology (DOE) on the area of the site that was previously used as an auto wrecking yard. Further, the mitigation measures from the Tacoma Pierce County Health Department (TPCHD) include detailed action pertinent to Tacoma Smelter Plume contamination but lack detailed direction related to contamination from the wrecking yard. Metro Parks seeks the following additional mitigation measures be enacted:

- "1) That DOE/TPCHD complete an evaluation of contamination in the area of the autowrecking yard before any disturbance of the ground begins.
- 2) That the fill material placed on the auto wrecking yard be removed so that an adequate evaluation of the site can be performed.
- 3) That any contaminated earth, whether by arsenic or substances that originated from the auto wrecking yard, be subject to the conditions set forth by the TPCHD in their letter shown as Attachment "B" to the SEPA MDNS issued for the project. In other words, that "all grading and filling of land must utilize only clean fill." The intent of this measure is to ensure that contaminated soils are not exposed to the elements, leached to Snake Lake, and ultimately to Puget Sound. This concern is further amplified due to the proximity of the project to a Type 3 Wetland and a Type 5 Stream, and the fact that ground and stormwater from this site are directly discharged into Snake Lake, a wetland of local significance and ultimately Puget Sound."

Responsible Official's response: The SEPA MDNS issued for the project contain a number of mitigating measures addressing the potential for contaminated soils to be found on the site, including the area formally used as an auto wrecking yard. These include additional sampling and testing of soils to determine if contamination exists above the Model Toxic Control Act (MTCA) standards. If found to be above MTCA standards, additional mitigating measure are set forth requiring the applicant to take further steps to ensure the proper handling of the contaminated soils in compliance with those standards. The applicant is required to complete all of the mitigating measure prior to any development permits, including building permits, being issued for the project. Until all DOE issues and concerns are addressed for the auto wrecking yard area and the entire site, development permits will not be issued for the proposal.

2. Failure to adequately address impact of stormwater on South Madison Street, Snake Lake and its surrounding environs. The appellant states that the "SEPA document fails to recognize that high water events in the valley area already threaten South Madison Street. The gravel road at this location is a City of Tacoma street and is the only point of ingress and egress for four residential properties that are located south of South 19th Street. Long time residents in this valley attest to the occurrence of high water events during winter storms. The combined runoff from this heavily developed site will be directed to a 24" lateral stormwater line that is occluded with depositional material. The condition of the line, per earlier TV inspection by the City of Tacoma, shows a line that is in questionable condition. It seems unreasonable to force the residents of the city to bear the financial burden of raising the elevation of Madison Street to allow year round access or to replace an aging lateral storm water line to support adjacent development."

"The SEPA document also fails to recognize the adverse impact of additional storm water loading to Snake Lake and its environs. It fails to evaluate the capacity of Snake Lake to absorb this stormwater load and whether improvements to Snake Lake should be undertaken with the in-lieu of detention fees. It fails to provide any analysis of these impacts and proposes instead to direct impact fees to the Flett Creek Holding Basins. Questions also pertain to the delineation of the Type 5 stream that is located in the project site. There does not appear to be an ordinary high water mark that is associated with the stream which questions whether this natural system exists as a stream or as a wetland. Metro Parks asks that the following additional mitigation measures be inserted into the determination:

- "1) That should flooding of Madison Street occur, that the developer be required at their expense to raise the elevation of the street to allow ingress and egress of surrounding residents.
- 2) That should the 24" lateral line draining to the Type 5 stream be impaired, that the developer pay the cost for its remedy.
- 3) That should the lower floor of the Tacoma Nature Center building flood, which has never occurred previously, that the developer bear the cost of remedying the problem.
- 4) That an analysis of the impact of added storm water loading from the Madison Park Medical Center to Snake Lake be performed.
- 5) That any 'in-lieu of detention fees" collected from the Snake Lake watershed be used to correct stormwater related problems at Snake Lake.
- 6) Field verification of the natural system described as a Type 5 Stream should be performed and the appropriate buffer requirement be assigned."

Responsible Official's response: The SEPA MDNS states that the project will meet all requirements of the current and future revisions to the Stormwater Management Manual, the Critical Areas Ordinance, and other City regulatory requirement related to stormwater. The proposal's impact on stormwater conditions existing in the area, including impacts to South Madison Street and Snake Lake and its environs have been extensively reviewed by the City staff from the Public Works Department. In doing so, the staff investigated and field tested the capacity of the existing stormwater lines in Madison Street and South 19th Street to develop the conditions that are set forth in the SEPA MDNS to mitigate stormwater impacts from the proposal. Contrary to the statements made by the appellants, it is the opinion of Public Works that stormwater flows through the 24" lateral storm water line are not impeded. In the same vein, staff made numerous site investigations to gather information that was in tum, used to appropriately delineate the Type 5 Stream and its buffer. Again, contrary to appellant's statements, an ordinary high water mark is shown on the site plan for the project that identifies this natural system exists as a stream.

CNC:

In their appeal, the CNC has stated 11 grounds for appeal. CNC state that their 11 statements are grounds for a Determination of Significance to be issued and that the applicant be required to complete an environmental impact statement for the project. CNC grounds for appeal are as follows:

(1) Failure to adequately address contamination statements within the report submitted by TestAmerica and Geo-Engineers. The appellant states: "MW-1 is incorrectly located.

EP-10 Testing by Geo-Engineers conflicts with associated Earth Science. This work should be retested."

Responsible Official's response: The appellant's objection is vague but it is assumed that it is in regards to the potential for contaminated soils to exist on the site. As stated above, the SEPA MDNS issued for the project contain a number of mitigating measures addressing the potential for contaminated soils to be found on the site, including the area formally used as an auto wrecking yard. These include additional sampling and testing of soils to determine if contamination exists above the Model Toxic Control Act (MTCA) standards. If found to be above MTCA standards, additional mitigating measure are set forth requiring the applicant to take further steps to ensure the proper handling of the contaminated soils in compliance with those standards. The applicant is required to complete all of the mitigating measure prior to any development permits, including building permits, being issued for the project. Until all DOE issues and concerns are addressed for the auto wrecking yard area and the entire site, development permits will not be issued for the proposal.

(2) Failure to adequately address sampling in parcels 0220121038 and 0220121053. The appellant states the "the soils and/or area surrounding cesspools (in current usage) and condemned septic system were not elevated and/or tested."

Responsible Official's response: According to City's GovMe.org database, no records are found for parcel number 0220121053. Parcel number 0220121038 is contained within the site. The comments provided by Public Works in the SEPA MDNS note in part, that city permit records indicate the existing residences on this site are connected to an onsite septic systems and that prior to development of the site, the septic systems shall be abandoned per TPCHD requirements.

(3) Failure to adequately address the impact of lighting in harmony with the wildlife habitat. The appellant states that "lighting at night and security lighting will give the effect of constant daylight which is not conducive to the impact of wildlife habitat and nesting."

Responsible Official's response: Comments noted.

(4) Failure to adequately address stormwater run-off which enters a #5 stream that flows into Snake Lake. The appellant states that "impacts were not sufficiently evaluated."

Responsible Official's response: As noted above, staff made numerous site investigations to evaluate the storm water runoff impacts on the Type 5 Stream and to develop the conditions set forth in the SEPA MDNS to mitigate storm water impacts to this stream. Predevelopment flows to the wetland and stream will be maintained and additional stormwater will be discharged to the City storm system. The applicant will be required to comply with the requirements of the City of Tacoma Environmental Services Engineering Division and Building and Land Use Services Division for construction of the stormwater dispersion systems that discharge into the wetland and stream systems near the steep slopes of the site and the Retaining Wall Considerations Memo prepared by GeoEngineers dated October 3, 2007 and the Wetland Hydrology Report Addendum prepared by Baseline Engineers dated October 2, 2007.

(5) Failure to adequately address traffic impacts. The appellant states that "traffic was studied during peak hours from June-July 2006. Field data should be collected September-November in conjunction with the school schedules of Foss, Bellarmine, Delong, Franklin, and Life Christian and including, but not limited to, University Place, Fircrest and SR-16, Gig Harbor and Tacoma Narrows Bridge traffic."

Responsible Official's response: As indicated in the SEPA MDNS, a traffic impact analysis for the project was provided by the applicant that has been reviewed by the City's Traffic Engineer. The Traffic Engineer determined that implementation of the conditions recommended in the analysis will adequately mitigated any potential significant adverse impacts associated with the development.

(6) Failure to adequately address future development. The appellant identifies new developments that are proposed and/or newly constructed in the vicinity of South 19th Street, West Union Avenue and South Washington Street; South 19th Street and Tyler Street, and the Metro Park Headquarters site.

Responsible Official's response: Comments noted.

(7) Failure to adequately address re-evaluation of wetlands on the site. The appellant states that "additional and current wetland delineation needs to be done as the #5 stream was degraded in 2004. As this damage was not repaired, the water has pooled into what was once a class 3 wetland turning it into a class 2 wetland."

Responsible Official's response: The appellant's objection is vague as to what additional delineation needs to be done on the Type 5 Stream. The SEPA MDNS includes a technical memorandum prepared by the City's Senior Environmental Specialist (SES) that describes in depth the delineation analysis performed on the Type 5 stream and Type 3 wetlands in accordance with the Critical Areas Ordinance that this project is vested. In accordance with new code updates that this project does not need to meet, the wetland may meet the requirement of a Type 2 wetland but that evaluation is not required of this project. The SES sets forth a number of conditions to impose upon the project to ensure the integrity of the Type 3 wetland and Type 5 Stream once it is restored.

(8) Failure to adequately address additional fire and police protection. The appellant states that "in the environmental checklist, the applicant states that additional fire protection will not be needed. We believe this must be re-evaluated."

<u>Responsible Official's response:</u> The SEPA MDNS states that fire protection must be provided in accordance with the requirements of TMC 3.02 Fire Code.

- (9) Failure to adequately address what measures are proposed to preserve or enhance wildlife. The appellant states that "measures not listed in Habitat Technology report dated 2004; additional evaluation needed."
- (10) Failure to adequately address presence of endangered species not disclosed. The appellant states 'the Habitat Technology report conflicts with applicant's checklist. State monitored species are not stated in checklist".

Responsible Official's response: The SEPA MDNS states that no state or federal candidate, threatened, or endangered plant or animal species, or habitat has been

identified on the project site. This finding was established upon the review of the proposal by the City's SES, the State Department of Fish and Wildlife and State Department of Natural Resources.

(11) Failure to adequately address building mass, scale and compatibility with the surrounding areas. The appellant identifies Comprehensive Plan policies contained with the Environmental Policy Element, and the Neighborhood Element.

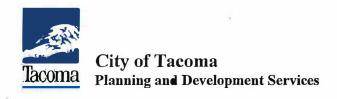
Responsible Official's response: This objection has no bearing upon the issuance of the SEPA MDNS; rather consideration of the applicable policies of the Comprehensive Plan, the Environmental Policy Element and the Neighborhood Element are analyzed as part of the reclassification request together with the consistency of the rezone criteria.

G. CONCLUSION:

After a review of the appellants' issues the Department of Public Works recommends that appeals of Metro Parks and CNC be denied. The Department of Public Works believes that the appellants have failed to demonstrate that the appeal meets one of the "Standards for Review" identified in 13.12.680(4)(e) of the Official Code. In this regard, the Responsible Official did not violate constitutional provisions and did not make his SEPA decision outside the statutory authority or jurisdiction of the City of Tacoma. The Responsible Official did not engage in an unlawful procedure or decision making process, and did not fail to follow a prescribed procedure. The Responsible Official's decision is clearly not erroneous in view of the public policy of SEPA.

File Number: LU18-0301 Tacoma Behavioral Hospital

Exhibit 5 – SEPA MDNS Documents



Mitigated Determination of Non-Significance (MDNS)

SEPA File Number: LU18-0301

To:

All Departments and Agencies with Jurisdiction

Subject:

Mitigated Determination of Non-Significance

In accordance with Washington Administrative Code (WAC) 197-11-350, a copy of the Mitigated Determination of Non-Significance (MDNS) for the project described below is transmitted.

Applicant:

Bob McNeill, Barghausen Consulting Engineers, Inc.

Proposal:

The applicant proposes to rezone approximately 5.56 acres / 242,193.6 square feet of property from "C-1" General Neighborhood Commercial District and "T" Transitional District to "R-4-L" Low-Density Multiple-Family Dwelling District. The site is also located within the South Tacoma

Groundwater Protection Overlay District.

The site will be developed with a 105-bed psychiatric hospital which will be approximately 80,000 square feet in size, have a 184-space surface parking lot and require approximately 36,500 cubic yards of cut and fill

activity.

Location:

1915 South Proctor Street, Parcel Numbers: 0220121038, 0220121017,

0220121026, 0220121040, 0220121058, and 0220121160.

Lead Agency:

City of Tacoma

City Contact:

Shanta Frantz, Senior Planner

Planning and Development Services

747 Market Street, Room 345, Tacoma, WA 98402

253-591-5388 / sfrantz@cityoftacoma.org

The Responsible Official for the City of Tacoma hereby makes the following findings and conclusions based upon a review of the environmental checklist and attachments, other information on file with the City of Tacoma, and the policies, plans, and regulations designated by the City of Tacoma as a basis for the exercise of substantive authority under the Washington State Environmental Policy Act (SEPA) pursuant to RCW 43.21C.

Findings of Fact:

General:

1. The applicant proposes to rezone approximately 5.56 acres / 242,193.6 square feet of property from "C-1" General Neighborhood Commercial District and "T" Transitional District to "R-4-L" Low-Density Multiple-Family Dwelling District. The site is also located within the South Tacoma Groundwater Protection Overlay District. The site will be developed with a 105-bed psychiatric hospital which will be approximately 80,000 square feet in size, have a 184-space surface parking lot and require approximately 36,500 cubic yards of cut and fill activity.

An environmental review is required for the proposal in accordance with SEPA, *RCW* 43.21C, *Washington Administrative Code* (*WAC*) 197-11, and *Tacoma Municipal Code* (*TMC*) 13.12 Environmental Code. Rezone applications are not exempted as minor land use decisions; further, the amount of grading activity, size of the new commercial building and the number of parking spaces exceed the flexible thresholds for SEPA exemptions, thus a SEPA determination is required.

2. The City used the optional DNS process under *WAC* 197-11-355 and sent out a preliminary MDNS on May 10, 2019. Written comments were received by the May 31, 2019 environmental review comment deadline. See Attachment "A".

A response to the comments applicable to SEPA review is provided within the Findings below. Those comments applicable to the associated land use applications will be addressed in the staff report for the Public Hearing on this proposal.

Earth:

- 3. The project proposes to comply with all regulations including the International Building Code (IBC) Appendix J (Grading) as adopted and amended by the City of Tacoma, as well as TMC Chapter 13.06 Zoning and Chapter 13.11 Critical Areas Ordinance.
- 4. Soil contamination issues associated with the Asarco Plume are addressed in the Environmental Health subsection of this document.

Air:

5. Watering of exposed soil during construction to suppress dust will ensure that no impacts to ambient air quality will result from the project.

Water:

- 6. The project will meet all requirements of the current and any future revisions to the Stormwater Management Manual, the Critical Areas Ordinance and other City regulatory requirements related to stormwater.
- 7. Regulated wetlands and/or streams and their associated buffers have been identified on site and/or within 300 feet of the project site pursuant to TMC 13.11 Critical Areas Ordinance. A Critical Areas Report and Hydrology Report/Analysis were prepared by Barghausen and Habitat Technologies (dated February 18, 2019 and May 3, 2019) and a Preliminary Stormwater Site Plan (dated March 29, 2019) was prepared by Barghausen. These special studies were reviewed by Shannon Brenner, Environmental Specialist, and Karina Stone, Professional Engineer, to verify that the required hydrology for the critical areas will be maintained and that their buffers will not be impacted by this proposal. See Attachment "B".
- 8. Pursuant to TMC 13.11, the applicant is required to obtain a Critical Areas Verification Permit prior to any site development occurring on the site to verify the presence and location

of critical areas. As part of this review, the applicant will demonstrate that the project will meet the standards of the Critical Area Preservation Ordinance which requires that any activity in or adjacent to a critical area that could impact the critical area through physical alteration of vegetation, soils, or any act that could result in significant change in water level, temperature, or chemical characteristics, be avoided. The current proposal is to avoid all impacts. Should any impacts be identified, the standards would require the applicant to demonstrate why the impacts cannot be avoided and if unavoidable the applicant would need to fully mitigate the impact to ensure no net loss of critical area functions.

Compliance with the approved Critical Areas Verification Permit will adequately address any potential adverse environmental impacts to the critical areas. See Attachment "B".

9. The site is not located within a flood hazard and/or coastal high hazard area as regulated by TMC 13.11.600, 13.11.610 and 13.11.620 and Sections 2.12.040 and 2.12.050.

Plants:

10. The proposed project will meet TMC 13.06.502 Landscaping and Buffering Standards and the parking lot landscaping requirements under TMC 13.06.510 Off-Street Parking and Storage Areas Code.

Animals:

11. No state or federal candidate, threatened or endangered plant or animal species, or habitat has been identified on the project site.

Energy and Natural Resources:

12. The proposed project will comply with the City's Energy Code.

Environmental Health:

- 13. The site is located within the "footprint" of the area known as the "Asarco Plume." Properties within the plume are known to contain contaminants associated with the operation of the former Asarco smelter located in North Tacoma and Ruston. According to the Department of Ecology (Ecology) Facility/Site Atlas, the site is located within the Tacoma Smelter Plume with an arsenic concentration range of "20.0-40.0 ppm".
- 14. Ecology advises that Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Children are at especially high risk from direct exposure to contaminated soil. Construction workers, landscapers, gardeners, and others who work in the soils are also at risk. Ecology recommendation for soils testing and possible clean-up under this SEPA action prior to the issuance of any site development permits or the initiation of grading, filling, or clearing are included in Attachment "C".
- 15. The Tacoma-Pierce County Health Department (TPCHD) notes that the site is located within the South Tacoma Groundwater Protection District, which is a local groundwater protection program that regulates businesses handling, using and generating hazardous materials and waste. It also ensures the proper handling and disposal of hazardous materials, underground and above-ground storage tanks to prevent further contamination of this sensitive aquifer area.

TPCHD advises that a Solid Waste Handling Permit will be required for the handling; use, storage or disposal of hazardous wastes and materials, including contaminated soils, will be required. Potential significant adverse impacts to human and environmental health will be adequately addressed through compliance with the provisions of this permit. See Attachment "C".

- 16. The City's Comprehensive Plan provides the following policy guidance relative to environmental health:
 - 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-1.21 Encourage the identification and characterization of all contaminated sites which adversely affect the City's shoreline areas, surface waters, groundwater and soils.
 - 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.
- 17. All permitting requirements of the TPCHD and Ecology will be met.
- 18. All WAC noise levels shall be met.
- 19. Activities at the site shall comply with all applicable provisions of TMC 8.122 Noise Enforcement.

Land Use:

- 20. The project is not a permitted use within the "C-1" and "T" Districts and require the following discretionary land use permits: site rezone, conditional use permit, parking lot locational variance and critical areas verification permit.
- 21. The Comprehensive Plan designation for the site is "Neighborhood Commercial."

Housing:

22. The project will provide no units of housing. No adverse impacts to housing availability will result from the proposal.

Aesthetics:

- 23. The proposed project will meet *TMC* 13.06.501 Building Design Standards, *TMC* 13.06.502 Landscaping and Buffering Standards, and *TMC* 13.06.503 Residential Compatibility Standards.
- 24. Additional requirements to avoid or offset possible design impacts will be reviewed under the associated rezone, variance and conditional use permit applications for this proposal.

Light and Glare:

25. This project will comply with the light and glare requirements under TMC 13.06.503 Residential Compatibility Standards and any applicable standards under TMC 13.11 Critical Areas Ordinance for directing lighting away from regulated critical areas.

Recreation:

26. The project will not be developed on property designated as open space or public recreation area. No adverse impacts to recreation availability will result from the proposal.

Historical and cultural preservation:

27. The Washington State Department of Archaeology & Historic Preservation (DAHP) has advised that the project is located in an area with potential for discovery of archaeological resources. DAHP recommended, and the City's Historic Preservation Officer agreed, that a

- professional Archaeological Survey and Unanticipated Discovery Plan should be reviewed by the City prior to any ground disturbing activities, i.e., prior to issuance of the required Site Development Permit. See Attachment "D".
- 28. Further archaeological work will conform to the approved the Archaeological Survey and Unanticipated Discovery Plan and will be implemented consistent with regulations of the DAHP. Additional review of impacts to cultural resources may be required for projects under the jurisdiction of federal agencies under Section 106 of the National Historic Preservation Act (36 CFR 800).
- 29. The following are the City-adopted policies pertaining to historical and archaeological resources:
 - HP-1 Preserve archaeological resources as part of Tacoma's rich history.
 - HP-9 Promote ease of use, transparency of administration, and predictability in the preservation program.
 - HP-12 Promote best practices in the City of Tacoma's stewardship of historic resources.
 - HP-16 Promote collaboration among City departments, boards and commissions.
 - HP-18 Maintain a comprehensive survey of Tacoma's cultural resources.
 - HP-19 Use cultural resource survey information in the City's resource designation and management tools.
 - HP-26 Use zoning tools to promote historic preservation goals and support an overall heritage conservation system.
 - HP-39 Support existing partnerships for historic preservation.
 - HP-41 Collaborate with other City departments to promote the benefits of historic preservation.

Transportation:

- 30. The project will comply with TMC 13.06.510 Off-street parking and storage areas.
- 31. Review by the Public Works Engineering Division indicates that the traffic volumes generated by the project may result in significant adverse impacts to the City's street system. The traffic impact analysis for the project, prepared by Transportation Engineering Northwest and dated March 6, 2019, was reviewed by the Engineering Division. The Engineering Division has determined that if conditions are implemented, that they will adequately mitigate any potential significant adverse impacts associated with the development. See Attachment "E".
- 32. The Comprehensive Plan's Transportation Master Plan Element contains the following policies and goals pertaining to traffic and circulation:
 - Policy 2.1 Community Coordination: Assess the effect of potential transportation
 projects on gathering places or destinations such as schools, community centers,
 businesses, neighborhoods, and other community bodies by consulting with
 stakeholders and leaders that represent them. Mitigate these effects when possible.
 - Policy 2.5 Traffic Calming Measures: Protect neighborhoods from the potential
 negative effects of a well-connected street grid, such as high volumes, high speeds, and
 pedestrian/vehicle conflicts using design approaches that still allow access for
 emergency response vehicles and public transit. These approaches may include
 medians, streetscapes, bulb-outs, traffic circles, traffic control devices, bicycle facilities,
 road diets, on-street parking, and other accepted measures.
 - GOAL 3. Multimodal System: 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.
- Policy 3.1 Complete Streets / Layered Network: Develop and maintain a safe, accessible, and clean transportation network that accommodates all users, whether moving by an active mode, transit, truck, or car, while recognizing that not all streets provide the same quality of travel experience. Apply the Layered Network adopted as a part of the TMP in the planning and design for new construction, reconstruction, and major transportation improvement projects on all streets. The Layered Network and Complete Streets principles shall also be used to create over time a system of streets that meets user needs while recognizing the function and context of each street by evaluating potential transportation projects and amending or revising design manuals, regulations, standards, and programs as appropriate.
- Policy 3.9 Pedestrian Facilities: Make all streets in Tacoma safe for walking and traveling with assistive devices using context sensitive designs for sidewalks, crosswalks, trails, and other pedestrian walkways or facilities. Pedestrian priority areas, transit corridors, recreational trails, streets experiencing frequent collisions involving pedestrians or other pedestrian safety problems, and streets connecting pedestrian-oriented land uses shall receive high quality pedestrian facilities and amenities that meet standards set by the United States Access Board as funding is available.

Public Services/Public Utilities:

- 33. The psychiatric hospital will be a secure facility and will comply with all applicable City codes. The applicant has provided information on how it will address neighbors' safety concerns in the associated land use application narratives, and has stated that no additional public safety needs are anticipated as a result of the proposal. Staff will review the narratives and provide an analysis related to safety in its staff report to the Hearing Examiner.
- 34. Project concurrency certification or an appropriate mitigation will be completed at the building permit review stage.
- 35. The project will comply with emergency vehicle circulation requirements.
- 36. Fire protection must be provided in accordance with the requirements of TMC 3.02 Fire Code.

CONCLUSION OF THE RESPONSIBLE OFFICIAL:

Existing regulations contained within the TMC address many of the potential environmental impacts associated with this project. These are noted on the environmental checklist for the project and in the MDNS. Potential environmental impacts identified during the project review that are not fully addressed by these or other existing regulations may be subject to mitigation through the adoption of additional conditions based upon the project's consistency with applicable policy guidance set forth in the City's Comprehensive Plan. Based upon the policies set forth in the Findings of Fact Numbers 16, 29 and 32 above, additional mitigating measures are necessary to address potential impacts associated with the proposal.

Mitigation Measures:

The following mitigation measures are required by the City and outside regulatory agencies to address and mitigate for the potential impact created by the proposed project.

1. Historical and cultural preservation:

- a. In order to reduce the potential for adverse effects to undiscovered archaeological resources, the applicant shall provide a professional Archaeological Survey and an Unanticipated Discovery Plan for the project area with its Site Development Permit application.
- b. The Unanticipated Discovery Plan shall include, but not limited to, the following:
 - (i) The City has the authority without penalty to suspend work in the area of discovery for up to 5 working days so the artifacts can be properly classified, documented, handled and removed.
 - (ii) In the event that human remains are discovered, the applicant shall secure the site and contact the Pierce County Medical Examiner, the Puyallup Tribe of Indians, City Historic Preservation Officer, and the State Department of Archaeology and Historic Preservation prior to the removal of any materials. The Medical Examiner shall be requested to minimally disturb in situ remains, only as necessary to complete his preliminary analysis.
 - (iii) The applicant shall include in all development contracts a stipulation that any discovery of archaeological or cultural resources shall be kept confidential until such time as release of information (including but not limited to photos or other information posted on social media sites) is approved by the City Historic Preservation Officer.

2. Environmental Health:

- a. According to the Ecology facility/Site Atlas, the site is located within the Tacoma Smelter Plume with an area that exceeds 20.0 ppm for arsenic levels. Prior to issuance of a Site Development, the applicant shall provide the following:
 - (i) Sample the soil and analyze for arsenic and lead following the 2012 Tacoma Smelter Plume Guidance. The soil sampling results shall be sent to Ecology for review. If the project includes open space areas, contact the Technical Assistance Coordinator, Eva Barber, for assistance in soil sampling methodology within the open space area.
 - (ii) If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The MTCA cleanup level for arsenic is 20 parts per million (ppm) and lead is 250 ppm.
 - (iii) If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:
 - a. Develop soil remediation plan and enter into the Voluntary Cleanup Program with Ecology. For more information on the Voluntary Cleanup Program, visit Ecology website at: https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process/Cleanup-options/Voluntary-cleanup-program.
 - b. Obtain an opinion letter from Ecology stating that the proposed soil remediation plan will likely result in no further action under MTCA. The applicant shall provide to the local land use permitting agency the opinion letter from Ecology.
 - c. Prior to finalizing site development permits, provide to the local land use permitting agency "No Further Action" determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.
 - d. If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and

children's play areas. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

3. Traffic:

- a. The proposal will change intersection movements as they relate to potential safety considerations at the site's primary (and only) access point via the south leg of the existing signalized intersection of South 19th Street and South Proctor Street. To mitigate an increased risk for collision at the intersection, the Engineering Division has determined that:
- i. The existing southbound approach of Proctor Street at South 19th Street shall be rechannelized (i.e., striping and signing) to provide for a shared through/left-turn lane and a dedicated right-turn lane. This reconfiguration should be able to be carried out within the existing curb-to-curb width of the roadway. A re-analysis with the new configuration is not necessary since the study's already assumed single lane configuration will yield the most-delayed results, which were deemed acceptable.
- ii. As a result of the forecasted increase in left-turn traffic volume and conflicting traffic movements therewith, the signal phasing and signal heads are to be replaced to allow for permissive left-turn operations from all approaches via flashing yellow arrow, which is Tacoma's standard for modified/new traffic signals.
- iii. So as not to encourage through traffic use of the site access drive, the south leg of the intersection shall be designed to City standards, and in coordination with an overlapping City of Tacoma Public Works capital project, for a driveway rather than a street intersection, while still providing all of the necessary design provisions (geometrically and with respect to signal infrastructure) for accessible pedestrian mobility across the south leg and accessing across South 19th Street.

Issuance of MDNS:

This MDNS is issued under WAC 197-11-350 (2) and WAC 197-11-355. The decision incorporates comments received during the Optional DNS notice period associated with the associated land use applications for this proposal.

The City of Tacoma has determined that, if mitigated appropriately as described herein, 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 use. Therefore, 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 the following discretionary land use permits: site rezone, conditional use permit, parking lot locational variance and critical areas verification permit. In order to receive approval of these permits 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 land use permits will likely include conditions of approval that may address design and operational safety considerations, 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 at the Customer Service Center, Tacoma Municipal Building, 2nd Floor, 747 Market Street, Tacoma, Washington 98402, by filing a notice of appeal; the contents of the appeal as outlined in Tacoma Municipal Code 13.12.820; and a \$1000.00 filing fee, within 14 days after the issue date of this determination. Appeals of this MDNS will be heard concurrently with the site rezone, conditional use permit, parking lot locational variance and critical area verification permit Public Hearing, to be held at 9 a.m. on July 18, 2019 at the Tacoma City Council Chambers, 747 Market Street, Tacoma, WA 98402.

"The Rules of Procedures for Hearings" may be viewed at: http://cms.cityoftacoma.org/hex/HEX RulesofProcedureforHearings ResolutionNo39843 Adopt ed10.pdf

Responsible Official:	Peter Huffman	
Position/Title:	Director Planning and Development Se	rvices
Signature:	-419	
*	90,00	
SEPA Officer Signatur	e: Turley that	
Issue Date:	June 13, 2019	
Last Day to Appeal:	June 27, 2019	

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: Bob McNeill, Barghausen Consulting Engineers, Inc., 18215 72nd Avenue South, Kent, WA 98032

Green River Management, 1450 West Long Lake Road, Suite 340, Troy, MI 48098

Tacoma Central Neighborhood Council, PO Box 5201, Tacoma, WA 98415

Puget Creek Restoration Society, Scott Hansen, 11419 86th Avenue East, #C, Puyallup, WA 98373

Tahoma Audubon Society, Emily Kalnicky, 2917 Morrison Road West, University Place, WA 98466

Jerry Kunz and Maureen Howard, 3320 South 8th Street, Tacoma, WA 98405 Stephanie Frieze, 3815 South 19th Street, Tacoma, WA 98405

Heather L. Burgess, Phillips Burgess, PLLC, 724 Columbia Street NW, Suite 320, Olympia, WA 98501

Mark R. Steepy, KPFF, 612 Woodland Square Loop SE, Suite 100, Lacey, WA 98503

Puyallup Tribe of Indians, 3009 Portland Avenue, Tacoma, WA 98404

cc via email:

Erik Tolonen, Signature Healthcare Services – etolonen@signaturehc.com

Jason Carey, Barghausen - jcarey@barghausen.com

Dan Balmelli, Barghausen - dbalmelli@barghausen.com

Dana Miller - 0618dana@gmail.com

Jessica Malaier - jessicamalaier@gmail.com

Luke Esser - lukeesser@aol.com

Washington Department of Ecology, separegister@ecy.wa.gov, separegiste

Tacoma-Pierce County Health Department - SEPA, <u>SEPA@tpchd.org</u>, <u>sbird@tpchd.org</u>, <u>ccooley@tpchd.org</u>

Puget Sound Clean Air Agency - sepa@pscleanair.org

WA Dept of Fish and Wildlife – <u>SEPAdesk@dfw.wa.gov</u>, <u>matthew.curtis@dfw.wa.gov</u>, <u>elizabeth.bockstiegel@dfw.wa.gov</u>

Tacoma Public Schools, Chris Williams – cwillia4@tacomak12.wa.us

Washington State Office of Archaeology & Historic Preservation - <u>SEPA@dahp.wa.gov</u>, <u>stephanie.jolivette@dahp.wa.gov</u>

Pierce Transit, Tina Vaslet - tvaslet@piercetransit.org

Pierce County Assessor Treasurer, Darci Brandvold - dbrandv@co.pierce.wa.us

Tacoma Parks, Mary Anderson – <u>dougf@tacomaparks.com</u>, <u>marya@tacomaparks.com</u>, <u>joeb@tacomaparks.com</u>

Puyallup Tribe of Indians – andrew.strobel@puyalluptribe.com, char.naylor@puyalluptribe.com, Brandon.reynon@puyalluptribe.com, carolann.hawks@puyalluptribe.com, david.duenas@puyalluptribe.com, Jeffrey.thomas@puyalluptribe.com, lisa.anderson@puyalluptribe.com, Charlene.matheson@puyalluptribe.com, russ.ladley@puyalluptribe.com

US Army Corps of Engineers - thomas.d.bloxton@usace.army.mil
US Fish and Wildlife Service - judy-lantor@fws.gov

Central Neighborhood Council Members – <u>ixia@harbornet.com</u>, redleopard2853@yahoo.com, schafer@pobox.com, chair@cnc-tacoma.com

City of Tacoma Employees: Carol Wolfe, Shari Hart, Reuben McKnight, Peter Huffman, Ian Munce, Elliott Barnett, Shannon Brenner, Vicki Marsten, Brennan Kidd, Karina Stone, Larry Criswell, Craig Kuntz, Steve Victor

Hearing Examiner Office - Louisa Legg, Aundrea Meyers

Police Sector 2, Commander and Community Liaison Officers; Dan Still – dstill@cityoftacoma.org, Kelly Custis -kcustis@cityoftacoma.org and Jennifer Terhaar - iterhaar@cityoftacoma.org

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 <u>all parts of your proposal</u>, 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 <u>SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D)</u>. 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

1. Name of proposed project, if applicable:

Tacoma Behavioral Hospital

2. Name of applicant:

Signature Healthcare Services, LLC

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

Applicant
Erik Tolonen, Vice President
Signature Healthcare Services, LLC
2065 Compton Avenue
Corona, CA 92881
(951) 520-4199

Project Contact
Robert McNeill, Senior Planner
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue S
Kent, WA 98032
(425) 251-6222

4. Date checklist prepared:

August 17, 2018

5. Agency requesting checklist:

City of Tacoma, Department of Planning and Development

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

The project is proposed to initiate construction in 2019; pending approval of the required land use entitlements and permitting/plan review of construction plans. Weather permitting, the project would be completed without phasing, over a period of 6-8 months, with a tentative opening scheduled for late 2019 or early 2020.

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

The Applicant has no further plans for future additions, expansion or other similar activity relative to this development proposal.

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

The Applicant retained Habitat Technologies, Puyallup WA, in November 2017, to conduct an analysis of wetlands and habitat evaluations for the six (6) parcels comprising the project site. A copy of their report, "Wetlands, Streams, and Critical Habitats Evaluation and Delineation Report," is included with this submittal.

October 2018

Additional environmental information regarding soil types and suitability for proposed construction is being prepared and will be submitted as a deferred submittal.

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.

In addition to typical construction permits to be applied for during the permitting phase of this process, the Applicant has submitted applications seeking approval for the following entitlements:

- Site Rezone ... An application seeking a rezone of all six (6) parcels to the R4L Low Density Multiple Family Residential Zoning District. Hospitals are classified differently under the existing zoning classifications; the R4L offers the best opportunity to integrate the physical requirements of the proposal with the community's need to enforce a more restrictive level of development standards, identify and mitigate any adverse impacts realized by this design, while providing for adequate review of the project's elements through the CUP process.
- Variance to Parking Lot Development Standards ... allowing for the location of onsite parking between the building and South 19th Street.
- Minor Development Permit ... a process designed to confirm and regulate impacts on adjacent wetlands
- Conditional Use Permit (CUP) ... An application seeking approval of the preliminary site plan, structures and site improvements proposed for this development. The CUP process is dictated by the proposed size of the project (± 83,300 square feet, over two (2) stories).
- Building Height Exception ... As part of the CUP application, seeking approval of additional building height – an increase of ± 3- to 5-feet – over the maximum height currently allowed within the R4L Zoning District.
- 10. List any government approvals or permits that will be needed for your proposal, if known.

The list below is a preliminary assessment of permitting likely to be required by this project pending further review:

- Master Land Use Application
- Site Rezone, Conditional Use Permit, Variance and Minor Development
- Short Plat / Lot Consolidation
- NPDES
- Demolition Permits (PSCAA)
- Demolition Permits (City)
- Building and Site Development Permits
- Retaining Wall Permits
- Mechanical and Plumbing Permits
- Water and Sewer Permitting/Review
- Electrical Service Application & Permit/Plan Review (Tacoma Public Utilities)
- Sign Permits
- Work Order Permits (Tacoma Public Works)
- Right-of-Way Dedications
- Stormwater Covenants
- Food Service / Health Department (TPCHD)

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.)

The Applicant seeks to construct an acute care psychiatric hospital comprising approximately 83,300 square feet; providing both in-patient facilities and offering appropriate facilities for outpatient services. The facility proposes to provide 105 beds for in-patient services.

Tacoma Behavioral Hospital will feature a building footprint of \pm 48,027 square feet divided into two (2) stories; the ground floor will feature \pm 51,800 square feet with thirty-five (35) beds and the second level will tally \pm 32,000 square feet with seventy (70) beds.

With the project site consisting of 5.42 acres (± 236,273 square feet), as currently designed, the hospital will result in an approximate floor area ratio of 0.34 FAR and overall lot coverage of slightly more than twenty percent (20.33%).

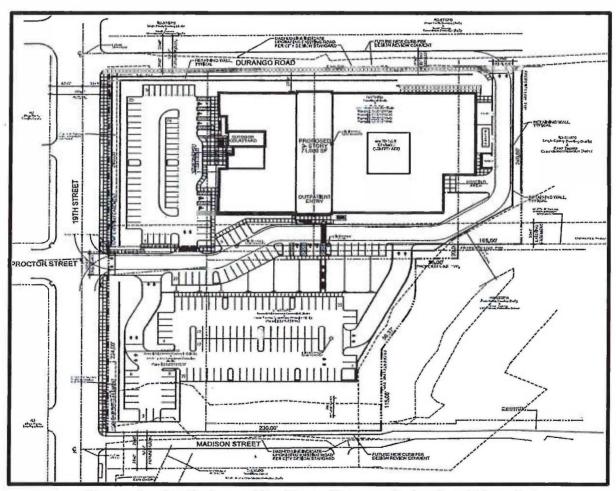


Figure 1 - Preliminary Site Plan - Tacoma Behavioral Hospital



Figure 2 - Vicinity Map - Tacoma Behavioral Hospital

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 Applicant is using 1915 South Proctor Avenue as a current address for the preliminary processing of entitlements. The project is proposed for a site consisting of approximately 5.42 acres assembled from six (6) parcels; each parcel is currently addressed and zoned separately (see table below). The entire site is covered by a zoning overlay – the South Tacoma Groundwater Protection District.

Parcel Number	Acres Street Address	Zoning District
022012-1026 022012-1038 022012-1040 022012-1058 022012-1017	± 0.79 1902 S Durango Street ± 0.80 1915 S Proctor Street ± 1.15 1926 S Durango Street ± 0.50 1928 S Durango Street ± 0.79 3902 S 19 th Street	Transitional Transitional Transitional Transitional Neighborhood Commercial
022012-1160	± 1.54 1928 S Proctor Street	Neighborhodd Commercial

At this time, the Applicant feels the best legal description of the site to incorporate into this application is an abbreviated one, which when combined with the parcel information provided, will give an accurate description of the proposed project independent of the parcel addressing:

A portion of Section 12, Township 20 North, Range 2 East, W.M. in Pierce County Washington.

A better understanding of the project location and the surrounding vicinity can be gleaned from a review of the preliminary civil engineering plans provided with this submittal – which include a vicinity map.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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



The project site is a mixture of rolling terrain with steeper slopes located in the northwest corner of the site and a more gradual sloping exhibited elsewhere on the site.

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

Specific slope calculations vary by location onsite, with a low of 2-3% on some portions, to a high of 40% in the northwest corner of the site.

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.

The project site exhibits a variety of soils; the majority of which are more typical of upland site conditions. Soil texture ranged from gravelly loam, gravelly sandy loam, to loamy fine sands. Some areas onsite exhibited genrally gravelly loam soils that have likely been imported from other areas; the majority of said soils being located near homesites and existing driveways.

The Applicant has commissioned a comprehensive geotechnical analysis of the project site, to be provided as part of a final permit submittal.

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

To the best of the Applicant's knowledge, there are no surface indications and/or history of unstable soils onsite, or in the immediate vicinity.

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.

Preliminary civil plans indicate estimated project grading activity will result in approximately 6,500 cubic yards of cut and 30,000 cubic yards of fill.

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

Temporary erosion is always a possibility associated with construction activity. The Applicant's permit plans will include a temporary erosion and sedimentary control (TESC) plan; implemented using the best management practices (BMPs) associated with erosion prevention and control.

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

Based on an analysis of preliminary civil engineering plans, approximately twenty percent (20%) of the lot will be covered by the proposed structure, with 181,762 square feet (~ 4.17 acres) covered by impervious surface; leaving ~ 1.12 acres of pervious surface. These are preliminary estimates and subject to change as a result of permitting/plan review.

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

Specific measures will be detailed on the TESC plan referred to in (f) above; once the project is completed, the chances of significant erosion onsite are virtually nil.

2, Air

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.

To the best of the Applicant's knowledge, the project will not produce any significant impacts or result in emissions of particulates or noxious odors either during construction or future operations. During construction minimal impacts may be realized as particulates (dust, dirt, etc.) are released into the air on a limited basis. No quantities can be estimated.

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

None. Not Applicable. The only potential source lies in the emissions from vehicular traffic in the adjacent rights-of-way.

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

Controlled watering of the ground will reduce particulates during construction; the use of mufflers and spark arresters will help minimize vehicle emissions from construction equipment.

3. Water

- a. Surface Water:
 - 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.

There is a Type II wetland located southwest of the project site. The preliminary civil plans included with this submittal indicate the inclusion of a buffer between the project and the wetland – including a retaining wall. Please refer to the attached plans for further documentation, as well as the Habitat Technologies report.

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.

The project design calls for the construction of an access drive near the wetland buffer; providing secondary egress to Durango Street. Depending on the actual boundary established for the wetland, this construction may be within 200 feet.

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.

There will be no filling or dredging of wetlands as part of this project.

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

None. Not Applicable. No surface water withdrawals and/or diversions are associated with this project; surface runoff will be controlled onsite.

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

The site is located in Zone X; an area with minimal flood hazard.

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.

None. Not Applicable.

b. Ground Water:

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 groundwater will be withdrawn, nor is any discharge to groundwater being proposed by this project. Excavation for foundations may reveal the existence of perched groundwater deposits in the substrate; requiring removal through a dewatering process (often requiring a separate permit).

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.

No discharge of waste material is proposed.

- c. Water runoff (including stormwater):
 - 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.

Paved impervious surfaces are the only potential source of runoff; runoff will be collected through the onsite stormwater system and conveyed to the designated point of discharge.

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

The Applicant has designed the project to eliminate any potential for groundwater contamination. While highly unlikely, there is a minute possibility for surface runoff conveying unspent hydrocarbons and/or other surface contaminants from the paved surfaces onsite into groundwater.

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

To the best of the Applicant's knowledge, drainage patterns for other properties in the vicinity will not be affected by this proposal. The Applicant's preliminary drainage plan demonstrates specific improvements designed to monitor drainage patterns and control runoff – including, but not limited to, the construction of a detention pond.

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

Please refer to the attached preliminary drainage plan as a means of identifying the project's proposal to address/control surface water runoff – including installation

4. Plants

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

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

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

There will be a number of trees and shrubs to be removed to accommodate the project design. Specific details on species, size and location of trees and

shrubbery slated for removal will be detailed on preliminary demolition and landscape plans to be submitted at a later date. Where possible, existing trees and shrubs may be incorporated into the proposed plan.

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

To the best of the Applicant's knowledge, there are no known threatened or endangered species onsite or in the immediate vicinity.

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

The Applicant's plans for landscaping onsite will feature trees and shrubs native to the Pacific Northwest – including a mixture of deciduous and coniferous trees and drought-tolerant plants where appropriate.

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

To the best of the Applicant's knowledge, there are no noxious weeds and/or invasive species on or near the site.

5. Animals

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

Examples include:

birds: nawk, heron, eagle, songbirds, other:
nammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other

Please refer to the Habitat Technologies, Puyallup WA, report "Wetlands, Streams, and Critical Habitats Evaluation and Delineation Report," prepared by Habitat Technologies, Puyallup WA, dated November 2017, for an an analysis of wetlands and habitat evaluations for the six (6) parcels comprising the project site.

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

Please refer to the Habitat Technologies report for an an analysis of wetlands and habitat evaluations for the six (6) parcels comprising the project site.

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

The project site is located within the Pacific Flyway; an documented migratory route for numerous species of birds and waterfowl.

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

None. Not Applicable.

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

To the best of the Applicant's knowledge, there are no invasive animal species known to be on or near the site. Please refer to the Habitat Technologies, Puyallup WA, report, "Wetlands, Streams, and Critical Habitats Evaluation and Delineation Report," dated November 2017, and included with this submittal, for an an analysis of wetlands and habitat evaluations for the six (6) parcels comprising the project site.

6. Energy and Natural Resources

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

Electric and/or gas energy will be used to meet the project's energy needs.

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

To the best of the Applicant's knowledge, there would be no interference by this project with the potential use of solar energy by adjacent properties.

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:

Energy conservation features will be fully discussed during the permitting phase of the project; the required energy worksheets will be included in our permit submittal.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

To the best of the Applicant's knowledge, there are no projected environmental health hazards associated with this proposal. The risk of fire is not expected to exceed that associated with other healthcare facilities.

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

To the best of the Applicant's knowledge, there is no known contamination onsite, nor is there any reason to anticipate contamination exists.

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. To the best of the Applicant's knowledge, there are no hazardous chemicals or conditions – including transmission pipelines - present onsite or in the immediate vicinity which could affect project development and/or design.

 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.

No toxic or hazardous chemicals will to be stored, used or produced during the project's construction or as a matter of routine operations.

4) Describe special emergency services that might be required.

To the best of the Applicant's knowledge, no special emergency services will be required by this project – either during construction or as a matter of routine operations.

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

With no environmental health hazards and/or projected impacts identified at this stage of the development process, and pending evidence to the contrary, no mitigation measures are required or proposed.

b. Noise

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

Minimal noise impacts may originate from vehicular traffic on adjacent public and/or private rights-of-way; the Applicant does not anticipate any adverse impacts affecting the project.

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.

Short-term increases in noise levels will result from normal construction activity. The Applicant projects decibel levels associated with this activity will range between 57-89 DBA and be limited to those hours where construction activity is permitted by Tacoma code. Construction noise is typically mitigated through the use of noise attenuation devices installed on heavy equipment.

One concern the Applicant is aware of involves the use of sirens employed by emergency vehicles as they approach a typical hospital facility offering the public emergency services. As a acute care psychiatric facility, Tacoma Behavioral Hospital will not offer this type of emergency services; eliminating the possibility of emergency vehicles creating this operational noise impact on the surrounding community.

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

With no long-term impacts identified at this stage of the development process, and pending evidence to the contrary, no mitigation measures are required or proposed.

8. Land and Shoreline Use

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 site was used for low-density residential uses – all of which have been demolished; generally consistent with similar uses found in the adjacent neighborhoods. As designed, the project is unlikely to have adverse impacts on nearby or adjacent properties; indeed, frontage improvements including perimeter landscaping will upgrade the appearance of the site; presenting an institutional structure consistent with the uses typically permitted in the R4L Zoning District.

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?

To the best of the Applicant's knowledge, the site has not been used as either working farmland or forest lands within recent memory. As such, the Applicant's proposal will not remove any agricultural or forest land of commercial significance from the inventory of land resources. Technically, the site will add over five (5) acres to the residential inventory, but drawn from the commercial (C1) and transitional inventory within Tacoma.

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:

None. Not Applicable.

c. Describe any structures on the site.

None. An analysis of aerial photographs of the site indicates residential structures were onsite, along with accessory structures, but all have been demolished.

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

All structures have been previously demolished.

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

The site has mixed zoning; four of the six (6) parcels are designated as Transitional (T), while the remaining two (2) parcels are currently zoned General Neighborhood Commercial Zoning District (C1).

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

Commercial

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

None; Not Applicable.

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

There is no critical area designation for the subject property.

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

The Applicant projects 120 employees as maximum number of onsite at any given time.

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

No residential displacement will be associated with this project.

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

The Applicant has purchased all of the parcels comprising the site. No displacement mitigation is required

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

Please refer to the project narratives and civil and architectural plans associated with each of the entitlement applications concurrently submitted with this checklist. Each of these narratives document the efforts behind the application, the measures proposed to ensure compatibility with regulations and neighborhood character, and the limited nature of exceptions being sought; the civil and architectural plans reveal details reinforcing the Applicant's commitment to full compliance with Tacoma land use codes and plans.

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

Not Applicable.

9. Housing

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

Not Applicable. There is no residential component involved with this project.

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

All single-family homes which were located onsite have been demolished; income data is not available at this time.

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

With no impacts identified at this stage of the development process, and pending evidence to the contrary, no mitigation measures are required or proposed

10. Aesthetics

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

The Applicant's current proposal calls for a building height of thirty-eight (38) feet at the highest point of the structure. This measurement exceeds the maximum height of thirty-five (35) feet currently allowed under the R4L Zoning proposed for the project. The Applicant has applied for approval of additional height of up to forty (40) feet in order to accommodate the minimal additional height needed for building plumbing and HVAC infrastructure as well as articulation and modulation required by Tacoma code. Also, with the additional height being used for architectural detail and utilities, no occupiable space is utilized by the increase height.

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

None. Not Applicable.

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

With no impacts identified at this stage of the development process, and pending evidence to the contrary, no mitigation measures are required or proposed.

11. Light and Glare

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

As designed, the project is not projected to produce any light or glare resulting in spillover onto adjacent properties. Exterior lighting fixtures would be required for public safety and onsite security for patients, employees and visitors; however the Applicant intends to pursue a lighting plan which utilizes focused, shielded exterior lighting fixtures.

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

To the best of the Applicant's knowledge, no spillover or glare will result from this project; therefore neither creating a safety hazard or interfering with any views.

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

The only sources likely to be inflicted on the site would come from vehicle headlights on adjacent rights-of-way; an occurrence which could be at least partially addressed through onsite perimeter landscaping.

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

With no impacts identified at this stage of the development process, and pending evidence to the contrary, no mitigation measures are required or proposed – aside from the Applicant's commitment to a lighting plan as discussed in (a) above.

12. Recreation

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

To the best of the Applicant's knowledge, there are no designated or informal recreational opportunities in the immediate vicinity.

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

None. Not Applicable

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

With no impacts on recreational opportunities identified at this stage of the development process, and pending evidence to the contrary, no mitigation measures are required or proposed.

13. Historic and cultural preservation

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.

To the best of the Applicant's knowledge, there are no buildings, structures or sites catalogued as architectural, cultural or historic resources located onsite or in the immediate vicinity.

c. 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.

To the best of the Applicant's knowledge, there are no cultural and/or historic resources located onsite or in the immediate vicinity. Should such resources or artifacts be identified as unanticipated discoveries during the construction process, construction will be halted until such materials could be identified by the appropriate authority.

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.

To the best of the Applicant's knowledge, there are no cultural and/or historic resources located onsite or in the immediate vicinity.

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.

Should such resources or artifacts be identified as unanticipated discoveries during the construction process, construction will be halted until such materials could be identified and processed by the appropriate authority.

14. Transportation

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.

Vehicular and pedestrian access to the project site would primarily originate from South 19th Street – an east-west arterial street located north of the site. Additional pedestrian access would be possible from Madison Street on the west and both vehicular and pedestrian access from Durango Street on the east; both local streets. However the site's topography works to discourage pedestrian access from Madison Street. Please refer to the attached traffic study for additional public rights-of-way provding access within the immediate vicinity.

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?

The site is easily accessed by public transportation; Pierce Transit's Route 2 on South 19th Street would help deliver outpatients directly to the facility. Route 57 provides service to the intersection of South 19th Street and Union Avenue; about ½ mile east of the facility. Weekday and weekend service is provide on both routes.

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

Tacoma code requires 184 off-street parking spaces be provided; conforming with the required standard of 1.75 spaces / per bed. Code also mandates at least seven (7) ADA parking spaces, a maximum of thirty percent (30%) of required parking be designated for compact vehicles and the allocation of three (3) spaces to accommodate electric vehicle charging stations. Four (4) loading spaces are required (10'x40' or 400 SF each).

The Applicant is providing 193 parking spaces (105% of requirement); including eight (8) ADA spaces (114% of requirement), thirty (30) compact parking spaces (54% of maximum allocation), six (6) electric vehicle charging stations (100% of maximum allocation). The Applicant is also providing three (3) loading spaces; each 12'x35' or 420 square feet each, located at the south end of the facility.

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).

While specific improvements are subject to further permitting/plan review, the TENW traffic study (see #14f below) projects no project-specific offsite mitigation will be required; either for concurrency or SEPA purposes.

The Applicant anticipates frontage improvements (curb, gutter and sidewalk) and perimeter landscaping would be required along rights-of-way and the Applicant's preliminary grading plan calls for right-of-way dedications of varying extent along Durango Street.

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

Not Applicable.

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?

The Applicant commissioned a preliminary traffic analysis, "Transportation Impact Analysis," prepared by Transportation Engineering NorthWest (TENW), dated August 13, 2018; providing answers to these questions and demonstrating a lack of impacts on projected levels of service. Please refer to the TENW analysis for a complete discussion of data, modeling and methodology used.

Trip Generation. The proposed hospital project is estimated to generate a total of 898 new weekday daily trips with 188 new trips occurring during the weekday AM peak hour (128 entering, 60 exiting), and 171 new trips occurring during the weekday PM peak hour [55 entering, 116 exiting).

Future Year LOS. Weekday PM peak hour LOS analyses were conducted at four study intersections. The results of the LOS analysis showed that the signalized study intersections are estimated to operate at LOS D or better in the future (2020) without or with the proposed project during the weekday PM peak hour. Additionally, all controlled movements at the unsignalized study intersection are anticipated to operate at LOS C or better during the weekday PM peak hour in 2020 without or with the proposed project.

The Applicant believes it is important to note, the smaller scale of this facility coupled with the differences in clientele and services provided, may combine to dictate a more nuanced view of trip generation data versus what is typically associated with a larger, general hospital facility.

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; Not Applicable.

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

With no impacts identified at this stage of the development process, and pending evidence to the contrary, no mitigation measures are required or proposed.

15. Public Services

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.

No increase in the demand for public services can be reasonably linked to the construction of the proposed facility, or to future operations.

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

With no impacts identified at this stage of the development process, and pending evidence to the contrary, no mitigation measures are required or proposed.

16. Utilities

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

All required utilities are either provided or currently available to the site; including, but not limited to, electricity, natural gas, water, sanitary sewer, refuse and recycling service, telephone, cable television and other communication services. Pending further permitting/plan review analysis and the installation of proposed site improvements, capacity for all public and franchise utilities is presumed to be adequate.

d. 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.

Please refer to the preliminary utility plan included with this submittal for specific details on proposed utility connections.

C. Signature

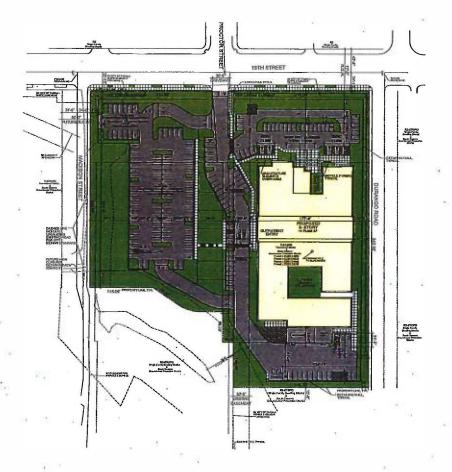
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Name of signee: Robert McNeill

Position and Agency/Organization: Senior Planner, Barghausen Consulting Engineers, Inc.

Date Submitted: October 26, 2018



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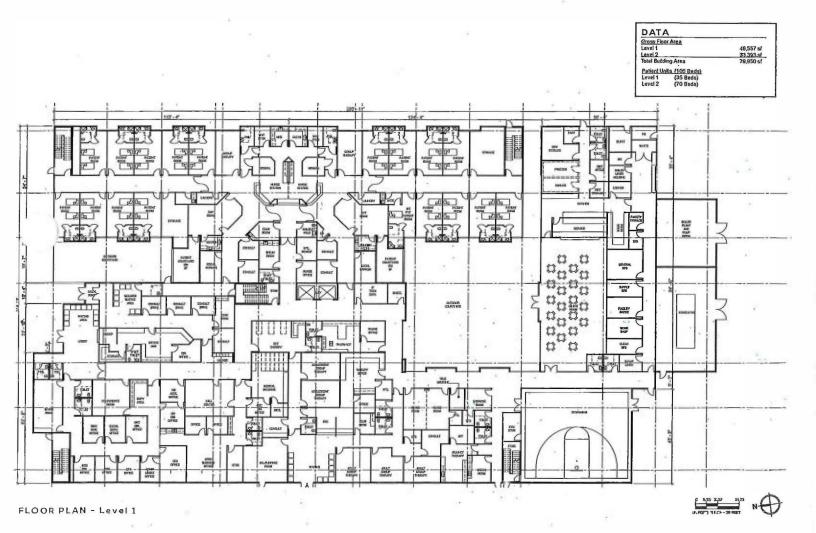
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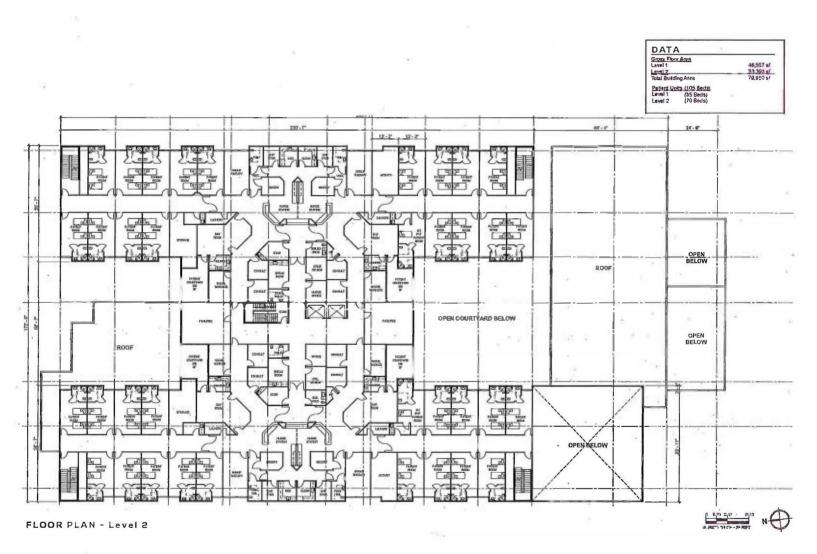
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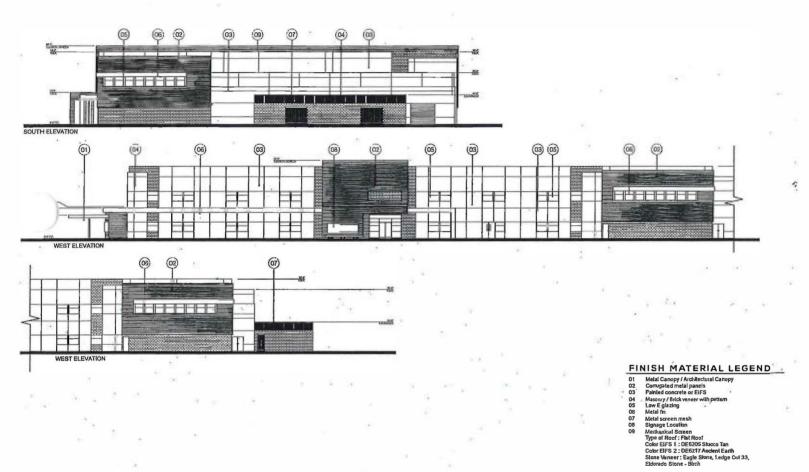
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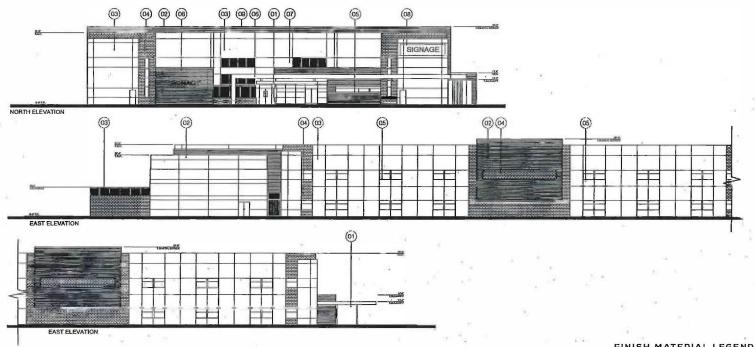






ELEVATIONS





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antz, Shanta

From:

maureenjerry@yahoo.com

Sent:

Thursday, May 16, 2019 10:49 PM

То:

Frantz, Shanta

Subject:

Proposed Mental Health Facility at 19th and Proctor To Be Operated By Signature

Healthcare

Follow Up Flag:

Follow up

Flag Status:

Flagged

Dear Ms. Frantz,

I suggest that, before approving this plan, you and others examine a recent set of Signature Healthcare workers' evaluations of working for this corporation. The organization sounds poorly run and potentially dangerous to both its workers and those in their care.

Working at Signature HealthCARE LLC: 987 Reviews | Indeed.com



Working at Signature HealthCARE LLC: 987 Reviews | Indeed.com

987 reviews from current and former Signature HealthCARE LLC employees about Signature HealthCARE LLC culture, s...

Thank you.

Sincerely,

Jerry Kunz and Maureen Howard 3320 S. 8th St. Tacoma, WA 98405 phone: 253-756-8146

email: maureenjerry@yahoo.com

Frantz, Shanta

From:

Magoon, Jana

Sent:

Friday, May 17, 2019 7:58 AM

To:

PDS Permit Plan Desk; PDS Land Use and Zoning

Subject:

RE: Mental Hospital on S. 19th

Follow Up Flag: Flag Status:

Follow up Flagged

This is Shanta's project.

Jana Magoon

Development Services | City of Tacoma CELL: 253.882.9713 | PHONE: 253-594-7823

jmagoon@cityoftacoma.org

We work with the community to plan and permit a safe, sustainable, livable city.

From: Reifsnyder, Brenda On Behalf Of PDS Permit Plan Desk

Sent: Friday, May 17, 2019 7:44 AM

To: PDS Land Use and Zoning <pdszoning@ci.tacoma.wa.us>

Subject: FW: Mental Hospital on S. 19th

From: Stephanie Frieze [mailto:stephaniefrieze@comcast.net]

Sent: Thursday, May 16, 2019 8:06 PM

To: PDS Permit Plan Desk <permitplandesk@ci.tacoma.wa.us>

Subject: Mental Hospital on S. 19th

To Whom It May Concern:

As the home owner of 3815 S. 19th Street, I was dismayed to discover that the development of the wilderness at S. 19th Street and Prospect is to be a 105 bed mental hospital! Did I miss input by the neighborhood? I am concerned about having this facility one block from the stairs that access our property which is a duplex. I am concerned with the safety of my family and tenants as well as the value of my property and whether or not I can keep the rental rented. Please send me information about how to object to this project going forward and any public meetings planned.

Thank you for your time and attention.

Sincerely,

Stephanie Frieze stephaniefrieze@comcast.net

rantz, Shanta

From:

Dana Miller <0618dana@gmail.com>

Sent:

Tuesday, May 28, 2019 2:34 PM

To:

Frantz, Shanta

Subject:

Proposed Psychiatric Hospital

I'm interested in learning more about the 105 bed psychiatric hospital proposed for S. 19th St. and Proctor that The News Tribune posted on it's on-line updates. My main concern is learning if this facility is for the support of mentally ill Tacoma/Pierce Co. residents, or if this will be a facility for the entire Puget Sound/Western Washington region.

We are all aware of the desperate need for more mental health services and it is something we need to provide our citizens as other communities need to provide for their citizens. But my concern is that other Cities and Counties will use this proposed facility to "dump" their problems off onto the citizens of Tacoma, much as the State has done to Pierce County with the release of sexual offenders from the McNeil Island Special Commitment Center.

I would appreciate if you could look into this issue, and if it's a regional facility, do what you can to prevent its construction. Gov. Inslee has spoken of how we need to get away from the large regional hospitals; let's make re that this facility is not an attempt to continue the current system, only in a new building/buildings.

Thank you, Dana Miller

Frantz, Shanta

From: Jessica Malaier < jessicamalaier@gmail.com>

Sent: Thursday, May 30, 2019 7:08 PM

To: Frantz, Shanta

Subject: Proposed Mental Health Hospital at South 19th and Proctor, SEPA Review Comments

Dear Ms. Frantz,

I write to oppose the proposed mental health hospital at South 19th and Proctor, as it poses a risk to the health and safety of the surrounding community. I am the parent of a Freshman at Bellarmine Preparatory School, and believe this gives me standing to oppose the proposed use for the parcel.

I understand there is already a mental health facility essentially across the street Allenmore Hospital, however, doubling a risk is worse than maintaining an already improvident status quo.

The proposed new facility is backed by a wooded area leading to a summer camp and a high school. The proposed hospital borders single-family residences and is within 1000 feet of Bellarmine High School, Foss High School, a Veteran's Home, and a retirement home. Additionally, this parcel is across the street from a nursing home and less than 300 feet from the Snake Lake Nature Center where, in addition to children visiting daily, MetParks runs summer camps for young children. That said, several surrounding parcels hold in common one thing: vulnerable people; children, senior citizens, veterans, and physically incapacitated individuals. Placing mentally ill people in such close proximity to a high concentration of vulnerable people is not only unsafe, but irresponsible.

To be clear, I do believe there is currently a mental health crisis and action needs to be taken to support those suffering from mental illnesses. However, the location proposed for this hospital is inappropriate and jeopardizes the health and safety of its surrounding community. Please consider this my strong opposition to the proposal to construct the proposed mental health facility at South 19th & Proctor, as it is a blatant safety risk to the neighboring community.

Sincerely,

Jessica Malaier
Jessicamalaier@gmail.com



May 31, 2019

TRANSMITTED VIA FIRST-CLASS U.S. MAIL and ELECTRONIC MAIL sfrantz@cityoftacoma.org

Shanta Frantz, Senior Planner
City of Tacoma
Planning & Development Services Department
747 Market Street, Room 345
Tacoma, Washington 98402

Re: Comments on LU18-0301 – Tacoma Behavioral Hospital

Applicant: Signature Healthcare Services, LLC (the "Applicant")

Dear Ms. Frantz:

This firm represents Vest Thurston, LLC.

The purpose of this letter is to provide public comments on behalf of our client regarding Application No. LU18-0301 for the Tacoma Behavioral Hospital (the "Project"). We are also enclosing public comments on this Project from Mark R. Steepy, PE, Principal at kpff dated May 31, 2019.

Our specific concerns based upon review of the application materials and supporting reports are as follows:

1. The Applicant's proposal to rezone all subject parcels to R-4-Low Density Multiple-Family Dwelling District conflicts with the proposed use. R-4-Low Density Multiple-Family Dwelling District, pursuant to TMC 13.06.100, is intended primarily for low-density multiple-family housing, mobile home parks, retirement homes and group living facilities. R-4-Low Density is similar to the R-4 Multiple-Family Dwelling District, but more restrictive site development standards are intended to minimize adverse impacts of permitted and conditional uses on adjoining land. The district is characterized by amenities and services associated with single- and two-family residential districts, and it is located generally along major transportation corridors, and between higher and lower intensity uses. Transitional zoning currently covers 3.24 acres of the subject parcels – approximately 58% of the site. Construction of an acute care psychiatric hospital comprising approximately 83,300 square feet on two floors, with 105 beds, providing both in-patient facilities and offering components of outpatient services conflicts entirely with the intent of the R-4-Low Density Multiple-Family Dwelling District. The Applicant acknowledges in its rezone narrative the importance of the Transitional Zoning

Shanta Frantz, Senior Planner May 31, 2019 Page | 2

District but seeks to abolish it with little to no inclusion of protections to mitigate the significant impacts the proposed use will have on the neighboring residential areas.

- 2. The Applicant's proposal for rezone includes elimination of the existing Transitional Zone, which would allow placement of a 2-story building with 35'-40' height immediately adjacent to existing residential units to the east. The purpose of transitional zones as included in TMC 13.06.200(B)(1) provides that transitional areas should customarily consist of office uses with negligible off-site impacts with lower traffic generation, fewer operating hours, smaller scale buildings, and less signage than general commercial areas all to provide an appropriate buffer between commercial and residential areas. The City's Comprehensive Plan desires transitional zones between commercial and residential areas. The Applicant's proposal is not consistent with such policies. At a minimum, should the rezone be approved, the Director should recommend placement of the building in the former Transitional District Zone and placement of the parking in the former Commercial Zone.
- 3. The Applicant's proposal is contrary to Comprehensive Plan Design and Development Goals in their entirety, DD-1, DD-2, DD-3, DD-4, DD-8, DD-9 (particularly as it supports development patterns that result in compatible and graceful transitions between differing densities, intensities and activities), Urban Form Goals, UF-1 and UF-2. The Applicant's proposal, as well, conflicts with Comprehensive Plan policies contained within the Downtown Element as they relate to the protection of residential districts and transitional areas, and the Transportation Element as such policies relate to pedestrian safety.
- 4. Because the property has been historically used for low-density residential use, proposed land use changes are not consistent with surrounding and adjacent neighborhoods and Project components fail to properly mitigate adverse impacts to nearby or adjacent properties. The existing provisions of the Tacoma Municipal Code do not properly mitigate the known adverse impacts associated with the proposal.
- 5. The Project's proposed height limits exceed the maximum height of 35', which is currently allowed under R4L zoning. The Applicant's desire for additional height of up to 40' for modulation and articulation requirements presents significant environmental impacts and serves to block views and causes significant adverse impacts to light, glare, and air for street exposures and from adjacent and surrounding properties.
- 6. The application for locating onsite parking between the proposed building and South 19th Street results in adverse and significant impacts to ingress and egress, along with associated impacts to pedestrian and vehicular traffic. The site plan includes 193 parking stalls. Contrary to the narratives provided by the Applicant, allotment of 193 parking stalls neither renders quiet use of the parking area with traffic entering, parking, and leaving the parking area nor does the volume of parking stalls generate little traffic. Rather, 193 parking stalls generate a substantial amount of traffic not properly accounted for or mitigated by the Applicant. These impacts are intensified as the proposed use is a 24-hour facility. For the Applicant to suggest "the activity levels at any given time of the day would be comparable with levels typically

Shanta Frantz, Senior Planner May 31, 2019 Page | 3

associated with a residential use" is absurd based on the volume of parking stalls alone. (See CUP Narrative, page 5 provided by the Applicant in support of the CUP application).

- 7. The application for a variance to the City's Parking Lot Development Standards does not meet the criteria contained in TMC 13.06.645.B.6.b and the Applicant's justifications for the variance to the requirement that onsite parking be to the rear of the parcel fail to meet threshold criteria for approval. Variance approvals are restrictive by nature and approvals should not be freely granted absent satisfaction of applicable decision criteria. The alternative provided by the Applicant does not satisfy TMC 13.06.645.B.6.b as the alternative poses significant safety concerns, impacts pedestrian circulation, increases traffic on residential streets, fails to direct traffic to designated arterials, includes aesthetic implications resulting in a sea of asphalt, and results in unmitigated impacts to abutting residential areas.
- 8. The Applicant's proposed site plan places the building along approximately 80% of Durango Street frontage and 0% on 19th Street. The Applicant's justification for this placement is merely that access should be along the arterial of 19th Street and that site grading and power lines prohibit the placement of a single building along 19th Street. The Applicant's justification is flawed and requires scrutiny by the City. In contradiction to the justification as to where to place the building, the Applicant, for the parking and access deviation, uses the residential character of Durango Street as the reason no rear access should exist. It makes little sense that because the Applicant is not willing to have multiple buildings straddle the access at the 19th Street/Proctor intersection, they are forced to place a single building either to the east or west of the intersection. The Applicant proposes placement of the building on the eastern portion of the site, which will significantly impact existing residential homes as the eastern site is higher in topography. The Applicant's justification that overhead powerlines bisecting the site preclude parking in the rear does not adequately justify approval of the variance.
- 9. The site plan provided by the Applicant does not accurately represent the rezone proposal and is not consistent with existing local codes, policies, and standards.
- 10. To receive the building height exception, the Applicant emphasizes security as a basis for the request, while proposing placement of the building as close to an existing residential home on the east property line as possible. Placement of the building so close to existing residential homes creates significant safety concerns and negates the Applicant's basis for the building height exception.
- 11. The site's topography shows the highest elevations on the north and east portions of the parcels, which is where the Applicant intends to place the building. Placement of the building in the proposed location will have significant impacts to adjacent residential properties to the east, which existing codes and standards cannot properly mitigate. Oddly, the Applicant justifies its request for a parking variance by proposing placement of the building on the lower portions of the site to minimize visual impacts. These justifications conflict and warrant scrutiny by City review staff.

- 12. The traffic associated with the Project will have a significant and adverse impact to the surrounding residential and transitional areas. These impacts and intensity of the proposed use are not properly addressed by the Applicant through the Traffic Impact Analysis or other Project elements. The Project presents significant unmitigated traffic impacts, including significant safety risks to proposed pedestrian access considering the site's topography.
- 13. Mitigation for the Type II wetland located southwest of the Project site does not include proper mitigation from cumulative development impacts.
- 14. Preliminary demolition and landscape plans do not include provisions for adequate revegetation of the site.
- 15. The Critical Habitats Evaluation and Delineation Report does not include sufficient mitigation to identify habit and species from Project's impacts, including but not limited to, impacts to migratory routes for birds and waterfowl.
- 16. The Project does not include sufficient noise study to determine impacts from noise associated with construction and operational activities.
 - 17. Soil types and suitability for proposed construction are not properly identified.
- 18. Frontage improvements, including perimeter landscaping, do not properly mitigate character and aesthetic impacts to the surrounding built environment and are otherwise not sufficient to mitigate adverse impacts (not otherwise anticipated by applicable provisions of the Tacoma Municipal Code) particularly with respect to the proposed alternative access and parking area. Contrary to the Applicant's contentions, its proposed location for parking functionally cannot be well-screened with vegetation or with natural surroundings.
- 19. Civil and architectural plans associated with each entitlement application submitted concurrent with the SEPA Checklist do not include sufficient measures to ensure compatibility with existing local regulations and neighborhood character. In areas where the proposal complies with existing local regulations, existing regulations fail to properly mitigate adverse and significant environmental impacts associated with construction and operation of the proposed facility.

Yours very truly,

HLB/dlg

cc: (via email w/enclosure)

Client

Mark Steepy

Enclosure: Public Comments re LU18-0301 dated May 31, 2019, from Mark R. Steepy, PE,

Principal, kpff



May 31, 2019

Shanta Frantz, Senior Planner City of Tacoma Planning & Development Services Department 747 Market Street, Room 345 Tacoma, Washington 98402

Subject:

Comments on LU18-0301 - Tacoma Behavioral Hospital

Applicant: Signature Healthcare Services, LLC (the "Applicant")

Dear Ms. Frantz:

This firm represents Vest Thurston, LLC. The purpose of this letter is to provide public comments on behalf of our client regarding Application No. LU18-0301 for the Tacoma Behavioral Hospital (the "Project"). Our specific concerns based upon review of the application materials and supporting reports are as follows:

- 1.1 Site Grading; the site is highest on the north and east. The building is placed along the eastern property boundary fronting Durango Street and this will have a visual impact to adjacent residential properties to the east. The parking variance request suggests the building has been placed in a low area and minimizes visual impacts. The variance request also suggests moving the building to the 19th Street frontage increases grading, therefore costs. The building being located along the eastern property line where grades are higher than other portions of the site do not minimize visual impacts. Furthermore, expenses associated with grading are not criteria for granting a variance.
- 1.2 The site plan includes 193 parking stalls. Contrary to the narratives, the need for 193 parking stalls is not quiet, nor does it generate little traffic. This is a significant impact on traffic with 2,344 added weekly trips, 220 daily AM peak trips, and 198 daily PM peak trips per the Traffic Impact Analysis (TIA).
- 1.3 The site plan places the building along approximately 80% of the frontage of Durango Street and 0% on 19th Street. The justification for this location instead of along 19th Street, as required by code, is that the primary access should be along the arterial of 19th Street and that site grading and power lines prohibit the placement of a single building along 19th and still provide the primary access. For the parking and access deviation, using the residential character of Durango Street as the reason to not have rear access and need to place the building there is in conflict with placing a commercial structure entirely on a current Transition Zone property and placing parking on a current Commercial zone property. Additionally, the suggestion of placing the building in low lying areas to minimize visual impacts can be further supported if the building was south and west, bordering the wetland buffer as opposed to the existing residential neighborhoods, all while maintaining primary access from 19th Street.

- 1.4 The justification for a single building is primarily justified by maximizing security, yet the site plan places the building as close to the nearest existing residential structure as possible. Multiple buildings straddling the access at Proctor Street may impact site security, but that can be mitigated by the applicant while maintaining the codes in place by the City, including:
 - Partial, if not all, building placement on the existing commercially zoned properties, as opposed to the existing Transitional zones and nearby residential properties;
 - o Building location fronting the arterial street with parking in the rear;
 - Protection of wetland buffers.

Thank you for your review and consideration to these concerns as they relate to the codes as they are applied to this application. If you have any questions or concerns, please feel free to call me at (360) 292-7230 or email mark.steepy@kpff.com.

Sincerely,

Mark R. Steepy,

PE Principal

MRS:SLC

10181900058

From: Brenner, Shannon

Sent: Thursday, June 6, 2019 4:51 PM

To: Frantz, Shanta <sfrantz@cityoftacoma.org>

Subject: RE: Tacoma Behavioral Hospital - 1915 South Proctor Street - LU18-0301 - CAPO E-Mail for SEPA

MDNS

The project requires, and the applicant has applied for, a critical area verification permit. Critical Area Verification permits are can be issued to verify the presence and location of critical areas. As part of this review the applicant is demonstrating that the project is meeting the standards of the Critical Area Preservation Ordinance which requires that any activity in or adjacent to a critical area that could impact the critical area through physical alteration including alteration of vegetation, soils, or any act that could result in significant change in water level, temperature, or chemical characteristics, be avoided. The current proposal is to avoid all impacts. Should any impacts be identified, the standards would require the applicant to demonstrate why the impacts cannot be avoided and if unavoidable the applicant would need to fully mitigate the impact to ensure no net loss of critical area functions.

Shannon Brenner

Environmental Specialist-Biologist I Critical Areas City of Tacoma Planning and Development (PDS) sbrenner@cityoftacoma.org P: 253.591.5482

We work with the community to plan and permit a safe, sustainable, livable city.

Take our survey!





City of Tacoma Planning and Development Services

Memorandum

TO:

Shanta Frantz, Planning and Development Services

FROM:

Karina Stone, Planning and Development Services, Site Development Group Larry Criswell, Planning and Development Services, Site Development Group

SUBJECT:

LU18-0301

1915 S. Proctor St.

DATE:

May 2, 2019

These comments and conditions are based on the following information provided for review:

Application, 11/17/2018

Site Plan, Date 11/15/2018

Revised Hydrology Report, 03/29/2019

If you have questions regarding these comments and conditions, please contact Karina Stone for Storm and Sanitary Sewers at kstone@cityoftacoma.org or 253-502-2286 or Larry Criswell for Streets, Driveways, and Sidewalks at lcriswel@cityoftacoma.org or 253-591-5787.

The Site Development Group has the following Conditions of Approval:

1. Storm and Sanitary Sewers

- a. The proposal shall comply with all applicable requirements contained in the City of Tacoma Stormwater Management Manual, Side Sewer and Sanitary Sewer Availability Manual, Tacoma Municipal Code 12.08, Tacoma Municipal Code 2.19, Tacoma Municipal Code 10.14, Tacoma Municipal Code 10.22 and the Right-of-Way Design Manual in effect at time of vesting land use actions, building or construction permitting.
- Any utility construction, relocation, or adjustment costs shall be at the applicant's expense.
- c. The proposal is to discharge the site surface water to maintain wetland hydrology via dispersion trenches and vegetated flow paths. As proposed, the vegetated flow path required is partly on adjacent private property. Private stormwater easements shall be obtained for stormwater management BMPs located on private property under different ownership. The easement shall encompass the BMP, including any required downstream vegetated flow paths required to maintain the downstream discharge conditions. The easement shall permit access for maintenance or replacement in the case of failure. If an easement is unable to be obtained, the private BMP shall be relocated to be fully contained on the owner's private property, including any required downstream vegetated flow paths required to maintain the downstream discharge conditions.

- d. Per Volume 5, Section 1.1 of the SWMM, enhanced water quality treatment is required for all pollution generating surfaces discharging to the stream and the wetland.
- e. Per Volume 1, Section 3.4.7 of the SWMM, flow control is required for this project for the portion of the site discharging to the stream.
- f. Per Volume 1, Section 3.4.8 of the SWMM, wetlands protection is required for this project for the portions of the site discharging to the wetland, either directly or indirectly.
- g. Be advised, the hydrology report and associated plans are considered preliminary and intended to determine the feasibility of compliance with the SWMM. The drawings and associated reports are not approved for construction.

2. Streets, Driveways, and Sidewalks

South 19th and Madison Street intersection

a. Curb ramps at the intersection of S. 19th and Madison Streets shall be constructed meeting current Tacoma & ADA standards. Curb installation shall include the SW corner and the SE corner receiving ramps and shall be directional.

South 19th Street

- b. Remove and replace existing 5' sidewalk abutting the sites with a new 7' sidewalk meeting Public Right of Way Accessible Guidelines (PROWAG) and Americans with Disabilities Act (ADA) requirements, and be installed to the approval of the City Engineer.
- c. South 19th Street fronting the property shall be restored in accordance with the Right-of-Way Restoration Policy.
- d. Remove asphalt from planters and replace with grass.

South, 19th and Proctor Streets Intersections

e. Curb ramps at the intersection of So 19th and Proctor Street shall be constructed meeting current Tacoma & ADA standards. Curb installation shall include the SW corner and the SE corner and shall be directional receiving ramps.

South 19th and Durango Streets Intersection

f. Curb ramps at the intersection of S. 19th and Durango Streets shall be constructed meeting current Tacoma & ADA standards. Curb installation shall include the SW corner and the NW corner receiving ramps.

The following conditions are applicable to building/development permits associated with this proposal:

- a. The applicant shall review SWMM Minimum Requirements #1-10 and comply with all applicable requirements.
- b. A Covenant and Easement Agreement shall be required for all projects with private storm drainage systems.
- c. This project is located within the South Tacoma Groundwater Protection District (STGPD). The City of Tacoma Environmental Services Department and Tacoma-Pierce County Health Department (TPCHD) developed a guidance document that provides the circumstances and requirements for approval of infiltration facilities for managing pollution-generating stormwater runoff in the STGPD. The policy is available at http://cms.cityoftacoma.org/enviro/SurfaceWater/signed%202017%20policy%20ESD17-1.pdf. Additional information on the STGPD is located on the TPCHD website at https://www.tpchd.org/healthy-places/waste-management/business-pollution-prevention/south-tacoma-groundwater-protection-district
 - d. A site development (SDEV) permit is required.
 - e. It appears this project will disturb one or more acre of land or is part of a larger common plan of development or sale that has disturbed or ultimately will disturb one or more acres of land; and discharge stormwater from the site. Coverage under a Washington State Department of Ecology (Ecology) NPDES Stormwater Construction General Permit (CSWGP) may be required.
 - For assistance with the CSWGP contact the Ecology Southwest Region Pierce County Permit Administrator: (360) 407-7451.
 - For Information about the Construction Stormwater General Permit and requirements, visit Ecology's ISWGP webpage: https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit.
 - To submit a Notice of Intent (NOI) for coverage under the CSWGP apply online through Ecology's WQWebPortal:
 https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Water-quality-permits-guidance/WQWebPortal-guidance.
 - f. Peak daily sanitary flow calculations, prepared by a licensed engineer, shall be submitted to the Science & Engineering Division. Peak daily flows shall be calculated in accordance with the Washington State Department of Ecology Criteria for Sewage Works Design (Orange Book). Science & Engineering Division staff will then determine if the sewer system has enough capacity to accommodate the new peak flows in addition to upstream peak flows for fully developed conditions. If the public sewer system does not have enough capacity to accommodate the proposed development, the public sanitary sewer shall be upsized prior to sewer connection.

City documents are available online at the following locations:

- City of Tacoma Stormwater Management Manual: www.cityoftacoma.org/stormwatermanual
- City of Tacoma Side Sewer and Sanitary Sewer Availability Manual: www.cityoftacoma.org/sidesewer
- Right-of-Way Design Manual: www.cityoftacoma.org/designmanual
- City of Tacoma Right-of-Way Restoration Manual: http://www.govme.org/download/PDF/PublicWorks-Right-of-Way-RestorationPolicy.pdf

SEPA Comment Letter



January 10, 2019

Record ID: SR0233884

ATTN SHANTA FRANTZ CITY OF TACOMA SFRANTZ@CITYOFTACOMA.ORG

RE:

SEPA Review, LU18-0301 - Tacoma Behavioral Hospital

Dear Shanta Frantz:

The Tacoma-Pierce County Health Department's Environmental Health Program received the above mentioned checklist on December 21, 2018 and has the following comment(s):

This property lies within the South Tacoma Groundwater Protection District (STGPD). The area has been identified as an environmentally sensitive due to the relatively shallow, high yield aquifer system that provides up to 40 percent of the City of Tacoma's water supply. The STGPD is a local ground water protection program that regulates businesses handling and using hazardous materials, and generating hazardous wastes. A focus of the program is to ensure proper handling and disposal of hazardous materials, and to ensure the integrity of aboveground and underground storage tanks to prevent further contamination of this sensitive aquifer area.

A permit for the handling, use, storage or disposal of hazardous materials or hazardous wastes is required. Please contact Keith Johnston at (253) 798-6561 for further information.

This area may have been contaminated with heavy metals due to the air emissions originating form the old Asarco Smelter in north Tacoma. Ecology recommends that the soils be sampled and analyzed for lead and arsenic. If these contaminants and/or others are found at concentrations above the Model Toxics Control Act (MTC) cleanup levels, Ecology recommends that owners, potential buyers, construction workers, and others be notified of their occurrence and that you contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. If soils are found to be contaminated, extra precautions should be taken to avoid fugitive dust and soil erosion during grading and site construction. Site design should include protective measures to isolate or remove contaminated soils from yard areas and children's play areas. Contaminated soils generated during site construction should be managed or disposed of in accordance with state and local regulations, including the Minimum Functional Standards for Solid Waste Handling, Chapter 173-350 WAC. For assistance and information about soils contamination and to identify the type of testing needed, contact the Toxics Cleanup Program, Southwest Regional office at (360) 407-6300 Please contact Glenn Rollins at (253) 798-3503 for further information.

Thank you for the opportunity to respond.

Sincerely,

Kelly Racke

Environmental Health Specialist II Environmental Health Division



STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

PO Box 47775 · Olympia, Washington 98504-7775 · (360) 407-6300 711 for Washington Relay Service · Persons with a speech disability can call 877-833-6341

January 11, 2019

Shanta Frantz, Senior Planner City of Tacoma Planning and Development Services 747 Market Street, Room 345 Tacoma, WA 98402

Dear Shanta Frantz:

Thank you for the opportunity to comment on the prethreshold consultation for the Tacoma Behavioral Hospital Project (LU18-0301) located at 1915 South Proctor Avenue as proposed by Barghausen Consulting Engineers, Inc. for Signature Healthcare Services, LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

TOXICS CLEANUP: Eva Barber (360) 407-7094

This property includes one contaminated Site. The Site is Jemstone LLC Durango St Site, Facility Site ID (FSID) 3481564. To search and access information concerning this Site, see http://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx. This Site, located on parcel 0220121026 received a No Further Action (NFA) determination from Ecology on October 7, 2013. All other parcels that are part of this project are located in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in north Tacoma (visit Ecology's Tacoma Smelter Plume map search tool: https://fortress.wa.gov/ecy/dirtalert/).

Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Children are at especially high risk from direct exposure to contaminated soil. Construction workers, landscapers, gardeners, and others who work in the soils are also at risk.

Ecology recommends that the lead agency include the following as conditions of approval, prior to the issuance of any site development permits or the initiation of grading, filling, or clearing:

- Sample the soil and analyze for arsenic and lead following the 2012 Tacoma Smelter Plume Guidance. The soil sampling results shall be sent to Ecology for review. If the project includes open space areas, contact the Technical Assistance Coordinator, Eva Barber, for assistance in soil sampling methodology within the open space area.
- If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The MTCA cleanup level for arsenic is 20 parts per million (ppm) and lead is 250 ppm.
- If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:
 - 1) Develop soil remediation plan and enter into the Voluntary Cleanup Program with Ecology. For more information on the Voluntary Cleanup Program, visit Ecology website at: https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process/Cleanup-options/Voluntary-cleanup-program.
 - 2) Obtain an opinion letter from Ecology stating that the proposed soil remediation plan will likely result in no further action under MTCA. The applicant shall provide to the local land use permitting agency the opinion letter from Ecology.
 - 3) Prior to finalizing site development permits, provide to the local land use permitting agency "No Further Action" determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.
- If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play areas. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

The link below provides a fact sheet that explains more how the arsenic and lead clean-up levels were set and why Ecology sees that they are protective for human health: https://fortress.wa.gov/ecy/publications/SummaryPages/1109095.html.

For assistance and information about Tacoma Smelter Plume and soils contamination, contact Eva Barber with the Toxic Cleanup Program at (360) 407-7094 or via email at Eva.Barber@ecy.wa.gov.

Shanta Frantz, Senior Planner January 11, 2019 Page 3

WATER QUALITY: Chris Montague-Breakwell (360) 407-6364

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

The following construction activities require coverage under the Construction Stormwater General Permit:

- 1. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and
- 2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and
- 3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/ - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

Shanta Frantz, Senior Planner January 11, 2019 Page 4

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology Southwest Regional Office

(MLD:201807228)

cc: Eva Barber, TSP
Chris Montague-Breakwell, WQ
Robert McNeill, Senior Planner, Barghausen Consulting Engineers, Inc. (Contact)
Erik Tolonen, Vice President, Signature Healthcare Services, LLC (Applicant)



Allyson Brooks Ph.D., Director State Historic Preservation Officer

January 8, 2019

Ms. Shanta Frantz City of Tacoma 747 Market Street, Room 345 Tacoma, WA 98402

In future correspondence please refer to: Project Tracking Code: 2019-01-00133

Property: City of Tacoma Behavioral Hospital Tolonen Signature Health Care Services

Re: Archaeology - Survey Requested

Dear Ms. Frantz:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. As a result of our review, our professional opinion is that the project area has the potential to contain archaeological resources. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

If any federal funds or permits are associated with this proposal, Section 106 of the National Historic Preservation Act, as amended, and its implementing regulations, 36 CFR 800, must be followed. This is a separate process from both the NEPA and SEPA environmental review processes and requires formal government-to-government consultation with the affected Tribes and the SHPO.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Stephanie Jolivette

Local Governments Archaeologist

(360) 586-3088

Stephanie.Jolivette@dahp.wa.gov



From: Marsten, Vicki

Sent: Wednesday, June 5, 2019 10:40 AM

To: Kidd, Brennan <bkidd@ci.tacoma.wa.us>; Frantz, Shanta <sfrantz@cityoftacoma.org>

Subject: RE: Tacoma Behavioral hospital

Shanta, Here are our final comments.

The updated traffic impact analysis for the subject site has indicated no proposed traffic mitigation based on the results of its foretasted site-generated trips and associated operational analysis of the study intersections. Even though the conclusion of the analysis was that no project-specific off-site transportation mitigation is proposed for concurrency or SEPA purposes, there was no specific assessment of the forecasted change in intersection movements as they relate to potential safety considerations at the site's primary (and only) access point via the south leg of the existing signalized intersection of South 19th Street and Proctor Street. Based on the site introducing new movements to the intersection, and even though the assumed configuration/operations show no overall degradation of level of service, additional traffic control elements, as identified below, shall be required to mitigate an increased risk for collision at the intersection:

- Existing southbound approach of Proctor Street at South 19th Street shall be re-channelized
 (i.e., striping and signing) to provide for a shared through/left-turn lane and a dedicated right turn lane; this reconfiguration should be able to be carried out within the existing curb-to-curb
 width of the roadway; re-analysis with the new configuration is not necessary since the study's
 already assumed single lane configuration would yield the most-delayed results, which were
 deemed acceptable.
- As a result of the forecasted increase in left-turn traffic volume and conflicting traffic movements therewith, the signal phasing and signal heads are to be replaced to allow for permissive left-turn operations from all approaches via flashing yellow arrow, which is Tacoma's standard for modified/new traffic signals.
- So as not to encourage through traffic use of the site access drive, the south leg of the
 intersection shall be designed to City standards, and in coordination with an overlapping City of
 Tacoma Public Works capital project, for a driveway rather than a street intersection, while still
 providing all of the necessary design provisions (geometrically and with respect to signal
 infrastructure) for accessible pedestrian mobility across the south leg and accessing across
 South 19th Street.

Thank you, Vicki

Vicki Marsten City of Tacoma, Public Works Traffic Engineering Division 253-591-5556

File Number: LU18-0301 Tacoma Behavioral Hospital

Exhibit 6 – Written Public Comments

Trantz, Shanta

From:

Janet G Kurz <kurzwy@me.com>

Sent:

Wednesday, June 26, 2019 2:10 PM

To:

Frantz, Shanta

Subject:

Tacoma Behavioral Health building project

Dear Sally,

Thank you for talking with me and your kindness and concern about my opinion on this issue.

I am writing to express my dismay at building anything on the wet lands area at the intersection of Proctor and 19th Street. I feel so very strongly that our wetlands are precious and need to be preserved. It is a huge mistake to take away the beautiful places in Tacoma that should be preserved as wild or at most as parks for the public. If we want Tacoma to stay special, we must preserve our wetlands. The city or someone should buy this land for posterity to make our city a better more scenic place.

I wish we could build this facility over on 6th Avenue where the old K Mart stands.

Yours truly, Janet Kurz RN, LMHC 1019 S Pearl St Apt L Tacoma, Wa 98465-21114 3-426-5131



May 31, 2019

TRANSMITTED VIA FIRST-CLASS U.S. MAIL and ELECTRONIC MAIL sfrantz@cityoftacoma.org

Shanta Frantz, Senior Planner City of Tacoma Planning & Development Services Department 747 Market Street, Room 345 Tacoma, Washington 98402

Re: Comments on LU18-0301 – Tacoma Behavioral Hospital
Applicant: Signature Healthcare Services, LLC (the "Applicant")

Dear Ms. Frantz:

This firm represents Vest Thurston, LLC.

The purpose of this letter is to provide public comments on behalf of our client regarding Application No. LU18-0301 for the Tacoma Behavioral Hospital (the "Project"). We are also enclosing public comments on this Project from Mark R. Steepy, PE, Principal at kpff dated May 31, 2019.

Our specific concerns based upon review of the application materials and supporting reports are as follows:

1. The Applicant's proposal to rezone all subject parcels to R-4-Low Density Multiple-Family Dwelling District conflicts with the proposed use. R-4-Low Density Multiple-Family Dwelling District, pursuant to TMC 13.06.100, is intended primarily for low-density multiple-family housing, mobile home parks, retirement homes and group living facilities. R-4-Low Density is similar to the R-4 Multiple-Family Dwelling District, but more restrictive site development standards are intended to minimize adverse impacts of permitted and conditional uses on adjoining land. The district is characterized by amenities and services associated with single- and two-family residential districts, and it is located generally along major transportation corridors, and between higher and lower intensity uses. Transitional zoning currently covers 3.24 acres of the subject parcels – approximately 58% of the site. Construction of an acute care psychiatric hospital comprising approximately 83,300 square feet on two floors, with 105 beds, providing both in-patient facilities and offering components of outpatient services conflicts entirely with the intent of the R-4-Low Density Multiple-Family Dwelling District. The Applicant acknowledges in its rezone narrative the importance of the Transitional Zoning

Shanta Frantz, Senior Planner May 31, 2019 Page | 2

District but seeks to abolish it with little to no inclusion of protections to mitigate the significant impacts the proposed use will have on the neighboring residential areas.

- 2. The Applicant's proposal for rezone includes elimination of the existing Transitional Zone, which would allow placement of a 2-story building with 35'-40' height immediately adjacent to existing residential units to the east. The purpose of transitional zones as included in TMC 13.06.200(B)(1) provides that transitional areas should customarily consist of office uses with negligible off-site impacts with lower traffic generation, fewer operating hours, smaller scale buildings, and less signage than general commercial areas all to provide an appropriate buffer between commercial and residential areas. The City's Comprehensive Plan desires transitional zones between commercial and residential areas. The Applicant's proposal is not consistent with such policies. At a minimum, should the rezone be approved, the Director should recommend placement of the building in the former Transitional District Zone and placement of the parking in the former Commercial Zone.
- 3. The Applicant's proposal is contrary to Comprehensive Plan Design and Development Goals in their entirety, DD-1, DD-2, DD-3, DD-4, DD-8, DD-9 (particularly as it supports development patterns that result in compatible and graceful transitions between differing densities, intensities and activities), Urban Form Goals, UF-1 and UF-2. The Applicant's proposal, as well, conflicts with Comprehensive Plan policies contained within the Downtown Element as they relate to the protection of residential districts and transitional areas, and the Transportation Element as such policies relate to pedestrian safety.
- 4. Because the property has been historically used for low-density residential use, proposed land use changes are not consistent with surrounding and adjacent neighborhoods and Project components fail to properly mitigate adverse impacts to nearby or adjacent properties. The existing provisions of the Tacoma Municipal Code do not properly mitigate the known adverse impacts associated with the proposal.
- 5. The Project's proposed height limits exceed the maximum height of 35', which is currently allowed under R4L zoning. The Applicant's desire for additional height of up to 40' for modulation and articulation requirements presents significant environmental impacts and serves to block views and causes significant adverse impacts to light, glare, and air for street exposures and from adjacent and surrounding properties.
- 6. The application for locating onsite parking between the proposed building and South 19th Street results in adverse and significant impacts to ingress and egress, along with associated impacts to pedestrian and vehicular traffic. The site plan includes 193 parking stalls. Contrary to the narratives provided by the Applicant, allotment of 193 parking stalls neither renders quiet use of the parking area with traffic entering, parking, and leaving the parking area nor does the volume of parking stalls generate little traffic. Rather, 193 parking stalls generate a substantial amount of traffic not properly accounted for or mitigated by the Applicant. These impacts are intensified as the proposed use is a 24-hour facility. For the Applicant to suggest "the activity levels at any given time of the day would be comparable with levels typically

Shanta Frantz, Senior Planner May 31, 2019 Page | 3

associated with a residential use" is absurd based on the volume of parking stalls alone. (See CUP Narrative, page 5 provided by the Applicant in support of the CUP application).

- 7. The application for a variance to the City's Parking Lot Development Standards does not meet the criteria contained in TMC 13.06.645.B.6.b and the Applicant's justifications for the variance to the requirement that onsite parking be to the rear of the parcel fail to meet threshold criteria for approval. Variance approvals are restrictive by nature and approvals should not be freely granted absent satisfaction of applicable decision criteria. The alternative provided by the Applicant does not satisfy TMC 13.06.645.B.6.b as the alternative poses significant safety concerns, impacts pedestrian circulation, increases traffic on residential streets, fails to direct traffic to designated arterials, includes aesthetic implications resulting in a sea of asphalt, and results in unmitigated impacts to abutting residential areas.
- 8. The Applicant's proposed site plan places the building along approximately 80% of Durango Street frontage and 0% on 19th Street. The Applicant's justification for this placement is merely that access should be along the arterial of 19th Street and that site grading and power lines prohibit the placement of a single building along 19th Street. The Applicant's justification is flawed and requires scrutiny by the City. In contradiction to the justification as to where to place the building, the Applicant, for the parking and access deviation, uses the residential character of Durango Street as the reason no rear access should exist. It makes little sense that because the Applicant is not willing to have multiple buildings straddle the access at the 19th Street/Proctor intersection, they are forced to place a single building either to the east or west of the intersection. The Applicant proposes placement of the building on the eastern portion of the site, which will significantly impact existing residential homes as the eastern site is higher in topography. The Applicant's justification that overhead powerlines bisecting the site preclude parking in the rear does not adequately justify approval of the variance.
- 9. The site plan provided by the Applicant does not accurately represent the rezone proposal and is not consistent with existing local codes, policies, and standards.
- 10. To receive the building height exception, the Applicant emphasizes security as a basis for the request, while proposing placement of the building as close to an existing residential home on the east property line as possible. Placement of the building so close to existing residential homes creates significant safety concerns and negates the Applicant's basis for the building height exception.
- 11. The site's topography shows the highest elevations on the north and east portions of the parcels, which is where the Applicant intends to place the building. Placement of the building in the proposed location will have significant impacts to adjacent residential properties to the east, which existing codes and standards cannot properly mitigate. Oddly, the Applicant justifies its request for a parking variance by proposing placement of the building on the lower portions of the site to minimize visual impacts. These justifications conflict and warrant scrutiny by City review staff.

- 12. The traffic associated with the Project will have a significant and adverse impact to the surrounding residential and transitional areas. These impacts and intensity of the proposed use are not properly addressed by the Applicant through the Traffic Impact Analysis or other Project elements. The Project presents significant unmitigated traffic impacts, including significant safety risks to proposed pedestrian access considering the site's topography.
- 13. Mitigation for the Type II wetland located southwest of the Project site does not include proper mitigation from cumulative development impacts.
- 14. Preliminary demolition and landscape plans do not include provisions for adequate revegetation of the site.
- 15. The Critical Habitats Evaluation and Delineation Report does not include sufficient mitigation to identify habit and species from Project's impacts, including but not limited to, impacts to migratory routes for birds and waterfowl.
- 16. The Project does not include sufficient noise study to determine impacts from noise associated with construction and operational activities.
 - 17. Soil types and suitability for proposed construction are not properly identified.
- 18. Frontage improvements, including perimeter landscaping, do not properly mitigate character and aesthetic impacts to the surrounding built environment and are otherwise not sufficient to mitigate adverse impacts (not otherwise anticipated by applicable provisions of the Tacoma Municipal Code) particularly with respect to the proposed alternative access and parking area. Contrary to the Applicant's contentions, its proposed location for parking functionally cannot be well-screened with vegetation or with natural surroundings.
- 19. Civil and architectural plans associated with each entitlement application submitted concurrent with the SEPA Checklist do not include sufficient measures to ensure compatibility with existing local regulations and neighborhood character. In areas where the proposal complies with existing local regulations, existing regulations fail to properly mitigate adverse and significant environmental impacts associated with construction and operation of the proposed facility.

Yours very truly

HLB/dlg

cc: (via email w/enclosure)

Client

Mark Steepy

Enclosure: Public Comments re LU18-0301 dated May 31, 2019, from Mark R. Steepy, PE,

Principal, kpff



May 31, 2019

Shanta Frantz, Senior Planner City of Tacoma Planning & Development Services Department 747 Market Street, Room 345 Tacoma, Washington 98402

Subject: Comments on LU18-0301 – Tacoma Behavioral Hospital

Applicant: Signature Healthcare Services, LLC (the "Applicant")

Dear Ms. Frantz:

This firm represents Vest Thurston, LLC. The purpose of this letter is to provide public comments on behalf of our client regarding Application No. LU18-0301 for the Tacoma Behavioral Hospital (the "Project"). Our specific concerns based upon review of the application materials and supporting reports are as follows:

- 1.1 Site Grading; the site is highest on the north and east. The building is placed along the eastern property boundary fronting Durango Street and this will have a visual impact to adjacent residential properties to the east. The parking variance request suggests the building has been placed in a low area and minimizes visual impacts. The variance request also suggests moving the building to the 19th Street frontage increases grading, therefore costs. The building being located along the eastern property line where grades are higher than other portions of the site do not minimize visual impacts. Furthermore, expenses associated with grading are not criteria for granting a variance.
- 1.2 The site plan includes 193 parking stalls. Contrary to the narratives, the need for 193 parking stalls is not quiet, nor does it generate little traffic. This is a significant impact on traffic with 2,344 added weekly trips, 220 daily AM peak trips, and 198 daily PM peak trips per the Traffic Impact Analysis (TIA).
- 1.3 The site plan places the building along approximately 80% of the frontage of Durango Street and 0% on 19th Street. The justification for this location instead of along 19th Street, as required by code, is that the primary access should be along the arterial of 19th Street and that site grading and power lines prohibit the placement of a single building along 19th and still provide the primary access. For the parking and access deviation, using the residential character of Durango Street as the reason to not have rear access and need to place the building there is in conflict with placing a commercial structure entirely on a current Transition Zone property and placing parking on a current Commercial zone property. Additionally, the suggestion of placing the building in low lying areas to minimize visual impacts can be further supported if the building was south and west, bordering the wetland buffer as opposed to the existing residential neighborhoods, all while maintaining primary access from 19th Street.

- 1.4 The justification for a single building is primarily justified by maximizing security, yet the site plan places the building as close to the nearest existing residential structure as possible. Multiple buildings straddling the access at Proctor Street may impact site security, but that can be mitigated by the applicant while maintaining the codes in place by the City, including:
 - Partial, if not all, building placement on the existing commercially zoned properties, as opposed to the existing Transitional zones and nearby residential properties;
 - o Building location fronting the arterial street with parking in the rear;
 - Protection of wetland buffers.

Thank you for your review and consideration to these concerns as they relate to the codes as they are applied to this application. If you have any questions or concerns, please feel free to call me at (360) 292-7230 or email mark.steepy@kpff.com.

Sincerely,

Mark R. Steepy,

PE Principal

MRS:SLC

10181900058

rantz, Shanta

From:

Jessica Malaier <jessicamalaier@gmail.com>

Sent:

Thursday, May 30, 2019 7:08 PM

To:

Frantz, Shanta

Subject:

Proposed Mental Health Hospital at South 19th and Proctor, SEPA Review Comments

Dear Ms. Frantz,

I write to oppose the proposed mental health hospital at South 19th and Proctor, as it poses a risk to the health and safety of the surrounding community. I am the parent of a Freshman at Bellarmine Preparatory School, and believe this gives me standing to oppose the proposed use for the parcel.

I understand there is already a mental health facility essentially across the street Allenmore Hospital, however, doubling a risk is worse than maintaining an already improvident status quo.

The proposed new facility is backed by a wooded area leading to a summer camp and a high school. The proposed hospital borders single-family residences and is within 1000 feet of Bellarmine High School, Foss High School, a Veteran's Home, and a retirement home. Additionally, this parcel is across the street from a nursing home and less than 300 feet from the Snake Lake Nature Center where, in addition to children visiting aily, MetParks runs summer camps for young children. That said, several surrounding parcels hold in common one thing: vulnerable people; children, senior citizens, veterans, and physically incapacitated individuals. Placing mentally ill people in such close proximity to a high concentration of vulnerable people is not only unsafe, but irresponsible.

To be clear, I do believe there is currently a mental health crisis and action needs to be taken to support those suffering from mental illnesses. However, the location proposed for this hospital is inappropriate and jeopardizes the health and safety of its surrounding community. Please consider this my strong opposition to the proposal to construct the proposed mental health facility at South 19th & Proctor, as it is a blatant safety risk to the neighboring community.

Sincerely,

Jessica Malaier

Jessicamalaier@gmail.com

rantz, Shanta

From:

Dana Miller <0618dana@gmail.com>

Sent:

Tuesday, May 28, 2019 2:34 PM

To:

Frantz, Shanta

Subject:

Proposed Psychiatric Hospital

I'm interested in learning more about the 105 bed psychiatric hospital proposed for S. 19th St. and Proctor that The News Tribune posted on it's on-line updates. My main concern is learning if this facility is for the support of mentally ill Tacoma/Pierce Co. residents, or if this will be a facility for the entire Puget Sound/Western Washington region.

We are all aware of the desperate need for more mental health services and it is something we need to provide our citizens as other communities need to provide for their citizens. But my concern is that other Cities and Counties will use this proposed facility to "dump" their problems off onto the citizens of Tacoma, much as the State has done to Pierce County with the release of sexual offenders from the McNeil Island Special Commitment Center.

I would appreciate if you could look into this issue, and if it's a regional facility, do what you can to prevent its construction. Gov. Inslee has spoken of how we need to get away from the large regional hospitals; let's make sure that this facility is not an attempt to continue the current system, only in a new building/buildings.

ıank you, ⊿ana Miller

Frantz, Shanta

From:

Magoon, Jana

Sent:

Friday, May 17, 2019 7:58 AM

To:

PDS Permit Plan Desk; PDS Land Use and Zoning

Subject:

RE: Mental Hospital on S. 19th

Follow Up Flag:

Follow up Flagged

Flag Status:

This is Shanta's project.

Jana Magoon

Development Services | City of Tacoma CELL: 253.882.9713 | PHONE: 253-594-7823

jmagoon@cityoftacoma.org

We work with the community to plan and permit a safe, sustainable, livable city.

From: Reifsnyder, Brenda On Behalf Of PDS Permit Plan Desk

Sent: Friday, May 17, 2019 7:44 AM

To: PDS Land Use and Zoning <pdszoning@ci.tacoma.wa.us>

Subject: FW: Mental Hospital on S. 19th

From: Stephanie Frieze [mailto:stephaniefrieze@comcast.net]

Sent: Thursday, May 16, 2019 8:06 PM

To: PDS Permit Plan Desk permitplandesk@ci.tacoma.wa.us>

Subject: Mental Hospital on S. 19th

To Whom It May Concern:

As the home owner of 3815 S. 19th Street, I was dismayed to discover that the development of the wilderness at S. 19th Street and Prospect is to be a 105 bed mental hospital! Did I miss input by the neighborhood? I am concerned about having this facility one block from the stairs that access our property which is a duplex. I am concerned with the safety of my family and tenants as well as the value of my property and whether or not I can keep the rental rented. Please send me information about how to object to this project going forward and any public meetings planned.

Thank you for your time and attention.

Sincerely,

Stephanie Frieze stephaniefrieze@comcast.net

Frantz, Shanta

From:

maureenjerry@yahoo.com

Sent:

Thursday, May 16, 2019 10:49 PM

To:

Frantz, Shanta

Subject:

Proposed Mental Health Facility at 19th and Proctor To Be Operated By Signature

Healthcare

Follow Up Flag:

Follow up

Flag Status:

Flagged

Dear Ms. Frantz,

I suggest that, before approving this plan, you and others examine a recent set of Signature Healthcare workers' evaluations of working for this corporation. The organization sounds poorly run and potentially dangerous to both its workers and those in their care.

Working at Signature HealthCARE LLC: 987 Reviews | Indeed.com



Working at Signature HealthCARE LLC: 987 Reviews | Indeed.com

987 reviews from current and former Signature HealthCARE LLC employees about Signature HealthCARE LLC culture. s...

Thank you.

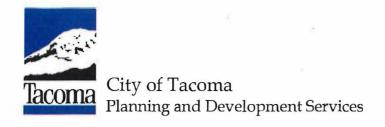
Sincerely,

Jerry Kunz and Maureen Howard 3320 S. 8th St. Tacoma, WA 98405 phone: 253-756-8146

email: maureenjerry@yahoo.com

File Number: LU18-0301 Tacoma Behavioral Hospital

Exhibit 7 – Staff Technical Memo for Critical Areas Verification Permit, JARPA, and Critical Areas and Hydrology Reports



To: Shanta Frantz, Senior Planner

From: Shannon Brenner, Environmental Specialist

Subject: LU18-0301, Tacoma Behavioral Hospital

Date: June 24, 2019

This review and recommended conditions of approval are based on the following information:

 Wetlands, Streams, and Critical Habitats Evaluation and Delineation Report and Buffer Establishment Program, Dated 2/18/2019

• Site Plan Set, Submitted 4/2/2019

Revised Hydrology Report, Dated 3/29/2019

Proposal and Scope of Review

Activities regulated under the *Critical Areas Preservation Ordinance* contained in Chapter 13.11 of the Tacoma Municipal Code (TMC) include any act occurring in or adjacent to a critical area and their buffer that would destroy vegetation, change critical habitat, or that would result in a change in water level, storm water flow, physical or chemical characteristics of the critical area, or discharge of hazardous substances to critical areas. See TMC 13.11.130 and 140.

Critical areas and critical area buffers are located on the subject property and portions of the project site drain to a stream and wetland. The project will construct a large medical facility and parking requiring grading, excavation, and alteration to the natural drainage patterns and storm water flow. As such, the development has the potential to negatively impact the critical areas and must be reviewed against the standards contained in Chapter 13.11.

The applicant initially applied for a Minor Development Permit to allow for physical encroachment into a critical area buffer. However, the project has since been redesigned with no physical encroachment into the critical area buffer except for storm water structures to support drainage to critical areas.

To verify that the project will not encroach into critical areas or buffers, a site assessment must be conducted to verify the presence and location of critical areas that includes the assessment of plants, soils, and drainage patterns. Buffer widths are determined based on the type and rating of a critical area that also require information obtained during a site assessment.

Due to the technical nature of the review and need for physical inspection of the property, TMC 13.11.220.B.1 provides for a process to obtain a site assessment to verify the location of critical areas and buffers. This process also allows for an appeal of the City's decision in the event that there is disagreement about the jurisdictional status, location, or rating of a critical area. The verification process is not to be utilized to review a project that will result in impacts to a critical

area or buffer and that review should be done with application for a Minor Development permit or Development permit.

TMC 13.11.190.B also allows for a project to proceed without further permitting when the applicant can demonstrate the following:

- 1. There are no adverse impacts to the critical area or buffer, geo-setback, or management area, and
- 2. Structures and alterations are all located outside the critical area and beyond the required buffers or management areas, and
- 3. Existing hydrology will be maintained to support critical areas, and
- 4. The proposed use or activity is consistent with WDFW priority species management recommendations.

Because the project has been re-designed, the scope of this review is limited to verification of the location, type, and buffer widths for critical areas on and adjacent to the subject site to confirm no encroachments and verification that the project can proceed without further permitting as allowed under TMC 13.11.190.B.

Review and Critical Area Assessment

Multiple site visits were conducted to review the site and critical areas. A Category III wetland is located to the south of the subject property. The code required buffer for a Category III wetland is 75-feet and the buffer extends on to the subject site. The wetland drains to the north in a linear drainage located along the western edge of the subject site where it then enters the City's stormwater system near the northern property boundary and ultimately discharges to Snake Lake. Snake Lake is located to the west of the subject property and is a wetland of local significance. The buffer for Snake Lake is 300-feet but does not extend on to the subject site.

The linear drainage is regulated as a type Ns2 stream. Ns2 streams are seasonal non-fish streams and have code required buffer of 25-feet. The linear drainage was likely created to redirect water from the wetland when S. Madison Street was constructed. The alteration of the wetland was done prior to adoption of the *Critical Areas Preservation Ordinance* and it is uncertain what historical drainage patterns existed.

Map showing general location of critical areas in relation to the subject site (outlined in red). For detailed locations and extent of buffers please refer to project site plans and critical area report.

Per TMC 13.11.130, 140 and 190.B, the applicant must demonstrate that drainage from the site supporting critical areas will be maintained. There was much discussion about the overlapping requirements of TMC 13.11 and the City's Stormwater Management Manual (SWMM) to maintain the hydroperiod of the wetland and drainage to the stream. One of the points of confusion between the SWMM and TMC 13.11 are the thresholds defined in the SWMM that must be exceeded to trigger certain requirements. TMC 13.11 has no thresholds



Map showing general location of critical areas in relation to the subject site (outlined in red). For detailed locations and extent of buffer please refer to project site plans and critical area report.

Wetland and Urbanization: Implications for the Future, edited by Amanda L. Azour and Richard R. Horner, provides a summary and recommendations based on the best available science. This publication informs the standards provided in Minimum Requirement #8 of the City's SWMM. Minimium Requirement #8 also outlines the methods for hydrologic analysis and means to mitigate impacts to water quality and quantity.

In meeting the requirements of Chapter 13.11 to maintain water temperature, physical and chemical characteristics, drainage patterns and flow, the City utilizes the standards and methods of analysis provided in Minimum Requirement #8 as they were created by those with expertise and in consideration of the best available science. However, the thresholds of the stormwater manual do not come from the research conducted and compiled by Azour and Horner. They are not based on best available science specific to the protection of critical areas and they do not reflect the cumulative impacts that can result from incremental development surrounding a critical area.

According to Ecology's 2005 guidance in *Wetlands in Washington State Volume 1-A synthesis* of Science, alteration of drainage patterns can cause several changes in water level fluctuations of wetlands and alter vegetation and habitat, increase rate of sedimentation, increase nutrient input, and introduce contaminants such as heavy metals, hydrocarbons, and pesticides. Section 8.3.3.2 of Ecology's *Wetlands in Washington State Volume 2-Protecting and Managing Wetlands*, states that there is no scientific basis for exempting wetland impacts under any particular threshold without analysis of cumulative effects. Both of Ecology's documents are considered the best available science for wetlands. Best available science also shows that alteration of stormwater has negative impacts for urban streams including negative habitat impacts and the introduction of contaminants.

Regardless of the size of the development or quality of the critical area, an applicant must demonstrate that they are not altering the quantity or quality of water that supports a critical area

in accordance with Chapter 13.11. Nowhere in Chapter 13.11 is this requirement exempted due to the size of the project and the requirements are not limited by the SWMM.

Another problem was the reluctance to design the stormwater management and site plan at a level sufficient to determine that drainage supporting the critical areas would be maintained. Full design of stormwater management for a project is often not completed until submittal for development permits and after land use permits have been obtained. However, because there are critical areas and buffers on the subject site, and the site drains to critical areas, the project must provide an analysis of potential impacts to critical areas that is at a level of study and design sufficient to determine the project meets the standards of TMC 13.11. See TMC 13.11.230.

Consideration was given to the ability of conditioning the permit to require this information at the time of development permits; however, the methods for maintaining drainage to critical areas can result in significant changes in the design and layout including a reduction in the size of a project or re-design to relocate structures and improvements and provide area to accommodate stormwater facilities.

The applicant has provided a Preliminary Stormwater Site Plan and analysis of pre and post-development hydrological conditions as required per TMC 13.11 and the City's SWMM. The preliminary analysis shows that the hydroperiod of the wetland can be maintained to meet the standards of Minimum Requirement #8 of the SWMM and demonstrates that flows to the stream will be maintained and will not negatively impact the receiving waters of Snake Lake.

To maintain drainage to critical areas the project will install dispersion trench segments at the outer edge of the critical area buffers and water quality treatment will be provided. There is a vegetated flow path required for the dispersal trenches that will extend onto the adjacent private property; however, the applicant states they will contact the adjacent property owner to seek an agreement that will preserve the vegetated flow path.

There are also erosion hazard areas in the area of the dispersion trench for the wetland, but the applicant states that the dispersion will not be located on slopes greater than 30 percent and will utilize a notch weir design. Disturbance of vegetation to install the dispersion systems will be minimized and the applicant is proposing to replant the area with native vegetation.

Conclusions

The project meets the criteria outlined for approval of a Critical Area Verification in TMC 13.11.220.B.1. I agree with the location and characterization of the critical areas and the recommended critical area buffer widths are consistent with code required buffers.

The project will avoid placing structures within the critical areas and buffers except for the dispersion trench segments that are being installed to maintain drainage to critical areas. However, TMC 13.11.250 allows for low-impact storm water management facilities that sustain existing hydrologic functions of critical areas to be placed in critical area buffers.

Vegetation will be disturbed to construct the dispersal trenches and replanting has been proposed consistent with TMC 13.11. However, a mitigation plan that includes a monitoring plan is required per TMC 13.11.230. The mitigation will also require performance and maintenance bonding to be posted prior to the issuance of development permits per TMC 13.11.290 to ensure the replanting is successful.

The level of analysis for pre and post hydrology is at a level sufficient to determine that it is feasible to maintain the drainage to the wetland and stream with the current design and layout. If, through finalization of the Stormwater Site Plan and pre and post hydrology analysis, it is found that the critical area hydroperiods cannot be maintained, the applicant will be required to meet the mitigation sequencing requirements of TMC 13.11.270 and submit for additional permitting as required under TMC 13.11.220.

Per TMC 13.11.190.B, a project may proceed without further critical area permitting when there are no adverse impacts to the critical area or buffer, structures and alterations are outside of the critical area and buffer, existing hydrology will be maintained, and the proposed use is consistent with WDFW priority species management and recommendations.

The applicant has avoided impacts to the critical area and buffer, except as allowed for low-impact stormwater management facilities, and has demonstrated that critical area hydroperiods will be maintained. No additional priority habitat or priority species are known to occur in the area proposed for development and the project is consistent with WDFW priority species management recommendations.

If properly conditioned, it is unlikely the project will result in negative impacts to the critical areas and buffers and I recommend approval per TMC 13.11.220.B.1 and TMC 13.11.190.B

Recommended Conditions of Approval

- Notice on Title shall be recorded and critical area fencing and signage will be installed at the edge of all critical area buffers located on the subject site per TMC 13.11.280(A)(1).
- A mitigation and monitoring plan that meets the requirements of TMC 13.11.230 will be submitted areas disturbed in construction and placement of the dispersal trenches in critical area buffers prior to issuance of any development permits.
- A performance and maintenance bond for the mitigation will be posted prior to issuance of any development permits per TMC 13.11.290.
- At the time of submittal for development permits, a final Stormwater Site Plan with pre
 and post hydrology analysis will be submitted demonstrating that the hydroperiod for all
 critical areas shall be maintained. The report will be reviewed for compliance with TMC
 13.11 as well as the City's SWMM. Failure to maintain the hydroperiod of critical areas
 will require mitigation sequencing to include a reduction in the degree or magnitude of
 the proposal and additional permitting as required under TMC 13.11.220.
- Private stormwater easements shall be obtained for all stormwater management BMPs (dispersal trench vegetated flow paths) located on private property under different ownership.

Code Citations

13.11.140 Regulated Uses/Activities.

Pursuant to the requirements of this chapter, a site review or permit shall be obtained prior to undertaking any of the following activities in or adjacent to Critical Areas and their associated buffer, geo-setback, or management area, unless otherwise covered under Sections 13.11.200 and 13.11.210.

- A. Filling, placing, or dumping any soil, loam, peat, sand, gravel, rock, chemical substance, refuse, trash, rubbish, debris, or dredge material;
- B. Excavating, dredging, grading or clearing any soil, loam, peat, sand, gravel, rock, vegetation, trees, or mineral substance;
- C. Discharge of hazardous substances, including, but not limited to heavy metals, pesticides, petroleum products, or secondary effluent;
- D. Any act which results in draining, flooding, or disturbing the water level or table;
- E. Exterior alteration, construction, demolition, or reconstruction of a building, structure or infrastructure, including driving pilings or placing obstructions;
- F. Destroying or altering vegetation through clearing, harvesting, shading, pruning, or planting vegetation that would alter the character of the site; and
- G. Any act or use which would destroy natural vegetation; result in significant change in water level, water temperature, physical, or chemical characteristics of the wetland or stream; substantially alter the existing pattern of tidal flow, obstruct the flow of sediment, or alter the natural contours of a site.

(Ord. 28518 Ex. 5; passed Jun. 26, 2018:Ord. 28335 Ex. A; passed Dec. 1, 2015: Ord. 28070 Ex. B; passed May 8, 2012: Ord. 27813 Ex. E; passed Jun. 30, 2009: Ord. 27728 Ex. A; passed Jul. 1, 2008: Ord. 27431 § 16; passed Nov. 15, 2005: Ord. 27294 § 2; passed Nov. 16, 2004)

13.11.190 Review Process.

B. Site Review. In order to assist customers with potential proposals, City staff will provide an initial site review based on existing information, maps and a potential site visit to identify potential critical areas, and their associated buffers/geo-setbacks or management areas within 300 feet. The review area may be expanded where priority species or habitat are present. Site reviews are completed on a case by case basis and may require the applicant to submit a critical areas assessment.

Following the site visit and Review Process, a project may proceed without further critical area permitting if the applicant can demonstrate the following:

- 1. There are no adverse impacts to the critical area or buffer, geo-setback, or management area, and
- 2. Structures and alterations are all located outside the critical area and beyond the required buffers or management areas, and
- 3. Existing hydrology will be maintained to support critical areas, and
- 4. The proposed use or activity is consistent with WDFW priority species management recommendations.

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 the Minor Development Permit or the Development Permit may qualify for additional time extensions according to 13.05.070.
- B. The three types of permits are as follows:
- 1. Verification. Critical Area Verification. An applicant may request verification of a wetland, or 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 wetland delineation or an Ordinary High Water Mark determination. A verification request may also include the jurisdictional status of a critical area.
- 2. Minor Development Permit. A Minor Development permit may be issued when an applicant cannot meet the minimum buffer requirements or where the Director determines that the proposal will result in temporary, minor, or de-minimis impacts to the buffer or critical area. The Director will consider the size of the area affected, the sensitivity of the
- critical area and/or presence of priority species and habitat when determining whether the impact is temporary, minor, or de-minimis. The project must comply with the following:
- a. The project will not result in a permanent impact to the critical area that would require compensatory mitigation; and
- b. Mitigation is provided to restore the site to pre-development conditions, including the maintenance of pre-development hydrological conditions and vegetation conditions.
- c. For buffer modification, the project meets the following:
- (1) Buffer averaging as allowed within Sections 13.11.330 and 13.11.430; or
- (2) Buffer reduction as allowed within Section 13.11.330.
- d. For FWHCA Biodiversity Areas/Corridors, the project meets the following:
- (1) The project will meet the minimum standards in Section 13.11.550.E.1.
- 3. Development Permit. A decision will be issued where, the Director determines that avoidance and minimization have not eliminated all impacts and compensatory mitigation will be required as a result of the proposal.
- a. The applicant must meet the requirements of one of three legal tests; No Practicable Alternatives, Public Interest or Reasonable Use, and
- b. Demonstrate Mitigation Sequencing, and
- c. Provide mitigation as required in accordance with this Chapter.

(Ord. 28518 Ex. 5; passed Jun. 26, 2018: 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 § 24; passed Nov. 15, 2005: Ord. 27294 § 2; passed Nov. 16, 2004)

B. Low-impact uses and activities consistent with the critical area buffer/management area/geo-setback may be permitted within a buffer/management area/geo-setback that has not been reduced depending upon the sensitivity of critical area and intensity of activity or use. These may include pedestrian trails, viewing platforms, utility easements and storm water management facilities such as grass-lined swales that are used to sustain existing hydrologic functions of the critical area.

13.11.270 General Mitigation Requirements.

A. Unless otherwise provided in this Title, if alteration to a Critical Area, or its buffer/management area/geo-setback 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 and to ensure public health and safety. In making a determination as to whether such a requirement will be imposed, and if so, the degree to which it would be required, the Director may consider the following:

- 1. The long-term and short-term effects of the action and the reversible or irreversible nature of the impairment to or loss of the Critical Area;
- 2. The location, size, and type of and benefit provided by the original and altered Critical Area;
- 3. The effect the proposed work may have upon any remaining critical area or associated aquatic system;
- 4. The cost and likely success of the compensation measures in relation to the magnitude of the proposed project or violation;
- 5. The observed or predicted trend with regard to the gains or losses of the specific type of critical area; and
- 6. The extent to which the applicant has demonstrated a good faith effort to incorporate measures to minimize and avoid impacts within the project.
- B. Mitigation projects shall not result in adverse impacts to adjacent property owners.
- C. Mitigation shall be in-kind and on-site, when possible, and sufficient to maintain the functions and values of the critical area.
- D. The Director may determine that higher mitigation ratios or mitigation performance standards may be required when the likely success of mitigation is low due to site conditions, difficulty of the type of mitigation, or sensitivity of the critical area.
- E. Mitigation shall not be implemented until after permit approval of the Director and shall be in accordance with all reports and representations made therein.
- F. Mitigation Sequencing. When an alteration to a critical area or its buffer/management area/geo-setback is proposed, such alteration shall be avoided, minimized, or compensated for in the following order of preference.
- 1. Avoiding the impact altogether by not taking a certain action or parts of an action.
- 2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts.
- 3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment.
- 4. Reducing or eliminating the impact over time by preservation and maintenance operations.

- 5. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments.
- 6. Monitoring the required mitigation and taking remedial action where necessary.
- G. Mitigation for Lost or Affected Functions. Compensatory mitigation shall address the functions affected by the proposed project or alteration to achieve functional equivalency or improvement and shall provide similar critical area or buffer/management area/geo-setback functions as those lost, except when:
- 1. The lost critical area or buffer/management area/geo-setback provides minimal functions as determined by a site-specific functional assessment, and the proposed compensatory mitigation action(s) will provide equal or greater functions or will provide functions shown to be limiting within a watershed through a formal Washington state watershed assessment plan or protocol; or
- 2. Out of kind replacement of critical area type or functions will best meet watershed goals formally identified by the City, such as replacement of historically diminished critical areas.

13.11.280 Conditions, Notice on Title, and Appeals.

A. The Director shall have the authority, in accordance with Chapter 13.05, to attach such conditions to the granting of any permit under this chapter deemed necessary to mitigate adverse impacts and carry out the provisions of this chapter. In addition, such conditions may include, but are not limited to, the following:

1. Placement of Notice on Title on the subject parcels;

In addition to provisions of Chapter 13.05, the owner of any property upon which approval under Title 13, Tacoma Municipal Code, or Chapter 2.02, Building Code, of the TMC, is sought with a critical area or critical area buffer/management area/geo-setback verified on site through a Critical Area or building permit, shall record with the Pierce County Auditor a notice of presence of the critical area and buffer/management area/geo-setback with the exception of protected information. Such recording shall contain notice of the critical area and buffer/management area/geo-setback and the applicability of this chapter to said property. Such notification shall be in a form as specified by Planning and Development Services. The notice shall be notarized and the applicant must submit proof that the notice has been legally recorded before the final approval for development is issued. The notice shall run with the land and failure to record such notice shall be in violation of this chapter.

- 2. Limitations on minimum lot size:
- 3. Provisions for additional vegetative buffer zones depending on the intensity of the use or activity:
- 4. Requirements that structures be elevated on piles, limited in size or located with additional setback requirements;
- 5. Dedication of utility easements;
- 6. Modification of waste disposal or water supply facilities;
- 7. Imposition of easement agreements or deed restrictions concerning future use including conservation easements within fish and wildlife habitat conservation area (FWHCA), wetland, stream, geologically hazardous areas, flood hazard areas, or other natural area tracts and subdivision of lands;

- 8. Limitation of vegetation removal;
- 9. Setting minimum open space requirements;
- 10. Erosion control and storm water management measures, including restrictions on fill and other activities in the Critical Area or buffer;
- 11. Development of a plan involving the creation or enhancement of a Critical Area or restoration of a damaged or degraded Critical Area to compensate for adverse impacts;
- 12. Permanent Signs may be required on each lot or FWHCA, wetland, stream or natural area tract, and shall be prepared in accordance with the approved City of Tacoma template for signs. Additional custom signs may be required for areas with sensitive species that require specific protection measures;
- 13. Fencing is required when the Director determines that a fence will prevent future impacts to a protected critical area or other natural habitat area. Fencing installed as part of a proposed activity shall not interfere with species migration, including fish runs, nor shall it impede emergency egress; and

13.11.290 Sureties.

The City will accept performance and monitoring and maintenance sureties in the form of bonds or other sureties in a form accepted in writing by the City. Sureties shall be posted prior to issuance of any development permits including, but not limited to, clearing and grading permits and building permits.

- (1) Performance Surety. Except for public agencies, applicants receiving a permit involving compensation for mitigation are required to post a cash performance bond or other acceptable security to guarantee compliance with this chapter prior to beginning any site work. The value of the surety shall be based on the average of three contract bids that establish all costs of compensation including costs relative to performance, monitoring, maintenance, and provisions for contingency plans. The amount of the surety shall be set at 150 percent of the average expected cost of the compensation project and include all review fees. The surety shall guarantee that work and materials used in construction are free from defects. All sureties shall be approved by the City Attorney. Without written release, the surety cannot be terminated or cancelled. The Director shall release the surety after documented proof that all plantings, structures and improvements have been shown to meet the requirements of this chapter.
- (2) Monitoring and Maintenance Surety. Except for public agencies, an applicant receiving a permit involving compensatory mitigation shall be required to post a cash maintenance bond or other acceptable security prior to beginning any site work guaranteeing that structures and improvements required by this chapter will perform satisfactorily for a minimum of five years after they have been constructed and approved. The value of the surety shall be based on the average or median of three contract bids that establish all costs of compensation, including costs relative to performance, monitoring, maintenance, and provision for contingency plans. The amount of the surety shall be set at 150 percent of the average expected cost of the compensation project and include all review fees. All sureties shall be on a form approved by the City Attorney. Without written release, the surety cannot be cancelled or terminated. The Director shall release the surety following a determination that the performance standards established for measuring the effectiveness and success of the project have been met.

WASHINGTON STATE Joint Aquatic Resources Permit



Date	received

Agency	reference	#:
-87		

Tax Parcel #(s):	
------------------	--

AGENCY USE ONLY

Application (JARPA) Form^{1,2} [help]
USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.

Part 1-Project Identification

 Pro 	iect Name	A name for	vour pro	iect that	vou create.	Examples:	Smith's	Dock or	Seabrook Lane	e Development)	[help]

Tacoma Behavioral Hospital

Part 2-Applicant

The person and/or organization responsible for the project. [help]

····· porcon amaron org		tito projecti (tions)			
2a. Name (Last, First, M	/liddle)				
olonen, Erik					
2b. Organization (If ap	pplicable)				
Signature Health Care Ser	rvices LLC				
2c. Mailing Address (Street or PO Box)				
2065 Compton Avenue					
2d. City, State, Zip					
Corona, CA 92881					
2e. Phone (1)	2f. Phone (2)	2g. Fax	2h. E-mail		
(951) 520-4199	(323) 580-9477	(951) 549-8033	etolonen@signaturehc.com		

access an online JARPA form with [help] screens, go to

http://www.epermitting.wa.gov/site/alias resourcecenter/jarpa jarpa form/9984/jarpa form.aspx,

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.

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¹Additional forms may be required for the following permits:

If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.

Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

Part 3-Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [help]

3a. Name (Last, First, M	iddle)		
McNeill, Robert			
3b. Organization (If app	olicable)		
Barghausen Consulting En	gineers, Inc.		
3c. Mailing Address (S	Street or PO Box)		
18215 72nd Avenue South			
3d. City, State, Zip			
Kent, WA 98032			
3e. Phone (1)	3f. Phone (2)	3g. Fax	3h. E-mail
(425) 251-6222	(425) 656-1061	(425) 251-8782	bmcneill@barghausen.comw
	people or organization		es) where the project will occur. Consider bo
☑piand and aquatic ov ※ Same as applicant. (upland owners may not	own the adjacent aquatic land. [help]
		ng rights-of-way or easer	nents. (Skip to Part 5.)
	oland property owners		pelow and fill out <u>JARPA Attachment A</u> for
	2-1100 to determine a		ged aquatic lands. If you don't know, contact if yes, complete <u>JARPA Attachment E</u> to
4a. Name (Last, First, Mi	ddle)		
4b. Organization (If app	olicable)		
4c. Mailing Address (S	Street or PO Box)		
4d. City, State, Zip			
4e. Phone (1)	4f. Phone (2)	4g. Fax	4h. E-mail

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Part 5-Project Location(s)

ntifying information about the property or properties where the project will occur. [help]

LI There are multiple project locations (e.g. linear projects). Complete the section below and use <u>JARPA</u> <u>Attachment B</u> for each additional project location.

11	12	20 North	2 East
1/4 Section	Section	Township	Range
5e. Provide the section, t	ownship, and range for the	e project location. [help]	
Pierce County			
5d. County [help]		2 - 2	
Tacoma, WA 98405			The second se
5c. City, State, Zip (If the p	project is not in a city or town, pr	ovide the name of the nearest city or	town.) [help]
1915 South Proctor Avenue (p	roject also referenced as 1902 S	outh Durango Street)	
5b. Street Address (Cann	ot be a PO Box. If there is no ad	Idress, provide other location informat	ion in 5p.) [help]
☐ Department of Natural	Resources (DNR) – mana	aged aquatic lands (Complete	JARPA Attachment E)
☐ Tribal			
☐ Publicly owned (state, o	ounty, city, special districts like	schools, ports, etc.)	
☐ Federal			
X Private			
5a. Indicate the type of o	wnership of the property.	(Check all that apply.) [help]	

5f. Provide the latitude and longitude of the project location. [help]

Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)

47.242604 N Lat / -122.489055 W Long

5g. List the tax parcel number(s) for the project location. [help]

• The local county assessor's office can provide this information.

6 Parcels > 022012-1026, 022012-1038, 022012-1040, 022012-1058, 022012-1160 and 022012-1017

5h. Contact information for all adjoining property owners. (If you need more space, use <u>JARPA Attachment C</u>.) [help]

Name	Mailing Address	Tax Parcel # (if known)
Plaza 19 Associates	4050 S 19th Street, Tacoma WA 98405	022012-1143
John E Thompson	1934 S Madison Street, Tacoma WA 98405	022012-1127
World Class Real Estate Solutions LLC	XXX S Durango Street, Tacoma WA 98405	022012-1036
Renee M Rouleau-White	1931 S Durango Street, Tacoma WA 98405	022012-1002
Metro Parks of Tacoma	1919 S Tyler Street, Tacoma WA 98405	022012-1163
Joel & Sonha Lively	1932 S Durango, Tacoma WA 98405	022012-1057
Bellarmine Prepatory School	XXX S Durango Street, Tacoma WA 98405	022012-1048
GA HC REIT II Tacoma WA SNF LLC	3919 S 19th Street, Tacoma WA 98405	022001-4170
ıdith A Mitchels	1757 S Proctor Street, Tacoma WA 98405	022001-4132
Jyron J Wade	3857 S 19th Street, Tacoma WA 98405	589500-0020
Dolores I Silas	1754 S Durango Street, Tacoma WA 98405	589500-0010
EGE Management Group	3834 S 19th Street, Tacoma WA 98405	022012-1111

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5i. List all wetlands on or adjacent to the project location. [help]
No wetland onsite; a wetland associated with the Snake Lake Park is located offsite, west of the project location.
5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]
No wetlands onsite. A drainage corridor exists along the western boundary and a wetland is adjacent, southwest of the project site.
5k. Is any part of the project area within a 100-year floodplain? [help]
☐ Yes X No ☐ Don't know
51. Briefly describe the vegetation and habitat conditions on the property. [help]
The project site features extended soils typical of upland site conditions; texture ranging from gravelly loam to loamy fine sands. Analysis indicates soils do not meet hydric soil criteria associated with wetlands. Soils offsite, to the southwest, generally alluvial loam with a high organic matter content, do meet the hydric criteria. Onsite hydrology is associated with seasonal stormwater runoff from properties onsite and immediately adjacent; directed by topography, ditching and culverts into a swale along the western portion of the site. Stormwater is conveyed and eventually discharged at the northern edge of Snake Lake Park, entering the Leach creek System via Tacoma storm mains. The vast majority of the project site is dominated by mixed plantings consistent with the removal of homesites and managed yard areas. The swale to the southwest features mixed shrub, emergent and sapling tree plant community; identified a hydrophytic in character. Northwest portions of the site feature a retained second growth forest plant community. Numerous wildlife species can be observed within the area; the project site does not lend itself to typical spawning areas for amphibians.
5m. Describe how the property is currently used. [help]
The properties are were home to several single-family structures and accessory buildings; all of which were demolished in anticipation of the current proposal. To the best of the Applicant's knowledge, there are no agricultural plantings onsite and no logging or forest-related activities are being conducted onsite.
5n. Describe how the adjacent properties are currently used. [help]
The project site is surrounded by single-family residential uses. Nearby are several multi-family extended-care institutional uses and the Tacoma Nature Center is approximately 1/2 mile away to the west.
5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]
The properties are were home to several single-family structures and accessory buildings; all of which were demolished in anticipation of the current proposal. To the best of the Applicant's knowledge, there are no agricultural plantings onsite and no logging or forest-related activities are being conducted onsite.
En Davida delide dischiara firm the alexant bishurant the sector to the design and the base of the sector to the s
5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]
From SR16 west of Interstate 5 exit onto South Union Avenue. Continue northward on South Union Avenue to South 19th Street. Turn westerly onto South 19th Street and continue to the project site located along the southern side of South 19th Street between South Durango Street and South Madison Street.

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Part 6-Project Description

a. Briefly summarize the overall project. You can provide more detail in 6b. [help]						
The Applicant proposes to construct a 105-bed acute care, behavioral hospital, intended to serve the entire Tacoma community. Plans have been presented to the City of Tacoma including a SEPA Environmental Checklist.						
6b. Describe the purpose of	the project and why you wa	nt or need to perform it. [help	<u> </u>			
The Applicant seeks to construct a in-patient facilities and offering appservices.	n acute care psychiatric hospital co propriate facilities for outpatient ser	mprising approximately 83,300 squ vices. The facility proposes to prov	are feet; providing both ide 105 beds for in-patient			
Tacoma Behavioral Hospital will feature ± 51,800 square feet with the project site consisting of 5.42 acres ratio of 0.34 FAR and overall lot coverage.	ature a building footprint of ± 48,02 irty-five (35) beds and the second lo s (± 236,273 square feet), as current verage of slightly more than twenty	7 square feet divided into two (2) sto evel will tally ± 32,000 square feet w lly designed, the hospital will result percent (20.33%).	ories; the ground floor will ith seventy (70) beds. With the in an approximate floor area			
The hospital has been issued a Cer	tificate of Need by the appropriate j	urisdiction; justifying the need for t	he facility in this community.			
6c. Indicate the project cate	gory. (Check all that apply) [help					
☐ Commercial ☐ R	esidential X Instituti	onal Transportation	on Recreational			
☐ Maintenance ☐ E	nvironmental Enhancement					
6d. Indicate the major element	ents of your project. (Check all	that apply) [help]				
☐ Aquaculture	☐ Culvert	□ Float	X Retaining Wall			
☐ Bank Stabilization	☐ Dam / Weir	☐ Floating Home	(upland)			
☐ Boat House	☐ Dike / Levee / Jetty	X Geotechnical Survey	Road			
☐ Boat Launch	□ Ditch	X Land Clearing	☐ Scientific Measurement Device			
☐ Boat Lift	☐ Dock / Pier	☐ Marina / Moorage	☐ Stairs			
☐ Bridge	☐ Dredging	☐ Mining	★ Stormwater facility			
☐ Bulkhead	☐ Fence	☐ Outfall Structure	☐ Swimming Pool			
☐ Buoy	☐ Ferry Terminal	☐ Piling/Dolphin	☐ Utility Line			
☐ Channel Modification	□ Fishway	□ Raft				
□ Other:						

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6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [help]
Identify where each element will occur in relation to the nearest waterbody.
 Indicate which activities are within the 100-year floodplain.
None of the proposed development will be located within a floodplain. None of the construction elements will be directly impactful to any water body, as none are located onsite. The proposed hospital building will be constructed within a natural depression roughly in the center of the site, near Durango Road. Parking areas will be located to the north and west of the proposed structure. Land clearing will be required to prepare the site for construction. Typical heavy construction equipment (bulldozer, grader, etc.) will likely be utilized during the construction process.
6f. What are the anticipated start and end dates for project construction? (Month/Year) [help]
 If the project will be constructed in phases or stages, use <u>JARPA Attachment D</u> to list the start and end dates of each phase or stage.
Start Date: Spring 2019 End Date: Late Summer 2020 See JARPA Attachment D
6g. Fair market value of the project, including materials, labor, machine rentals, etc. [help]
Unknown at this time; with pending entitlements, no firm estimates have been made.
6h. Will any portion of the project receive federal funding? [help] • If yes, list each agency providing funds.
☐ Yes X No ☐ Don't know
Part 7–Wetlands: Impacts and Mitigation Check here if there are wetlands or wetland buffers on or adjacent to the project area. (If there are none, skip to Part 8.) [help]
7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [help]
□ Not applicable
No wetlands are onsite. With an adjacent wetland to the southwest, and relative to Tacoma increasing the required wetland buffer from 50 feet to 75 feet, the project will require minor buffer reduction through buffer averaging to ensure public health and safety by providing for an accessible internal roadway system. Please refer to the wetland delineation report included with this application for a detailed discussion.
7b. Will the project impact wetlands? [help]
☐ Yes X No ☐ Don't know
7c. Will the project impact wetland buffers? [help]
X Yes □ No □ Don't know

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7d. Has a wetland	delineation repor			30		
X Yes \(\square\) No		uala sileets, with the	e JAKPA packa	ge.		1000000
7e. Have the wetlar System? [help]					/ashington We	etland Rating
¥ Yes □ No			1 1110 07 11 11 7 1 par	snago.		
7f. Have you prepar			ate for any a	dverse impact	s to wetlands?	[helo]
	he plan with the JAR			avoroo impaoi	o to Wottando.	(Heip)
If No, or Not a	pplicable, explain be	elow why a mitigation	on plan should n	ot be required.		
X Yes □ No	☐ Don't know	1				
In full compliance with C area through a complex b 2,400 SF of buffer area w area; resulting in the net establishment of vegetat	ouffer averaging form ould be lost through gain added to the on	nula whìch maintains this proposal, but th site wetl a nd/stream	s a minimum of 7 ne Applicant is p corridor. Also, l	75% of the require roposing an addit because of existing the contraction of the contracti	ed buffer at all time tional 4,000 SF of l ng slope character	es. Approximately buffer in the same
7g. Summarize what used to design		olan is meant to	accomplish,	and describe	now a watersh	ed approach was
of directional lighting to redirection and treatment on the use of drought-to-nimize hydrological parts.	olerant plants, the us tterns affecting the b	e of infiltration to tre uffer area and the us	eat and disperse se of BMPs for d	runoff onsite, the	e establishment of g site developmen	t.
	elow to list the tyle type and amour ou can state (belo	nt of mitigation p	roposed. Or i	f you are subr	nitting a mitiga	
Activity (fill, drain, excavate, flood, etc.)	Wetland Name ¹	Wetland type and rating category ²	Impact area (sq. ft. or Acres)	Duration of impact ³	Proposed mitigation type ⁴	Wetland mitigation area (sq. ft. or acres)
Note: Wetland Detern	ination Forms are fo	und in Appendix A	of the attached r	eport.		
Note: Wetland Rating	Forms are found in A	appendix B of the at	tached report.			
If no official name for the value as a wetland delineation is cology wetland category with the JARPA package. Indicate the days, months Creation (C), Re-establish Page number(s) for	tion report. based on current West or years the wetland w ment/Rehabilitation (R)	tern Washington or Ea ill be measurably impa), Enhancement (E), P	astern Washington acted by the activi reservation (P), M	wetland Rating Sy ty. Enter "permaner litigation Bank/In-lie	vstem. Provide the v nt" if applicable. eu fee (B)	vetland rating forms
		s.eagaa	, , , , , , , , , , , , , , , , , , ,			7 - 11

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7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [help]
No fill will be used within a wetland area; no wetlands onsite.
7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [help]
No excavation will occur within a wetland area; no wetlands onsite.
Part 8–Waterbodies (other than wetlands): Impacts and Mitigation
In Part 8, "waterbodies" refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [he
☐ Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)
8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [help]
☐ Not applicable
8b. Will your project impact a waterbody or the area around a waterbody? [help]

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waterbodies? [] • If Yes, submit	<u>nelp]</u> the plan with the JAI	RPA package and	l answer 8d.	project's adverse impacts	to non-wetland
If No, or Not a □ Yes □ No	pplicable, explain b		ation plan should	not be required.	
□ res □ NC	DON L KNOW	N			
used to design	_			. Describe how a watershe	ed approach was
8e. Summarize imp	eact(s) to each w	aterbody in the	e table below.	[help]	
Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name ¹	Impact Iocation ²	Duration of impact ³	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected
				-	
c.					
provided. ² Indicate whether the impaindicate whether the impaindicate the days, months	act will occur in or adjact will occur within the or years the waterbod	cent to the waterbod 100-year flood plair y will be measurably	y. If adjacent, prov n. y impacted by the w	The name should be consistent with ride the distance between the impact york. Enter "permanent" if applicable	t and the waterbody and
8f. For all activities you will use, and				ure of the fill material, amo erbody. [help]	unt (in cubic yards)
)					·*

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	dredging activities identified i material you will remove, and		
V	W		
Part 9–Additional Ir	nformation		
Any additional information	you can provide helps the re-	viewer(s) understand your pro	oject. Complete as much of
	is ok if you cannot answer a c		
9a. If you have already w	orked with any government a	agencies on this project, list th	nem below. [help]
Agency Name	Contact Name	Phone	Most Recent Date of Contact
City of Tacoma	Shannon Brenner	(253) 591-5482	October 2018
City of Tacoma	Shanta Frantz	(253) 591-5388	October 2018
	nds or waterbodies identified i	n Part 7 or Part 8 of this JAR	PA on the Washington
If Yes, list the parameters	gy's 303(d) List? [help] eter(s) below.		
	e Washington Department of Ecologiality/Water-improvement/Assessment		at: https://ecology.wa.gov/Water-
☐ Yes X No		* * **	
On What I I Coolegies	I Survey Hydrological Unit Co	ada (LILIC) ia tha project in 2 r	No. (1-1)
	Il Survey Hydrological Unit Co .gov/surf/locate/index.cfm to help id	, ,	neipj
171100191200		,	
	e Inventory Area Number (W	RIA #) is the project in? [help]	9
	wa.gov/Water-Shorelines/Water-sup		
10 - Puyallup-White River			

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9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help]
Go to https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria for the
standards. □ Yes □ No 🗶 Not applicable
9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help]
 If you don't know, contact the local planning department. For more information, go to: https://ecology.wa.gov/Water-Shoreline-coastal-management/Shoreline-coastal-management/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases.
☐ Urban ☐ Natural ☐ Aquatic ☐ Conservancy ☐ Other:
9g. What is the Washington Department of Natural Resources Water Type? [help] • Go to http://www.dnr.wa.gov/forest-practices-water-typing for the Forest Practices Water Typing System.
☐ Shoreline ☐ Fish ☐ Non-Fish Perennial 💢 Non-Fish Seasonal
9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [help]
If No, provide the name of the manual your project is designed to meet.
X Yes □ No
Name of manual: _Tacoma Stormwater Manual
i. Does the project site have known contaminated sediment? [help]
If Yes, please describe below.
□ Yes 💢 No
9j. If you know what the property was used for in the past, describe below. [help]
Residential use.
 K. Has a cultural resource (archaeological) survey been performed on the project area? [help] If Yes, attach it to your JARPA package.
□ Yes 💥 No

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91. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [help]
To the best of the Applicant's knowledge, none.
0 N
9m. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [help]
Please refer to Appendix C of the attached report for a complete listing of species which may be observed in the Snake Lake wetland area, located to the west of the project site.
re:

Part 10-SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at http://apps.oria.wa.gov/opas/.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on agency addresses for completed JARPA.

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [help]
For more information about SEPA, go to https://ecology.wa.gov/regulations-permits/SEPA-environmental-review .
☐ A copy of the SEPA determination or letter of exemption is included with this application.
A SEPA determination is pending with City of Tacoma (lead agency). The expected decision date is early 2019
☐ I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [help]
☐ This project is exempt (choose type of exemption below).
☐ Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?
Other:
☐ SEPA is pre-empted by federal law.

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10b. Indicate the permits you are applying for. (Check all that apply.) [help]		
LOCAL GOVERNMENT		
Local Government Shoreline permits: ☐ Substantial Development ☐ Conditional Use ☐ Variance ☐ Shoreline Exemption Type (explain):		
Other City/County permits:		
☐ Floodplain Development Permit X Critical Areas Ordinance		
STATE GOVERNMENT		
Washington Department of Fish and Wildlife:		
☐ Hydraulic Project Approval (HPA) ☐ Fish Habitat Enhancement Exemption – Attach Exemption Form		
Washington Department of Natural Resources:		
☐ Aquatic Use Authorization Complete <u>JARPA Attachment E</u> and submit a check for \$25 payable to the Washington Department of Natural Resources. <u>Do not send cash.</u>		
Washington Department of Ecology:		
☐ Section 401 Water Quality Certification		
FEDERAL AND TRIBAL GOVERNMENT		
United States Department of the Army (U.S. Army Corps of Engineers):		
☐ Section 404 (discharges into waters of the U.S.) ☐ Section 10 (work in navigable waters)		
United States Coast Guard:		
☐ General Bridge Act Permit ☐ Private Aids to Navigation (for non-bridge projects)		
United States Environmental Protection Agency:		
☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) on tribal lands where tribes do not have treatment as a state (TAS)		
Tribal Permits: (Check with the tribe to see if there are other tribal permits, e.g., Tribal Environmental Protection Act, Shoreline Permits, Hydraulic Project Permits, or other in addition to CWA Section 401 WQC)		
☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) where the tribe has treatment as a state (TAS)		

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Part 11-Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [help]

11a. Applicant Signature (required) [help]

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 application (initial)	3 of this application to act on my behalf in ma	atters related to this
By initialing here, I state that I have the auth permitting agencies entering the property whrelated to the project (initial)		
Applicant Printed Name	Applicant Signature	Date

11b. Authorized Agent Signature [help]

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

Robert McNeill, Senior Planner Barghausen Consulting Engineers, Inc Kent, Washington

October 17, 2018

Authorized Agent Printed Name

Authorized Agent Signature

Date

11c. Property Owner Signature (if not applicant) [help]

Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

I consent to the permitting agencies 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.

Property Owner Printed Name

roperty Owner Signature

Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 09/2018



May 3, 2019

Email: sbrenner@cityoftacoma.org

Shannon Brenner Environmental Specialist-Biologist I Critical Areas City of Tacoma Planning and Development (PDS) 747 Market Street Tacoma, WA 98402

Re:

Site Impact on Snake Lake Tacoma Behavioral Hospital

1915 South Proctor Street, Tacoma, Washington 98405

City of Tacoma Permit No. PRE17-0334

Our Job No. 18482

Dear Shannon:

As requested, this letter has been prepared to summarize the site's impact to Snake Lake. This site falls within the Flett Creek basin which includes both Snake Lake and Wapato Lake. The Behavioral Health Center project will be constructed on a site that is part of an overall basin of 584 acres (SWMM 2.5.1.2) that is tributary to Snake Lake. Snake Lake is an urban lake and wetland, and as such, discharge to this lake would require compliance with Minimum Requirement No. 8 in the SWMM.

The existing site is primarily comprised of overgrown vegetation and historically was used for residential purposes with minimal impervious surface areas, including gravel, asphalt, and concrete. This project will propose to construct improvements, including a building and parking lot improvements. A portion of the site will be directed to an adjacent wetland located southwest of the site on Tacoma Parks Department property in order to comply with Minimum Requirement No. 8 in the SWMM. The remainder of the site will be routed to a stream for discharge on the west side of the site from a detention vault that will be used for flow control and to bring the site into compliance with Minimum Requirement No. 7 of the SWMM. Preliminary sizing for this vault was provided in the previously submitted Preliminary Stormwater Site Plan dated 9/27/2018.

The total area of disturbance will be approximately 4.93 acres for the site, including 3.26 acres of impervious surface and 1.67 acres of pervious surface, of which 0.21 acres of impervious and 0.67 acres of pervious will be routed to the aforementioned wetland. This will leave 3.05 acres of impervious and 1.00 acres of pervious to be routed to the Snake Lake basin from the site. The total area of 4.05 acres of discharge equates to roughly 0.7 percent of the total overall basin that is tributary to Snake Lake. Because the site will be utilizing flow control per Minimum Requirement No. 7, this site will have a very insignificant impact to Snake Lake. Additionally, the stream that this site discharges to is connected to a piped conveyance system that routes to Snake Lake at a point approximately 600 feet west of the site. As such, it will be nearly impossible to model the site discharge to Snake Lake in a way that would provide any meaningful results relative to Minimum Requirement No. 8.

The information outlined in this letter will be further detailed during the Site Development permitting process. If there are any questions or additional comments, please do not hesitate to contact me.

Sincerely,

Jason Carey

Senior Project Engineer

JC/lb

[18482c.003.docx]

cc:

Karina Stone, City of Tacoma Shanta Frantz, City of Tacoma

Daniel K. Balmelli, Barghausen Consulting Engineers, Inc.

HABITAT TECHNOLOGIES

WETLANDS, STREAMS, AND CRITICAL HABITATS EVALUATION AND DELINEATION REPORT AND BUFFER ESTABLISHMENT PROGRAM

PARCELS 0220121026, 0220121038, 0220121040, 0220121058, 0220121160, and 0220121017

TACOMA BEHAVIORAL HEALTH FACILITY
1902 SOUTH DURANGO STREET
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON

This document has been revised to incorporate City of Tacoma review comments

prepared for:

Mr. Erik Tolonen, Vice President – New Business Development
@ Signature Healthcare Services, LLC
2065 Compton Avenue
Corona, California 92881
e-mail etolonen@signaturehc.com

prepared by:

Habitat Technologies PO Box 1088 Puyallup, Washington 98371

FEBRUARY 18, 2019

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1.0 - INTRODUCTION

This document presents the culmination of activities and onsite evaluations undertaken to complete an analysis and characterization of potential wetlands, streams, and fish and wildlife habitats within six (6) existing parcels of record located to the south of the intersection of South Proctor Street and South 19th Street in the Snake Lake Area of the City of Tacoma, Pierce County, Washington (part of Section 12, Township 20 North, Range 02 East, W.M.) (Figure 1). Through site plan modifications the Selected Site Development has avoided adverse impacts to an identified onsite City of Tacoma Category III Wetland and a City of Tacoma Type Ns2 Stream. In addition, the Selected Site Development shall establish protective buffers consistent with the provisions of the City of Tacoma Critical Areas Ordinance without any buffer modifications.

PARCEL NUMBER	PARCEL SIZE
0220121026	0.79
0220121038	0.8
0220121040	1.15
0220121058	0.5
0220121160	1.54
0220121017	0.79
TOTAL	5.57 acres

Wetlands and surface water drainage areas within the project site had been previously identified and surveyed as a part of initial site planning for the Madison Street Office Park facility. The prior delineation of wetland boundaries and categories was verified by the City of Tacoma Environmental Staff. The onsite re-assessment of the wetlands identified within the project site as outlined below was completed following the methods and procedures defined in the Corps of Engineers Wetland Delineation Manual (United States Army Corps of Engineers, 1987) with the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (United States Army Corps of Engineers, 2010); the Washington State Wetland Rating System for Western Washington: 2014 Update Publication #14-06-029 (Hruby, 2014), the State of Washington Department of Natural Resources (WDNR) Forest Practice Rules (WAC 222-16-030), and the City of Tacoma Critical Areas Ordinance. This document was designed to accommodate continued site planning and potential regulatory actions. This document has been prepared for submittal to the City of Tacoma and potentially other resource permitting agencies for verification and permitting actions.

1.1 - PROJECT SITE DESCRIPTION

The entire project site had been modified by prior and ongoing onsite and offsite land uses. The project site was composed of a number of generally small parcels that had

until recently been used as single-family homesites, associated managed gardens and lawns, and a commercial vehicle repair facility. However, as a part of the prior planning for the *Madison Street Office Park* facility the majority of the homesites and the vehicle repair facility had been removed from the project site.

The area directly to the south of the project site had at one time also been a part of the *Madison Street Office Park* facility planning. This area had been manipulated by the placement of fill and vegetation clearing beginning several years ago. These actions had been undertaken by the City of Tacoma and the Washington Department of Transportation as a part of the development of SR 16 and associated City roadways approximately 35 to 40 years ago. As a part of the placement of this fill the surface water drainage originating from the properties to the southeast was confined within a south-to-north culvert placed within generally central swale noted within historic topographic mapping. The placement of this imported fill material created an approximately 20 to 30 feet high fill pad over the original topographic swale. In 2010, the City of Tacoma undertook a program to remove this south to north culvert and to reestablish an open surface water drainage corridor within this swale.

As defined in the initial assessment of the *Madison Street Office Park* facility a small wetland was identified at the outlet of the buried culvert within the property to the south of the present project site. This wetland continued into a defined, excavated ditch along the eastern side of South Madison Street along the western boundary of the present project site. Seasonal surface water drainage within this excavated ditch crossed to the west under South Madison Street and continued to the west to eventually enter a City of Tacoma stormwater system to include Snake Lake offsite to the west.

Special Note: When the owner of the prior Madison Street Office Park facility transferred the properties to the south of the present project site to the City of Tacoma, the southern boundary of Parcel 0220121160 (the southwestern parcel of the present project site) was established along the City of Tacoma standard buffer boundary width (50 feet) for the City of Tacoma Category III Wetland initially identified and verified by the City of Tacoma as a part of the initially planning for the Madison Street Office Park facility. However, since the initial planning and preliminary plat approved for the Madison Street Office Park facility the City has adopted new provisions to the City of Tacoma Critical Areas Ordinance and the standard buffer for the identified Category III Wetland has increased to 75 feet in width. As such, for the planning of the presently proposed Tacoma Behavioral Health Facility the standard buffer for the offsite Category III Wetland is 75 feet in width. The Selected Site Development shall establish protective buffers consistent with the provisions of the City of Tacoma Critical Areas Ordinance without any buffer modifications.

Directions to Project Site: From SR16 west of Interstate 5 exit onto South Union Avenue. Continue northward on South Union Avenue to South 19th Street. Turn westerly onto South 19th Street and continue to the project site located along the southern side of South 19th Street between South Durango Street and South Madison Street.

2.0 - BACKGROUND INFORMATION

2.1 - NATIONAL WETLAND INVENTORY

The National Wetland Inventory (NWI) Mapping completed by the U.S. Fish and Wildlife Service was reviewed prior to onsite assessment (Figure 2). This mapping resource did not identify any wetlands or drainage corridors within or immediately adjacent to the project site. This mapping resource did identify a wetland associated with the Snake Lake Park offsite to the west. This offsite wetland was noted to meet the classification as palustrine, forested, seasonally flooded (PFOC); palustrine, scrub/shrub, seasonally flooded (PSSC); and palustrine, aquatic bed, permanently flooded (PABH).

2.2 - STATE OF WASHINGTON PRIORITY HABITATS AND SPECIES

The State of Washington *Priority Habitats and Species (PHS) Mapping* was reviewed prior to onsite assessment (Figure 3). This mapping resource did not identify any onsite priority habitats or priority species within or immediately adjacent to the project site. This mapping did identify the same offsite wetland associated with Snake Lake Park as noted by the NWI mapping.

2.3 - STATE OF WASHINGTON DEPARTMENT OF FISH AND WILDLIFE

The State of Washington Department of Fish and Wildlife Stream Catalog and SalmonScape Mapping was reviewed prior to onsite assessment (Figure 4). These mapping resources did not identify any onsite or immediately adjacent stream corridors.

2.4 - STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES

The State of Washington Department of Natural Resources (WDNR) *Water Type Mapping* was reviewed as a part of this assessment (Figure 5). This mapping resource did not identify any drainage corridors within or immediately adjacent to the project site.

2.5 - CITY OF TACOMA RESOURCE MAPPING

The resource mapping completed by the City of Tacoma was reviewed as a part of this assessment (Figure 6). This mapping resource identified a drainage corridor along the western boundary and directly to the south of the western portion of the project site. This mapping had been updated by the City of Tacoma following the verification of the prior assessments of the *Madison Street Office Park* facility.

3.0 - ONSITE ANALYSIS

3.1. - CRITERIA FOR WETLAND AND OTHER CRITICAL AREAS IDENTIFICATION

The purpose of the assessment was to identify and characterize potential wetlands, streams, and fish and wildlife habitats which may be located within or immediately adjacent to the project site. This assessment did <u>not</u> include an assessment of potential steep slope, stormwater, erosion hazardous, or geotechnically hazardous critical areas.

Wetlands: Wetlands are transitional areas between aquatic and upland habitats. In general terms, wetlands are lands where the extent and duration of saturation with water is the primary factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface (Cowardin, et al., 1979). Wetlands are generally defined within land use regulations as "areas that are inundated or saturated by surface or groundwater 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 soil conditions" (United States Army Corps of Engineers, 1987).

Wetlands exhibit three essential characteristics, all of which must be present for an area to meet the established criteria (United States Army Corps of Engineers, 1987 and United States Army Corps of Engineers, 2010). These essential characteristics are:

- 1. Hydrophytic Vegetation: The assemblage of macrophytes that occurs in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to influence plan occurrence. Hydrophytic vegetation is present when the plant community is dominated by species that require or can tolerate prolonged inundation or soil saturation during the growing season.
- 2. Hydric Soil: A soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper parts. Most hydric soils exhibit characteristic morphologies that result from recent periods of saturation or inundation. These processes result in distinctive characteristics that persist in the soil during both wet and dry periods.
- 3. Wetland Hydrology: Permanent or periodic inundation, or surface soil saturation, at least seasonally. Wetland hydrology indicators are used in combination with indicators of hydric soil and hydrophytic vegetation to define the area. Wetland hydrology indications provide evidence that the site has a continuing wetland hydrology regime. Where hydrology has not been altered vegetation and soils provide strong evidence that wetland hydrology is present.

Wetlands: The City of Tacoma defines "wetlands" as 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 soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands generally do not include those artificial wetlands intentionally created from nonwetland 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. However, wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands, if permitted by the City of Tacoma.

Streams: The City of Tacoma defines a "stream" to include areas where surface water has produced a defined channel or bed and includes: bedrock, gravel beds, and sand or silt beds. Streams may also include swales which lack a channel of bed if such areas are connected to a fish and wildlife habitat conservation area. A channel need not contain water year-round to be considered a natural water. Streams may include manmade drainage channels that result from the modification of a natural watercourse or wetland and excludes only artificial channels.

Fish and Wildlife Habitat Conservation Areas: The City of Tacoma defines "fish and wildlife habitat conservation areas" as those areas identified by the Washington Department of Wildlife as being of critical importance to the maintenance of fish and wildlife species. These areas may include other critical areas such as geologically hazardous areas, stream corridors, wetlands, and these critical areas' associative buffers. Fish and Wildlife habitat areas include:

- a. Lands and waters containing priority habitats and species.
- b. Natural ponds under 20 acres and their submerged aquatic beds that provide critical fish or wildlife habitat.
- c. Waters of the State, which are defined in WAC Title 222, Forest Practices Rules and Regulations. Waters of the State must be classified using the system in WAC 222-16-030. In classifying waters of the state as FWHCAs the following may be considered:
 - (1) Species present which are endangered, threatened, sensitive, or priority;
 - (2) Species present which are sensitive to habitat manipulation;
 - (3) Historic presence of priority species;
 - (4) Existing surrounding land uses that are incompatible with salmonid habitat; (5) Presence and size of riparian ecosystem;
 - (6) Existing water rights; and
 - (7) The intermittent nature of some of the higher classes of Waters of the State.
- d. Lakes, ponds, streams and rivers planted with game fish, including those planted under the auspices of a federal, state, local, or tribal program and

waters which support priority fish species as identified by the Washington Department of Fish and Wildlife.

3.2 - STUDY METHODS

Habitat Technologies completed a series of onsite assessments between June 2017 and mid-November 2017 and then again between April 2018 and October 2018. In addition, Habitat Technologies had completed a series of similar assessments for the previously proposed *Madison Street Office Park* facility, along with a variety of parcels within the local area of the project site. The objective of these assessments was to reevaluate the previously identified wetland and stream within and immediately adjacent to the project site. Specific re-flagging and detailed assessment focuses primarily on the southwestern and western portions of the project site, along with the previously identified wetland offsite to the south of the southwestern portion of the project site. Representative field data sheets for specific sample plots are provided in Appendix A.

3.3 - FIELD OBSERVATION

The entire project site had been modified by prior and ongoing land uses. These uses appeared to focus on single-family homesites and associated managed yard, garden, orchard, and small pasture areas. A small commercial vehicle repair shop was also once present at the northeastern corner of the project site. The project site was also well served by public and private roadways and utilities.

3.3.a - Soils

The project site exhibited soils that were more typical of upland site conditions. Soil texture ranged from gravelly loam, gravelly sandy loam, to loamy fine sands. In addition, many areas (in particular those areas around the homesites and the central driveway portion of the project site) exhibited generally gravelly loam soils that had been imported from other areas. As noted at sample plots throughout the project site these soils did not exhibit prominent redoximorphic features such as gleying, mottles, or oxidization along live root channels. Surface soil color to approximately six (6) inches was very dark grayish brown (10YR 3/2) to dark brown (10YR 3/3). The sub-surface soil to approximately 22 to 24 inches exhibited a dark brown (10YR 3/3) to dark yellowish brown (10YR 4/4) coloration. These soils did not meet the hydric soil criteria of either the *Corps of Engineers Wetland Delineation Manual* (United States Army Corps of Engineers, 1987) or the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (United States Army Corps of Engineers, 2010).

The soil within a depressional swale directly offsite to the south of the southwestern portion of the project site exhibited a surface soil layer that was generally an alluvial

loam with a high content of organic matter. The surface soil exhibited a generally very dark brown (10YR 2/2) to very dark grayish brown (10YR 3/2) coloration. The subsurface soil layer to a depth of approximately 22 to 24 inches was generally an alluvial loamy fine sand to soft loam with some small gravels. The sub-surface soil exhibited a very dark grayish brown (10YR 3/2) to dark grayish brown (10YR 4/2) coloration and prominent redoximorphic features. These soils meet the hydric soil criteria of the *Corps of Engineers Wetland Delineation Manual* (United States Army Corps of Engineers, 1987) or the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (United States Army Corps of Engineers, 2010).

3.3.b - Hydrology

Onsite hydrology appeared to be the result of seasonal stormwater runoff from onsite and adjacent properties, human-caused drainage corridor modifications, short-term seasonal ponding within compacted soil areas, and soil characteristics. The movement of stormwater surface flow through the project site was noted to be directed by topography, ditching, and culverts generally into a created swale along the western boundary of the project site. At the northwestern corner of the project site the surface water entered a City of Tacoma stormwater system. As presently understood, this stormwater system is discharged at the northern edge of Snake Lake Park to the west of the project site. Surface water within the Snake Lake Park Area appeared to eventually enter the Leach Creek System via a series of created City of Tacoma storm water conveyances.

Seasonal stormwater flow from the developed areas to the south of the project site appeared to be captured and directed into the recently re-constructed swale in the central part of the property directly to the south of the project site. This seasonal stormwater was outlet into a shallow swale directly to the south of the southwestern portion of the project site. This shallow swale eventually lead to a created ditch along the western boundary of the project site then northward to enter the City of Tacoma stormwater system near the northwestern corner of the project site noted above.

As noted in the reports prepared for the prior *Madison Street Office Park* facility, discussions with a long-term resident noted that a once managed and well-maintained ditch was present within the area of the shallow swale directly south of the southwestern portion of the project site. This ditch continued generally northward along the eastern side of South Madison Street to convey seasonal surface water to the northwestern corner of the project site. However, over the past several years this ditch had gone fallow and surface water had begun to remain within this area well into spring. As defined onsite this offsite swale exhibited prominent field indicators of wetland hydrology and appeared to drain poorly following seasonal storm events.

3.3.c - Vegetation

The majority of the project site was dominated by mixed plant community consistent with the recent removal of single-family homesites and managed yard areas. The plant community associated with this habitat type had been modified by prior and ongoing land uses to include the establishment of lawns, small pastures, small orchards, and gardens. Absent recent management and the removal of prior homesites dense thickets of blackberries (*Rubus* spp.) were establishing well within this area along with an increasing amount of Scot's broom (*Cytisus scoparius*), one-seed hawthorne (*Crataegus monogyna*), and invasive herbs. This plant community was identified as non-hydrophytic in character (i.e. typical of upland areas).

The shallow swale located offsite to the south of the southwestern portion of the project site was dominated by a mixed shrub, emergent, and sapling tree plant community generally associated with seasonally damp to saturated soil conditions. Observed species included Western crabapple (*Pyrus fusca*), Douglas spiraea (*Spiraea douglasii*), Sitka willow (*Salix sitchensis*), reed canarygrass (*Phalaris arundinacea*), Pacific willow (*Salix lasiandra*), sapling black cottonwood (*Populus trichocarpa*), sapling red alder (*Alnus rubra*), Nootka rose (*Rosa nutkana*), softrush (*Juncus effusus*), small-fruited bulrush (*Scirpus microcarpus*), and buttercup (*Ranunculus repens*). This plant community was identified as hydrophytic in character (i.e. typical of wetland site conditions).

The northwestern corner of the project site was dominated by a retained second growth forest plant community. Observed species included Douglas fir (*Pseudotsuga menziesii*), Western red cedar (*Thuja plicata*), big leaf maple (*Acer macrophyllum*), red alder (*Alnus rubra*), cherry (*Prunus* spp.), and Pacific madrone (*Arbutus menziesii*). The understory was dominated by blackberries. This plant community was identified as non-hydrophytic in character (i.e. typical of upland areas).

3.3.d - Wildlife

The project site was dominated by prior residential areas with managed lawns, yards, gardens, and small pastures that have become fallow. The northwestern corner of the project site included a small area of retained upland forest and a dense understory of blackberries. Wildlife species observed directly or indirectly, observed within the area during prior assessments, and those species that may potentially utilize the habitats provided by project site included tree swallow (*Tachycineta bicolor*), violet-green swallow (*Tachycineta thallassina*), barn swallow (*Hirundo rustica*), song sparrow (*Melospiza melodia*), dark-eyed junco (*Junco hyemalis*), American crow (*Corvus brachynchos*), American robin (*Turdus migratorius*), golden crown kinglet (*Regulus satrapa*), house finch (*Passer domesticus*), purple finch (*Carpodacus purpureus*), Steller's jay (*Cyanocitta stelleri*), rock dove (*Columbia livia*), starling (*Sturnus vulgaris*), Northern flicker (*Colaptes auratus*), common mallard (*Anas platyrhynchos*), red tailed hawk (*Buteo jamaicensis*), common raven (*Corvus corax*), sharp-shinned hawk (*Accipiter striatus*), merlin (*Falco columbarius*), Western screech owl (*Otus kennicotti*),

mourning dove (Zenaida macroura), Steller's jay (Cyanocitta stelleri), Northern flicker (Colaptes auratus), black capped chickadee (Parus atricapillus), chestnut backed chickadee (Parus rufescens), dark brown creeper (Certhia familiaris), golden crowned sparrow (Zonotrichia atricapilla), rufous-sided towhee (Pipilo erythrophthalmus), dark eyed junco (Junco hyemalis), rufous hummingbird (Selasphorus rufus), varied thrush (Ixoreus neavius), downy woodpecker (Picoides pubescens), red-breasted nuthatch (Sitta canadensis), coyote (Canis latrans), deer mouse (Peromyscus maniculatus), shrew (Sorex spp.), eastern gray squirrel (Sciurus carolinensis), Townsend Chipmunk (Eutamias townsendi), voles (Microtus spp.), eastern cottontail (Sylvilagus floridanus), bats (Myotis spp.), mole (Scapanus californicus), stripped skunk (Mephitis mephitis), raccoon (Procyon lotor), opossum (Didephis virginianus), Norway rat (Rattus norvegicus), common garter snake (Thamnophis sirtalis), and Pacific treefrog (Hyla regilla).

The project site did **not** provide suitable spawning habitats for amphibians. In addition, the project site was **not** identified and has not been documented to provide habitats for fish species.

Wildlife Movement Corridors: The project site was within an area of increasing residential development typically of moderate to moderately-high density. As identified by onsite wildlife trials, small and medium size mammals appeared to be moving throughout the project site and into the adjacent areas. The larger of these trails also appeared to be used by domestic cats, domestic dogs, and the neighbors. The project site was also within the general area associated with the migratory movement of passerine birds.

3.3.d.1 - State Priority Species

A few species identified by the State of Washington as "Priority Species" were observed onsite or potentially may utilize the project site. Priority species require protective measures for their survival due to their population status, sensitivity to habitat alteration, and/or recreational, commercial, or tribal importance.

Game Species: "Game species" are regulated by the State of Washington through recreational hunting bag limits, harvest seasons, and harvest area restrictions. Observed or documented "game species" within and adjacent to the project site included common mallard and mourning dove.

State Candidate: State Candidate species are presently under review by the State of Washington Department of Fish and Wildlife (WDFW) for possible listing as endangered, threatened, or sensitive. No State Candidate species were observed as a part of this assessment or have been documented to use the project site.

State Sensitive: State Sensitive species are native to Washington and is vulnerable to declining and is likely to become endangered or threatened throughout a significant

portion of its range without cooperative management or removal of threats. No State Sensitive species were observed as a part of this assessment or have been documented to use the project site.

State Threatened: State Threatened species means any wildlife species native to the state of Washington that is likely to become an endangered species within the foreseeable future throughout a significant portion of its range within the state without cooperative management or removal of threats. The project site did not appear and has not been documented to provide direct critical habitats for State Threatened species.

State Endangered: State endangered species means any species native to the state of Washington that is seriously threatened with extinction throughout all or a significant portion of its range within the state. The project site did not appear and has not been documented to provide direct critical habitats for State Endangered species.

3.3.d.2 - Federally Listed Species

No federally listed endangered, threatened, or candidate species were observed or have been documented to use the habitats provided within the project site. A single, federally listed "species of concern" – bald eagle (*Haliaeetus leucocephalus*) – has been documented to utilize the habitats provided along the Puget Sound Shoreline, larger rivers, area lakes, and ponds within the expanded area of the project site.

4.0 - WETLANDS, STREAMS, AND CRITICAL HABITATS

With the exception of the removal of homesites and associated outbuildings, the removal of the vehicle repair shop, and the discontinuation of onsite management actions since the initial 2002/2004 assessments, the previously documented site conditions have not changed significantly as defined by the 2017 and 2018 assessments since these prior assessments and associated verification by the City of Tacoma.

4.1 - WETLAND AND STREAM DETERMINATION

The initial 2002/2004 assessments also included the parcels to the south of the present project site. However, these parcels have shifted ownership to the City of Tacoma to include an identified City of Tacoma Category III Wetland and associated buffer located directly to the south of the southwestern portion of the project site. As noted above, the southern boundary of Parcel 0220121160 (the southwestern parcel of the present project site) was established along the City of Tacoma standard buffer boundary for the City of Tacoma Category III Wetland initially identified and verified by the City of Tacoma as a part of the planning for the *Madison Street Office Park* facility.

The 2017 and 2018 assessments noted that the initially identified ditched swale along the western boundary of the project site continued to convey seasonal surface water from the wetland area offsite to the south of the southwestern portion of the project site northward along the eastern side of South Madison Street to enter a City of Tacoma stormwater system to the west of the northwestern portion of the project site. This City of Tacoma stormwater system appeared generally associated with the Snake Lake Area well to the west of the project site.

A seasonal surface water drainage corridor entered along the southwestern boundary of the project site via a culvert. The seasonal drainage from this culvert generally passed through a shallow swale offsite to the south from the southwestern corner of the project site and then exited to the west via a culvert under the roadway along the western boundary of the project site. This drainage continued to the west and eventually entered a City of Tacoma stormwater system generally associated with the Snake Lake Area well to the west of the project site. This seasonal drainage corridor was identified as a part of the 2002/2004 assessments as a City of Tacoma Type 5 Stream.

Since the completion and City of Tacoma verification of the 2002/2004 wetland and stream assessment, the City has updated its Critical Areas Ordinance. The most recent update to City of Tacoma 13.11 – Critical Areas was completed in May 2017. For wetlands, this recent update required the usage of the 2014 version of the *Washington Wetland Rating System* (Hruby 2014) to identify the wetland category. For streams, this recent update generally focused on whether or not the stream provided fish habitats, if the stream exhibited permanent or seasonal flow patterns, and if the stream was connected to downstream fish habitats.

As defined using the 2014 Washington Wetland Rating System the offsite wetland (Wetland A) would best be identified as a City of Tacoma Category III Wetland (Appendix B). The seasonal surface water drainage identified along the western boundary of the project site eventually enters a City of Tacoma stormwater system generally associated with the offsite Snake Lake Area. This offsite area has not been identified to provide habitats for salmonid fish (genus Oncorhynchus). In addition, the seasonal outflow from Snake Lake is also part of the City of Tacoma stormwater system. As such, this note drainage would best be identified as a City of Tacoma Type Ns2 Stream.

CRITICAL AREA	2004 CATEGORY/TYPE	2004 BUFFER	2017/2018 CATEGORY/TYPE	2017/2018 BUFFER
Seasonal Stream	Type 5 Stream	25 feet	Type Ns2	25 feet
Offsite Wetland A	Type III Wetland	50 feet	Category III Wetland	75 feet

4.2 - FISH AND WILDLIFE HABITAT AREAS DETERMINATION

The project site was not identified as providing habitats for federally or state listed endangered, threatened, or sensitive species; did not exhibit a natural pond; did not exhibit lakes, ponds, streams and rivers planted with game fish; and did not exhibit waters which support priority fish species. However, the identified onsite City of Tacoma Type Ns2 Stream and the offsite City of Tacoma Category III Wetland would best be defined as "waters of the state." As such, these two areas would meet the criteria for designation as City of Tacoma fish and wildlife habitat areas.

5.0 - SELECTED SITE ACTION

The Selected Site Action for PARCELS 0220121026, 0220121038, 0220121040, 0220121058, 0220121160, and 0220121017 focuses on the development of a medical office complex consistent with prior site planning and preliminary plat approves, the City of Tacoma Comprehensive Plan, local zoning, the changing character of the neighborhood, and the City of Tacoma Critical Areas Ordinance Chapter 13.11. Specific site development actions would establish a protective buffer adjacent to the onsite Type Ns2 Stream and the offsite Category III Wetland consistent with the City of Tacoma Critical Areas Ordinance Chapter 13.11. Site development actions would also implement Best Management Practices (BMPs) to ensure the protection of onsite and offsite aquatic systems and local water quality.

6.0 – PROTECTIVE BUFFER ESTABLISHMENT PROGRAM

Protective buffers associated with the identified offsite Category III Wetland and the onsite Type Ns2 Stream shall be established consistent with the provisions of the City of Tacoma *Critical Areas Ordinance* Chapter 13.11. Through site plan modifications the *Selected Site Development* has avoided adverse impacts to an identified onsite City of Tacoma Category III Wetland and a City of Tacoma Type Ns2 Stream. In addition, the *Selected Site Development* shall establish protective buffers consistent with the provisions of the City of Tacoma *Critical Areas Ordinance* without any buffer modifications.

6.1 – ADDITIONAL WETLAND/STREAM CORRIDOR AND BUFFER PROTECTIONS

In addition to the avoidance of any direct impacts to the identified onsite stream, offsite wetland or established protective buffers, the *Selected Site Development* shall include the following elements to provide short-term and long-term protections to the physical and biological functions of the wetland/stream corridor. These elements include the use of directional lighting to reduce the potential for onsite lighting to enter the retained

wetland/stream/buffer area, the placement of noise generating activities away from the wetland/stream/buffer area, the direction and treatment of untreated surface water runoff, the adoption of covenants to limit the use of pesticides and herbicides within 150 feet of the wetland/stream/buffer area, the use of drought tolerant native plant species within landscaping, the use of infiltration to treat and disperse clean surface water runoff into the outer boundary of the established buffer, the establishment of onsite facilities to ensure that the hydrological patterns do not adversely alter the wetland/stream/buffer area, and use of *Best Management Practices* for dust control during site development.

6.2 - MAINTENANCE OF SUPPORTIVE WETLAND HYDROLOGY

As defined within the *Preliminary Stormwater Site Plan* dated September 27, 2018 prepared by Barghausen Consulting Engineers, Inc. the preservation of supportive hydrology to the offsite Category III Wetland and onsite Type Ns2 Stream would require continued runoff inputs from the project site. Supportive hydrology from the project site would be provided through the capture, conveyance, and dispersion of seasonal stormwater from the roofs of the project buildings across the northeastern areas the established wetland buffer for passage through the buffer prior to entry into the wetland area. In addition, collected runoff from lawn areas would be discharged at a single point along the northeastern boundary of the established wetland buffer for passage through the buffer prior to entry into the wetland area and another release point shall be located along the eastern boundary of the established stream corridor. As defined within the *Preliminary Stormwater Site Plan* the amount of supportive hydrology entering the offsite wetland would not be significantly modified from prior conditions and would continue to maintain the wetland and stream corridor.

• 6.2.a – Supportive Stormwater Release

As noted above, clean seasonal stormwater runoff from the project buildings would be released along the outer edge of the established wetland buffer to provide supportive hydrology within the wetland and stream corridor. This shall be accomplished through a series of dispersion trench segments created immediately inside the defined outer wetland buffer boundary to provide appropriate release areas. The City of Tacoma allows for the placement of low-impact stormwater facilities and associated features within the buffer of a wetland provided that the associated stormwater release is required to support continued hydrology patterns within the wetland (TMC 13.11.250.B). As presently identified the selected location for the proposed dispersion trench segments are within areas that are sparely vegetated with a mixture of grasses, herbs, and starts of invasive shrubs (i.e. blackberries and Scots broom). Absent the release of seasonal stormwater as presently proposed there appears a likely potential for adverse impacts to the identified wetland/stream corridor.

Because of the need to create a generally level site development area a series of supportive walls shall be required landward of the outer boundary of the established

wetland buffer. All stormwater detention and treatment vaults/facilities associated with the site development area shall be located landward of the supportive walls and generally within proposed vehicle parking areas. In addition, the overall project site design includes the utilization of pervious landscape areas.

Potential Impact Avoidance and Minimization: The proposed location for the supportive walls together with the location of the outer boundary of the established wetland buffer requires that the dispersion trench segments be located within the outer area of the established wetland buffer. Such placement shall allow for the structural stability of the supportive walls while also allowing for the dispersal of clean seasonal stormwater. While the final location of the dispersion trench segments within the standard wetland buffer cannot be avoided, such placement can be accomplished with minimal impact to the present buffer area.

As noted above the selected location for the proposed dispersion trench segments are within areas that are sparely vegetated with a mixture of grasses, herbs, and starts of invasive shrubs (i.e. blackberries and Scots broom). In addition, the selected location for the proposed dispersion trench segments are not located within a steep slope area (slopes >30%). To ensure protection against adverse soil erosion the proposed dispersion trench segments shall utilize a "notched weir" design to maximize the spread and distribution of released stormwater water. The placement of the proposed dispersion trench segments shall also follow Best Management Practices (BMPs) during installation to ensure both the short-term and long-term protection of local water quality. Such BMPs shall include the seeding of exposed soils, construction during periods of limited seasonal rainfall, the use of rubber-track equipment located upslope of the dispersion trench segments work areas, and the retention of existing vegetation to the greatest extent practicable.

7.0 - STANDARD OF CARE

This document has been completed by Habitat Technologies for use by **Signature Healthcare Services, LLC**. Prior to extensive site planning, this document should be reviewed and the wetland and drainage corridor boundaries, wetland and drainage corridor classifications, wetland and drainage corridor ratings, and proposed protective buffers should be reviewed and verified by applicable permitting agencies. Habitat Technologies has provided professional services that are in accordance with the degree of care and skill generally accepted in the nature of the work accomplished. No other warranties are expressed or implied. Habitat Technologies is not responsible for design costs incurred before this document is approved by the appropriate resource and permitting agencies.

Bryan W. Peck
Bryan W. Peck
Wetland Biologist

Thomas D. Deming, PWS Habitat Technologies

Thomas D. Deming

8.0 - FIGURES

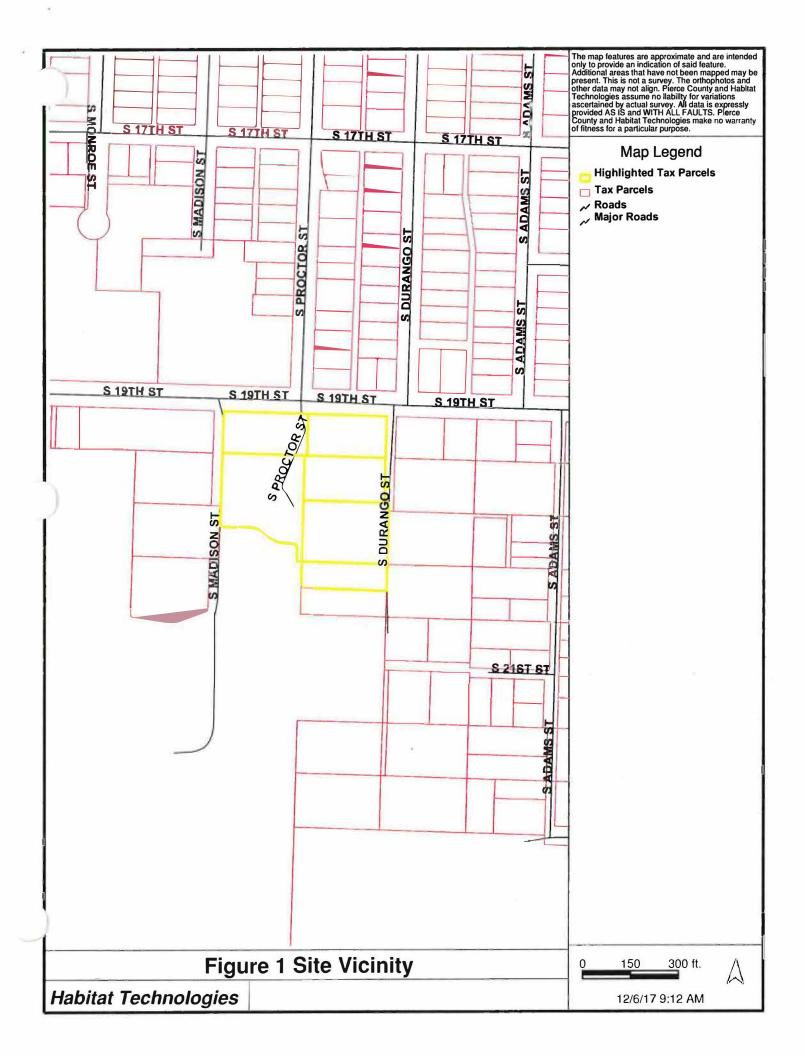




Figure 2 NWI Mapping



December 6, 2017

Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Lake

Freshwater Forested/Shrub Wetland



Other

Freshwater Pond



Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

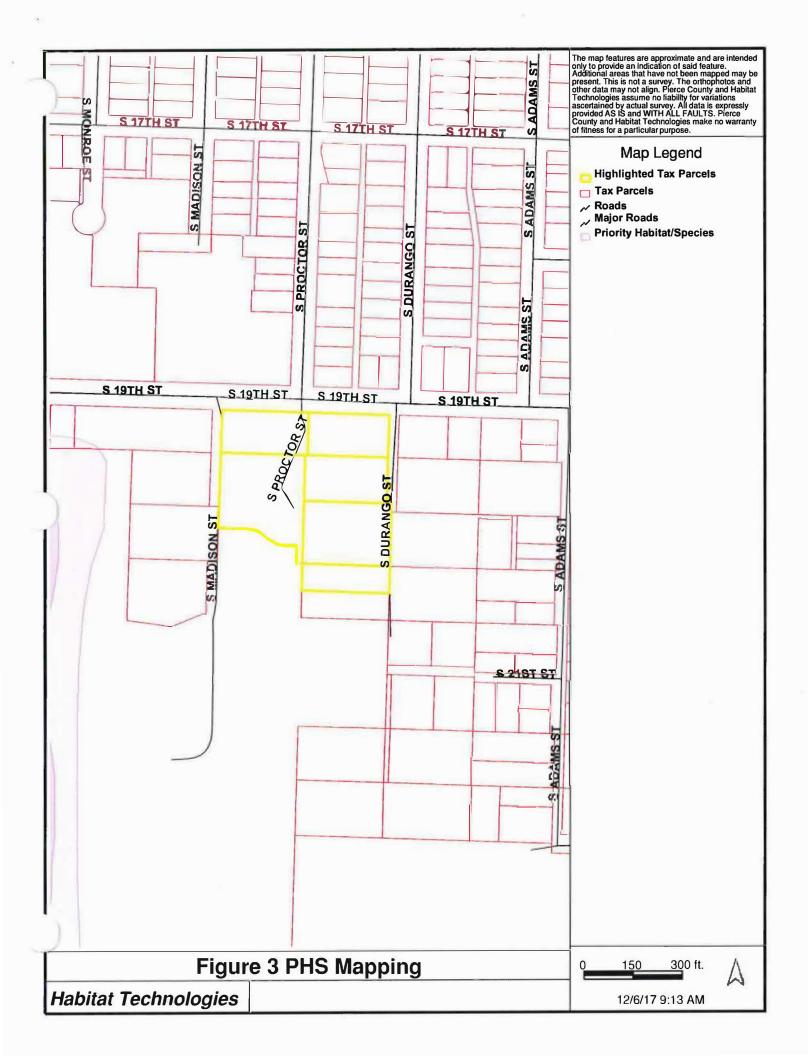
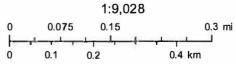


Figure 4 WDFW Mapping



December 6, 2017

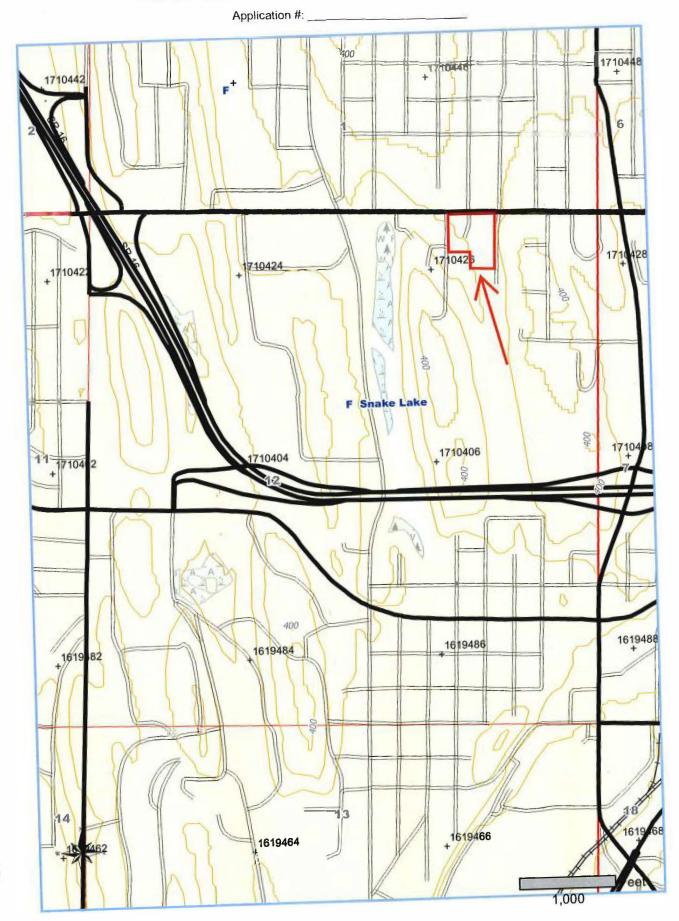
All SalmonScape Species



USGS/NHD
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors
Esri, HERE, DeLome, MapmyIndia, © OpenStreetMap contributors, and the
GIS user community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Figure 5 FOREST PRACTICE WATER TYPE MAP

TOWNSHIP 20 NORTH HALF 0, RANGE 02 EAST (W.M.) HALF 0, SECTION 12



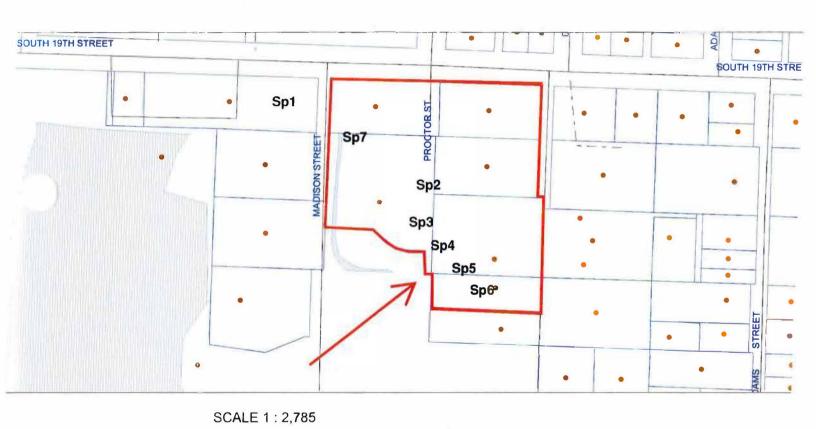
Date: 12/6/2017

Time: 9:18:11 AM

NAD 83

Contour Interval: 40 Feet

Figure 6 City of Tacoma Mapping



600

400

FEET

9.0 - REFERENCE AND BACKGROUND LIST

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Washington State Department of Natural Resources FPARS Mapping System, 2016 (for stream typing): http://fortess.wa.gov/dnr/app1/fpars/viewer.htm

10.0 - APPENDIX A - Field Data Worksheets

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

State: Washington Sampling Point: SP1 Investigator(s): Habitat Technologies Saction, Township, Range: sec. 12, Town 20 N, Range 02E	nject/Site: South 19th Street and South Proctor	City/	City/County: City of Tacoma Sampling Date:1 AUG 20				
Investigator(s): Habitat Technologies	pplicant/Owner:			State: Washington Sampling	Point: SP1		
Landform (hillslope, terrace, etc.): terrace							
Lat:							
New Classification New							
No							
Vegetation			_				
Bummary Soli							
Summary Sum	re Vegetation, Soil, or Hydrology	_ significantly disturbe	ed? Are "No	rmal Circumstances" present? Yes	⊠ No □		
Hydrophytic Vegetation Present?	re Vegetation, Soil, or Hydrology	_ naturally problemation	? (If neede	ed, explain any answers in Remarks.)			
Hydric Soil Present?	UMMARY OF FINDINGS – Attach site n	nap showing san	npling point lo	ocations, transects, importa	nt features, etc.		
Hydric Soil Present? Yes	Hydrophytic Vegetation Present? Yes ☐	No ⊠	Is the Sample	d Area			
Remarks: old homesite area with homesite and assoicaed features removed							
Absolute							
Absolute	Remarks: old homesite area with homesite and ass	soicaed features remov	ved				
Absolute							
Absolute Dominant Indicator Species? Status 10 no FAC 10 no							
Tree Stratum (Plot size: 15ft radius)	'EGETATION – Use scientific names of	plants.					
1. Alnus rubra 1. Alnus rubr	Tree Stratum (Plot size: 15ft radius)						
2. Pyrus spp. 3					1 (A)		
3.							
10					2 (B)		
10				opedies Across Air Girata.	(5)		
1. Crataegus monogyna					50 (A/B)		
2. Total % Cover of: Multiply by: 3. Rubus procera 20 yes FAC 4. FACW species x 1 = 5. FACW species x 2 = FACU species x 3 = FACU species x 4 = UPL species x 5 = Column Totals: (A) (Column Totals: 2. Dactviis qlomerata 20 yes FACU 3. Agrostis tenuis <10		<10 nc	FAC	Prevalence Index worksheet:			
3. Rubus procera 20 yes FAC OBL species x 1 = 4. - - FACW species x 2 = 5. - - FAC species x 3 = FAC species x 4 = - Left Stratum (Plot size: 15ft radius) - FAC species x 4 = 1. Agropyron repens <10	V 1/2 3/12 4/7 3/4			Total % Cover of:	Multiply by:		
4				OBL species x 1	=		
FAC species x 3 =	4			FACW species x 2	=		
Herb_Stratum (Plot size: 15ft radius) 1. Agropyron repens <10				FAC species x 3	=		
1. Agropyron repens ≤10 no FAC Column Totals: (A) (2. Dactvlis glomerata 20 yes FACU 3. Agrostis tenuis ≤10 no FAC Prevalence Index = B/A =		<u>25</u> =	Total Cover	FACU species x 4	=		
2. Dactvlis glomerata 20 yes FACU 3. Agrostis tenuis <10				UPL species x 5	=		
3. Agrostis tenuis <10 no FAC				Column Totals: (A)	(B)		
4. Festuca spp. 5. Holcus lantus 6. Poa spp. 7. Hypochaeris glabra 8. Cirsium arvensis 9. Pteridium aquilium 10. Trivolium pratense 4. Festuca spp. 4. To no FAC 1. Indicators: 4. Thypochaeris glabra 4. To no FAC 4. Thypochaeris glabra 4. To no FAC 4. Thypochaeris glabra 4. Thyp	2. <u>Dactvlis glomerata</u>						
5. Holcus lantus 6. Poa spp. 7. Hypochaeris glabra 8. Cirsium arvensis 9. Pteridium aquilium 10. Triyolium pratense 10. no 10.			FAC FAC				
6. Poa spp. 7. Hypochaeris glabra 8. Cirsium arvensis 9. Pteridium aguilium 10. Trivolium pratense 210 no FACU 10. Trivolium pratense 210 no FACU 210 no FACU 210 no FACU 310 no FACU 410 no							
7. Hypochaeris glabra			<u>FAC</u>		getation		
8. <u>Cirsium arvensis</u> 9. <u>Pteridium aquilium</u> 10. <u>Trivolium pratense</u> 10. <u>Ino</u> <u>FACU</u> 10. <u>Trivolium pratense</u> 11. <u>Trivolium pratense</u> 12. <u>Ino</u> <u>FACU</u> 13. <u>Trivolium pratense</u> 14. <u>Ino</u> <u>FACU</u> 15. <u>Ino</u> <u>FACU</u> 16. <u>Trivolium pratense</u> 18. <u>Cirsium arvensis</u> 19. <u>Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet) 10. <u>Trivolium pratense</u> 10. <u>Ino</u> <u>FACU</u> 11. <u>Problematic Hydrophytic Vegetation¹ (Explain)</u> 12. <u>Trivolium pratense</u> 13. <u>Trivolium pratense</u> 14. <u>Trivolium pratense</u> 15. <u>Trivolium pratense</u> 16. <u>Trivolium pratense</u> 17. <u>Trivolium pratense</u> 18. <u>Trivolium pratense</u> 19. <u>Trivolium pratense</u> 19. <u>Trivolium pratense</u> 19. <u>Trivolium pratense</u> 19. <u>Trivolium pratense</u> 10. <u>Trivolium pratense</u> 11. <u>Trivolium pratense</u> 12. <u>Trivolium pratense</u> 13. <u>Trivolium pratense</u> 14. <u>Trivolium pratense</u> 15. <u>Trivolium pratense</u> 16. <u>Trivolium pratense</u> 17. <u>Trivolium pratense</u> 18. <u>Trivolium pratense</u> 19. <u>Trivolium pratense</u> 19. <u>Trivolium pratense</u> 19. <u>Trivolium pratense</u> 19. <u>Trivolium pratense</u> 10. <u>Trivolium pratense</u> 11. <u>Trivolium pratense</u> 12. <u>Trivolium pratense</u> 13. <u>Trivolium pratense</u> 14.</u>				_			
9. <u>Pteridium aquilium</u> 10. <u>Trivolium pratense</u> 10. no <u>FACU</u> 11. <u>Trivolium pratense</u> 12. data in Remarks or on a separate sheet) Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation (Explain)							
9. <u>Pterigium aguilium</u> <10 no FACU Wetland Non-Vascular Plants ¹ 10. <u>Triyolium pratense</u> <10 no FACU Problematic Hydrophytic Vegetation ¹ (Explain)							
10. <u>Trivolium pratense</u> <10 no <u>FACU</u> Problematic Hydrophytic Vegetation ¹ (Explain)							
		<u><10</u> no		_			
11. <u>Juncus effusus</u> trace no <u>FACW</u> Indicators of hydric soil and wetland hydrology mus	11. <u>Juncus effusu</u> s	trace no	<u>FACW</u>	_ , , , ,			
Woody Vine Stratum (Plot size: 15ft radius) = Total Cover be present, unless disturbed or problematic.	Woody Vine Stratum (Plot size: 15ft radius)		Total Cover				
1 Hydrophytic	1			U.dramb.dia			
2 Vegetation	2						
= Total Cover Present? Yes □ No ☒	/	=	Total Cover	Present? Yes No	\boxtimes		
% Bare Ground in Herb Stratum				l .			
Remarks: mixed plant community within area of prior homesite	remarks. Mixed plant community within area of price	n nomesite					

Samp	lina	Point.	SP1	
Odinp	9	i Oiiit.	<u> </u>	

Depth (inches)	Matrix Color (moist)	%	Cold	or (moist) % Type ¹ Lo	oc² Textu	ure Remarks
-2	10YR 3/2	100				gravelly loam
	· · · · · · · · · · · · · · · · · · ·		-			
-20	10YR 3/4	<u> 70%</u>	_			gravell loam w/ 30% 10YR 4/3
		7	-			
			_			
ype: C=Co	oncentration, D=D	epletion, F	 RM=Red	duced Matrix, CS=Covered or Coated S	and Grains.	² Location: PL=Pore Lining, M=Matrix.
				s, unless otherwise noted.)		ndicators for Problematic Hydric Soils ³ :
] Histosol ((A1)			Sandy Redox (S5)		2 cm Muck (A10)
	ipedon (A2)			Stripped Matrix (S6)	_	Red Parent Material (TF2)
Black His	stic (A3)			Loamy Mucky Mineral (F1) (except ML	RA 1) [☐ Very Shallow Dark Surface (TF12)
] Hydroger	n Sulfide (A4)			Loamy Gleyed Matrix (F2)	_	Other (Explain in Remarks)
	Below Dark Surfark Surface (A12)	ice (A11)		Depleted Matrix (F3) Redox Dark Surface (F6)	3	Indicators of hydrophytic vegetation and
	ucky Mineral (S1)			Depleted Dark Surface (F7)		wetland hydrology must be present,
	leyed Matrix (S4)			Redox Depressions (F8)		unless disturbed or problematic.
estrictive L	ayer (if present)					• • • • • • • • • • • • • • • • • • • •
Depth (inc	ches):			-	Hyd	ric Soil Present? Yes □ No 🏻
emarks: mi:	xed gravelly loam	soil in are	a of pric	or homesite, no field indicators of hydric	soil	
OROLOG	Y		a of pric	or homesite, no field indicators of hydric	soil	
OROLOG	Y Irology Indicator	s:			soil	Secondary Indicators (2 as easy as wise to
DROLOG letland Hyd	Y Irology Indicator ators (minimum o	s:		eck all th <u>at applv)</u>		Secondary Indicators (2 or more required)
DROLOG /etland Hydrimary Indic] Surface V	Y Irology Indicator ators (minimum of Vater (A1)	s:		eck all that apply) Water-Stained Leaves (B9) (excep		☐ Water-Stained Leaves (B9) (MLRA 1, 2
OROLOG Tetland Hyd Timary Indic Surface V	Y Irology Indicator ators (minimum o Vater (A1) er Table (A2)	s:		eck all that apply) Water-Stained Leaves (B9) (exception 1, 2, 4A, and 4B)		Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B)
OROLOG Tetland Hyd Timary Indic Surface V High Wat Saturatio	Y Irology Indicator ators (minimum of Vater (A1) er Table (A2) n (A3)	s:		eck all that apply) Water-Stained Leaves (B9) (exception 1, 2, 4A, and 4B) Salt Crust (B11)		☐ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B) ☐ Drainage Patterns (B10)
PROLOG Tetland Hydromary Indication Surface V High Wat Saturation Water Ma	Y drology Indicator ators (minimum of Vater (A1) er Table (A2) n (A3) arks (B1)	s:		eck all that apply) Water-Stained Leaves (B9) (exception 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13)		 □ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B) □ Drainage Patterns (B10) □ Dry-Season Water Table (C2)
DROLOG Tetland Hydromary Indication Surface V High Wat Saturation Water Ma Sediment	Y Irology Indicator ators (minimum of Vater (A1) er Table (A2) n (A3) arks (B1) t Deposits (B2)	s:		eck all that apply) Water-Stained Leaves (B9) (exception 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1)	ot MLRA	 □ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B) □ Drainage Patterns (B10) □ Dry-Season Water Table (C2) □ Saturation Visible on Aerial Imagery (C5)
etland Hydical imary Indical Surface Walter Mala Saturation Water Mala Sediment Drift Depo	Y Irology Indicator lators (minimum of Vater (A1) er Table (A2) n (A3) arks (B1) t Deposits (B2) osits (B3)	s:		eck all that apply) Water-Stained Leaves (B9) (exception 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Livin	ot MLRA	 □ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B) □ Drainage Patterns (B10) □ Dry-Season Water Table (C2) □ Saturation Visible on Aerial Imagery (C5) □ Geomorphic Position (D2)
DROLOG Tetland Hyc Timary Indic Surface V High Wat Saturation Water Mat Sediment Drift Depo	Y Irology Indicator: ators (minimum of Vater (A1) er Table (A2) n (A3) arks (B1) t Deposits (B2) osits (B3) or Crust (B4)	s:		eck all that apply) Water-Stained Leaves (B9) (exception 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Livin Presence of Reduced Iron (C4)	ot MLRA g Roots (C3)	 Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B) □ Drainage Patterns (B10) □ Dry-Season Water Table (C2) □ Saturation Visible on Aerial Imagery (C5) □ Geomorphic Position (D2) □ Shallow Aquitard (D3)
PROLOG Tetland Hydromary Indice Surface V High Wat Saturation Water Ma Sediment Drift Depo	Y Irology Indicator ators (minimum of Nater (A1) er Table (A2) n (A3) arks (B1) t Deposits (B2) posits (B3) or Crust (B4) posits (B5)	s:		eck all that apply) Water-Stained Leaves (B9) (exception 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Livin Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soi	g Roots (C3)	 Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B) □ Drainage Patterns (B10) □ Dry-Season Water Table (C2) □ Saturation Visible on Aerial Imagery (C5) □ Geomorphic Position (D2) □ Shallow Aquitard (D3) □ FAC-Neutral Test (D5)
PROLOG Tetland Hydromary Indication Surface V High Wat Saturation Water Ma Sediment Drift Depor Algal Mat Iron Depor Surface S	Y Irology Indicator: ators (minimum of Vater (A1) er Table (A2) n (A3) arks (B1) t Deposits (B2) osits (B3) or Crust (B4)	s: f <u>one</u> requ	ired; ch	eck all that apply) Water-Stained Leaves (B9) (exception 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Livin Presence of Reduced Iron (C4)	g Roots (C3)	 Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B) □ Drainage Patterns (B10) □ Dry-Season Water Table (C2) □ Saturation Visible on Aerial Imagery (C5) □ Geomorphic Position (D2) □ Shallow Aquitard (D3) □ FAC-Neutral Test (D5)
DROLOG Tetland Hydromary Indication Surface V High Water Ma Sediment Drift Depo Algal Mat Iron Depo Surface S Inundatio	Y Irology Indicators ators (minimum of Vater (A1) er Table (A2) n (A3) arks (B1) t Deposits (B2) osits (B3) or Crust (B4) osits (B5) Soil Cracks (B6)	s: one requ	ired; cho	eck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Livin Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soi Stunted or Stressed Plants (D1) (L	g Roots (C3)	 Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B) □ Drainage Patterns (B10) □ Dry-Season Water Table (C2) □ Saturation Visible on Aerial Imagery (C5) □ Geomorphic Position (D2) □ Shallow Aquitard (D3) □ FAC-Neutral Test (D5) □ Raised Ant Mounds (D6) (LRR A)
DROLOG Vetland Hydrimary Indice Surface V High Water Ma Sediment Drift Depo Algal Mat I ron Depo Surface S Inundatio Sparsely	Y Irology Indicator lators (minimum of Vater (A1) er Table (A2) n (A3) arks (B1) t Deposits (B2) losits (B3) or Crust (B4) losits (B5) Soil Cracks (B6) n Visible on Aerial Vegetated Concar	s: one requ	ired; cho	eck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Livin Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soi Stunted or Stressed Plants (D1) (L	g Roots (C3)	 Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B) □ Drainage Patterns (B10) □ Dry-Season Water Table (C2) □ Saturation Visible on Aerial Imagery (C5) □ Geomorphic Position (D2) □ Shallow Aquitard (D3) □ FAC-Neutral Test (D5) □ Raised Ant Mounds (D6) (LRR A)
DROLOG Vetland Hydrimary Indic Surface V High Wat Saturation Water Ma Sediment Drift Depo Algal Mat Iron Depo Surface S Inundatio Sparsely	Y Irology Indicator: ators (minimum of Vater (A1) er Table (A2) n (A3) arks (B1) t Deposits (B2) posits (B3) or Crust (B4) posits (B5) Soil Cracks (B6) n Visible on Aerial Vegetated Concarrations:	s: f one requ Imagery ve Surface	ired; cho	eck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Livin Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soi Stunted or Stressed Plants (D1) (L	g Roots (C3)	 Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B) □ Drainage Patterns (B10) □ Dry-Season Water Table (C2) □ Saturation Visible on Aerial Imagery (C5) □ Geomorphic Position (D2) □ Shallow Aquitard (D3) □ FAC-Neutral Test (D5) □ Raised Ant Mounds (D6) (LRR A)
PROLOG /etland Hydrimary Indic Surface V High Wat Saturation Water Ma Sediment Drift Depot Algal Mat Iron Depot Surface S Inundatio	y drology Indicator ators (minimum of vater (A1) er Table (A2) er (A3) erks (B1) t Deposits (B2) esits (B3) er Crust (B4) esits (B5) eoil Cracks (B6) en Visible on Aerial Vegetated Concavations: er Present?	s: fone required Imagery ve Surface	ired; che (B7) e (B8)	eck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Livin Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soi Stunted or Stressed Plants (D1) (L	g Roots (C3)	 Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B) □ Drainage Patterns (B10) □ Dry-Season Water Table (C2) □ Saturation Visible on Aerial Imagery (C5) □ Geomorphic Position (D2) □ Shallow Aquitard (D3) □ FAC-Neutral Test (D5) □ Raised Ant Mounds (D6) (LRR A)
PROLOG fetland Hydrimary Indic Surface V High Water Ma Sediment Drift Depo Algal Mat Inon Depo Inundatio Sparsely Feld Observ Urface Water Mater Table I	Y Irology Indicator lators (minimum of Vater (A1) er Table (A2) in (A3) arks (B1) it Deposits (B2) losits (B3) it or Crust (B4) losits (B5) Soil Cracks (B6) in Visible on Aerial Vegetated Concar vations: er Present? Present?	s: { one required	ired; cho (B7) e (B8)	eck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Livin Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soi Stunted or Stressed Plants (D1) (L	g Roots (C3) Is (C6) RR A)	 Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B) □ Drainage Patterns (B10) □ Dry-Season Water Table (C2) □ Saturation Visible on Aerial Imagery (C5) □ Geomorphic Position (D2) □ Shallow Aquitard (D3) □ FAC-Neutral Test (D5) □ Raised Ant Mounds (D6) (LRR A)
PROLOG /etland Hydrimary Indic Surface V High Wat Saturation Water Ma Sediment Drift Depo Algal Mat Iron Depo Surface S Inundatio Sparsely reld Observator Table Indicated Cap	y Irology Indicator Lators (minimum of Vater (A1) er Table (A2) in (A3) arks (B1) t Deposits (B2) cosits (B3) or Crust (B4) cosits (B5) Soil Cracks (B6) in Visible on Aerial Vegetated Concavations: er Present? Present? esent? esent?	s: { one requive Surface Yes Yes Yes Yes Yes Yes	ired; che (B7) e (B8) No ⊠ No ⊠	eck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Livin Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soi Stunted or Stressed Plants (D1) (L Other (Explain in Remarks) Depth (inches): Depth (inches):	g Roots (C3) Is (C6) RR A) Wetland Hy	Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B) □ Drainage Patterns (B10) □ Dry-Season Water Table (C2) □ Saturation Visible on Aerial Imagery (C3) □ Geomorphic Position (D2) □ Shallow Aquitard (D3) □ FAC-Neutral Test (D5) □ Raised Ant Mounds (D6) (LRR A) □ Frost-Heave Hummocks (D7)
PROLOG /etland Hydrimary Indic Surface V High Wat Saturation Water Ma Sediment Drift Depo Algal Mat Iron Depo Surface S Inundatio Sparsely reld Observator Table Indicated Cap	y Irology Indicator Lators (minimum of Vater (A1) er Table (A2) in (A3) arks (B1) t Deposits (B2) cosits (B3) or Crust (B4) cosits (B5) Soil Cracks (B6) in Visible on Aerial Vegetated Concavations: er Present? Present? esent? esent?	s: { one requive Surface Yes Yes Yes Yes Yes Yes	ired; che (B7) e (B8) No ⊠ No ⊠	eck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Livin Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soi Stunted or Stressed Plants (D1) (L Other (Explain in Remarks) Depth (inches): Depth (inches): Depth (inches):	g Roots (C3) Is (C6) RR A) Wetland Hy	Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B) □ Drainage Patterns (B10) □ Dry-Season Water Table (C2) □ Saturation Visible on Aerial Imagery (C3) □ Geomorphic Position (D2) □ Shallow Aquitard (D3) □ FAC-Neutral Test (D5) □ Raised Ant Mounds (D6) (LRR A) □ Frost-Heave Hummocks (D7)
DROLOG Tetland Hyderimary Indice Surface V High Water Ma Sediment Drift Deport Algal Mat I ron Deport Surface S I nundatio Sparsely eld Observer Surface Water Table I Secribe Recommendation Proceedings of the secretary individuals of the secr	Y Irology Indicator: ators (minimum of Vater (A1) er Table (A2) in (A3) arks (B1) it Deposits (B2) osits (B3) or Crust (B4) osits (B5) soil Cracks (B6) in Visible on Aerial Vegetated Concar vations: er Present? Present? esent? ellary fringe) oorded Data (strea	s: [one requ ve Surface Yes Yes Yes Yes m gauge,	ired; che (B7) e (B8) No ⊠ No ⊠ monitor	eck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Livin Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soi Stunted or Stressed Plants (D1) (L Other (Explain in Remarks) Depth (inches): Depth (inches): Depth (inches):	g Roots (C3) Is (C6) RR A) Wetland Hy ions), if availa	Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B) □ Drainage Patterns (B10) □ Dry-Season Water Table (C2) □ Saturation Visible on Aerial Imagery (C3) □ Geomorphic Position (D2) □ Shallow Aquitard (D3) □ FAC-Neutral Test (D5) □ Raised Ant Mounds (D6) (LRR A) □ Frost-Heave Hummocks (D7)
DROLOG Tetland Hyderimary Indice Surface V High Water Ma Sediment Drift Deport Algal Mat I ron Deport Surface S I nundatio Sparsely eld Observer Surface Water Table I Secribe Recommendation Proceedings of the secretary individuals of the secr	Y Irology Indicator: ators (minimum of Vater (A1) er Table (A2) in (A3) arks (B1) it Deposits (B2) osits (B3) or Crust (B4) osits (B5) soil Cracks (B6) in Visible on Aerial Vegetated Concar vations: er Present? Present? esent? ellary fringe) oorded Data (strea	s: [one requ ve Surface Yes Yes Yes Yes m gauge,	ired; che (B7) e (B8) No ⊠ No ⊠ monitor	eck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Livin Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soi Stunted or Stressed Plants (D1) (L Other (Explain in Remarks) Depth (inches): Depth (inches): Depth (inches): Depth (inches):	g Roots (C3) Is (C6) RR A) Wetland Hy ions), if availa	Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B) □ Drainage Patterns (B10) □ Dry-Season Water Table (C2) □ Saturation Visible on Aerial Imagery (C3) □ Geomorphic Position (D2) □ Shallow Aquitard (D3) □ FAC-Neutral Test (D5) □ Raised Ant Mounds (D6) (LRR A) □ Frost-Heave Hummocks (D7)

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

pject/Site: South 19th Street and South Proctor	Cit	y/County: City of Tacoma Sampling Date:1 AUG				
.pplicant/Owner:	cant/Owner:					
Investigator(s): Habitat Technologies		Section, Tox	wnship, Range: sec 12, To	wn 20 N, Range 02E		
Landform (hillslope, terrace, etc.): terrace						
Subregion (LRR): A						
Soil Map Unit Name: not mapped						
Are climatic / hydrologic conditions on the site typical						
Are Vegetation, Soil, or Hydrology			rmal Circumstances" prese	ent? Yes ⊠ No ∐		
Are Vegetation, Soil, or Hydrology	_ naturally problema	atic? (If neede	d, explain any answers in	Remarks.)		
SUMMARY OF FINDINGS – Attach site r	map showing sa	ampling point lo	cations, transects,	important features, etc.		
Hydrophytic Vegetation Present? Yes ☐	No ⊠					
Hydric Soil Present? Yes		Is the Sample		. 5		
Wetland Hydrology Present? Yes □	_	within a Wetla	nd? Yes ☐ N	10 🛛		
Remarks: pocket of trees in old homesite area with	homesite and assoi	icaed features remov	ed			
/EGETATION – Use scientific names of	plants.					
T. O. J. (District 456 andias)		Dominant Indicator	Dominance Test work	sheet:		
Tree Stratum (Plot size: 15ft radius)		Species? Status	Number of Dominant Sp			
1. Alnus rubra		no FAC	That Are OBL, FACW, o	or FAC: 2 (A)		
2. Thuja plicata		yes FAC	Total Number of Domin			
3. Arbutus menziesii		yes UPL	Species Across All Stra	ta: <u>5</u> (B)		
4	50	= Total Cover	Percent of Dominant Sp			
Sapling/Shrub Stratum (Plot size: 15ft radius)	50	= Total Cover	That Are OBL, FACW, o	or FAC: 40 (A/B)		
1. Crataegus monogyna	<10	no FAC	Prevalence Index worl	ksheet:		
Pseudotsuga menziesii		no FACU	Total % Coyer of:	Multiply by:		
3. Rubus procera	20	yes FAC	OBL species	x 1 =		
Rubus laciniatus	20	yes FACU	FACW species	x 2 =		
5			FAC species	x 3 =		
	50	= Total Cover	FACU species	x 4 =		
Herb Stratum (Plot size: 15ft radius)			UPL species	x 5 =		
Agropyron repens		no FAC	Column Totals:	(A) (B)		
2. Dactylis glomerata	trace	no FACU	Drawalanaa laday	- D/A -		
3. Agrostis tenuis		no FAC	Hydrophytic Vegetation	= B/A =		
4. Festuca spp.		no -				
5. <u>Holcus lantus</u>		no FAC	☐ Rapid Test for Hydro			
6. Poa spp.		<u>no</u> <u>+</u>	☐ Prevalence Index is			
7. Hypochaeris glabra		no FACU		tations ¹ (Provide supporting		
8. <u>Cirsium arvensis</u>		no <u>FAC</u>	data in Remarks	or on a separate sheet)		
9. <u>Pteridium aguilium</u>		yes FACU	☐ Wetland Non-Vascu	ılar Plants ¹		
10			☐ Problematic Hydrop	hytic Vegetation ¹ (Explain)		
11			¹ Indicators of hydric soil	and wetland hydrology must		
Woody Vine Stratum (Plot size: 15ft radius)		= Total Cover	be present, unless distu	rbed or problematic.		
1						
2			Hydrophytic Vegetation			
)		≃ Total Cover		s □ No 🏻		
% Bare Ground in Herb Stratum						
Remarks: mixed plant community within area of price	or homesite, pocket	of trees				
I.						

Sampling Point: SP2

Histosol (A1) Sandy Redox (S5) Stripped Matrix (S6) Stripped Matrix (F2) Stripped Matrix (F3) Stripped Matrix (F3) Stripped Matrix (F3) Stripped Matrix (S1) Stripped Matrix (S4)	e Remarks
Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) Histic Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) Histic Epipedon (A2)	
Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) Histic Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) Histic Epipedon (A2)	gravell loam w/ 20% 10YR 4/3
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) Histosol (A1)	
Histosol (A1)	
ydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) In Histosol (A1)	
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) Histosol (A1)	
Histosol (A1)	² Location: PL=Pore Lining, M=Matrix.
Histic Epipedon (A2) Stripped Matrix (S6) Black Histic (A3) Loamy Mucky Mineral (F1) (except MLRA 1) Depleted Blow Dark Surface (A11) Depleted Matrix (F2) Depleted Below Dark Surface (A11) Depleted Matrix (F3) Depleted Matrix (F3) Depleted Dark Surface (A12) Redox Dark Surface (F6) Sandy Mucky Mineral (S1) Depleted Dark Surface (F7) Sandy Gleyed Matrix (S4) Redox Depressions (F8) Restrictive Layer (if present): Type: Depth (inches): Hydrogen Sulface (F7) Hydrogen Sulface (F7) Brained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Saturation (A3) Salt Crust (B11) Aquatic Invertebrates (B13) Sediment Deposits (B2) Hydrogen Sulfide Odor (C1) Drift Deposits (B3) Surface Soil Cracks (B6) Recent Iron Reduction in Tilled Soils (C6) Surface Soil Cracks (B6) Inundation Visible on Aerial Imagery (B7) Other (Explain in Remarks)	dicators for Problematic Hydric Soils ³ :
Black Histic (A3)	2 cm Muck (A10)
Hydrogen Sulfide (A4)	Red Parent Material (TF2)
Depleted Below Dark Surface (A11)	Very Shallow Dark Surface (TF12)
Thick Dark Surface (A12)	Other (Explain in Remarks)
□ Sandy Mucky Mineral (S1) □ Depleted Dark Surface (F7) □ Sandy Gleyed Matrix (S4) □ Redox Depressions (F8) Restrictive Layer (if present): Type: □ Depth (inches): □ Hydr Remarks: mixed gravelly loam soil in area of prior homesite, no field indicators of hydric soil PROLOGY **Vetland Hydrology Indicators: **Primary Indicators (minimum of one required; check all that apply). □ Surface Water (A1) □ Water-Stained Leaves (B9) (except MLRA) □ High Water Table (A2) 1, 2, 4A, and 4B) □ Saturation (A3) □ Salt Crust (B11) □ Water Marks (B1) □ Aquatic Invertebrates (B13) □ Sediment Deposits (B2) □ Hydrogen Sulfide Odor (C1) □ Drift Deposits (B3) □ Oxidized Rhizospheres along Living Roots (C3) □ Algal Mat or Crust (B4) □ Presence of Reduced Iron (C4) □ Iron Deposits (B5) □ Recent Iron Reduction in Tilled Soils (C6) □ Surface Soil Cracks (B6) □ Stunted or Stressed Plants (D1) (LRR A) □ Inundation Visible on Aerial Imagery (B7) □ Other (Explain in Remarks)	" · · · · · · · · · · · · · · · · · · ·
Redox Depressions (F8) Restrictive Layer (if present): Type: Depth (inches): Remarks: mixed gravelly loam soil in area of prior homesite, no field indicators of hydric soil Remarks: mixed gravelly loam soil in area of prior homesite, no field indicators of hydric soil Hydrology	dicators of hydrophytic vegetation and
Restrictive Layer (if present): Type:	wetland hydrology must be present, unless disturbed or problematic.
Type:	unless disturbed or problematic.
Depth (inches):	
PROLOGY Vetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) Surface Water (A1) Water-Stained Leaves (B9) (except MLRA High Water Table (A2) 1, 2, 4A, and 4B) Saturation (A3) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Drift Deposits (B2) Hydrogen Sulfide Odor (C1) Drift Deposits (B3) Oxidized Rhizospheres along Living Roots (C3) Algal Mat or Crust (B4) Presence of Reduced Iron (C4) Iron Deposits (B5) Recent Iron Reduction in Tilled Soils (C6) Surface Soil Cracks (B6) Stunted or Stressed Plants (D1) (LRR A) Inundation Visible on Aerial Imagery (B7) Other (Explain in Remarks)	N M
Presence of Reduced Iron (C4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Aerial Imagery (B7) Primary Indicators: Primary Indicators (minimum of one required; check all that apply) Water-Stained Leaves (B9) (except MLRA) 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Aquatic Invertebrates (B13) Oxidized Rhizospheres along Living Roots (C3) Recent Iron Reduction in Tilled Soils (C6) Stunted or Stressed Plants (D1) (LRR A)	c Soil Present? Yes ☐ No ⊠
Primary Indicators (minimum of one required; check all that apply) Surface Water (A1)	
Surface Water (A1) High Water Table (A2) Saturation (A3) Salt Crust (B11) Aquatic Invertebrates (B13) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Aerial Imagery (B7) Water-Stained Leaves (B9) (except MLRA Hydrogen Sulfide Cdor (C1) Aquatic Invertebrates (B13) Aquatic Inverteb	
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 Visible on Aerial Imagery (B7) 1, 2, 4A, and 4B) Aquatic Invertebrates (B13) Aquatic Invertebrates (B13) Aquatic Invertebrates (B13) 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)	Secondary Indicators (2 or more required)
Saturation (A3) Saturation (A3) Aquatic Invertebrates (B13) Sediment Deposits (B2) Hydrogen Sulfide Odor (C1) Drift Deposits (B3) Algal Mat or Crust (B4) Presence of Reduced Iron (C4) Iron Deposits (B5) Recent Iron Reduction in Tilled Soils (C6) Surface Soil Cracks (B6) Sundation Visible on Aerial Imagery (B7) Other (Explain in Remarks)	Water-Stained Leaves (B9) (MLRA 1, 1
Water Marks (B1)	4A, and 4B)
Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Presence of Reduced Iron (C4) Iron Deposits (B5) Recent Iron Reduction in Tilled Soils (C6) Surface Soil Cracks (B6) Inundation Visible on Aerial Imagery (B7) 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)	☐ Drainage Patterns (B10)
□ Drift Deposits (B3) □ Oxidized Rhizospheres along Living Roots (C3) □ Algal Mat or Crust (B4) □ Presence of Reduced Iron (C4) □ Iron Deposits (B5) □ Recent Iron Reduction in Tilled Soils (C6) □ Surface Soil Cracks (B6) □ Stunted or Stressed Plants (D1) (LRR A) □ Inundation Visible on Aerial Imagery (B7) □ Other (Explain in Remarks)	Dry-Season Water Table (C2)
Algal Mat or Crust (B4) Presence of Reduced Iron (C4) Iron Deposits (B5) Recent Iron Reduction in Tilled Soils (C6) Surface Soil Cracks (B6) Inundation Visible on Aerial Imagery (B7) Other (Explain in Remarks)	Saturation Visible on Aerial Imagery (C
☐ Iron Deposits (B5) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Surface Soil Cracks (B6) ☐ Stunted or Stressed Plants (D1) (LRR A) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Other (Explain in Remarks)	Geomorphic Position (D2)
 ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Other (Explain in Remarks) 	Shallow Aquitard (D3)
☐ Inundation Visible on Aerial Imagery (B7) ☐ Other (Explain in Remarks)	FAC-Neutral Test (D5)
	Raised Ant Mounds (D6) (LRR A)
7	Frost-Heave Hummocks (D7)
Sparsely Vegetated Concave Surface (B8)	
Field Observations:	
Surface Water Present? Yes No Depth (inches):	
Water Table Present? Yes ☐ No ☒ Depth (inches):	
Saturation Present? Yes No Depth (inches): Wetland Hydincludes capillary fringe)	rology Present? Yes ☐ No ⊠
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if availa	e:
Remarks: appears to drain moderately well. no field indicators of wetland hydrology patterns	

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

pject/Site: South 19th Street and South Proctor	c	ity/Cou	unty: City of Tac	coma	Sampling Date:1 AUG 2017
.pplicant/Owner:				State: Washington	Sampling Point: SP3
Investigator(s): Habitat Technologies					
Landform (hillslope, terrace, etc.): terrace					
Subregion (LRR): A					
Soil Map Unit Name: not mapped					
Are climatic / hydrologic conditions on the site typical for thi					
			- '		
Are Vegetation, Soil, or Hydrology sig				rmal Circumstances" pres	
Are Vegetation, Soil, or Hydrology nat	urally problem	atic?	(If neede	d, explain any answers in	Remarks.)
SUMMARY OF FINDINGS – Attach site map	showing s	samp	ling point lo	cations, transects,	important features, etc.
Hydrophytic Vegetation Present? Yes ☐ No ☒	1				
Hydric Soil Present? Yes No 🗵			Is the Sample		
Wetland Hydrology Present? Yes ☐ No ☑			within a Wetla	nd? Yes ☐ 1	√ 0 ⊠
Remarks: old homesite area with homesite and assoicae		moved			
/EGETATION – Use scientific names of plan	ts.				
-	Absolute		nant Indicator	Dominance Test work	sheet:
Tree Stratum (Plot size: 15ft radius)			ies? Status	Number of Dominant S	
1. Alnus rubra	8 2 0 1		FAC	That Are OBL, FACW,	or FAC: 1(A)
2. Pyrus spp.				Total Number of Domin	
3. Prunus spp.	30 (2			Species Across All Stra	ata: <u>2</u> (B)
4				Percent of Dominant Sp	
Sapling/Shrub Stratum (Plot size: 15ft radius)	20	= 10	tal Cover	That Are OBL, FACW,	or FAC: <u>50</u> (A/B)
1. Crataegus monogyna	<10	no	FAC	Prevalence Index wor	ksheet:
2. Rubus lacinaitus		yes	FACU	Total % Cover of:	Multiply by:
3. Rubus procera			FAC	OBL species	x 1 =
4		_		FACW species	x 2 =
5. ornimental shrubs	10 31			FAC species	x 3 =
Annual Control of the	50	= To	tal Cover	FACU species	x 4 =
Herb Stratum (Plot size: 15ft radius)				UPL species	x 5 =
1. Agropyron repens		<u>no</u>	FAC	Column Totals:	(A) (B)
2. <u>Dactylis glomerata</u>		no	FACU_	Prevalence Index	: = B/A =
3. Agrostis tenuis		no		Hydrophytic Vegetation	
4. Festuca spp.		no		Rapid Test for Hydr	
5. Holcus lantus 6. Poa spp.	_	no		Dominance Test is	
6. Poa spp. 7. Hypochaeris glabra		no		☐ Prevalence Index is	s ≤3.0¹
8. <u>Cirsium arvensis</u>		no	FAC		otations1 (Provide supporting
9. Pteridium aquilium		no	FACU		s or on a separate sheet)
10		110	17.00	☐ Wetland Non-Vascu	ular Plants ¹
11.					ohytic Vegetation¹ (Explain)
Woody Vine Stratum (Plot size: 15ft radius)	50	= Tot	tal Cover	¹ Indicators of hydric soi be present, unless distu	l and wetland hydrology must urbed or problematic.
1					
2.		_		Hydrophytic Vegetation	
		= Tot	tal Cover		s 🗌 No 🖾
% Bare Ground in Herb Stratum					
Remarks: mixed plant community within area of prior hor	nesite, severa	ai ornin	nentai piants		

Sampling Point: SP3

Depth	cription: (Describe	e to the d	eptn ne	eded to document the indicator or Redox Features	confirm t	ne absence	of indicators.)
(inches)	Color (moist)	%	Color	r (moist) % Type ¹ L	Loc ²	Texture _	Remarks
0-4	10YR 3/2	100					<u>gravelly loam</u>
4-20	10YR 4/4	80%	-				gravell loam w/ 20% 10YR 3/3
	\ 	-,	- 1 /				
	: 		-				3.
			1/3				
							B
1Type: C=C	Concentration D=De	- ——	- —	uced Matrix, CS=Covered or Coated \$	Sand Grai	ns 21 or	ention: DI -Poro Lining M-Matrix
				s, unless otherwise noted.)	Sand Gran		cation: PL=Pore Lining, M=Matrix. ors for Problematic Hydric Soils ³ :
☐ Histosol	(A1)		□s	Sandy Redox (S5)		☐ 2 cm	n Muck (A10)
	pipedon (A2)			Stripped Matrix (S6)			Parent Material (TF2)
☐ Black His	stic (A3)			oamy Mucky Mineral (F1) (except MI	LRA 1)	□ Very	/ Shallow Dark Surface (TF12)
	en Sulfide (A4)			oamy Gleyed Matrix (F2)		☐ Othe	er (Explain in Remarks)
	d Below Dark Surfac	e (A11)		Depleted Matrix (F3)			
	ark Surface (A12)			Redox Dark Surface (F6)			ors of hydrophytic vegetation and
•	Mucky Mineral (S1) Bleyed Matrix (S4)			Pepleted Dark Surface (F7) Redox Depressions (F8)			and hydrology must be present, as disturbed or problematic.
	Layer (if present):			edox Depressions (Fo)		unies	s disturbed or problematic.
<u> </u>	Layer (ii present).						
Depth (in						Hydric Soil	Present? Yes □ No ☒
DROLOG							
Wetland Hy	drology Indicators	;					,
Primary Indic	cators (minimum of	<u>one requi</u>	red; che	ck all that apply)		Secor	ndary Indicators (2 or more required)
☐ Surface \	Water (A1)			□ Water-Stained Leaves (B9) (exception)	ept MLRA	□ W:	ater-Stained Leaves (B9) (MLRA 1, 2,
☐ High Wa	iter Table (A2)			1, 2, 4A, and 4B)			4A, and 4B)
☐ Saturation	on (A3)		-	Salt Crust (B11)		☐ Dr	rainage Patterns (B10)
☐ Water M	arks (B1)		ı	□ Aquatic Invertebrates (B13)			ry-Season Water Table (C2)
Sedimen	nt Deposits (B2)			☐ Hydrogen Sulfide Odor (C1)		☐ Sa	aturation Visible on Aerial Imagery (C9)
☐ Drift Dep	oosits (B3)		- 1	 Oxidized Rhizospheres along Livi 	ing Roots	(C3) Ge	eomorphic Position (D2)
☐ Algal Ma	at or Crust (B4)		1	☐ Presence of Reduced Iron (C4)		☐ Sh	hallow Aquitard (D3)
	osits (B5)		- 1	☐ Recent Iron Reduction in Tilled So	` '		AC-Neutral Test (D5)
	Soil Cracks (B6)		[Stunted or Stressed Plants (D1) ((LRR A)		aised Ant Mounds (D6) (LRR A)
_	on Visible on Aerial I			Other (Explain in Remarks)		☐ Fre	ost-Heave Hummocks (D7)
	Vegetated Concave	e Surface	(B8)				
ield Obser		_					
			No 🛛	Depth (inches):			
Vater Table		Yes ☐ 1	No 🛛	Depth (inches):			
Saturation Pr		Yes ☐ 1	No 🛛	Depth (inches):	Wetlan	d Hydrology	y Present? Yes 🗌 No 🛛
	pillary fringe) corded Data (strean	n gauge, r	monitorir	ng well, aerial photos, previous inspec	ctions), if a	available:	
Remarks: ap	pears to drain mode	rately we	II. no fie	eld indicators of wetland hydrology pa	atterns		

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

pject/Site: South 19th Street and South Proctor	c	ity/Cour	nty: <u>City of Tac</u>	oma Samplir	ng Date:1 AUG 2017	
		State: Washington Sampling Point:				
Investigator(s): Habitat Technologies						
Landform (hillslope, terrace, etc.): terrace						
Subregion (LRR): A						
				NWI classification:		
Are climatic / hydrologic conditions on the site typical for this			⊠ No ☐ (If	no, explain in Remarks.)		
Are Vegetation, Soil, or Hydrology signi	ficantly distu	urbed?	Are "Nor	mal Circumstances" present? Ye	s 🛛 No 🗌	
Are Vegetation, Soil, or Hydrology natur	ally problem	atic?	(If needed	d, explain any answers in Remark	s.)	
SUMMARY OF FINDINGS – Attach site map s	howing s	ampli	ng point lo	cations, transects, impor	tant features, etc.	
Hydrophytic Vegetation Present? Yes ☐ No ☒			- 4l OII	1.4		
Hydric Soil Present? Yes ☐ No ⊠			s the Sampled			
Wetland Hydrology Present? Yes ☐ No ☒		۱ ۷	vithin a Wetlar	nd? Yes□ No 🏻		
Remarks: old homesite area with homesite and assoicaed	features rei	moved,	edge of draina	ge swale		
VEGETATION - Use scientific names of plants	s.					
	Absolute		ant Indicator	Dominance Test worksheet:		
<u>Tree Stratum</u> (Plot size: <u>15ft radius</u>)	% Cover	Specie	es? <u>Status</u>	Number of Dominant Species		
1. Alnus rubra	S		FAC	That Are OBL, FACW, or FAC:	<u>1</u> (A)	
2. Pyrus spp.	<10	no	_ =	Total Number of Dominant		
3. Prunus spp.	<10	no		Species Across All Strata:	<u>3</u> (B)	
4		_		Percent of Dominant Species		
Continue/Chruh Ctratum /Plot size: 15ft radius)	<25	= Tota	al Cover	That Are OBL, FACW, or FAC:	<u>33</u> (A/B)	
Sapling/Shrub Stratum (Plot size: 15ft radius)	traco	no	FAC	Prevalence Index worksheet:		
Crataequs monogyna Ruhus lesissitus	20			Total % Cover of:	Multiply by:	
2. Rubus lacinaitus		-	FACU FACU	OBL species		
Rubus procera Corylus cronuta			FACU_	FACW species		
				FAC species		
5	70		al Cover	FACU species	V=====:::	
Herb Stratum (Plot size: 15ft radius)	70	- 1012	al COVEI		< 5 =	
1. Agropyron repens	trace	no	<u>FAC</u>	Column Totals: (/		
2. Dactylis glomerata	<10	<u>no</u>	FACU_		,	
3. Agrostis tenuis	<5	no	FAC	Prevalence Index = B/A =		
4. Festuca spp.	< <u>5</u>	no		Hydrophytic Vegetation Indica	ators:	
5. Phalaris arundinacea	<5	no	FACW	Rapid Test for Hydrophytic	Vegetation	
6. <u>Poa spp.</u>	trace	no	- () (- 1) - 1	☐ Dominance Test is >50%		
7. <u>Hypochaeris qlabra</u>	<5	no	FACU	☐ Prevalence Index is ≤3.0¹		
8. Cirsium arvensis	trace	no	FAC_	Morphological Adaptations ¹ data in Remarks or on a		
9. Pteridium aquilium	<10	no	FACU	Wetland Non-Vascular Plan		
10				Problematic Hydrophytic Ve		
11				Indicators of hydric soil and we		
Woody Vine Stratum (Plot size: 15ft radjus)	50	= Tota	al Cover	be present, unless disturbed or		
1.				I be also and a second		
2				Hydrophytic Vegetation		
)		= Tota	l Cover		o 🛛	
% Bare Ground in Herb Stratum						
Remarks: mixed plant community within area of prior home	esite, severa	al ornime	ental plants			

Samp	lina	Point:	SP4

Depth (inches)	Matrix Color (moist)	%		dox Features %Type ¹	_Loc²	_Texture		Remarks
0-22	10YR 3/3	100					gravelly lo	 -
0-22	101113/3						<u> graveny</u> k	oum
-								7
								
			A					
V-						<i>**</i>		
		-	-					
					-	9	- 3	
			I=Reduced Matrix, 0		ted Sand G			Pore Lining, M=Matrix.
		icable to al	I LRRs, unless oth					olematic Hydric Soils ³ :
Histosol	• •		☐ Sandy Redox				2 cm Muck (A10	•
	oipedon (A2)		Stripped Matri		-4 MI DA 4\		Red Parent Mat	eriai (1F2) ark Surface (TF12)
_	n Sulfide (A4)		Loamy Gleyed	Mineral (F1) (exce	pt WLKA 1)		Other (Explain i	
	i Below Dark Surfa	ce (A11)	☐ Depleted Matr				Ctrior (Explain)	ii rtomano)
	rk Surface (A12)	,	☐ Redox Dark S			3Inc	licators of hydro	phytic vegetation and
☐ Sandy M	lucky Mineral (S1)		□ Depleted Dark	Surface (F7)		,	wetland hydrolog	gy must be present,
	leyed Matrix (S4)		☐ Redox Depres	sions (F8)			unless disturbed	or problematic.
	Layer (if present):							
Type:								
Depth (in	ches):					Hydric	Soil Present?	Yes ☐ No 🏻
		_						
YDROLOG	SY .							
	drology Indicators							
Primary India	cators (minimum of	one require	d; check all that ap				Secondary Indica	ators (2 or more required)
☐ Surface	` '			ained Leaves (B9) (except MLF	RA [d Leaves (B9) (MLRA 1, 2,
_	ter Table (A2)			4A, and 4B)		_	4A, and 4	
Saturation			☐ Salt Crus				Drainage Pat	
☐ Water M				nvertebrates (B13)				Vater Table (C2)
	t Deposits (B2)			Sulfide Odor (C1)				sible on Aerial Imagery (C9)
	osits (B3)			Rhizospheres along			_	
	t or Crust (B4)			of Reduced Iron (Con Reduction in Till			☐ Shallow Aquit ☐ FAC-Neutral ☐	
	osits (B5) Soil Cracks (B6)			or Stressed Plants (•	· _	_	lounds (D6) (LRR A)
	on Visible on Aerial	Imagery (R		plain in Remarks)	OI) (ERR A)			Hummocks (D7)
	Vegetated Concav	0 , ,	, – ,	p.an in Romana)			_ Floot-floave i	Taninoono (D1)
Field Obser		o Gunaco (20,					
Surface Wat		Yes □ N	o ☑ Depth (inche	es):				
Water Table			Depth (inche					
Saturation P			o ☑ Depth (inche		Wetl	and Hydro	ology Present?	Yes □ No ⊠
(includes car			Dopan (mone		1704	and Hydri		
Describe Re	corded Data (stream	m gauge, m	onitoring well, aeria	l photos, previous in	nspections),	if available	е:	
Remarks: ap	pears to drain mod	erately well	no field indicators	of wetland hydrolog	gy patterns			

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

pject/Site: South 19th Street and South Proctor	c	ity/County	: City of Tac	Sampling Date:1 AUG 2017
ມplicant/Owner:	State: <u>Washington</u> Sampling Point: <u>Si</u>			
Investigator(s): Habitat Technologies	2		Section, Tov	wnship, Range: sec 12, Town 20 N, Range 02E
Landform (hillslope, terrace, etc.): terrace		Local relie	ef (concave,	convex, none): Slope (%): <u>1%</u>
Subregion (LRR): A				
Soil Map Unit Name: not mapped				
Are climatic / hydrologic conditions on the site typical for this				
Are Vegetation, Soil, or Hydrology signi	-			rmal Circumstances" present? Yes ⊠ No □
Are Vegetation, Soil, or Hydrology naturation				d, explain any answers in Remarks.)
SUMMARY OF FINDINGS – Attach site map s				
Hydrophytic Vegetation Present? Yes ⊠ No □				
Hydric Soil Present? Yes ⊠ No □			he Sampled	
Wetland Hydrology Present? Yes ⊠ No □		Wit	hin a Wetla	nd? Yes ⊠ No 🗌
Remarks: offsite very seasonal drainage swale				
/EGETATION – Use scientific names of plants	s.			
	Absolute		nt Indicator	Dominance Test worksheet:
Tree Stratum (Plot size: 15ft radius)	% Cover		•	Number of Dominant Species
1				That Are OBL, FACW, or FAC: 3 (A)
2,				Total Number of Dominant
3				Species Across All Strata: 3 (B)
4	-			Percent of Dominant Species
Sapling/Shrub Stratum (Plot size: 15ft radius)		- Total (Cover	That Are OBL, FACW, or FAC: 100 (A/B)
1. Spiraea douglasii	40	yes	FACW	Prevalence Index worksheet:
2. Pyrus fusca				Total % Cover of: Multiply by:
3				OBL species x 1 =
4				FACW species x 2 =
5				FAC species x 3 =
	45	= Total	Cover	FACU species x 4 =
Herb Stratum (Plot size: 15ft radius)				UPL species x 5 =
Phalaris arundinacea	50	yes	FACW_	Column Totals: (A) (B)
2. Ranunculus repens		7	FACW_	Description of Index - D/A -
3. <u>Juncus effusus</u>			FACW_	Prevalence Index = B/A = Hydrophytic Vegetation Indicators:
4			-	Rapid Test for Hydrophytic Vegetation
5			-	☐ Napid restrict Hydrophytic Vegetation ☐ Dominance Test is >50%
6			-	Prevalence Index is ≤3.0¹
7				☐ Morphological Adaptations¹ (Provide supporting
8				data in Remarks or on a separate sheet)
9				☐ Wetland Non-Vascular Plants¹
10				☐ Problematic Hydrophytic Vegetation¹ (Explain)
11.	70	= Total (Cover	¹ Indicators of hydric soil and wetland hydrology must
Woody Vine Stratum (Plot size: 15ft radius)		- Total C	ovei	be present, unless disturbed or problematic.
1				
2				Hydrophytic Vegetation
)		= Total C	Cover	Present? Yes ⊠ No □
% Bare Ground in Herb Stratum				
Remarks: thicket of Douglas spiraea along seasonal draina	age swale			

Sampling Point: SP5

Depth Matr	%	Color (resist)	dox Features	Tuge 1	Loc2	Tout	Donastis
(inches) Color (moist)		Color (moist)	<u> </u>	ype'	Loc ²	_Texture_	Remarks
10YR 2/2	100	-					very organic alluvial loam
2-22 <u>10YR 3/2</u>	<u>95</u>	10YR 4/6	5% D		<u>M</u>		alluvial loam
/3							
						70	_
						-	
		-				50	
						-	* *
		_					
Type: C=Concentration, D=	Depletion R	M=Reduced Matrix	CS=Covered or	r Coate	ed Sand G	rains ² I	ocation: PL=Pore Lining, M=Matrix.
lydric Soil Indicators: (Ap					d Sand O		ators for Problematic Hydric Soils ³ :
Histosol (A1)	•	☐ Sandy Redox		•			cm Muck (A10)
Histic Epipedon (A2)		☐ Stripped Matri	•				ed Parent Material (TF2)
Black Histic (A3)		☐ Loamy Mucky	Mineral (F1) (e	except	MLRA 1)		ery Shallow Dark Surface (TF12)
Hydrogen Sulfide (A4)		☐ Loamy Gleyed	Matrix (F2)			☐ Ot	ther (Explain in Remarks)
Depleted Below Dark Sui		☐ Depleted Matr					
Thick Dark Surface (A12)		Redox Dark S	, ,				ators of hydrophytic vegetation and
Sandy Mucky Mineral (S	•	☐ Depleted Dark					tland hydrology must be present,
Sandy Gleyed Matrix (S4	•	☐ Redox Depres	ssions (F8)			uni	ess disturbed or problematic.
estrictive Layer (if presen Type:	•						
Depth (inches):							
Deptil (meries).						Hydric So	oil Present? Yes ⊠ No 🗌
Remarks: alluvial loam along	seasonal dra	ainage. field indicato	rs of hydric soi	il prese	ent		
	seasonal dra	ainage. field indicato	rs of hydric soi	il prese	ent		
DROLOGY /etland Hydrology Indicate	ors:			il prese	ent	'	
DROLOGY Vetland Hydrology Indicato	ors:	red; check all that ap	<u>.</u> <u>Ply)</u>				condary Indicators (2 or more required)
OROLOGY /etland Hydrology Indicators (minimum Surface Water (A1)	ors:	red; check all that ap ☐ Water-St	ըլ <u>v)</u> ained Leaves (Water-Stained Leaves (B9) (MLRA 1,
OROLOGY /etland Hydrology Indicators (minimum Surface Water (A1)	ors:	red; check all that ap ☐ Water-St 1, 2,	Dl <u>v)</u> ained Leaves (l			RA 🗆	Water-Stained Leaves (B9) (MLRA 1, 4A, and 4B)
OROLOGY /etland Hydrology Indicators (minimum Surface Water (A1) High Water Table (A2)	ors:	red; check all that ap ☐ Water-St	Dl <u>v)</u> ained Leaves (l			RA 🗆	Water-Stained Leaves (B9) (MLRA 1,
OROLOGY /etland Hydrology Indicator rimary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3)	ors:	red; check all that ap □ Water-St 1, 2, 4 □ Salt Crus □ Aquatic li	ply) ained Leaves (i 4A, and 4B) t (B11) nvertebrates (B	(B9) (ex		RA -	Water-Stained Leaves (B9) (MLRA 1, 4A, and 4B)
PROLOGY /etland Hydrology Indicate rimary Indicators (minimum) Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2)	ors:	red; check all that ap □ Water-St 1, 2, 4 □ Salt Crus □ Aquatic li	<u>Ply)</u> ained Leaves (i 4A, and 4B) t (B11)	(B9) (ex		XA	Water-Stained Leaves (B9) (MLRA 1, 4A, and 4B) Drainage Patterns (B10)
PROLOGY Vetland Hydrology Indicator rimary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3)	ors:	red; check all that ap Water-St 1, 2, 4 Salt Crus Aquatic li Hydroger	ply) ained Leaves (i 4A, and 4B) t (B11) nvertebrates (B	(B9) (ex	xcept MLR	RA	Water-Stained Leaves (B9) (MLRA 1, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2)
PROLOGY Vetland Hydrology Indicator rimary Indicators (minimum) Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4)	ors:	red; check all that ap Water-St 1, 2, Salt Crus Aquatic li Hydroger Oxidized	ply) ained Leaves (i 4A, and 4B) t (B11) nvertebrates (B n Sulfide Odor (i Rhizospheres (i of Reduced Irr	(B9) (ex 313) (C1) along L on (C4)	kcept MLF	ts (C3)	Water-Stained Leaves (B9) (MLRA 1, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C) Geomorphic Position (D2) Shallow Aquitard (D3)
PROLOGY Vetland Hydrology Indicator rimary Indicators (minimum) 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)	ors:	red; check all that ap Water-St 1, 2, Salt Crus Aquatic li Hydroger Oxidized Presence	ply) ained Leaves (i 4A, and 4B) t (B11) nvertebrates (B n Sulfide Odor (i Rhizospheres e of Reduced Inton (ii)	(B9) (ex 313) (C1) along L ron (C4)	ccept MLF	ts (C3)	Water-Stained Leaves (B9) (MLRA 1, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C Geomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5)
PROLOGY Vetland Hydrology Indicators (minimum) 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)	ors: of one requi	red; check all that ap Water-St 1, 2, 4 Salt Crus Aquatic li Hydroger Oxidized Presence Recent Ir	ained Leaves (I 4A, and 4B) t (B11) nvertebrates (B n Sulfide Odor (Rhizospheres) e of Reduced Iro on Reduction in	(B9) (ex 313) (C1) along L ron (C4) in Tilled	ccept MLF	ts (C3)	Water-Stained Leaves (B9) (MLRA 1, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (CGeomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5) Raised Ant Mounds (D6) (LRR A)
PROLOGY Vetland Hydrology Indicator rimary Indicators (minimum) 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 Visible on Aer	ors: of one requi	red; check all that ap Water-St 1, 2, 4 Aquatic li Hydroger Oxidized Presence Recent Ir Stunted of	ply) ained Leaves (i 4A, and 4B) t (B11) nvertebrates (B n Sulfide Odor (i Rhizospheres e of Reduced Inton (ii)	(B9) (ex 313) (C1) along L ron (C4) in Tilled	ccept MLF	ts (C3)	Water-Stained Leaves (B9) (MLRA 1, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C Geomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5)
PROLOGY Vetland Hydrology Indicator rimary Indicators (minimum) 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 Visible on Aer Sparsely Vegetated Cond	ors: of one requi	red; check all that ap Water-St 1, 2, 4 Aquatic li Hydroger Oxidized Presence Recent Ir Stunted of	ained Leaves (I 4A, and 4B) t (B11) nvertebrates (B n Sulfide Odor (Rhizospheres) e of Reduced Iro on Reduction in	(B9) (ex 313) (C1) along L ron (C4) in Tilled	ccept MLF	ts (C3)	Water-Stained Leaves (B9) (MLRA 1, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (CGeomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5) Raised Ant Mounds (D6) (LRR A)
DROLOGY Vetland Hydrology Indicator rimary Indicators (minimum) 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 Visible on Aer	ors: of one requir ial Imagery (l	red; check all that ap Water-St 1, 2, Salt Crus Aquatic li Hydroger Oxidized Presence Recent Ir Stunted of B7) Other (Ex	ply) ained Leaves (i 4A, and 4B) t (B11) nvertebrates (B n Sulfide Odor (i Rhizospheres (i e of Reduced Irron Reduction (i or Stressed Pla uplain in Reman	(B9) (ex 313) (C1) along L ron (C4) in Tilled	ccept MLF	ts (C3)	Water-Stained Leaves (B9) (MLRA 1, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (CGeomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5) Raised Ant Mounds (D6) (LRR A)
DROLOGY Vetland Hydrology Indicator Irimary Indicators (minimum) 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 Visible on Aer Sparsely Vegetated Concileld Observations:	ors: of one require ial Imagery (leave Surface Yes ⊠ I	red; check all that ap Water-St 1, 2, 4 Aquatic li Hydroger Oxidized Presence Recent Ir Stunted of B7) Other (Ex	ained Leaves (I 4A, and 4B) It (B11) Invertebrates (B In Sulfide Odor (I Rhizospheres It of Reduced Irron Reduction in It or Stressed Pla It (plain in Remark	(B9) (ex 313) (C1) along L ron (C4) in Tilled	ccept MLF	ts (C3)	Water-Stained Leaves (B9) (MLRA 1, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (CGeomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5) Raised Ant Mounds (D6) (LRR A)
Prology Vetland Hydrology Indicator Primary Indicators (minimum 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 Visible on Aer	ors: of one require ial Imagery (leave Surface Yes ⊠ I	red; check all that ap Water-St 1, 2, Salt Crus Aquatic li Hydroger Oxidized Presence Recent Ir Stunted of B7) Other (Ex	ained Leaves (I 4A, and 4B) It (B11) Invertebrates (B In Sulfide Odor (I Rhizospheres It of Reduced Irron Reduction in It or Stressed Pla It (plain in Remark	(B9) (ex 313) (C1) along L ron (C4) in Tilled	ccept MLF	ts (C3)	Water-Stained Leaves (B9) (MLRA 1, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (CGeomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5) Raised Ant Mounds (D6) (LRR A)
ProLOGY Vetland Hydrology Indicators (minimum) 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 Visible on Aer Sparsely Vegetated Concileted Observations: Furface Water Present? Vater Table Present?	ors: of one require ial Imagery (leave Surface Yes ☑ I	red; check all that ap Water-St 1, 2, 4 Aquatic li Hydroger Oxidized Presence Recent Ir Stunted of B7) Other (Ex	ply)ained Leaves (in the state of the s	(B9) (ex 313) (C1) along L ron (C4) in Tilled	Living Roof) d Soils (C6	ts (C3)	Water-Stained Leaves (B9) (MLRA 1, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (CGeomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5) Raised Ant Mounds (D6) (LRR A)
Process Vetland Hydrology Indicate Primary Indicators (minimum 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 Visible on Aer Sparsely Vegetated Conditions: Furface Water Present? Vater Table Present? Includes capillary fringe)	ors: of one required in the second in the se	red; check all that ap Water-St 1, 2, 4 Salt Crus Aquatic li Hydroger Oxidized Presence Recent Ir Stunted of B7) Other (External contents) (B8) No Depth (inchernal contents) Depth (inchernal contents)	ply) ained Leaves (I 4A, and 4B) It (B11) Invertebrates (B In Sulfide Odor (I In Reduced Interpretation (I Interpretation I I	(B9) (example) (C1) along Leon (C4) n Tilled ants (D1 rks)	Living Roof) I Soils (C6 I) (LRR A)	ts (C3)	Water-Stained Leaves (B9) (MLRA 1, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C Geomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5) Raised Ant Mounds (D6) (LRR A) Frost-Heave Hummocks (D7)
ProLOGY Vetland Hydrology Indicators (minimum) 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 Visible on Aer Sparsely Vegetated Concileted Observations: Furface Water Present? Vater Table Present?	ors: of one required in the second in the se	red; check all that ap Water-St 1, 2, 4 Salt Crus Aquatic li Hydroger Oxidized Presence Recent Ir Stunted of B7) Other (External contents) (B8) No Depth (inchernal contents) Depth (inchernal contents)	ply) ained Leaves (I 4A, and 4B) It (B11) Invertebrates (B In Sulfide Odor (I In Reduced Interpretation (I Interpretation I I	(B9) (example) (C1) along Leon (C4) n Tilled ants (D1 rks)	Living Roof) I Soils (C6 I) (LRR A)	ts (C3)	Water-Stained Leaves (B9) (MLRA 1, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C Geomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5) Raised Ant Mounds (D6) (LRR A) Frost-Heave Hummocks (D7)
Process Personal Authority Primary Indicators (minimum) 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 Visible on Aer Sparsely Vegetated Conditions: Furface Water Present? Vater Table Present? Paturation Present? Paturation Present? Procludes capillary fringe) Prescribe Recorded Data (street	ors: of one required in the second se	red; check all that ap Water-St 1, 2, Salt Crus Aquatic li Hydroger Oxidized Presence Recent Ir Stunted of B7) Other (Ex) (B8) No Depth (inche) No Depth (inche) monitoring well, aeria	ply) ained Leaves (i 4A, and 4B) It (B11) Invertebrates (B In Sulfide Odor i Rhizospheres In Reduced Interpretation in Reduction ii In Stressed Pla In Stresse	(B9) (ex 313) (C1) along L ron (C4) n Tilled ints (D1 rks)	Living Roof) I Soils (C6 1) (LRR A) Wetla	ts (C3)	Water-Stained Leaves (B9) (MLRA 1, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (Casemorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5) Raised Ant Mounds (D6) (LRR A) Frost-Heave Hummocks (D7)
PROLOGY Vetland Hydrology Indicate Trimary Indicators (minimum 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 Visible on Aer Sparsely Vegetated Concileid Observations: urface Water Present? vater Table Present? aturation Present? ncludes capillary fringe)	ors: of one required in the second se	red; check all that ap Water-St 1, 2, Salt Crus Aquatic li Hydroger Oxidized Presence Recent Ir Stunted of B7) Other (Ex) (B8) No Depth (inche) No Depth (inche) monitoring well, aeria	ply) ained Leaves (i 4A, and 4B) It (B11) Invertebrates (B In Sulfide Odor i Rhizospheres In Reduced Interpretation in Reduction ii In Stressed Pla In Stresse	(B9) (ex 313) (C1) along L ron (C4) n Tilled ints (D1 rks)	Living Roof) I Soils (C6 1) (LRR A) Wetla	ts (C3)	Water-Stained Leaves (B9) (MLRA 1, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (Casemorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5) Raised Ant Mounds (D6) (LRR A) Frost-Heave Hummocks (D7)

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

oject/Site: South 19th Street and South Proctor	c	City/Cour	nty: City of Tac	coma Sampling Date:1 AUG 2017
oplicant/Owner:				State: Washington Sampling Point: SP6
vestigator(s): Habitat Technologies			_ Section, Tov	wnship, Range: sec 12, Town 20 N, Range 02E
andform (hillslope, terrace, etc.): terrace		Local re	elief (concave,	convex, none): Slope (%): <u>2%</u>
ubregion (LRR): A	Lat:			Long: Datum:
				NWI classification:
re climatic / hydrologic conditions on the site typical for this				
re Vegetation, Soil, or Hydrology sign				rmal Circumstances" present? Yes ⊠ No □
re Vegetation, Soil, or Hydrology natu			•	d, explain any answers in Remarks.)
UMMARY OF FINDINGS – Attach site map	showing s	sampli	ng point lo	ocations, transects, important features, etc.
Hydrophytic Vegetation Present? Yes ☐ No ☒	1			
Hydric Soil Present? Yes ☐ No ☑			s the Sampled	
Wetland Hydrology Present? Yes ☐ No ⊠		W	vithin a Wetlai	nd? Yes □ No ☒
Remarks: outer edge of swale along very seasonal drain				
	Ü			
EGETATION – Use scientific names of plan	ts.	_		
-	Absolute	Domin	ant Indicator	Dominance Test worksheet:
<u>Tree Stratum</u> (Plot size: <u>15ft radius</u>)			es? Status	Number of Dominant Species
1,			<u> </u>	That Are OBL, FACW, or FAC: 0 (A)
2		4::	-)(40	Total Number of Dominant
3	-			Species Across All Strata: 1 (B)
4				Percent of Dominant Species
C. II. (Chart Chartery /Diet eiger 15ft redius)	_	_ = Tota	al Cover	That Are OBL, FACW, or FAC: 0 (A/B)
Sapling/Shrub Stratum (Plot size: 15ft radius)				Prevalence Index worksheet:
Rubus lacinaitus			FACU	Total % Cover of:Multiply by:
Rubus procera Rubus procera				OBL species x1 =
4				FACW species x 2 =
5				FAC species x 3 =
J	<15		— ———— al Cover	FACU species x 4 =
Herb Stratum (Plot size: 15ft radius)			AI 0012.	UPL species x 5 =
1. Agropyron repens	10	no	FAC	Column Totals: (A) (B)
2. <u>Dactylis glomerata</u>	30	yes	<u>FACU</u>	
Agrostis tenuis	10	no	FAC	Prevalence Index = B/A =
4. Festuca spp.	15	<u>no</u>		Hydrophytic Vegetation Indicators:
5. Phalaris arundinacea	trace	no	FACW_	Rapid Test for Hydrophytic Vegetation
6. <u>Poa spp.</u>	trace	<u>no</u>		☐ Dominance Test is >50%
7. <u>Hypochaeris qlabra</u>	10	no		☐ Prevalence Index is ≤3.0¹
8. <u>Cirsium arvensis</u>		no		Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
9. Pteridium aquilium				□ Wetland Non-Vascular Plants¹
				☐ Problematic Hydrophytic Vegetation¹ (Explain)
10				
10				
11			al Cover	¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
11	100	= Tota		¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
11	100	= Tota		¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. Hydrophytic
11	100	_ = Tota		¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Depth (inches)	Matrix			Redox Features		the absence	
THICHEST	Color (moist)	%	Colo	r (moist) % Type ¹	Loc ²	Texture	Remarks
0-8	10YR 3/3	100	//				gravelly loam
	10YR 4/3	80					gravelly loam with 20% 10YR 3/3
8-22	101R 4/3	_ 80	_				gravelly loam with 20% TOTR 3/3
7							· · · · · · · · · · · · · · · · · · ·
	-	0.					
		-	_				
			_				
				uced Matrix, CS=Covered or Coated	d Sand Gra		cation: PL=Pore Lining, M=Matrix.
		cable to		s, unless otherwise noted.)			ors for Problematic Hydric Soils ³ :
☐ Histosol (Sandy Redox (S5)			n Muck (A10)
☐ Black His	pedon (A2)			Stripped Matrix (S6) .oamy Mucky Mineral (F1) (except I	MI DA 1\		Parent Material (TF2) Shallow Dark Surface (TF12)
☐ Hydrogen	, ,			oamy Gleyed Matrix (F2)	WILKA I)		er (Explain in Remarks)
	Below Dark Surfac	ce (A11)		Depleted Matrix (F3)			(Explain in Nemarks)
	k Surface (A12)	<i>(</i> (<i>(</i> ()))		Redox Dark Surface (F6)		3Indicate	ors of hydrophytic vegetation and
	ucky Mineral (S1)			Depleted Dark Surface (F7)			and hydrology must be present,
	eyed Matrix (S4)		☐ F	Redox Depressions (F8)		unles	s disturbed or problematic.
Restrictive L	ayer (if present):						
Type:							
Depth (inc	hes):					Hydric Soil	Present? Yes □ No ⊠
YDROLOG	v						
	r Irology Indicators						
_	ators (minimum of		red: che	ck all that apply)		Seco	ndary Indicators (2 or more required)
☐ Surface V		ono rogu					
☐ High Wate	, ,			I Water-Stained Leaves (RQ) (ex	cent MI RA	∆ □ w	ater-Stained Leaves (RQ) (MI RA 1 2
_				Water-Stained Leaves (B9) (exc	cept MLRA	4 🗆 W	ater-Stained Leaves (B9) (MLRA 1, 2,
I I Saturation	n (Δ3)			1, 2, 4A, and 4B)	cept MLRA		4A, and 4B)
☐ Saturation ☐ Water Ma	, ,			1, 2, 4A, and 4B) Salt Crust (B11)	cept MLRA		4A, and 4B) rainage Patterns (B10)
☐ Water Ma	irks (B1)			1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13)	cept MLRA	□ D	4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2)
☐ Water Ma	rks (B1) Deposits (B2)			1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1)		□ D □ S	4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (C9)
☐ Water Ma ☐ Sediment ☐ Drift Depo	orks (B1) Deposits (B2) osits (B3)			1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Li	iving Roots	□ D □ D □ S □ S □ (C3) □ G	4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (C9) eomorphic Position (D2)
☐ Water Ma☐ Sediment☐ Drift Depo	Deposits (B2) posits (B3) or Crust (B4)			1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Li Presence of Reduced Iron (C4)	iving Roots	D D S (C3) G S	4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (C9) eomorphic Position (D2) nallow Aquitard (D3)
Water Ma Sediment Drift Depo Algal Mat Iron Depo	Deposits (B2) Desits (B3) Or Crust (B4) Desits (B5)			1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Li Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled	iving Roots Soils (C6)	D D Si S(C3) G SI F/	4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (C9) eomorphic Position (D2) nallow Aquitard (D3) AC-Neutral Test (D5)
Water Ma Sediment Drift Depo Algal Mat Iron Depo Surface S	Deposits (B2) Desits (B3) Or Crust (B4) Desits (B5) Color Cracks (B6)	Imagery (1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Li Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Stunted or Stressed Plants (D1)	iving Roots Soils (C6)	D D Si G (C3) G Si F/	4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (C9) eomorphic Position (D2) nallow Aquitard (D3) AC-Neutral Test (D5) aised Ant Mounds (D6) (LRR A)
Water Ma Sediment Drift Depo Algal Mat Iron Depo Surface S Inundation	orks (B1) Deposits (B2) Deposits (B3) Or Crust (B4) Deposits (B5) Deposits (B5) Deposits (B6)		B7)	1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Li Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled	iving Roots Soils (C6)	D D Si G (C3) G Si F/	4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (C9) eomorphic Position (D2) nallow Aquitard (D3) AC-Neutral Test (D5)
Water Ma Sediment Drift Depo Algal Mat Iron Depo Surface S Inundation	orks (B1) Deposits (B2) Deposits (B3) Or Crust (B4) Deposits (B5) Deposits (B5) Deposits (B6) Deposi		B7)	1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Li Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Stunted or Stressed Plants (D1)	iving Roots Soils (C6)	D D Si G (C3) G Si F/	4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (C9) eomorphic Position (D2) nallow Aquitard (D3) AC-Neutral Test (D5) aised Ant Mounds (D6) (LRR A)
Water Ma Sediment Drift Depo Algal Mat Iron Depo Surface S Inundatior Sparsely Field Observ	orks (B1) Deposits (B2) Desits (B3) Or Crust (B4) Desits (B5) Desits (B5) Desits (B6) Desi	e Surface	B7) (B8)	1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Li Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled (Stunted or Stressed Plants (D1)) Other (Explain in Remarks)	iving Roots Soils (C6)	D D Si G (C3) G Si F/	4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (C9) eomorphic Position (D2) nallow Aquitard (D3) AC-Neutral Test (D5) aised Ant Mounds (D6) (LRR A)
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Water Ma Sediment Drift Depo Algal Mat Iron Depo Surface S Inundatior Sparsely V Field Observ Surface Wate Water Table F Saturation Pre (includes capi	orks (B1) Deposits (B2) Deposits (B3) Or Crust (B4) Deposits (B5) Deposits (B5) Deposits (B6) Deposi	Yes Yes Yes	B7) (B8) No ⊠ No ⊠ No ⊠	1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Li Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Stunted or Stressed Plants (D1) Other (Explain in Remarks) Depth (inches): Depth (inches):	iving Roots Soils (C6)) (LRR A) Wetlan	D S S G S F R: Fr	4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (C9) eomorphic Position (D2) nallow Aquitard (D3) AC-Neutral Test (D5) aised Ant Mounds (D6) (LRR A)
Water Ma Sediment Drift Depo Algal Mat Iron Depo Surface S Inundatior Sparsely V Field Observ Surface Wate Water Table F Saturation Pre (includes capi	orks (B1) Deposits (B2) Deposits (B3) Or Crust (B4) Deposits (B5) Deposits (B5) Deposits (B6) Deposi	Yes Yes Yes	B7) (B8) No ⊠ No ⊠ No ⊠	1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Li Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Stunted or Stressed Plants (D1) Other (Explain in Remarks) Depth (inches): Depth (inches):	iving Roots Soils (C6)) (LRR A) Wetlan	D S S G S F R: Fr	rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (C9) eomorphic Position (D2) nallow Aquitard (D3) AC-Neutral Test (D5) aised Ant Mounds (D6) (LRR A) ost-Heave Hummocks (D7)
□ Water Ma □ Sediment □ Drift Depo □ Algal Mat □ Iron Depo □ Surface S □ Inundatior □ Sparsely \(\) Field Observ Surface Water Table F Saturation Pre \(\) (includes capical Describe Recompared)	Deposits (B2) Deposits (B3) or Crust (B4) Dosits (B5) Dosits (B5) Dosits (B6)	Yes Yes Yes Yes Yes	B7) · (B8) No ⊠ No ⊠ No ⊠	1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Li Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Stunted or Stressed Plants (D1) Other (Explain in Remarks) Depth (inches): Depth (inches):	iving Roots Soils (C6)) (LRR A) Wetlan pections), if	D S S G S F R: Fr	rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (C9) eomorphic Position (D2) nallow Aquitard (D3) AC-Neutral Test (D5) aised Ant Mounds (D6) (LRR A) ost-Heave Hummocks (D7)
□ Water Ma □ Sediment □ Drift Depo □ Algal Mat □ Iron Depo □ Surface S □ Inundatior □ Sparsely \(\) Field Observ Surface Water Table F Saturation Pre \(\) (includes capical Describe Recompared)	Deposits (B2) Deposits (B3) or Crust (B4) Dosits (B5) Dosits (B5) Dosits (B6)	Yes Yes Yes Yes Yes	B7) · (B8) No ⊠ No ⊠ No ⊠	1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Li Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Stunted or Stressed Plants (D1) Other (Explain in Remarks) Depth (inches): Depth (inches): Depth (inches): mg well, aerial photos, previous insp	iving Roots Soils (C6)) (LRR A) Wetlan pections), if	D S S G S F R: Fr	rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (C9) eomorphic Position (D2) nallow Aquitard (D3) AC-Neutral Test (D5) aised Ant Mounds (D6) (LRR A) ost-Heave Hummocks (D7)
□ Water Ma □ Sediment □ Drift Depo □ Algal Mat □ Iron Depo □ Surface S □ Inundatior □ Sparsely \(\) Field Observ Surface Water Table F Saturation Pre \(\) (includes capical Describe Recompared)	Deposits (B2) Deposits (B3) or Crust (B4) Dosits (B5) Dosits (B5) Dosits (B6)	Yes Yes Yes Yes Yes	B7) · (B8) No ⊠ No ⊠ No ⊠	1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Li Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Stunted or Stressed Plants (D1) Other (Explain in Remarks) Depth (inches): Depth (inches): Depth (inches): mg well, aerial photos, previous insp	iving Roots Soils (C6)) (LRR A) Wetlan pections), if	D S S G S F R: Fr	rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (C9) eomorphic Position (D2) nallow Aquitard (D3) AC-Neutral Test (D5) aised Ant Mounds (D6) (LRR A) ost-Heave Hummocks (D7)
Water Ma Sediment Drift Depo Algal Mat Iron Depo Surface S Inundatior Sparsely Field Observ Surface Wate Water Table F Saturation Pre includes capi Describe Reco	Deposits (B2) Deposits (B3) or Crust (B4) Dosits (B5) Dosits (B5) Dosits (B6)	Yes Yes Yes Yes Yes	B7) · (B8) No ⊠ No ⊠ No ⊠	1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Li Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Stunted or Stressed Plants (D1) Other (Explain in Remarks) Depth (inches): Depth (inches): Depth (inches): mg well, aerial photos, previous insp	iving Roots Soils (C6)) (LRR A) Wetlan pections), if	D S S G S F R: Fr	rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (C9) eomorphic Position (D2) nallow Aquitard (D3) AC-Neutral Test (D5) aised Ant Mounds (D6) (LRR A) ost-Heave Hummocks (D7)

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

oject/Site: South 19th Street and South Proctor	c	ity/Co	ounty: <u>City of Ta</u>	coma	_ Samp	oling Date:1 AUG	2017
.ρplicant/Owner:				State: Washington	_ Samp	oling Point: SP.7	
Investigator(s): Habitat Technologies			Section, To	ownship, <u>Range: sec 12, </u>	Town 20	N, Range 02E	
Landform (hillslope, terrace, etc.): terrace		Local	relief (concave,	convex, none):		Slope (%): <u>2%</u>
Subregion (LRR): <u>A</u>	_ Lat:			Long:		Datum:	
Soil Map Unit Name: not map.md							
Are climatic / hydrologic conditions on the site typical for this	time of year	? Yes	No 🗌 (l	f no, explain in Remarks.)		
Are Vegetation, Soil, or Hydrology sign	ificantly distu	urbed?	Are "No	ormal Circumstances" pre	esent? `	Yes ⊠ No 🗌	
Are Vegetation, Soil, or Hydrology natur	rally problem	atic?	(If neede	ed, explain any answers i	in Rema	ırks.)	
SUMMARY OF FINDINGS – Attach site map s	showing s	amp	ling point lo	ocations, transects	, impo	ortant feature	es, etc.
Hydrophytic Vegetation Present? Yes ⊠ No □			Is the Sample	d Δrea			
Hydric Soil Present? Yes ☐ No ☒			within a Wetla		No ⊠		
Wetland Hydrology Present? Yes □ No ☒			***************************************		—		
Remarks: outer edge of swale along very seasonal draina	age						
VEGETATION – Use scientific names of plant							
Tree Stratum (Plot size: 15ft radius)	Absolute % Cover		inant Indicator cies? Status				
1				Number of Dominant That Are OBL, FACW			_ (A)
2.				Total Number of Dom	inant		
3	e =			Total Number of Dom Species Across All St		1	_ (B)
4				Percent of Dominant	Snacias		
Sapling/Shrub Stratum (Plot size: 15ft radius)		. = To	otal Cover	That Are OBL, FACW			_ (A/B)
1				Prevalence Index wo	orkshee		-
2.				Total % Cover of:		Multiply by:	
3. Rubus procera				OBL species		x 1 =	_
4				FACW species		x 2 =	_
5				FAC species		x 3 =	
(5) (-14501)	<15	. = To	otal Cover	FACU species			
Herb Stratum (Plot size: 15ft radius)						x 5 =	
1				Column Totals:		(A)	(B)
2. 3.				Prevalence Inde	ex = B/A	\ =	
4				Hydrophytic Vegetat			
5				☐ Rapid Test for Hy			
6				□ Dominance Test is	s >50%		
7.				☐ Prevalence Index	is ≤3.0¹		
8.				☐ Morphological Ada	aptations	s1 (Provide supp	orting
9						a separate shee	∍t)
10				☐ Wetland Non-Vaso			
11				Problematic Hydro			
Woody Vine Stratum (Plot size: 15ft radius)		= To	tal Cover	¹ Indicators of hydric so be present, unless dis			y musi
1							
2				Hydrophytic Vegetation			
)		= To	tal Cover		es 🛛	No 🗆	
% Bare Ground in Herb Stratum							
Remarks: dense thicket of blackberries along outer swale	area						

Sampling Point: SP7

Depth (inches) Color	Matrix (moist)	% Col	Redox Features lor (moist)	c ² Textu	ıre Remarks
-5 10YR					gravelly loam
				-	
<u>-16</u> <u>10YR</u>	3/3 10	0		-	gravelly loam
6-22 <u>10YR</u>	4/3 10	0			gravelly loam
				_	Sur <u>e</u>
					 //
			duced Matrix, CS=Covered or Coated Sa		² Location: PL=Pore Lining, M=Matrix.
lydric Soil Indicat	tors: (Applicabl	to all LRI	Rs, unless otherwise noted.)	li	ndicators for Problematic Hydric Soils ³ :
Histosol (A1)		_	Sandy Redox (S5)		2 cm Muck (A10)
Histic Epipedon			Stripped Matrix (S6)		Red Parent Material (TF2)
Black Histic (A3	•		, , , , , , , , , , , , , , , , , , , ,	_	☐ Very Shallow Dark Surface (TF12)
Hydrogen Sulfic	ie (A4) / Dark Surface (A		, ,	L	Other (Explain in Remarks)
」 Depleted Below☐ Thick Dark Surf	•	•	Depleted Matrix (F3) Redox Dark Surface (F6)	31	Indicators of hydrophytic vegetation and
☐ Sandy Mucky M			Depleted Dark Surface (F7)		wetland hydrology must be present,
☐ Sandy Mucky N ☐ Sandy Gleyed N			Redox Depressions (F8)		unless disturbed or problematic.
Restrictive Layer (
			_		
				Hydr	ric Soil Present? Yes □ No ⊠
Remarks: mixed gra	avelly loam soil, r	o field indid	cators of hydric soil		
		o field indid	cators of hydric soil		
Remarks: mixed gra	y Indicators:		cators of hydric soil		Secondary Indicators (2 or more required)
Remarks: mixed gra	y Indicators: minjmum of one			MLRA	Secondary Indicators (2 or more required) Water-Stained Leaves (B9) (MLRA 1, 2,
DROLOGY Vetland Hydrology	y Indicators: minimum of one A1)		neck all that apply)	MLRA	
DROLOGY Vetland Hydrology rimary Indicators (Surface Water (High Water Tab	y Indicators: minimum of one A1)		neck all that apply) Water-Stained Leaves (B9) (except	MLRA	☐ Water-Stained Leaves (B9) (MLRA 1, 2,
DROLOGY Vetland Hydrology rimary Indicators (Surface Water (High Water Tab Saturation (A3)	y Indicators: minimum of one (A1) le (A2)		neck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B)	MLRA	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
DROLOGY Vetland Hydrology rimary Indicators (Surface Water (High Water Tab Saturation (A3)	y Indicators: minimum of one (A1) le (A2)		neck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B) Salt Crust (B11)	MLRA	 Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) □ Drainage Patterns (B10)
DROLOGY Vetland Hydrology rimary Indicators (Surface Water (High Water Tab Saturation (A3) Water Marks (B	y Indicators: minimum of one A1) le (A2) 1) sits (B2)		neck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13)		 Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) □ Drainage Patterns (B10) □ Dry-Season Water Table (C2) □ Saturation Visible on Aerial Imagery (C9
DROLOGY Vetland Hydrology rimary Indicators (Surface Water (High Water Tab Saturation (A3) Water Marks (B) Sediment Depos	y Indicators: minimum of one A1) le (A2) 1) sits (B2)		neck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1)		 Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) □ Drainage Patterns (B10) □ Dry-Season Water Table (C2) □ Saturation Visible on Aerial Imagery (C9
DROLOGY Vetland Hydrology rimary Indicators (Surface Water (High Water Tab Saturation (A3) Water Marks (B Sediment Deposits (E	y Indicators: minimum of one (A1) lle (A2) 1) sits (B2) 33) ust (B4)		neck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living	Roots (C3)	 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)
DROLOGY Vetland Hydrology Indicators (Surface Water (High Water Tab Saturation (A3) Water Marks (B Sediment Depoil Drift Deposits (E Algal Mat or Cru	y Indicators: minimum of one A1) lle (A2) 1) sits (B2) 33) ust (B4)		neck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Presence of Reduced Iron (C4)	Roots (C3)	 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)
DROLOGY Vetland Hydrology rimary Indicators (High Water Tab Saturation (A3) Water Marks (B Sediment Depoil Drift Deposits (B Algal Mat or Cru	y Indicators: minimum of one A1) lle (A2) 1) sits (B2) 33) ust (B4) 45) acks (B6)	equired; ch	meck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils	Roots (C3)	 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)
DROLOGY Vetland Hydrology rimary Indicators (Surface Water (High Water Tab Saturation (A3) Water Marks (B Sediment Deposits (B Algal Mat or Cru Iron Deposits (B Surface Soil Cra Inundation Visib	y Indicators: minimum of one A1) lle (A2) 1) sits (B2) 33) ust (B4) 45) acks (B6)	<u>equired; ch</u>	meck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils Stunted or Stressed Plants (D1) (LR	Roots (C3)	 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)
DROLOGY Vetland Hydrology rimary Indicators (Surface Water (High Water Tab Saturation (A3) Water Marks (B Sediment Deposits (B Algal Mat or Cru Iron Deposits (B Surface Soil Cra Inundation Visib	y Indicators: minimum of one A1) le (A2) 1) sits (B2) 33) ust (B4) 85) acks (B6) ble on Aerial Imagated Concave Su	<u>equired; ch</u>	meck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils Stunted or Stressed Plants (D1) (LR	Roots (C3)	 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)
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DROLOGY Vetland Hydrology rimary Indicators (High Water Tab Saturation (A3) Water Marks (B Sediment Depoils (B Algal Mat or Cru Iron Deposits (B Surface Soil Cra Inundation Visib Sparsely Vegeta	y Indicators: minimum of one A1) le (A2) 1) sits (B2) 33) ust (B4) 45) acks (B6) ele on Aerial Imagated Concave Su si: ent? Yes [equired;.chery (B7) face (B8)	meck all that apply) Water-Stained Leaves (B9) (except 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils Stunted or Stressed Plants (D1) (LR	Roots (C3)	 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)
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11.0 - APPENDIX B – Wetland Rating Forms

RATING SUMMARY – Western Washington

Name of wetland (or ID #): A	Date of site visit: AUG 2017
Rated by <u>Habitat Technologies</u>	Trained by Ecology? \underline{x} YesNo Date of training $\underline{2014}$
HGM Class used for rating Riveri ne	Wetland has multiple HGM classes?Y _X _N
	ut the figures requested (figures can be combined). prior assessments, aerial photo, resource mapping, survey
OVERALL WETLAND CATEGORY	3 (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		nprov ter Q	ing uality	Н	ydrolo	gic		Habitat		
					Circle t	he ap	propr	iate ro	atings	
Site Potential	H	М	L	Н	М	L	Н	М	L	
Landscape Potential	Н	М	L	Н	М	L	Н	М	L	
Value	Н	М	L	Н	M	L	Н	М	L	TOTAL
Score Based on Ratings	[\Box_6			6			4		16

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	

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	
Hydroperiods	D 1.4, H 1.2	
Location of outlet (can be added to map of hydroperiods)	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland (can be added to another figure)	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	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)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	A1
Hydroperiods	H 1.2	A2
Ponded depressions	R 1.1	A2
Boundary of area within 150 ft of the wetland (can be added to another figure)	R 2.4	A2
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	A1
Width of unit vs. width of stream (can be added to another figure)	R 4.1	A2
Map of the contributing basin	R 2.2, R 2.3, R 5.2	A3
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	A4
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	A5
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	A6

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	H 2.1, H 2.2, H 2.3	
polygons for accessible habitat and undisturbed habitat		
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	S 4.1	
(can be added to figure above)		
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	

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 us	ually controlled	d by tides except	during floods?
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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	HGM class to
being rated	use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream	Depressional
within boundary of depression	
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other	Treat as
class of freshwater wetland	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.

RIVERINE AND FRESHWATER TIDAL FRINGE WETLANDS				
Water Quality Functions - Indicators that the site functions to improve water quality				
R 1.0. Does the site have the potential to improve water quality?				
R 1.1. Area of surface depressions within the Riverine wetland that can trap sediments during a flooding event:				
Depressions cover > 3/4 area of wetland points = 8				
Depressions cover > ½ area of wetland points = 4				
Depressions present but cover < ½ area of wetland points = 2	2			
No depressions present points = 0	۷			
R 1.2. Structure of plants in the wetland (areas with >90% cover at person height, not Cowardin classes)				
Trees or shrubs > $\frac{2}{3}$ area of the wetland points = 8				
Trees or shrubs > $\frac{1}{3}$ area of the wetland points = 6				
Herbaceous plants (> 6 in high) > $^2/_3$ area of the wetland points = 6	8			
Herbaceous plants (> 6 in high) > $\frac{1}{3}$ area of the wetland points = 3				
Trees, shrubs, and ungrazed herbaceous $< \frac{1}{3}$ area of the wetland points = 0				
Total for R 1 Add the points in the boxes above	1			
Rating of Site Potential If score is: 12-16 = H X 6-11 = M 0-5 = L Record the rating on the	he fir∯page			
R 2.0. Does the landscape have the potential to support the water quality function of the site?				
R 2.1. Is the wetland within an incorporated city or within its UGA? Yes = 2 No = 0				
R 2.1. Is the wetland within an incorporated city or within its UGA? Yes = 2 No = 0	2			
R 2.2. Does the contributing basin to the wetland include a UGA or incorporated area? Yes = 1 No = 0	1			
R 2.2. Does the contributing basin to the wetland include a UGA or incorporated area? Yes = 1 No = 0 2.3. Does at least 10% of the contributing basin contain tilled fields, pastures, or forests that have been clearcut	1			
R 2.2. Does the contributing basin to the wetland include a UGA or incorporated area? Yes = 1 No = 0 P 2.3. Does at least 10% of the contributing basin contain tilled fields, pastures, or forests that have been clearcut within the last 5 years? Yes = 1 No = 0	0			
R 2.2. Does the contributing basin to the wetland include a UGA or incorporated area? P 2.3. Does at least 10% of the contributing basin contain tilled fields, pastures, or forests that have been clearcut within the last 5 years? Yes = 1 No = 0 R 2.4. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0 R 2.5. Are there other sources of pollutants coming into the wetland that are not listed in questions R 2.1-R 2.4	0 1			
R 2.2. Does the contributing basin to the wetland include a UGA or incorporated area? P 2.3. Does at least 10% of the contributing basin contain tilled fields, pastures, or forests that have been clearcut within the last 5 years? Yes = 1 No = 0 R 2.4. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0 R 2.5. Are there other sources of pollutants coming into the wetland that are not listed in questions R 2.1-R 2.4 Other sources	1 0 1 0 4			
R 2.2. Does the contributing basin to the wetland include a UGA or incorporated area? P 2.3. Does at least 10% of the contributing basin contain tilled fields, pastures, or forests that have been clearcut within the last 5 years? Yes = 1 No = 0 R 2.4. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0 R 2.5. Are there other sources of pollutants coming into the wetland that are not listed in questions R 2.1-R 2.4 Other sources	1 0 1 0 4			
R 2.2. Does the contributing basin to the wetland include a UGA or incorporated area? P 2.3. Does at least 10% of the contributing basin contain tilled fields, pastures, or forests that have been clearcut within the last 5 years? P 2.4. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? P 2.5. Are there other sources of pollutants coming into the wetland that are not listed in questions R 2.1-R 2.4 Other sourcesprior homesites and vehicle repair area removed	1 0 1 0 4			
R 2.2. Does the contributing basin to the wetland include a UGA or incorporated area? P 2.3. Does at least 10% of the contributing basin contain tilled fields, pastures, or forests that have been clearcut within the last 5 years? P 2.4. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? P 2.5. Are there other sources of pollutants coming into the wetland that are not listed in questions R 2.1-R 2.4 Other sources prior homesites and vehicle repair area removed Yes = 1 No = 0 Total for R 2 Add the points in the boxes above Rating of Landscape Potential If score is: X 3-6 = H 1 or 2 = M 0 = L Record the rating on the R 3.0. Is the water quality improvement provided by the site valuable to society?	1 0 1 0 4			
R 2.2. Does the contributing basin to the wetland include a UGA or incorporated area? P 2.3. Does at least 10% of the contributing basin contain tilled fields, pastures, or forests that have been clearcut within the last 5 years? P 2.4. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? P 2.4. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? P 2.5. Are there other sources of pollutants coming into the wetland that are not listed in questions R 2.1-R 2.4 Other sourcesprior homesites and vehicle repair area removed P 2.5. Add the points in the boxes above P 3.6 and Scape Potential If score is: X 3-6 = H1 or 2 = M0 = L Record the rating on the R 3.0. Is the water quality improvement provided by the site valuable to society? R 3.1. Is the wetland along a stream or river that is on the 303(d) list or on a tributary that drains to one within 1 mi?	1 0 1 0 4 he first page			

Rating of Value If score is: ___2-4 = H ___1 = M __x_0 = L

Total for R 3

Record the rating on the first page

Add the points in the boxes above

RIVERINE AND FRESHWATER TIDAL FRINGE WETLANDS						
Hydrologic Functions - Indicators that site functions to reduce flooding and stream erosion	n					
R 4.0. Does the site have the potential to reduce flooding and erosion?						
R 4.1. Characteristics of the overbank storage the wetland provides:						
Estimate the average width of the wetland perpendicular to the direction of the flow and the width of the						
stream or river channel (distance between banks). Calculate the ratio: (average width of wetland)/(average						
width of stream between banks).						
If the ratio is more than 20 points = 9						
If the ratio is 10-20 points = 6	4					
If the ratio is 5-<10 points = 4						
If the ratio is 1-<5 points = 2						
If the ratio is < 1 points = 1						
R 4.2. Characteristics of plants that slow down water velocities during floods: Treat large woody debris as forest or						
shrub. Choose the points appropriate for the best description (polygons need to have >90% cover at person						
height. These are <u>NOT Cowardin</u> classes). Forest or shrub for $>^1/_3$ area OR emergent plants $>^2/_3$ area points = 7	7					
Forest or shrub for $> 1/10$ area OR emergent plants $> 1/10$ area Forest or shrub for $> 1/10$ area OR emergent plants $> 1/10$ area points = 4						
	-					
Total for R 4 Add the points in the boxes above	1.					
Rating of Site Potential If score is:12-16 = H \underline{X} _6-11 = M0-5 = L Record the rating on to	he fir\$t page					
R 5.0. Does the landscape have the potential to support the hydrologic functions of the site?						
.1. Is the stream or river adjacent to the wetland downcut? Yes = 0 No = 1	0					
R 5.2. Does the up-gradient watershed include a UGA or incorporated area? Yes = 1 No = 0	1					
R 5.3. Is the up-gradient stream or river controlled by dams? Yes = 0 No = 1	1					
Total for R 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	he first page					
R 6.0. Are the hydrologic functions provided by the site valuable to society?						
R 6.1. Distance to the nearest areas downstream that have flooding problems?						
Choose the description that best fits the site.						
The sub-basin immediately down-gradient of the wetland has flooding problems that result in damage to	1					
human or natural resources (e.g., houses or salmon redds) points = 2						
Surface flooding problems are in a sub-basin farther down-gradient points = 1						
No flooding problems anywhere downstream points = 0						
R 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = $2 \text{ No} = 0$	0					
Total for R 6 Add the points in the boxes above	1					
Pating of Value If score is: 2.4 - H V 1 - M 0 - I						

These questions apply to wetlands of all HGM classes. mABITAT 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 0 X Scrub-shrub (areas where shrubs have > 30% cover) 2 structures: points = 1 Forested (areas where trees have > 30% cover) 1 structure: points = 0 If the unit has a Forested class, check if: 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 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 1 Occasionally flooded or inundated 2 types present: points = 1 1 type present: points = 0 Saturated only Permanently flowing stream or river in, or adjacent to, the wetland X Seasonally flowing stream in, or adjacent to, the wetland Lake Fringe wetland 2 points Freshwater tidal wetland 2 points H 1.3. Richness of plant species Count the number of plant species in the wetland that cover at least 10 ft². Different patches of the same species can be combined to meet the size threshold and you do not have to name 2 the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle If you counted: > 19 species points = 25 - 19 species points = 1 < 5 species points = 0H 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. 0 None = 0 points Low = 1 point Moderate = 2 points All three diagrams in this row **HIGH** = 3points

Wetland	name	or	number	Α
---------	------	----	--------	---

.5. Special habitat features:	
Check the habitat features that are present in the wetland. The number of checks is the number of points.	
Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long).	
Standing snags (dbh > 4 in) within the wetland	l l
Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m))i
over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m)	Į.
Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree	0
slope) OR signs of recent beaver activity are present (cut shrubs or trees that have not yet weathered	U
where wood is exposed)	
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)	
Invasive plants cover less than 25% of the wetland area in every stratum of plants (see H 1.1 for list of	
strata)	
Total for H 1 Add the points in the boxes above	3
Rating of Site Potential If score is:15-18 = H7-14 = MX_0-6 = L	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).	0
Calculate: % undisturbed habitat $3 + (\% \text{ moderate and low intensity land uses})/2 4 = 7 \ \%$	
If total accessible habitat is:	
$> \frac{1}{3}$ (33.3%) of 1 km Polygon points = 3	0
20-33% of 1 km Polygon points = 2	U
10-19% of 1 km Polygon points = 1	
< 10% of 1 km Polygon points = 0	
2.2. Undisturbed habitat in 1 km Polygon around the wetland.	
Calculate: % undisturbed habitat 3 + [(% moderate and low intensity land uses)/2] 7 = 1 %	1
Undisturbed habitat > 50% of Polygon poilots = 3	
Undisturbed habitat 10-50% and in 1-3 patches points = 2	2
Undisturbed habitat 10-50% and > 3 patches points = 1	2
Undisturbed habitat < 10% of 1 km Polygon points = 0	
H 2.3. Land use intensity in 1 km Polygon: If	
> 50% of 1 km Polygon is high intensity land use points = (- 2)	-2
≤ 50% of 1 km Polygon is high intensity points = 0	
Total for H 2 Add the points in the boxes above	0
Rating of Landscape Potential If score is: 4-6 = H 1-3 = M X < 1 = L Record the rating on the	ne 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	1
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	
Rating of Value If score is:2 = H X_1 = M0 = L Record the rating on the score is:2 = H X_1 = M0 = L	the first page

Wetland Rating System for Western WA: 2014 Update Rating Form – Effective January 1, 2015

WDFW Priority Habitats

<u>Priority habitats listed by WDFW</u> (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*).
- X 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.
- **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.

te: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

12.0 - APPENDIX C - Snake Lake Species List

BIRD CHECKLIST (re-drafted from original)

BIRD CHECKLIST (re-drafted from original)					
SPECIES NAME	SCIENTIFIC NAME	OCCURRENCE	SEASON	NESTS HERE	STATE STATUS
Pied-billed grebe	Podilymbus podiceps	Occasional	Sp,Su	Yes	
Great blue heron	Ardea herodias	Occasional	Sp,Su		SM
Green (backed)	Butorides striatus	Occasional	Su,Fa	?	SM
heron		5 11 .	0 0 5 14		
Canada goose	Branta canadensis	Resident	Sp,Su,Fa,Wi	Yes	G
Mallard (duck)	Anas platyrhynchos	Common	Sp,Su,Fa,Wi	Yes	G
Green-winged teal	Anas crecca	Rare or Accidental	Sp,Fa		G
Blue-winged teal	Anas discors	Rare or Accidental	Sp		G
American wigeon	Anas americana	Infrequent	Sp,Fa,Wi		G
Northern shoveler	Anas clypeata	Occasional	Sp,Fa,Wi		G
Wood duck	Aix sponsa	Resident	Sp,Su,Fa,Wi		G
Canvasback	Aythya valisineria	Rare or Accidental	Fa		G
Common goldeneye	Bucephala clangula	Occasional	Sp,Fa,Wi		G
Bufflehead (duck)	Bucephala albeola	Frequent	Sp,Fa,Wi		G
Hooded	Lophodytes susullatus	Occasional visitor	Sp,Fa,Wi	8	G
merganser Sharp-shinned hawk	Accipiter striatus	Occasional	Fa,Wi		
Cooper's hawk	Accipiter cooperii	Occasional	Fa	?	
Red-tailed hawk	Buteo jamaicensis	Occasional	Sp,Su,Fa,Wi	Yes	
Steller's jay	Cyanocitta stelleri	Occasional	Sp,Su,Fa,Wi	Yes	
Song sparrow	Melospiza melodia	Resident	Sp,Su,Fa,Wi	Yes	
Ring-necked pheasant	Phasianus colchicus	Rare	Sp,Su,Fa,Wi	?	G
Killdeer	Charadrius vociferus	Occasional	Sp,Fa,Wi		
Common snipe	Gallinago	Rare	Fa		
Solitary sandpiper	Tringa solitaria	Rare migrant	Sp,Fa		
Greater yellowlegs	Tringa melanoleuca	Rare migrant	Sp,Fa		
Lesser yellowlegs	Tringa flavipes	Rare migrant	Sp,Fa		
Least sandpiper	Calidris minutilla	Rare migrant	Sp,Fa		
Western sandpiper	Calidris mauri	Rare migrant	Sp,Fa		
Glaucous-winged gull	Larus hyperboreus	Resident or visitor	Sp,Su,Fa,Wi		
Ring-billed gull	Larus delawarensis	Resident or visitor	Sp,Fa,Wi		
Band-tailed pigeon	Columba fasciata	Scares or resident	Sp,Su,Fa,Wi	?	G
Rock dove (domestic pigeon)	Columbia livia	Common	Sp,Su,Fa,Wi		
Mourning dove	Zenaida macroura	Rare or accidental	Su		G

BIRD CHECKLIST

BIND CHECKLIST					
Barn owl	Tyto alba	Rare or accidental	Sp,Su,Fa,Wi		
Screech owl	Otus kennicottii	Rare or accidental	Sp,Su,Fa,Wi		
Great horned owl	Bubo virginianus	Rare or accidental	Su,Fa,Wi		
Belted kingfisher	Ceryle alcyon	Occasional	Sp,Su,Fa		
Northern flicker	Colaptes auratus	Resident	Sp,Su,Fa,Wi	Yes	
Downy	Picoides pubescens	Frequent	Sp,Su,Fa,Wi	Yes	
woodpecker		L t			
Hairy woodpecker	Picoides villosus	Scares		Yes	
Willow flycatcher	Empidonax alnorun	Rare or accidental	Sp		
Pacific flycatcher	Empidonax difficilis	Rare or accidental	Sp		
Western wood-	Contopus sordidulus	Rare or accidental	Sp		
pewee			1		
Olive-sided	Contopus borealis	Rare or accidental	Sp,Su	?	
flycatcher					
Violet-green	Tachycineta	Common	Sp,Su	Yes	
swallow	thallassina				
Tree swallow	Tachycineta bicolor	Occasional	Sp		
Rough-winged	Stelgidopteryx	Rare or accidental	Sp		
swallow	serripennis				
Barn swallow	Hirundo rustica	Common	Sp,Su	Yes	
Cliff swallow	Hirundo pyrrhonota	Occasional	Sp,Su	?	
American crow	Corvus brachynchos	Common	Sp,Su,Fa,Wi	Yes	
Black-capped	Parus atricapillus	Frequent	Sp,Su,Fa,Wi	Yes	
chickadee					
Chestnut-backed	Parus rufescens	Frequent	Sp,Su,Fa,Wi	Yes	
chickadee					
Common bushtit	Psaltriparus minimus	Common	Sp,Su,Fa,Wi	Yes	
White-breasted	Sitta carolinensis	Rare or accidental	Fa		
nuthatch					
Red-breasted	Sitta canadensis	Frequent	Sp,Su,Fa,Wi	Yes	
nuthatch					
Brown creeper	Certhia americana	Rare or accidental	Fa,Wi		
Winter wren	Troglodytes	Occasional	Sp,Su,Fa,Wi	Yes	
Bewick's wren	Thryomanes bewickii	Frequent	Sp,Su,Fa,Wi	Yes	
American robin	Turdus migratorius	Common	Sp,Su,Fa,Wi	Yes	
Varied thrush	Ixoreus naevius	Frequent	Sp,Fa,Wi		
Hermit thrush	Catharus guttatus	Rare or accidental	Sp,Fa,Wi		
Swinson's thrush	Catharus ustulatus	Occasional	Sp,Su,Fa	?	
		resident			
Golden-crowned	Regulus satrapa	Frequent	Sp,Su,Fa,Wi	?	
kinglet					
Ruby-crowned	Regulus calendula	Frequent	Sp,Su,Fa,Wi	?	
kinglet					

BIRD CHECKLIST

BIRD CHECKLIST					
Cedar waxwing	Bombycilla cedrorum	Common	Sp,Su,Fa	?	
Northern shrike	Lanius excubitor	Rare or accidental	Wi		
Starling	Sturnus vulgaris	Occasional	Sp,Su,Fa,Wi	Yes	
Hutton's vireo	Vireo huttoni	Resident	Sp	Yes	
Solitary vireo	Vireo sloitarius	Rare or accidental	Sp,Su	?	
Red-eyed vireo	Vireo olivaceus	Rare or accidental	Sp,Su	?	
Warbling vireo	Vireo gilvus	Occasional	Sp,Su	Yes	
Orange-crowed	Vermivora celata	Occasional	Sp,Su,Fa	?	
warbler					
Myrtle warbler	Dendroica coronata	Occasional	Sp,Fa		
Lincoln's sparrow	Melospiza lincolnii	Migrant	Fa		
Black-throated	Dendroica striata	Occasional	Sp,Su	?	
gray warbler					-
Townsend's	Dendroica townsendi	Rare or accidental	Fa,Wi		
warbler					
MacGillivary's	Oporornis tolmiei	Rare or accidental	Su		
warbler					
Yellowthroat	Geothlypis trichas	Occasional	Sp,Su	?	
Wilson's warbler	Wilsonia pusilla	Occasional	Sp,Su	Yes	
House sparrow	Passer domesticus	Occasional	Sp,Su,Fa,Wi	?	
Western	Sturnella neglecta	Rare or accidental	Sp		
meadowlark					
Red winged	Agelaius phoeniseus	Frequent	Sp,Su,Fa,Wi	Yes	
blackbird					
Northern oriole	Icterus galbula	Occasional	Sp,Su	Yes	
(Bullock's)	bullockii				
Brown-headed	Molothrus ater	Occasional	Sp,Su,Fa	Yes	
cowbird					
Western tanager	Piranga ludoviciana	Occasional	Sp,Su,Fa	Yes	
Black-headed	Pheucticus	Occasional	Sp,Su	Yes	
grosbeak	melanocephalus				
Evening grosbeak	Coccothraustes	Occasional	Sp,Fa,Wi		
	vespertina				
Purple finch	Carpodacus	Occasional	Sp,Su,Fa,Wi	Yes	
	purpureus				
House finch	Passer domesticus	Common	Sp,Su,Fa,Wi	Yes	
Pine siskin	Carduelis pinus	Common	Fa,Wi		
American	Carduelis tristis	Occasional	Sp,Su,Fa	?	
goldfinch					
Rufous-sided	Pipilo	Frequent	Sp,Su,Fa,Wi	Yes	
towhee	erythrophthalmus				+
Dark-eyed junco	Junco hyemalis	Occasional	Sp,Su,Fa	Yes	
(Oregon)					

BIRD CHECKLIST

Savannah sparrow	Passerculus	Scarce or migrant	Sp,Su,Fa	?	Į.
	sandwichensis				
White-crowned	Zonotrichia	Occasional	Sp,Su,Fa	Yes	
sparrow	leucophrys				
Golden-crowned	Zonotrichia atricapilla	Occasional	Sp,Fa,Wi		
sparrow					9
Fox sparrow	Passerella iliaca	Winter resident	Fa,Wi		

AMPHIBIANS AND REPTILES CHECKLIST (re-drafted from original)

Salamanders

SPECIES NAME	SCIENTIFIC NAME	DESCRIPTORS
Drop tail	Ensatina escholtzii	H, N
Western red-backed salamander	Plethodon vehiculum	Н
Northwest salamander	Ambystoma gracile	В
Roughskin newt	Taricha granulosa	E
Long-toed salamander	Ambystoma macrodactylum	

Frogs

SPECIES NAME	SCIENTIFIC NAME	DESCRIPTORS
Pacific tree frog	Hyla regilla	F
Red legged frog	Rana aurora	R
Bullfrog	Rana catesbeiana	0
Northwest toad	Bufo bureas	E

Turtles

SPECIES NAME	SCIENTIFIC NAME	DESCRIPTORS
Western painted turtle	Chrysemys picta belli	С

Many turtles found at Snake Lake are former pets that have been released, thus they are exotic to this area.

Lizards

SPECIES NAME	SCIENTIFIC NAME	DESCRIPTORS
Northern alligator lizard	Gerrhonotus coeruleus	С
Snakos		

SPECIES NAME	SCIENTIFIC NAME	DESCRIPTORS
Wandering garter snake	Thamnophis elegans	С
	vargrans	
Northwestern garter snake	Thamnophis ordinoides	С
Common garter snake	Thamnophis sirtalis	С
Rubber boa snake	Charina bottae	R

H = hidden	F = frequent	C = common	R = rare
N = nocturnal	E = extirpated	O = occasionally	B = breeds
7.		introduced to area	

MAMMALS OF SNAKE LAKE (re-drafted from original)

SPECIES NAME	SCIENTIFIC NAME	DESCRIPTORS
Vagrant shrew	Sorex vagrans	H, F
Shrew mole	Neurotriches gibbsi	H, O
Coast mole	Scapanus orarius	H, O
Eastern cottontail	Sylvilagus floridanus	E, N, F
Mountain beaver	Aplodontia rufa	H, N, O
Townsend's chipmunk	Eutamias townsendi	D, F
Douglas squirrel	Tamiasciurus douglasii	D, O
Deer mouse	Peromyscus maniculatus	H, N, C
Long-tailed vole	Microtus longicaudus	H, R
Muskrat	Ondatra zibethicus	N, O
Black rat	Rattus rattus	E, D, N, F
Norway rat	Rattus norvegicus	E, D, N, C
House mouse	Mus musculus	E, N, O
Spotted skunk	Spilogale gracilis	H, N, R, (1)
Red fox	Vulpes vulpes	E, H, N, O
Raccoon	Procyon lotor	H, N, O
Long-tailed weasel	Mustela frenata	H, N, R
Short-tailed weasel	Mustela erminea	H, N, R
Townsend's vole	Microtus townsendii	H, O
Eastern gray squirrel	Sciurus carolinensis	E, D, F
Northern flying squirrel	Glaucomys sabrinus	N, R
Porcupine	Erethizon dorsatum	D, R, (1)

Most of the above mammals are night foragers or otherwise hidden E = exotic animal introduced or escaped into wild and naturalized here

R = rare

F = frequent C = commonH = hidden

N = night (nocturnal) D = daytime

(1) = only a single observation

O = occasional

File Number: LU18-0301 Tacoma Behavioral Hospital

Exhibit 8 – Traffic Engineering Response and Traffic Impact Analysis (TIA)

From: Marsten, Vicki

Sent: Wednesday, June 5, 2019 10:40 AM

To: Kidd, Brennan <bkidd@ci.tacoma.wa.us>; Frantz, Shanta <sfrantz@cityoftacoma.org>

Subject: RE: Tacoma Behavioral hospital

Shanta, Here are our final comments.

The updated traffic impact analysis for the subject site has indicated no proposed traffic mitigation based on the results of its foretasted site-generated trips and associated operational analysis of the study intersections. Even though the conclusion of the analysis was that no project-specific off-site transportation mitigation is proposed for concurrency or SEPA purposes, there was no specific assessment of the forecasted change in intersection movements as they relate to potential safety considerations at the site's primary (and only) access point via the south leg of the existing signalized intersection of South 19th Street and Proctor Street. Based on the site introducing new movements to the intersection, and even though the assumed configuration/operations show no overall degradation of level of service, additional traffic control elements, as identified below, shall be required to mitigate an increased risk for collision at the intersection:

- Existing southbound approach of Proctor Street at South 19th Street shall be re-channelized
 (i.e., striping and signing) to provide for a shared through/left-turn lane and a dedicated rightturn lane; this reconfiguration should be able to be carried out within the existing curb-to-curb
 width of the roadway; re-analysis with the new configuration is not necessary since the study's
 already assumed single lane configuration would yield the most-delayed results, which were
 deemed acceptable.
- As a result of the forecasted increase in left-turn traffic volume and conflicting traffic
 movements therewith, the signal phasing and signal heads are to be replaced to allow for
 permissive left-turn operations from all approaches via flashing yellow arrow, which is Tacoma's
 standard for modified/new traffic signals.
- So as not to encourage through traffic use of the site access drive, the south leg of the
 intersection shall be designed to City standards, and in coordination with an overlapping City of
 Tacoma Public Works capital project, for a driveway rather than a street intersection, while still
 providing all of the necessary design provisions (geometrically and with respect to signal
 infrastructure) for accessible pedestrian mobility across the south leg and accessing across
 South 19th Street.

Thank you, Vicki

Vicki Marsten City of Tacoma, Public Works Traffic Engineering Division 253-591-5556

Tacoma Behavioral Health Hospital

Updated Transportation Impact Study
March 6, 2019

Prepared for:

Signature Healthcare, LLC 2065 Compton Ave Corona, CA 92881

Prepared by:

% TENW

Transportation Engineering NorthWest

11400 SE 8th Street, Suite 200 Bellevue, WA 98004 Office (425) 889-6747



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FINDINGS/CONCLUSIONS

This traffic impact analysis has been prepared for the proposed Tacoma Behavioral Health Hospital development located on the south side of S 19th Street in the vicinity of S Proctor Street in the City of Tacoma. This is an update to our previous traffic analysis dated August 13, 2018 and reflects a revised site plan and addresses City of Tacoma comments received January 4, 2019.

Project Proposal. The proposed Tacoma Behavioral Health Hospital project would consist of an 83,800 square foot (SF) behavioral health hospital with up to 105 beds on a site that is currently vacant. Vehicular access to the site is proposed to be provided via the south leg of the existing signalized intersection of S Proctor St/S 19th Street.

Trip Generation. The proposed hospital project is estimated to generate a total of 2,344 new weekday daily trips with 222 new trips occurring during the weekday AM peak hour (160 entering, 62 exiting), and 198 new trips occurring during the weekday PM peak hour (55 entering, 143 exiting).

Future Year LOS. Weekday PM peak hour LOS analyses were conducted at four study intersections. The results of the LOS analysis showed that the signalized study intersections are estimated to operate at LOS D or better in the future (2025) without or with the proposed project during the weekday PM peak hour. Additionally, all controlled movements at the unsignalized study intersection are anticipated to operate at LOS C or better during the weekday PM peak hour in 2025 without or with the proposed project.

Mitigation

Off-Site Improvements

Based on the results of the analysis shown in this report, no project-specific off-site transportation mitigation is proposed for concurrency or SEPA purposes.

INTRODUCTION

This traffic impact analysis has been prepared for the proposed Tacoma Behavioral Health Hospital development located on the south side of S 19th Street in the vicinity of S Proctor Street in the City of Tacoma. A project vicinity map is provided in Figure 1. This is an update to our previous traffic analysis dated August 13, 2018 and reflects a revised site plan and addresses City of Tacoma comments received January 4, 2019.

Project Description

The proposed Tacoma Behavioral Health Hospital project would consist of an 83,800 square foot (SF) behavioral health hospital with up to 105 beds on a site that is currently vacant. Vehicular access to the site is proposed to be provided via the south leg of the existing signalized intersection of S Proctor St/S 19th Street. The anticipated year of opening is 2020. For this analysis, a horizon year of 2025 was used. A preliminary site plan is shown in Figure 2.

Project Approach

The specific scope items used in the evaluation of traffic impacts for the Tacoma Behavioral Health Hospital project were confirmed through correspondence with the City of Tacoma.

To analyze the traffic impacts from the proposed Tacoma Behavioral Health Hospital project, the following tasks were undertaken:

- Assessed existing conditions through field reconnaissance and reviewed existing planning documents.
- Described existing roads, pedestrian facilities, and transit facilities in the project vicinity.
- Documented traffic collisions in the study area.
- Documented existing (2019) traffic volumes and intersection level of service (LOS) at the following four study intersections during the weekday PM peak hour:
 - 1. S Stevens St / S 19th Street (signal)
 - 2. S Proctor Street / S 19th Street (signal)
 - 3. S Durango Street / S 19^{th} Street (stop-controlled)
 - 4. S Union Ave / S 19th Street (signal)
- Documented planned roadway improvements in the project vicinity.
- Developed weekday daily, AM peak hour, and PM peak hour trip generation estimates for the proposed project.
- Documented trip distribution and assignment of PM peak hour project-generated trips.
- Documented PM peak hour traffic forecasts and assumptions for year 2025 conditions without and with the proposed project.
- Analyzed weekday PM peak hour LOS for future year 2025 conditions without and with the project at the study intersections.
- Estimated AM peak hour LOS at S Proctor St/S 19th Street for future year 2025 conditions with the project.

• Documented proposed traffic mitigation.

Primary Data and Information Sources

- Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th edition, 2017.
- PM Peak Hour traffic counts by All Traffic Data, 2017.
- Highway Capacity Manual (HCM), 6th Edition, 2016.
- City of Tacoma 2019-2024 Six Year Transportation Improvement Program (TIP).
- City of Tacoma *Transportation Master Plan*, December 2015.
- Pierce Transit webpage, www.piercetransit.org, February 2019.
- 2015-2017 Collision History, WSDOT.
- City of Tacoma Right-of-Way Design Manual, January 2016.





Figure 1: Project Site Vicinity

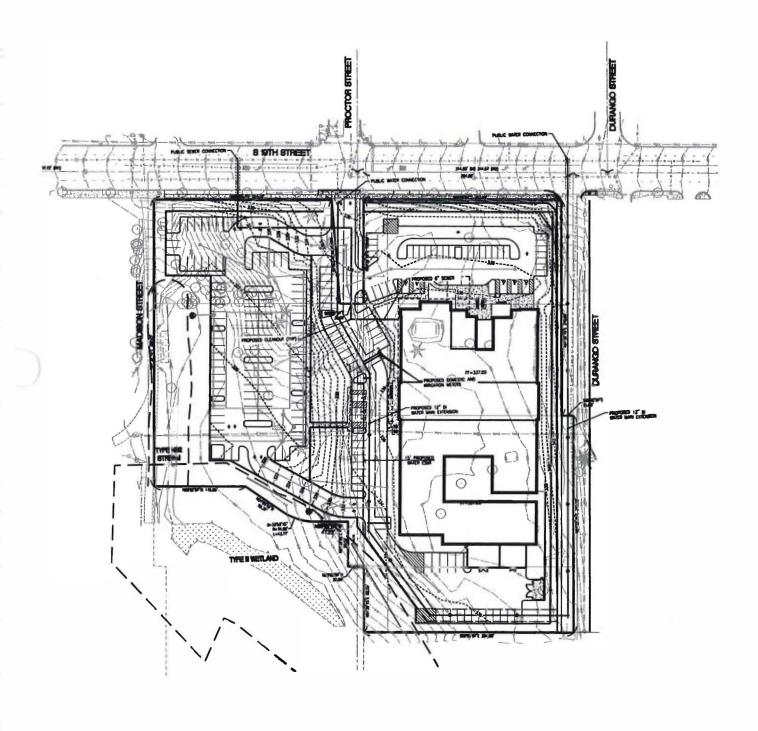


Figure 2: Preliminary Site Plan



EXISTING CONDITIONS

Roadway Network

The primary roadways serving the proposed site include SR 16, S 19th Street, S Union Ave, S Stevens Street, and S Proctor Street. The primary roadways are shown in Figure 1 and described below.

SR 16 in the project vicinity is a state route that runs east-west between Interstate 5 (I-5) and Bremerton. The roadway is a 6 to 8-lane divided highway (3-4 lanes in each direction) with a posted speed limit of 60 mph in the project vicinity.

S 19th Street is an east-west principal arterial with a posted speed limit of 35 mph. Between S Stevens St and S Union Ave, the roadway is a 5-lane section with 2 travel lanes in each direction and a center two-way left-turn lane, and sidewalks on both sides of the roadway.

S Union Ave is a north-south principal arterial with a posted speed limit of 35 mph. In the vicinity of S 19th Street, the roadway is a 5-lane section with 2 travel lanes in each direction and a center two-way left-turn lane, Sidewalks are also present on both sides of the roadway.

S Stevens St is a north-south minor arterial with a posted speed limit of 30 mph. The roadway is 2 to 3 lanes (with a center two-way left turn lane), with parking and sidewalks along both sides of the roadway.

S Proctor St is a 2-lane north-south collector arterial with parking on both sides of the roadway. The posted speed limit is 30 mph and sidewalks exist along both sides of the roadway.

Pedestrian and Bicycle Facilities

Pedestrian facilities in the immediate project vicinity include sidewalks on both sides of S 19th Street and both sides of S Proctor Street north of S 19th Street. There are no existing bicycle lanes within the study area. Pedestrian pushbuttons and crosswalks are provided at the signalized study intersections in the project vicinity.

Public Transportation Services

Bus service in the project vicinity is currently provided by Pierce Transit. Stops for Route 2 are provided on S 19th Street at S Proctor Street. Stops for Route 57 are also provided at the intersection of S Union Ave/S 19th Street, approximately 0.25 miles east of the project site. Route 2 provides weekday and weekend transit service between the Lakewood Mall Transit Center and the 10th & Commerce Transit Center. Route 57 provides weekday and weekend transit service between the Tacoma Mall Transit Center and the 10th & Commerce Transit Center.

Collision History

Collisions at the off-site study intersections were documented for the three-year period from January 1, 2015 to December 31, 2017. Collision data was provided by WSDOT. Summaries of the total and annual average collisions during this period are provided in Table 1.

Table 1
3-Year Collision Data Summary at Study Intersections

	3-Y	ear Total Co	ollisions	Average Annual Collisions			
Intersection	Total	Personal Injury	Property Damage Only	Total	Personal Injury	Property Damage Only	
1) S Stevens Street / S 19th Street	12	4	8	4.00	1.33	2.67	
2) S Proctor Street / S 19th Street	11	3	8	3.67	1.00	2.67	
3) S Durango Street / S 19th Street	0	0	0	0.00	0.00	0.00	
4) S Union Ave / S 19 th Street	20	10	10	6.67	3.33	3.34	

Source: WSDOT Collision Records (1/1/15 - 12/31/17).

Existing Traffic Volumes

Existing PM peak hour traffic volumes at the study intersections were based on counts conducted in November 2017. The PM peak hour represents the highest one-hour time period between 4:00 and 6:00 PM (standard ITE-defined peak period). Year 2019 existing PM peak hour traffic volumes were estimated by applying a 1.5 percent annual growth rate to the existing year 2017 volumes. The 1.5 percent annual growth rate was based on a comparison of 2015 and 2017 traffic count data, which resulted in a calculated historical growth rate of 1.0 percent, and an additional 0.5 percent growth rate to account for Allenmore Hospital's redevelopment work. The 1.5 percent annual growth rate was confirmed by the City of Tacoma in scoping correspondence.

The resulting 2019 existing PM peak hour traffic volumes are shown in Figure 3. The peak hour traffic count sheets are included in Appendix A.

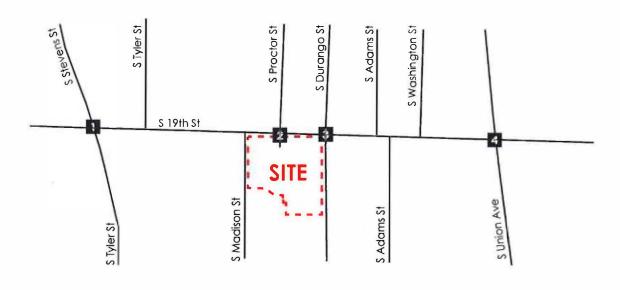
Existing Level of Service

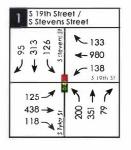
Based on scoping discussions with the City of Tacoma, an existing PM peak hour level of service (LOS) analysis was conducted at the following study intersections:

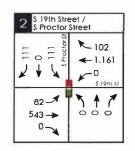
- 1. S Stevens Street / S 19th Street (signal)
- 2. S Proctor Street / S 19th Street (signal)
- 3. S Durango Street / S 19th Street (stop-controlled)
- 4. S Union Ave / S 19th Street (signal)

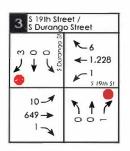
LOS generally refers to the degree of congestion on a roadway or intersection. It is a measure of vehicle operating speed, travel time, travel delays, and driving comfort. A letter scale from A to F generally describes intersection LOS. At signalized intersections, LOS A represents free-flow conditions (motorists experience little or no delays), and LOS F represents forced-flow conditions where motorists experience an average delay in excess of 80 seconds per vehicle. The LOS reported for signalized intersections represents the average control delay (sec/veh) and can be reported for the overall intersection, for each approach, and for each lane group (additional v/c ratio criteria apply to lane group LOS only). The LOS reported at stop-controlled intersections is based on the average control delay and can be reported for each controlled minor approach, controlled minor lane group, and controlled major-street movement (and for the overall intersection at all-way stop controlled intersections. Additional v/c ratio criteria apply to lane group or movement LOS only).

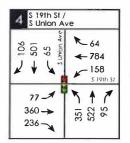












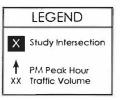


Figure 3: 2019 Existing PM Peak Hour Traffic Volumes

Table 2 outlines the current HCM (6th Edition) LOS criteria for signalized and stop-controlled intersections based on these methodologies.

Table 2
LOS Criteria for Signalized and Stop Controlled Intersections

SIGNALI	ZED INTERSECTION	<u>SNC</u>	STOP-CONTROLLED INTERSECTIONS					
Control Delay	LOS by Vo		Control Delay	LOS by Volume-to Capacity (V/C) Ratio ²				
(sec/veh)	≤ 1.0	> 1.0	(sec/veh)	≤ 1.0	> 1.0			
≤ 10	Α	F	≤ 10	Α	F			
$> 10 \text{ to} \le 20$	В	F	$> 10 \text{ to} \le 15$	В	F			
$> 20 \text{ to } \le 35$	С	F	> 15 to ≤ 25	С	F			
$> 35 \text{ to } \le 55$	D	F	$> 25 \text{ to } \le 35$	D	F			
> 55 to ≤ 80	E	F	$> 35 \text{ to } \le 50$	E	F			
> 80	F	F	> 50	F	F			

Source: HCM Highway Capacity Manual, Transportation Research Board, 6th Edition, 2016.

LOS calculations for both signalized and stop-controlled intersections were calculated using the methodology and procedures outlined in the 6th Edition of the *Highway Capacity Manual* (HCM), Transportation Research Board (TRB), using the <u>Synchro 10</u> software program. Existing signal timing used in the LOS analysis was provided by the City of Tacoma.

The 2019 existing PM peak hour LOS analysis results for the study intersections are summarized in Table 3. The LOS and queue worksheets are included in Appendix B.

Table 3
2019 Existing PM Peak Hour LOS Summary

	PM Pe	ak Hour
Study Intersection	LOS	Delay (sec)
<u>Signalized Intersections</u>		411
1) S Stevens St / S 19th Street	С	34.1
2) S Proctor Street / S 19th Street	Α	9.6
4) S Union Ave / S 19th Street	С	30.2
Two-Way Stop-Controlled Intersection		
3) S Durango Street / S 19th Street		
Eastbound left-turn	В	12.6
Westbound left-turn	Α	9.2
Northbound left-thru-right	В	10.7
Southbound left-thru-right	В	14.5

As shown in Table 3, all signalized study intersections currently operate at LOS C or better during the weekday PM peak hour. Additionally, all controlled movements at the stop controlled intersection of S Durango St/S 19th Street currently operate at LOS B or better during the PM peak hour.

¹ For approach-based and intersection-wide assessments at signals, LOS is defined solely by control delay.

² For two-way stop controlled intersections, the LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for majorstreet approaches or for the intersection as a whole at two-way stop controlled intersections. For approach-based and intersection-wide assessments at all-way stop controlled intersections and roundabouts, LOS is solely defined by control delay.

FUTURE YEAR CONDITIONS

Planned Transportation Improvements

This section describes the planned capacity-related transportation improvements located within the project study area.

City of Tacoma 2019-2024 TIP

Union Ave - S 19th to Center Street

This project includes the rehabilitation of Union Ave between S 19^{th} Street and SR 16 including new asphalt and ADA compliant curb ramps and driveway approaches. The estimated project cost is \$1,130,000 and the project is not currently funded.

Project Trip Generation

The proposed Tacoma Behavioral Health Hospital project would consist of an 83,800 square foot (SF) hospital with up to 105 beds on a site that is currently vacant. The trip generation associated with the proposed project was estimated based on data documented in the ITE *Trip Generation Manual*, 10th edition, for Hospital (LUC 610) and methodology outlined in the ITE *Trip Generation Handbook*, 3rd edition. Based on the methodology outlined in the *Trip Generation Handbook*, beds were used as the independent variable to estimate the trip generation.

The resulting new weekday daily, AM and PM peak hour trip generation for the proposed project is summarized in Table 4. The detailed trip generation calculations are included in Appendix C.

Table 4
Trip Generation Summary

	New T	rips Gene	erated
Time Period	In	Out	Total
WEEKDAY DAILY	1,172	1,172	2,344
WEEKDAY AM PEAK HOUR	160	62	222
WEEKDAY PM PEAK HOUR	55	143	198

As shown in Table 4, the proposed hospital project is estimated to generate a total of 2,344 new weekday daily trips with 222 new trips occurring during the weekday AM peak hour (160 entering, 62 exiting), and 198 new trips occurring during the weekday PM peak hour (55 entering, 143 exiting).

Project Trip Distribution and Assignment

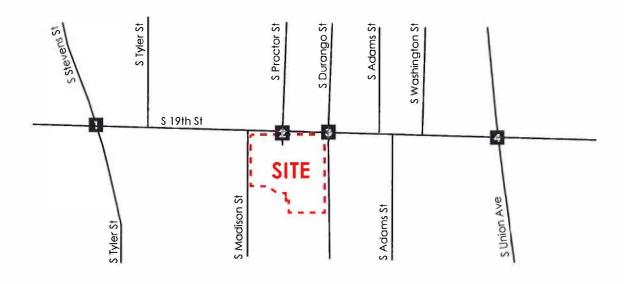
Traffic generated by the Tacoma Behavioral Health Hospital project will primarily impact intersections in the City of Tacoma. The general distribution of peak hour project trips was estimated based on existing traffic volumes, the location of population and employment areas in the site vicinity, and the type of use that is proposed. This revised transportation impact study reflects a slightly different general project trip distribution that incorporates comments received from the City of Tacoma to assign a higher number of project trips to/from the east. The estimated peak hour distribution of project trips is illustrated in Figure 4. The PM peak hour project trip assignment at the study intersections is illustrated in Figure 5.

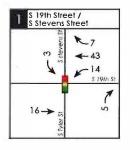


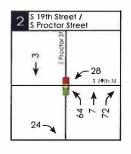


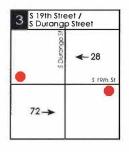
Figure 4: Project Trip Distribution

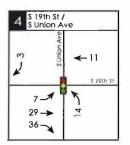












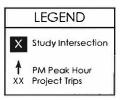


Figure 5: PM Peak Hour Project Trip Assignment

Future Traffic Volumes

The Tacoma Behavioral Health project is estimated to be completed in 2020. However, per the request of the City of Tacoma, a future year 2025 AM and PM peak hour LOS analysis was conducted at the study intersections and site driveways to disclose a 5-year post-opening condition.

Future year 2025 No Action (without project) PM peak hour traffic volumes were estimated by applying a 1.5 percent annual growth rate to the existing year 2019 volumes. The 1.5 percent annual growth rate was confirmed by the City of Tacoma in scoping correspondence.

In addition to the background growth rate, per direction from the City of Tacoma, 2 pipeline projects were included in the future year No Action traffic volumes:

- 32 single family homes on S Durango Street south of S 19th Street
- 30 townhomes near S 19th Street/Adams-Washington area

The future year 2025 No Action PM peak hour traffic volumes at the study intersections are shown in Figure 6.

The new peak hour project trips associated with the Tacoma Behavioral Health Hospital project (Figure 5) were added to the No Action traffic volumes (Figure 6) to estimate the future year 2025 With-Project peak hour traffic volumes. The 2025 With-Project PM peak hour traffic volumes at the study are illustrated in Figure 7.

Pedestrian and Bicycle Facilities

The proposed Tacoma Behavioral Health Hospital project is anticipated to result in minimal, if any, increase to pedestrian or bicycle volumes within the immediate project vicinity. Additionally, additional vehicles generated by the proposed project are not expected to significantly impact existing non-motorized use on adjacent streets.

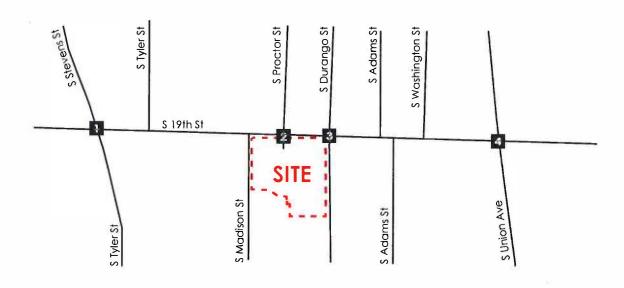
Level of Service at Study Intersections

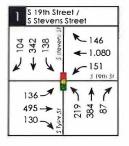
A future year weekday PM peak hour Level of Service (LOS) analysis was conducted at the study intersections for future year 2025 No Action (without project) and With-Project conditions.

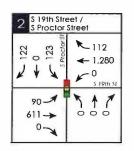
The roadway network assumed in the future year 2025 LOS analysis was based on existing intersection geometry. Traffic signal timing and phasing at the study intersections for the future year 2025 analysis was assumed to be the same as existing conditions (as provided by the City of Tacoma).

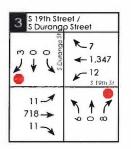
The weekday PM peak hour LOS results at the study intersections for 2025 No Action and With-Project conditions are summarized in Table 5. The LOS and queue worksheets are included in Appendix B.

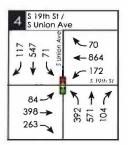












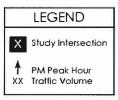
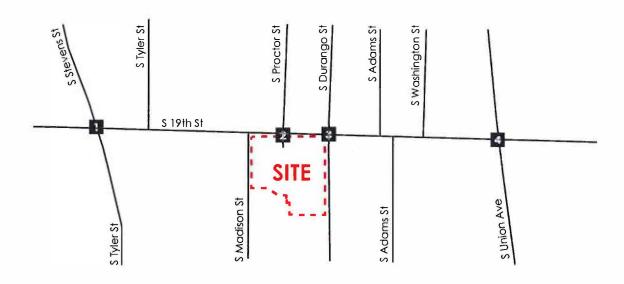
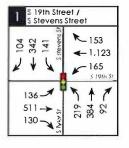
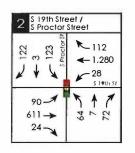


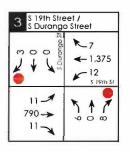
Figure 6: 2025 No Action PM Peak Hour Traffic Volumes

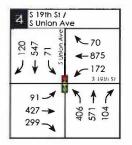












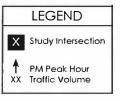


Figure 7: 2025 With Project PM Peak Hour Traffic Volumes

Table 5
Year 2025 PM Peak Hour Level of Service Summary

	2025 N	o Action	2025 Wit	h-Project
Study Intersection	LOS	Delay (sec)	LOS	Delay (sec)
<u>Signalized Intersections</u>				
1) S Stevens Street / S 19 th Street	С	37.2	D	37.7
2) S Proctor Street / S 19th Street	В	10.7	В	12.4
4) S Union Ave / S 19 th Street	С	34.9	D	36.5
Stop-Controlled Intersection				
3) S Durango Street / S 19 th Street				
Eastbound left-turn	В	13.6	В	13.9
Westbound left-turn	Α	9.6	Α	9.9
Northbound left-thru-right	С	18.0	С	19.2
Southbound left-thru-right	C	15.5	С	15.8

As shown in Table 5, all signalized study intersections are anticipated to operate at LOS D or better during the weekday PM peak hour in 2025 with or without the proposed Tacoma Hospital project. Additionally, all controlled movements at the unsignalized study intersections are anticipated to operate at LOS C or better during the PM peak hour in 2025 with or without the proposed project.

Proposed Site Access

Vehicular access to the proposed Tacoma Behavioral Health Hospital project site is proposed to be provided via the south leg of the existing signalized intersection of S Proctor St/S 19th Street.

As shown in Table 5, the signalized intersection of S Proctor St/S 19th Street is anticipated to operate at LOS B during the PM peak hour in 2025 with the Tacoma Hospital project.

AM Peak Hour Site Access Analysis at S Proctor St/S 19th Street

Per the request of the City, a "spot" analysis was conducted at the signalized intersection of S Proctor Street/S 19th Street (primary site access) for AM peak hour conditions in 2025 with the proposed Tacoma Behavioral Health Hospital project.

The AM peak hour volumes for the "spot" analysis were estimated based on reversing of the PM peak hour volumes to account for peak directional flows. The detailed LOS calculation is included in Appendix D. As shown in Appendix D, the signalized intersection of S Proctor St/S 19th Street is anticipated to operate at LOS A during the AM peak hour in 2025 with the proposed project.

MITIGATION

Off-Site Improvements

Based on the results of the analysis shown in this report, no project-specific off-site transportation mitigation is proposed for concurrency or SEPA purposes.

Appendix A

Existing PM Peak Hour Traffic Counts

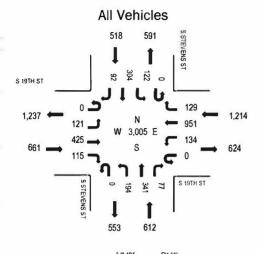


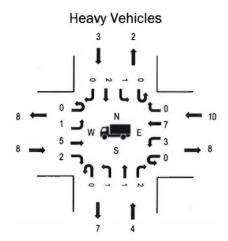
Location: 1 S STEVENS ST & S 19TH ST PM

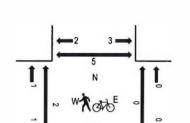
Date and Start Time: Tuesday, November 28, 2017

Peak Hour: 04:30 PM - 05:30 PM

Peak Hour







Pedestrians/Bicycles in Crosswalk

	HV%	PHF
EB	1.2%	0.89
WB	0.8%	0.82
NB	0.7%	0.82
SB	0.6%	0.86
All	0.8%	0.94

⊿ific Counts - All Vehicles

Interval			TH ST bound				TH ST				ENS ST			S STEV South	ENS ST			Rolling
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total	Hour
4:00 PM	0	23	112	25	0	26	218	34	0	47	94	25	0	37	73	28	742	2,820
4:15 PM	0	32	97	22	0	31	183	18	0	43	67	18	0	33	70	25	639	2,848
4:30 PM	0	29	103	26	0	28	235	34	0	40	78	22	0	30	59	24	708	3,005
4:45 PM	0	38	113	35	0	30	216	23	0	56	83	15	0	24	75	23	731	2,953
5:00 PM	0	24	105	26	0	32	213	32	0	59	101	27	0	36	95	20	770	2,803
5:15 PM	0	30	104	28	0	44	287	40	0	39	79	13	0	32	75	25	796	
5:30 PM	0	27	95	16	0	29	189	31	0	55	77	23	0	22	76	16	656	
5:45 PM	0	25	94	26	0	18	122	28	0	41	72	21	0	40	73	21	581	
Count Total	0	228	823	204	0	238	1,663	240	0	380	651	164	0	254	596	182	5,623	
Peak Hour	0	121	425	115	0	134	951	129	0	194	341	77	0	122	304	92	3,005	

Interval		Hea	avy Vehicle	es		Interval	Interval Pedestrians/Bicycles on Crosswalk							
Start Time	EB	NB	WB	SB	Total	Start Time	EB	NB	WB	SB	Total			
4:00 PM	3	3	4	0	10	4:00 PM	4	5	0	2	11			
4:15 PM	4	0	2	5	11	4:15 PM	0	0	2	2	4			
4:30 PM	3	0	1	0	4	4:30 PM	1	1	0	2	4			
4:45 PM	3	0	4	1	8	4:45 PM	1	0	0	0	1			
5:00 PM	0	3	1	1	5	5:00 PM	0	0	0	3	3			
5:15 PM	2	1	4	1	8	5:15 PM	0	0	0	0	0			
5:30 PM	1	2	3	2	8	5:30 PM	1	1	0	0	2			
PM	5	0	2	0	7	5:45 PM	5	0	1	0	6			
Total	21	9	21	10	61	Count Total	12	7	3	9	31			
Peak Hour	8	4	10	3	25	Peak Hour	2	1	0	5	8			

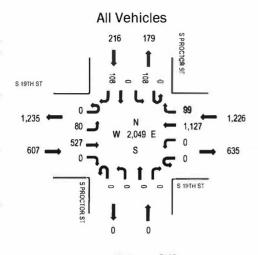


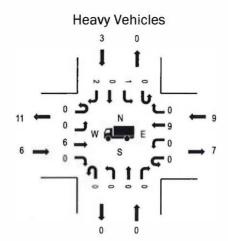
Location: 2 S PROCTOR ST & S 19TH ST PM

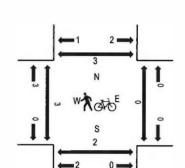
Date and Start Time: Tuesday, November 28, 2017

Peak Hour: 04:30 PM - 05:30 PM

Peak Hour







Pedestrians/Bicycles in Crosswalk

	H V %	PHF
EB	1.0%	0.97
WB	0.7%	0.89
NB	0.0%	0.00
SB	1.4%	0.90
All	0.9%	0.95

₄ific Counts - All Vehicles

Interval			OTH ST				TH ST			S PROC	TOR ST				TOR ST			Rolling
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total	Hour
4:00 PM	0	21	150	0	0	0	265	19	0	0	0	0	0	22	0	23	500	1,950
4:15 PM	0	14	142	0	0	0	221	20	0	0	0	0	0	22	0	34	453	1,965
4:30 PM	0	20	135	0	0	0	272	26	0	0	0	0	0	30	0	28	511	2,049
4:45 PM	0	22	135	0	0	0	253	27	0	0	0	0	0	23	0	26	486	1,949
5:00 PM	0	19	131	0	0	0	292	13	0	0	0	0	0	32	0	28	515	1,832
5:15 PM	0	19	126	0	0	0	310	33	0	0	0	0	0	23	0	26	537	
5:30 PM	0	23	118	0	0	0	210	23	0	0	0	0	0	12	0	25	411	
5:45 PM	0	31	126	0	0	0	157	15	0	0	0	0	0	20	0	20	369	
Count Total	0	169	1,063	0	0	0	1,980	176	0	0	0	0	0	184	0	210	3,782	
Peak Hour	0	80	527	0	0	0	1,127	99	0	0	0	0	0	108	0	108	2,049	

Interval		Hea	avy Vehicle	es		Interval	Pedestrians/Bicycles on Crosswalk							
Start Time	EB	NB	WB	SB	Total	Start Time	EB	NB	WB	SB	Total			
4:00 PM	4	0	6	2	12	4:00 PM	1	1	0	1	3			
4:15 PM	4	0	2	1	7	4:15 PM	0	0	0	1	1			
4:30 PM	1	0	3	0	4	4:30 PM	2	1	0	2	5			
4:45 PM	1	0	2	2	5	4:45 PM	0	0	0	0	0			
5:00 PM	2	0	2	0	4	5:00 PM	1	1	0	0	2			
5:15 PM	2	0	2	1	5	5:15 PM	0	0	0	1	1			
5·30 PM	2	0	2	1	5	5:30 PM	0	0	0	0	0			
PM	4	0	1	1	6	5:45 PM	0	0	0	0	0			
Total	20	0	20	8	48	Count Total	4	3	0	5	12			
Peak Hour	6	0	9	3	18	Peak Hour	3	2	0	3	8			

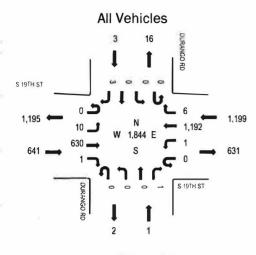


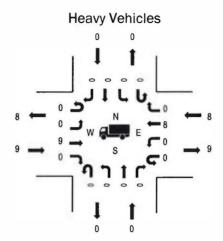
Location: 3 DURANGO RD & S 19TH ST PM

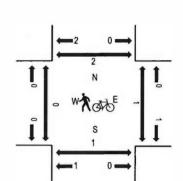
Date and Start Time: Tuesday, November 28, 2017

Peak Hour: 04:30 PM - 05:30 PM

Peak Hour







Pedestrians/Bicycles in Crosswalk

	HV%	PHF
EB	1.4%	0.95
WB	0.7%	0.82
NB	0.0%	0.25
SB	0.0%	0.38
All	0.9%	0.88

⊿ific Counts - All Vehicles

Interval		S 19TH ST Westbound						NGO RD		DURANGO RD Southbound					Rolling			
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Tum	Left	Thru	Right	U-Turn	Left	Thru	Right	Total	Hour
4:00 PM	0	2	164	0	0	0	280	1	0	0	0	0	0	0	0	3	450	1,727
4:15 PM	0	3	162	0	0	0	249	0	0	0	0	0	0	1	0	0	415	1,736
4:30 PM	0	1	168	0	0	0	266	2	0	0	0	0	0	0	0	0	437	1,844
4:45 PM	0	3	144	1	0	0	274	1	0	0	0	0	0	0	0	2	425	1,787
5:00 PM	0	2	166	0	0	0	288	1	0	0	0	1	0	0	0	1	459	1,686
5:15 PM	0	4	152	0	0	1	364	2	0	0	0	0	0	0	0	0	523	
5:30 PM	0	0	136	0	0	1	239	2	0	0	0	0	0	0	0	2	380	
5:45 PM	0	0	136	2	0	0	186	0	0	0	0	0	0	0	0	0	324	
Count Total	0	15	1,228	3	0	2	2,146	9	0	0	0	1	0	1	0	8	3,413	
Peak Hour	0	10	630	1	0	1	1,192	6	0	0	0	1	0	0	0	3	1,844	

Interval		Hea	avy Vehicle	es		Interval	Pedestrians/Bicycles on Crosswalk							
Start Time	EB	NB	WB	SB	Total	Start Time	EB	NB	WB	SB	Total			
4:00 PM	6	0	4	0	10	4:00 PM	0	4	0	1	5			
4:15 PM	5	0	2	0	7	4:15 PM	0	4	0	1	5			
4:30 PM	2	0	3	0	5	4:30 PM	0	0	0	1	1			
4:45 PM	1	0	2	0	3	4:45 PM	0	0	0	1	1			
5:00 PM	4	0	1	0	5	5:00 PM	0	1	0	0	1			
5:15 PM	2	0	2	0	4	5:15 PM	0	0	1	0	1			
5:30 PM	2	0	2	0	4	5:30 PM	0	0	0	0	0			
PM	2	0	1	0	3	5:45 PM	0	1	0	0	1			
Total	24	0	17	0	41	Count Total	0	10	1	4	15			
Peak Hour	9	0	8	0	17	Peak Hour	0	1	1	2	4			

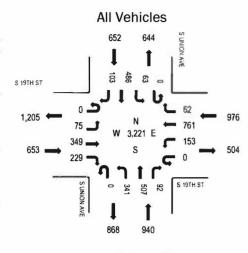


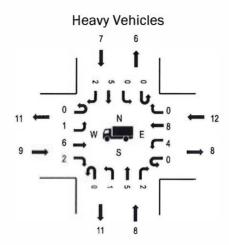
Location: 4 S UNION AVE & S 19TH ST PM

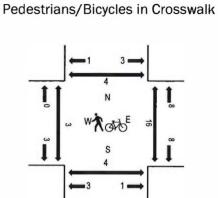
Date and Start Time: Tuesday, November 28, 2017

Peak Hour: 04:30 PM - 05:30 PM

Peak Hour







	HV%	PHF
EB	1.4%	0.93
WB	1.2%	0.82
NB	0.9%	0.94
SB	1.1%	0.93
All	1.1%	0.94

₄ific Counts - All Vehicles

Interval		S 19TH ST Westbound						ON AVE		S UNION AVE Southbound					Rolling			
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Tum	Left	Thru	Right	U-Turn	Left	Thru	Right	Total	Hour
4:00 PM	0	16	81	54	0	40	190	15	0	70	117	27	0	18	112	26	766	3,058
4:15 PM	0	17	100	48	0	42	153	17	0	52	142	23	0	9	121	18	742	3,109
4:30 PM	0	17	91	64	0	45	182	16	0	85	110	19	0	10	123	23	785	3,221
4:45 PM	0	15	75	45	0	27	169	19	0	67	152	26	0	18	119	33	765	3,101
5:00 PM	0	27	88	55	0	32	182	8	0	91	139	20	0	16	135	24	817	2,859
5:15 PM	0	16	95	65	0	49	228	19	0	98	106	27	0	19	109	23	854	
5:30 PM	0	9	65	40	0	26	156	15	0	69	134	23	0	11	100	17	665	
5:45 PM	0	13	74	44	0	18	110	11	0	51	88	17	0	5	83	9	523	
Count Total	0	130	669	415	0	279	1,370	120	0	583	988	182	0	106	902	173	5,917	_
Peak Hour	0	75	349	229	0	153	761	62	0	341	507	92	0	63	486	103	3,221	

Interval		Hea	avy Vehicle	es		Interval	Pedestrians/Bicycles on Crosswalk							
Start Time	EB	NB	WB	SB	Total	Start Time	EB	NB	WB	SB	Total			
4:00 PM	5	1	6	3	15	4:00 PM	2	2	2	1	7			
4:15 PM	6	1	1	1	9	4:15 PM	4	3	1	1	9			
4:30 PM	3	3	3	1	10	4:30 PM	0	0	7	1	8			
4:45 PM	0	2	4	1	7	4:45 PM	1	3	.6	- 1	11			
5:00 PM	4	3	3	2	12	5:00 PM	2	1	3	1	7			
5:15 PM	2	0	2	3	7	5:15 PM	0	0	0	1	1			
5-30 PM	2	1	2	0	5	5:30 PM	0	0	2	0	2			
PM	2	0	2	1	5	5:45 PM	1	0	0	1	2			
, Total	24	11	23	12	70	Count Total	10	9	21	7	47			
Peak Hour	9	8	12	7	36	Peak Hour	3	4	16	4	27			

Appendix B

Level of Service (LOS) and Queue Calculations at Study Intersections

2019 Existing PM Peak Hour

	•	→	•	•	←	*	4	†	-	-		4
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	T	1		7	1		7	1		7	1	
Traffic Volume (vph)	125	438	118	138	980	133	200	351	79	126	313	95
Future Volume (vph)	125	438	118	138	980	133	200	351	79	126	313	95
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	125		0	175		0	100		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		463			1355			304			408	
Travel Time (s)		9.0			26.4			6.9			9.3	
Confl. Peds. (#/hr)	5		1	1		5	2					2
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Shared Lane Traffic (%)												
Turn Type	pm+pt	NA										
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	7	4		3	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	6.0	10.0		6.0	10.0		6.0	10.0		6.0	10.0	
Minimum Split (s)	11.0	25.0		11.0	25.0		11.0	25.0		11.0	25.0	
Total Split (s)	13.0	47.0		11.0	45.0		13.0	31.0		11.0	29.0	
Total Split (%)	13.0%	47.0%		11.0%	45.0%		13.0%	31.0%		11.0%	29.0%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lead	Lag										
Lead-Lag Optimize?	Yes	Yes										
Recall Mode	None	C-Min		None	C-Min		None	None		None	None	

Intersection Summary

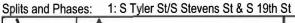
Area Type: Other

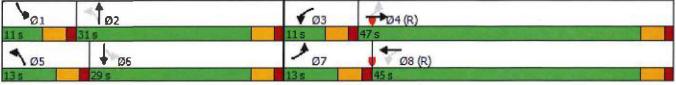
Cycle Length: 100

Actuated Cycle Length: 100

Offset: 40 (40%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green

Natural Cycle: 80





	۶	→	•	*	—	4	4	†	1	>	1	4
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	7	†		7	†		T	†		T	1	
Traffic Volume (veh/h)	125	438	118	138	980	133	200	351	79	126	313	95
Future Volume (veh/h)	125	438	118	138	980	133	200	351	79	126	313	95
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885
Adj Flow Rate, veh/h	133	466	126	147	1043	141	213	373	84	134	333	101
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	1	1	1	1	1	1	1	1	1	1	1	1
Cap, veh/h	270	1404	377	513	1596	216	252	517	115	232	429	128
Arrive On Green	0.06	0.50	0.50	0.02	0.17	0.17	0.08	0.18	0.18	0.06	0.16	0.16
Sat Flow, veh/h	1795	2790	749	1795	3170	428	1795	2909	648	1795	2716	811
Grp Volume(v), veh/h	133	298	294	147	589	595	213	228	229	134	218	216
Grp Sat Flow(s),veh/h/ln	1795	1791	1748	1795	1791	1807	1795	1791	1766	1795	1791	1736
Q Serve(g_s), s	3.5	9.9	10.0	3.8	30.8	30.8	8.0	12.0	12.2	6.0	11.7	12.0
Cycle Q Clear(g_c), s	3.5	9.9	10.0	3.8	30.8	30.8	8.0	12.0	12.2	6.0	11.7	12.0
Prop In Lane	1.00	004	0.43	1.00	000	0.24	1.00	0.40	0.37	1.00	000	0.47
Lane Grp Cap(c), veh/h	270	901	879	513	902	910	252	318	314	232	283	274
V/C Ratio(X)	0.49	0.33	0.33	0.29	0.65	0.65	0.85	0.72	0.73	0.58	0.77	0.79
Avail Cap(c_a), veh/h	309	901	879	514	902	910	252	466	459	232	430	417
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.84	0.84	0.84	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.9	14.8	14.8	11.5	33.5	33.5	36.3	38.7	38.8	34.1	40.4	40.5
Incr Delay (d2), s/veh	1.0	1.0	1.0	0.2	3.1	3.1	21.9	2.2	2.4	3.1	3.5	4.5
Initial Q Delay(d3),s/veh		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0 5.4
%ile BackOfQ(50%),veh/ln Unsig. Movement Delay, s/veh	1.4	4.1	4.0	1.5	15.4	15.6	2.8	5.4	5.5	2.9	5.4	5.4
LnGrp Delay(d),s/veh	18.0	15.8	15.9	11.7	36.6	36.6	58.3	41.0	41.3	37.2	43.9	45.0
LnGrp LOS	10.0 B	15.6 B	15.9 B	В	30.0 D	30.0 D	36.3 E	41.0 D	41.3 D	57.2 D	43.9 D	45.0 D
	В	725	В	Ь	1331	U		670	U	U	568	
Approach Polay sheh		16.2			33.9			46.6				
Approach LOS					33.9 C						42.8 D	
Approach LOS		В			C			D			U	
Timer - Assigned Phs	1	2	3	4	5	6	7	8	rigadi.		199	
Phs Duration (G+Y+Rc), s	11.0	22.8	10.9	55.3	13.0	20.8	10.9	55.4				
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0				
Max Green Setting (Gmax), s	6.0	26.0	6.0	42.0	8.0	24.0	8.0	40.0				
Max Q Clear Time (g_c+i1), s	8.0	14.2	5.8	12.0	10.0	14.0	5.5	32.8				
Green Ext Time (p_c), s	0.0	1.8	0.0	3.0	0.0	1.5	0.1	3.6				
Intersection Summary			TEM.							Hi II		
HCM 6th Ctrl Delay			34.1									
HCM 6th LOS			С									

	•	→	*	←	1	†	-		
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	THE SALES
Lane Group Flow (vph)	133	592	147	1184	213	457	134	434	
v/c Ratio	0.55	0.37	0.32	0.75	0.80	0.67	0.56	0.72	
Control Delay	20.5	18.0	15.6	30.6	52.0	40.0	36.0	42.8	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	20.5	18.0	15.6	30.6	52.0	40.0	36.0	42.8	
Queue Length 50th (ft)	37	122	44	277	103	136	61	127	
Queue Length 95th (ft)	79	170	m112	481	#182	177	105	169	
Internal Link Dist (ft)		383		1275		224		328	
Turn Bay Length (ft)	150		125		175		100		
Base Capacity (vph)	252	1588	458	1589	266	922	239	853	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.53	0.37	0.32	0.75	0.80	0.50	0.56	0.51	
Intersection Summary									

^{# 95}th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

	•	→	—	↓
Lane Group	EBL	EBT	WBT	SBT
Lane Group Flow (vph)	86	572	1329	234
v/c Ratio	0.38	0.22	0.53	0.76
Control Delay	13.3	5.5	8.1	45.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	13.3	5.5	8.1	45.9
Queue Length 50th (ft)	19	64	174	115
Queue Length 95th (ft)	m85	45	288	185
Internal Link Dist (ft)		1275	240	358
Turn Bay Length (ft)	100			
Base Capacity (vph)	230	2607	2577	351
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.37	0.22	0.52	0.67
Intersection Summary				

	•	→	•	•	—	•	4	†	/	1	ļ	4
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	T	1		7	1			4			4	
Traffic Volume (vph)	82	543	0	0	1161	102	0	0	0	111	0	111
Future Volume (vph)	82	543	0	0	1161	102	0	0	0	111	0	111
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	50		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		35			35			25			25	
Link Distance (ft)		1355			320			164			438	
Travel Time (s)		26.4			6.2			4.5			11.9	
Confl. Peds. (#/hr)	3		2	2		3	3					3
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	0%	0%	0%	1%	1%	1%
Shared Lane Traffic (%)												
Turn Type	Perm	NA		Perm	NA					Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	10.0	10.0		10.0	10.0		10.0	10.0		10.0	10.0	
Minimum Split (s)	25.0	25.0		25.0	25.0		25.0	25.0		25.0	25.0	
Total Split (s)	75.0	75.0		75.0	75.0		25.0	25.0		25.0	25.0	
Total Split (%)	75.0%	75.0%		75.0%	75.0%		25.0%	25.0%		25.0%	25.0%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	C-Min	C-Min		C-Min	C-Min		None	None		None	None	

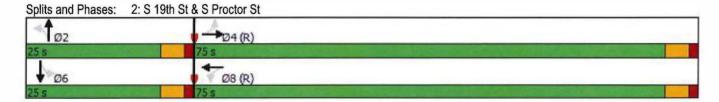
Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 100

Offset: 77 (77%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green

Natural Cycle: 65



	٠	→	*	•	—	4	4	†	^	1	1	1
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4	1		ሻ	1			4			4	
Traffic Volume (veh/h)	82	543	0	0	1161	102	0	0	0	111	0	111
Future Volume (veh/h)	82	543	0	0	1161	102	0	0	0	111	0	111
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	0.99		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1900	1900	1900	1885	1885	1885
Adj Flow Rate, veh/h	86	572	0	0	1222	107	0	0	0	117	0	117
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	1_	1	1	1	1	1	0	0	0	1	1	1
Cap, veh/h	306	2593	0	72	2412	211	0	335	0	179	8	133
Arrive On Green	1.00	1.00	0.00	0.00	0.72	0.72	0.00	0.00	0.00	0.18	0.00	0.18
Sat Flow, veh/h	416	3676	0	847	3332	291	0	1900	0	712	44	756
Grp Volume(v), veh/h	86	572	0	0	656	673	0	0	0	234	0	0
Grp Sat Flow(s),veh/h/ln	416	1791	0	847	1791	1832	0	1900	0	1512	0	0
Q Serve(g_s), s	6.4	0.0	0.0	0.0	16.0	16.0	0.0	0.0	0.0	14.2	0.0	0.0
Cycle Q Clear(g_c), s	22.5	0.0	0.0	0.0	16.0	16.0	0.0	0.0	0.0	15.1	0.0	0.0
Prop In Lane	1.00		0.00	1.00		0.16	0.00		0.00	0.50		0.50
Lane Grp Cap(c), veh/h	306	2593	0	72	1296	1326	0	335	0	320	0	0
V/C Ratio(X)	0.28	0.22	0.00	0.00	0.51	0.51	0.00	0.00	0.00	0.73	0.00	0.00
Avail Cap(c_a), veh/h	306	2593	0	72	1296	1326	0	380	0	356	0	0
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.92	0.92	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	2.5	0.0	0.0	0.0	6.0	6.0	0.0	0.0	0.0	40.1	0.0	0.0
Incr Delay (d2), s/veh	2.1	0.2	0.0	0.0	1.4	1.4	0.0	0.0	0.0	6.7	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.1	0.0	0.0	5.2	5.4	0.0	0.0	0.0	6.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	4.6	0.2	0.0	0.0	7.4	7.4	0.0	0.0	0.0	46.7	0.0	0.0
LnGrp LOS	Α	Α	Α	Α	Α	Α	Α	Α	Α	D	Α	<u>A</u>
Approach Vol, veh/h		658			1329			0			234	
Approach Delay, s/veh		0.8			7.4			0.0			46.7	
Approach LOS		Α			Α						D	
Timer - Assigned Phs		2	to the last	4		6		8				
Phs Duration (G+Y+Rc), s		22.6		77.4		22.6		77.4				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		20.0		70.0		20.0		70.0				
Max Q Clear Time (g_c+l1), s		0.0		24.5		17.1		18.0				
Green Ext Time (p_c), s		0.0		6.2		0.4		12.6				
Intersection Summary				الناتا								
HCM 6th Ctrl Delay			9.6				17.30	MH)	-5,510			
HCM 6th LOS			Α									

	•	→	•	1	-	*		†	~	-	↓	1
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	7	1		7	1			4			4	
Traffic Volume (vph)	10	649	1	1	1228	6	0	0	1	0	0	3
Future Volume (vph)	10	649	1	1	1228	6	0	0	1	0	0	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	50		0	50		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Link Speed (mph)		35			35			25			30	
Link Distance (ft)		320			1241			166			233	
Travel Time (s)		6.2			24.2			4.5			5.3	
Confl. Peds. (#/hr)	2		1	1		2	1		1	2		2
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	0%	0%	0%	0%	0%	0%
Shared Lane Traffic (%)												
Sign Control		Free			Free			Stop			Stop	
Intersection Summary				A HIS	Table 1						19 19 19	

Other

Area Type: Control Type: Unsignalized

Intersection												
Int Delay, s/veh	0.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	7	1		7	1			4			4	
Traffic Vol, veh/h	10	649	1	1	1228	6	0	0	1	0	0	3
Future Vol, veh/h	10	649	1	1	1228	6	0	0	1	0	0	3
Conflicting Peds, #/hr	2	0	1	1	0	2	1	0	1	2	0	2
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized			None			None		THE	None		-	None
Storage Length	50	-		50								
Veh in Median Storage,	,# -	0			0			1			1	
Grade, %	-	0			0		-	0		-	0	
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	1	1	1	1	1	1	0	0	0	0	0	0
Mvmt Flow	11	738	1	1	1395	7	0	0	1	0	0	3
Major/Minor N	/lajor1	-		Major2			Minor1		1	Minor2		
Conflicting Flow All	1404	0	0	740	0	0	1464	2168	373	1796	2165	705
Stage 1							762	762		1403	1403	
Stage 2						-	702	1406	-	393	762	
Critical Hdwy	4.12			4.12	(6)		7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	2	- 2	-	100	6.5	5.5	*	6.5	5.5	-
Critical Hdwy Stg 2		-	2			-	6.5	5.5	140	6.5	5.5	-
Follow-up Hdwy	2.21		-	2.21	-	*	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	487	-		869	(6		91	48	630	52	48	383
Stage 1	-			ı.			368	416		150	208	
Stage 2							400	208		609	416	
Platoon blocked, %		*										
Mov Cap-1 Maneuver	486			868	3.00		88	47	628	51	47	382
Mov Cap-2 Maneuver	-	-	£	- 1	250	-	209	139	-	120	144	=
Stage 1		-		-			359	406	-	146	207	
Stage 2	Ä	-				-	395	207	*	593	406	ŧ
IN A LANGE OF THE SAME												
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.2			0			10.7			14.5		
HCM LOS							В			В		
Minor Lane/Major Mvmt	N	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR S	SBLn1		1	
Capacity (veh/h)		628	486			868			382			
HCM Lane V/C Ratio		0.002			_	0.001			0.009			
HCM Control Delay (s)		10.7	12.6		420	9.2			14.5			
HCM Lane LOS		В	В			Α			В			
HCM 95th %tile Q(veh)		0	0.1		1	0	-		0			
,												

	١	→	•	•	←	•	4	†	-	-		4
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	T	1		T	1		77	^	7	7	1	
Traffic Volume (vph)	77	360	236	158	784	64	351	522	95	65	501	106
Future Volume (vph)	77	360	236	158	784	64	351	522	95	65	501	106
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	170		0	200		170	100		0
Storage Lanes	1		0	1		0	2		1	1		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		1241			391			468			505	
Travel Time (s)		24.2			7.6			9.1			9.8	
Confl. Peds. (#/hr)			4			4			16			3
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Shared Lane Traffic (%)												
Turn Type	Prot	NA		Prot	NA		Prot	NA	Perm	Prot	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases									2			
Detector Phase	7	4		3	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	6.0	10.0		6.0	10.0		6.0	10.0	10.0	6.0	10.0	
Minimum Split (s)	11.0	30.0		11.0	30.0		11.0	30.0	30.0	11.0	30.0	
Total Split (s)	35.0	65.0		35.0	65.0		35.0	65.0	65.0	35.0	65.0	
Total Split (%)	17.5%	32.5%		17.5%	32.5%		17.5%	32.5%	32.5%	17.5%	32.5%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5	1.5	1.5	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None		None	None	None	None	None	

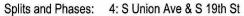
Area Type:

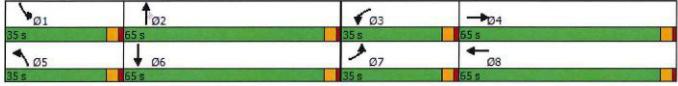
Other

Cycle Length: 200

Actuated Cycle Length: 127.6

Natural Cycle: 85





4: S Union Ave & S 1	9th S	t		,							02/2	26/2019
	٥	→	*	•	—	*	4	†	/	-	1	4
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	7	↑ ↑		7	1		77	^	7	T	1	
Traffic Volume (veh/h)	77	360	236	158	784	64	351	522	95	65	501	106
Future Volume (veh/h)	77	360	236	158	784	64	351	522	95	65	501	106
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885
Adj Flow Rate, veh/h	82	383	251	168	834	68	373	555	0	69	533	113
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	1	1	1	1	1	1	1	1	1	1	1	1
Cap, veh/h	110	537	347	209	1050	86	482	1173	523	103	725	153
Arrive On Green	0.06	0.26	0.26	0.12	0.31	0.31	0.14	0.33	0.00	0.06	0.25	0.25
Sat Flow, veh/h	1795	2081	1345	1795	3352	273	3483	3582	1598	1795	2941	621
Grp Volume(v), veh/h	82	329	305	168	446	456	373	555	0	69	324	322
Grp Sat Flow(s), veh/h/ln	1795	1791	1636	1795	1791	1835	1742	1791	1598	1795	1791	1771
Q Serve(g_s), s	3.7	13.9	14.2	7.6	18.9	18.9	8.6	10.3	0.0	3.1	13.8	13.9
Cycle Q Clear(g_c), s	3.7	13.9	14.2	7.6	18.9	18.9	8.6	10.3	0.0	3.1	13.8	13.9
Prop In Lane	1.00		0.82	1.00		0.15	1.00		1.00	1.00		0.35
Lane Grp Cap(c), veh/h	110	462	422	209	561	575	482	1173	523	103	441	436
V/C Ratio(X)	0.75	0.71	0.72	0.80	0.79	0.79	0.77	0.47	0.00	0.67	0.73	0.74
Avail Cap(c_a), veh/h	648	1292	1180	648	1292	1324	1256	2584	1152	648	1292	1277
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	38.4	28.0	28.1	35.8	26.1	26.1	34.6	22.3	0.0	38.4	28.8	28.9
Incr Delay (d2), s/veh	7.2	1.5	1.8	5.3	1.9	1.9	2.0	0.2	0.0	5.4	1.8	1.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	5.8	5.5	3.5	7.9	8.1	3.6	4.1	0.0	1.5	5.9	5.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	45.6	29.6	29.9	41.2	28.0	28.0	36.6	22.5	0.0	43.9	30.6	30.7
LnGrp LOS	D	С	С	D	С	С	D	С	Α	D	С	С
Approach Vol, veh/h		716			1070			928			715	
Approach Delay, s/veh		31.5			30.1			28.1			31.9	
Approach LOS		С			С			C			С	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	9.8	32.2	14.7	26.5	16.5	25.5	10.1	31.1				775
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0				
Max Green Setting (Gmax), s	30.0	60.0	30.0	60.0	30.0	60.0	30.0	60.0				
Mario O Ola an Tinas (a. a. 14)	F 4	40.0	0.0	40.0	40.0	45.0	F 7	00.0				

(0= //									
Green Ext Time (p_c), s	0.1	3.3	0.3	3.5	0.9	3.4	0.1	5.1	
Intersection Summary	Mark.						1000		
HCM 6th Ctrl Delay		Mille	30.2		100				
HCM 6th LOS			С						

9.6

16.2

10.6

15.9

5.7

20.9

12.3

5.1

Max Q Clear Time (g_c+l1), s

4: S Union Ave & S 19th St

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Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	82	634	168	902	373	555	101	69	646
v/c Ratio	0.49	0.65	0.64	0.78	0.66	0.47	0.18	0.46	0.73
Control Delay	72.2	40.8	67.1	45.1	59.3	36.8	14.3	73.1	50.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	72.2	40.8	67.1	45.1	59.3	36.8	14.3	73.1	50.0
Queue Length 50th (ft)	64	212	130	346	147	186	18	54	247
Queue Length 95th (ft)	150	357	261	545	261	316	71	131	413
Internal Link Dist (ft)		1161		311		388			425
Turn Bay Length (ft)	150		170		200		170	100	
Base Capacity (vph)	441	1689	441	1747	857	1767	786	441	1722
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.19	0.38	0.38	0.52	0.44	0.31	0.13	0.16	0.38
Intersection Summary					100	10 m		200	4-73

2025 No Action PM Peak Hour

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	Y	1		7	1		7	1		7	1	
Traffic Volume (vph)	136	495	130	151	1080	146	219	384	87	138	342	104
Future Volume (vph)	136	495	130	151	1080	146	219	384	87	138	342	104
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	125		0	175		0	100		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		463			1355			304			408	
Travel Time (s)		9.0			26.4			6.9			9.3	
Confl. Peds. (#/hr)	5		1	1		5	2					2
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Shared Lane Traffic (%)												
Turn Type	pm+pt	NA										
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	7	4		3	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	6.0	10.0		6.0	10.0		6.0	10.0		6.0	10.0	
Minimum Split (s)	11.0	25.0		11.0	25.0		11.0	25.0		11.0	25.0	
Total Split (s)	13.0	47.0		11.0	45.0		13.0	31.0		11.0	29.0	
Total Split (%)	13.0%	47.0%		11.0%	45.0%		13.0%	31.0%		11.0%	29.0%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lead	Lag										
Lead-Lag Optimize?	Yes	Yes										
Recall Mode	None	C-Min		None	C-Min		None	None		None	None	

intersection Summary

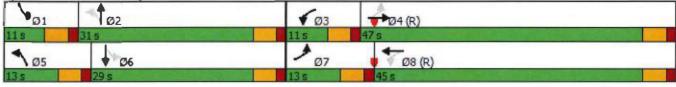
Area Type: Other

Cycle Length: 100 Actuated Cycle Length: 100

Offset: 40 (40%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green

Natural Cycle: 80





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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	7	†										
Traffic Volume (veh/h)	136	495	130	151	1080	146	219	384	87	138	342	104
Future Volume (veh/h)	136	495	130	151	1080	146	219	384	87	138	342	104
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885
Adj Flow Rate, veh/h	145	527	138	161	1149	155	233	409	93	147	364	111
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	1	1	1	1	1	1	1	1	1	1	1	1
Cap, veh/h	240	1380	360	469	1561	210	251	548	123	229	458	138
Arrive On Green	0.06	0.49	0.49	0.02	0.16	0.16	0.08	0.19	0.19	0.06	0.17	0.17
Sat Flow, veh/h	1795	2809	732	1795	3171	427	1795	2902	654	1795	2711	815
Grp Volume(v), veh/h	145	335	330	161	648	656	233	251	251	147	239	236
Grp Sat Flow(s), veh/h/ln	1795	1791	1751	1795	1791	1807	1795	1791	1765	1795	1791	1735
Q Serve(g_s), s	4.0	11.7	11.8	4.3	34.4	34.6	8.0	13.2	13.5	6.0	12.8	13.1
Cycle Q Clear(g_c), s	4.0	11.7	11.8	4.3	34.4	34.6	8.0	13.2	13.5	6.0	12.8	13.1
Prop In Lane	1.00		0.42	1.00		0.24	1.00		0.37	1.00		0.47
Lane Grp Cap(c), veh/h	240	880	860	469	881	889	251	338	333	229	302	293
V/C Ratio(X)	0.60	0.38	0.38	0.34	0.73	0.74	0.93	0.74	0.75	0.64	0.79	0.81
Avail Cap(c_a), veh/h	278	880	860	469	881	889	251	466	459	229	430	416
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.78	0.78	0.78	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	19.9	15.9	16.0	12.4	35.7	35.7	36.8	38.3	38.4	34.6	39.9	40.0
Incr Delay (d2), s/veh	2.2	1.3	1.3	0.3	4.3	4.3	38.0	3.4	3.8	5.5	5.4	6.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	4.8	4.8	1.8	17.4	17.7	4.5	6.1	6.1	3.3	6.0	6.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	22.1	17.2	17.3	12.7	39.9	40.0	74.8	41.6	42.2	40.0	45.2	46.5
LnGrp LOS	С	В	В	В	D	D	E	D	D	D	D	D
Approach Vol, veh/h		810			1465			735			622	
Approach Delay, s/veh		18.1			37.0			52.3			44.5	
Approach LOS		В			D			D			D	
Timer - Assigned Phs	1_	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	11.0	23.9	11.0	54.1	13.0	21.9	10.9	54.2				
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0				
Max Green Setting (Gmax), s	6.0	26.0	6.0	42.0	8.0	24.0	8.0	40.0				
Max Q Clear Time (g_c+l1), s	8.0	15.5	6.3	13.8	10.0	15.1	6.0	36.6				
Green Ext Time (p_c), s	0.0	1.9	0.0	3.4	0.0	1.6	0.1	2.2				
Intersection Summary										1194		
HCM 6th Ctrl Delay	4.10	Library.	37.2									
HCM 6th LOS			D									

	*	→	•	•	4	†	-	↓	
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	TX PE
Lane Group Flow (vph)	145	665	161	1304	233	502	147	475	
v/c Ratio	0.64	0.42	0.38	0.83	0.95	0.69	0.67	0.73	
Control Delay	29.3	18.8	15.5	34.1	76.6	40.0	42.6	42.3	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	29.3	18.8	15.5	34.1	76.6	40.0	42.6	42.3	
Queue Length 50th (ft)	38	136	60	381	~123	150	71	140	
Queue Length 95th (ft)	#118	195	m92	#568	#219	192	#112	183	
Internal Link Dist (ft)		383		1275		224		328	
Turn Bay Length (ft)	150		125		175		100		
Base Capacity (vph)	234	1582	419	1570	246	922	219	853	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.62	0.42	0.38	0.83	0.95	0.54	0.67	0.56	
Manager and the second								_	

Intersection Summary

Volume exceeds capacity, queue is theoretically infinite.
 Queue shown is maximum after two cycles.

^{# 95}th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

	٠	→	•	•	←	*	4	†	/	-	†	1
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	7	†		7	1			4			4	
Traffic Volume (vph)	90	611	0	0	1280	112	0	0	0	123	0	122
Future Volume (vph)	90	611	0	0	1280	112	0	0	0	123	0	122
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	50		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		35			35			25			25	
Link Distance (ft)		1355			320			164			438	
Travel Time (s)		26.4			6.2			4.5			11.9	
Confl. Peds. (#/hr)	3		2	2		3	3					3
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	0%	0%	0%	1%	1%	1%
Shared Lane Traffic (%)												
Turn Type	Perm	NA		Perm	NA					Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	10.0	10.0		10.0	10.0		10.0	10.0		10.0	10.0	
Minimum Split (s)	25.0	25.0		25.0	25.0		25.0	25.0		25.0	25.0	
Total Split (s)	75.0	75.0		75.0	75.0		25.0	25.0		25.0	25.0	
Total Split (%)	75.0%	75.0%		75.0%	75.0%		25.0%	25.0%		25.0%	25.0%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	C-Min	C-Min		C-Min	C-Min		None	None		None	None	

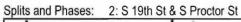
Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 100

Offset: 77 (77%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green

Natural Cycle: 75





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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	T	1		7	1			4			4	
Traffic Volume (veh/h)	90	611	0	0	1280	112	0	0	0	123	0	122
Future Volume (veh/h)	90	611	0	0	1280	112	0	0	0	123	0	122
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1900	1900	1900	1885	1885	1885
Adj Flow Rate, veh/h	95	643	0	0	1347	118	0	0	0	129	0	128
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	1	_ 1	1	1	1	1	0	0	0	1	1	1
Cap, veh/h	259	2546	0	72	2369	207	0	359	0	191	7	142
Arrive On Green	1.00	1.00	0.00	0.00	0.71	0.71	0.00	0.00	0.00	0.19	0.00	0.19
Sat Flow, veh/h	365	3676	0	793	3332	291	0	1900	0	723	35	752
Grp Volume(v), veh/h	95	643	0	0	722	743	0	0	0	257	0	0
Grp Sat Flow(s),veh/h/ln	365	1791	0	793	1791	1832	0	1900	0	1510	0	0
Q Serve(g_s), s	11.4	0.0	0.0	0.0	19.5	19.7	0.0	0.0	0.0	15.8	0.0	0.0
Cycle Q Clear(g_c), s	31.2	0.0	0.0	0.0	19.5	19.7	0.0	0.0	0.0	16.6	0.0	0.0
Prop In Lane	1.00		0.00	1.00		0.16	0.00		0.00	0.50		0.50
Lane Grp Cap(c), veh/h	259	2546	0	72	1273	1302	0	359	0	340	0	0
V/C Ratio(X)	0.37	0.25	0.00	0.00	0.57	0.57	0.00	0.00	0.00	0.76	0.00	0.00
Avail Cap(c_a), veh/h	259	2546	0	72	1273	1302	0	380	0	356	0	0
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.88	0.88	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	4.3	0.0	0.0	0.0	7.0	7.0	0.0	0.0	0.0	39.6	0.0	0.0
Incr Delay (d2), s/veh	3.5	0.2	0.0	0.0	1.8	1.8	0.0	0.0	0.0	8.6	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	0.1	0.0	0.0	6.6	6.8	0.0	0.0	0.0	7.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	7.8	0.2	0.0	0.0	8.8	8.9	0.0	0.0	0.0	48.2	0.0	0.0
LnGrp LOS	Α	Α	Α	Α	Α	Α	Α	Α	Α	D	Α	Α
Approach Vol, veh/h		738			1465			0			257	
Approach Delay, s/veh		1.2			8.8			0.0			48.2	
Approach LOS		Α			Α						D	
Timer - Assigned Phs		2	Hall	4	(III)	6	16 33	8	No. 1	10.5	9-14	
Phs Duration (G+Y+Rc), s		23.9		76.1		23.9		76.1				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		20.0		70.0		20.0		70.0				
Max Q Clear Time (g_c+l1), s		0.0		33.2		18.6		21.7				
Green Ext Time (p_c), s		0.0		7.3		0.2		14.9				
Intersection Summary					# 1				15.50	13785		90 6
HCM 6th Ctrl Delay			10.7		parting the							
HCM 6th LOS			В									

	مر	→	—	ļ
Lane Group	EBL	EBT	WBT	SBT
Lane Group Flow (vph)	95	643	1465	257
v/c Ratio	0.52	0.25	0.58	0.82
Control Delay	19.9	5.3	8.6	52.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	19.9	5.3	8.6	52.9
Queue Length 50th (ft)	16	56	223	128
Queue Length 95th (ft)	m79	150	270	#256
Internal Link Dist (ft)		1275	240	358
Turn Bay Length (ft)	100			
Base Capacity (vph)	185	2573	2543	342
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.51	0.25	0.58	0.75
Intersection Summary			_	

^{# 95}th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

	•	→	*	1	—	*	4	†	-	-	↓	4
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	ħ	1		ħ	1			4			4	
Traffic Volume (vph)	11	718	11	12	1347	7	6	0	8	0	0	3
Future Volume (vph)	11	718	11	12	1347	7	6	0	8	0	0	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	50		0	50		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Link Speed (mph)		35			35			25			30	
Link Distance (ft)		320			1241			166			233	
Travel Time (s)		6.2			24.2			4.5			5.3	
Confl. Peds. (#/hr)	2		1	1		2	1		1	2		2
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	0%	0%	0%	0%	0%	0%
Shared Lane Traffic (%)												
Sign Control		Free			Free			Stop			Stop	
Intersection Summary							THE.					
Area Type:	Other											
Control Type: Unsignalized												

Tacoma Behavioral Health Hospital 2025 No Action PM Peak

Intersection			1.0	700			J. St.					-7
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	7	1		*	1			4			4	
Traffic Vol, veh/h	11	718	11	12	1347	7	6	0	8	0	0	3
Future Vol, veh/h	11	718	11	12	1347	7	6	0	8	0	0	3
Conflicting Peds, #/hr	2	0	1	1	0	2	1	0	1	2	0	2
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	7		None			None			None	9		None
Storage Length	50			50				:50	1.5			
Veh in Median Storage,	# -	0			0	(#)	380	1			1	*
Grade, %	*	0	-	1(4)	0			0	-	-	0	*
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	1	1	1	1	1	1	0	0	0	0	0	0
Mvmt Flow	13	816	13	14	1531	8	7	0	9	0	0	3
Major/Minor N	Najor1	1111		Major2	1,01	J	Minor1		1	Minor2		
Conflicting Flow All	1541	0	0	830	0	0	1646	2419	418	2001	2421	774
Stage 1				1.960			850	850		1565	1565	
Stage 2	-			3,63	**	-	796	1569		436	856	
Critical Hdwy	4.12			4.12		-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	=			-	*	, <u>a</u> :	6.5	5.5		6.5	5.5	
Critical Hdwy Stg 2	2	<u></u>		100	15	120	6.5	5.5	-	6.5	5.5	
Follow-up Hdwy	2.21	2	-	2.21	-		3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	432			804	-	178	67	33	589	36	33	346
Stage 1	7	-		+		-	326	380	-	119	174	¥
Stage 2							351	173		574	377	
Platoon blocked, %					-							
Mov Cap-1 Maneuver	431			803			64	31	587	34	31	345
Mov Cap-2 Maneuver	¥	-	2	14	14	140	176	112	12	95	117	-
Stage 1	2			120	14		316	368	-	115	171	
Stage 2	-	3	*	3		- 1	341	170	-	547	365	÷
Approach	EB			WB		-	NB			SB		
HCM Control Delay, s	0.2			0.1			18			15.5		
HCM LOS							С			С		
										١		
Minor Lane/Major Mvmt		VBLn1	EBL	EBT	EBR	WBL	WBT	WBR :	SBLn1	40	-50	
Capacity (veh/h)		293	431	-		803	140		345			
HCM Lane V/C Ratio		0.054			-	0.017			0.01			
HCM Control Delay (s)		18	13.6			9.6	-		15.5			
HCM Lane LOS		C	В			A			С			
HCM 95th %tile Q(veh)		0.2	0.1		2.50	0.1		1	0			
2 (1011)												

	۶	→	*	•	←	*	4	†	/	-	↓	4
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	T	1		7	1		44	44	7	7	1	
Traffic Volume (vph)	84	398	263	172	864	70	392	571	104	71	547	117
Future Volume (vph)	84	398	263	172	864	70	392	571	104	71	547	117
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	170		0	200		170	100		0
Storage Lanes	1		0	1		0	2		1	1		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		1241			391			468			505	
Travel Time (s)		24.2			7.6			9.1			9.8	
Confl. Peds. (#/hr)			4			4			16			3
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Shared Lane Traffic (%)												
Turn Type	Prot	NA		Prot	NA		Prot	NA	Perm	Prot	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases									2			
Detector Phase	7	4		3	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	6.0	10.0		6.0	10.0		6.0	10.0	10.0	6.0	10.0	
Minimum Split (s)	11.0	30.0		11.0	30.0		11.0	30.0	30.0	11.0	30.0	
Total Split (s)	35.0	65.0		35.0	65.0		35.0	65.0	65.0	35.0	65.0	
Total Split (%)	17.5%	32.5%		17.5%	32.5%		17.5%	32.5%	32.5%	17.5%	32.5%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5	1.5	1.5	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None		None	None	None	None	None	

Area Type:

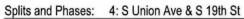
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Cycle Length: 200

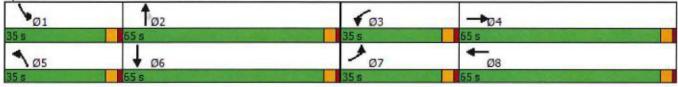
Actuated Cycle Length: 144.4

Natural Cycle: 85

Control Type: Actuated-Uncoordinated



Other



	٨	→	•	-	+	4	4	†	/	\		1
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	7	↑ \$		7	1		44	^	7	7	↑ ↑	
Traffic Volume (veh/h)	84	398	263	172	864	70	392	571	104	71	547	117
Future Volume (veh/h)	84	398	263	172	864	70	392	571	104	71	547	117
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885
Adj Flow Rate, veh/h	89	423	280	183	919	74	417	607	0	76	582	124
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	1	1	1	1	1	1	1	1	1	1	1	1
Cap, veh/h	116	567	372	220	1115	90	513	1221	545	99	732	155
Arrive On Green	0.06	0.27	0.27	0.12	0.33	0.33	0.15	0.34	0.00	0.06	0.25	0.25
Sat Flow, veh/h	1795	2068	1357	1795	3356	270	3483	3582	1598	1795	2937	624
Grp Volume(v), veh/h	89	366	337	183	490	503	417	607	0	76	354	352
Grp Sat Flow(s),veh/h/ln	1795	1791	1634	1795	1791	1835	1742	1791	1598	1795	1791	1770
Q Serve(g_s), s	4.7	18.0	18.2	9.6	24.3	24.3	11.2	13.0	0.0	4.0	17.9	18.0
Cycle Q Clear(g_c), s	4.7	18.0	18.2	9.6	24.3	24.3	11.2	13.0	0.0	4.0	17.9	18.0
Prop In Lane	1.00		0.83	1.00		0.15	1.00		1.00	1.00		0.35
Lane Grp Cap(c), veh/h	116	491	448	220	595	610	513	1221	545	99	446	441
V/C Ratio(X)	0.77	0.75	0.75	0.83	0.82	0.82	0.81	0.50	0.00	0.76	0.79	0.80
Avail Cap(c_a), veh/h	557	1112	1014	557	1112	1139	1081	2223	992	557	1112	1099
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	44.5	32.0	32.1	41.4	29.7	29.7	39.9	25.3	0.0	45.0	34.0	34.0
Incr Delay (d2), s/veh	7.7	1.7	1.9	6.0	2.2	2.2	2.4	0.2	0.0	8.7	2.4	2.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	7.8	7.2	4.5	10.4	10.6	4.9	5.4	0.0	2.0	7.8	7.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	52.2	33.7	34.0	47.4	31.9	31.8	42.3	25.5	0.0	53.7	36.4	36.5
LnGrp LOS	D	С	С	D	С	С	D	С	Α	D	D	D
Approach Vol, veh/h		792			1176			1024		. 100	782	
Approach Delay, s/veh		35.9			34.3			32.4			38.1	
Approach LOS		D			С			C			D	
Timer - Assigned Phs	1	2	3	4	5	6	7	8	. 199			
Phs Duration (G+Y+Rc), s	10.4	38.0	16.9	31.5	19.2	29.1	11.2	37.1				
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0				
Max Green Setting (Gmax), s	30.0	60.0	30.0	60.0	30.0	60.0	30.0	60.0				
Max Q Clear Time (g_c+l1), s	6.0	15.0	11.6	20.2	13.2	20.0	6.7	26.3				
Green Ext Time (p_c), s	0.1	3.6	0.3	3.9	1.0	3.8	0.1	5.8				
Intersection Summary						433					T. Li	
HCM 6th Ctrl Delay			34.9			-						
HCM 6th LOS			С									

4: S Union Ave & S 19th St

	•	-	*	-	4	†	-	-	1	
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	
Lane Group Flow (vph)	89	703	183	993	417	607	111	76	706	
v/c Ratio	0.56	0.68	0.71	0.81	0.74	0.50	0.20	0.52	0.79	
Control Delay	82.1	45.4	77.6	50.1	68.3	41.0	16.5	82.8	57.5	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	82.1	45.4	77.6	50.1	68.3	41.0	16.5	82.8	57.5	
Queue Length 50th (ft)	83	276	169	444	197	243	27	71	328	
Queue Length 95th (ft)	166	433	295	659	306	357	83	146	468	
Internal Link Dist (ft)		1161		311		388			425	
Turn Bay Length (ft)	150		170		200		170	100		
Base Capacity (vph)	384	1480	384	1522	746	1548	698	384	1502	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.23	0.47	0.48	0.65	0.56	0.39	0.16	0.20	0.47	
Intersection Summary			H H					67		AGE I

2025 With-Project PM Peak Hour

	•	→	•	•	-	•	1	†	/	-	↓	1
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	7	1		T	1		7	1		\frac{1}{2}	1	
Traffic Volume (vph)	136	511	130	165	1123	153	219	384	92	141	342	104
Future Volume (vph)	136	511	130	165	1123	153	219	384	92	141	342	104
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	125		0	175		0	100		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		463			1355			304			408	
Travel Time (s)		9.0			26.4			6.9			9.3	
Confl. Peds. (#/hr)	5		1	1		5	2					2
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Shared Lane Traffic (%)												
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	7	4		3	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	6.0	10.0		6.0	10.0		6.0	10.0		6.0	10.0	
Minimum Split (s)	11.0	25.0		11.0	25.0		11.0	25.0		11.0	25.0	
Total Split (s)	13.0	47.0		11.0	45.0		13.0	31.0		11.0	29.0	
Total Split (%)	13.0%	47.0%		11.0%	45.0%		13.0%	31.0%		11.0%	29.0%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	C-Min		None	C-Min		None	None		None	None	

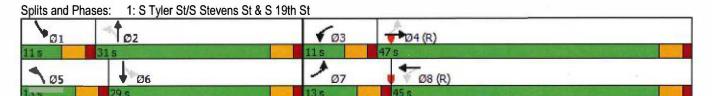
Intersection Summary

Area Type: Other

Cycle Length: 100
Actuated Cycle Length: 100

Offset: 40 (40%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green

Natural Cycle: 90



	٥	→	•	•	—	4	4	†	~	-	+	4
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	7	↑		7	↑ \$		*	↑		7	↑ }	
Traffic Volume (veh/h)	136	511	130	165	1123	153	219	384	92	141	342	104
Future Volume (veh/h)	136	511	130	165	1123	153	219	384	92	141	342	104
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885
Adj Flow Rate, veh/h	145	544	138	176	1195	163	233	409	98	150	364	111
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	1	1	1	1	1	1	1	1	1	1	1	1
Cap, veh/h	230	1390	351	462	1559	212	251	542	129	227	458	138
Arrive On Green	0.06	0.49	0.49	0.02	0.16	0.16	0.08	0.19	0.19	0.06	0.17	0.17
Sat Flow, veh/h	1795	2830	715	1795	3167	430	1795	2870	681	1795	2711	815
Grp Volume(v), veh/h	145	343	339	176	674	684	233	254	253	150	239	236
Grp Sat Flow(s),veh/h/ln	1795	1791	1754	1795	1791	1806	1795	1791	1760	1795	1791	1735
Q Serve(g_s), s	4.0	12.1	12.2	4.7	36.0	36.3	8.0	13.4	13.6	6.0	12.8	13.1
Cycle Q Clear(g_c), s	4.0	12.1	12.2	4.7	36.0	36.3	8.0	13.4	13.6	6.0	12.8	13.1
Prop In Lane	1.00		0.41	1.00		0.24	1.00		0.39	1.00		0.47
Lane Grp Cap(c), veh/h	230	880	861	462	881	889	251	338	332	227	302	293
V/C Ratio(X)	0.63	0.39	0.39	0.38	0.76	0.77	0.93	0.75	0.76	0.66	0.79	0.81
Avail Cap(c_a), veh/h	268	880	861	462	881	889	251	466	458	227	430	416
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.76	0.76	0.76	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	20.7	16.0	16.0	12.6	36.3	36.5	36.8	38.3	38.4	34.9	39.9	40.0
Incr Delay (d2), s/veh	3.0	1.3	1.3	0.3	4.8	4.9	38.0	3.6	4.2	6.4	5.4	6.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	5.0	4.9	1.9	18.3	18.6	4.5	6.2	6.2	1.0	6.0	6.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	23.7	17.3	17.4	12.9	41.2	41.4	74.8	42.0	42.6	41.3	45.2	46.5
LnGrp LOS	С	В	В	В	D	D	Е	D	D	D	D	D
Approach Vol, veh/h		827			1534			740			625	
Approach Delay, s/veh		18.5			38.0			52.5			44.7	
Approach LOS		В			D			D			D	
Timer - Assigned Phs	1	2	3	4	5	6	7	8			55,18	N HIS
Phs Duration (G+Y+Rc), s	11.0	23.9	11.0	54.1	13.0	21.9	10.9	54.2	717			
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0				
Max Green Setting (Gmax), s	6.0	26.0	6.0	42.0	8.0	24.0	8.0	40.0				
Max Q Clear Time (g_c+l1), s	8.0	15.6	6.7	14.2	10.0	15.1	6.0	38.3				
Green Ext Time (p_c), s	0.0	1.9	0.0	3.5	0.0	1.6	0.1	1.2				
Intersection Summary					تالق				100	i M		
HCM 6th Ctrl Delay			37.7									
HCM 6th LOS			D									

	*	→	6	-	4	†	-	1	
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	
Lane Group Flow (vph)	145	682	176	1358	233	507	150	475	
v/c Ratio	0.64	0.43	0.42	0.86	0.97	0.70	0.71	0.73	
Control Delay	29.3	18.9	16.3	36.8	83.3	40.1	46.3	42.3	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	29.3	18.9	16.3	36.8	83.3	40.1	46.3	42.3	
Queue Length 50th (ft)	38	142	81	485	~123	151	72	140	
Queue Length 95th (ft)	#118	202	m104	#607	#219	193	#119	183	
Internal Link Dist (ft)		383		1275		224		328	
Turn Bay Length (ft)	150		125		175		100		
Base Capacity (vph)	234	1590	416	1583	240	923	211	853	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.62	0.43	0.42	0.86	0.97	0.55	0.71	0.56	

Intersection Summary

Volume exceeds capacity, queue is theoretically infinite.
 Queue shown is maximum after two cycles.

^{# 95}th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

	•	→	•	•	←	*	4	†	-	-		4
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	7	1		7	1			4			4	
Traffic Volume (vph)	90	611	24	28	1280	112	64	7	72	123	3	122
Future Volume (vph)	90	611	24	28	1280	112	64	7	72	123	3	122
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	50		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		35			35			25			25	
Link Distance (ft)		1355			320			164			438	
Travel Time (s)		26.4			6.2			4.5			11.9	
Confl. Peds. (#/hr)	3		2	2		3	3					3
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	0%	0%	0%	1%	1%	1%
Shared Lane Traffic (%)												
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	10.0	10.0		10.0	10.0		10.0	10.0		10.0	10.0	
Minimum Split (s)	25.0	25.0		25.0	25.0		25.0	25.0		25.0	25.0	
Total Split (s)	75.0	75.0		75.0	75.0		25.0	25.0	10	25.0	25.0	
Total Split (%)	75.0%	75.0%		75.0%	75.0%		25.0%	25.0%		25.0%	25.0%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	C-Min	C-Min		C-Min	C-Min		None	None		None	None	

Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 100

Offset: 77 (77%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green

Natural Cycle: 75



	•	→	•	•	—	*	4	†	-	-	↓	4
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	7	↑ \$		*	1			4			4	
Traffic Volume (veh/h)	90	611	24	28	1280	112	64	7	72	123	3	122
Future Volume (veh/h)	90	611	24	28	1280	112	64	7	72	123	3	122
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1900	1900	1900	1885	1885	1885
Adj Flow Rate, veh/h	95	643	25	29	1347	118	67	7	76	129	3	128
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	1	1	1	1	1	1	0	0	0	1	1	1
Cap, veh/h	254	2470	96	616	2342	204	157	32	141	188	11	140
Arrive On Green	1.00	1.00	1.00	0.70	0.70	0.70	0.20	0.20	0.20	0.20	0.20	0.20
Sat Flow, veh/h	365	3515	137	774	3332	291	533	163	715	678	55	711
Grp Volume(v), veh/h	95	327	341	29	722	743	150	0	0	260	0	0
Grp Sat Flow(s),veh/h/ln	365	1791	1860	774	1791	1832	1411	0	0	1445	0	0
Q Serve(g_s), s	11.9	0.0	0.0	1.2	20.0	20.3	0.0	0.0	0.0	8.4	0.0	0.0
Cycle Q Clear(g_c), s	32.2	0.0	0.0	1.2	20.0	20.3	9.2	0.0	0.0	17.6	0.0	0.0
Prop In Lane	1.00		0.07	1.00		0.16	0.45		0.51	0.50		0.49
Lane Grp Cap(c), veh/h	254	1259	1308	616	1259	1288	330	0	0	339	0	0
V/C Ratio(X)	0.37	0.26	0.26	0.05	0.57	0.58	0.45	0.00	0.00	0.77	0.00	0.00
Avail Cap(c_a), veh/h	254	1259	1308	616	1259	1288	334	0	0	343	0	0
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.87	0.87	0.87	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	4.7	0.0	0.0	4.6	7.4	7.4	35.7	0.0	0.0	39.3	0.0	0.0
Incr Delay (d2), s/veh	3.6	0.4	0.4	0.1	1.9	1.9	1.0	0.0	0.0	10.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.0	0.2	0.2	0.2	6.9	7.1	3.4	0.0	0.0	7.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	8.3	0.4	0.4	4.7	9.3	9.3	36.7	0.0	0.0	49.2	0.0	0.0
LnGrp LOS	A	Α	Α	Α	Α	Α	D	Α	Α	D	Α	A
Approach Vol, veh/h		763			1494			150			260	
Approach Delay, s/veh		1.4			9.2			36.7			49.2	
Approach LOS		Α			Α			D			D	
Timer - Assigned Phs	14,4	2		4		6		8				
Phs Duration (G+Y+Rc), s		24.7		75.3		24.7		75.3				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		20.0		70.0		20.0		70.0				
Max Q Clear Time (g_c+l1), s		11.2		34.2		19.6		22.3				
Green Ext Time (p_c), s		0.5		6.7		0.1		15.3				
Intersection Summary	DYE								T II			
HCM 6th Ctrl Delay	H.	-	12.4									
HCM 6th LOS			В									

	•	-	1	-	†	↓
Lane Group	EBL	EBT	WBL	WBT	NBT	SBT
Lane Group Flow (vph)	95	668	29	1465	150	260
v/c Ratio	0.57	0.28	0.06	0.61	0.47	0.82
Control Delay	24.6	5.7	6.2	10.2	28.2	51.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	24.6	5.7	6.2	10.2	28.2	51.8
Queue Length 50th (ft)	13	44	6	260	54	127
Queue Length 95th (ft)	m78	152	14	270	123	#284
Internal Link Dist (ft)		1275		240	84	358
Turn Bay Length (ft)	100		50			
Base Capacity (vph)	172	2517	507	2503	329	329
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.55	0.27	0.06	0.59	0.46	0.79
Intersection Summary						

^{# 95}th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

	•	→	•	•	•	*		†	-	-	↓	4
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	7	1		7	1			4			4	
Traffic Volume (vph)	11	790	11	12	1375	7	6	0	8	0	0	3
Future Volume (vph)	11	790	11	12	1375	7	6	0	8	0	0	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	50		0	50		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Link Speed (mph)		35			35			25			30	
Link Distance (ft)		320			1241			166			233	
Travel Time (s)		6.2			24.2			4.5			5.3	
Confl. Peds. (#/hr)	2		1	1		2	1		1	2		2
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	0%	0%	0%	0%	0%	0%
Shared Lane Traffic (%)												
Sign Control		Free			Free			Stop			Stop	
Intersection Summary		Y.					17.0	1114	13.76			

Other

Area Type: Control Type: Unsignalized

Intersection	> 14		No.							-		1150	A COL
Int Delay, s/veh	0.3												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations	٦	1	LUIN	T	1	VVDIX	INDL	4	INDIX	ODL	4	ODIN	
Fraffic Vol, veh/h	11	790	11	12	1375	7	6	0	8	0	0	3	
uture Vol, veh/h	11	790	11	12	1375	7	6	0	8	0	0	3	
onflicting Peds, #/hr	2	0	1	1	0	2	1	0	1	2	0	2	
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop	
RT Channelized	1100	1100	None	1100	-	None	Otop	Otop	None	Otop	Olop	None	
Storage Length	50		-	50		TTOTIC	-		-			TTOTIC	
eh in Median Storage,		0	0.00	*	0			1			1	-	
Grade, %		0	-	-	0		-	0	<u>~</u>	¥.	0		
eak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88	
eavy Vehicles, %	1	1	1	1	1	1	0	0	0	0	0	0	
lvmt Flow	13	898	13	14	1563	8	7	0	9	0	0	3	
ajor/Minor N	1ajor1		N	Major2			Minor1	300	N	/linor2		-	
Conflicting Flow All	1573	0	0	912	0	0	1744	2533	459	2074	2535	790	
Stage 1		100	199	90	1		932	932		1597	1597	25	
Stage 2	2,41	(100)				-	812	1601	-	477	938	::*0	
ritical Hdwy	4.12			4.12		-	7.5	6.5	6.9	7.5	6.5	6.9	
ritical Hdwy Stg 1			*			-	6.5	5.5	2	6.5	5.5	1	
ritical Hdwy Stg 2	1/2	122	207	1 20	1 2	- 2	6.5	5.5	- 16	6.5	5.5	5500	
ollow-up Hdwy	2.21		*	2.21	ě)	3.5	4	3.3	3.5	4	3.3	
ot Cap-1 Maneuver	420		-	749			56	28	554	32	28	337	
Stage 1		*		·	-		291	348	-	113	168		
Stage 2			100				343	167	- 1-	543	346		
Platoon blocked, %		-	*		*								
Nov Cap-1 Maneuver	419			748		-	53	27	552	30	27	336	
Nov Cap-2 Maneuver		*	*	-	-	-	161	105		89	110	-	
Stage 1			-				282	337	-	109	164		
Stage 2		35	٠	ā	÷	-	333	163		517	335	190	
			14.14								-7		
Approach	EB			WB			NB			SB	10.73	ALLE:	
ICM Control Delay, s	0.2			0.1			19.2			15.8			
HCM LOS							С			С			
Minor Lane/Major Mvmt	N	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR S					
Capacity (veh/h)		270	419	-	•	748	-	-	336				
ICM Cartes Dalay (a)		0.059	0.03	•	-	0.018		-	0.01				
ICM Control Delay (s)		19.2	13.9	*	- 5	9.9		-	15.8				
ICM OF the Office Offic		C	В			A			С				
HCM 95th %tile Q(veh)		0.2	0.1		- 5	0.1			0				

,	•	→	•	•	←	•	4	†	/	-	ļ	1
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	7	1		7	1		77	^	7	7	1	
Traffic Volume (vph)	91	427	299	172	875	70	406	571	104	71	547	120
Future Volume (vph)	91	427	299	172	875	70	406	571	104	71	547	120
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	170		0	200		170	100		0
Storage Lanes	1		0	1		0	2		1	1		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		1241			391			468			505	
Travel Time (s)		24.2			7.6			9.1			9.8	
Confl. Peds. (#/hr)			4			4			16			3
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Shared Lane Traffic (%)												
Turn Type	Prot	NA		Prot	NA		Prot	NA	Perm	Prot	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases									2			
Detector Phase	7	4		3	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	6.0	10.0		6.0	10.0		6.0	10.0	10.0	6.0	10.0	
Minimum Split (s)	11.0	30.0		11.0	30.0		11.0	30.0	30.0	11.0	30.0	
Total Split (s)	35.0	65.0		35.0	65.0		35.0	65.0	65.0	35.0	65.0	
Total Split (%)	17.5%	32.5%		17.5%	32.5%		17.5%	32.5%	32.5%	17.5%	32.5%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5	1.5	1.5	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None		None	None	None	None	None	

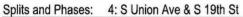
Area Type:

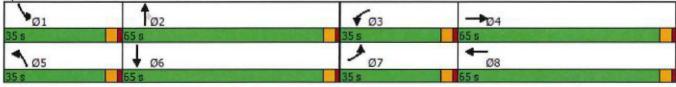
Other

Cycle Length: 200

Actuated Cycle Length: 149.5

Natural Cycle: 85





	۶	→	*	•	+	4	4	†	~	1	Ţ	4
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	ሻ	1		7	1		ሻሻ	^	7	7	1	
Traffic Volume (veh/h)	91	427	299	172	875	70	406	571	104	71	547	120
Future Volume (veh/h)	91	427	299	172	875	70	406	571	104	71	547	120
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885
Adj Flow Rate, veh/h	97	454	318	183	931	74	432	607	0	76	582	128
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	1	1_	1	1	1	1	1	1	1	1	1	1
Cap, veh/h	125	566	395	219	1121	89	525	1226	547	99	721	158
Arrive On Green	0.07	0.28	0.28	0.12	0.33	0.33	0.15	0.34	0.00	0.06	0.25	0.25
Sat Flow, veh/h	1795	2014	1403	1795	3360	267	3483	3582	1598	1795	2918	640
Grp Volume(v), veh/h	97	404	368	183	496	509	432	607	0	76	357	353
Grp Sat Flow(s), veh/h/ln	1795	1791	1626	1795	1791	1836	1742	1791	1598	1795	1791	1767
Q Serve(g_s), s	5.3	21.0	21.2	10.0	25.7	25.7	12.1	13.5	0.0	4.2	18.8	18.9
Cycle Q Clear(g_c), s	5.3	21.0	21.2	10.0	25.7	25.7	12.1	13.5	0.0	4.2	18.8	18.9
Prop In Lane	1.00		0.86	1.00		0.15	1.00		1.00	1.00		0.36
Lane Grp Cap(c), veh/h	125	504	457	219	598	613	525	1226	547	99	442	436
V/C Ratio(X)	0.78	0.80	0.81	0.84	0.83	0.83	0.82	0.50	0.00	0.77	0.81	0.81
Avail Cap(c_a), veh/h	536	1070	971	536	1070	1097	1040	2140	954	536	1070	1056
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	45.9	33.5	33.5	43.1	30.8	30.8	41.4	26.2	0.0	46.8	35.6	35.6
Incr Delay (d2), s/veh	7.4	2.3	2.5	6.2	2.3	2.2	2.5	0.2	0.0	8.8	2.6	2.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	9.1	8.4	4.7	11.0	11.3	5.3	5.6	0.0	2.1	8.3	8.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	53.4	35.7	36.1	49.3	33.1	33.1	43.8	26.4	0.0	55.6	38.2	38.3
LnGrp LOS	D	D	D	D	С	С	D	С	Α	Е	D	D
Approach Vol, veh/h		869			1188			1039			786	
Approach Delay, s/veh		37.9			35.6			33.6			39.9	
Approach LOS		D			D			С			D	
Timer - Assigned Phs	1	2	3	4	5	6	7	8			E LEE	
Phs Duration (G+Y+Rc), s	10.6	39.4	17.3	33.2	20.1	29.8	12.0	38.5				
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0				
Max Green Setting (Gmax), s	30.0	60.0	30.0	60.0	30.0	60.0	30.0	60.0				
Max Q Clear Time (g_c+l1), s	6.2	15.5	12.0	23.2	14.1	20.9	7.3	27.7				
Green Ext Time (p_c), s	0.1	3.6	0.3	4.4	1.0	3.8	0.2	5.9				
Intersection Summary										DE S		
HCM 6th Ctrl Delay			36.5									
HCM 6th LOS			D									

4: S Union Ave & S 19th St

	•	→	•	—	4	†	/	-	†
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	97	772	183	1005	432	607	111	76	710
v/c Ratio	0.59	0.73	0.73	0.81	0.76	0.50	0.20	0.54	0.79
Control Delay	85.1	47.2	81.6	51.7	71.5	42.2	16.9	86.1	59.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	85.1	47.2	81.6	51.7	71.5	42.2	16.9	86.1	59.7
Queue Length 50th (ft)	94	317	176	465	213	252	28	74	345
Queue Length 95th (ft)	182	487	306	688	331	372	85	151	488
Internal Link Dist (ft)		1161		311		388			425
Turn Bay Length (ft)	150		170		200		170	100	
Base Capacity (vph)	370	1432	370	1479	719	1498	678	370	1446
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.26	0.54	0.49	0.68	0.60	0.41	0.16	0.21	0.49
Intersection Summary	15 151			1	7 1 11	115		-	GLT.

Appendix C

Trip Generation Calculations

.acoma Behavioral Hospital Trip Generation Estimate TENW Project No. 5589

Trip Generation Estimate

					Directio	nal Split 1	Vehic	ular Trip Gene	eration
Land Use	Size	Units	ITE LUC 1	Trip Rate ¹	Enter	Exit	Enter	Exit	Total
DAILY									
<u>Proposed Use:</u> Hospital	105	beds	610	22.32	50%	50%	1,172	1,172	2,344
THE RESERVE			N	EW DAILY T	RIP GENI	ERATION:	1,172	1,172	2,344
AM PEAK HOUR Proposed Uses: Hospital	105	beds	610	eqn	72%	28%	160	62	222
		N	IEW AM PE	AK HOUR T	RIP GENI	RATION:	160	62	222
Proposed Uses:					- la cel				
Hospital	105	beds	610	1.89	28%	72%	55	143	1 9 8
THE RESERVE OF THE PARTY OF		N	NEW PM PE	AK HOUR T	RIP GENI	RATION:	55	143	198

and Use Code, trip rates, and entering/exiting splits based on ITE Trip Generation Manual, 10th Edition, 2017.

Appendix D

AM Peak Hour Level of Service (LOS) Calculation at S Proctor St/S 19^{th} Street

	•	-	•	•	←	*	4	†	/	>	↓	4
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	7	1		7	1			4			4	
Traffic Volume (vph)	122	1280	72	80	611	123	28	3	31	112	8	90
Future Volume (vph)	122	1280	72	80	611	123	28	3	31	112	8	90
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	50		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		35			35			25			25	
Link Distance (ft)		1355			320			164			438	
Travel Time (s)		26.4			6.2			4.5			11.9	
Confl. Peds. (#/hr)	3		2	2		3	3					3
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	0%	0%	0%	1%	1%	1%
Shared Lane Traffic (%)												
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	10.0	10.0		10.0	10.0		10.0	10.0		10.0	10.0	
Minimum Split (s)	25.0	25.0		25.0	25.0		25.0	25.0		25.0	25.0	
Total Split (s)	75.0	75.0		75.0	75.0		25.0	25.0		25.0	25.0	
Total Split (%)	75.0%	75.0%		75.0%	75.0%		25.0%	25.0%		25.0%	25.0%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	C-Min	C-Min		C-Min	C-Min		None	None		None	None	

Intersection Summary

Area Type: Other

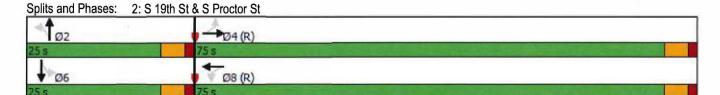
Cycle Length: 100

Actuated Cycle Length: 100

Offset: 77 (77%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green

Natural Cycle: 70

Control Type: Actuated-Coordinated



	۶	-	*	•	+	4	4	†	<i>/</i>	1	+	4
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	M	1		7	1			4			4	
Traffic Volume (veh/h)	122	1280	72	80	611	123	28	3	31	112	8	90
Future Volume (veh/h)	122	1280	72	80	611	123	28	3	31	112	8	90
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1900	1900	1900	1885	1885	1885
Adj Flow Rate, veh/h	128	1347	76	84	643	129	29	3	33	118	8	95
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	1	1	1	1	1	1	0	0	0	1	1	1
Cap, veh/h	537	2532	143	351	2183	437	143	30	125	185	16	110
Arrive On Green	1.00	1.00	1.00	0.73	0.73	0.73	0.17	0.17	0.17	0.17	0.17	0.17
Sat Flow, veh/h	703	3447	194	380	2972	595	550	184	757	786	95	664
Grp Volume(v), veh/h	128	699	724	84	387	385	65	0	0	221	0	0
Grp Sat Flow(s), veh/h/ln	703	1791	1850	380	1791	1777	1491	0	0	1546	0	0
Q Serve(g_s), s	2.4	0.0	0.0	7.5	7.3	7.3	0.0	0.0	0.0	10.4	0.0	0.0
Cycle Q Clear(g_c), s	9.8	0.0	0.0	7.5	7.3	7.3	3.4	0.0	0.0	13.8	0.0	0.0
Prop In Lane	1.00		0.10	1.00		0.34	0.45		0.51	0.53		0.43
Lane Grp Cap(c), veh/h	537	1315	1359	351	1315	1305	299	0	0	311	0	0
V/C Ratio(X)	0.24	0.53	0.53	0.24	0.29	0.29	0.22	0.00	0.00	0.71	0.00	0.00
Avail Cap(c_a), veh/h	537	1315	1359	351	1315	1305	349	0	0	362	0	0
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.87	0.87	0.87	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	0.5	0.0	0.0	4.5	4.5	4.5	36.2	0.0	0.0	40.3	0.0	0.0
Incr Delay (d2), s/veh	0.9	1.3	1.3	1.6	0.6	0.6	0.4	0.0	0.0	5.3	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.5	0.5	0.6	2.3	2.3	1.4	0.0	0.0	5.7	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	1.4	1.3	1.3	6.1	5.1	5.1	36.6	0.0	0.0	45.6	0.0	0.0
LnGrp LOS	Α	Α	Α	Α	Α	Α	D	Α	Α	D	Α	Α
Approach Vol, veh/h		1551			856			65			221	
Approach Delay, s/veh		1.3			5.2			36.6			45.6	
Approach LOS		Α			Α			D			D	
Timer - Assigned Phs		2		4		6		8				100
Phs Duration (G+Y+Rc), s		21.5		78.5	- 10	21.5		78.5		-		
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		20.0		70.0		20.0		70.0				
Max Q Clear Time (g_c+l1), s		5.4		11.8		15.8		9.5				
Green Ext Time (p_c), s		0.2		16.9		0.5		7.8				
Intersection Summary		K 115									NATE.	
HCM 6th Ctrl Delay			7.0				3/4-7-1			11.5		
HCM 6th LOS			Α									

File Number: LU18-0301 Tacoma Behavioral Hospital

Exhibit 9 – Applicant Narrative/Justification for Site Rezone

PROJECT NARRATIVE Application for a Site Rezone Tacoma Behavioral Hospital

1915 South Proctor Street, Tacoma WA 98405 APN: 0220121026, 0220121038, 0220121040 and 0220121058 (T-STGPD) APN: 0220121017 and 0220121160 (C1-STGPD)

> Signature Healthcare Services, LLC 2065 Compton Avenue Corona, CA 92881

Prepared by
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue S
Kent, WA 98032

October 2018

Project Summary

The Applicant seeks approval to construct an acute care psychiatric hospital comprising approximately 83,300 square feet on two (2) floors; featuring 105 beds, providing both in-patient facilities and offering components for outpatient services. The project is proposed for approximately 5.42 acres of land assembled from six (6) parcels; fronting on South 19th Street and bordered by Durango Street and Madison Street, but using a South Proctor Street address for the purposes of this application.



Figure 1 - Aerial Photo - 1915 S Proctor Street

Current Zoning

The project site consists of six (6) parcels, covered by two (2) zoning classifications and an overlay district covering all of the parcels; as illustrated in the table at right.

The Applicant is concurrently pursuing a conditional use permit, covering all six (6) parcels; seeking to consolidate the approved project under this entitlement. The Applicant has also filed a request for a variance from parking lot development standards and with the required submittal of a SEPA Environmental Checklist.

Using the City of Tacoma GIS, about fiftyeight percent (58%) of the site is classified as (T) Traditional Zoning Classification, under City of Tacoma, Title 13, with about forty-two percent (42%) classified as (C1) General Neighborhood Commercial (see Figure 2, below). The Transitional District is intended as a buffer between retail commercial or industrial areas and adjacent residential areas. Uses typically generate lower traffic volumes, shorter

Parcel Number	Zoning Classification	Overlay Zoning District			
022012-1026 1902 S Durango Street 0.79 Acres	T Transitional District	South Tacoma Groundwater Protection			
022012-1038 1915 S Proctor Street 0.80 Acres	(+/- 3.24 Acres)	District			
022012-1040 1926 S Durango Street 1.15 Acres					
022012-1058 1928 S Durango Street 0.50 Acres					
022012-1017 3902 S 19 th Street 0.79 Acres	C1 General Neighborhood				
022012-1160 1928 S Proctor Street 1.54 Acres	Commercial District (+/- 2.33 Acres)				

operating hours, smaller scale buildings and less signage than general commercial uses. The C1 General Neighborhood Commercial is oriented towards small-scale commercial uses such as retail, office and service uses. The South Tacoma Groundwater Protection District functions as an overlay district intended to prevent the degradation of groundwater in the South Tacoma aquifer system by controlling the handling, storage and disposal of hazardous substances by permitted or conditional uses.



Figure 2 - Existing Zoning Classifications

Need for a Rezone

The mixture of zoning classifications currently existing on the property dictates a need for the site rezone process to reclassify to a zoning classification that allows for the construction of the hospital.

Hospital uses are treated differently in the Transitional and C1 General Neighborhood Commercial Districts. Under TMC 13.06.200(C)(5), hospital uses are permitted in C1 districts, subject to approval of a conditional use permit. However, the same code section indicates hospitals are prohibited within the Transitional district. This dichotomy led to a series of discussions with Tacoma staff, it was jointly determined the best course of action would be to pursue a rezone to R4L, a Low-Density Multiple-Family Dwelling residential zoning district. Under TMC 13.06.100(C)(5), hospital uses are permitted in the R4L district subject to the conditional use permit process.

By consensus, the R4L district and conditional use process offered the best opportunity to blend the goals and standards of the Transitional and C1 zoning districts within an approval process that afforded the community the most input. This would allow the project to meet development standards, mitigate adverse impacts, and accommodate the limited scale afforded by the project design within the assembled parcels. The R4L district is intended primarily for low-density multiple-family housing, mobile home parks, retirement homes and group living facilities. It is similar to the R4 Multiple-Family Dwelling District, but more restrictive site development standards are intended to minimize adverse impacts of permitted and conditional uses on adjoining land – a goal reflected in the Applicant's design for this project. The district is traditionally characterized by amenities and services associated with single-family and two-family residential districts, and it is located generally along major transportation corridors and between higher and lower intensity uses

The Applicant believes an objective analysis of the development proposal shows a commitment to address a demonstrated need within the community, in a manner which minimizes adverse impacts on the neighborhood or on adjacent properties. The site constraints dictate a detailed approach which situates the building onsite to minimize an institutional look; taking advantage of the site's topography to preserve a sense of neighborhood scale for a project and complies with code requirements. The Applicant pledges to consider any improvements which will further enhance integration with the surrounding neighborhood.

Justification Matrix

The procedures for approving a site rezone require the Applicant to meet specific criteria found within the Tacoma Municipal Code. These criteria are detailed below, along with the Applicant's response.

Chapter 13.06.650.B Review Criteria for a Site Rezone

 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.

Below is a list of goals and policies taken from the One Tacoma: Comprehensive Plan document focusing on Urban Form and Housing, applicable to this project. The list is not all-inclusive but addresses the basics of land use elements and when considered in the context of the Applicant's proposal, provides justification to support the rezone.

- GOAL UF-1 Guide development, growth, and infrastructure investment to support positive outcomes for all Tacomans.
- 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.
- GOAL UF-2 Focus growth in a citywide network of centers that provide healthy, equitable and sustainable access to services and housing and preserve the city's character and sense of place.

Applicant's Response

By developing a healthcare facility to address an identified need within the community, the Applicant's development is guiding growth to support positive outcomes for all residents and a particular population in need (Goal UF-1).

The Applicant's proposal is intended to become part of a concentration of healthcare facilities in or near the South 19th Street corridor (see #3 below). The project site consists of multiple parcels with different zoning districts - C1 and Transitional. The Applicant proposes to consolidate these parcels and rezone to R4L; directing new growth to an established corridor (Policy UF-1.4) in a manner which preserves the character and sense of place within an existing neighborhood (Goal UF-2).

R4L is a less intense zone than C1, and in many ways, less intense than Transitional; allowing the design of the project to focus on the lower intensity, more residential nature of this use, in a synergistic way, to better integrate the project into the surrounding residential and neighborhood commercial uses.

The request for R4L zone for these parcels allows for the hospital use designation to be approved via a conditional use permit process, but actually

- Policy UF-1.11 Evaluate the impacts of land use decisions on the physical characteristics of neighborhoods and current residents, particularly underserved and under-represented communities.
 - a. Avoid or reduce negative development impacts, especially where those impacts inequitably burden communities of color underserved and under-represented communities, and other vulnerable populations.
 - b. Make needed investments in areas that are deficient in infrastructure and services to reduce disparities and increase equity and where growth and change are anticipated.
- 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–3.8 Discourage the concentration of facilities for "high risk" populations in any one geographic area.
- Policy H–5.11 Encourage public acceptance of new housing types in historically lower density areas by ensuring that they are well designed and compatible with the character of the neighborhoods in which they are located through a robust design review process.

be implemented in a character and density more in conformance with the transitional nature of the site as indicated in the Comprehensive Plan (Policy UF-1.11).

The issuance of a Certificate of Need by state health officials indicates an underserved health population which will benefit from the location on a transit-supportive corridor and easy access to nearby commercial amenities and services when using the new facility (Policy H-1.6).

The facility's emphasis on providing in-patient and outpatient services on a voluntary basis supports the City's desire to avoid any concentration of facilities serving "high-risk" populations in a single geographic area (Policy H-3.8).

Overall, the Applicant's commitment to quality design and the physical orientation of the facility onsite, promotes the acceptance of a new type of healthcare facility in a neighborhood already featuring multiple-family dwellings, assisted living and rehabilitation facilities (Policy H-5.11).

 Substantial changes 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. The use proposed by the current application is comparable to the uses approved for the site under the current zoning. In fact, the proposed use is in many ways less intensive than that previously approved for the site several years ago. Both uses involve the professional care of patients with medical issues. The primary change affecting the use and development of the property is the interest and commitment demonstrated by the Applicant to provide a specialized medical service in very short supply in the area. The proposal allows an opportunity to meet this need in a way not available at the time of the prior zoning.

To the extent that a change is required under this criterion, the Applicant should only be required to show a change commensurate with the level of change in the proposal. Here, since the buildings and other attributes of the prior and current

proposal are comparable as are the level of impacts, the necessity for showing of change should be very modest. It should be sufficient here that the Applicant has recognized and has prepared to address a need in the community. That was not the case when the property was previously zoned.

We also note that since the time of the original approval of the existing zoning, there has been considerable consolidation in the medical industry. The result is that the number of doctors in private service groups, the kind that were expected as tenants in the previously approved building, is greatly reduced. Most of the doctors who were potential tenants are now affiliated with larger organizations. As a result, the kind of tenants expected at the time of the original approval simply do not exist as business entities. That is demonstrated by the prior applicant's lengthy and unsuccessful effort to lease the space. That is another change that affects the use and development of the property.

 The change of the zoning classification is consistent with the district establishment statement for the zoning classification being requested.

TMC 13.06.100(B)(7) R4L Low-Density Multiple-Family Dwelling District

This district is intended primarily for low-density multiple-family housing, mobile home parks, retirement homes and group living facilities. It is similar to the R4 Multiple-Family Dwelling District, but more restrictive site development standards are intended to minimize adverse impacts of permitted and conditional uses on adjoining land. The district is characterized by amenities and services associated with single- and two-family residential districts, and it is located generally along major transportation corridors and between higher and lower intensity uses.

The Applicant's proposal is similar in terms of development footprint, bulk and scale to that typically found in retirement homes and group living facilities intended for the R4L district. The location, along the South 19th Street corridor, takes advantage of public transit and provides access to commercial amenities and services.

The residential component of the Applicant's proposal (in-patient services) is consistent with the type of lower density single- and multiple-family development found in the surrounding residential neighborhoods. Located within a ½-mile radius of the site, a rehabilitation center (Park Rose Care Center), an assisted living facility (Brookdale Allenmore) and an apartment building (Park 19 Apartments) offer examples of facilities with either a healthcare orientation or multiple-family residential units.

The bulk and scale of the project – multiple stories with a large parking field – is where the Applicant has focused design efforts intended to more closely replicate retirement homes and/or group living facilities found in the R4L district.

Enhanced landscaping and the incorporating of a low-profile architectural design for the hospital use are key elements of the Applicant's attempt to accurately reflect the purpose and intent of the



R4L district, while addressing the needs of this type of facility.

4. 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.

To the best of the Applicant's knowledge, this proposed rezone will not conflict or result in a substantial change to any rezone action taken by the City Council within the past two years.

 The change of zoning classification bears a substantial relationship to the public health, safety, morals or general welfare. The need for mental health services is immediate in the Tacoma area, and Applicant believes this site is appropriate for the use, density and character intrinsic to behavioral health.

Behavioral health is a quiet, internal, non-medical treatment appropriate to low-to-medium density residential zones. The safety of the patients and neighbors are of the highest priority. Patients at this facility are voluntary and never involve any local, state or federal correctional system, penitentiary or jail system. Those individuals receive treatment at state or county operated facilities designed to provide a different level of care and oversight.

However, this facility includes strict security measures allowing for the safety of its patients, and by extension, those of the surrounding community. Among other internal security measures, the facility does not allow patients to leave the facility without being discharged and has appropriate systems to enforce this requirement.

File Number: LU18-0301 Tacoma Behavioral Hospital

Exhibit 10 – Applicant Narrative/Justification for CUP

PROJECT NARRATIVE Application for a Conditional Use Permit Tacoma Behavioral Hospital

1915 South Proctor Street, Tacoma WA 98405 APN: 0220121026, 0220121038, 0220121040 and 0220121058 (T-STGPD) APN: 0220121017 and 0220121160 (C1-STGPD)

Signature Healthcare Services, LLC 2065 Compton Avenue Corona, CA 92881

Prepared by
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue S
Kent, WA 98032

October 2018

Project Summary

The Applicant seeks approval to construct an acute care psychiatric hospital comprising approximately 83,300 square feet on two (2) floors; featuring 105 beds, providing both in-patient facilities and offering components for outpatient services. The project is proposed for approximately 5.42 acres of land assembled from six (6) parcels; fronting on South 19th Street and bordered by Durango Street and Madison Street, but using a South Proctor Street address for the purposes of this application.



Figure 1 - Aerial Photo - 1915 S Proctor Street

Current Zoning

The project sixe consists of six (6) parcels, covered by two (2) different zoning classifications and an overlay district covering all of the parcels; as illustrated in the table at right.

The Applicant is currently pursuing a site rezone for all of these parcels; changing the zoning classification to a classification better suited for this particular use - R4L, a Low Density Multiple Family Dwelling residential district. This district has more restrictive site development standards to minimize adverse impacts on adjacent properties. As part of this application, the Applicant is requesting a variance from parking lot development standards, to allow parking to be located in front of the building. The Applicant has also prepared a SEPA Environmental Checklist to complete the required entitlements.

Using the City of Tacoma GIS, about fiftyeight percent (58%) of the site is classified as (T) Traditional Zoning Classification,

Parcel Zoning Overlay Number Classification **Zoning District** 022012-1026 South Tacoma 1902 S Durango Street Transitional Groundwater Commercial Protection 0.79 Acres District District 022012-1038 1915 S Proctor Street (+/- 3.24 Acres) 0.80 Acres 022012-1040 1926 S Durango Street 1.15 Acres 022012-1058 1928 S Durango Street 0.50 Acres 022012-1017 C1 3902 S 19th Street General Neighborhood 0.79 Acres Commercial 022012-1160 **District** 1928 S Proctor Street 1.54 Acres (+/- 2.33 Acres)

under City of Tacoma, Title 13, with about forty-two percent (42%) classified as (C1) General Neighborhood Commercial.

The Transitional District is intended as a transitional buffer between commercial or industrial areas and residential areas. Uses typically generate lower traffic volumes, shorter operating hours, smaller scale buildings and less signage than general commercial uses. The C1 General Neighborhood Commercial is oriented towards small-scale commercial uses such as retail, office and service uses. The South Tacoma Groundwater Protection District functions as an overlay district intended to prevent the degradation of groundwater in the South Tacoma aquifer system by controlling the handling, storage and disposal of hazardous substances by permitted or conditional uses.

Detailed Scope of Work

The Tacoma Behavioral Hospital features a building footprint of \pm 48,027 square feet divided into two (2) stories. The ground floor will feature \pm 51,800 square feet with thirty-five (35) beds and the second level will tally \pm 32,000 square feet with seventy (70) beds. As designed, the hospital will result in an approximate floor area ratio of 0.34 FAR and overall lot coverage of a bit over twenty percent (20.33%). Additional height will be required to provide space needed for piping and other infrastructure located in the ceilings.

The design calls for a patient drop-off/loading area by the building's main entry facing South 19th Street; immediately adjacent to a small outdoor courtyard. A second outpatient entry is located on the building's west façade. Plans also feature a centrally located outdoor dining area/courtyard.

Tacoma code requires 184 off-street parking spaces be provided; conforming with the required standard of 1.75 spaces / per bed. Code also mandates at least seven (7) ADA parking spaces, a maximum of thirty percent (30%) of required parking be designated for compact vehicles and the allocation of three (3) spaces

to accommodate electric vehicle charging stations. Four (4) loading spaces are required (10'x40' or 400 SF each).

The Applicant is providing 193 parking spaces (105% of requirement); including eight (8) ADA spaces (114% of requirement), thirty (30) compact parking spaces (54% of maximum allocation), six (6) electric vehicle charging stations (200% of maximum allocation). The Applicant is also providing three (3) loading spaces; each 12'x35' or 420 square feet, located at the south end of the facility.

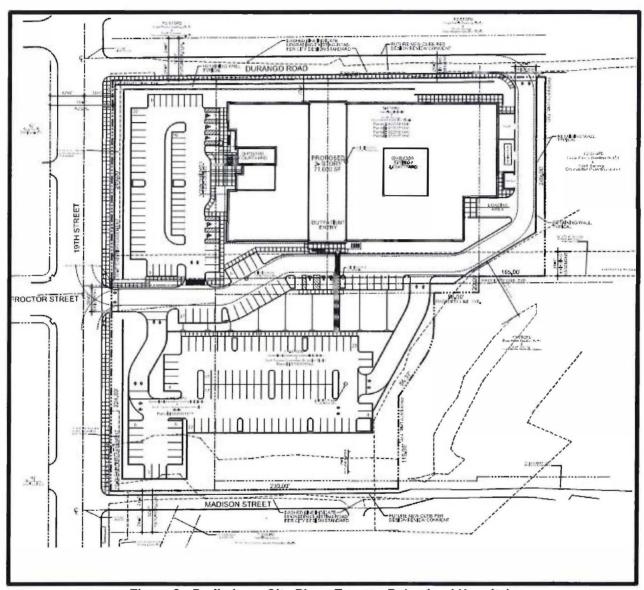


Figure 2 - Preliminary Site Plan - Tacoma Behavioral Hospital

Need for a Conditional Use Permit

The mixture of zoning classifications currently existing on the property dictated the need for a site rezone process to identify a zoning classification which would provide the enabling entitlement to allow for the construction of the hospital. Hospitals are treated differently in both Transitional and C1 districts.

Following preliminary discussions with Tacoma staff, it was determined that the best course of action would be to pursue a site rezone to R4L, a Low Density Multiple Family Dwelling residential zoning district; per TMC 13.06.100(C)(5), hospital uses are permitted in R4L subject to the conditional use permit process. The consensus was that the R4L district and the conditional use permit offered the best opportunity to blend the goals and standards of the Transitional and C1 zoning districts within an approval process that afforded the community the most input. It also would meet development standards, mitigate adverse impacts, and provide a basis for the limited scale afforded by the project design within the assembled parcels. This district is intended primarily for low-density multiple-family housing, mobile home parks, retirement homes and group living facilities. It is similar to the R-4 Multiple-Family Dwelling District, but more restrictive site development standards that are intended to minimize adverse impacts of permitted and conditional uses on adjoining land — a goal reflected in the Applicant's design for this project. The district is traditionally characterized by amenities and services associated with single-family and two-family residential districts, and it is located generally along major transportation corridors and between higher and lower intensity uses

Justification Matrix

The procedures for approving a conditional use permit require the Applicant to meet the permit of specific criteria found within the Tacoma Municipal Code. These criteria are detailed below, along with the Applicant's response.

	oter 13.06.640.D ew Criteria for Conditional Use Permits	Applicant's Response
1.	There shall be a demonstrated need for the use within the community at large which shall not be contrary to the public interest.	The need for mental and behavioral health care has been on the rise for decades; nationally reaching almost epidemic levels.
		Nationwide, emergency rooms are at or over capacity with vital beds occupied by patients with non-medical mental illnesses. A severe shortage of in-patient care facilities is contributing to a growing public health crisis reflected in unnecessary emergency room visits.
		Overwhelmingly, specialized behavioral hospitals are recommended by healthcare professionals because they provide a dedicated place for marginalized patients to receive needed care - without draining resources intended for medical emergencies at general hospitals.
		The City of Tacoma is no exception to this need; a fact demonstrated when the Washington State Department of Health issued the Tacoma project a Certificate of Need for 105 bed-facility. This confirms the necessity for such a facility and helps avoid duplication of services by existing facilities or other institutions.
2.	The use shall be consistent with the goals and policies of the Comprehensive Plan, any adopted neighborhood or community plan, and applicable	The Applicant's proposal is in general compliance with the Tacoma Comprehensive Plan.
	ordinances of the City of Tacoma.	The property is currently zoned and planned as an isolated segment of Neighborhood Commercial

use, surrounded by a mixture of Single Family Residential, Low Density Multi-Family Residential and Open Space, with a close adjacency to a Crossroads Center with Institutional elements.

As evidenced by the multiple zoning designations for Transitional and Commercial, clearly this site is intended for transitional uses; integrating projects onsite with adjacent neighborhood uses/densities; circumstances that can be interpreted as intending to support a moderate use needed by the larger community, designed to minimize impacts on the local neighborhood.

The proposed hospital use is generally similar to Low Density Multi-Family residential. The R4L zone allows a hospital as a conditional use; reflecting the likelihood of a use actually less intense and more synergistic with the adjacent neighborhood than many higher density, and less compatible uses that could otherwise be built on the portions of the site designated as C-1.

 For properties with designated historic value on the Tacoma Register of Historic Places, or are within any historic special review or conservation districts, the use shall be compatible and consistent with applicable preservation standards, goals or objectives. To the best of our knowledge, this site is not the subject of any particular historic designation, nor have any structures been designated as historic or architectural resources. All structures located onsite have been previously demolished.

- 4. The use shall be located, planned and developed in such a manner that it is not inconsistent with the health, safety, convenience or general welfare of persons residing or working in the community. The following shall be considered when making a decision on a condition property use:
 - a. The generation of noise, noxious or offensive emissions, light, glare, traffic, or other nuisances which may be injurious or to the detriment of a significant portion of the community.
 - b. Availability of public services which may be necessary or desirable for the support of said use. These may include, but shall not be limited to, availability of utilities, transportation systems (including vehicular, pedestrian and public transportation systems), education, police and fire facilities and social and health services.

As designed, this project is consistent with and compatible with the surrounding low-to-medium density residential. A minimal height exception (from 35- to a maximum of 40-feet) is requested as part of the CUP process; an exception necessary to accommodate HVAC infrastructure required for a hospital use and provide adequate screening for rooftop mechanical equipment.

The increased height will also allow for additional architectural detailing; providing for enhancement of articulation and/or modulation on the various facades (see the elevation details provided in the attached narrative).

This use is quiet and generates very little traffic volume. Though it is a 24-hour facility, its use is residential in nature; while technically operational 24/7/365, the activity levels at any given time of day would be comparable with levels typically associated with a residential use. Specific criteria are addressed in more detail below.

c. The adequacy of landscaping, screening, yard setbacks, open spaces or other development characteristics necessary to mitigate the impact of the use on adjacent properties. a. Nuisances. This facility's focus will be on in-patient and out-patient psychiatric care for adults, seniors, children/teens and the military. Our facility does not contain an emergency room, any medical gases, nor are surgeries performed onsite.

Treatment is non-medical so there is no specialty equipment requiring noisy operation or large deliveries or maintenance.

The use is very quiet and generates a minimal amount of traffic, as employees are on multi-hour shifts and our average length of stay on the in-patient portion is seven (7) days. The outpatient program features sessions typically lasting 3-4 hours. Patients are typically physically ambulatory. Though patients may be transported from other medical facilities via ambulance on infrequent occasions, incoming patients do not have medical emergencies – effectively mitigating the potential for loud sirens or other types of noisy traffic to or from the site.

Patients to the facility are typically admitted voluntarily, of their own volition. In some cases where a potential patient has been identified by other healthcare professionals or family members, as having the potential to harm themselves of others, an involuntary admission nay occur Our facility does <u>not</u> treat persons in the penitentiary or jail system. Those individuals receive treatment at state or county-operated facilities providing a different level of care and oversight.

 Public Service Availability. All utilities are currently available onsite and promise to be easily accessible with minimal onsite improvements required.

With a location on South 19th Street, the facility is easily accessible for vehicular traffic. Public transportation is equally accessible; direct access via Pierce Transit bus service (South 19th Street Route) will help deliver potential patients to the facility's main entry.

c. Character. Building character is very important in health care, and mental health is no different. Patients staying in well-designed facilities with appropriate finishes and character, daylight and landscaped views often see positive results faster.

This project is committed to providing a character appropriate to both patient outcomes and neighborhood community. Though this is a two-story facility, the building design sits the structure between 4- and 12-feet lower than the street grade on South 19th Street This coupled with the landscape and streetscape buffers, allows the project to present an understated character, and remain well buffered from the adjacent uses. For this reason, the Applicant feels the requested height exception lies within an acceptable range – especially for the reasons the additional height is needed.

Visual screening using landscape and setback elements is also enhanced by the grade change which provides a physical, but understated, barrier to the facility; discouraging neighborhood pedestrian traffic across the site.

5. An application for a conditional use permit shall be processed in accordance with the provisions of Chapter 13.05.

From initial exploratory meetings with Tacoma staff to identify potential issues with the project and the site, to an ongoing dialogue throughout this entitlement process and related public notice requirements and public hearings, the Applicant is committed to working with Tacoma staff to fully comply with all requirements related to plans, process and procedural steps in Chapter 13.05.

File Number: LU18-0301 Tacoma Behavioral Hospital

Exhibit 11 – Applicant Narrative/Justification for Parking Lot Development Standards Variance

PROJECT NARRATIVE Application for Parking Lot Development Standards Variance Tacoma Behavioral Hospital

1915 South Proctor Street, Tacoma WA 98405
APN: 0220121026, 0220121038, 0220121040 and 0220121058 (T-STGPD)
APN: 0220121017 and 0220121160 (C1-STGPD)

Signature Healthcare Services, LLC 2065 Compton Avenue Corona, CA 92881

Prepared by
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue S
Kent, WA 98032

October 2018

Project Summary

The Applicant seeks approval to construct an acute care psychiatric hospital comprising approximately 83,300 square feet on two (2) floors; featuring 105 beds, providing both in-patient facilities and offering components for outpatient services. The project is proposed for approximately 5.42 acres of land assembled from six (6) parcels; fronting on South 19th Street and bordered by Durango Street and Madison Street, but using a South Proctor Street address for the purposes of this application.



Figure 1 - Aerial Photo - 1915 S Proctor Street

Current Zoning

The project site consists of six (6) parcels, featuring two zoning classifications along with an overlay district affecting all of the parcels (see table below). The Applicant is concurrently pursuing a **rezone** of all parcels under the **R-4-L**, a **Low-Density Multiple-Family Dwelling residential zoning district**. Under **TMC 13.06.100(C)(5)**, hospital uses are permitted in the R-4-L district subject to the **conditional use permit process**.

Parcel Number	Zoning Classification	Overlay Zoning District			
022012-1026 1902 S Durango Street 0.79 Acres	T / Transitional District	South Tacoma			
022012-1038 1915 S Proctor Street 0.80 Acres	(+/- 3.24 Acres)	Groundwater Protectior District			
022012-1040 1926 S Durango Street 1.15 Acres					
022012-1058 1928 S Durango Street 0.50 Acres					
022012-1017 3902 S 19th Street 0.79 Acres	C1 / General Neighborhood				
022012-1160 1928 S Proctor Street 1.54 Acres	Commercial District (+/- 2.33 Acres)				

Using the City of Tacoma GIS, the Applicant has calculated approximately fifty-eight percent (58%) of the site is currently classified as (T) Traditional Zoning Classification, with an estimated forty-two percent (42%) classified as (C1) General Neighborhood Commercial under Title 13, City of Tacoma Zoning Code.

At a preliminary meeting with multiple Tacoma staffers in August, 2017 (PRE17-0334), the Applicant presented a preliminary site plan which replicates the current plan, and which has consistently been the design set forth for consideration. Staff presented three options for rezoning under Tacoma code that would allow the project; utilizing the R-4-L classification was considered the best means to allow the hospital to be more easily integrated with the surrounding neighborhood uses while preserving their character. At this meeting, the Applicant clearly expressed their commitment to pursue the R-4-L option, generally based on the site plan below.

Need for the Variance

Recently, Tacoma staff informed the Applicant of land use regulations regarding parking location, which if imposed upon the project, threaten the economic viability of a project which has already seen extraordinary investment to address significant site constraints; citing TMC 13.06.510.A.10:

"Vehicle access and parking for all single, two and three dwelling residential uses and townhouses, and all non-residential development in R-Districts (except see Section 13.06.510.C for applicable standards in X-Districts). 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 a total of 50 percent of the front yard or 50 percent of a corner street side yard."



After a significant investment in time and money based on comments and considerations expressed by Tacoma staff, the Applicant seeks a variance from this provision under TMC 13.06.645.B.6.b, which specifically applies to the parking lot development standards.

Justification Matrix

The variance process requires that the Applicant justify the application based upon specific criteria found in the Tacoma Municipal Code (TMC), here, TMC 13.06.645.B.6.b. Two things are notable about the criteria for this variance from parking lot standards, which has very different standards than other variances. First, the two criteria are in the alternative. The applicant need meet only one of the two. We discuss both and are confident the Applicant meets both, but either alone is sufficient to justify the requested relief. Second, reviewing the criteria for different types of variances under the TMC, these are among the least restrictive. There are only the two alternative standards and they do not require a number of showings required for other variances. The obvious intent was that a variance from parking lot standards be more freely granted than those from other development standards.

Chapter 13.06.645.B.6.b Review Criteria Variances to Parking Lot Development Standards

1. Reasonable alternatives are to be provided to said standards which are in the spirit and intent of this chapter

Applicant's Response

The Applicant is seeking a variance from the design restrictions of TMC 13.06.510.A.10 which requires onsite parking to the rear of a parcel and limits access from the property's frontage. The alternative discussed below is a viable one that meets the Applicant's objectives and achieves the goals of the City provisions. We believe it better meets those objectives than strict compliance with the code. Before discussing that, we first discuss the site conditions and then what we understand to be the purpose of the particular restrictions in question.

Site

The Site has two accesses, one off of South 19th, a major arterial, and one onto Durango Street, a residential street. The Site in depressed in elevation below the level of both Durango and S. 19th. The northeast corner of the Site adjacent to 19th has heavily wooded slopes and there is a designated wetland with required buffer in the southwest corner of the Site. It generally slopes from north down to the south and from east to the west. The Site is also constrained by major power lines that run north-south through the middle of the Site. The development in planned with both code and practical limitations in mind.

Purpose and Intent

As we understand the purpose and intent of this particular design provision, it is to avoid a "sea of asphalt" along frontage, limit access points, and direct access to the rear (where practical), enhancing pedestrian circulation. The alternatives, though, must be in the spirit and intent of the whole chapter, not this particular requirement alone. Another relevant policy goal in the chapter is to avoid commercial or institutional traffic on residential streets, directing that traffic to arterials. This plays directly into the circulation on the site and whether traffic should be directed to 19th or Durango. Another generalized policy underlying the City's various regulations is the minimization of grading and site disturbance, letting the land form dictate the development to the extent practicable.

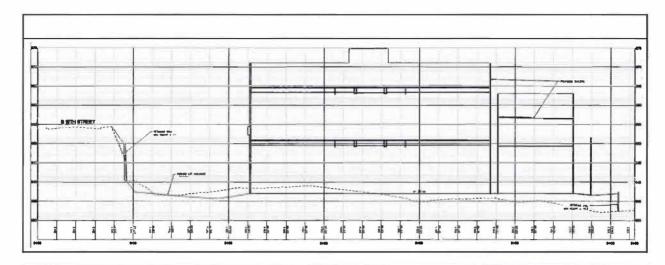
Analysis

The design standard requires access to the rear, "if suitable access to the rear is available". While access to Durango is available and is provided by this proposal, it should not, in the view of the Applicant, be a primary access. As noted, Durango is a residential street while South 19th is an arterial.

An overriding concern of the design was assuring compatibility with the residential area, predominantly on the east side of the property. In light of that, it was appropriate to locate the building in the depressed area of the site where the building scale would be reduced by the natural topographic break. This reduces the apparent scale of the building and best assures compatibility with the neighbors to the east. The same depressed location also obscures the height of the building and the visibility of the parking area from the adjacent 19th Street roadway. These natural features help reduce the appearance of the parking area from the most sensitive locations. Given the depressed nature of the site, the parking areas can be well-screened from the view of others. This location of the building also minimizes site grading and respects the protected wetlands and buffers to the southwest.

In short, the proposed site plan is a reasonable alternative, taking into account the access and topographical features of the site as well as the critical areas. It provides suitable access, focusing on the heavily traveled arterial. It takes advantage of the natural topography to limit the apparent scale of the building and utilizes the topography and screening to minimize the impact of parking.

The design does not adversely affect pedestrian use of surrounding sidewalks. There is a single driveway on South 19th, not a number of curb cuts, which might be more disruptive to pedestrian activity.



2. Strict enforcement of the standards would cause undue or unnecessary hardship due to the unique character or use of the property

Applicant's Response

Again, note that the test is phrased in the alternative; the hardship can be due to either the character of the property or the character of the use. Both are relevant here. The character of the property precludes use of a substantial part of the "back" of the property because of the wetlands and the buffer. This aspect of the property actually precludes strict compliance with the requirement that parking be located to the rear. The topography is also relevant to this analysis. Artificially forcing the building toward the front the property would significantly increase the amount of grading required and/or elevate the building. This would add unnecessary expense and could actually make the building larger in scale when viewed from South 19th or the adjacent Durango neighborhood to the east. The power lines should also be viewed as an aspect of the property limiting design options.

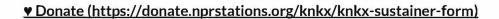
The character of the use is also relevant. As a behavioral hospital, security is essential. Dividing the facility into more than one building, which could be necessary to make the grading work, is inconsistent with the security and other operational characteristics of the behavioral hospital use. Were this an apartment complex, the buildings could and likely would for other reasons be divided with parking located behind. That is not practical given the nature of the proposal.

Finally, the rectangular building footprint is oriented north and south with the major entrance on the north. Shifting further to the north to eliminate parking in the front would eliminate the function of the main access point. Redesigning the building to an east-west orientation would require significantly more grading because of the current slopes.

File Number: LU18-0301 Tacoma Behavioral Hospital

Exhibit 12 – Public Radio Story About Psychiatric Care Facilities in Washington



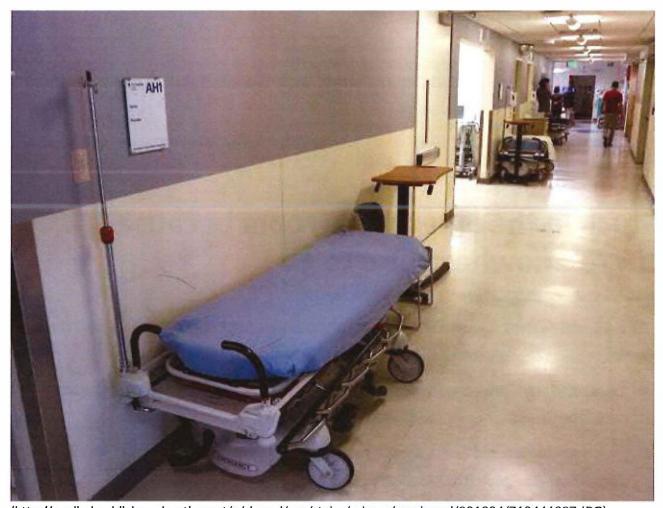


▶ Listen Live

Stuck in the emergency room because there's nowhere else to go

By TOM BANSE (/PEOPLE/TOM-BANSE) • APR 8, 2019

- <u>f</u> <u>Share (http://facebook.com/sharer.php?u=http%3A%2F%2Fwww.bit.ly%2F2VvRs5B&t=Stuck%20in%20the%20emergency%20room%20because%20there%27s%20nowhere%20else%20to%20go)</u>
- Tweet (http://twitter.com/intent/tweet?url=http%3A%2F%2Fwww.bit.ly%2F2VvRs5B&text=Stuck%20in%
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(http://mediad.publicbroadcasting.net/p/shared/npr/styles/x_large/nprshared/201904/710446927.JPG)

People in mental health crisis can be lodged for days on a gurney in a hallway, like these at Olympia's St. Peter Hospital emergency room, because there's nowhere else to go.

TOM BANSE / NW NEWS NETWORK

Originally published on April 5, 2019 2:42 pm

Listen

4:10

Some psychiatric patients are spending not just hours in the emergency room, but days or a week. They're living there in the ER because there is nowhere else to send them. Pacific Northwest policymakers are now making it a priority to create more treatment capacity for people in mental health and addiction crises.

One of the places on the front lines is Providence St. Peter Hospital in Olympia. It has a good-sized emergency department, but the 40 beds are no longer enough. The staff has set up gurneys in the hallways for overflow, each complete with a standing desk and a station number as if it were a room.

"We have made these into beds in our hallways because every room is full," explained chief nursing officer Michelle James.

James said a big reason why patients overflow into the hallways is the domino effect of something called "psychiatric boarding." That's when mentally ill patients are parked in the ER or other parts of the hospital while they wait for scarce psychiatric treatment slots to open up. At St. Peter and other hospitals around the Northwest, patients have been lodged in the emergency department for as long as a week.

A study by the Oregon Health Authority

(https://www.oahhs.org/assets/documents/files/publications/0 OHA Psychiatric ED Boarding Report Brief Final.pdf) counted 3,504 psychiatric patients who were boarded in an emergency department for longer than 24 hours over the course of a year ending in September 2015. The Washington State Hospital Association attempted a census of psychiatric boarding by surveying its membership on a single day. The "snapshot in time" from last October recorded 155 patients being held in emergency or acute care departments, which the association suspects is an undercount.

"We have a patient boarding here," whispered James as she passed a woman asleep on a gurney in the corridor. "That's a behavioral health patient over there," she said with a wave toward another person in a hallway bed who appeared zonked out despite the bright lighting of a late morning.

"This is increasing more and more," added Sue Beall, Providence's director of behavioral health in Southwest Washington. "There aren't enough services available. Individuals' symptoms become more and more acute, harder to treat. So they end up in the emergency department, on the streets, in jail, etcetera."

Beall said 10 of the 40 beds in the emergency department might be occupied by people with grave mental or substance use disorders at any given moment. The spaces they occupy in turn cause longer wait times for other people seeking treatment.

A public defender who sometimes represents patients called the hallway boarding situation "outrageous." Not even the hospital staff pretended it is OK.

"We have people staying here long periods of time because there's nowhere for them to go," James said in an interview. "We are keeping them safe. We're making sure we're meeting their needs - getting their medications. But the reality is we're not providing the therapeutic environment to help somebody in their healing process."

To add to the difficulty of finding more suitable placements, James said it is common for police, ambulance crews or families to drop off a person in a mental health crisis who has additional complicating issues. Those can include addiction, dementia, traumatic brain injury, autism or a developmental disability.



(https://www.nwnewsnetwork.org/sites/northwestnews/files/styles/placed_wide/public/2019

Providence's Sue Beall (right) and Michelle James at the entrance to the St. Peter Hospital emergency department. CREDIT TOM BANSE / NW NEWS NETWORK

"I wish I could say that that was a unique situation. It is not," said Chelene Whiteaker, a senior vice president at the Washington State Hospital Association, when she heard a current description of the St. Peter Hospital ER. "It is something we have been struggling with as a state for the last several years. It's actually a national problem."

Whiteaker spoke to public radio at the Washington state capitol after she had spent the day buttonholing legislators. Lawmakers use the term behavioral health to encompass mental illness and addiction treatment. Whiteaker has watched behavioral health become a top priority for attention and funding during the 2019 legislative session.

"We would agree it can't happen soon enough," she said.

"I've been in this business a long time and my reaction is, 'Hallelujah!'" said Beall.

Psychiatric boarding was supposedly declared illegal (https://www.wsha.org/policy-advocacy/issues/legal-issues/mental-health-boarding-in-re-detention-of-dw-and-the-legislative-response/) in Washington state by a 2014 State Supreme Court decision which held that people detained because they are likely to hurt themselves or others must receive treatment. But the boarding practice continues through administrative workarounds because the usual places to send the seriously ill for long-term treatment, the state-run psychiatric hospitals Western State and Eastern State, are full, which leads to a cascade of backups down through the treatment system.

In Salem, Oregon Governor Kate Brown is asking the legislature to open a new ward at the state hospital in Junction City as a stop-gap measure and then pay for increased capacity at residential treatment centers.

In Olympia, bipartisan majorities in the state House and Senate are coalescing around big spending increases to raise community-based treatment capacity by hundreds of beds. They also propose putting more resources than ever before into other types of psychiatric care including drop-in crisis centers, a secure detox center and outpatient preventive care. State Sen. Manka Dhinghra (D-Redmond, WA) said she is optimistic the state can make a dent in emergency room boarding.

"We're really taking a look at the entire spectrum of care starting from our children and our children's mental health, to doing early intervention, to taking a look at crisis intervention," Dhinghra said at a recent state budget proposal unveiling.

One of the proposed recipients of increased funding is Everett, Washington-based behavioral health care provider Compass Health. CEO Tom Sebastian said his organization wants to take patients off the hands of emergency rooms and the state hospital.

"We can do it less expensively than a state institution and we can do it closer to home and we can do it in an environment in which the care that we're able to provide will really meet their needs better than an institutional setting," Sebastian said in an interview.

Sebastian said Compass Health plans to break ground late this year on a redevelopment of its campus in Everett to double its capacity for inpatient mental health treatment, plus build new supportive, affordable housing next door for people with chronic mental and behavioral health issues. Other places in line for new psychiatric beds via other health care companies include Bremerton, Auburn, Spokane and Yakima.

The rub is it will take years to complete construction on all the expanded capacity in the works statewide. An emphasis in Oregon according to an Oregon Health Authority spokesperson is to expand supported housing as well as mobile crisis services, which involves mental health counselors riding along with police or making home visits to head off emergency room admissions.

Washington state Sen. John Braun (R-Centralia) wants to speed up the addition of more treatment beds by borrowing money for construction on the financial markets. The bond issues would require approval from voters statewide at next November's general election.

"I think the voters will approve it," Braun said. "There's broader and increasing understanding of the challenge mental health is in all of our communities."

A major increase in community-based residential treatment beds will be necessary for Washington legislators to achieve a long-term goal to end civil commitments to Western State Hospital. The troubled state hospital in Steilacoom would remain open to hold the criminally insane and people charged with crimes who need mental health treatment to restore their competency to stand trial.

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- Tweet (http://twitter.com/intent/tweet?url=http%3A%2F%2Fwww.bit.ly%2F2VvRs5B&text=Stuck%20in% 20the%20emergency%20room%20because%20there%27s%20nowhere%20else%20to%20go)
- Email (mailto:?subject=Stuck%20in%20the%20emergency%20room%20because%20there%27s%20nowhere%

 20else%20to%20go&body=http%3A%2F%2Fwww.bit.ly%2F2VvRs5B)

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File Number: LU18-0301 Tacoma Behavioral Hospital

Exhibit 13 – Intent to Issue Certificate of Need Letter – Washington Department of Health



STATE OF WASHINGTON DEPARTMENT OF HEALTH

Olympia, Washington 98504

May 7, 2018

CERTIFIED MAIL # 7016 3010 0001 0575 0648

P. Blair Stam, Executive Vice President Signature Healthcare Services LLC 4238 Green River Road Corona, California 92880

RE: Certificate of Need Application #15-15A

Dear Mr. Stam:

Thank you for agreeing to the conditions on your Certificate of Need (CN) application to construct a 105-bed psychiatric hospital in Pierce County pursuant to the settlement agreement in Signature Healthcare Services, LLC v. Washington State Department of Health, Pierce County Superior Court, No. 17-2-07040-3 (Settlement Agreement).

Because of the size of the construction project, the department may not issue a CN until it receives a copy of the approved Conditional Use Permit. However, the department may commit to issue the CN if the requirements of the Settlement Agreement are met. This letter serves as that "Intent to Issue" a Certificate of Need.

The "Intent to Issue" commitment for this project is not approval for any other local, federal, or state statutes, rules, or regulations. The project may also need Department of Health approval for a construction plan and facility licensing or certification, as well as other federal or local jurisdiction permits.

Once issued, the Certificate of Need is valid for two years. The project must begin during this time. If there is substantial and continuing progress, we may extend the certificate for one six-month period. For an extension, you must submit an extension request at least 120 days before the expiration. You cannot begin a project after the expiration date.

We monitor projects until completed or the expiration date, whichever occurs last. We do this with quarterly progress reports. At least 30 days prior to the progress report's due date, you will receive a form to complete and return.

¹ WAC 246-03-030(4)

P. Blair Stam, Executive Vice President Signature Healthcare Services LLC CN Application #15-15A May 7, 2018 Page 2 of 2

If you have any questions, please contact Janis Sigman with the Certificate of Need Program at (360) 236-2955.

Sincerely,

Nancy Tyson, Executive Director

Health Facilities and Certificate of Need Washington State Department of Health

File Number: LU18-0301 Tacoma Behavioral Hospital

Exhibit 14 – Comprehensive Plan – Applicable Goals & Policies

APPLICABLE CITY COMPREHENSIVE PLAN GOALS & POLICIES

This document provides the goals and policies that the applicant, public commenters and staff have identified as applicable to this proposal from the Urban Form Element (Chapter 2), the Design + Development Element (Chapter 3), the Environment + Watershed Health Element (Chapter 4) and the Public Facilities + Services Element (Chapter 9).

CHAPTER 2 - URBAN FORM ELEMENT (Pages 2-1 through 2-12)

Intent of Goals and Policies - 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.

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

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.

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 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. This is an excerpt from Table 3 for the site's Neighborhood Commercial land use designation:

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATIONS

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

CORRESPONDING ZONING

- C-1 General Neighborhood Commercial District
- T Transitional District

Planning and Development Services Preliminary Report Comprehensive Plan Policies File No. LU 18-0301 Page 1 **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–1.7 Integrate nature and use appropriate green infrastructure throughout Tacoma.

Policy UF–1.11 Evaluate the impacts of land use decisions on the physical characteristics of neighborhoods and current residents, particularly underserved and under-represented communities.

- a. Avoid or reduce negative development impacts, especially where those impacts inequitably burden communities of color underserved and under-represented communities, and other vulnerable populations.
- b. Make needed investments in areas that are deficient in infrastructure and services to reduce disparities and increase equity and where growth and change are anticipated.

CORRIDORS (Pages 2-49 through 2-50)

As noted earlier, the Avenues and Mainstreet designations provided on the Urban Form's Figure 7 are also designated as pedestrian streets under TMC 13.06.100.C.2 South 19th Street is shown as an "Avenue" Figure 7. The Comprehensive Plan text and policies below support its designation as a pedestrian street.

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

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.

CHAPTER 3 - DESIGN + DEVELOPMENT (Pages 3-1 through 3-26)

Development and design shapes how Tacoma looks and functions. Past development, in combination with the natural landscape, has shaped how the city is experienced. Future development, and the treatment of built and natural heritage, has the potential to create a better, healthier, more efficient and more pleasant Tacoma.

The design of buildings and other development can affect the safety, health, and quality of life of building users, neighbors and the environment. High-quality design contributes to the beauty, livability, resilience and functionality of the city as a whole. Clear policy guidance and direction on Tacoma's desired design and development character will help preserve and enhance the character of city's neighborhoods and promote the Tacoma as an inviting and inspiring place.

GOAL DD-1 Design new development to respond to and enhance the distinctive physical, historic, aesthetic and cultural qualities of its location, while accommodating growth and change.

Policy DD–1.1 Encourage excellence in architecture, site design, and infrastructure and durability in building materials to enrich the appearance of a development's surroundings.

Policy DD–1.3 Design buildings and streetscape of a human scale to create a more inviting atmosphere for pedestrians.

Policy DD–1.7 Encourage development that responds to and enhances the positive qualities of site and context—the block, the public realm, and natural features.

Policy DD–1.8 Enhance the pedestrian experience throughout Tacoma, through public and private development that creates accessible and attractive places for all those who walk and/or use wheelchairs or other mobility devices.

Policy DD-1.9 Encourage development, building and site design that promote active living.

Policy DD–1.10 Provide for public access to light and air by managing and shaping the height, and mass of buildings, while accommodating urban scale development.

Policy DD–1.11 Encourage building and site designs that limit reductions in privacy and solar access for residents and neighbors, while accommodating urban scale development.

Policy DD–1.12 Encourage building and site design approaches that help prevent crime.

Policy DD–1.13 Encourage building and site design that improves fire prevention and life safety.

- **GOAL DD–2** Ensure that parking area design and management balances the needs of all users, supports modal priorities, and is responsive to site context.
- **Policy DD–2.1** Promote site design that minimizes the impacts of vehicular access and parking lots on pedestrian safety and the visual environment:
- a. Locate parking lots to the side or rear of developments and within walking distance of the activities they serve.
- b. Limit the number and width of driveways to those necessary to effectively serve development.
- c. Incorporate design treatments that break up large parking lots into smaller components.
- d. Parking, loading, storage, and utility service areas should be screened from view and landscaped.
- e. On-street parking should be configured in accordance with the context of the street, including consideration of visibility, safety, and the needs of different users.
- **Policy DD–2.2** Design commercial areas with an internal pedestrian circulation system that provides attractive connections between buildings, hrough large parking areas, connections to the street, and linkages to surrounding properties and neighborhoods.
- **Policy DD–2.3** Utilize landscaping elements to screen and shade parking lots, loading areas, utility service and storage from the street view and adjacent uses, to create visual appeal, deemphasize the prominence of the parking lot, and to enhance the pedestrian environment.
- **GOAL DD-3** Ensure that sign location and design is responsive to site context and compatible with the envisioned mix of uses and modal priorities.
- **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–4.7** 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.
- **GOAL DD–8** Promote development practices that contribute to a sense of safety and reduction in opportunities for crime.
- **Policy DD–8.1** Encourage building and site design approaches in new public and private development that foster positive social interaction and help to prevent crime.

- **Policy DD–8.4** Promote natural sightlines and visibility through the design and placement of features on sites in ways that provide opportunities for people to observe the space, uses, activities, and people around them.
- **Policy DD–8.5** Clearly delineate private spaces from public and semipublic spaces using techniques such as paving treatments, landscaping, art, signage, screening, and fencing.
- **Policy DD–8.6** Use design features to encourage access to buildings and spaces at designated entrances and exits.
- **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.
- **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.
- **Policy DD–9.7** Encourage building and landscape design and land use patterns that limit and/or mitigate negative air quality and noise impacts to building users and residents, particularly in areas near freeways, high traffic streets, and other sources of air pollution.
- **Policy DD–9.8** Encourage lighting design and practices that reduce the negative impacts of light pollution, including sky glow, glare, energy waste, impacts to public safety, disruption of ecosystems, and hazards to wildlife.
- GOAL DD-11 Protect people, property and the environment from environmental hazards.

Policy DD–11.1 Evaluate slope and soil characteristics, including liquefaction potential, landslide hazards, and other geologic hazards.

Policy DD–11.4 Encourage development, building, and infrastructure design that reduces urban heat island effects.

GOAL DD-12 Integrate and harmonize development with the natural environment.

Policy DD–12.1 Ensure that new building and site development practices promote environmental health and ecosystem services, such as pollutant reduction, carbon sequestration, air cooling, water filtration, or reduction of stormwater runoff.

GOAL DD-13 Protect and preserve Tacoma's historic and cultural character.

Policy DD–13.2 Encourage development that fills in vacant and underutilized gaps within the established urban fabric, while preserving and complementing historic resources and neighborhood patterns.

Policy DD–13.6 Expand historic preservation inventories, regulations, and programs to encourage historic preservation in areas that are under- represented by current historic preservation efforts.

Policy DD–13.8 Encourage the protection and enhancement of cultural heritage structures and sites as valuable and important public assets.

Policy DD–13.10 Protect and preserve archaeological resources in place, especially those sites and objects associated with American Indian cultures.

CHAPTER 4 - ENVIRONMENT + WATERSHED HEALTH (Pages 4-1 through 4-24)

Tacoma's natural resources provide an array of ecologically, economically and aesthetically valuable ecosystem services. Our river, streams, aquifers and floodplains convey and store water and provide critical habitat for native fish and aquatic species. Our natural areas and vegetation clean and cool Tacoma's air and water, soak up rainwater and provide wildlife habitat. The deep waters of Thea Foss support international trade, commerce and sea life. Many of these resources also trap carbon and reduce urban heat island effects. These natural resources are key contributors to Tacoma's identity, economy, reputation and sense of place.

Tacoma's quality of life depends on maintaining clean air, water, soil and a healthy environment overall. The policies in this section will identify the policy approach to planning for the preservation and maintenance of environmental quality through the proper management of natural resources and their functions, consistent with widely accepted ecological principles and scientific literature. These policies call for an up-to-date natural resource inventory and consideration of tradeoffs in developing environmental protection programs.

- **GOAL EN–1** Ensure that Tacoma's built and natural environments function in complementary ways and are resilient to climate change and natural hazards.
- **Policy EN–1.1** Recognize the multiple benefits of the City's ecosystem services, including economic impacts, pollutant reduction potential, carbon sequestration and the reduction of stormwater runoff.
- **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
- 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
- **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-1.13 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–1.16** Coordinate with state and federal public agencies and tribal governments when reviewing permits to ensure streamlined permit review and avoid redundant regulatory requirements.
- **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.
- **Policy EN–3.4** Encourage mitigation approaches when preservation is not feasible that maximize the intended ecosystem benefits. Require on-site or use of established approved mitigation banks versus off-site mitigation; unless off-site mitigation within the same watershed will improve mitigation effectiveness.
- **Policy EN–3.5** Discourage development on lands where such development would pose hazards to life, property or infrastructure, or where important ecological functions or environmental quality would be adversely affected:
- a. Floodways and 100-year floodplains
- b. Geologic hazard areas
- c. Wetlands
- d. Streams
- e. Fish and wildlife habitat conservation areas
- f. Aquifer recharge areas
- g. Shorelines
- **Policy EN–3.7** Encourage site planning and construction techniques that avoid and minimize adverse impacts to environmental assets.
- **Policy EN–3.8** Manage the quality and quantity of stormwater runoff entering Tacoma waterbodies, so as to protect public health and safety, surface and groundwater quality and the ecological functions of natural drainage systems.
- **Policy EN–3.9** Encourage building, site and infrastructure design and practices that provide safe fish and wildlife passage and avoid, reduce and/ or mitigate hazards to fish and other wildlife.
- **Policy EN–3.10** Minimize and manage ambient light levels to protect the integrity of ecological systems and public health without compromising public safety.

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.

Fish + Wildlife Habitat

Policy EN–3.20 Promote integration of development projects into their surrounding environments, promoting a "greenbelt natural corridor" for movement and use by species. These areas should use native plants that support native wildlife.

Groundwater

- Policy EN-3.22 Protect and preserve the quantity and quality of Tacoma's groundwater supply.
- **Policy EN–3.23** Encourage infiltration of stormwater to promote aquifer recharge and assure continuous and adequate groundwater supply.
- **Policy EN–3.24** Encourage the development and use of alternative mechanisms for preventing and reducing the risk of groundwater contamination and disposal.
- **Policy EN–3.25** Encourage water reuse and reclamation for irrigation and other non-potable water needs.
- **Policy EN–3.26** Prevent groundwater contamination through performance criteria and guidelines for siting, design, construction and operation of commercial and industrial structures and activities.
- **GOAL EN–4** Achieve the greatest possible gain in environmental health City-wide over the next25 years through proactive planning, investment and stewardship.
- **Policy EN–4.2** Encourage landscaping designed to complement local wildlife and native or climate adapted vegetation and help offset the loss of wildlife habitat areas resulting from past development practices.
- **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 fecline 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.

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.

Habitat Connectivity + Open Space Corridors

Policy EN–4.13 Ensure that plans and investments are consistent with and advance efforts to improve terrestrial and aquatic habitat connectivity for fish and wildlife by:

- a. Preventing habitat fragmentation
- b. Improving habitat quality
- c. Preserving or creating habitat areas as feasible on new development and redevelopment sites
- d. Creating and enhancing Open Space Corridors that allow fish and wildlife to safely access and move through and between habitat areas

Policy EN–4.14 Ensure that plans and investments are consistent with and advance efforts to improve the diversity, quantity and quality, of fish and wildlife habitat and Open Space Corridors, especially rare and declining habitat types and habitats that support at-risk plant and animal species and communities.

Policy EN–4.15 Ensure that plans and investments are consistent with and advance efforts to prevent the spread of invasive plants, and support efforts to reduce the impacts of invasive animals and insects.

Low Impact Development/Stormwater

Policy EN–4.40 Encourage use of low-impact development, habitat- friendly development and green infrastructure, both for existing private development and for City-owned, managed or funded infrastructure.

CHAPTER 9 - PUBLIC FACILITIES + SERVICES ELEMENT (Pages 9-1 through 9-10)

The Public Facilities and Services Element of the Comprehensive Plan makes the rest of the plan a reality by identifying infrastructure investments that support and implement many of the goals and policies in other elements of the Plan.

The Public Facilities and Services Element fulfills the GMA requirements for capital facilities and utilities. Throughout this element, the term "public facilities" includes all types of public infrastructure, including utilities.

The Public Facilities and Services Element uses two components to comply with GMA requirements for capital facilities. The first component is this chapter which contains the goals and policies. The goals and policies in this chapter convey the City's intent to:

- Set clear goals for service delivery and system expansion for public rights-of- way, sanitary and stormwater systems, water, parks and recreation, public safety and emergency response, solid waste management, school facilities, technology access, and energy infrastructure.
- Ensure that public facilities and services support the local and regional growth planning objectives.
- Emphasize the development of facilities that serve multiple goals.
- Advance an adaptive management approach to improve reliability and resilience.
- Provide more equitable service delivery.
- Reduce risks to human and environmental health and safety.
- **GOAL PFS–1** Provide public facilities and services necessary to support existing and new development envisioned in the Urban Form Element.
- **Policy PFS–1.3** Coordinate and cooperate with federal, state, regional, and local jurisdictions, private industry, businesses, and citizens in the planning, siting, design, and development of facilities serving and affecting the community.
- **GOAL PFS–3** Collaborate with regional partners to site essential public facilities in an equitable and practical manner.
- **Policy PFS–3.1** Actively participate as stakeholders in processes for determining the location of public facilities of regional or statewide importance, also known as essential public facilities.
- **Policy PFS–3.2** Consider land use compatibility, capital facility needs and financial costs when siting essential public facilities.
- **Policy PFS–3.3** Essential public facilities shall be developed in a timely and orderly manner and arranged efficiently so as not to adversely affect the safety, health, or welfare of the citizens residing in the surrounding community.
- **Policy PFS–3.4** Major essential public facilities that generate substantial travel demand should be sited along or near major transportation and public transit corridors.
- **Policy PFS–3.5** If Tacoma is selected as a site for a regional or statewide essential public facility, or is otherwise impacted by a regional or statewide facility's development, expansion or operation, ensure that impacts on Tacoma are mitigated.
- **Policy PFS–3.6** Active public involvement at the earliest point in the siting process shall be encouraged through timely notification, public meetings, and hearings.

File Number: LU18-0301 Tacoma Behavioral Hospital

Exhibit 15 – City Staff and Outside Agencies Recommended Conditions of Approval and/or Advisory Comments



January 8, 2019

Ms. Shanta Frantz City of Tacoma 747 Market Street, Room 345 Tacoma, WA 98402

In future correspondence please refer to: Project Tracking Code: 2019-01-00133

Property: City of Tacoma Behavioral Hospital Tolonen Signature Health Care Services

Re:

Archaeology - Survey Requested

Dear Ms. Frantz:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. As a result of our review, our professional opinion is that the project area has the potential to contain archaeological resources. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

If any federal funds or permits are associated with this proposal, Section 106 of the National Historic Preservation Act, as amended, and its implementing regulations, 36 CFR 800, must be followed. This is a separate process from both the NEPA and SEPA environmental review processes and requires formal government-to-government consultation with the affected Tribes and the SHPO.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Stephanie Jolivette

Local Governments Archaeologist

(360) 586-3088

Stephanie.Jolivette@dahp.wa.gov



SEPA Comment Letter



January 10, 2019

Record ID: SR0233884

ATTN SHANTA FRANTZ CITY OF TACOMA SFRANTZ@CITYOFTACOMA.ORG

RE:

SEPA Review, LU18-0301- Tacoma Behavioral Hospital

Dear Shanta Frantz:

The Tacoma-Pierce County Health Department's Environmental Health Program received the above mentioned checklist on December 21, 2018 and has the following comment(s):

This property lies within the South Tacoma Groundwater Protection District (STGPD). The area has been identified as an environmentally sensitive due to the relatively shallow, high yield aquifer system that provides up to 40 percent of the City of Tacoma's water supply. The STGPD is a local ground water protection program that regulates businesses handling and using hazardous materials, and generating hazardous wastes. A focus of the program is to ensure proper handling and disposal of hazardous materials, and to ensure the integrity of aboveground and underground storage tanks to prevent further contamination of this sensitive aquifer area.

A permit for the handling, use, storage or disposal of hazardous materials or hazardous wastes is required. Please contact Keith Johnston at (253) 798-6561 for further information.

This area may have been contaminated with heavy metals due to the air emissions originating form the old Asarco Smelter in north Tacoma. Ecology recommends that the soils be sampled and analyzed for lead and arsenic. If these contaminants and /or others are found at concentrations above the Model Toxics Control Act (MTC) cleanup levels, Ecology recommends that owners, potential buyers, construction workers, and others be notified of their occurrence and that you contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. If soils are found to be contaminated, extra precautions should be taken to avoid fugitive dust and soil erosion during grading and site construction. Site design should include protective measures to isolate or remove contaminated soils from yard areas and children's play areas. Contaminated soils generated during site construction should be managed or disposed of in accordance with state and local regulations, including the Minimum Functional Standards for Solid Waste Handling, Chapter 173-350 WAC. For assistance and information about soils contamination and to identify the type of testing needed, contact the Toxics Cleanup Program, Southwest Regional office at (360) 407-6300 Please contact Glenn Rollins at (253) 798-3503 for further information.

Thank you for the opportunity to respond.

Sincerely.

Kelly Racke

Environmental Health Specialist II Environmental Health Division

STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

PO Box 47775 · Olympia, Washington 98504-7775 · (360) 407-6300
711 for Washington Relay Service · Persons with a speech disability can call 877-833-6341

January 11, 2019

Shanta Frantz, Senior Planner City of Tacoma Planning and Development Services 747 Market Street, Room 345 Tacoma, WA 98402

Dear Shanta Frantz:

Thank you for the opportunity to comment on the prethreshold consultation for the Tacoma Behavioral Hospital Project (LU18-0301) located at 1915 South Proctor Avenue as proposed by Barghausen Consulting Engineers, Inc. for Signature Healthcare Services, LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

TOXICS CLEANUP: Eva Barber (360) 407-7094

This property includes one contaminated Site. The Site is Jemstone LLC Durango St Site, Facility Site ID (FSID) 3481564. To search and access information concerning this Site, see https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx. This Site, located on parcel 0220121026 received a No Further Action (NFA) determination from Ecology on October 7, 2013. All other parcels that are part of this project are located in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in north Tacoma (visit Ecology's Tacoma Smelter Plume map search tool: https://fortress.wa.gov/ecy/dirtalert/).

Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Children are at especially high risk from direct exposure to contaminated soil. Construction workers, landscapers, gardeners, and others who work in the soils are also at risk.

Ecology recommends that the lead agency include the following as conditions of approval, prior to the issuance of any site development permits or the initiation of grading, filling, or clearing:

- Sample the soil and analyze for arsenic and lead following the 2012 Tacoma Smelter Plume Guidance. The soil sampling results shall be sent to Ecology for review. If the project includes open space areas, contact the Technical Assistance Coordinator, Eva Barber, for assistance in soil sampling methodology within the open space area.
- If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The MTCA cleanup level for arsenic is 20 parts per million (ppm) and lead is 250 ppm.
- If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:
 - 1) Develop soil remediation plan and enter into the Voluntary Cleanup Program with Ecology. For more information on the Voluntary Cleanup Program, visit Ecology website at: https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process/Cleanup-options/Voluntary-cleanup-program.
 - 2) Obtain an opinion letter from Ecology stating that the proposed soil remediation plan will likely result in no further action under MTCA. The applicant shall provide to the local land use permitting agency the opinion letter from Ecology.
 - 3) Prior to finalizing site development permits, provide to the local land use permitting agency "No Further Action" determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.
- If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play areas. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

The link below provides a fact sheet that explains more how the arsenic and lead clean-up levels were set and why Ecology sees that they are protective for human health: https://fortress.wa.gov/ecy/publications/SummaryPages/1109095.html.

For assistance and information about Tacoma Smelter Plume and soils contamination, contact Eva Barber with the Toxic Cleanup Program at (360) 407-7094 or via email at Eva.Barber@ecy.wa.gov.

WATER QUALITY: Chris Montague-Breakwell (360) 407-6364

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

The following construction activities require coverage under the Construction Stormwater General Permit:

- 1. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and
- Clearing, grading and/or excavation on sites smaller than one acre that are part of a
 larger common plan of development or sale, if the common plan of development or
 sale will ultimately disturb one acre or more and discharge stormwater to surface
 waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and
- 3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/ - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

Shanta Frantz, Senior Planner January 11, 2019 Page 4

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology Southwest Regional Office

(MLD:201807228)

cc: Eva Barber, TSP
Chris Montague-Breakwell, WQ
Robert McNeill, Senior Planner, Barghausen Consulting Engineers, Inc. (Contact)
Erik Tolonen, Vice President, Signature Healthcare Services, LLC (Applicant)



CITY OF . ACOMA

Planning and Development Services

COMMENT MEMO - First Review

1/17/2019

RECORD # LU18-0301 - 1915 South Proctor Street - Tacoma Behavioral Hospital

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 <u>each</u> review comment must be provided.
- 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 <u>aca.accela.com/tacoma</u>. 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 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 & Land Use Review: Shanta Frantz sfrantz@cityoftacoma.org 253-591-5388

Site Review: Karina Stone kstone@cityoftacoma.org 253-502-2286

Water Review: Shelly Shaffer sshaffer@cityoftacoma.org 253-502-8740

Site Commercial Review: Lyle Hauenstein Ihauenstein@cityoftacoma.org 253-594-7843

Fire Review: Chris Seaman cseaman@cityoftacoma.org 253-591-5503 Traffic Review: Tyler Daniels tdaniels@cityoftacoma.org 253-591-5554

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

Critical Area Review: Shannon Brenner sbrenner@cityoftacoma.org 253-591-5482 Real

Property Review: Troy Stevens tstevens@cityoftacoma.org 253-591-5535
Plans Examiner: Lucas Shadduck Ishadduc@cityoftacoma.org 253-594-7975

Site Review: Larry Criswell LCriswel@cityoftacoma.org 253-591-5787 Power Review: Tony Daniels tdaniels2@cityoftacoma.org 253-502-8076

747 Market St., 3ru...or Tacoma, WA 98402 (253) 591-5030

GENERAL COMMENTS

Comment

12/11/2018 - Construction shall comply with the adopted Fire Code at the time of building permit submittal.

Site Notes:

This site will require the wreckout of the existing single phase overhead line running East to West that feeds the existing homes on Madison St. These homes will need to be re-fed from a different route, simply relocating poles will not work, this will be a system wreckout and rebuild. 3 phase power is available on the North side of S 19th St for the Hospital service. The overhead pole line that runs North to South over the property is a transmission line and is unavailable for secondary power. I anticipate significant costs to do this work. Please apply for service by filling out New Service application and returning it to Tacoma Power's New Services Engineering Dept. As soon as possible. Should you have any questions please contact Tony Daniels at (253) 502-8076 or tdaniels2@ci.tacoma.wa.us

General Notes:

Any construction, relocation or adjustment costs shall be at the applicant's expense.

All new electrical services will be installed underground unless otherwise approved by Tacoma Power Engineering; additional utility easements may be required.

Submittal Requirements:

Electric Service Application to Tacoma Power New Services Engineering Department. Review the Commercial Project Development Process online to determine additional submittal requirements.

Application for Electrical Permit to Tacoma Power Electrical Inspection Department.

For services over 400 amps, a set of electrical plans must be submitted to the Electrical Inspection Office for review.

Fees:

Fees for new electrical service or upgrading the existing electrical service will be determined when the power requirements are submitted to Tacoma Power New Services Engineering Department.

Fees for the electrical permit are based on the electrical contractors bid amount and have not been determined.

Forms and information are available online at http://www.mytpu.org/tacomapower/permitting

The [builder, developer, and/or owner] must observe the appropriate clearances to Tacoma Power's facilities during construction.

Appropriate clearances must be maintained between all structures and Tacoma Power's facilities. No building shall be constructed under a primary power line. Buildings in the vicinity of the overhead lines must meet WAC, NEC, NESC and Tacoma Power requirements for clearance. Alternatively, the [builder, developer, and/or owner] shall incur all costs associated with relocating Tacoma Power's facilities in order to obtain the appropriate clearances. Costs of relocation include demolition of existing facilities, construction of new facilities, restoration of property as necessary, and relocation of other utilities as necessary.

Tacoma Power requests to retain all existing easements and facilities in the subject area(s). Alternatively, the [builder, developer, and/or owner] shall incur all costs associated with relocating Tacoma Power's facilities. Costs of relocation include demolition of existing facilities, construction of new facilities, restoration of property as necessary, and relocation of other utilities as necessary. The [owner, developer, and/or builder] shall assist Tacoma Power and other affected utilities in obtaining all necessary easements for said relocated facilities.

The [builder, developer, and/or owner] shall provide Tacoma Power and other affected utilities with all necessary easements.

SBrenner - see attached comments under Documents

RPS Comments - 12_17_2018:

Easement reserved in SV124.1345/Ord. No. 28314 (E4393), must be shown on the plans.

Reviewer Chris Seaman

Tony Daniels

Shannon Brenner

Troy Stevens

Garbage and rer need to meet the n this location as a side load container. This will need to be either a front load or roll

iner/compactor. The enclosure will

um requirements, TMC 12.09.120

FRONT-LOAD CONTAINERS Front-load containers are collected from the front of the truck which has an outside wheel turning radius of approximately 46.5 feet and an inside turning radius of approximately 32.5 feet. This truck is approximately 36 feet long and must line up directly in front of the container. Enclosures for front-load containers shall have a minimum inside opening width of 12-feet and a minimum inside depth of 10-feet for one container. For two or more containers, a 3-foot clearance between the enclosure wall and container is required as well as a 2-foot clearance between containers. If gated, the gates must swing 180-degrees and must be able to be pinned in the open position. Front-load containers are available in 2-, 3-, 4-, 6- and 8-yard sizes. DROP-OFF CONTAINERS/COMPACTORS The drop-off containers are collected with a truck that is approximately 32-feet in length and must be able to line up directly in front of the container. Enclosures for drop-off containers shall have a minimum inside opening width of 12-feet and the depth must extend at least 3-feet beyond the end of the container. There must be a minimum 3-foot clearance between the enclosure wall and the container. Drop-off containers are approximately 16 to 18 feet long, 8 feet wide and the height varies with the capacity of the container. If gated, the gates must swing 180-degrees and must be able to be pinned in the open position. The City will also haul privately-owned drop-off or front-load style compactors. The siting of a compactor's location shall be coordinated, and specifically approved by, SWM staff prior to installation. The specific type/size of compactor must be disclosed along with the building plans. The City may require that compactors, which may contain liquids, be equipped with a drain and a connection to a sanitary sewer be provided. If you have any further questions, feel free to contact me during regular business hours at (253) 594-7843.

12/19/18 If the existing signal equipment needs to move then it shall remain within the existing easement area or new easements shall be need. A new streetlight will be required on the south east corner if the pole must be moved.

12/20/18: Construction shall comply with the adopted Building Code(s) at the time of building permit application acceptance.

1/4/19

See the attached memo from Traffic Engineering pertaining to revisions necessary for the TIA.

The proposed buildout of S Durango St. is shown on the neighboring parcels. Either an agreement is provided from the adjacent property owner for ROW dedication, or a redesign showing no impacts to their property will be required. If it is determined that access from the site to S Durango St. is necessary, confirmation with Tacoma Fire will be required for turnaround abilities on site.

Lyle Hauenst

Vicki Marsten

Lucas Shadduck

Tyler Daniels

1/8/19

Plans do not show 2" galvanized water main and services in vacated S Proctor Street.

Water main and services of other customers will need to be relocated. Please contact Jesse Angel at (253) 502-8280 to start the private contract process.

Extension of a permanent water main shall be constructed by private contract. The developer of the privately financed project will be responsible for all costs and expenses incurred by Tacoma Water for preparation of plans and specifications, construction inspection, testing, flushing, sampling of the mains, and other related work necessary to complete the new water main construction to Tacoma Water standards and specifications. The engineering charge for the preparation of plans and specifications will be estimated by Tacoma Water. The developer will be required to pay a deposit in the amount of the estimated cost. The actual costs for the work will be billed against the developer's deposit. The new mains will be installed by and at the expense of the developer. The developer will be required to provide a 20-foot wide easement over the entire length of the water main, fire hydrant, service laterals and meters. The developers Professional Land Surveyor shall prepare and submit the legal description of the easement to Tacoma Water for review and processing. Prior to construction, a second deposit in the estimated amount for construction inspection, testing, and sampling will be due to Tacoma Water. Upon completion of the project, the developer will either be refunded the unused amount of the deposit or billed the cost overrun. Approximate design time is ten weeks. Contact Jesse Angel at (253) 502-8280.

Contact Chris Hicks at (253) 396-3057 for information and estimated costs to relocate other customer's services.

General comments:

The existing water services to this project shall be utilized or retired by Tacoma Water at the owners' expense.

If new or modification of existing domestic water services are required, they will be sized and installed by Tacoma Water after payment of the Service Construction Charge, and the Water Main Charge, and the System Development Charge. If new fire service is required, it will be sized by fire consultant and installed by Tacoma Water after payment of the Service Construction Charge. Contact Chris Hicks at (253) 396-3057 for an estimate.

If a new fire hydrant is required at a location with an existing water main, the hydrant will be installed by Tacoma Water after payment of an installation charge.

If existing water facilities need to be relocated or adjusted due to street improvements for this proposal they will be relocated by Tacoma Water at the owners' expense.

Tacoma Water facilities must remain accessible at all times. Any damage to Tacoma Water facilities will be repaired by Tacoma Water crews at the expense of the developer.

Sanitary sewer mains and side sewers shall maintain a minimum horizontal separation of ten (10) feet from all water mains and water services. When extraordinary circumstances dictate the minimum horizontal separation is not achievable, the methods of protecting water facilities shall be in accordance with the most current State of Washington, Department of Ecology "Criteria For Sewage Works Design".

For utilities other than sanitary sewer, the proposed facilities shall have a minimum horizontal separation of five (5) feet and vertical separation of twelve (12) inches from Tacoma Water facilities.

comments:

- 1) See redline nows on Sheet 1 of the Survey Site Plan package.
- 2) Per staff's meeting with the customer team on 1/4/19, LU staff may not support the Parking Lot locational variance. At this meeting, staff and customer team agreed that the portion of the site where proposed parking area is not nearly as steep as referenced in application documents, rather the site has more of a rolling topography on this half of the site. When staff visited the site in December, it found that the parking area will be very visible (not in a "bowl" as previously indicated by the customer team).

Staff also noticed that the wetlands was used as a justification for parking lot to be located in front of the hospital. Staff respectfully disagrees that this is a reason to support the variance, as moving the building forward to substantially reduce or eliminate the parking in the front will increase the distance of the building, associated road and wall improvements from the wetland and its buffer.

At our 1/4/19 meeting, LU staff advised that we understand that having a patient drop-off zone and ADA parking at the entrance is typical and necessary for hospitals. Therefore, if the parking area was reduced in size and altered in layout to only provide for that needed for ADA parking and patient drop-off, this would greatly reduce the size of the parking lot in the front of the site and have the added benefit of pulling the improvements away from the wetland and buffer.

Another added benefit for this option is that, beside not needed the variance application, it may also eliminate the need for critical areas permit - where reducing the number and type of applications needed for the proposal will better support the justification for the Conditional Use Permit application.

Please also note that the redlines on the Survey Sheets (and what was discussed at the 1/4/19 meeting) identify that the proposal is deficient in the number of required loading spaces. The spaces proposed are also currently located close the wetland buffer. Given the road layout and wetland buffer constraints, the loading area may need to be relocated or split up to provided the required 5 spaces, each at 10' x 25' in dimension.

3) Agency response letters from Ecology, the TPCHD and the DAHP have been included in the Document section. Comments from Ecology and the TPCHD will likely become mitigations under the SEPA Determination. However, the DAHP is calling for a professional archaeological survey for the site. This survey is required to be submitted with your revised application so our Historic Preservation Officer and DAHP can review and provide any comments or recommended mitigations under the SEPA review.

Advisory Notes:

- 1) A Lot Combination will be required prior to the issuance of the building permit.
- 2) Compliance with the Bicycle and Pedestrian Support Standards under TMC 13.06.512 will be required with the building permit. On-Site Bicycle Parking Requirement:
- 14 Long-Term Spaces
- 4 Short -Term Spaces
- 3) Benches and Walkways will be required with the building permit under TMC 13.06.512.
- 4) The required Street Trees under TMC 13.06.502 may be located w/in 10 feet of the front property line (this may be needed given the limited space/lack of a standard planting median along South 19th Street).
- 5) EV Parking infrastructure and design elements under TMC 13.06.510.F. and the IBC Section 427 will be required with the building permit.
- 6) Pierce Transit may require improvements for the bus stop on South 19th in front of the site any other bus stops within 500 feet of the site under TMC 13.06.511 with the building permit review.

Pierce Transit will be routed the SEPA Determination which will trigger its review. Alternatively, you may provide a site plan with the location of all bus stops within 500 feet of the site to Pierce Transit to Tina Vaslet at tvaslet@piercetransit.org with questions/to start the discussion at any time.



City of Tacoma Planning and Development Services

Memorandum

TO:

Shanta Frantz, Planning and Development Services

FROM:

Karina Stone, Planning and Development Services, Site Development Group Larry Criswell, Planning and Development Services, Site Development Group

SUBJECT:

LU18-0301

1915 S. Proctor St.

DATE:

May 2, 2019

These comments and conditions are based on the following information provided for review:

Application, 11/17/2018

- Site Plan, Date 11/15/2018
- Revised Hydrology Report, 03/29/2019

If you have questions regarding these comments and conditions, please contact Karina Stone for Storm and Sanitary Sewers at kstone@cityoftacoma.org or 253-502-2286 or Larry Criswell for Streets, Driveways, and Sidewalks at lcriswel@cityoftacoma.org or 253-591-5787.

The Site Development Group has the following Conditions of Approval:

1. Storm and Sanitary Sewers

- a. The proposal shall comply with all applicable requirements contained in the City of Tacoma Stormwater Management Manual, Side Sewer and Sanitary Sewer Availability Manual, Tacoma Municipal Code 12.08, Tacoma Municipal Code 2.19, Tacoma Municipal Code 10.14, Tacoma Municipal Code 10.22 and the Right-of-Way Design Manual in effect at time of vesting land use actions, building or construction permitting.
- b. Any utility construction, relocation, or adjustment costs shall be at the applicant's expense.
- c. The proposal is to discharge the site surface water to maintain wetland hydrology via dispersion trenches and vegetated flow paths. As proposed, the vegetated flow path required is partly on adjacent private property. Private stormwater easements shall be obtained for stormwater management BMPs located on private property under different ownership. The easement shall encompass the BMP, including any required downstream vegetated flow paths required to maintain the downstream discharge conditions. The easement shall permit access for maintenance or replacement in the case of failure. If an easement is unable to be obtained, the private BMP shall be relocated to be fully contained on the owner's private property, including any required downstream vegetated flow paths required to maintain the downstream discharge conditions.

- d. Per Volume 5, Section 1.1 of the SWMM, enhanced water quality treatment is required for all pollution generating surfaces discharging to the stream and the wetland.
- e. Per Volume 1, Section 3.4.7 of the SWMM, flow control is required for this project for the portion of the site discharging to the stream.
- f. Per Volume 1, Section 3.4.8 of the SWMM, wetlands protection is required for this project for the portions of the site discharging to the wetland, either directly or indirectly.
- g. Be advised, the hydrology report and associated plans are considered preliminary and intended to determine the feasibility of compliance with the SWMM. The drawings and associated reports are not approved for construction.

2. Streets, Driveways, and Sidewalks

South 19th and Madison Street intersection

a. Curb ramps at the intersection of S. 19th and Madison Streets shall be constructed meeting current Tacoma & ADA standards. Curb installation shall include the SW corner and the SE corner receiving ramps and shall be directional.

South 19th Street

- b. Remove and replace existing 5' sidewalk abutting the sites with a new 7' sidewalk meeting Public Right of Way Accessible Guidelines (PROWAG) and Americans with Disabilities Act (ADA) requirements, and be installed to the approval of the City Engineer.
- c. South 19th Street fronting the property shall be restored in accordance with the Right-of-Way Restoration Policy.
- d. Remove asphalt from planters and replace with grass.

South, 19th and Proctor Streets Intersections

e. Curb ramps at the intersection of So 19th and Proctor Street shall be constructed meeting current Tacoma & ADA standards. Curb installation shall include the SW corner and the SE corner and shall be directional receiving ramps.

South 19th and Durango Streets Intersection

f. Curb ramps at the intersection of S. 19th and Durango Streets shall be constructed meeting current Tacoma & ADA standards. Curb installation shall include the SW corner and the NW corner receiving ramps.

The following conditions are applicable to building/development permits associated with this proposal:

- a. The applicant shall review SWMM Minimum Requirements #1-10 and comply with all applicable requirements.
- A Covenant and Easement Agreement shall be required for all projects with private storm drainage systems.
- c. This project is located within the South Tacoma Groundwater Protection District (STGPD). The City of Tacoma Environmental Services Department and Tacoma-Pierce County Health Department (TPCHD) developed a guidance document that provides the circumstances and requirements for approval of infiltration facilities for managing pollution-generating stormwater runoff in the STGPD. The policy is available at http://cms.cityoftacoma.org/enviro/SurfaceWater/signed%202017%20policy%20ESD17-1.pdf. Additional information on the STGPD is located on the TPCHD website at https://www.tpchd.org/healthy-places/waste-management/business-pollution-prevention/south-tacoma-groundwater-protection-district
 - d. A site development (SDEV) permit is required.
 - e. It appears this project will disturb one or more acre of land or is part of a larger common plan of development or sale that has disturbed or ultimately will disturb one or more acres of land; and discharge stormwater from the site. Coverage under a Washington State Department of Ecology (Ecology) NPDES Stormwater Construction General Permit (CSWGP) may be required.
 - For assistance with the CSWGP contact the Ecology Southwest Region Pierce County Permit Administrator: (360) 407-7451.
 - For Information about the Construction Stormwater General Permit and requirements, visit Ecology's ISWGP webpage: https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit.
 - To submit a Notice of Intent (NOI) for coverage under the CSWGP apply online through Ecology's WQWebPortal:
 https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Water-guality-permits-guidance/WQWebPortal-guidance.
 - f. Peak daily sanitary flow calculations, prepared by a licensed engineer, shall be submitted to the Science & Engineering Division. Peak daily flows shall be calculated in accordance with the Washington State Department of Ecology Criteria for Sewage Works Design (Orange Book). Science & Engineering Division staff will then determine if the sewer system has enough capacity to accommodate the new peak flows in addition to upstream peak flows for fully developed conditions. If the public sewer system does not have enough capacity to accommodate the proposed development, the public sanitary sewer shall be upsized prior to sewer connection.

City documents are available online at the following locations:

- City of Tacoma Stormwater Management Manual: www.cityoftacoma.org/stormwatermanual
- City of Tacoma Side Sewer and Sanitary Sewer Availability Manual: www.cityoftacoma.org/sidesewer
- Right-of-Way Design Manual: www.cityoftacoma.org/designmanual
- City of Tacoma Right-of-Way Restoration Manual: http://www.govme.org/download/PDF/PublicWorks-Right-of-Way-RestorationPolicy.pdf

File Number: LU18-0301 Tacoma Behavioral Hospital

Exhibit 16 – Easements and Other Recorded Documents

W 3125432



After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
PO Box 47338
Olympia WA 98504-7338

PLEASE MAKE NO MARK IN THE MARGIN SPACE - RESERVED FOR COUNTY AUDITOR'S USE

Document Title: TEMPORARY CONSTRUCTION EASEMENT

Reference Number of Related Documents: None

Grantor: Jemstone LLC, a Washington Limited Liability Company

Grantee: State of Washington, Department of Transportation Legal Description: N 1/2 of the NE % of Sect. 12. T 20 N, R 2 E Additional Legal Description is on Pages 3 & 4 of Document.

Assessor's Tax Parcel Number: \(\tilde{022}0121058\), 0220121040\, 0220121038\, 0220121026\,

0220121017 & 0220121160

TEMPORARY CONSTRUCTION EASEMENT

SR 16 Snake Lake Wetlands Mitigation Area

The Grantor, JEMSTONE LLC, a Washington Limited Liability Company, for and in consideration of the sum of TEN and NO/100—(\$10.00)—Dollars, and other valuable considerations, hereby conveys and grants to the STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION and its assigns, under the imminent threat of the grantee's exercise of its rights of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands from the date hereof until December 31, 2010, for the purpose of construction activities, ingress and egress.

Said lands being situated in Pierce County, State of Washington, and described as follows:

For legal description and additional conditions see Exhibit A attached hereto and made a part hereof.

The Grantee, its authorized agents and employees, will protect, save and hold harmless the Grantor, its successors or assigns, from all claims, actions, costs damages or expenses of any nature whatsoever by reason of the acts or omissions of the Grantee, its assigns, agents, contractors, licensees, invitees, employees or any person whomsoever, arising out of or in connection with any acts or activities authorized by this Easement. The Grantee, its agents or employees, further agrees to defend the grantor in any litigation, including payment of any cost or attorney's fees, for any claims or action commenced, thereof arising out of or any acts

DOT 262-011

Page 1 of 4 Pages

Project No.: Parcel 3-10197

PLEASE MAKE NO MARK IN THE MARGIN SPACE - RESERVED FOR COUNTY AUDITOR'S USE

EXCISE TAX EXEMPT DATE 4 - 1.7-04

Pierce County

By Auth. S

45°

TEMPORARY CONSTRUCTION EASEMENT

or activities authorized by this Easement. This obligation shall not include such claims, costs, damages or expenses which may be caused by the sole negligence of the Grantor, its successor or assigns; Provided, that if the claims or damages are caused by or result from the concurrent negligence of: (a) the Grantor, its agents contractors or employees; and (b) the Grantee, its agents, contractors or employees, or invitees and involves those actions covered by RCW 4.24,115; this indemnity provision shall be valid and enforceable only to the extend of the negligence of the Grantee or the Grantee's agents or employees.

	ed that the delivery of this easement is hereby tendered and
that the terms and obligations her	reof shall not become binding upon the State of Washingto
unless and until accepted and a	approved hereon in writing for the State of Washington
	the Director of Real Estate Services.
DATED this 9 day	of Apri), 2009.
JEMSTONE LLC,	Accepted and Approved
seph E 1/ las	STATE OF WASHINGTON
By: Noseph E. Mayer, Managing A	Member Department of Transportation
\bigcirc	By: Alex Max
	Mike PalaZzo
•	Director, Real Estate Services
	Date: 4/16/=9
STATE OF WASHINGTON)	and the second s
: SS.	the state of the state of
County of)	The state of the s
On this _9 th_ day of	Anai / 2000 1 6 - 11
	known to be the Managing Member of Jemstone LLC, a Washington
	d the foregoing instrument, and acknowledged said instrument to be the
	imited Liability Company, for the uses and purposes therein mentioned
and on oath stated that he is authorized to	execute said instrument.
GIVEN under my hand and	d official seal the day and year last above written.
	Charlatte K. Harris
ALE THE THE PARTY OF THE PARTY	
Control of the second	Notary Public in and for the State of Washington,
AS ROTARY WE	Residing at Burry Lake
A RISING A	Residing at
11-12-11	My Appointment Expires

DOT 262-011

Page 2 of 4 Pages

Parcel 3-10197

TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT A

The most Easterly 15 feet of the hereinafter described Parcel "A":

Parcel "A"

Tract "A"

Beginning at a point 1056 feet West and 495 feet South of the Northeast corner of Section 12; Township 20 North, Range 2 East of the W.M., in Pierce County, Washington;

Running thence South 82.5 feet;

thence West 264 feet;

thence North 82.5 feet;

thence East 264 feet to the place of beginning.

Tract "B":

Beginning 305 feet South and 1056 feet West of the Northeast corner of Section 12, Township 20 North, Range 2 East of the W.M., in Pierce

County, Washington;

thence South 190 feet;

thence West 264 feet;

thence North 190 feet;

thence East 264 feet to the place of beginning.

Tract "C":

Beginning at a point 1056 feet West of the Northeast corner of Section 12, Township 20 North, Range 2 East of the W.M., in Pierce County,

Washington;

thence South 165 feet;

thence West 264 feet;

thence North 165 feet;

thence East 264 feet to the point of beginning.

Except a strip 15 feet in width off the East end of said tract for road purposes.

Tract "D":

Commencing at a point 165 feet South and 1056 feet West of the Northeast corner of Section 12, Township 20 North, Range 2 East of the W.M., in Pierce County, Washington;

thence South 140 feet;

thence West 264 feet;

DOT 262-011

Page 3 of 4 Pages

Parcel 3-10197

TEMPORARY CONSTRUCTION EASEMENT

thence North 140 feet;

thence East 264 feet to the point of beginning.

Except the East 15 feet thereof for road purposes.

Tract "E"

Beginning 1320 feet West of the Northeast corner of Section 12,

Township 20 North, Range 2 East of the W.M., in Pierce County,

Washington;

thence South 165 feet;

thence West 264 feet;

thence North 1.65 feet;

thence East 264 feet to the place of beginning.

Except the North 35 feet for South 19th Street.

Also Except that portion taken for Proctor Street pursuant to Deed recorded under Auditor's file number 1498549.

Tract "F":

Parcel A, as designated on Boundary Line Revision recorded under Recording Number 2007 2195005, being a portion of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 12, Township 20 North, Range 2 East of the W.M., in Pierce County, Washington.

The lands herein described contain an area of 4,088 square feet, more or less, and the specific details concerning all of which are to be found within that certain map of definite location now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval March 12, 2009, and revised March 24, 2009.

DOT 262-011

Page 4 of 4 Pages

Parcel 3-10197.



Return Address Warren J. Daheim Gordon, Thomas, Honeywell, Malanca, Peterson & Daheim, LLP 1201 Pacific Ave., Suite 2100 P. O. Box 1157

Please print or type information

Tacoma, WA 98401-1157.

Troupo print or opportunitori.	
Document Title(s) (or transactions contained therein):	
1. Declaration of Slope Easement	
2.	
3. A Sandre Jack	
4.	
Grantor(s) (Last name first, then first name and initials)	
1. Jemstone LLC, Declarant	
2.	
3.	
4.	
5. Additional Names on Page of Document.	
Grantee(s) (Last name first, then first name and initials)	
1.	
2.	
3.	
4.	
5. Additional Names on Page of Document.	
Legal Description (abbreviated: i.e., lot, block, plat or section, township, range)	
A portion of the NE 1/4 of Sec. 12, T20N, R2E, W.M.	
City of Tacoma, Pierce County, Washington	
The state of the s	
Legal Description on Page 1 of Document.	
Reference Number(s) of Documents Assigned or Released:	
React effect (Variables (8) of Documents Assigned of Released.	
Manager and the second	
Additional Reference Numbers on Page of Document.	
Assessor's Property Tax Parcel/Account Number	
AAAAA WEA LAAAAAAAAAAA COOLAAAAAAAAAAAAAAAAAAAAA	
022012-1159 = 022012-1028	
The Auditor/Recorder will rely on the information provided on this cover sheet. The staff will not read the	
document to verify the accuracy or completeness of the indexing information provided herein.	

[1395896 v01.doc]

EXCISE TAX EXEMPT DATE 10 . 30

Ву

DECLARATION OF SLOPE EASEMENT

This Declaration is made this day of October, 2007, by Jemstone LLC, a Washington limited liability company, as "Declarant."

Declarant is the owner of certain real property in Pierce County, Washington, more particularly described as follows:

Parcel A (being BLA Parcel A of Exhibit attached):

Commencing at a pointon the North line of the Northeast quarter of Section 12, Township 20 North, Range 2 East, W.M., in Pierce County, Washington, which is N88°02'16'W a distance of 1320 feet from the Northeast corner thereof;

thence S01931'53"W a distance of 165.00 feet to the true point of beginning;

thence continuing S01°31'53"W a distance of 330.00 feet;

thence N88°02'16"W a distance of 20.00 feet;

thence N01°31'53"E a distance of 56.00 feet;

thence N88°02'16'W a distance of 41.22 feet to a point of tangency with a 74.00 foot radius curve to the right;

thence Northwesterly, along said curve, through a central angle of 33°53'15" an arc distance of 43.77 feet;

thence N54°09'01"W a distance of 56.37 feet;

thence N88°02'16"W a distance of 115.06 feet;

thence N01°31'53"E a distance of 230.00 feet;

thence S88°02'16"E a distance of 264.00 feet more or less to the point of beginning.

Parcel A1 (being a portion of BLA Parcel B of Exhibit attached):

Commencing at a point on the North line of the Northeast quarter of Section 12, Township 20 North, Range 2 East, W.M., in Pierce County, Washington, which is N88°02'16"W a distance of 1340 feet from the Northeast corner thereof;

thence S01°31'53"W a distance of 495.00 feet to the true point of beginning; thence N88°02'16"W a distance of 244.00 feet;

thence N01°31'53"E a distance of 100.00 feet;

thence S88°02'16"E a distance of 115.06 feet;

thence S54°09'01"E a distance of 56.37 feet to a point of tangency within a 74.00 foot radius curve to the left;

thence Southeasterly along said curve, through a central angle of 33°53'15" an arc distance of 43.77 feet;

thence S88°02'16"E a distance of 41.22 feet;

thence S01°31'53"W a distance of 56.00 feet to the true point of beginning.

Now, therefore, Declarant, as owner of Parcels A and A1, for itself, its successors and assigns, declares as follows:

- Declarant does hereby establish and create for the benefit of Parcel A above, and does hereby give, grant, and convey to each and every individual and entity hereafter owning any portion of Parcel A, a permanent slope easement over the northeasterly 30 feet of Parcel A1 described above. The Southerly line of said easement extends Easterly to the East line of Parcel A1 on the East and Northwesterly to the most Northerly line of Parcel A1 on the North. The easement is depicted on the drawing prepared by Baseline Engineering Inc. attached hereto as Exhibit 1. The easement is for the purpose of filling cutting, grading, contouring, and establishing and maintaining slopes within the easement area for the benefit of Parcel A.
- 2. The easement created hereunder shall be perpetual and shall run with the land and shall inure to the benefit of and be binding upon the Declarant and its successors and assigns.

IN WITNESS WHEREOF the Declarant has executed this Declaration the date first above written.

JEMSTONE LLC, a Washington limited liability company,

By: Its: by

STATE OF WASHINGTON

County of Pierce

I certify that I know or have satisfactory evidence that Joseph E. Mayer is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Jemstone LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this

day of October, 200

Notary Public State of Washington LAUREL K. HAVERLY MY COMMISSION EXPIRES August 31, 2010 (Type/Print Name above)
Notary Public in and for the
State of Washington, residing at

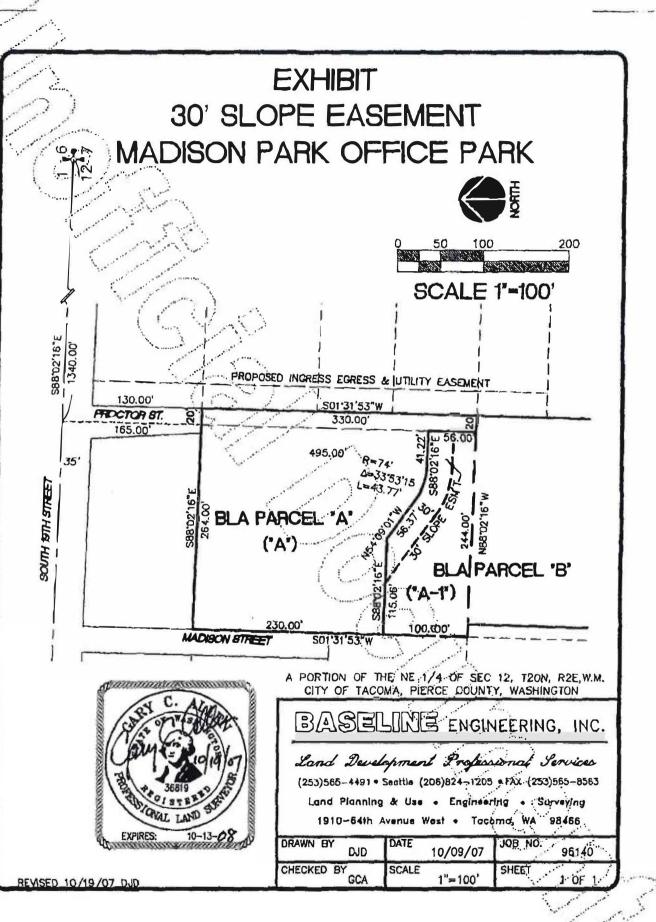
My appointment expires: 2

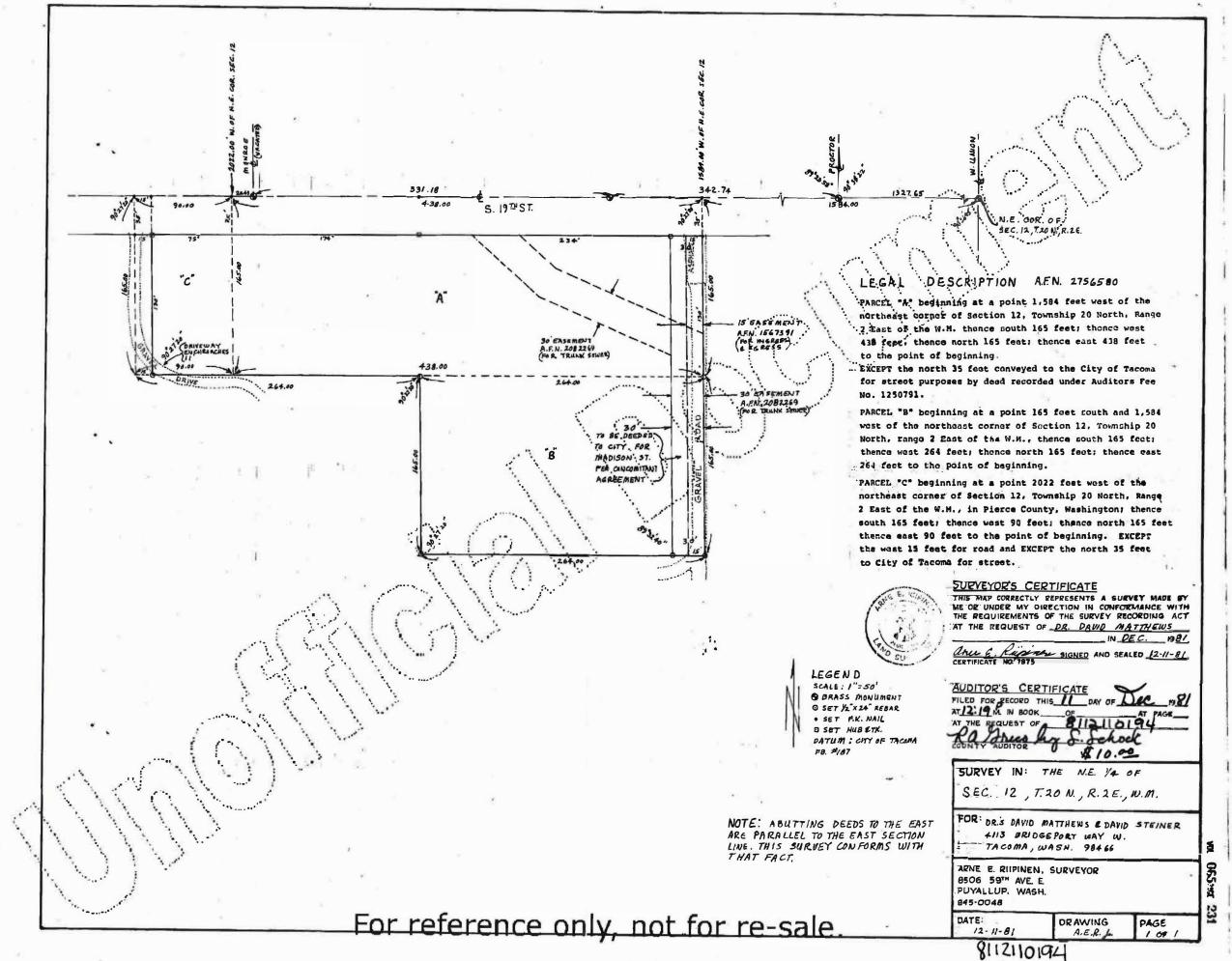
-2-

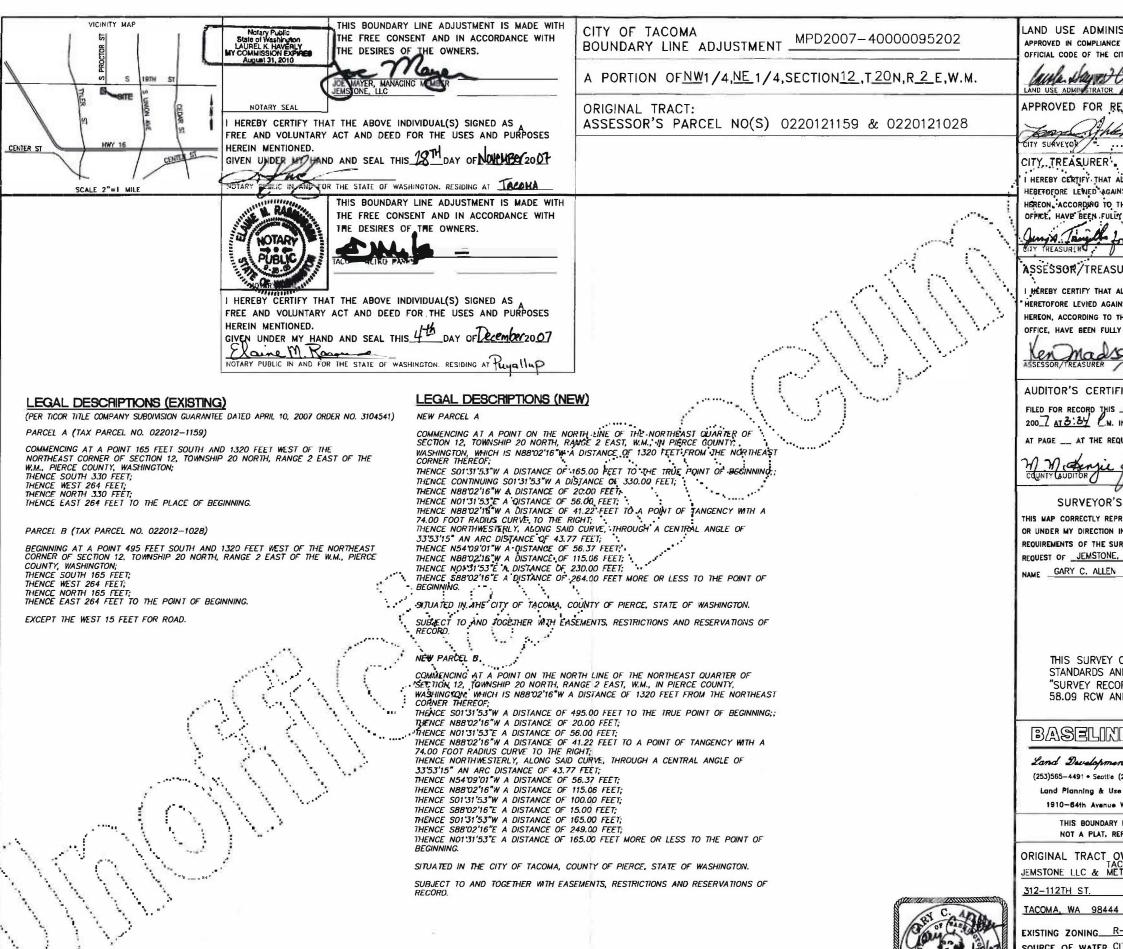
at 12:46 p.m. Scale: 1=100 Attached Xrefs:

19

doug on October







For reference only, not for the control of the cont

LAND USE ADMINISTRATOR APPROVED IN COMPLIANCE WITH CHAPTER 13.04 OF THE OFFICIAL CODE OF THE CITY OF TACOMA

APPROVED FOR RECORDING

HEREBY CERTIFY THAT ALL DELINQUENT ASSESSMENTS HEBETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

LINIA TAMEN LA MORBAN D. JACOBSON

ASSESSOR/TREASURER

HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

FILED FOR RECORD THIS 19 DAY OF 200 7 AT 3:34 P.M. IN BOOK

SURVEYOR'S CERTIFICATE THIS WAR CORRECTLY REPRESENTS A SURVEY MADE BY ME REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JEMSTONE, LLC IN MARCH GARY C. ALLEN

> THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER 58.09 RCW AND 332-130 WAC.

BASELINE ENGINEERING, INC.

Land Development Professional Genvices (253)565-4491 • Seottle (206)824-1205 • FAX (253)565-8563 Land Planning & Use . Engineering . Surveying 1910-64th Avenue West . Tacoma, WA 98466

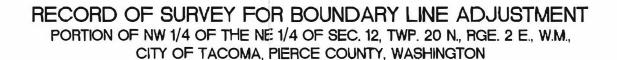
> THIS BOUNDARY LINE ADJUSTMENT IS NOT A PLAT, REPLAT, OR SUBDIVISION

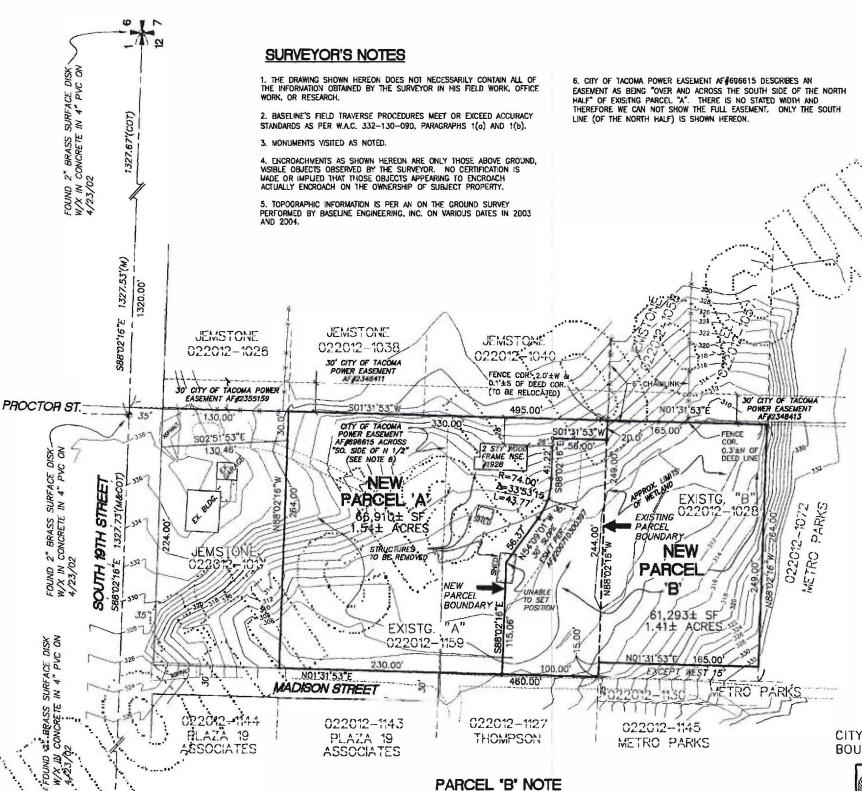
ORIGINAL TRACT OWNER JEMSTONE LLC & METRO PARKS PHONE 222-1300 4702 S.19TH STREET 312-112TH ST. TACOMA, WA 98405

EXISTING ZONING R-2 SOURCE OF WATER CITY OF TACOMA TYPE OF ACCESS __70' PUBLIC RIGHT-OF-WAY SEWER SYSTEM CITY OF TACOMA SCALE NTS NO. OF ADJUSTED PARCELS 2

DRAWN BY DJD CHECKED BY GCA JOB NO. 96140

SHEET 1 OF 2





PURPOSE OF BOUNDARY LINE ADJUSTMENT IS TO ACCOMODATE THE

PARKS FOR PARK PURPOSES ONLY. IT IS A NON-DEVELOPABLE LOT.

For reference only, not for re-sale

WESTLAND AREA SUCH THAT IT IS INCLUDED AS PART OF NEW PARCEL "B". NEW PARCEL "B" IS A SENSITIVE AREA AND IS OWNED BY TACOMA METRO

(COT)

CITY OF TACOMA

DJD APR-2007 96-140 2 OF 2

File Number: LU18-0301 Tacoma Behavioral Hospital

Exhibit 17 – Preliminary Stormwater Site Plan



PRELIMINARY STORMWATER SITE PLAN

Tacoma Behavioral Health

1915 South Proctor Street Tacoma, WA 98405

Applicant/Owner:

Signature Healthcare Services, LLC 2065 Compton Avenue Corona, CA 92881 Contact: Erik Tolonen (951) 520-4199 etolonen@signaturehc.com

Engineer:

Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 Contact: Dan Balmelli (425) 251-6222 dbalmelli@barghausen.com

> Revised March 29, 2019 Revised September 27, 2018 August 1, 2018 Our Job No. 18482

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1.0 PROJECT OVERVIEW

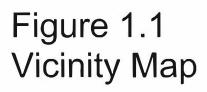
The proposed Tacoma Behavioral Health project is to sit on a 5.41-acre site located within a portion of Section 12, Township 20 North, Range 2 East, Willamette Meridian, City of Tacoma, Pierce County, Washington. Specifically, the site is located at 1915 South Proctor Street (A.P.N. 0220121058, 0220121040, 0220121038, 0220121017, 0220121160 and 0220121026). The site is bordered by the South 19th Street public right-of-way to the north, residential properties to the east and west, and forested area to the south. Please see Figure 1, Vicinity Map, for a graphical depiction of the exact site location.

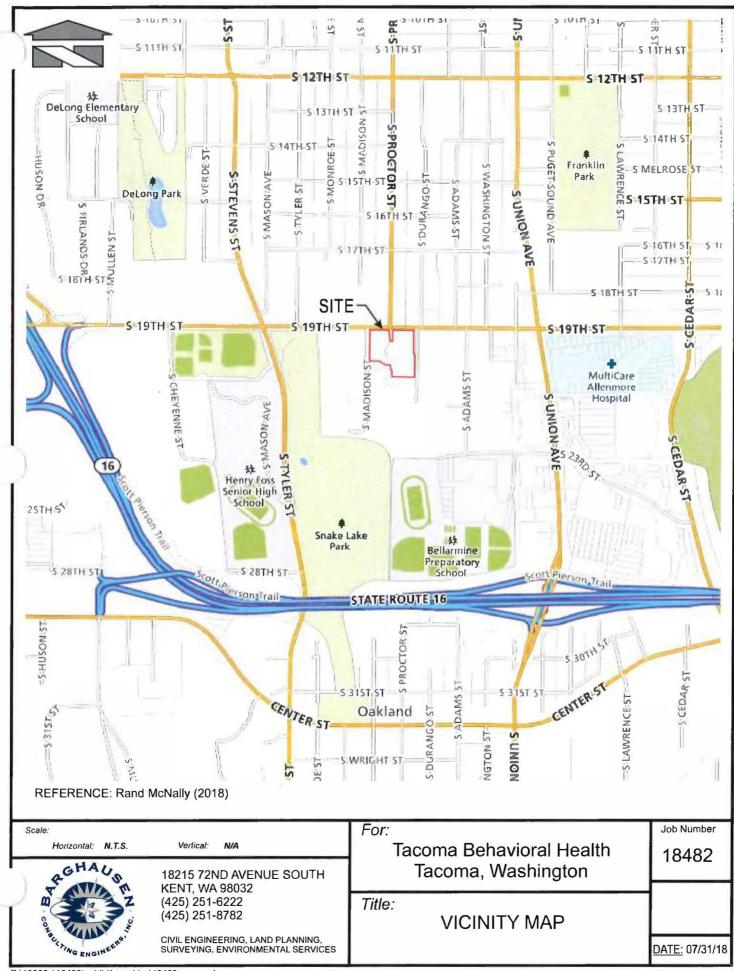
This project proposes the clearing of vacant land and the development of the site includes the construction of a medical facility, new on-site curb, sidewalk, asphalt pavement, storm drainage improvements, landscaping, lot lights, and utility connections with upgrades as required. Frontage improvements along South 19th Street will be performed per a separate Work Order permit.

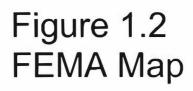
Permits associated with this project include Work Order, Building, Site Development, and Health Department.

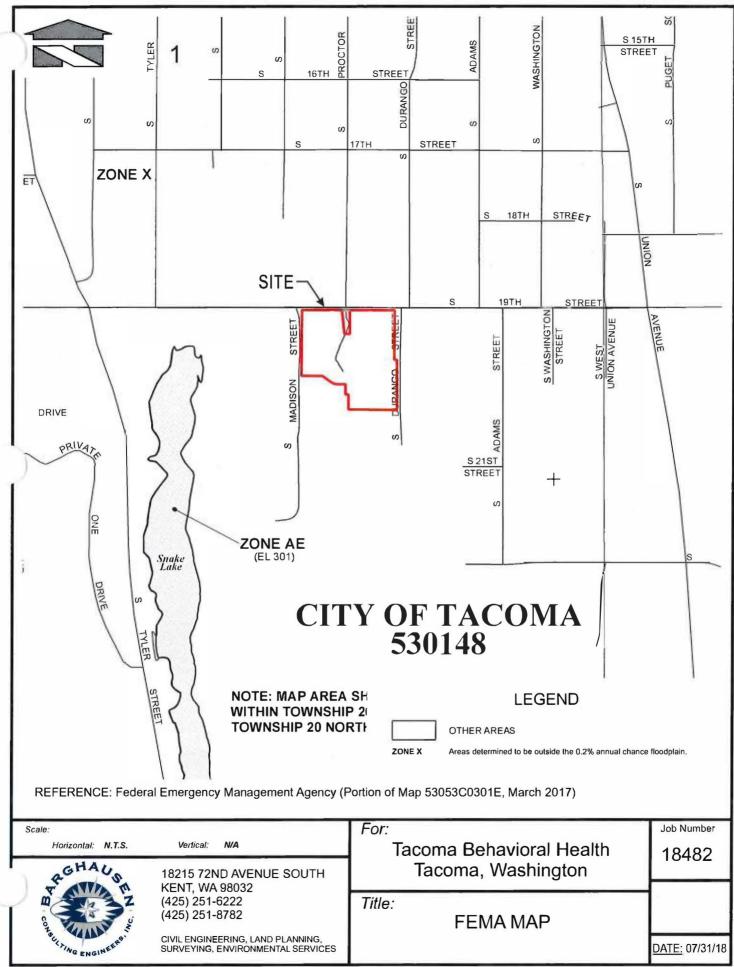
The project will propose to provide formal flow control, water quality treatment, and wetlands protection to meet the treatment criteria per the July 2016 City of Tacoma Stormwater Management Manual (SWMM). In the existing condition, drainage sheet flows across the site toward an existing wetland located on the southwest corner of the site and a stream along the west side of the site. As such, these areas will be addressed separately for stormwater discharge.

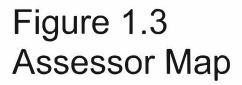
The purpose of this preliminary study is to document the measures necessary to maintain the wetland hydrology per Minimum Requirement #8. Flow control and water quality elements necessary for the rest of the site will be designed during site development permitting and will be discussed from a conceptual standpoint based on preliminary site assessments.

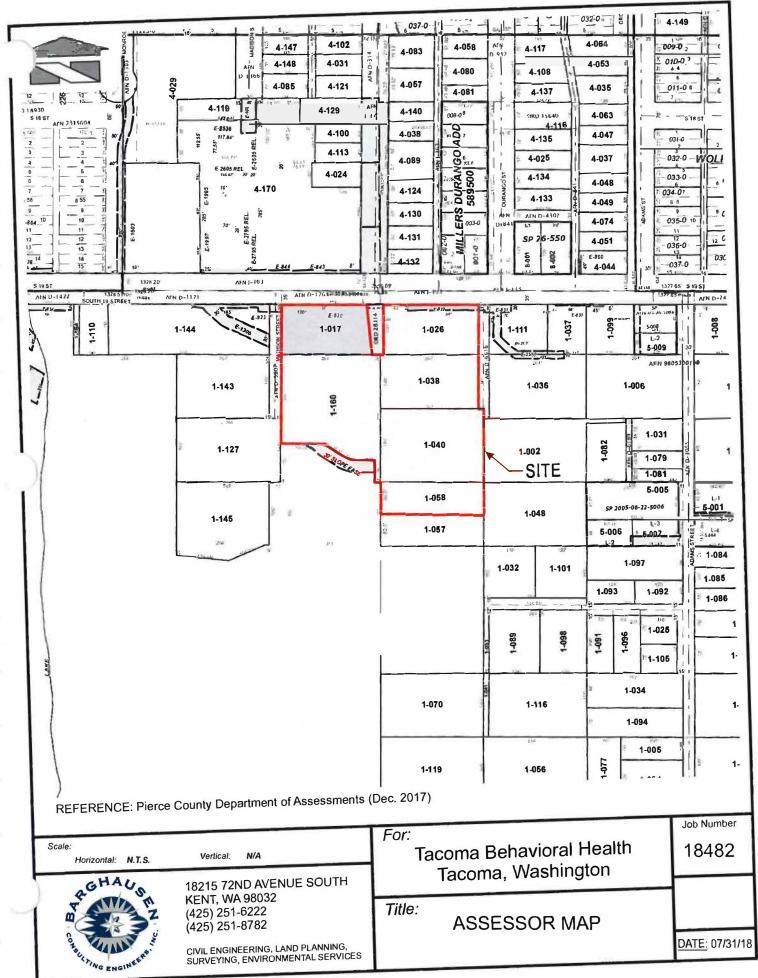












2.0 EXISTING CONDITION SUMMARY

The existing topography of the site is moderate to steep slopes ranging up to 40 percent maximum to the south/southwest toward and existing wetland. Site ground cover is comprised of sparse trees, grass lawn, and native vegetation.

It appears that off-site flows may enter the site on the east side. The street frontage on South 19th Street has existing conveyance systems in place to capture stormwater runoff, thus no off-site flows enter the project area. Stormwater is currently not collected and routed on-site.

There are no known drainage problems, nor areas with high potential for erosion or sediment deposition caused from steep slopes or other features.

The available existing utilities are described as follows:

- a. Sanitary Sewer: Service connections are available in South 19th Street.
- b. Stormwater: In the existing condition, portions of the site drain toward an existing wetland located southwest of the site and also toward a stream on the west side of the site. This project will propose to discharge to the stream and also to the wetland in order to comply with Minimum Requirement #8. The site frontage drains to South 19th Street into a public system.
- c. Water: Service connections are available in South 19th Street.

Figure 2.1 Existing Conditions

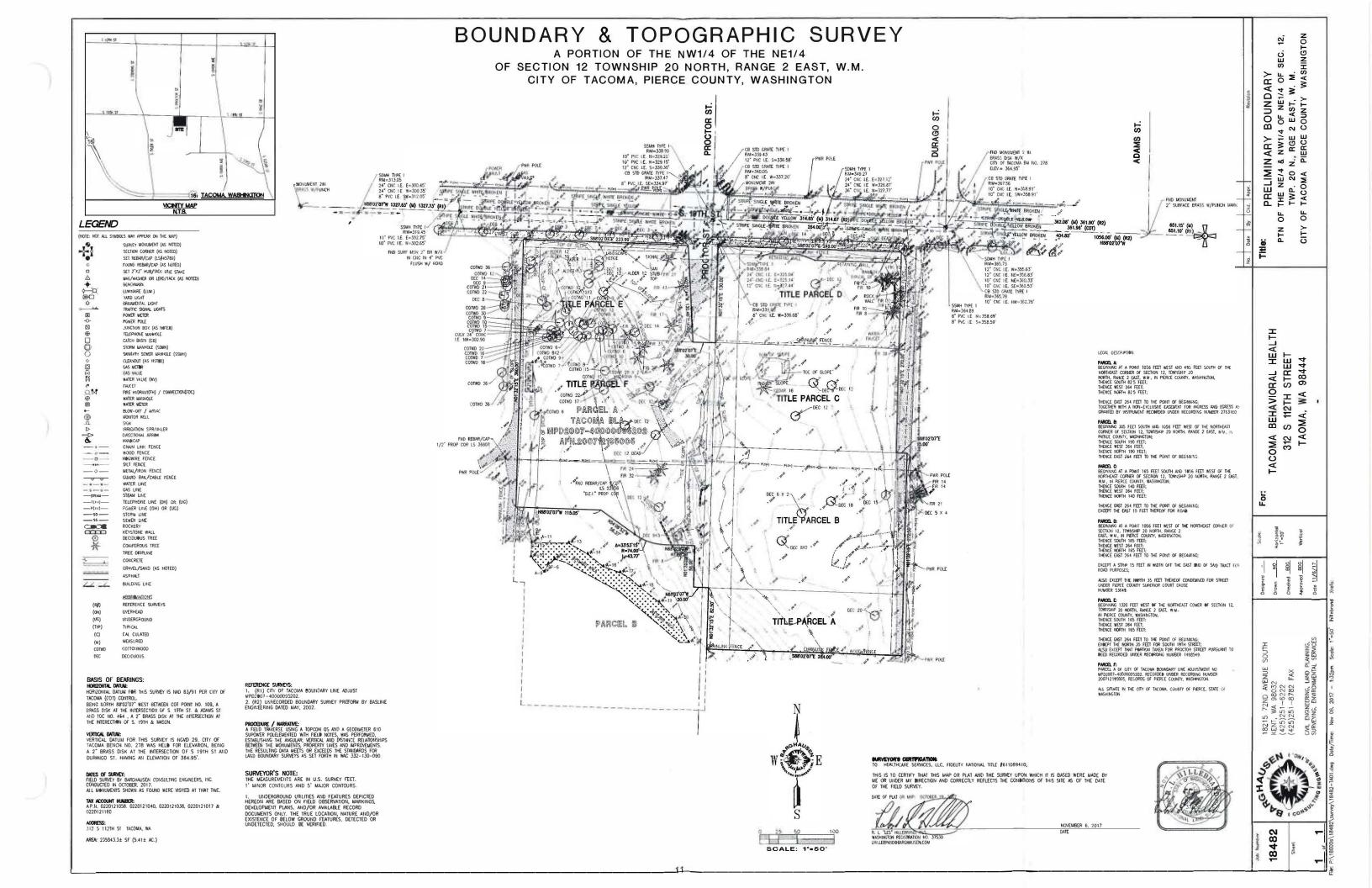
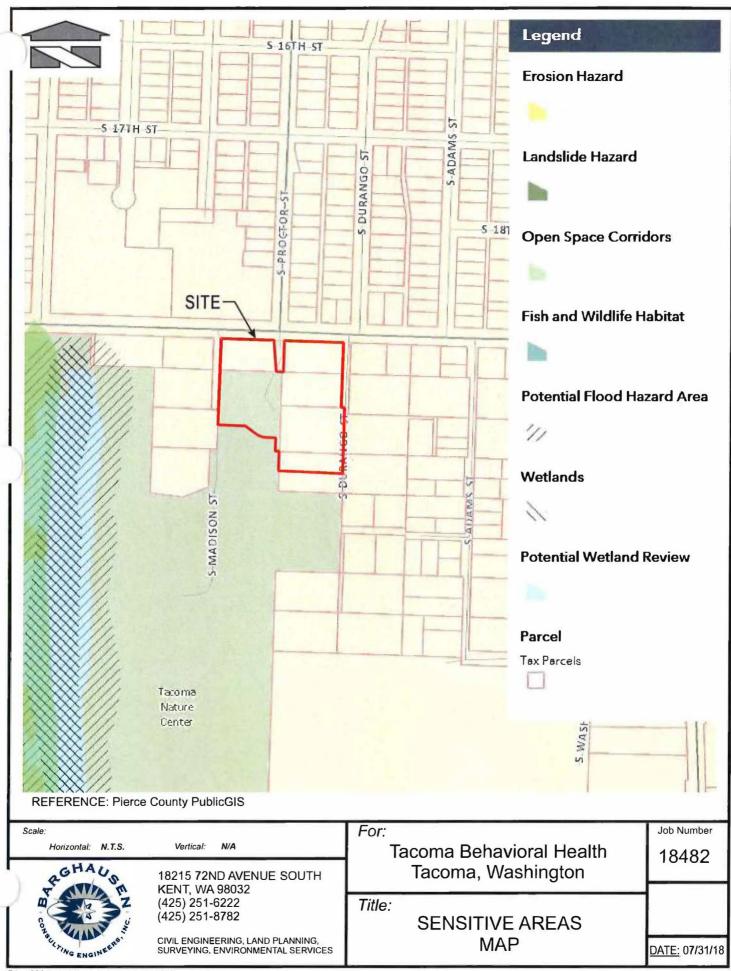


Figure 2.2 Sensitive Areas Map



3.0 OFF-SITE ANALYSIS

An off-site analysis will be performed prior to the Site Development Permit Submittal. Thus, this section will remain as a placeholder.

- A. Upstream Analysis
- B. Downstream Analysis

Qualitative Analysis

Quantitative Analysis

4.0 PERMANENT STORMWATER CONTROL PLAN

4.1 Threshold Discharge Areas and Applicable Requirements for Treatment, Flow Control, and Wetlands or other Critical Areas Protection (This Section to Be Completed as Part of the Site Development Permit Submittal)

Description	Onsite	Offsite	Total	
Existing Cond	litions			
Total Project Area				
Existing hard surface				
Existing vegetation area				
Proposed Con	ditions			
Total Project Area	1			1
Amount of new hard surface				1
Amount of new pollution-generating hard surface				
Amount of replaced PGHS				
Amount of new plus replaced hard surface				f
Amount of new + replaced PGHS				f
Amount of existing hard surfaces converted to vegetation.				f
Amount of Land Disturbed				f
Vegetation to Lawn/Landscaped				ā
Native Vegetation to Pasture				a
Existing vegetation area to remain				_ f
Existing hard surface to remain unaltered				f
Value of proposed improvements				_
Assessed Value of Existing Site Improvements				_
Amount to be Graded/Filled				f

4.2 Pre-Developed or Existing Site Hydrology

The existing topography of the site is moderate to steep slopes ranging up to 40 percent maximum to the south and southwest with portions being tributary to an existing wetland and the rest of the site tributary to an existing stream. Site ground cover is comprised of sparse trees, grass lawn, and native vegetation.

The site area tributary to the existing wetland is summarized in more detail on the Pre-Developed Wetland Tributary Areas exhibit located within this report.

- · Land use will be for a medical facility.
- · Existing Basin Summary is as follows:

Table 1: Pre-Developed Condition:

Tributary Discharge Location	Area
Wetland	1.32 AC
Stream	3.36 AC
S 19th Street	0.12 AC

Note: Area to continue to contribute to Wetland is not included in this number.

Table 2: Pre-Developed Condition Event Output (From WWHM) to Stream and S 19th Street (*This will be updated during Site Development Permitting*):

Event	Peak Flow (cfs)
2-Year	
10-Year	
25-Year	
50-Year	
100-Year	

4.3 Developed or Site Hydrology

Topographically, the majority of the site will continue to slope toward the west property line and southwest corner of the site as it does in the existing condition. Walls will be placed throughout the site to accommodate the necessary grading changes for the building and parking lot areas. Drainage will be collected and routed to the existing stream and wetland proportionately to meet Minimum Requirement #8. Site frontage will continue to slope toward S 19th Street as it does in the existing condition.

The site's storm drain system will consist of a series of catch basins and conveyance piping to deliver storm runoff to the underground detention system to be placed on site. The onsite detention system will discharge to the stream by use of a rock pad. Conveyance will also be in place to collect landscape and roof areas for discharge to the wetland.

Refer to section 4.9 for further discussion on the site's compliance with minimum requirement #8.

The following tables will be completed as part of the site development permit process:

Table 3: Developed-Mitigated Condition:

Developed-Mitigated	Area
C, Lawn, Mod	
Impervious Flat	

Table 4: **Developed-Mitigated Condition Event Output for Stream Discharge** (*This will be completed during the site development permitting*):

Event	Peak Flow (cfs)
2-Year	
10-Year	
25-Year	
50-Year	
100-Year	

4.4 Performance Goals and Standards

A flow chart (2016 SWMM, Figure 1-5 – New Development Flowchart and Figure 1-9 - Flow Control Flowchart) was used to determine that Minimum Requirements Nos. 1 through 10 must be met for this project:

- Enhanced treatment shall be implemented with utilization of a self-contained device provided by Modular Wetland for discharge to the stream.
- Per Chapter 3.3.7.2.1 MR No. 7, flow control requirements shall be performed to meet the Standard Requirement of a previously Forested Condition for discharge to the stream.
- MR No. 8 will require that the site maintain hydrology to the wetland in accordance with the 2016 SWMM.

4.5 On-Site Stormwater Management

<u>Lawn and Landscaped Areas:</u> This project will comply with BMP L613 for Post-Construction Soil Quality and Depth.

Roof Areas: Roof dispersion will be used for the area collected to discharge toward the wetland in accordance with BMP L603. This will be a dispersion trench with a grade board. Dispersion will be used for roof areas that discharge to the stream where feasible. Infiltration testing will be performed during the site development permitting process to determine feasibility.

Other Hard Surfaces: Dispersion will not be feasible for the parking lot areas due to the lack of available area. Permeable pavement and bio-retention will be assessed once geotechnical testing has occurred at the site.

4.6 Flow Control System

On-site detention will consist of a cast in place stormwater vault. Sizing calculations will be provided during site development.

4.7 Water Quality System

Enhanced treatment is provided by a Modular Wetland proprietary treatment system. Sizing calculations are based on WWHM output data and are provided in this report.

4.8 Conveyance System

Conveyance Calculations will be provided as part of the Site Development Submittal.

4.9 Wetland Input Volumes

In order to meet Minimum Requirement #8, WWHM was used to model the site in its current existing condition for the purpose of ensuring that the wetland will receive the necessary amount of run-off. In order to accomplish this, the site will capture the majority of the available landscape areas and portions of the roof for discharge to the wetland. The landscape areas will be graded in such a way to reflect the input into the WWHM model. These areas are outlined on the Developed Wetland Tributary Areas exhibit within this report.

The landscape areas will be collected with a piped conveyance system that will discharge uphill of the wetland onto a rock pad. Portions of the roof will be collected and routed to dispersion trenches. This project will also seek an easement from the city's parks department to allow for the minimum setback to encroach onto the property to the south. Per the 2016 SWMM, the roof areas are to be modeled as a lateral surface that is connected to the area of discharge, which is also modeled as a lateral discharge connected to the point of compliance. This information is shown on the aforementioned exhibit and the WWHM output is included in this report for reference.

Figure 4.1 Pre-Developed Wetland Tributary Areas

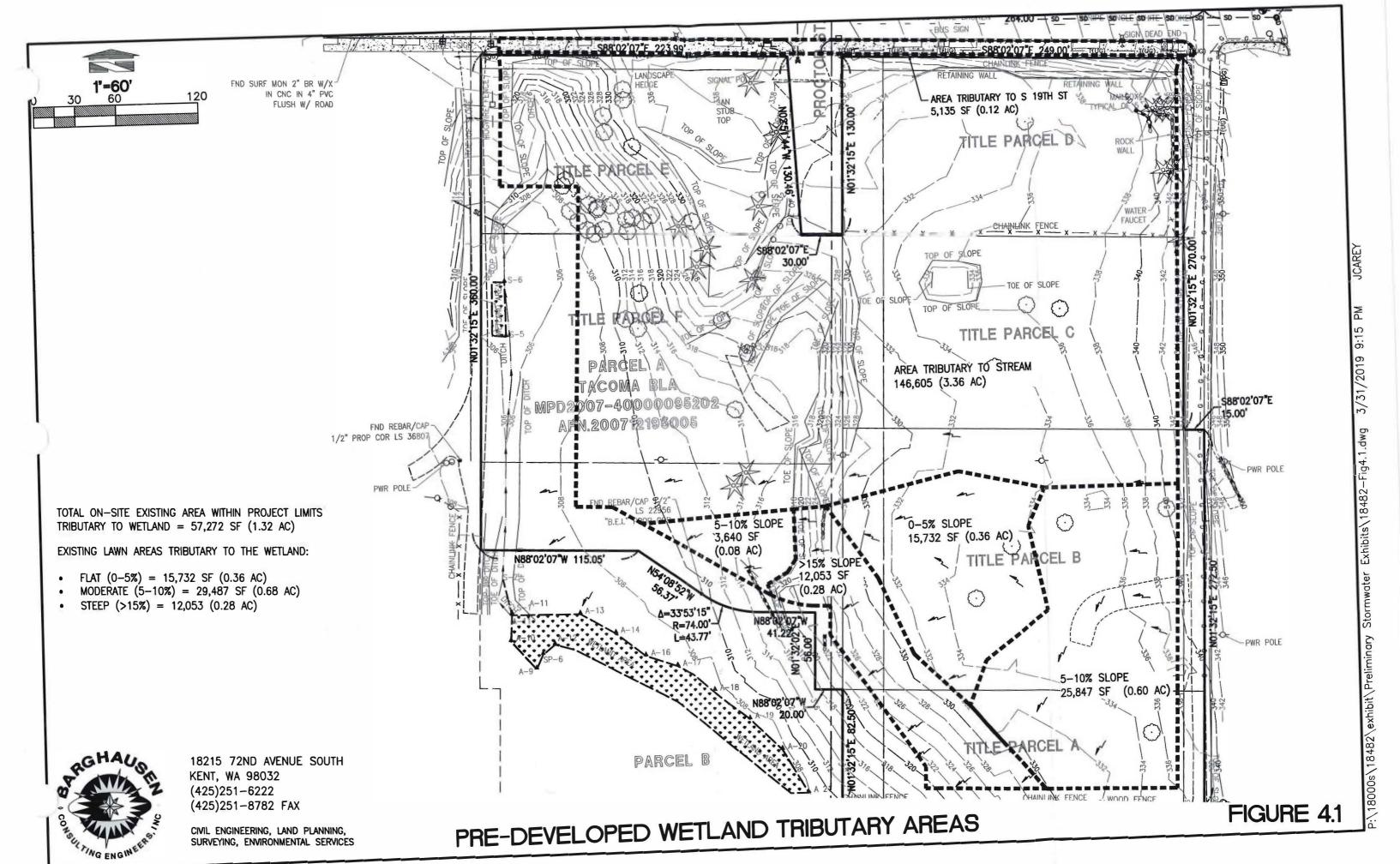


Figure 4.2 Developed Wetland Tributary Areas

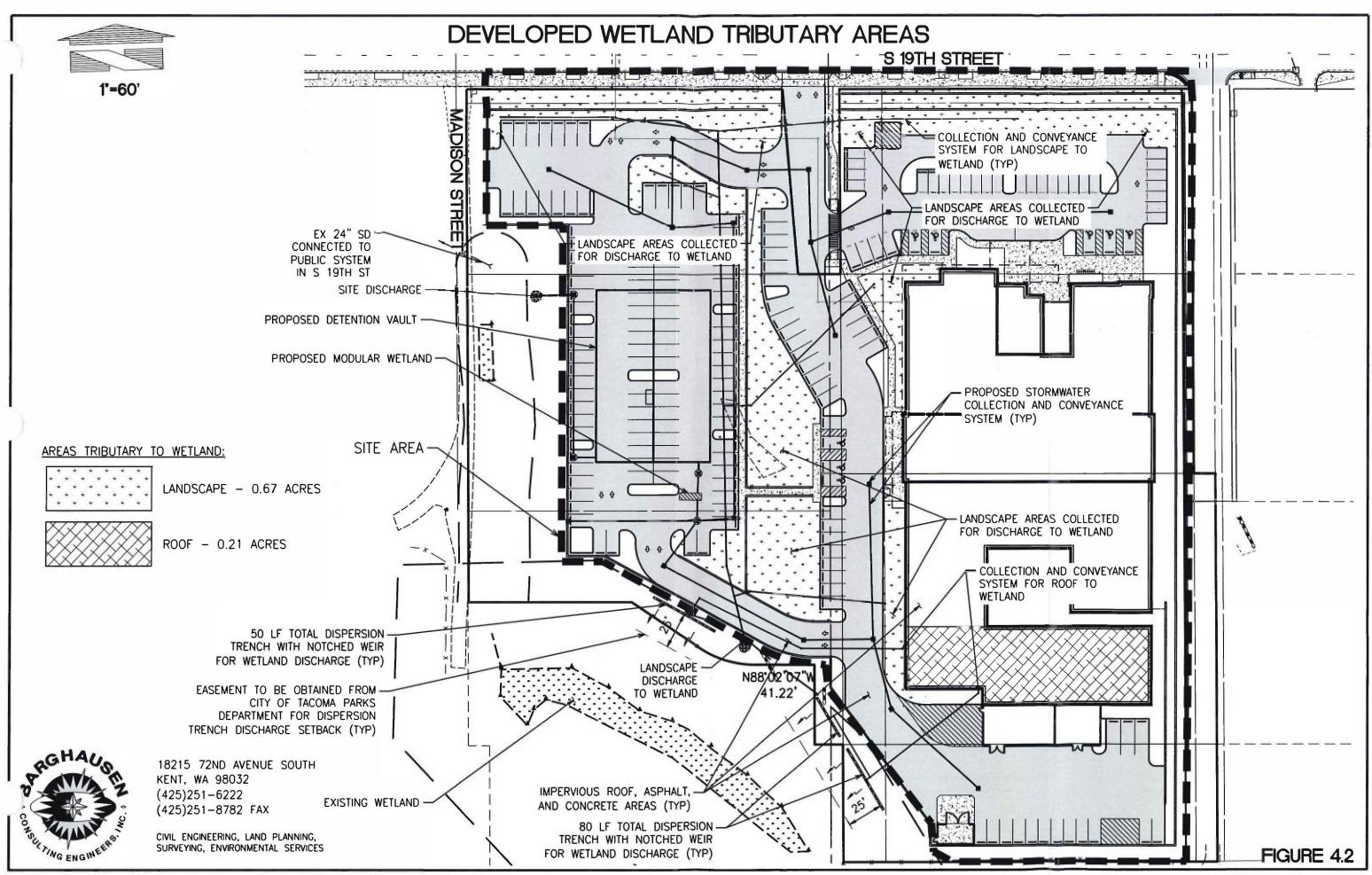


Figure 4.3 Wetland Tributary WWHM Calculation

WWHM2012 PROJECT REPORT

General Model Information

Project Name:

18482-Wetland Dispersion REVISION

Site Name:

Site Address:

City:

Report Date:

3/31/2019

Gage:

Data Start:

10/01/1901

Data End:

09/30/2059

Timestep:

15 Minute

Precip Scale:

1.00

Version Date:

2015/10/20

Version:

4.2.10

POC Thresholds

Low Flow Threshold for POC1:

50 Percent of the 2 Year

High Flow Threshold for POC1:

50 Year

Landuse Basin Data Predeveloped Land Use

Basin 1

Bypass: No GroundWater: No Pervious Land Use acre C, Lawn, Flat C, Lawn, Mod C, Lawn, Steep 0.36 0.68 0.28 Pervious Total 1.32 Impervious Land Use acre Impervious Total 0 Basin Total 1.32

Element Flows To:

Surface Interflow

Groundwater

Mitigated Land Use

Basin 1

Bypass: Yes GroundWater: No Pervious Land Use acre C, Lawn, Flat C, Lawn, Steep C, Lawn, Mod 0.18 0.24 0.25 **Pervious Total** 0.67 Impervious Land Use acre Impervious Total **Basin Total** 0.67

Element Flows To:

Surface Interflow

Groundwater

Lateral I Basin 1

Bypass:
Impervious Land Use
ROOF TOPS FLAT LAT
Element Flows To:
Outlet 1 Outlet 1 Outlet 1 No acre 0.08

Outlet 2

Lateral Basin 1

Bypass: No

GroundWater: No

Pervious Land Use C, Lawn, Mod Element Flows To: Surface acre .13

Interflow Groundwater

Lateral I Basin 2

Bypass:
Impervious Land Use
ROOF TOPS FLAT LAT
Element Flows To:
Outlet 1 Ou No acre 0.11

Outlet 2

Lateral Basin 2

Lateral Basin 2

Bypass:

No

GroundWater:

No

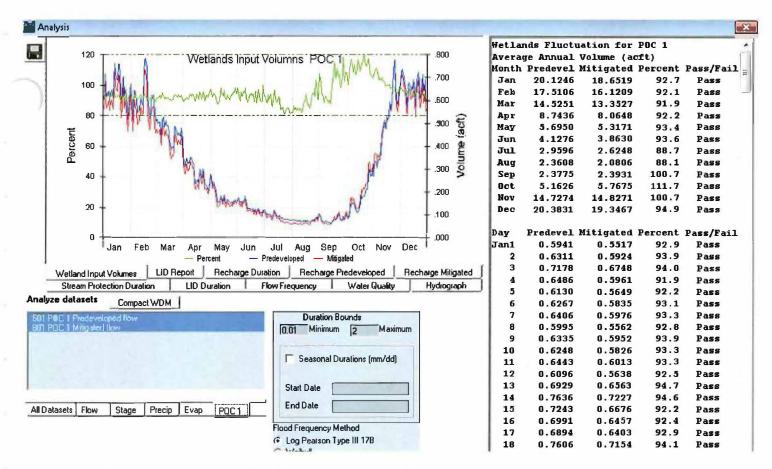
Pervious Land Use C, Lawn, Steep Element Flows To: Surface

acre .18

Interflow

Groundwater

Routing Elements Predeveloped Routing



SEE WETLANDS FLUCTUATION REPORT ATTACHMENT FOR FULL OUTPUT

18482-Wetland Fluctuations.txt

```
Wetlands Fluctuation for POC 1
Average Annual Volume (acft)
Month Predevel Mitigated Percent Pass/Fail
                     18.6519
                                   92.7
         20.1246
                                            Pass
 Jan
        17.5106
14.5251
8.7436
                     16.1209
13.3527
8.0648
                                   92.1
                                            Pass
 Feb
                                   91.9
                                            Pass
 Mar
                                   92.2
 Apr
                                            Pass
          5.6950
                       5.3171
                                   93.4
                                            Pass
 May
                                   93.6
          4.1276
                       3.8630
                                            Pass
 Jun
          2.9596
                       2.6248
                                   88.7
                                            Pass
 Jul
                                   88.1
          2.3608
                       2.0806
                                            Pass
 Aug
                                  100.7
                       2.3931
                                            Pass
          2.3775
 Sep
 0ct
          5.1626
                       5.7675
                                  111.7
                                            Pass
                                  100.7
         14.7274
                     14.8271
                                            Pass
 Nov
         20.3831
                     19.3467
                                            Pass
 Dec
                               Percent Pass/Fail
Day
       Predevel Mitigated
          0.5941
                      0.5517
                                   92.9
                                            Pass
Jan1
          0.6311
                      0.5924
                                   93.9
                                            Pass
                                   94.0
    3
          0.7178
                       0.6748
                                            Pass
                                   91.9
                       0.5961
                                            Pass
          0.6486
          0.6130
                       0.5649
                                   92.2
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                                   93.1
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0.5562
                                   93.3
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                                            Pass
    9
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                      0.5826
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                                            Pass
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92.5
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                       0.6013
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                                   94.6
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0.7592
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                                   90.9
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                                   92.4
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Page 1

```
18482-Wetland Fluctuations.txt
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                                          94.2
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           0.7837
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                                          89.1
   21
                                                     Pass
                                          90.4
   22
23
24
                                                     Pass
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                                          90.5
                                                     Pass
                           0.5522
                                          93.4
                                                     Pass
                                          92.2
92.4
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91.2
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90.8
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93.7
92.9
91.9
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22
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                                                     Pass
           0.3306
0.3220
0.2708
                           0.3111
0.2987
   11
                                                     Pass
                                          92.8
   12
                                                     Pass
                                          90.6
                           0.2452
                                                     Pass
   13
                           0.2178
0.2145
0.2292
0.2332
                                          90.0
91.7
            0.2420
0.2340
   14
                                                     Pass
   15
                                                     Pass
           0.2430
0.2536
0.2337
                                          94.3
   16
                                                     Pass
                                          92.0
   17
                                                     Pass
                           0.2119
                                          90.6
   18
                                                     Pass
                                                           Page 2
```

```
18482-Wetland Fluctuations.txt
                                        95.7
94.3
                          0.2650
   19
           0.2770
                                                  Pass
           0.2985
                          0.2816
   20
                                                  Pass
                          0.2426
   21
22
                                        90.5
           0.2680
                                                  Pass
           0.2566
0.2991
                          0.2369
0.2866
                                        92.3
                                                  Pass
   23
24
25
26
27
                                        95.8
                                                  Pass
           0.2847
                                        93.8
                          0.2669
                                                  Pass
                          0.2113
                                        89.6
                                                  Pass
           0.2319
0.2304
                          0.2159
                                        93.1
                                                  Pass
                                        93.3
                          0.2150
                                                  Pass
                                        92.0
92.9
95.4
97.2
94.7
                          0.1984
           0.2157
   28
                                                  Pass
           0.2069
0.2226
0.2779
   29
                          0.1921
                                                  Pass
                         0.2124
0.2702
0.2551
   30
                                                  Pass
May1
2
                                                  Pass
           0.2695
0.2380
                                                  Pass
                          0.2197
                                        92.3
    3
                                                  Pass
                          0.2181
           0.2331
                                        93.5
                                                  Pass
    4
                                        94.6
92.9
           0.2455
                          0.2322
    5
                                                  Pass
           0.2215
                          0.2059
    6
                                                  Pass
                          0.1909
                                        91.8
    7
           0.2080
                                                  Pass
                                        89.9
87.7
87.7
89.9
    8
           0.1869
                          0.1681
                                                  Pass
           0.1632
0.1556
0.1575
0.1597
0.1834
    9
                          0.1431
                                                  Pass
                          0.1364
0.1415
   10
                                                  Pass
   11
                                                  Pass
                                        94.5
97.9
   12
                          0.1510
                                                  Pass
   13
                          0.1794
                                                  Pass
   14
           0.1706
                          0.1604
                                        94.0
                                                  Pass
                                        93.2
           0.1606
0.1855
   15
                          0.1496
                                                  Pass
                                        96.5
   16
                          0.1790
                                                  Pass
                                        93.3
           0.1883
                          0.1757
   17
                                                  Pass
           0.1642
                                        91.4
                          0.1501
                                                  Pass
   18
           0.1510
0.1690
0.1637
                          0.1368
0.1585
   19
                                        90.6
                                                  Pass
                                        93.8
   20
21
22
23
                                                  Pass
                          0.1502
                                        91.8
                                                  Pass
                                        91.4
90.3
91.9
94.1
           0.1626
0.1557
                          0.1486
                                                  Pass
                          0.1405
                                                  Pass
           0.1516
0.1578
0.1499
   24
25
                          0.1394
                                                  Pass
                          0.1485
                                                  Pass
                                        93.7
95.5
95.0
   26
                          0.1405
                                                  Pass
   27
           0.1601
                          0.1528
                                                  Pass
   28
29
                                                  Pass
           0.1555
                          0.1478
           0.1654
0.1613
                                        98.1
                          0.1623
                                                  Pass
                                        94.7
   30
                          0.1527
                                                  Pass
           0.1651
                          0.1615
                                        97.8
   31
                                                  Pass
Jun1
           0.1686
                          0.1638
                                        97.1
                                                  Pass
                                        93.4
           0.1744
    2
                          0.1629
                                                  Pass
                                        89.9
           0.1539
                          0.1384
                                                  Pass
                                        95.7
           0.1577
                          0.1509
                                                  Pass
                                        93.1
92.5
95.5
95.3
           0.1591
    5
                          0.1482
                                                  Pass
                          0.1362
0.1549
0.1514
    6
           0.1472
                                                  Pass
           0.1622
0.1589
0.1853
    7
                                                  Pass
    8
                                                  Pass
    9
                          0.1817
                                        98.1
                                                  Pass
                                        90.9
           0.1596
                          0.1451
   10
                                                  Pass
           0.1482
0.1295
   11
                          0.1352
                                                  Pass
                                        88.9
91.8
                          0.1152
   12
                                                  Pass
           0.1295
                          0.1189
   13
                                                  Pass
                                        94.0
93.6
           0.1290
                          0.1214
   14
                                                  Pass
           0.1296
0.1231
   15
                          0.1214
                                                  Pass
                          0.1165
0.1141
                                        94.6
   16
                                                  Pass
           0.1227
                                        93.0
   17
                                                  Pass
           0.1291
                          0.1215
                                        94.1
                                                  Pass
   18
                                        89.4
   19
           0.1173
                          0.1048
                                                  Pass
                                        93.2
   20
           0.1168
                          0.1089
                                                  Pass
```

```
18482-Wetland Fluctuations.txt
                                         96.2
            0.1267
                          0.1219
                                                   Pass
                                         88.4
95.7
96.8
   22
            0.1142
                          0.1009
                                                   Pass
   23
            0.1252
                          0.1199
                                                   Pass
           0.1285
0.1183
   24
                          0.1244
                                                   Pass
   25
26
27
                          0.1103 \\ 0.1004
                                         93.2
                                                   Pass
                                         89.9
89.2
           0.1116
0.1102
                                                   Pass
                          0.0983
                                                   Pass
           0.1064
0.1194
0.1168
0.1223
                          0.0949
                                         89.2
   28
                                                   Pass
                                         99.8
   29
                          0.1193
                                                   Pass
   30
                                         94.4
                          0.1103
                                                   Pass
Jul1
                          0.1144
                                         93.6
                                                   Pass
                                         91.4
89.3
88.4
            0.1130
                          0.1033
                                                   Pass
                          0.0928
    3
            0.1039
                                                   Pass
            0.0994
0.1054
                          0.0879
    4
                                                   Pass
                                         93.4
                          0.0985
    5
                                                   Pass
                                         89.6
93.7
94.1
88.0
85.8
                          0.0902
            0.1007
    67
                                                   Pass
            0.1026
                          0.0961
                                                   Pass
                          0.0951
            0.1011
0.0944
    8
9
                                                   Pass
                          0.0831
                                                   Pass
   10
            0.0911
                          0.0781
                                                   Pass
            0.0956
                                         89.6
   11
                          0.0857
                                                   Pass
           0.1203
0.1128
0.1082
0.0984
                                         96.4
   12
13
                          0.1160
                                                   Pass
                                         90.8
                          0.1024
                                                   Pass
                          0.0976
                                         90.2
   14
                                                   Pass
                                         88.8
   15
                          0.0874
                                                   Pass
           0.0940
0.0952
                                         90.4
92.7
   16
                          0.0850
                                                   Pass
                          0.0883 \\ 0.0880
   17
                                                   Pass
                                         90.5
83.8
            0.0972
   18
                                                   Pass
   19
            0.0893
                          0.0749
                                                   Pass
                                         84.4
85.6
82.6
   20
            0.0862
                          0.0727
                                                   Pass
           0.0869
0.0840
0.0821
0.0810
   21
22
23
24
                          0.0744
                                                   Pass
                          0.0693
                                                   Pass
                          0.0672
                                         81.8
                                                   Pass
                                         81.4
83.5
85.1
85.2
85.1
82.4
81.4
                          0.0659
                                                   Pass
   25
            0.0810
                          0.0676
                                                   Pass
   26
            0.0810
                          0.0689
                                                   Pass
            0.0801
0.0797
   27
                          0.0682
                                                   Pass
   28
                          0.0678
                                                   Pass
                          0.0645
   29
                                                   Pass
            0.0784
   30
            0.0775
                          0.0630
                                                   Pass
           0.0771
0.0768
0.0764
                          0.0631
   31
                                                   Pass
                                         82.0
Aug1
2
3
                          0.0630
                                                   Pass
                                         81.8
86.3
83.9
85.3
83.5
                                                   Pass
                          0.0625
            0.0809
                          0.0698
                                                   Pass
           0.0776
0.0780
                          0.0651
                                                   Pass
                          0.0665
                                                   Pass
    567
                          0.0638
                                                   Pass
            0.0764
                          0.0631
                                         84.0
            0.0751
                                                   Pass
           0.0731
0.0744
0.0735
0.0752
0.0743
0.0729
0.0721
                                         84.8
83.5
85.0
82.3
    8
                          0.0630
                                                   Pass
    9
                          0.0613
                                                   Pass
                          0.0639
   10
                                                   Pass
                                                   Pass
                          0.0612
   11
                                         81.8
83.4
   12
                          0.0597
                                                   Pass
                          0.0602
0.0657
   13
                                                   Pass
                                         89.4
   14
                                                   Pass
            0.0739
                                         89.5
   15
                          0.0661
                                                   Pass
            0.0742
                                         91.4
                          0.0678
                                                   Pass
   16
                                         94.2
   17
            0.0752
                          0.0709
                                                   Pass
           0.0747
0.0725
0.0715
                                         88.8
   18
                          0.0663
                                                   Pass
                                         85.9
87.3
   19
                          0.0623
                                                   Pass
   20
                          0.0624
                                                   Pass
   21
            0.0704
                          0.0597
                                         84.8
                                                   Pass
            0.0704
                                         87.2
   22
                          0.0613
                                                   Pass
```

```
18482-Wetland Fluctuations.txt
                                        91.8
94.8
           0.0749
                          0.0687
   23
                                                  Pass
           0.0777
                         0.0737
0.0731
   24
                                                  Pass
                                        93.4
   25
                                                  Pass
                                      95.3
92.5
103.5
97.3
           0.0805
                         0.0767
                                                  Pass
   26
   27
           0.0764
                         0.0706
                                                  Pass
           0.0838
   28
                         0.0867
                                                  Pass
           0.0893
                          0.0869
   29
                                                  Pass
                                        90.8
           0.0832
   30
                          0.0755
                                                  Pass
                                      96.1
107.5
101.2
94.9
94.2
           0.1009
0.1000
                         0.0969
   31
                                                  Pass
Sep1
                         0.1075
                                                  Pass
                         0.0904
0.0771
           0.0893
    2
                                                  Pass
           0.0812
0.0748
0.0716
                                                  Pass
                         0.0705
    4
                                                  Pass
                         0.0657
                                        91.8
    5
                                                  Pass
                                        88.4
92.6
92.0
           0.0688
                         0.0608
    6
                                                  Pass
           0.0708
0.0742
                          0.0656
                                                  Pass
    8
                         0.0683
                                                  Pass
                                        90.1
89.7
    9
           0.0727
                          0.0655
                                                  Pass
   10
           0.0701
                          0.0629
                                                  Pass
                                        88.4
90.8
                         0.0599
           0.0677
                                                  Pass
   11
           0.0671
0.0656
                          0.0609
   12
                                                  Pass
                         0.0577
                                        87.9
   13
                                                  Pass
                                                  Pass
           0.0657
                         0.0604
                                        91.9
   14
                                       100.9
101.8
           0.0663
                         0.0669
   15
                                                  Pass
           0.0702
                          0.0715
                                                  Pass
   16
                                      115.1
113.9
104.5
106.7
111.2
105.2
107.6
102.0
98.5
105.1
                         0.0890
           0.0773
   17
                                                  Pass
                         0.0941
           0.0826
                                                  Pass
   18
           0.0779
0.0801
0.0857
0.1037
   19
                         0.0814
                                                  Pass
   20
                         0.0854
                                                  Pass
   21
22
                         0.0953
                                                  Pass
                         0.1091
                                                  Pass
   23
           0.1048
                         0.1128
                                                  Pass
  24
25
           0.0922
                         0.0940
                                                  Pass
           0.0792
                         0.0780
                                                  Pass
   26
           0.0735
                         0.0772
                                                  Pass
                                      118.0
109.5
102.9
107.9
           0.0800
                         0.0944
   27
                                                  Pass
   28
29
           0.0859
                         0.0941
                                                  Pass
           0.0778
                         0.0801
                                                  Pass
           0.0881
0.1078
   30
                         0.0951
                                                  Pass
                                       108.0
                         0.1164
                                                  Pass
Oct1
                                      105.2
100.2
107.3
110.3
                         0.1057
           0.1005
                                                  Pass
    3
           0.0840
                         0.0842
                                                  Pass
    4
5
           0.0924
                         0.0991
                                                  Pass
           0.0913
                         0.1006
                                                  Pass
    6
           0.1487
                                       116.9
                                                  Pass
                         0.1738
                                      113.5
112.9
108.5
113.3
107.3
           0.1456
0.1582
0.1527
0.1509
0.1350
    7
                         0.1652
                                                  Pass
                         0.1787
0.1657
    8
                                                  Pass
    9
                                                  Pass
   10
                         0.1711
                                                  Pass
                         0.1449
   11
                                                  Pass
   12
           0.1228
                         0.1321
                                                  Pass
                         0.1272
                                      111.0
   13
           0.1146
                                                  Pass
                                      116.8
113.0
109.0
110.9
  14
           0.1106
                         0.1291
                                                  Pass
   15
                         0.1336
           0.1182
                                                  Pass
                         0.1523
                                                  Pass
   16
           0.1397
                         0.1660
0.2129
           0.1497
   17
                                                  Pass
           0.1861
0.1721
                                      114.4
   18
                                                  Pass
                         0.1960
                                      113.9
   19
                                                  Pass
           0.1853
                         0.2197
                                      118.6
   20
                                                  Pass
  21
22
           0.1813
                         0.2171
                                      119.8
                                                  Pass
                                      115.7
           0.1848
                         0.2137
                                                  Pass
                                      113.2
   23
           0.2041
                         0.2309
                                                  Pass
           0.2131
                         0.2397
                                      112.5
   24
                                                  Pass
```

```
18482-Wetland Fluctuations.txt
                   0.2125
0.2712
0.2985
                                                                     115.3
117.4
                                              0.2450
     25
                                                                                          Pass
     26
                                              0.3184
                                                                                          Pass
                                              0.3330
                                                                     111.6
     27
                                                                                         Pass
     28
29
30
                   0.2965
0.2720
0.2749
                                              0.3210
0.2896
                                                                     108.2
106.5
105.3
104.5
106.8
108.3
110.6
111.1
107.4
108.3
103.5
104.1
103.2
105.3
104.2
102.5
101.6
                                                                                         Pass
                                                                                         Pass
                                             0.2896
                                                                                         Pass
                                             0.2896
0.3234
0.2881
0.3598
0.3688
0.3625
0.3651
0.3531
0.3564
                   0.2749
0.3094
0.2697
0.3323
0.3335
0.3263
     31
                                                                                         Pass
Nov1
                                                                                         Pass
                                                                                         Pass
                                                                                         Pass
        4
                                                                                         Pass
                   0.3048
0.3372
0.3411
0.3424
       5
6
7
8
9
                                                                                         Pass
                                                                                         Pass
                                                                                         Pass
                                                                                         Pass
                                             0.3564
0.3888
0.4428
0.4714
0.4790
0.5143
0.4881
                   0.3768
0.4206
0.4522
0.4675
                                                                                         Pass
     10
                                                                                         Pass
    11
12
13
14
15
16
17
18
                                                                                         Pass
                                                                                         Pass
                    0.5061
                                                                                         Pass
                                                                    0.4901
                                                                                         Pass
                                              0.4773
                    0.4769
                                                                                         Pass
                   0.5317
0.5140
0.5250
                                              0.5327
0.5133
                                                                                         Pass
                                                                                         Pass
                                             0.5246
0.5951
0.5550
0.5556
0.5975
                                                                                         Pass
    19
20
21
22
                   0.5941

0.5698

0.5643

0.6049

0.7259

0.7704

0.7773

0.6633

0.6033

0.5793

0.6171

0.6587

0.7351

0.7132

0.7035

0.6763

0.6402

0.5871

0.6587

0.6624

0.6624

0.6762

0.6380

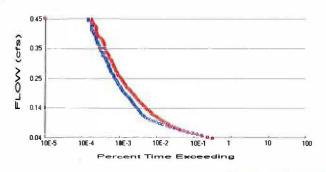
0.6592

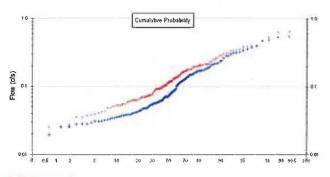
0.6496
                                                                                         Pass
                                                                                         Pass
                                                                                         Pass
                                                                                         Pass
                                             0.5975
0.7226
0.7629
0.7514
0.6258
0.5746
0.5495
0.6396
0.6452
0.7100
    23
24
25
26
27
                                                                                         Pass
                                                                                         Pass
                                                                                         Pass
                                                                                         Pass
                                                                                         Pass
     28
                                                                                         Pass
     29
30
                                                                                         Pass
                                                                                         Pass
Dec1
                                                                                         Pass
       23456789
                                                                                         Pass
                                             0.7100
0.6885
0.6737
                                                                                         Pass
                                                                                         Pass
                                                                                         Pass
                                             0.6737
0.6432
0.6108
0.5537
0.5398
0.6423
                                                                                         Pass
                                                                                         Pass
                                                                                         Pass
                                                                                         Pass
    10
11
12
13
14
15
                                                                                         Pass
                                              0.6495
                                                                                         Pass
                                             0.6495
0.6110
0.6051
0.6219
0.6113
0.6572
0.6003
0.5291
0.66673
                                                                                         Pass
                                                                                         Pass
                                                                                         Pass
                                                                                         Pass
                   0.6925
0.6442
0.5725
0.6353
    16
17
18
19
20
21
22
23
24
                                                                                         Pass
                                                                                         Pass
                                                                                         Pass
                                                                                         Pass
                   0.6866
0.7235
0.6801
0.6134
                                              0.6572
                                                                                         Pass
                                              0.6909
                                                                                         Pass
                                              0.6365
                                                                                         Pass
                                              0.5706
                                                                                         Pass
                    0.6094
                                              0.5698
                                                                                         Pass
     25
                    0.6363
                                                                        94.8
                                              0.6033
                                                                                         Pass
     26
                    0.7136
                                              0.6715
                                                                       94.1
                                                                                         Pass
```

Page 6

			18482-1	wetland	Fluctuations.txt
27	0.6421	0.5897	91.8	Pass	
28	0.6430	0.6009	93.4	Pass	
29	0.6911	0.6532	94.5	Pass	
30	0.6012	0.5538	92.1	Pass	
31	0.6054	0.5618	92.8	Pass	

Analysis Results POC 1





+ Predeveloped

x Mitigated

Predeveloped Landuse Totals for POC #1

Total Pervious Area:

1.32

Total Impervious Area:

0

Mitigated Landuse Totals for POC #1

Total Pervious Area:

0.98

Total Impervious Area:

0.30

Flow Frequency Method:

Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)		
2 year	0.082685		
5 year	0.159532		
10 year	0.229869		
25 year	0.345088		
50 year	0.452863		
100 year	0.581945		

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	Flow(cfs		
2 year	0.115309		
5 year	0.205132		
10 year	0.27899		
25 year	0.38916		
50 year	0.4838		
100 year	0.58951		

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #1

Year	Predeveloped	Mitigated
1902	0.052	0.071
1903	0.038	0.065
1904	0.285	0.312
1905	0.047	0.052
1906	0.019	0.021
1907	0.145	0.191
1908	0.062	0.094
1909	0.081	0.120
1910	0.160	0.195
1911	0.112	0.141

1912 1913 1914 1915 1916 1917 1918 1919 1921 1923 1924 1925 1928 1929 1930 1931 1932 1933 1934 1945 1946 1947 1948 1950 1951 1952 1953 1953 1955 1956 1957 1958	0.536 0.070 0.487 0.041 0.093 0.025 0.050 0.048 0.107 0.075 0.192 0.037 0.038 0.071 0.037 0.056 0.152 0.044 0.060 0.070 0.237 0.047 0.071 0.173 0.057 0.019 0.074 0.074 0.079 0.074 0.032 0.079 0.022 0.062 0.031 0.019 0.031 0.019 0.031 0.019 0.031 0.019 0.031	0.526 0.074 0.647 0.059 0.130 0.027 0.069 0.063 0.118 0.092 0.210 0.118 0.095 0.095 0.063 0.095 0.129 0.081 0.101 0.095 0.271 0.063 0.106 0.271 0.083 0.026 0.138 0.026 0.138 0.026 0.138 0.026 0.156 0.054 0.153 0.054 0.153 0.043 0.043 0.043 0.043 0.043 0.043
1953	0.316	0.345
1954	0.061	0.103
1955	0.041	0.043
1956	0.025	0.025
1957	0.058	0.070

1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2021 2022 2023 2024 2025 2026	0.137 0.144 0.554 0.138 0.149 0.322 0.243 0.028 0.210 0.116 0.173 0.069 0.042 0.128 0.127 0.059 0.183 0.058 0.058 0.085 0.173 0.085 0.135 0.038 0.057 0.133 0.069 0.042 0.319 0.083 0.103 0.094 0.103 0.094 0.103 0.094 0.103 0.094 0.103 0.094 0.103 0.094 0.103 0.094 0.103 0.094 0.	0.170 0.179 0.641 0.176 0.339 0.286 0.041 0.239 0.160 0.177 0.093 0.177 0.256 0.077 0.196 0.075 0.070 0.112 0.178 0.143 0.110 0.172 0.054 0.166 0.095 0.063 0.165 0.070 0.129 0.064 0.336 0.099 0.134 0.352 0.063 0.169 0.101 0.075 0.092 0.043 0.117 0.134 0.092 0.304 0.138 0.117 0.134 0.092 0.304 0.138 0.117 0.134 0.092 0.304 0.138 0.117 0.134 0.092 0.304 0.138 0.117
2026	0.087	0.120
2027	0.059	0.112

2028	0.033	0.035
2029	0.078	0.118
2030	0.167	0.203
2031	0.036	0.038
2032	0.028	0.051
2033	0.034	0.035
2034	0.047	0.067
2035	0.168	0.208
2036	0.074	0.101
2037	0.031	0.048
2038	0.182	0.214
2039	0.034	0.103
2040	0.054	0.088
2041	0.071	0.117
2042	0.159	0.205
2043	0.112	0.145
2044	0.105	0.134
2045	0.062	0.105
2046	0.070	0.112
2047	0.048	0.074
2048	0.057	0.058
2049	0.083	0.126
2050	0.087	0.130
2051	0.209	0.263
2049	0.083	0.126
2050	0.087	0.130
2055 2056 2057 2058 2059	0.031 0.045 0.048 0.219	0.070 0.052 0.063 0.250

	Rank 1		eveloped and Mitigated. POC #1 Mitigated 0.6471 0.6409
	2 3 4 5 6 7 8 9	0.4868	0.5263
	4	0.4653	0.4837
	5	0.3920	0.4031
	6	0.3745	0.3974
	7	0.3562	0.3882
	8	0.3420	0.3833
		0.3223	0.3523
	10 11	0.3191 0.3156	0.3448 0.3395
	12	0.2999	0.3360
	13	0.2854	0.3118
	14	0.2852	0.3117
	15	0.2631	0.3039
	16	0.2428	0.2887
	17	0.2372	0.2862
į	18	0.2216	0.2706
1	19	0.2205	0.2625
	20 21	0.2190 0.2099	0.2565 0.2503
	22	0.2095	0.2391
	LL	0.2035	0.2001

23 24 25 26 27 28 29 30 31 32 33 34 35 36	0.2012 0.1917 0.1881 0.1827 0.1817 0.1732 0.1728 0.1726 0.1715 0.1693 0.1683 0.1674 0.1624 0.1604	0.2292 0.2188 0.2144 0.2130 0.2123 0.2097 0.2080 0.2046 0.2040 0.2036 0.2027 0.1976 0.1973 0.1958
37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 55 57 57 58 59 60 61 62 63 64 66 66 66 67 67 77 77	0.1593 0.1520 0.1515 0.1494 0.1487 0.1468 0.1454 0.1436 0.1384 0.1369 0.1326 0.1279 0.1270 0.1272 0.1273 0.1215 0.1190 0.1163 0.1128 0.1121 0.1120 0.1076 0.1070 0.1070 0.1049 0.1030 0.0999 0.0930 0.0893 0.0883 0.0873 0.0869 0.0853 0.0832	0.1947 0.1947 0.1906 0.1846 0.1789 0.1765 0.1767 0.1765 0.1761 0.1720 0.1699 0.1699 0.1668 0.1647 0.1606 0.1602 0.1562 0.1562 0.1532 0.1447 0.1443 0.1448 0.1448 0.1406 0.1402 0.1382 0.1378 0.1376 0.1345 0.1301 0.1295 0.1289
72 73 74 75 76 77 78 79 80	0.0827 0.0819 0.0811 0.0807 0.0793 0.0782 0.0749 0.0744 0.0742	0.1262 0.1200 0.1196 0.1195 0.1183 0.1181 0.1172 0.1170

81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 1102 103 104 105 107 108 109 111 113 114 115 116 117 118 119 120 121 121 122 123 124 125 126 127 128 129 129 129 129 129 129 129 129 129 129	0.0741 0.0718 0.0710 0.0709 0.0709 0.0709 0.0705 0.0699 0.0692 0.0688 0.0672 0.0652 0.0639 0.0618 0.0618 0.0618 0.0608 0.0603 0.0587 0.0585 0.0584 0.0576 0.0571 0.0566 0.0565 0.0562 0.0566 0.0565 0.0562 0.0556 0.0542 0.0540 0.0537 0.0566 0.0565 0.0542 0.0540 0.0537 0.0525 0.0509 0.0500 0.0481 0.0477 0.0472 0.0466 0.0450 0.0408	0.1124 0.1123 0.1122 0.1100 0.1086 0.1061 0.1048 0.1033 0.1023 0.1012 0.1007 0.1006 0.0992 0.0975 0.0952 0.0951 0.0946 0.0945 0.0932 0.0923 0.0923 0.0923 0.0923 0.0922 0.0909 0.0907 0.0881 0.0827 0.0886 0.0772 0.0752 0.0748 0.0772 0.0752 0.0748 0.0772 0.0752 0.0748 0.0747 0.0738 0.0720 0.0705 0.0703 0.0701 0.0695 0.0693 0.0668 0.0649 0.0632 0.0629 0.0629
128	0.0421	0.0632
129	0.0420	0.0629

139	0.0374	0.0536
140	0.0363	0.0528
141	0.0358	0.0524
142	0.0352	0.0522
143	0.0343	0.0508
144	0.0342	0.0505
145	0.0334	0.0484
146	0.0324	0.0480
147	0.0320	0.0428
148	0.0309	0.0427
149	0.0308	0.0408
150	0.0306	0.0389
151	0.0292	0.0385
152	0.0282	0.0374
153	0.0282	0.0351
154	0.0278	0.0351
155	0.0253	0.0273
156	0.0252	0.0261
157	0.0194	0.0252
158	0.0188	0.0210

Duration Flows

1				
Flow(cfs) 0.0413 0.0455 0.0497 0.0538 0.0580 0.0621 0.0663 0.0704 0.0746 0.0788 0.0829 0.0871 0.0912 0.0954 0.0995 0.1037 0.1079 0.1120 0.1162 0.1245 0.1286 0.1328 0.1369 0.1411 0.1453 0.1494 0.1536 0.1577 0.1619 0.1660 0.1702 0.1744 0.1785 0.1827 0.1868 0.1910 0.1951 0.1993 0.2035 0.2076 0.2118 0.2159 0.2242 0.2284 0.2326 0.2367 0.2409 0.2450 0.2450 0.2450 0.2450 0.2533 0.2575 0.2617	Predev 17102 1250 6587 35780 35780 35780 35780 3775 4580 3775 4580 3775 4580 3775 4580 3775 4780 4780 4780 4780 4780 4780 4780 4780	Mit 16969 12613 6989 3878 30649 2031 1746 2031 1749 2031 1749 2031 1749 2031 1749 2031 1749 2031 1749 2031 1749 2031 1749 2031 1749 2031 1749 2031 1749 2031 2031 2031 2031 2031 2031 2031 2031	Percentage 99 100 103 106 109 108 110 107 123 136 141 154 165 170 193 179 183 179 183 179 183 164 167 168 169 173 160 145 151 153 147 155 151 130	Pass/Fail Passs Passs Fail Fail Fail Fail Fail Fail Fail Fail

0.2658 0.2700 0.2741 0.2783 0.2824 0.2866 0.2907 0.2949 0.2991 0.3032 0.3074 0.3157 0.3157 0.3158 0.3240 0.3282 0.3323 0.3365 0.3406 0.3448 0.3489 0.3531 0.3573 0.3614 0.3656 0.3697 0.3739 0.3739 0.3780 0.3822 0.3864 0.3905 0.3947 0.3988 0.4030 0.4071 0.4113 0.4155 0.4196 0.4238 0.4279 0.4321 0.4362 0.4404 0.4445 0.4445 0.4445 0.44529	34 32 31 30 28 28 27 25 24 20 20 20 19 18 17 17 16 14 14 13 13 13 13 12 11 10 10 10 10 10 10 10 10 10 10 10 10	50 49 45 44 43 41 39 38 38 35 34 31 30 29 28 26 22 22 22 22 22 22 21 20 19 18 13 13 13 13 13 13 13 13 13 13 13 13 13	147 153 140 141 143 146 139 135 140 140 136 141 129 130 145 145 140 138 141 135 140 137 157 150 153 146 138 115 125 110 130 130 130 130 130 130 130 130 130	Fail Fail Fail Fail Fail Fail Fail Fail
---	--	--	---	---

The development has an increase in flow durations from 1/2 Predeveloped 2 year flow to the 2 year flow or more than a 10% increase from the 2 year to the 50 year flow.

year flow.
The development has an increase in flow durations for more than 50% of the flows for the range of the

duration analysis.

Water Quality
Water Quality BMP Flow and Volume for POC #1
On-line facility volume: 0 acre-feet
On-line facility target flow: 0 cfs.
Adjusted for 15 min: 0 cfs.
Off-line facility target flow: 0 cfs.
Adjusted for 15 min: 0 cfs.

LID Report

)	LID Technique	Used for Treatment ?	Total Volume Needs Treatment (ac-ff)	Volume Through Facility (ac-ft)	Infiltration Volume (ac-ft)	Cumulative Volume Infiltration Credit	Percent Volume Infiltrated	Water Quality	Percent Water Quality Treated	Comment
			EHIL							
						11-1-1-				
						THE LAND				
								400		MK-LO
)										
									- 15-	
							- H			
1										
j			1.066							
								THE	THE REAL PROPERTY.	
				1 - 9 , 11						
									N 100 110	11.11
					53					

Model Default Modifications

Total of 7 changes have been made.

PERLND Changes

Name C; Lawn; Steep C; Lawn; Steep C; Lawn; Steep	Property INFILT SLSUR CEPSC	Original 0.06 0.1 0.15	Changed 0.03 0.15 0.1
C; Lawn; Steep C; Lawn; Steep C; Lawn; Steep	UZSN NSUR IRC	0.4 0.3 0.5	0.15 0.25 0.3
C; Lawn; Steep	LZETP	0.4	0.25

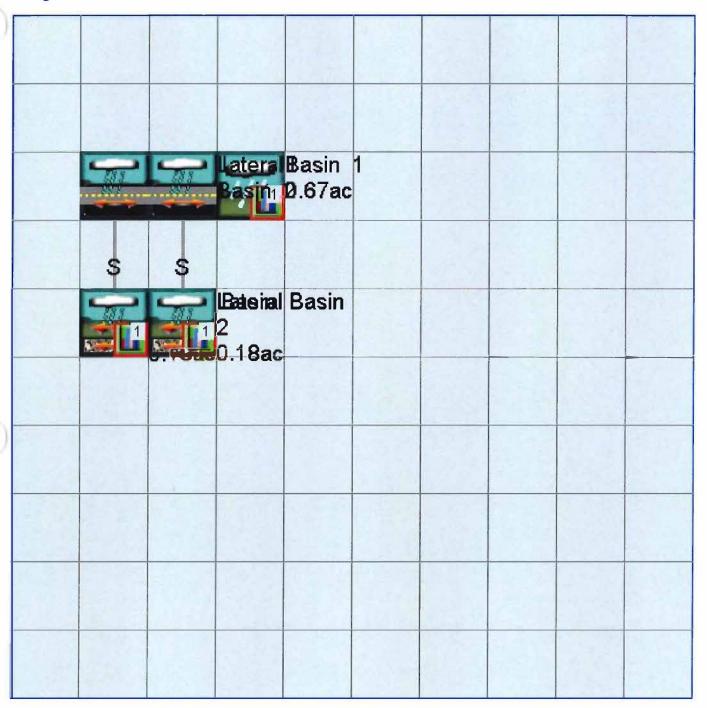
IMPLND Changes

No IMPLND changes have been made.

Appendix Predeveloped Schematic

7	Basin 1.32ac	1			

Mitigated Schematic



Predeveloped UCI File

```
RUN
GLOBAL
  WWHM4 model simulation
                                    2059 09 30
             1901 10 01
                             END
  RUN INTERP OUTPUT LEVEL
                           3 0
  RESUME
          0 RUN 1
                                        UNIT SYSTEM 1
END GLOBAL
FILES
               <=======File Name---->***
<File> <Un#>
<-ID->
               18482-Wetland Dispersion REVISION.wdm
MESSU
          25
               Pre18482-Wetland Dispersion REVISION.MES
          27
               Pre18482-Wetland Dispersion REVISION.L61
          28
               Pre18482-Wetland Dispersion REVISION.L62
               POC18482-Wetland Dispersion REVISION1.dat
END FILES
OPN SEQUENCE
                     INDELT 00:15
    INGRP
     PERLND
                17
     PERLND
     PERLND
                18
     COPY
                501
     DISPLY
   END INGRP
END OPN SEQUENCE
DISPLY
  DISPLY-INFO1
    # - #<-----Title---->***TRAN PIVL DIG1 FIL1 PYR DIG2 FIL2 YRND
           Basin 1
                                                           1 2 30
                                      MAX
  END DISPLY-INFO1
END DISPLY
COPY
  TIMESERIES
   # - # NPT
               NMN ***
             1
                 1
  501
             1
                 1
  END TIMESERIES
END COPY
GENER
  OPCODE
  # # OPCD ***
 END OPCODE
 PARM
                 K ***
  END PARM
END GENER
PERLND
  GEN-INFO
   <PLS ><----Name---->NBLKS Unit-systems Printer ***
                                 User t-series Engl Metr ***
                                                         ***
                                        in out
  16
        C, Lawn, Flat
                               1
                                    1
                                        1
                                           1
                                                 27
                                                       0
  17
         C, Lawn, Mod
                               1
                                    1
                                         1
                                             1
                                                 27
                                                       0
  18
         C, Lawn, Steep
 END GEN-INFO
 *** Section PWATER***
 ACTIVITY
   <PLS > ******* Active Sections **********************
        # ATMP SNOW PWAT SED PST PWG PQAL MSTL PEST NITR PHOS TRAC ***
            0 0 1 0
                             0 \quad 0 \quad 0 \quad 0 \quad 0 \quad 0 \quad 0
  16
                                        0
  17
             0
                 0
                      1
                          0
                               0
                                   0
                                             0
                                                  0
                                                      0
                                                           0
                                                                0
                      1
                               0
                                   0
  18
             0
                                            0
                                                0
 END ACTIVITY
```

```
PRINT-INFO
   # - # ATMP SNOW PWAT SED PST PWG POAL MSTL PEST NITR PHOS TRAC
                          0 0 0 0 0 0 0
                                                                 9
           0 0 4
                      0
  16
                               0
               0
                        0
                            0
                                    0
                                        0
                                             0
                                                 0
                                                                  9
  17
           Ω
                   4
                                                     Ω
                                                         0
           Ω
                   4
                        0
                            0
                                    0
                                                 0
  18
  END PRINT-INFO
 PWAT-PARM1
   <PLS > PWATER variable monthly parameter value flags ***
   # - # CSNO RTOP UZFG VCS VUZ VNN VIFW VIRC VLE INFC HWT ***
                      0
                  0
                               0
                                           0
              0
                           0
                                   0 0
                                               0
                                                     0
               0
                            0
                                        0
                                                 0
  17
           0
                       0
                                    0
                                            0
                                                     0
                                            0
                   0
                               0
           0
               0
                       0
                            0
                                        0
                                                 0
                                                     0
  18
                                    0
 END PWAT-PARM1
 PWAT-PARM2
            PWATER input info: Part 2
                                       ***
  <PLS >
   # - # ***FOREST LZSN INFILT
                                                             AGWRC
                                      LSUR
                                              SLSUR
                                                      KVARY
                            0.03
                                                             0.996
                                                     0.5
                                             0.05
            0
                     4.5
                                      400
  16
               0
                     4.5
                             0.03
                                                             0.996
  17
                                      400
                                              0.1
                                                       0.5
  18
               0
                      4.5
                             0.03
                                      400
                                              0.15
                                                       0,5
                                                              0.996
 END PWAT-PARM2
 PWAT-PARM3
             PWATER input info: Part 3
   <PLS >
   # - # ***PETMAX
                 PETMIN INFEXP
                                    INFILD
                                           DEEPFR
                                                     BASETP
                                2
                                        2
                                                0
                                                                  0
               0
                      0
                                                         Ω
               0
                                2
                                                 0
                                                                  0
  17
                        0
                                         2
                                                         0
               0
                        0
                                2
                                         2
                                                 0
                                                         0
                                                                  0
  18
 END PWAT-PARM3
 PWAT-PARM4
  <PLS >
            PWATER input info: Part 4
                                                      LZETP ***
                  UZSN NSUR
                                     INTFW
                                               IRC
            CEPSC
            0.1
                     0.25
                             0.25
                                     6
                                               0.5
                                                      0.25
  16
              0.1
                    0.25
                            0.25
                                        6
                                               0.5
  17
                                                       0.25
             0.1
                     0.15
                            0.25
                                        6
                                               0.3
                                                       0.25
 END PWAT-PARM4
 PWAT-STATE1
   <PLS > *** Initial conditions at start of simulation
         ran from 1990 to end of 1992 (pat 1-11-95) RUN 21 ***
                                   IFWS
       # *** CEPS
                    SURS UZS
                                               LZS
                                                               GWVS
                                                     AGWS
                                               2.5
  16
               0
                        0
                               0
                                       0
                                                                 0
                                                       1
  17
               0
                        0
                                        0
                                               2.5
                                                                  0
  18
 END PWAT-STATE1
END PERLND
IMPLND
 GEN-INFO
   <PLS ><---->
                          Unit-systems Printer ***
                         User t-series Engl Metr ***
                               in out
 END GEN-INFO
 *** Section IWATER***
 ACTIVITY
   <PLS > ******** Active Sections ********************
   # - # ATMP SNOW IWAT SLD IWG IQAL
 END ACTIVITY
 PRINT-INFO
   <ILS > ****** Print-flags ***** PIVL PYR
   # - # ATMP SNOW IWAT SLD IWG IQAL *******
 END PRINT-INFO
 IWAT-PARM1
```

<PLS > IWATER variable monthly parameter value flags ***

```
# - # CSNO RTOP VRS VNN RTLI
  END IWAT-PARM1
  IWAT-PARM2
    <PLS > IWATER input info: Part 2 * # - # *** LSUR SLSUR NSUR RETSC
    <PLS >
  END IWAT-PARM2
  IWAT-PARM3
              IWATER input info: Part 3
   <PLS >
    # - # ***PETMAX PETMIN
  END IWAT-PARM3
  IWAT-STATE1
   <PLS > *** Initial conditions at start of simulation
    # - # *** RETS SURS
  END IWAT-STATE1
END IMPLND
SCHEMATIC
                         <--Area--> <-Target-> MBLK ***
<-factor-> <Name> # Tbl# ***
<-Source->
<Name> #
Basin 1***
                                0.36 COPY 501

0.36 COPY 501

0.36 COPY 501

0.68 COPY 501

0.68 COPY 501

0.68 COPY 501

0.28 COPY 501

0.28 COPY 501

0.28 COPY 501

0.28 COPY 501
PERLND 16
PERLND 16
PERLND 16
PERLND 17
                                                      12
                                                      13
PERLND 17
PERLND 17
PERLND 18
PERLND 18
PERLND 18
                                                      14
                                                      12
13
                                                      14
*****Routing*****
END SCHEMATIC
NETWORK
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member-> ***
<Name> # # ***
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member-> ***
END NETWORK
RCHRES
  GEN-INFO
              Name Nexits Unit Systems Printer
                                                                         ***
    # - #<----><---> User T-series Engl Metr LKFG
                                                                         ***
                                         in out
 END GEN-INFO
  *** Section RCHRES***
    # - # HYFG ADFG CNFG HTFG SDFG GQFG OXFG NUFG PKFG PHFG ***
  END ACTIVITY
 PRINT-INFO
   <PLS > ******* Print-flags ******* PIVL PYR
   # - # HYDR ADCA CONS HEAT SED GQL OXRX NUTR PLNK PHCB PIVL PYR ********
  END PRINT-INFO
  HYDR-PARM1
   RCHRES Flags for each HYDR Section
   # - # VC A1 A2 A3 ODFVFG for each *** ODGTFG for each FUNCT for each FG FG FG FG possible exit *** possible exit possible exit
```

END HYDR-PARM1 HYDR-PARM2 # - # FTABNO LEN DELTH STCOR KS DB50 *** END HYDR-PARM2 HYDR-INIT # - # *** VOL Initial value of COLIND Initial value of OUT for each possible exit for each possible exit RCHRES Initial conditions for each HYDR section for each possible exit Initial value of OUTDGT <---><---><---> *** <---><---><---> <----> END HYDR-INIT END RCHRES SPEC-ACTIONS END SPEC-ACTIONS FTABLES END FTABLES EXT SOURCES <-Volume-> <Member> SsysSgap<--Mult-->Tran <-Target vols> <-Grp> <-Member-> *** <Name> # <Name> # tem strg<-factor->strg <Name> # # <Name> # # *** 1 1 999 EXTNL PREC 2 PREC ENGL WDM PERLND WDM 2 PREC ENGL 1 IMPLND 1 999 EXTNL PREC WDM 1 EVAP ENGL PERLND 1 999 EXTNL PETINP WDM ENGL IMPLND 1 EVAP 1 1 999 EXTNL PETINP END EXT SOURCES EXT TARGETS <-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Volume-> <Member> Tsys Tgap Amd *** END EXT TARGETS MASS-LINK <Volume> <-Grp> <-Member-><--Mult--> <Target> <-Grp> <-Member->*** <Name> <Name> # #<-factor-> <Name> <Name> # #*** MASS-LINK 12 PERLND PWATER SURO 0.083333 COPY INPUT MEAN END MASS-LINK 12 MASS-LINK 13 PERLND PWATER IFWO 0.083333 COPY INPUT MEAN END MASS-LINK 13 MASS-LINK 14 PERLND PWATER AGWO 0.083333 COPY INPUT MEAN END MASS-LINK 14

END MASS-LINK

END RUN

Mitigated UCI File

```
RUN
GLOBAL
  WWHM4 model simulation
                            END
                                  2059 09 30
  START 1901 10 01
  RUN INTERP OUTPUT LEVEL
                           3 0
          0 RUN
                                        UNIT SYSTEM
  RESUME
END GLOBAL
FILES
               <---->***
<File> <Un#>
<-ID->
          26
               18482-Wetland Dispersion REVISION.wdm
               Mit18482-Wetland Dispersion REVISION.MES
MESSU
          25
          27
               Mit18482-Wetland Dispersion REVISION.L61
          28
               Mit18482-Wetland Dispersion REVISION.L62
          30
               POC18482-Wetland Dispersion REVISION1.dat
END FILES
OPN SEQUENCE
   INGRP
                     INDELT 00:15
     PERLND
                16
     PERLND
                18
                17
     PERLND
                18
     IMPLND
     IMPLND
                19
                42
     PERLND
     PERLND
                43
                501
     COPY
     DISPLY
   END INGRP
END OPN SEQUENCE
DISPLY
  DISPLY-INFO1
   # - #<-----Title---->***TRAN PIVL DIG1 FIL1 PYR DIG2 FIL2 YRND
           Lateral Basin 1
 END DISPLY-INFO1
END DISPLY
COPY
  TIMESERIES
               NMN ***
   # - # NPT
          1
               1
  501
             1
  END TIMESERIES
END COPY
GENER
  OPCODE
   # # OPCD ***
 END OPCODE
 PARM
   #
                 K ***
  END PARM
END GENER
PERLND
 GEN-INFO
   <PLS ><----Name---->NBLKS Unit-systems
                                               Printer ***
                                 User t-series Engl Metr ***
                                                        * * *
                                       in out
        C, Lawn, Flat
                              1
                                        1
                                           1
                                                      0
         C, Lawn, Steep
                              1
                                   1
                                        1
                                             1
                                                 27
  17
         C, Lawn, Mod
                              1
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Predeveloped HSPF Message File

Mitigated HSPF Message File

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Clear Creek Solutions, Inc. 6200 Capitol Blvd. Ste F Olympia, WA. 98501 Toll Free 1 (866) 943-0304 Local (360) 943-0304

www.clearcreeksolutions.com

5.0 DISCUSSION OF MINIMUM REQUIREMENTS AND SITE LAYOUT

5.1 Analysis of the Minimum Requirements

Minimum Requirement No. 1: Preparation of Stormwater Site Plan

Response: This Preliminary Stormwater Site Plan has been prepared in accordance with the 2016 SWMM.

Minimum Requirement No. 2: Construction Stormwater Pollution Prevention

Response: An Erosion and Sediment Control Plan and SWPPP will be prepared for this project.

Minimum Requirement No. 3: Source Control of Pollution

Response: Source control measures will be assessed as part of the Site Development Submittal.

Minimum Requirement No. 4: Preservation of Natural Drainage Systems and Outfalls

Response: The redeveloped site will maintain the natural drainage patterns on the site and discharge to the same location as the existing condition.

Minimum Requirement No. 5: Onsite Stormwater Management

Response: Onsite management measures will be assessed as part of the Site Development Submittal.

Minimum Requirement No. 6: Runoff Treatment

Response: Treatment shall be performed by a Modular Wetland to provide enhanced treatment.

Minimum Requirement No. 7: Flow Control

Response: Flow released from the on-site storm detention shall be mitigated by the use of a flow restrictor.

Minimum Requirement No. 8: Wetlands Protection

Response: Wetland inflow will be preserved by dispersing roof and landscape runoff across the hillside above the wetland.

Minimum Requirement No. 9: Operation and Maintenance

Response: An operation and maintenance manual will be provided to the site developer.

Minimum Requirement No. 10: Offsite Analysis and Mitigation

Response: An off-site analysis will be performed as part of the Site Development permit submittal.

File Number: LU18-0301 Tacoma Behavioral Hospital

Exhibit 18 – Staff Power Point Presentation

LU18-0301: Tacoma Behavioral Hospital

1915 South Proctor Street Bob McNeill, Barghausen

Site Rezone, Conditional Use Permit, Parking Lot Development Standards Variance, and Critical Areas Verification Permit

Planning & Development Services Department



Hearing Examiner
July 18, 2019 1

Application Overview

- Site Rezone to change the site's zoning designation from C-1 and T Districts to R-4-L District.
- Conditional Use Permit (CUP) to allow a hospital in the R-4-L District.
- Parking Lot Development Standards Variance to allow a portion of the parking lot in front of the building.
- Critical Areas Verification Permit to verify the presence of critical areas, to demonstrate that the proposal will avoid possible impacts to the critical areas and meet the development standards under the City's Critical Areas Code.

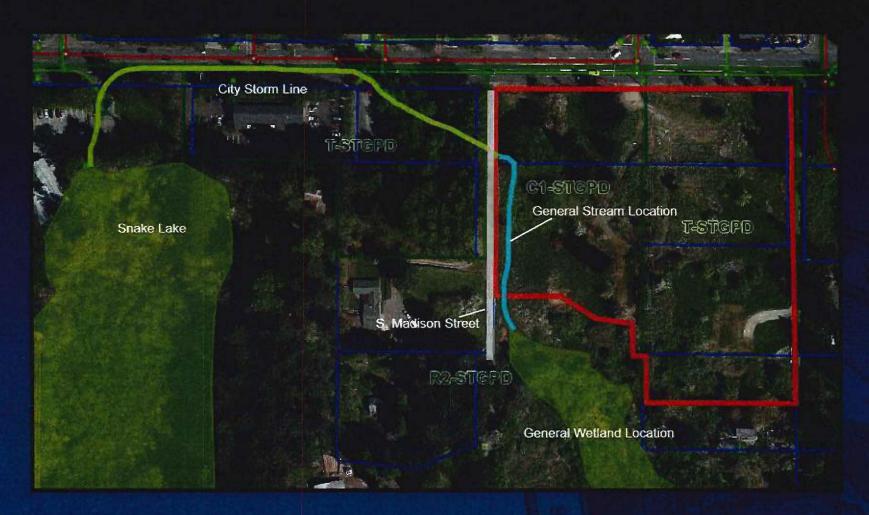
Project Details

- Subject site is about 5.5 acres in size
- A 105-bed in- and out patient psychiatric hospital
- 2-level building with about 83K sq ft in size
- About 40-foot in height to include parapet screening for rooftop mechanical equipment
- All access will be limited to the existing driveway off of South 19th
 Street
- Surface parking area for 184 off-street parking spaces, the code minimum
- About 36K cubic yards of grading activity and retaining walls that range from 10- to 16.5 feet in height

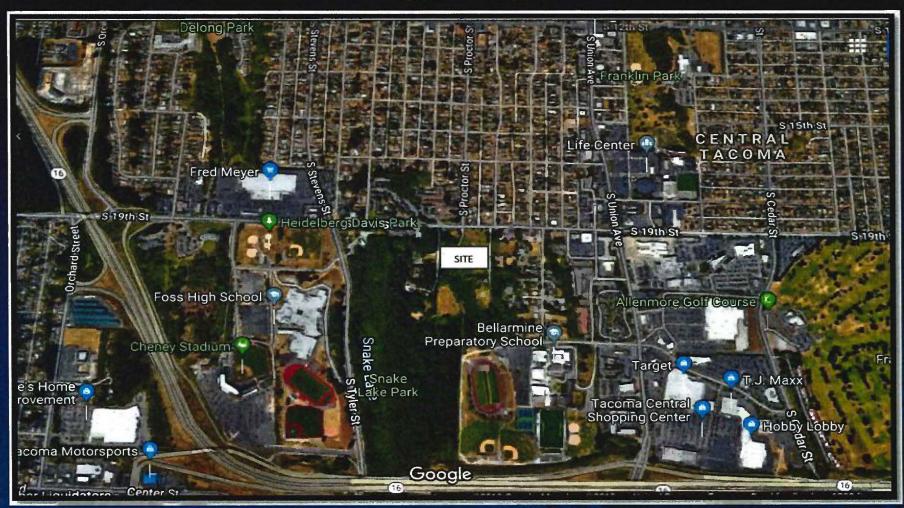
Proposed Site Plan



General Location of Critical Areas



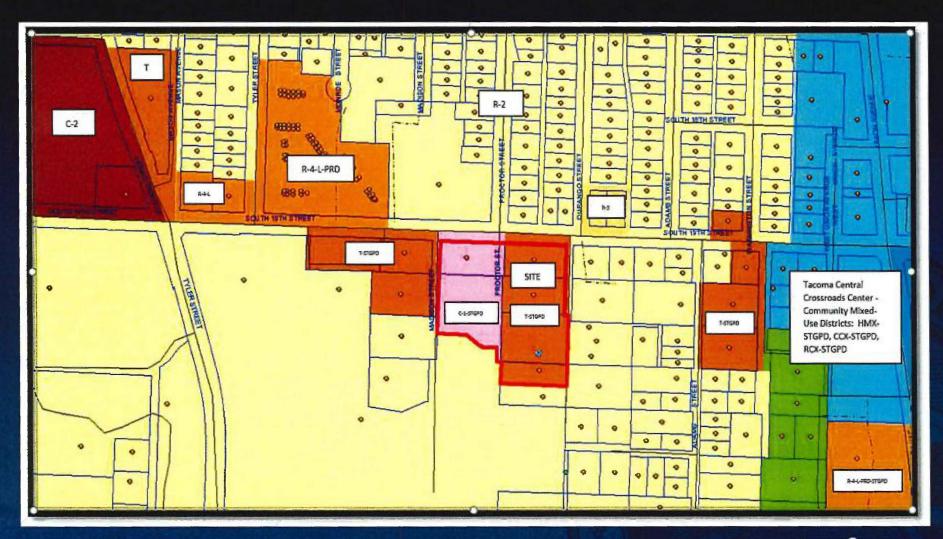
Surrounding Neighborhood



Zoning Districts & Comprehensive Plan Land Use Designations

- There is a variety of residential and commercial zoning in the surrounding neighborhood.
- The Comprehensive Plan land use designations correspond with a variety of open space, institutional campus, and low-intensity to medium-intensity residential and commercial land use designations.
- The zoning districts and Comprehensive Plan designations that are immediately adjacent or across the streets from the project site are mostly limited to single-family and low-intensity multi-family designations.

Zoning Map



Comprehensive Plan Land Use Map



SEPA / Public Notice

SEPA

 SEPA Review was required for the proposal. A Mitigated Determination of Non-Significance (MDNS) was issued on June 13, 2019. There was no appeal of the MDNS.

Public Notice

- Notice was provided in early May 2019 per TMC 13.05.020 (1K-foot postcard notice, newspaper notice, and property information signs).
- Several written public comments were received by staff.

Analysis – Staff Recommendations

Critical Areas Verification Permit – TMC Chapter 13.11

- Staff verified the presence of regulated wetlands and streams and their buffers, that the proposal will avoid possible impacts to the critical areas and meet the development standards under the City's Critical Areas Code.
- Staff recommends approval of the Critical Areas Verification Permit subject to the conditions contained within Section J. of the staff report.

Parking Lot Development Standards Variance – TMC 13.06.645.B.6.b.

- Staff found that the alternate design that allows for a parking/loading/drop-off area in front of the hospital as typical for a hospital and that conditions could be applied to mitigate the possible visual impact of the parking area and provide for pedestrian activity for visitors and hospital employees within the outdoor courtyard in front of the hospital.
- Staff recommends approval of the Variance subject to the conditions contained in Section J. of the staff report.

Analysis – Staff Recommendations

Site Rezone and CUP - TMC 13.06.640 and 13.06.650

- Staff recognizes that the hospital is an essential public facility that
 may be allowed if it can be found that it will not create an adverse
 impact on the public health, safety and welfare of the neighborhood.
- Staff is able to recommend conditions and advise of existing City Code that will mitigate the potential visual, light, glare, noise, environmental health and safety impacts on adjacent neighbors and pedestrians, bicyclists and vehicles at the South 19th Street entrance. See Sections J. and K. of the staff report.
- Staff finds that the proposal <u>as submitted</u>, does not address the potential public safety <u>impacts on surrounding</u> residential, educational, recreational, nursing and community facilities expressed by the written comments submitted for this application.
- Staff understands that the applicant will listen to testimony at today's Public Hearing in an effort to better understand the public safety concerns and provide a more complete response.

RECEIVED AT HEARING

JUL 18 2019

Public Safety questions:

- Which residents will you serve?

HEARING EXAMINER

- o Tacoma, Pierce County, anyone?
- O Can police officers drop off patients we come in contact with who are in a current mental crisis and are not going to be booked into jail?
 - Will there be any situation a patient will be refused?
- o Can DCRs (Designated Crisis Responders) commit patients for further treatment?
- o So you serve youth?
- o Do you provide detox care along with mental health?
- Will you have security officers 24/7/365?
 - o Will staffing levels be at a fixed number or based on a number of patients?
 - O What weapons / tools will they have on them / available to them?
 - o Can they go "hands-on" physical use-of-force?
 - o What level of training will they have? Receive periodic refresher training?
 - o Which agency conducts their background check?
 - o To what level background check is done on them?
- Will law enforcement officials be able to remain armed both on the grounds and inside the building?
 - o If not, where will they be asked to lock up their firearm?
 - o Emergency situation involving a SWAT / active shooter situation
 - Officers remain armed
 - o How are officers to respond to complaints of a crime committed to a patient within the hospital?
 - Officers respond armed to location of victim and suspect to interview and if necessary, arrest
- What existing alternatives will your hospital employ prior to calling 911?
 - o Escape
 - Will you immediately begin a search or immediately call 911?
 - o Fight
 - Security staff handle or immediately call 911?
- Will you be treating sexual offenders currently participating in the Sex Offender Treatment Program?
 - o Any special security measures for these patients?
 - Increased security staffing?
 - Limit access to youth, vulnerable patients?
- Will you be treating patients that are in-custody from *any* law enforcement agency (Local, State, Federal)?
 - o If so, what is your security plan?

- What will be your patient discharge procedures?
 - o Patients must be picked up by someone (family, friend, etc.)
 - Will staff ensure a positive pick-up connection by waiting with the patient?
 - What about those who have no one to pick them up &/or have no fixed address?
 - Will you provide transport out-of-the-area?
 - How far?
 - Bus, Uber, Lyft, Cab?
 - Will staff stay with them as they board their transportation and leave the area? (i.e. bus)
 - As a 24-hour facility in a zoned residential area, will you discharge patients at all hours?
 - City quiet hours are the hours after 10:00 p.m. and before 7:00 a.m. every day of the week.
- Will your entire property be fenced (chain link, etc.)?
 - o If a secure gate is in place requiring a key pad or RFID card to open, how loud will the mechanism and gate be?
 - Will it be heard at all hours of day and night by neighbors?
- Will you work with Police during the design and build phase in the area of CPTED (Crime Prevention Through Environmental Design)?
- Will a designated employee be working with Tacoma Police well before the official opening to walk officers through the facility and be ready to discuss protocols?
- Homeless
 - o How will you handle the homeless that may:
 - congregate in and around the property?
 - set up tents / shopping carts / etc.?
- Neighbors
 - Schools
 - 0.2 miles from Bellarmine Preparatory School (9th 12th Grade)
 - 0.3 miles from Life Christian Academy (Pre-School 12th Grade)
 - 0.5 miles Tacoma Nature Center Pre School / 1919 S. Tyler St. / Snake Lake (3 - 6-year-old children)
 - 0.6 miles from Foss High School (9th 12th Grade)
 - Senior Recovery Center (Park Rose) 3919 S. 19th Street (Directly across S. 19th Street)
 - Long-term and short-term respite care for seniors

1eyers, Aundrea

From: Frantz, Shanta

Sent: Wednesday, July 17, 2019 2:55 PM

To: Hearing Examiner; Victor, Steve(Legal); Blakeney, Lisa; Krupa, Angie (Legal); Lynn, Bill **Subject:** Support for Tacoma Behavioral Hospital land use application (LU18-0301 - **Letter of

Support Rec'd Today**

Good Afternoon,

This letter of support was just submitted. I'll make copies for the Hearing tomorrow.

Sincerely,



Shanta Frantz
Land Use and Zoning
Planning and Development Services
(253) 591-5388 / sfrantz@cityoftacoma.org
www.tacomapermits.org

From: Pam Roach [mailto:pam.roach@piercecountywa.gov]

Sent: Wednesday, July 17, 2019 2:46 PMTo: Frantz, Shanta <sfrantz@cityoftacoma.org>Cc: Charlie Kirry <charlie.kirry@piercecountywa.gov>

Subject: Support for Tacoma Behavioral Hospital land use application (LU18-0301



Pam Roach, District 2
Office of the County Office of the County Council 930 Tacoma Avenue South, Room 1046
Tacoma, WA 98402-2176
(253) 798-2222
E-mail: pam.roach@piercecountywa.gov
www.co.pierce.wa.us/1375/District-2

July 17, 2019

Shanta Frantz Senior Planner City of Tacoma Planning & Development Services Dept. 747 Market St., Room 345 Tacoma, WA 98402

Dear Ms. Frantz,

I am writing to day to express my strong support for the approval of the land use application for Tacoma Behavioral Hospital (LU18-0301), which will provide significant public safety and public health benefits to the local community and throughout all of Pierce County.

Sadly, our local jails and emergency rooms have become de facto behavioral health hospitals, though they were never designed to serve such a function. The opening of an additional 105 dedicated psychiatric beds at the Tacoma Behavioral Hospital to provide professional, early treatment options to those suffering from behavioral health issues will make our communities safer, improve public health, and reduce the strain on law enforcement resources and overcrowding at local jails and hospitals.

Thank you for this opportunity to express my support for the approval of the land use application for the Tacoma Behavioral Hospital.

Sincerely,

Pam Roach

Pierce County Council

Am ROACES

1eyers, Aundrea

From: Frantz, Shanta

Sent: Wednesday, July 17, 2019 3:38 PM

To: Hearing Examiner; Victor, Steve(Legal); Blakeney, Lisa; Krupa, Angie (Legal); Lynn, Bill

Subject: FW: Tacoma Behavioral Hospital / Application No. LU-18-0301 / Public Hearing July 18,

2019

Attachments: 2019.07.16 Ltr SFrantz re Response to Preliminary Staff Report.pdf

Last one for today (I'm shutting my computer down shortly!) – if anything else comes in I'll bring it along with copies for tomorrow morning.

Sincerely,

Shanta

From: Deanna Gonzalez [mailto:dgonzalez@phillipsburgesslaw.com]

Sent: Wednesday, July 17, 2019 3:27 PM

To: Frantz, Shanta <sfrantz@cityoftacoma.org>

Cc: Heather Burgess < hburgess@phillipsburgesslaw.com>

Subject: Tacoma Behavioral Hospital / Application No. LU-18-0301 / Public Hearing July 18, 2019

ello Ms. Frantz,

On behalf of Heather Burgess, attached please find supplemental correspondence regarding the above-referenced matter. Should you have any questions, please do not hesitate to contact us.

Thank you kindly, Deanna

Deanna L. Gonzalez

Paralegal

dgonzalez@phillipsburgesslaw.com | website

724 Columbia St. NW, Suite 320, Olympia, WA 98501 | 360.742.3500 915 S. I Street, Tacoma, WA 98405 | 253.292.6640



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July 17, 2019

TRANSMITTED VIA ELECTRONIC MAIL ONLY sfrantz@cityoftacoma.org

Shanta Frantz, Senior Planner City of Tacoma Planning & Development Services Department 747 Market Street, Room 345 Tacoma, Washington 98402

Re:

Tacoma Behavioral Hospital – Rezone/Conditional Use Permit/Parking Lot

Development/Standards Variance/Critical Areas Verification Permit

Application No.: LU 18-0301

Applicant: Signature Healthcare Services, LLC

July 18, 2019 Hearing

Dear Ms. Frantz:

As you are aware, this firm represents Vest Thurston, LLC.

The purpose of this letter is to respond to the Preliminary Staff Report ("Report") on behalf of our client regarding Application No. LU 18-0301 for the Tacoma Behavioral Hospital (the "Project"). The concerns contained herein supplement our May 31, 2019 comments.

The Applicant proposes to develop the Tacoma Behavioral Hospital, a 105 bed in- and out-patient psychiatric hospital (the "Hospital"). The surrounding area is a diverse neighborhood with commercial - retail, hospital and medical offices, and single-family and multi-family residential uses. MetroParks Tacoma owns the property directly to the south, which property contains a wetland. Directly to the west, across South Madison Street, is a medical office building – Plaza 19 Associates. The remaining properties directly adjacent or across the street to the east and west contain single-family homes. Two high schools, two elementary schools, and several smaller, neighborhood parks are located within the larger neighborhood near the proposed site.

Historically, the City approved multiple rezones along South 19th Street, from the predominate R-2, single-family zoning in 1953, to the current mix of single-family, lower-scale multi-family, commercial zoning, and other uses that are currently located along South 19th Street. Zoning and existing uses to the south and north of South 19th Street are predominately single-family and low-scale multi-family residential. The historic zoning changes were created through a mix of Site Rezones initiated by individual property owners, and Area-Wide Rezones initiated by the City for consistency with Comprehensive Plan policies.

Shanta Frantz, Senior Planner July 17, 2019 Page | 2

The City's Comprehensive Plan Future Land Use Map designates the Project site as being located within the "Neighborhood Commercial" land use category. The variety of zoning districts within the neighborhood corresponds with a similar variety of land use designations under the Future Land Use Map. A mix of land use designations surround the Project site, which include: (i) General Commercial, (ii) Parks and Open Space, (iii) Neighborhood Commercial, (iv) Multi- Family (Low-Density), (v) Major Institutional Campus, (vi) Single-Family Residential, and (vii) Crossroads Mixed- Use Center.

The required land use applications needed to construct the Project are:

- (1) Site Rezone to change the existing C-1 General Neighborhood Commercial District and Transitional District zoning designations to R-4-L Low-Density Multiple-Family Dwelling District;
 - (2) Conditional Use Permit to allow the hospital in the R-4-L District;
- (3) Parking Lot Development Standards Variance to allow a portion of the parking lot in front of the building, facing South 19th Street; and
- (4) Critical Areas Permit to verify the presence of critical areas, on- or within 300 feet of the Project site, and to demonstrate that the proposal will avoid possible impacts to the critical areas.

The comments provided herein relate solely to the Site Rezone and, where applicable, the requirement that conditional use approval is consistent with the Comprehensive Plan. TMC 13.06.650.B. requires an applicant seeking a rezone to demonstrate consistency with all Rezone criteria. Specifically, Decision Criteria No.1 for a Rezone, requires the proposal be generally consistent with the applicable land use intensity designation of the property, policies, and other pertinent provisions of the Comprehensive Plan. In this case, the rezone request to allow the proposed Hospital in an R-4-L District conflicts with the District intent statement requiring primarily low-density multi-family and other small-scale residential development. Staff concede that, in its Preliminary Staff Report at page 12, the intent of the R-4-L District is for smaller-scale residential use.

Conditional approval for the proposal cannot overcome the zoning conflicts because the Project does not comply with even the more restrictive residential development standards. Specifically, locating a portion of the parking lot in front of the building, fails to comply with or otherwise exceeds the R-4-L development standards. The inherent inconsistencies with the proposal and relevant policies within the Comprehensive Plan and zoning code cannot be properly mitigated through the conditional use process. Simply requiring that the Applicant install a retaining wall and otherwise comply with the City's Landscaping Code and Residential Compatibility Code does not adequately mitigate noise, light, glare, and the visual impacts to the existing surrounding residential uses and the South 19th Street interface.

As a secondary matter, but nonetheless still critical, nothing within the proposal demonstrates how the Applicant intends to mitigate the public safety and security concerns with the Hospital's close proximity to schools, parks, and residential areas.

Shanta Frantz, Senior Planner July 17, 2019 Page | 3

The site's current zoning of C-1 and T Districts are designations typically located within the Comprehensive Plan's Neighborhood Commercial land use intensity designation for the site. The proposed R-4-L District, however, is not listed as a typical zoning designation within Neighborhood Commercial areas. TMC 13.06.200.B.2. provides that a C-1 General Neighborhood Commercial 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." Additionally, the Comprehensive Plan describes C-1 Neighborhood Commercial as:

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 comparable with nearby, lower, intensity residential areas.

See also Exhibit 14 to the Preliminary Staff Report at page 1. The Project does not include a small-scale neighborhood business and will, in fact, generate high traffic volumes as well as operate with nontraditional, longer hours. The intensity of the proposed use is contrary and inherently inconsistent to the C-1 Neighborhood Commercial designation.

The Growth Management Act's command in RCW 36.70A.3201 requires local governments balance priorities and options for action in full consideration of local circumstances. In doing so, local governments are charged with harmonizing respective planning goals. Staff's recommendation that the Examiner approve the Project does not harmonize competing interests but rather is an attempt to squeeze a square peg into a round hole. While the Project is arguably an essential public facility, other zoning designations within the City provide more suitable sites wherein mitigation serves to offset operational impacts through the conditional use process.

Staff lists several policies applicable to the Project within Exhibit 14 to the Preliminary Staff Report; however, several of those policies conflict with the Project, and those in support do not outweigh the Project's inherent conflicts with the desired zoning change.

For instance, the Project is in direct conflict with the following policies:

- 1. 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);
- 2. 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);

- 3. Policy UF 1.11 (Evaluate the impacts of land use decisions on the physical characteristics of neighborhoods and current residents, particularly underserved and underrepresented communities;
- a. Avoid or reduce negative development impacts, especially where those impacts inequitably burden communities of color underserved and under-represented communities, and other vulnerable populations;
- b. Make needed investments in areas that are deficient in infrastructure and services to reduce disparities and increase equity and where growth and change are anticipated);
- 4. Policy DD-4.1 (Preserve and enhance the quality, character and function of Tacoma's residential neighborhoods);
- 5. 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);
- 6. GOAL DD-8 (Promote development practices that contribute to a sense of safety and reduction in opportunities for crime);
- 7. Policy DD-8.1 (Encourage building and site design approaches in new public and private development that foster positive social interaction and help to prevent crime);
- 8. 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);
- 9. GOAL DD-9 (Support development patterns that result in compatible and graceful transitions between differing densities, intensities and activities);
- 10. 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);
- 11. 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);
- 12. 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);
- 13. 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);
- 14. Policy DD-9.7 (Encourage building and landscape design and land use patterns that limit and/or mitigate negative air quality and noise impacts to building users and residents, particularly in areas near freeways, high traffic streets, and other sources of air pollution);
- 15. Policy PFS-3.2 (Consider land use compatibility, capital facility needs and financial costs when siting essential public facilities); and

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16. Policy PFS-3.3 (Essential public facilities shall be developed in a timely and orderly manner and arranged efficiently so as not to adversely affect the safety, health, or welfare of the citizens residing in the surrounding community).

The presence of these inherent conflicts require the Hearing Examiner view this Project with scrutiny while applying Decision Criteria No. 1 for the rezone.

Please provide our office with notices of any public hearings or issued decisions related to the subject application.

Respectfully submitted,

Heather L. Burgess

HLB/dlg

cc:

(via email only)

Client



RECEIVED AT HEARING

JUL 18 2019

HEARING EXAMINER

July 17, 2019

Shanta Frantz, Senior Planner City of Tacoma Planning & Development Services Department 747 Market Street, Rm 345 Tacoma, WA 98402

RE: Comments on Record LU18-0301 – Tacoma Behavioral Hospital

Dear Mrs. Frantz,

Bellarmine Preparatory School is located in close proximity to the proposed site of the Tacoma Behavioral Hospital. We have reviewed the available documents and continue to follow with great interest the review process. We would like to take advantage of this opportunity to comment on aspects of this project that are of particular interest or concern to us.

As a Catholic, Jesuit institution, Bellarmine believes strongly in the need for both public and private sectors of society to take positive action to address the needs of the marginalized, disadvantaged, or those in need in our community. We welcome the effort to provide expanded healthcare services, particularly in the area of behavioral health. This is clearly an area of great need in our city, and we support in principle the City's consideration of this project.

At the same time, it is also important to recognize that as an educational institution, Bellarmine also has a mission to provide a safe and secure environment for students and employees. It is essential that parents and guardians feel confident the school and its surrounding environs represent a safe and secure venue for their children's participation. We also have a large campus with numerous physical assets, which represent significant financial investment as well as critical support to our program. These must also be maintained and protected from unauthorized access or use.

In view of these facts, our primary concerns regarding the project are regarding security measures to ensure we minimize the risk of unauthorized intrusions or trespassing onto our campus that could potentially pose an elevated risk to the safety or security of our students, employees or property.

Specifically, our concerns are:

- The proposal provides no specific information on security measures in place (physical or technological) to prevent unauthorized or unsupervised exit of personnel from the facility to the surrounding area. As Durango Street runs directly south onto school property in a heavily wooded area, there is a potential risk of a well-concealed pathway direct from the facility to our campus. We would not be comfortable supporting this proposal without much more detailed information on what measures can be taken (i.e., perimeter fencing, surveillance cameras, etc.) to address this vulnerability.
- 2. We would like more specific information on the facility operator's plan for communication and liaison with local neighbors, especially in the event of an unauthorized or problematic exit of a patient. We would need strong protocols in place mandating rapid and direct contact to our school security team in the event of any potential security threat or risk. An explicit commitment to working with neighbors to develop such protocols and observe them in practice is needed.

3. Because the facility proposes to offer out-patient as well as in-patient services, we are concerned that the location could attract a large transient population that is at risk for establishing encampments or increasing public order or safety concerns in the area around the school. Currently the proposal includes no specific provisions acknowledging the potential for this or proposing any mitigation measures. We would like the City to acknowledge the potential for this facility to create an unintended locus for public safety or security concerns and would like more information from both the applicant and the City as a means of addressing our concerns.

Thank you for your consideration of our concerns and for the opportunity to present them to you as part of the review process. Please feel free to contact our Director of Facilities, Aaron Rogers, (253) 756-7701, email rogersa@bellarmineprep.org, if you have any questions.

Sincerely,

Robert O. Modarelli III

President

PUBLIC COMMENT JULY 18 REZONE MEETING

2 CONCERNS -

ARING EXAMINER

I) THIS SITE IS VERY CLOSE TO SNAKE
LAKE HOW CAN THE NEW FACILITY

GUARANTEE THAT IT WILL NOT

AFFECT WETLANDS AND WILDLIFE
IN THE AREA.

ALSO, A VEHICLE WRECKING YARD WAS LOCATED HERE FOR MANY YEARS. WAS THAT ALL CLEANED UP AT AN EARLIER DATE OR WILL ANY RESIDUE BE REMOVED NOW.

FRAFFIC - 19th STREET IS

EXTREMELY BUSY ALREADY. I

LIVE UND SOUTH ADAMS AND CANNOT

TURN ONTO 19TH IN THE MORNINGS

OR ANY COMMUTE TIMES WITHOUT

PROBLEMS. THE INTERSECTION AT

19TH & PROCTOR IS ALWAYS BUSY.

ONE ENTRANCE/EXIT FROM THIS NEW

FACILITY IS INADEQUATE.

ADDITIONALLY, THE "LINK TRAIL" IS

SCHEDULED TO RUN THE LEWGIH

SF 19th FROM MLK TO TCC (MILDRED)
THE HEAVY CONSTRUCTION TO DO THIS

(DATE OF 2029 TO FINISH) WILL

CAUSE MUCH ADDITIONAL CHAOS

FOR TRAFFIC AND THE NEIGHBORHOOD,

WILL A NOTHER LARGE FACILITY

WANT TO DEAL WITH ALL THIS

PLUS UNHAPPY NEIGHBORHOOD

RESIDENTS.

SUSAN FLAY AMI
1817 S ADAMS
TACOMA 98405
LTACATZ @ GMAIL. COM

a woman in the gallery wants to submit this because she cannot start to give live public testimony.

(She is still present)

leyers, Aundrea

From:

Frantz, Shanta

Sent:

Thursday, July 18, 2019 3:19 PM

To:

Hearing Examiner; Lynn, Bill; Victor, Steve(Legal)

Subject:

LU18-0301, Tacoma/Signature Behavioral Hospital



Please find the e-mail below I rec'd from the Central Neighborhood Council while we were at Hearing. Please let me know if you'd like me to bring up (2) hard copies it this afternoon or tomorrow morning.

Sincerely,



Shanta Frantz
Land Use and Zoning
Planning and Development Services
(253) 591-5388 / sfrantz@cityoftacoma.org
www.tacomapermits.org

From: Charles Mann [mailto:chair@cnc-tacoma.com]

Sent: Thursday, July 18, 2019 11:20 AM

To: Frantz, Shanta <sfrantz@cityoftacoma.org>

Subject: Re: LU18-0301, Tacoma/Signature Behavioral Hospital

Dear Shanta:

I'm unable to attend this morning's hearing, but I've thoroughly read your prepared report regarding this application.

The majority of our objections were thoroughly addressed in the LU18-0301 report, acknowledging the applicant, Signature's, plan to address security issues at this morning's public hearing.

We'd like to go on record acknowledging the need for mental health facilities in Washington and Pierce County. However, we believe a different location for this hospital more appropriate.

We look forward to reading the applicant's security plans and Hearing Examiner's determinations.

Sincerely,

Charles Mann

Tacoma Central Neighborhood Council