

Parkland-Spanaway-Midland Communities Plan Policies

The Parkland-Spanaway-Midland Communities Plan’s policies are in addition to the Countywide Comprehensive Plan and are only applicable within the Parkland-Spanaway-Midland Communities Plan Boundary.

CONTENTS

Land Use Policies.....	3
Goals	3
Commercial/Industrial	5
Activity Center.....	6
Community Center	8
Neighborhood Center	8
Mixed Use District.....	9
Community Employment Center	10
Residential.....	10
Moderate Density Single-Family	11
High Density Residential	13
High Density Single-Family.....	15
Cultural Resources Policies	15
Design and Character Policies.....	16
Goals	16
Gateways.....	16
Neighborhoods	19
Commercial and Industrial.....	20
Design.....	22
Signs	24
Environment Policies	24
Water Resources.....	26

Surface Water Runoff and Flooding.....	26
Groundwater and Water Supply	26
Water Quality.....	27
Wetlands	28
Fish and Wildlife Resources	29
Open Space	30
Economic Development Policies.....	32
Goals	32
Commercial/Industrial Growth	32
Commercial Revitalization	34
Public/Private Partnerships	36
Employment Opportunities	37
Parks and Recreation Policies	37
Park Site Acquisition	37
Park and Recreation Facility Development and Level of Service (LOS) Standards.....	38
Trails.....	41
Existing Parks and Recreation Areas.....	41
Agency Coordination.....	43
Transportation Policies	44
Nonmotorized Transportation.....	44
Public Transportation and Commuter Trip Reduction	44
Sustainable Transportation.....	44
Utilities Policies.....	45
Sewer and Wastewater Treatment.....	45
Domestic Water Systems	46
Stormwater Facilities	46

LAND USE POLICIES

GOALS

The following statements comprise a general land use goal which will be used to guide the development of more specific goals and standards throughout the communities plan Land Use Element:

- Uses should locate in those areas where sufficient infrastructure and services exist or can be readily and economically provided;
- Higher intensity uses should locate in areas where impacts on adjacent lower intensity uses and natural systems would be minimal. The intensity of an allowed use should be proportional to the ability of such use to mitigate its impacts on its surroundings; and
- Uses should be designed and located to allow for sufficient areas in the community for low, moderate, and high intensity development.

The following statements comprise the goal for commercial and industrial character and development in the Parkland-Spanaway-Midland Communities Plan:

- Commercial development, designed and scaled to serve the needs of residents within the boundaries of the communities plan and those in nearby communities, should be concentrated along the Pacific Avenue/Mountain Highway and 72nd Street corridors, where existing or planned placement of public facilities, utilities, and services can support such development in an efficient manner;
- Commercial development, designed and scaled to serve the needs of neighborhoods primarily within the boundaries of the communities plan, should be concentrated in pedestrian-oriented commercial centers along portions of Portland Avenue and 112th Street where existing or planned placement of public facilities, utilities, and services can support such development in an efficient manner;
- Commercial and industrial development should be allowed to occur only when adequate public facilities and services are available and the carrying capacity of the natural environment is not exceeded;
- Groupings of compatible commercial and civic uses of various individual intensities should be concentrated in moderate and high intensity pedestrian-oriented commercial centers along the Pacific Avenue/Mountain Highway corridor;
- Individual uses of various individual intensities should be located in auto-oriented and auto/pedestrian-friendly commercial corridors along Pacific Avenue/Mountain Highway, between moderate intensity and high intensity pedestrian-oriented commercial centers and employment centers. The architectural and site design characteristics of auto-oriented and auto/pedestrian-friendly uses shall serve to enhance the aesthetic character of the Pacific Avenue/Mountain Highway corridor;
- Residential and civic uses should separate commercial centers along Portland Avenue and 112th Streets;

- Low and moderate intensity commercial development should be allowed to occur where adequate separation, buffering, and sensitive placement of buildings and parking can make such development compatible with adjacent residential neighborhoods;
- Development and redevelopment of low, moderate, and high intensity commercial areas should enhance the image and appearance of those areas and the overall community;
- Low intensity industrial activities which require convenient transportation access, have low employee densities, and cause minimal environmental impacts should be encouraged to remain or locate in proximity of the north end of McChord Air Force Base;
- Low and moderate intensity industrial activities should be limited to commercial centers and auto/pedestrian-friendly employment centers along the Pacific Avenue/Mountain Highway, A Street, Portland Avenue, and Steele Street corridors, where such uses are or can be made compatible with surrounding non-industrial uses through adequate separation, buffering, and sensitive placement of buildings and parking; and
- Strive to make nonconforming uses, nonconforming developments, nonconforming use of structures, and nonconforming use of land more compatible with existing and future conforming uses and development by: 1) restricting or prohibiting the expansion of nonconforming uses, depending upon the land use designation and the degree of consistency with the comprehensive and communities plans; and 2) increasing public involvement in review of any request to expand a nonconforming use, nonconforming development, nonconforming use of structures, and nonconforming use of land.

The following statements comprise the goal for residential character and development in the Parkland-Spanaway-Midland Communities Plan:

- The key to health, safety, a strong sense of community, and a high quality of life in the Parkland-Spanaway-Midland region is to preserve, maintain, and enhance existing residential neighborhoods, and develop and maintain new residential neighborhoods which provide a variety of well and sensitively designed and sited housing types, densities, and complementary land uses;
- The majority of the Parkland-Spanaway-Midland region should consist of medium density residential neighborhoods with recreational, commercial, professional, and other services of low, moderate, and high intensity in defined locations convenient to residents;
- Residential development should be allowed to occur only when adequate public facilities and services are available and the carrying capacity of the natural environment is not exceeded;
- The character of historically low density residential areas should be preserved, restored, and maintained;
- Areas with historically low residential densities, significant environmental constraints, or compatibility conflicts with adjacent military installations and industrial uses should be maintained with low urban densities; and

- Public and private facilities and services, which enhance and are compatible with the living environment of residents and are of an appropriate scale and design, may be integrated into residential neighborhoods.

COMMERCIAL/INDUSTRIAL

- GOAL PSM LU-1** Commercial centers shall be focused around key intersections in transportation corridors that serve one or more neighborhoods or communities and provide a people place as well as a commercial focus for businesses along the corridor.
- PSM LU-1.1** In new development and redevelopment, incorporate substantial landscaping, both along street frontages and within parking lots.
- GOAL PSM LU-2** Ensure that all new development and redevelopment in the commercial centers reflects the unique character of each center.
- PSM LU-2.1** Development codes shall be revised as needed to recognize the historic uniqueness of certain centers, including the Garfield Street Activity Center, through appropriate performance standards, design standards and guidelines, and other measures.
- PSM LU-2.2** The commercial centers along the Pacific Avenue/Mountain Highway corridor shall be comprised of a mixture of uses consistent with each center’s role as a pedestrian-oriented gathering place for the Parkland and Spanaway communities and the broader central Pierce County area.
- PSM LU-2.3** The commercial centers along the Portland Avenue corridor shall be comprised of a mixture of uses consistent with each center’s role as a pedestrian-oriented gathering place for the Midland community.
- GOAL PSM LU-3** Develop parking programs for the commercial centers which recognize and support the area’s historic or planned pedestrian character, while providing sufficient parking for customers of all businesses.
- PSM LU-3.1** Pierce County shall work with the business community in public/private partnerships to develop a coordinated and effective approach to providing adequate parking and circulation within the centers.
- PSM LU-3.2** A comprehensive study of parking, transit, and nonmotorized transportation needs of each commercial center shall be made to determine the most efficient method of meeting the unique demands of the area and the role of the public and private sectors in accommodating the demands.
- PSM LU-3.3** The development of parking lots open to the general public shall be guided by a parking plan for each commercial development.
- PSM LU-3.4** Parking policy for a center shall balance the impact of parking on each center’s pedestrian character, economic development, and transit usage.

PSM LU-3.5 Explore greater use of road rights-of-way as a method to increase parking in pedestrian-oriented commercial neighborhoods.

PSM LU-3.6 Some flexibility in the general parking requirements of the Pierce County Development Regulations may be necessary to accommodate re-use of existing buildings and to accommodate new development or redevelopment, given the pattern of existing development in centers.

GOAL PSM LU-4 Provide for the orderly transition to other uses of older residential or commercial areas that are no longer viable for their original use, scale, or intensity of use.

PSM LU-4.1 Portions of arterials experiencing strong pressure for commercial development, but not yet committed to general commercial uses, shall be identified as areas for offices, professional services, non-auto-dependent commercial services, and moderate or high density residential uses. The Development Regulations shall promote the development of professional offices and similar uses along these arterials.

PSM LU-4.2 Residential arterials having good potential for long-term maintenance of a quality living environment shall be protected from the intrusion of commercial uses. In some instances, these may be appropriate locations for churches and other religious institutions, or moderate or high density residential uses.

GOAL PSM LU-5 Special location consideration shall be given to those manufacturing operations which are non-polluting of the environment.

PSM LU-5.1 Industries which handle hazardous or flammable materials shall be located away from residential areas and population concentrations.

ACTIVITY CENTER

GOAL PSM LU-6 Preserve and enhance the role of the Garfield Street and Spanaway Park neighborhoods as the civic centers of the community and focal points for the broader area for governmental, educational, recreational, and cultural activities and businesses which support these activities, each with its own distinct image and character.

PSM LU-6.1 A diversity of uses, including pedestrian-oriented commercial, civic, and mixed use residential uses, shall be encouraged. Allow moderate intensity, pedestrian-oriented commercial retail and service, entertainment, and office uses.

PSM LU-6.2 Promote, expand, and enhance the recreational, cultural, civic, or educational attractions and pedestrian-oriented commercial experience offered by the Activity Center to increase the draw of residents of nearby communities and visitors.

GOAL PSM LU-7 Promote the Garfield Street Activity Center as a compact, pedestrian-oriented, transit-friendly center.

PSM LU-7.1 Promote creation of restaurants, art galleries, theaters, and other uses as a key component to the Garfield Street Activity Center.

- PSM LU-7.2** Commercial operations which are oriented to evening and drop-in services shall be encouraged to locate in the center.
- PSM LU-7.3** Within the Activity Center, new residential uses may exceed 25 units per acre as part of a mixed use development.
- GOAL PSM LU-8** Promote the Spanaway Park Activity Center as a pedestrian-oriented, transit-friendly center.
- PSM LU-8.1** Promote establishment of commercial businesses which complement the recreational activities of the public recreational facilities, e.g., Spanaway Park, Lake Spanaway Golf Course, and Sprinker Recreation Center.
- PSM LU-8.2** Pierce County shall work with owners of the Marymount property to encourage development of the property to accomplish the following objectives:
 - PSM LU-8.2.1** Public display and appropriate maintenance or restoration of part or all of the Harold LeMay Car Collection;
 - PSM LU-8.2.2** Selection of private development activities (e.g., retirement housing, offices, etc.) to enhance the opportunity for family wage jobs for community residents, and to be compatible in type and placement with surrounding residential and commercial neighborhoods;
 - PSM LU-8.2.3** Incorporation of historic on-site structures or mature vegetation into future development, where feasible; and
 - PSM LU-8.2.4** Use of portions of the property as a public or private sector gathering place for community residents and visitors.
- PSM LU-8.3** Pierce County shall work with the owners of the Harold LeMay Car Collection, the Tacoma-Pierce County Chamber of Commerce, Tacoma-Pierce County Convention and Visitors Bureau, and others to assist in the siting, funding, development, and marketing of a facility for the display of part or all of the Harold LeMay Car Collection in the Parkland-Spanaway-Midland community, preferably on the site of the Marymount Academy in Spanaway.
- PSM LU-8.4** Create a clearly defined entry into the Spanaway Park Activity Center from Pacific Avenue, Military Road, C Street, and 152nd Street through signage, landscaping, paving, and street furniture.
 - PSM LU-8.4.1** Pierce County Planning and Land Services shall work with the business community, the surrounding Spanaway community, Pierce County Parks and Recreation, Pierce Transit, and the WSDOT to develop a streetscape improvement plan for the Spanaway Park Activity Center.
 - PSM LU-8.4.2** The Spanaway Park Activity Center streetscape improvement plan shall address the following topics: public and private landscaping, sidewalk and crosswalk improvements, street furniture, signage, utility placement, funding sources, development priorities, etc.

COMMUNITY CENTER

- GOAL PSM LU-9** Develop economically strong Community Centers, each with a distinct image and character, of bold architectural form, that provide for a mixture of commercial, civic, and residential uses, along with access to transit and public amenities, which will meet the general high intensity, pedestrian-oriented, auto-friendly shopping and service needs of community residents and the surrounding communities and will partially satisfy community housing needs.
- PSM LU-9.1** The Community Centers shall continue to be recognized as the business focal points of the community.
- PSM LU-9.2** A diversity of uses, including moderate and high density residential uses in appropriate locations, should be encouraged to maintain a vibrant, active, and competitive center for the community.
- PSM LU-9.3** Support development of residential uses in the primarily commercial portions of Community Centers as a secondary component of a mixed use project to increase pedestrian activity within the neighborhood.
- GOAL PSM LU-10** Promote the 176th Street Community Center as a compact pedestrian-oriented, auto-friendly commercial center focused toward providing general household goods, specialty goods, banking, professional, and commercial services.
- PSM LU-10.1** Promote the development of residential uses in the 176th Street Community Center in portions of the center where they can serve as a transition between commercial areas and adjacent residential neighborhoods and to increase pedestrian activity within the neighborhood.
- GOAL PSM LU-11** Promote the 8th Avenue Community Center as a compact pedestrian-oriented, auto-friendly commercial center focused toward providing general household goods, specialty goods, banking, professional, and commercial services to the surrounding Spanaway community, and to those in other communities passing through the center, given its location along Mountain Highway.

NEIGHBORHOOD CENTER

- GOAL PSM LU-12** Provide needed products and services to neighborhood residents in a convenient, recognizable, compact, pedestrian-oriented location, while protecting existing and future residential neighborhoods from the disruptive effects of commercial intrusions.
- PSM LU-12.1** Neighborhood Centers shall be prevented from spreading along the arterials that serve them through clear Comprehensive Plan criteria for expansion.
- PSM LU-12.2** In neighborhood commercial developments, harmoniously reflect the scale and architectural details of the surrounding residential structures and require nonmotorized access.

- PSM LU-12.3** Promote the development of residential uses in portions of Neighborhood Centers where they can serve as a transition between commercial areas and adjacent residential neighborhoods and increase pedestrian activity within the Neighborhood Center.
- PSM LU-12.4** Support development of residential uses in the primarily commercial portions of Neighborhood Centers as a secondary component of a mixed use project to increase pedestrian activity within the neighborhood.
- PSM LU-12.5** Through use of signage, landscaping, paving, and street furniture, create a clearly defined entry into: the 99th Street Neighborhood Center from 99th Street and Portland Avenue; and the 112th Street Neighborhood Center from 112th and C Streets and Park Avenue.

MIXED USE DISTRICT

- GOAL PSM LU-13** Promote Mixed Use Districts as areas with cohesive identities which are attractive, safe, functional, diverse, and profitable auto-oriented places to live, do business, shop, and work.
 - PSM LU-13.1** Promote portions of the various Mixed Use Districts as auto-oriented commercial areas focused toward providing large household goods, automobile-related and dependent products and services, and single-purpose professional services.
 - PSM LU-13.2** Mixed Use Districts will convey a positive reflection of the community as a whole, and of the surrounding residential and business neighborhoods in particular.
 - PSM LU-13.3** MUDs are corridors in which buildings, parking, and plantings are prominent and uses are oriented to transit and automobiles.
 - PSM LU-13.4** In new development and redevelopment, incorporate substantial landscaping, both along street frontages and within parking lots.
 - PSM LU-13.5** Encourage the development of corridor focal points, while ensuring high quality architectural design.
- GOAL PSM LU-14** Encourage the appropriate use of areas adjacent to heavily traveled arterials while minimizing land use and traffic conflicts.
 - PSM LU-14.1** Pierce County shall identify those arterials that are appropriate for continued or future office and service commercial development, mixed use development (retail, service and office commercial, and residential), and moderate and high density residential development.
 - PSM LU-14.2** Residential uses shall be permitted except on the ground floor where commercial retail shall be the dominant use.

PSM LU-14.3 Pierce County shall work with Pierce Transit, WSDOT, and Pierce County Public Works and Utilities to develop a transit and a pedestrian and bicycle system that allows for safe and convenient movement through the Pacific Avenue, Mountain Highway, Portland Avenue, 112th Street, and 72nd Street corridors and encourages movement by bus.

COMMUNITY EMPLOYMENT CENTER

- GOAL PSM LU-15** Promote the establishment of low and moderate intensity industrial, research, and office activities in Community Employment Centers (CECs) along the Pacific Avenue, Portland Avenue, A Street, Mountain Highway, and Steele Street corridors.
- PSM LU-15.1** Locate where such uses are or can be made compatible with surrounding non-industrial uses through adequate separation, buffering, and sensitive placement of buildings, loading areas, materials storage, and parking.
- PSM LU-15.2** CECs will have cohesive identities and will be attractive, safe, functional, diverse, and profitable places to work and do business, and are a positive reflection of the community as a whole.
- PSM LU-15.3** Low and moderate intensity industrial manufacturing, research, office, industrial service, and warehousing uses and activities shall be promoted where they provide local needed services, increase local employment opportunities, and where environmental impact on surrounding uses can be mitigated.
- PSM LU-15.4** Retailing of goods and services shall be limited to bulk commodities and large items requiring on-site warehousing (e.g., building materials, commercial equipment, and supplies).
- PSM LU-15.5** All developments on the periphery of the industrial area shall be designed, screened, bermed, or other means implemented to mitigate undesirable impacts upon surrounding areas.

RESIDENTIAL

- GOAL PSM LU-16** The permitted residential densities shall discourage urban sprawl throughout the plan area.
- PSM LU-16.1** The density of new residential growth shall be a minimum of 4 dwelling units per acre (net) throughout the overall plan area.
- PSM LU-16.2** Residential areas where substantial environmental constraints exist shall develop at densities of 1 to 3 dwelling units per acre within the Residential Resource zone.
- PSM LU-16.3** New residential growth in established single-family neighborhoods shall develop at densities of 4 to 6 dwelling units per acre.
- PSM LU-16.4** New residential growth in areas that serve as a transition between commercial centers and districts and employment centers and single-family neighborhoods shall develop at densities between 4 and 12 dwelling units per acre.

PSM LU-16.5 New residential growth within commercial centers and districts shall develop at densities of 8 to 25 dwelling units per acre.

MODERATE DENSITY SINGLE-FAMILY

GOAL PSM LU-17 Residential densities in the Moderate Density Single-Family (MSF) designation should vary depending on the natural constraints, the type of development, proximity to facilities and services, and surrounding densities.

PSM LU-17.1 Non-residential development within the Moderate Density Single-Family designation shall be limited to specified civic, resource, and utility uses and Essential Public Facilities.

PSM LU-17.2 Attached single-family housing units within the MSF zone shall be limited to triplexes and fourplexes and permitted only by conditional use permit.

PSM LU-17.2.1 Attached single-family units shall have ground level access to each unit unless architecturally designed to appear as a single-family dwelling.

PSM LU-17.3 Allow community gardens and small-scale hobby farms when farm management plans are utilized within the Residential Resource zone.

PSM LU-17.4 Duplexes should be prohibited in the SF and RR zones and allowed in the MSF zone.

GOAL PSM LU-18 Establish new residential zoning classifications that allow for variations in density within the Moderate Density Single-Family land use designation.

PSM LU-18.1 The Moderate Density Single-Family (MSF) zoning classification shall allow a minimum density of 4 dwelling units per acre and a maximum density of 6 dwelling units per acre.

PSM LU-18.2 The Single-Family (SF) zoning classification shall allow a minimum and maximum density of 4 dwelling units per acre.

PSM LU-18.2.1 Single-family attached and two-family units shall be prohibited.

PSM LU-18.3 The Residential Resource (RR) zoning classification shall allow a minimum density of 1 unit per acre when environmental constraints are present and a maximum density of 3 dwelling units per acre.

GOAL PSM LU-19 The following characteristics shall be used when applying Residential Resource (RR) zone classification:

PSM LU-19.1 Substantial environmental constraints, (e.g., wetlands, steep slopes).

PSM LU-19.2 Connects identified open space corridors.

GOAL PSM LU-20 The following characteristics shall be used when applying the Single-Family (SF) zone classification:

PSM LU-20.1.1 Established single-family residential neighborhoods with a minimum number of two-family and attached single-family dwelling units; and

PSM LU-20.1.2 A desire to maintain low densities in keeping with existing neighborhoods.

GOAL PSM LU-21 The following characteristics shall be used when applying the Moderate Density Single-Family (MSF) zone classification:

PSM LU-21.1.1 Located within a distance of 1,500 feet from the High Density Residential, Mixed Use District, Community Center, Activity Center, Neighborhood Center, and Employment Center land use designations;

PSM LU-21.1.2 Areas where environmentally sensitive areas are not present;

PSM LU-21.1.3 In established neighborhood at 4 or more dwelling units per acre; and

PSM LU-21.1.4 Where sewer is available.

RESIDENTIAL RESOURCE

GOAL PSM LU-22 Carefully control residential development activities in the Urban Growth Area on sites that have been identified as open space in the Comprehensive Plan Open Space/Greenbelt Map through implementation of a Residential Resource zone.

PSM LU-22.1 Avoid fragmentation of the remaining open space corridors that create habitat for wildlife species native to the plan area and that benefit water quality.

PSM LU-22.1.1 Vegetation and tree preservation shall be a priority on each site that is developed in the Residential Resource zone.

PSM LU-22.1.2 To enhance corridors, open space should be located on each site plan so that it provides connectivity, is contiguous to open space on adjacent properties, connects stands of trees, and provides areas for wildlife movement.

PSM LU-22.1.3 Those portions of a site which contain high priority resource categories should be designated as the open space tract as these areas are most likely to promote healthy fish and wildlife habitat areas and enhance water quality.

PSM LU-22.1.4 Compatibility between the proposed use and designated open space tracts, as well as between adjacent uses, shall be maintained through a variety of techniques such as increased setbacks and vegetative screens utilizing native plant species.

PSM LU-22.2 Utilize environmentally sensitive design standards for development on sites that are located in a Residential Resource zone.

PSM LU-22.2.1 Impervious surfaces, in the form of rooftops, roads, and lawns which generate rapid runoff and prevent infiltration of water into the ground for gradual recharge of streams, shall be avoided or mitigated.

PSM LU-22.2.2 The greater the intensity of the development in terms of the noise, traffic, odor, light, and other factors that could impact the open space corridor, the more open space shall be required, up to 50% of the site.

PSM LU-22.2.3 Individual dwelling units and accessory dwelling units should be designed and placed in such a manner to avoid impacting the open space tract.

- PSM LU-22.2.4** Lawns, turf areas, driveways, and roads should be limited and located in a manner that will result in the least impact to the open space tract.
- PSM LU-22.2.5** Buildings, signage, and other structures such as fencing shall be located in a manner that ensures protection of the open space corridor.
 - PSM LU-22.2.5.1** Individual structures shall not be placed where the integrity of the open space tract and overall open space system could be compromised.
- PSM LU-22.2.6** Other environmentally sensitive development tools should be considered for implementation including: reducing the amount of impervious surfaces on each site, minimizing soil disturbance and erosion, disconnecting constructed drainage courses, and utilizing micro-detention facilities on each lot where feasible rather than one facility at the end of a conveyance system.
- PSM LU-22.3** Develop standards for implementation that describe a ratio between impervious surfaces and open space.
 - PSM LU-22.3.1** This ratio shall be based on the various environmentally sensitive development techniques and best management practices that are proposed on a site plan.

HIGH DENSITY RESIDENTIAL

- GOAL PSM LU-23** The primary uses within the High Density Residential District (HRD) designation shall be moderate to high density single-family detached, two-family, attached single-family and multifamily uses development.
 - PSM LU-23.1** Commercial service and limited commercial retail establishments within the High Density Residential District designation shall be permitted only where the development is incorporated into a moderate to high density residential development complex.
 - PSM LU-23.2** Within the Moderate-High Density Residential (MHR) zone, retail shopping and convenience establishments shall be limited to 1,500 square feet, must be accessory to residential development, and must comply with residential design standards.
 - PSM LU-23.3** Office uses are permitted in portions of the HRD designation recognized as transitional areas between commercial centers, districts, and single-family neighborhoods, and must comply with residential design standards.
 - PSM LU-23.4** Compatible civic uses are permitted in the HRD designation and must comply with residential design standards.
- GOAL PSM LU-24** Establish new residential zoning classifications that allow for variations in character within the High Density Residential District (HRD) land use designation.
 - PSM LU-24.1** Within the Moderate-High Density Residential (MHR) zone classification, provide for moderate to high density residential development and compatible civic uses.

PSM LU-24.1.1 The MHR can serve as a transition between commercial centers and districts and the MSF land use designation.

PSM LU-24.2 In Residential Office/Civic (ROC), provide for moderate to high density residential development; low to moderate intensity office, commercial service, and civic development; and limited commercial retail development in a pedestrian-oriented environment.

PSM LU-24.2.1 The ROC can serve as a transition between commercial centers and districts and the MSF land use designation.

GOAL PSM LU-25 Locate based on the following criteria:

PSM LU-25.1 Consider the following characteristics when applying the Moderate-High Density Residential (MHR) zone classification:

PSM LU-25.1.1 Vacant or redevelopable parcels within the Mixed Use District and Neighborhood Center land use designations;

PSM LU-25.1.2 Locations that provide direct access to public transportation services, commercial personal service and retail establishments, and other community amenities;

PSM LU-25.1.3 Areas where existing moderate to high density residential uses are already present;

PSM LU-25.1.4 Areas where environmentally sensitive areas are not present; and

PSM LU-25.1.5 Locations where moderate to high density residential uses can serve as a transition between commercial and employment areas and single-family neighborhoods.

PSM LU-25.2 Consider the following characteristics when applying the Residential Office/Civic (ROC) zone classification:

PSM LU-25.2.1 Vacant or redevelopable parcels within the Mixed Use District and Neighborhood Center land use designations;

PSM LU-25.2.2 Locations that provide direct access to public transportation services, commercial personal service and retail establishments, and other community amenities;

PSM LU-25.2.3 Areas where existing moderate to high density residential uses are already present;

PSM LU-25.2.4 Areas where environmentally sensitive areas are not present;

PSM LU-25.2.5 Locations where moderate to high density residential uses and pedestrian-oriented, low to moderate intensity office, commercial service, and limited retail commercial uses can serve as a transition between commercial and employment areas and single-family neighborhoods; and

PSM LU-25.2.6 The existing neighborhood is characterized by a mix of moderate to high density residential uses, and office, service commercial, or retail commercial development.

HIGH DENSITY SINGLE-FAMILY

The High Density Single-Family (HSF) zone classification is a new classification intended to provide for single-family detached residential uses with all entry on the first floor, at densities ranging from 6 to 12 dwelling units per acre.

GOAL PSM LU-26 The High Density Single-Family (HSF) zoning classification shall allow a minimum density of 6 dwelling units per acre, and a maximum density of 12 dwelling units per acre.

GOAL PSM LU-27 Locate based on the following criteria:

PSM LU-27.1 Consider the following characteristics when applying the High Density Single-Family (HSF) zone classification:

PSM LU-27.1.1 Located on an arterial, within 1,500 feet of a transit route;

PSM LU-27.1.2 Separated from other HSF areas, MHR areas, and MUD areas by 2,500 feet, or more;

PSM LU-27.1.3 Individual areas zoned HSF should be kept small in size to prevent the proliferation of large-scale apartment complexes; and

PSM LU-27.1.4 Sewer availability.

CULTURAL RESOURCES POLICIES

GOAL PSM CR-1 In the alteration of existing buildings and construction of new buildings, the following principles should be followed:

PSM CR-1.1 Adhere to historic front property setbacks;

PSM CR-1.2 Install awnings and canopies that are compatible to the historic character of the district; and

PSM CR-1.3 Use exterior materials and designs that are compatible with nearby historic structures.

GOAL PSM CR-2 Explore opportunities for forming a historic district program.

GOAL PSM CR-3 Encourage property owners and developers to conduct a structural engineering assessment of buildings to determine the structural deficiencies before rehabilitation activities begin on designated historic properties.

PSM CR-3.1 Pierce County and private sector interests shall investigate the feasibility of establishing a financial revolving loan program dedicated to structural engineering analyses and implementation of recommended structural repairs.

- GOAL PSM CR-4** Encourage productive and economically attractive uses of historic buildings.
 - PSM CR-4.1** Encourage private investment to renovate commercial buildings.
 - PSM CR-4.2** Through public and private efforts, obtain recognition, financial assistance, and technical assistance for historic properties currently on historic registers and those which have been identified as having potential historic significance to the communities.
- GOAL PSM CR-5** Conserve and interpret the heritage of the Parkland, Spanaway, and Midland communities so that their citizens can be aware of connections with the past.
 - PSM CR-5.1** Promote use of features that reflect characteristics of Parkland, Spanaway, or Midland's history in the architectural and site designs of commercial, industrial, civic, and residential developments.
 - PSM CR-5.2** Pierce County should establish a task force to look at historic signage.

DESIGN AND CHARACTER POLICIES

GOALS

Ensure a high quality visual environment through design, guidelines, standards, and procedures for architectural, site, and landscape design in all public and private development.

The intent of the policies contained within the Community Character and Design Element is to provide design concepts and policies which will direct future development in a way that creates, reinforces, or preserves the character and sense of place within Parkland, Spanaway, and Midland.

GATEWAYS

- GOAL PSM D-1** Create identifiable boundaries, entries, and gateways for Parkland-Spanaway-Midland so that residents, workers, and visitors know they are entering the community.
 - PSM D-1.1** Pierce County shall work with the Washington State Department of Transportation (WSDOT) to develop planting plans distinctive to Parkland, Spanaway, and Midland for SR 7 and SR 512.
 - PSM D-1.2** Pierce County shall develop planting plans distinctive to Parkland, Spanaway, and Midland along major County routes entering the communities and neighborhoods within the communities.
 - PSM D-1.3** Recognized entries consisting of tree plantings, signage, or public art shall be established at the following locations to create a gateway effect into the communities and neighborhoods within the communities.

Midland:

N: Portland Avenue E. at 72nd Street E.;
N: Golden Given Road E. at 72nd Street E.;
E: 80th Street E. at 22nd Avenue Court E.;
E: 85th Street E. at the 2200 block;
E: 104th Street E. at 22nd Avenue E.;
W: 80th Street E. at McKinley Avenue E.;
W: 85th Street E. at McKinley Avenue E.;
W: 96th Street E. at McKinley Avenue E.;
W: 99th Street E. at Pacific Avenue;
S: Golden Given Road E. at the north edge of SR 512; and
S: Portland Avenue E. at the north edge of SR 512.

Parkland:

N: Pacific Avenue at 99th Street S.;
N: Yakima Avenue S. at 96th Street S.;
N: Ainsworth Avenue S. at 96th Street S.;
N: Steele Street S. at 96th Street S.;
N: Waller Road E. at Brookdale Road E.;
N: Golden Given Road E. at Brookdale Road E.;
E: 99th Street S. at Pacific Avenue;
E: 108th Street S. at A Street (the west-bound Pacific Avenue off-ramp of SR 512);
E: 112th Street E. at Golden Given Road E.;
E: 128th Street E. at Golden Given Road E.;
E: Brookdale Road E. at Golden Given Road E.;
W: 96th Street S. at the east edge of Interstate 5;
W: 102nd Street S. at Sales Road S.;
W: Sales Road/108th Street S. at Steele Street S.;
W: 112th Street S. at Steele Street S.;
W: Steele Street S. at 23rd Avenue S.;
S: Spanaway Loop Road S. at Military Rd.; and
S: Pacific Avenue at 152nd/Military Road.

Spanaway:

N: Spanaway Loop Road S. at 152nd/Military Road;
N: Pacific Avenue at 152nd/Military Road;
N: Waller Road (south side) at Brookdale Road E.;
E: 152nd Street E. at 27th Avenue E.;
E: 160th Street E. at the 2600 block;
E: 176th Street E. at the 2600 block;
E: 192nd Street E. at 22nd Avenue E.;
E: 208th Street E. at 22nd Avenue E.;
W: Old Military Road at the McChord East Gate;
S: SR 507 at Pacific Avenue/Mountain Highway; and
S: Mountain Highway at 22nd Avenue E.

- GOAL PSM D-2** Streetscape improvement plans shall address the following topics: public and private landscaping, sidewalk and crosswalk improvements, street furniture, signage, utility placement, funding sources, development priorities, etc.
- GOAL PSM D-3** Create a clearly defined entry into the Garfield Street Activity Center, Garfield Street, and Pacific Lutheran University (PLU) from Pacific Avenue, Park Avenue, and C Street through signage, landscaping, paving, and street furniture.
- PSM D-3.1** Pierce County shall work with PLU to meld university functions into the broader Garfield Street Activity Center and broader neighborhood.
- PSM D-3.2** Pierce County shall work with PLU, the business community, the surrounding Parkland community, Pierce Transit, and the WSDOT to develop a streetscape improvement plan for the Garfield Street Activity Center.
- GOAL PSM D-4** Through signage, landscaping, paving, and street furniture, create a clearly defined entry into the 176th Street Community Center from Pacific Avenue, Spanaway Loop Road/176th Street, and potentially the Cross Base Highway.
- PSM D-4.1** Pierce County shall work with the business community, the surrounding Spanaway community, Pierce Transit, and the WSDOT to develop a streetscape improvement plan for the 176th Street Community Center.
- GOAL PSM D-5** Pierce County shall work with the developers of the approved Hidden Village Shopping Center to develop a project that is pedestrian-oriented in design and includes uses that encourage customers to stroll from business to business.
- PSM D-5.1** Create a clearly defined entry into the 8th Avenue Community Center from 8th Avenue and Mountain Highway through signage, landscaping, paving, and street furniture.
- PSM D-5.2** Pierce County shall work with the developers of the Hidden Village shopping center, the general business community, the surrounding Spanaway community, Pierce Transit, and the WSDOT to develop a streetscape improvement plan for the 8th Avenue Community Center.
- PSM D-5.3** The streetscape plan developed for the 8th Avenue Community Center shall be coordinated with the streetscape plan for the Mixed Use District located across Mountain Highway to the west.
- PSM D-5.4** Pierce County Planning and Land Services shall work with the corridor business communities, the surrounding residential communities, Pierce County Public Works and Utilities, Pierce Transit, and the WSDOT to develop a streetscape improvement plan for the MUDs.
- GOAL PSM D-6** Pierce County shall work with the general business community, the surrounding Midland community, and Pierce Transit to develop a streetscape improvement plan for the 99th Street, 112th Street, and Park Avenue/162nd Street Neighborhood Centers.

- GOAL PSM D-7** Provide landscaping and building placement requirements to improve the appearance along the SR 512 freeway.
- PSM D-7.1** Loading docks, outdoor storage, parking lots, and waste facilities shall be sited and screened so that they are not prominent when viewed from the freeway.
 - PSM D-7.2** Building facades facing and visible from the freeway should have the same high quality design as the non-freeway facing facades.
 - PSM D-7.3** Signage associated with properties fronting the freeway shall be sized and designed to provide minimal visual impacts on freeway users.
 - PSM D-7.4** The freeway corridor through Midland and Parkland shall be buffered through the establishment and retention of substantial plantings to achieve year-round screening.
 - PSM D-7.4.1** Freeway landscape plans shall be implemented through landscape plans for new development or redevelopment of properties abutting or visible from the freeway.
 - PSM D-7.4.2** Pierce County and the communities shall enhance landscaping within the freeway rights-of-way through cooperative planting efforts with the Washington State Department of Transportation.
- GOAL PSM D-8** Pierce County shall designate scenic driving, walking, or biking routes along major streets.
- GOAL PSM D-9** Promote the planting of street trees to enhance neighborhood character.
- PSM D-9.1** Pierce County, in conjunction with business organizations, community groups, and property owners, shall develop street tree management programs.
 - PSM D-9.2** Such programs shall focus on maintenance and enforcement.

NEIGHBORHOODS

- GOAL PSM D-10** Encourage design that reflects the wide diversity among residents, provided each maintains a degree of compatibility and reflects the character of the plan area.
- PSM D-10.1** Encourage development to recognize and incorporate significant distant views into project design.
 - PSM D-10.2** Utilize interior circulation systems in new developments thus minimizing access points along streets.
 - PSM D-10.2.1** Curb cuts should be utilized only where traffic needs and safety considerations allow.
- GOAL PSM D-11** Require urban development standards in all new urban developments.
- PSM D-11.1** Sidewalks, public transit amenities, street trees, and street lighting shall be provided within developments and abutting frontage roads.

- PSM D-11.2** Minimize site excavation.
- PSM D-11.3** Natural vegetative cover should be planted on slopes of all cuts and fills in conformance with safety, erosion, and visual aesthetics standards.
- PSM D-11.4** Provide for separate automobile, pedestrian, and bicycle access.
- PSM D-11.5** Create a transition between residential, commercial, industrial, and civic uses through a variety of measures including setbacks, screening, berming, vegetative buffering, and shielded lighting.

GOAL PSM D-12 Develop specific design guidelines for single-family and multifamily residential development dealing with site planning and building placement.

- PSM D-12.1** Promote the visual quality of neighborhood streetscapes so that they become a valued element of the character of the community and enhance neighborhood quality.
- PSM D-12.2** Provide opportunity for porches and decks within front yard setbacks.
 - PSM D-12.2.1** Permit single-family detached dwelling units to encroach into front yard setbacks the same distance the garage entrance is recessed behind the front yard setback line.
- PSM D-12.3** Encourage underground stormwater retention systems by providing development incentives.
- PSM D-12.4** Discourage flag lots or pipestem lots within new residential developments.

GOAL PSM D-13 Develop specific design guidelines for two-family (duplex), attached single-family, and multifamily residential developments dealing with architectural design and scale of buildings.

- PSM D-13.1** Provide incentives for innovative architectural design of two-family (duplex), attached single-family, and multifamily residential development.
- PSM D-13.2** Discourage residential design that accentuates carports and garages.
 - PSM D-13.2.1** Encourage two-family developments that provide alley access to the vehicle enclosure.
- PSM D-13.3** Avoid locating parking areas for multifamily developments between the buildings and the street.

COMMERCIAL AND INDUSTRIAL

GOAL PSM D-14 Organize the site plan to provide an orderly and easily understood arrangement of building, landscaping, and circulation elements that support the functions of the site.

- PSM D-14.1** Emphasize the importance of street corners through building location, pedestrian access, special site features, or landscape features.

- PSM D-14.2** Provide adequate lighting levels in all pedestrian areas including building entries, along walkways, parking areas, and other public areas.
- PSM D-14.3** Design landscaping so that long term growth will not interfere with site lighting and surveillance.
- PSM D-14.4** Use durable, high quality materials in site furnishings and features for ease of maintenance.
- PSM D-14.5** Use fencing and landscaping with high quality materials to conceal outside storage and sales areas.
- PSM D-14.6** Where distant view corridors have been identified, require development to recognize and incorporate these into project design.
- PSM D-14.7** Integrate water quality treatment techniques such as biofiltration swales and ponds with overall site design, where appropriate.
- PSM D-14.8** Encourage pedestrian movement between commercial properties and neighborhoods by providing gates, ramps, and steps where natural or man-made barriers exist.
- PSM D-14.9** Dedicate additional rights-of-way to enable the construction of sidewalk improvements where adjacent rights-of-way are substandard in width.
- PSM D-14.10** Integrate bicycle use, access, and parking into site designs.

GOAL PSM D-15 Architectural and site design of non-residential developments should reflect desired neighborhood or community character.

- PSM D-15.1** Provide for visual and functional continuity between the proposed development and adjacent structures when these existing structures demonstrate minimal consistency with the building design criteria of this plan.
- PSM D-15.2** Incorporate architectural design features reflective of residential building scale and character into non-residential buildings in portions of centers and corridors where they abut or are in proximity to single- and two-family neighborhoods.
- PSM D-15.3** Provide distinctive building corners at street intersections through the use of special architectural elements and detailing and pedestrian-oriented features where possible.
- PSM D-15.4** Integrate the design and placement of exterior lighting with the architectural design and materials of on-site buildings, overall site character, and the surrounding neighborhood.
- PSM D-15.5** Street-facing building facades shall employ a variety of measures including window and entrance treatments, overhangs and projections, and innovative use of standard building materials and landscaping to increase visual interest and visually break up large building massings.
- PSM D-15.6** Provide pedestrian-friendly facades on the ground floor of all buildings that face public streets and parking areas.

- PSM D-15.7** Provide visual relief for large blank walls such as murals, landscaping, or variations in building relief that are visible from pedestrian walkways and parking areas.
- PSM D-15.8** Enhance building entries with a combination of weather protection, landscaping, pedestrian amenities, or distinctive architectural features.
- PSM D-15.9** Locate or screen roof-mounted mechanical equipment to minimize visibility from public streets, building approaches, and adjacent properties.
- PSM D-15.10** Locate or screen utility meters, electrical conduit, and other utility equipment to minimize visibility from the street.

GOAL PSM D-16 Select plant materials that are appropriate to their location in terms of hardiness, maintenance needs, and growth characteristics with an emphasis on use of native and drought-resistant vegetation.

- PSM D-16.1** Incorporate existing significant trees, wooded areas, or native vegetation into the planting design where they would contribute positively to the overall landscape and site design, enhance habitats for various species of fish, bird, and animal species, and the neighborhood as a whole.
- PSM D-16.2** Utilize adopted street tree plans when developing on-site landscape designs.

DESIGN

GOAL PSM D-17 Encourage and provide incentives for including open space and retaining existing native vegetation on sites proposed for urban development.

PSM D-17.1 Prohibit the vacation of unopened public rights-of-way at shoreline locations except when the vacation would enable a public authority to acquire the vacated property for public purposes.

PSM D-17.2 Provide a procedure for removing dangerous or diseased trees that require mitigation, including replacement of any removed trees.

PSM D-17.2.1 Sites that are devoid or deficient in vegetation shall be required to introduce supplemental landscaping with plantings that are native to the Pacific Northwest and are based on the historic indigenous plant species for the underlying soils.

PSM D-17.2.2 These supplemental plantings shall equal the minimum amount required for retention.

PSM D-17.3 Reduce the amount of density or intensity allowed within a proposed development for lack of permanently designated usable open space.

GOAL PSM D-18 Property improved with buildings, parking areas, and other impervious cover shall include areas of natural and landscaped vegetative cover to protect the aesthetic qualities of the area, to protect aquifers and aquifer recharge areas, provide urban wildlife habitat, and to prevent runoff to adjoining properties, streams, and other critical areas.

- PSM D-18.1** Require natural or planted vegetative screens as an integral part of areas with expansive impervious cover.
- PSM D-18.2** Provide a range of open space dedication requirements, from 15% to 50% of the site, based upon the density or intensity of the proposed use.
- PSM D-18.3** Require a permanent dedication of open space as a condition of approval for a site plan or division of land.
 - PSM D-18.3.1** The following uses should be allowed within designated open space areas and are listed in order of priority:
 - PSM D-18.3.1.1** Preservation of natural vegetation including fish and wildlife habitat;
 - PSM D-18.3.1.2** Natural resource protection including steep slopes and aquifer recharge areas;
 - PSM D-18.3.1.3** Buffers between incompatible land uses;
 - PSM D-18.3.1.4** Passive recreation (pervious and impervious trails);
 - PSM D-18.3.1.5** Active recreation (golf course);
 - PSM D-18.3.1.6** On-site utilities (drainfields, stormwater retention facilities); and
 - PSM D-18.3.1.7** Pedestrian and bicycle trails.
- PSM D-18.4** Require the open space area to be clearly marked and identified as a protected area through the use of methods such as fencing (when appropriate) and signage.
- GOAL PSM D-19** Protect adjacent sites and uses or mixes of commercial, industrial, or residential uses on the same site from the noxious effects (e.g., noise, light, odor, particulate, or other air pollution, traffic) generated by other uses through the use of vegetation.
 - PSM D-19.1** Require vegetative screens between new urban development and adjacent uses.
 - PSM D-19.2** Provide a range of required vegetation screening widths based upon the use, density, and intensity of the proposal.
 - PSM D-19.2.1** Vegetation screening requirements should range from 20 to 70 feet based on the increase in impacts or the degree of incompatibility between uses.
 - PSM D-19.2.2** Screening performance is judged as it will exist at the time the development is completed and not as it will exist at some time in the future.
 - PSM D-19.3** Encourage the provision of public easements where linkages between open space and screening buffers occur.
 - PSM D-19.4** Preserve established vegetation buffers in perpetuity.
 - PSM D-19.5** Encourage the replanting of greenbelts on previously developed commercial and residential sites through public assistance, grants, and incentives.
 - PSM D-19.5.1** Cooperative programs should be established with owners and residents of such developments to assure that such properties achieve suitable screening within a five-year time period.

GOAL PSM D-20 Improve neighborhood health, safety, and appearance by requiring homeowners to be responsible for the proper storage of waste and vehicles, maintenance of yards, and the screening of hobby vehicle repair or restoration to ensure these activities do not adversely affect neighbors.

- PSM D-20.1** Limit outdoor vehicle storage as an accessory use on residential property to 5 vehicles.
- PSM D-20.2** Provide criteria and a permitting process to allow for residential storage of more than 5 vehicles under limited conditions.
- PSM D-20.3** Require screening for proper storage of vehicles to protect the environment and for sight-obscuring screening of vehicles undergoing repair or restoration.
- PSM D-20.4** Develop an abatement or amnesty program for the removal of junk vehicles from residential properties.
- PSM D-20.5** Establish and publicize standards for the storage and proper handling of household garbage and other solid waste on residential property.

SIGNS

GOAL PSM D-21 Consistently apply and enforce sign regulations.

- PSM D-21.1** Require consolidation of signage within commercial development to reduce visual clutter along streets and the freeway.
- PSM D-21.2** Integrate freestanding signs with the placement and design of landscape features.
- PSM D-21.3** Prohibit any additional billboard faces or structures in the three communities beyond those existing at initial communities plan adoption, and provide for the elimination of nonconforming billboard signs after a reasonable amortization period.

ENVIRONMENT POLICIES

GOAL PSM ENV-1 Identify remaining fragments of prairies and oak woodlands located within the plan area.

- PSM ENV-1.1** Conduct an inventory of existing prairies that are greater than one acre in size.
- PSM ENV-1.2** Encourage the retention of slow growing heritage or specimen trees.

GOAL PSM ENV-2 Increase critical area standards for natural vegetation buffers within riparian and hyporheic zones to protect water quality and the health of the aquatic ecosystem.

- PSM ENV-2.1** Buffer widths shall be calculated and increased, as necessary, based upon the presence of critical fish species, cumulative impacts of stormwater discharge and in-stream flow reductions, pollutant levels, and water temperatures.

- PSM ENV-2.2** The establishment of natural vegetation buffer widths along streams should include existing floodplain meanders, adjacent steep slopes, wetlands, and the area necessary to support the healthy functioning of the hyporheic zone and aquatic species.
- PSM ENV-2.3** Prohibit tree cutting and removal of any native vegetation within the hyporheic zone or riparian buffer zone except as provided through a fish and wildlife habitat buffer variance.
- PSM ENV-2.4** Where disruption of the natural condition within vegetative buffers is permitted, require revegetation that duplicates the historic, indigenous plant community type to restore the buffers' protective value.

GOAL PSM ENV-3 Require a minimum percentage of natural/native vegetation as a component of all new development within the plan area.

- PSM ENV-3.1** Identify and retain a minimum of 15% native vegetation consisting of trees, understory shrubs, and herbaceous groundcover on a portion of each site for development.
 - PSM ENV-3.1.1** If the development has been previously cleared, then a minimum of 15% native vegetation shall be replanted to achieve this requirement.
- PSM ENV-3.2** Retaining areas of mature native vegetation on a site is a higher priority than providing supplemental landscaping.
- PSM ENV-3.3** Encourage that setback areas be retained in native vegetation and enhanced with additional native plant species selected from the historical, indigenous plant community type where native vegetation is sparse or nonexistent.
 - PSM ENV-3.3.1** Require follow-up horticultural care of these supplemented plants that ensures 80-90% success.
- PSM ENV-3.4** Preserve a minimum percentage of existing mature stands of trees on each site proposed for development.
 - PSM ENV-3.4.1** The percentage of trees to be retained shall be based upon the historic, indigenous plant community type for that site.
- PSM ENV-3.5** Retain and re-use existing topsoil/organic duff layer on each development site.

GOAL PSM ENV-4 Remove non-native plants at Parkland Prairie Preserve.

- PSM ENV-4.1** Conduct the removal activities in such a manner so as not to damage existing native plants.

WATER RESOURCES

SURFACE WATER RUNOFF AND FLOODING

- GOAL PSM ENV-5** Existing natural drainage courses should be retained and kept free and open to pass storm runoff through any development or use activity instead of encasing the surface water runoff into a piped stormwater conveyance system.
- PSM ENV-5.1** However, in cases where a drainage course must be modified, the drainage system entrance and exit points to and from the development must be retained.
- PSM ENV-5.2** Natural drainage courses should be protected post-development through an appropriate mechanism, such as developer agreements, maintenance agreements, homeowners' covenants, or conservation easements.
- GOAL PSM ENV-6** Preserve those portions of the plan area (both public and private), such as B Street, 136th, and Tule Lake Road, which serve as storage areas for surface water runoff.
- PSM ENV-6.1** Consider purchase of sites that serve as an expansion of the natural drainage/retention system.
- PSM ENV-6.2** Utilize floodplain buy-out monies to purchase priority flood storage areas.
- GOAL PSM ENV-7** Regulate the filling or modification of surface waters and natural water retention areas.
- PSM ENV-7.1** Filling or modifications that decrease or detrimentally affect the existing water levels and water storage capacity within perennial and intermittent streams, ponds, wetlands, or high groundwater areas shall not be permitted.
- PSM ENV-7.2** Filling of pothole(s) located on an individual parcel or contiguous with several separate parcels shall address the cumulative impacts of the decrease in natural water retention areas.
- PSM ENV-7.2.1** An analysis shall be provided which identifies how this water will be retained elsewhere on site and how affected adjacent property owners shall be notified.

GROUNDWATER AND WATER SUPPLY

- PSM ENV-7.3** Work with the Pierce County Emergency Management Department to identify appropriate methods for handling spill response in high-risk areas.
- PSM ENV-7.4** Install signage around the perimeter of wellhead protection areas or the most sensitive aquifer recharge areas.
- PSM ENV-7.5** Pursue funding opportunities to map spill locations on state routes for areas that have a potential to enter the one-year time of travel zone or storm drainage systems.

- GOAL PSM ENV-8** Reduce the amount of irrigation that occurs on grass/vegetation that has been installed over soils that have been disturbed and degraded.
- PSM ENV-8.1** Apply 6-12 inches of woodchip mulch on sites in forested areas to replace duff, control weeds, and retain moisture.
 - PSM ENV-8.2** Require the installation of irrigation meters on all new systems and establish limits on the amount of water that can be used for irrigation purposes.
- GOAL PSM ENV-9** Require re-use of native topsoil or appropriate soil amendments prior to installation of grass seed, sod, or other vegetation in new developments.
- PSM ENV-9.1** All of the site's native topsoil must be retained on site and used for installation of grass, shrubs, and trees.
- GOAL PSM ENV-10** Develop cost-sharing programs to help people purchase low-flow fixtures (e.g., faucets and toilets) for their existing homes.
- GOAL PSM ENV-11** Discourage extensive, irrigated landscape areas in new developments.
- PSM ENV-11.1** Encourage drip irrigation systems and promote water conservation methods for lawn watering (e.g., even-numbered houses would water on even-numbered days, promote conservation pricing measures, re-use of rainwater through collection in cisterns, etc.).

WATER QUALITY

- GOAL PSM ENV-12** Condition Forest Practice approvals to eliminate transport of erosion and sedimentation into rivers, streams, and wetlands; provide adequate riparian buffers of natural vegetation; and redirect stockpiling of debris away from water bodies and courses.
- GOAL PSM ENV-13** Provide additional protection to improve the quality of surface water bodies in the area (e.g., Spanaway Lake, Clover Creek, and Spanaway Creek).
- PSM ENV-13.1** Develop a lake management plan for Spanaway Lake that contains elements addressing water quantity and water quality.
 - PSM ENV-13.2** Pierce County Parks and Recreation Department should limit the use of and guide the application of chemicals (such as pesticides, herbicides, fertilizers, etc.) within the entire park system, including Spanaway Park, the golf course, and Sprinker Recreation Center, in a manner which does not adversely impact the biological functioning of surface waters.
 - PSM ENV-13.3** Encourage the replanting of historic, indigenous plant community types within the buffers of any stream, creek, or lake within the plan area.
 - PSM ENV-13.4** Require a *no spray zone* for any chemicals within the buffers of any stream, creek, or lake within the plan area or ditches that drain into these waters.
- GOAL PSM ENV-14** Identify areas where restoration activities could potentially have a positive effect on water quality and encourage restoration projects within these areas.

PSM ENV-14.1 Identify potential restoration areas through Clover Creek Basin planning and Puyallup River Watershed Council efforts.

PSM ENV-14.2 Work with existing volunteer groups, such as the Pierce Conservation District stream team, to provide restoration actions on identified sites.

GOAL PSM ENV-15 Establish the Chambers-Clover Creek Basin Advisory Committee to serve as a long-term forum for addressing water quality issues within a portion of the plan area.

GOAL PSM ENV-16 Work with the Puyallup River Watershed Council to address water quality issues in that portion of the Midland community located within the Water Resource Inventory Area 10 Puyallup Watershed boundaries.

WETLANDS

GOAL PSM ENV-17 Encourage wetland restoration activities that increase the wetland functions and values.

PSM ENV-17.1 Utilize native species, appropriate to the historic, indigenous plant community type, for vegetation replanting; maintain planting for 3-5 years to ensure success.

PSM ENV-17.2 Require the preparation of habitat management plans prior to authorization of restoration activities.

PSM ENV-17.3 Encourage restoration of wetlands and their buffers that have been degraded as a result of previous development actions within the plan area.

PSM ENV-17.3.1 Pursue grants and other funding sources that could be used to restore important wetland systems that have been degraded.

PSM ENV-17.3.2 Promote programs that involve volunteer efforts to clean up and repair the function and value of damaged wetlands.

GOAL PSM ENV-18 Pursue development and promotion of incentive programs for property owners whose parcels contain wetlands.

PSM ENV-18.1 Conduct public workshops on the County's Current Use Assessment program, Public Benefit Rating System (tax reduction) to encourage property owners to place wetlands into open space designations.

PSM ENV-18.2 Develop a Transfer of Development Rights and Purchase of Development Rights program for wetland area density transfers.

GOAL PSM ENV-19 Provide greater protection for those wetlands that are inhabited or utilized by federal or state-listed endangered or threatened plant, fish, or animal species.

PSM ENV-19.1 Changes to water quality and quantity that could negatively affect a listed species shall be prohibited.

FISH AND WILDLIFE RESOURCES

- GOAL PSM ENV-20** Retain and protect biodiversity management areas and corridors located within and adjacent to the plan area.
- PSM ENV-20.1** Consider implementing urban sensitive resource zones within biodiversity management areas and corridors.
- GOAL PSM ENV-21** Protect priority habitats for resident wildlife such as trees that provide snags, nesting sites, and roosting areas for bird populations and prairies for butterflies.
- PSM ENV-21.1** Establish buffers that are sized according to the best available science.
 - PSM ENV-21.1.1** Buffers should be located around important features, such as heron rookeries.
 - PSM ENV-21.2** Consider restricting construction activities (e.g., loud noises) that could disturb native birds during nesting periods.
- GOAL PSM ENV-22** Regulate development activities in naturally occurring ponds that are less than 20 acres.
- PSM ENV-22.1** Eliminate the exemption currently granted to ponds.
- GOAL PSM ENV-23** Require that native vegetation buffers of an adequate width be maintained between proposed development and riparian areas/aquatic systems to protect the functional values of such areas and systems.
- PSM ENV-23.1** Allow limited activities within riparian area buffers only when such activities are compatible with the overall functions of the buffer and when such activities do not diminish the functional value of the buffer.
 - PSM ENV-23.2** Buffers should include any flood hazard areas, floodplain migration zones, and adjacent wetlands and steep slopes.
 - PSM ENV-23.3** Maintain buffers between new roads and utility corridors and riparian areas and aquatic systems, wherever feasible.
- GOAL PSM ENV-24** Mining, dredging, or the removal of gravel, fill, or similar materials from streams or other surface water areas shall be regulated to prevent adverse alterations to flow characteristics, siltation, and the pollution or disruption of spawning bed and rearing pool areas.
- PSM ENV-24.1** Development of ponds for farm uses, fish propagation, residential amenities, and wildlife or waterfowl habitat that are contiguous to wetlands, lakes, ponds, or streams shall require a permit.
 - PSM ENV-24.1.1** Such uses may be permitted only if the natural drainage pattern is not adversely altered or water from fish pond does not degrade the stream.
 - PSM ENV-24.2** Channelizing, riprapping, diking, or other stream bank stabilization methods which detrimentally increase stream flow or adversely impact the stream's existing characteristics in any other way shall not be permitted.

PSM ENV-24.3 Eliminate the illegal removal of surface water which decreases the quantity or flow rate of the creek/stream system and regulate the legal removal of surface water.

GOAL PSM ENV-25 Reconstruct infrastructure that acts as a barrier to fish passage as part of any public road or utility projects associated with the blockage.

PSM ENV-25.1 Reduce culverts and encourage bridges, when needed, when constructing or reconstructing water passages under roads.

GOAL PSM ENV-26 Incorporate landscaped greenbelt areas into the open space network.

PSM ENV-26.1 Utilize greenbelts for pathways and integrate this system into the nonmotorized transportation network.

PSM ENV-26.2 Encourage the planting of native vegetation within greenbelt areas, but recognize that other non-native species, such as turf, may be appropriate for the intended use.

PSM ENV-26.3 Integrate man-made structures such as children’s play equipment, climbing rocks, water features, benches, trails, and picnic tables into greenbelt systems.

PSM ENV-26.3.1 Trails shall be made of permeable pavement or materials.

PSM ENV-26.4 Greenbelt areas should integrate or bridge critical areas, such as wetlands and fish and wildlife habitat areas, or designated open space areas when possible.

OPEN SPACE

GOAL PSM ENV-27 Encourage preservation of large tracts of open space corridors through site design mechanisms, such as mandatory clustering requirements, and set aside in separate tracts.

PSM ENV-27.1 Develop best construction methods for activities within or nearby designated open space areas and to protect native growth protection areas.

GOAL PSM ENV-28 Establish design standards and location criteria for open space/greenbelt areas.

PSM ENV-28.1 Utilize open space sites as part of a nonmotorized trail system.

PSM ENV-28.2 Open space corridors should be used to connect wetlands.

PSM ENV-28.3 Structures in designated open space areas should be designed and situated such that they are harmonious with their surroundings, constructed with natural materials, and well screened.

PSM ENV-28.3.1 Utilize materials made of wood and stone for benches, steps, railings, and fences.

PSM ENV-28.4 Environmentally sensitive design standards should be utilized in new developments or redevelopment located within designated open space areas.

PSM ENV-28.4.1 All critical areas shall be set aside as a separate open space tract.

- PSM ENV-28.4.2** Depending on the zone classification, the total amount of impervious surfaces on a site should be limited.
- PSM ENV-28.4.3** Clustering of lots, dwelling units, or building structures should be considered during the conceptual site development stage.
- PSM ENV-28.4.4** Depending on the zone classification, a range of 25% to 50% of each site shall be retained in natural vegetation.
 - PSM ENV-28.4.4.1** Restoration of vegetated areas to native vegetation, based on the sites soils, hydrology, and topography should occur on each site as necessary to enhance the function of the open space corridor.
- PSM ENV-28.4.5** Vehicle parking facilities shall be integrated into open space sites in such a manner that critical areas are not impacted and stormwater impacts are mitigated.
- PSM ENV-28.4.6** Other low impact development tools should be considered such as minimizing soil disturbance and erosion, disconnecting constructed drainage courses, utilizing micro-detention facilities on each lot where feasible rather than one facility at the end of a conveyance system, and reducing/sharing parking facilities or using permeable pavement/pavers.
- PSM ENV-28.5** Vegetation within native growth protection areas shall be left undisturbed except for carefully planned and maintained pathways.
 - PSM ENV-28.5.1** Access into native growth protection areas shall be limited to nonmotorized transportation systems.
 - PSM ENV-28.5.2** Access through native growth protection areas shall be designed to avoid sensitive critical areas such as wetlands and fish and wildlife habitat areas.
 - PSM ENV-28.5.3** Nonmotorized transportation paths shall follow the natural land contours and be constructed of permeable materials that blend into the natural surroundings.
 - PSM ENV-28.5.4** Institute an exception for removal of non-native, invasive, or noxious plant species.
- PSM ENV-28.6** Encourage developers to utilize green building techniques to soften the urban environment within the open space network.
 - PSM ENV-28.6.1** Reduce impervious surfaces by providing a layer of plants on hard surfaces to create a new network of vegetation linking roofs, walls, courtyards, streets, and open spaces.
 - PSM ENV-28.6.2** Design buildings to complement the open space network.
 - PSM ENV-28.6.3** Utilize courtyards to provide green spaces for work or relaxation, be cultivated as wildlife habitats, or organized as attractive green areas to offer pleasing views from the home or office window.

- PSM ENV-28.6.4** Design the outside space during the design of the building structure to integrate vegetation into the design of the building.
- PSM ENV-28.6.5** Promote the use of balconies and small terraces in multifamily developments.
- PSM ENV-28.6.6** Encourage the use of vegetated rooftops in greenbelt areas or in designated open space areas.
- PSM ENV-28.6.7** Integrate public stormwater detention/retention facilities into the open space network.

ECONOMIC DEVELOPMENT POLICIES

GOALS

The following statements comprise the goal for economic development in the Parkland-Spanaway-Midland Communities Plan:

- Encourage economic investments in the communities which will result in a variety of family wage job opportunities;
- Encourage development of a well balanced economic base for the communities;
- Economic activities are encouraged within the communities, but not to the detriment of either the natural environment or residential neighborhoods;
- The type and scale of economic development proposed for specific locations in the communities shall be compatible with nearby residential neighborhoods and other land uses;
- New economic development in and redevelopment of existing business areas shall focus on meeting present and future needs of the residents of individual communities and the region as a whole; and
- Economic activities with similar infrastructure needs, operational needs, and customer bases shall be located in proximity to one another and permitted only in areas where needed public facilities and services can be efficiently provided prior to or concurrent with commencement of the economic activity.

COMMERCIAL/INDUSTRIAL GROWTH

- GOAL PSM EC-1** Designate an adequate amount of land to support commercial and industrial needs within the Parkland-Spanaway-Midland Communities Plan area over the next 20 years.
- PSM EC-1.1** Develop an inventory of locations within the communities plan area where commercial and industrial development opportunities are encouraged to occur in the future.

- PSM EC-1.2** Pierce County shall work with other public agencies and private interests to identify and promote sites which can be suitably developed for a variety of local employment opportunities.
- PSM EC-1.3** Pierce County shall work with property owners to determine the development potential of sites having commercial and industrial employment possibilities.
- GOAL PSM EC-2** Utilize existing commercial and industrial areas within the communities plan area to the maximum development potential.
 - PSM EC-2.1** Allow new residential development within designated commercial areas where it supports the primary commercial functions and can maximize the economic development potential within these areas.
 - PSM EC-2.2** Prohibit new residential development within designated industrial areas to maximize the economic development potential within these areas.
 - PSM EC-2.3** Ensure that compatible economic activities are located in proximity to each other and their functioning is not adversely impacted by other uses.
 - PSM EC-2.4** Encourage redevelopment of underutilized commercial and industrial areas within the communities plan area.
- GOAL PSM EC-3** Target new areas for commercial and industrial growth which are or are planned to be serviced with the infrastructure for development.
- GOAL PSM EC-4** Designate additional land for industrial uses and incubator space for start-up industrial businesses.
 - PSM EC-4.1** Encourage the development of industrial areas which provide incubator space for small-scale, start-up industrial and high tech businesses.
 - PSM EC-4.2** Efforts shall be made to focus industrial, office park, and research development into the following areas:
 - PSM EC-4.2.1** South Portland Avenue Community Employment Center (CE);
 - PSM EC-4.2.2** A Street/SR 512 CE;
 - PSM EC-4.2.3** North Steele Street CE;
 - PSM EC-4.2.4** South Steele Street CE;
 - PSM EC-4.2.5** South Pacific Avenue CE;
 - PSM EC-4.2.6** Mountain Highway CE; and
 - PSM EC-4.2.7** Selected portions of the Mixed Use Districts and Community Centers.
- GOAL PSM EC-5** Work with authorities at Joint Base Lewis-McChord to identify and promote development of commercial businesses.

- PSM EC-5.1** Work with military authorities to identify the commercial retail and service needs and wants of single and married personnel who live both on base and off, and encourage the development of such uses where compatible with residential and commercial neighborhoods and community values.
- PSM EC-5.2** Work with military authorities to identify employment needs of military families and work to encourage location of businesses that can accommodate employment needs.
- PSM EC-5.3** Work with military authorities to identify the types of military supplies that could be obtained locally and encourage the development of such businesses.
- PSM EC-5.4** Work with and encourage military authorities to allow regular access through the Joint Base Lewis-McChord east gates for persons working on base to more easily obtain goods and services in Parkland and Spanaway.

COMMERCIAL REVITALIZATION

- GOAL PSM EC-6** Develop strategies to enhance commercial centers and corridors within the communities plan area.
- PSM EC-6.1** The following commercial centers and districts meet the criteria for commercial revitalization efforts, and efforts shall be focused into the neighborhoods according to the following community rankings.
- PSM EC-6.1.1** Revitalization efforts shall not be focused into second or subsequent priority neighborhoods prior to the top priority of each community having received appropriate revitalization attention.

Midland:

- 99th Street Neighborhood Center (NC); and
- 72nd Street Mixed Use District (MUD).

Parkland:

- Garfield Street Activity Center (AC);
- South Parkland/Pacific Avenue MUD;
- North Parkland/Pacific Avenue MUD;
- 112th Street MUD (west of D Street); and
- Park Avenue/112th Street/C Street NC.

Spanaway:

- Central Spanaway/Pacific Avenue MUD;
- Spanaway Park AC; and
- 176th Street Community Center.

PSM EC-6.2 The following commercial centers and districts do not meet the criteria for commercial revitalization efforts, but efforts shall be focused toward developing these neighborhoods for commercial purposes:

- North Portland Avenue Mixed Use District (MUD);
- 112th Street MUD (east of D Street);
- Central Parkland/Pacific Avenue MUD;
- 8th Avenue MUD; and
- 8th Avenue Community Center.

PSM EC-6.3 Pierce County, in cooperation with the business organizations and associations, shall work with business groups to institute business improvement programs within selected commercial areas targeted for commercial revitalization and in areas requiring substantial initial development and in new and existing industrial areas.

PSM EC-6.4 Pierce County shall work with the local business community within selected commercial target areas to develop the framework for a business improvement program, including structuring local marketing efforts, physical improvements programs, parking and building improvements, special management organizations, or other programs necessary for effective revitalization of the area.

PSM EC-6.4.1 Business improvement programs shall focus on improving the tenant base through retention and recruitment efforts, facade renovations which utilize common design elements, installation of supporting public improvements, active enforcement of local zoning, weed and refuse control ordinances, and collective promotion and maintenance of the commercial target area.

PSM EC-6.4.2 Funding for a business improvement program shall be provided through public financial incentives including revolving loan funds (RLF), Small Business Administration (SBA) loans, microenterprise loans, efforts of private financial institutions, and a commitment from local businesses to complete identified site and facade renovations.

PSM EC-6.5 Work with the private sector to create a Pacific Avenue redevelopment strategy that can mobilize local and regional resources to build an enhanced tax base.

PSM EC-6.6 The County, Chamber of Commerce, and business and community leaders should form a task force to make recommendations on the formation of a Parkland-Spanaway-Midland business district along SR 7 from SR 512 to 176th.

GOAL PSM EC-7 Pierce County shall work with the community to reprioritize planned public projects within the commercial revitalization target areas.

PSM EC-7.1 Such projects will contribute to a revitalization effort by upgrading the appearance, setting it apart from its surroundings, and enhancing the attractiveness of the business environment.

PSM EC-7.2 Projects which enhance a commercial target area’s appearance may include: installation or repair of common public spaces such as sidewalks, plazas, and bus stops; installation of planting areas, landscaping, and specialized street furniture or lighting; and design and installation of quality graphics, directional signs, planters and plantings, or banners that bring color to the street.

GOAL PSM EC-8 Seek the support of business organizations and associations to provide marketing and promotion assistance to businesses within the communities plan areas targeted for commercial revitalization.

PSM EC-8.1 Request that the Tacoma-Pierce County Chamber of Commerce prepare a market assessment to help determine the viability of potential target areas.

PSM EC-8.1.1 Market assessments shall provide an update of the commercial market through analyzing the area’s past and recent performance in the various sectors; documenting existing conditions, emerging trends, opportunities, and constraints (i.e., the depth of the market); and identifying a portfolio of key properties and development opportunities.

PSM EC-8.1.2 The market assessment shall help rank and prioritize the potential target areas for the receipt of public improvements.

PSM EC-8.2 Utilize existing or form new local business associations to help develop common promotion (advertising, joint merchandising, and special events) and future business development (leasing, business recruitment, and market research) within selected commercial target areas.

PUBLIC/PRIVATE PARTNERSHIPS

GOAL PSM EC-9 Pierce County shall participate in special public/private ventures within the communities plan area when such ventures provide public benefits, support commercial or industrial development or commercial revitalization policies, and are appropriate to the long-range goals of the County.

PSM EC-9.1 Pierce County shall act in partnership with the private sector to fund infrastructure as part of the communities plan to encourage redevelopment to convert outdated and underutilized land and buildings to high-valued or appropriate land uses.

PSM EC-9.2 Pierce County shall budget for public infrastructure to encourage infill, land assembly, redevelopment, and land conversion for commercial and industrial development, with the priority toward those areas with substantial private development.

GOAL PSM EC-10 Centers and districts in each community shall be targeted for a planned action according to the following priorities:

Midland:

- 99th Street Neighborhood Center (NC);

- South Portland Avenue Community Employment Center (CE);
- A Street/SR 512 CE;
- North Portland Avenue Mixed Use District (MUD); and
- 72nd Street MUD.

Parkland:

- Garfield Street Activity Center (AC);
- South Steele Street CE;
- North Steele Street CE;
- South Parkland/Pacific Avenue MUD;
- North Parkland/Pacific Avenue MUD;
- 112th Street MUD;
- Park Avenue/112th Street/C Street NC; and
- Central Parkland/Pacific Avenue MUD.

Spanaway:

- Central Spanaway/Pacific Avenue MUD;
- Spanaway Park AC;
- Mountain Highway CEC/8th Avenue MUD/8th Avenue Community Center (CC); and
- 176th Street CC.

EMPLOYMENT OPPORTUNITIES

- GOAL PSM EC-11** Encourage Washington State to develop a Washington State Economic Security Department co-location site within the communities plan area.

PARKS AND RECREATION POLICIES

PARK SITE ACQUISITION

- GOAL PSM PR-1** Focus on park site acquisitions that serve to expand existing facilities.
- PSM PR-1.1** Expand Gonyea Playfield with an extension to the Hope property through walking trails and road-crossing striping.
- PSM PR-1.2** Expand Dawson Playfield by adding any vacant adjacent parcels to provide more park/open space area.

PSM PR-1.3 Priority should be given to expanding a system of community and neighborhood level parks that are within walking distance of residential neighborhoods.

GOAL PSM PR-2 Purchase additional land throughout the plan area for future development of park facilities.

PSM PR-2.1 High priority areas for future park acquisition include:

PSM PR-2.1.1 Areas around Ford Middle School and Harvard and Midland Elementary schools;

PSM PR-2.1.2 169th and 170th and SR 7;

PSM PR-2.1.3 Around the Spanaway Speedway (22nd and Military Road);

PSM PR-2.1.4 176th past B Street by the Prairie House Museum (Spanaway Historical Society) located at 824 E. 176th Street;

PSM PR-2.1.5 South Spanaway area;

PSM PR-2.1.6 South of Tule Lake Road and Clover Creek and along the edges of Clover Creek and North Fork Clover Creek;

PSM PR-2.1.7 Larger park or several smaller parks south of 152nd and east of SR 7;

PSM PR-2.1.8 Golden Given and 105th Street E.;

PSM PR-2.1.9 C Street on the south side of Clover Creek;

PSM PR-2.1.10 A Street and B Street and along 132nd, 133rd, 134th, etc.; and

PSM PR-2.1.11 Other designated locations along Clover Creek.

PSM PR-2.2 New level of service standards for recreational facilities on existing park sites should be achieved in conjunction with acquisition of raw land.

PARK AND RECREATION FACILITY DEVELOPMENT AND LEVEL OF SERVICE (LOS) STANDARDS

GOAL PSM PR-3 Explore alternative methods of funding regional park and recreation facilities.

PSM PR-3.1 Pierce County should continue to operate Sprinker Recreation Center (SRC) as a regional park facility and pursue additional private vendors (such as soccer clubs) as a means to enhance programs and activities.

PSM PR-3.2 Explore sponsorship opportunities to support recreational programs at SRC.

PSM PR-3.3 Continue to improve the financial performance of SRC, including regular increases in fees to help pay for actual costs of operating and maintaining league play, and savings from operational efficiencies.

GOAL PSM PR-4 The County should assist the community to develop a funding mechanism for the acquisition and development of local park and recreation facilities. The standards below provide recommended policies to guide this effort:

- PSM PR-4.1** Support the creation of a park service area to help fund and develop community and neighborhood level parks throughout the plan area.
- PSM PR-4.2** Require an impact fee, land dedication, or fee in lieu of dedication for community and neighborhood parks based upon the adopted LOS standards set forth in the technical appendix.
 - PSM PR-4.2.1** Amend existing development regulations to ensure consistency with the neighborhood level of service standards set forth in the technical appendix.
 - PSM PR-4.2.2** At such time as a park service area is formed, an impact fee or fee in lieu of dedication program for community parks should be developed and administered by Pierce County. Collected fees should be transferred to the park service area for park acquisition and development within the plan area.
 - PSM PR-4.2.3** New Master Planned Communities should be required to dedicate land for the development of community parks that are available to the general public.
 - PSM PR-4.2.4** Require all new residential lots or new residential units on lots of record to pay an impact fee, dedicate land, or pay a fee in lieu of land dedication for the development of local parks. The structure of each of these options shall be correlated to the LOS standards set forth in the technical appendix.
 - PSM PR-4.2.5** In no case shall a required dedication of land within a residential development be less than 5,000 contiguous square feet.
- PSM PR-4.3** Where appropriate, develop park facilities that generate funds. Incorporate revenue collection into the design of new community and neighborhood parks.
 - PSM PR-4.3.1** Consider charging user fees at sites that provide recreational opportunities at a rate that will support the facilities maintenance and operating costs.
 - PSM PR-4.3.2** Consider a sliding fee structure to allow fee discounts for low income and elderly individuals.
- GOAL PSM PR-5** Maintain the countywide LOS for regional parks within the plan area.
 - PSM PR-5.1** Encourage the County to establish LOS standards for community and neighborhood level park and recreation facilities.
- GOAL PSM PR-6** Ensure that publicly-owned park sites are protected and maintained in perpetuity.
 - PSM PR-6.1** Place conservation easements or covenants on existing and acquired publicly-owned park sites that restrict future uses to park and recreation activities.
 - PSM PR-6.2** Require any proceeds from sales of publicly-owned park sites located within the plan area be used to purchase an equivalent or greater amount of land within the plan area for park and recreation use.
 - PSM PR-6.3** The quality of the land needs to be the same or greater than that of any piece sold.
- GOAL PSM PR-7** New parks within the plan area should be designed and located to serve the needs of all segments of the community.

- PSM PR-7.1** The size of a regional park is typically 40 acres; however, these parks may be developed on larger or smaller parcels.
- PSM PR-7.2** The size of a community park is typically 15 to 25 acres.
- PSM PR-7.2.1** Access to a community park should be from an arterial street if traffic volumes are anticipated to be high, and parking shall be dependent upon the facilities provided. Restroom facilities should be provided at a community park.
- PSM PR-7.3** The size of a neighborhood park is typically 5 to 10 acres.
- PSM PR-7.3.1** Neighborhood parks should be separated from one another in a relatively even manner throughout the plan area.
- PSM PR-7.3.2** Typically a one to two-mile separation is desirable.
- PSM PR-7.3.3** Neighborhood parks should be reasonably central to the neighborhood they are intended to serve.
- PSM PR-7.3.4** Access to a neighborhood park should be via a local residential street.
- PSM PR-7.3.5** Walking and bicycle access routes should avoid physical barriers such as major arterial roads or stream crossings whenever possible.
- PSM PR-7.3.6** Parking or restroom facilities are typically not provided at a neighborhood park.
- PSM PR-7.4** Neighborhood parks should be developed adjacent to school sites whenever possible to promote facility sharing.
- PSM PR-7.4.1** Facilities on the neighborhood park site should supplement uses that the school does not provide such as trails, open space, picnic areas, playground equipment, and multi-purpose paved courts.
- PSM PR-7.5** Mini-parks shall be provided in all new residential subdivisions, multifamily complexes, mobile home parks, and senior housing developments.
- PSM PR-7.5.1** Each mini-park should be improved with a variety of recreational amenities such as a playground, sports court, tot lot, picnic facility, gazebo, on-site water line, and associated landscaping.
- PSM PR-7.5.2** When possible, open space tracts, screening buffers, and stormwater facilities should be connected with any mini-park to create the opportunity for a system of integrated walking trails.
- PSM PR-7.5.3** At a minimum, there should be a mini-park every four or five blocks.
- PSM PR-7.5.4** Require walking paths or trails that connect new residential developments to any dedicated mini-park area. Such paths or trails should not cross any major roadways.
- PSM PR-7.6** Areas designated for parks should be located contiguous to other designated park or open space areas.

TRAILS

- GOAL PSM PR-8** Utilize a classification system to distinguish the level of service (LOS) for each type of trail.
- PSM PR-8.1** Major trails link destinations, provide for all user groups, and serve a regional scale.
 - PSM PR-8.2** Minor trails should provide access to local points of interest or unique environmental features, serve smaller user groups, and are typically at the community or neighborhood scale.
 - PSM PR-8.3** Maintain the countywide level of service for regional linear trails (major trails) within the plan area.
- GOAL PSM PR-9** Purchase additional land throughout the plan area for future development of trail facilities. High priority areas for future trail acquisition and development include:
- PSM PR-9.1** Along Clover Creek and North Fork Clover Creek;
 - PSM PR-9.2** Parkland east and west - Tule Lake Road to accommodate five schools going to Parkland Prairie, Schibig farm, and Gonyea Park; and
 - PSM PR-9.3** Parkland north and south - C Street to Park Avenue to Yakima Avenue to SRC.
- GOAL PSM PR-10** Require the dedication of major and minor trails during the site development process.
- PSM PR-10.1** Designated trails should be considered for each subdivision and site plan approval.
 - PSM PR-10.2** When a site is located along a proposed trail route, then a linear section of land shall be dedicated and developed as a condition of approval.
 - PSM PR-10.2.1** Such portion of land shall be credited toward any required park land dedication.
 - PSM PR-10.3** When a site is not located along a proposed trail route, then a fee in lieu of land dedication shall be required to contribute toward the regional trail system.
 - PSM PR-10.4** Required land dedications or fee in lieu of land dedications for minor (local) trails shall be based on the LOS standard described in the technical appendix and for major (regional) trails based on the LOS standard described in the Comprehensive Plan.
 - PSM PR-10.5** Consider dedicating unopened rights-of-way and other public lands for trail purposes.

EXISTING PARKS AND RECREATION AREAS

- GOAL PSM PR-11** Conduct maintenance and renovations that serve to enhance existing regional park and recreation facilities and programs.

- PSM PR-11.1** Pierce County should continue the ownership and management of SRC and Bresemann Forest site for parks and recreation purposes and should complete the SRC Master Site Plan process (phase II and implementation strategy), and implement the recommendations contained in the phase I report including:
 - PSM PR-11.1.1** Initiate discussions with Fire Protection District No. 6 regarding the status of the satellite fire station and the potential reacquisition of the district's .60-acre parcel;
 - PSM PR-11.1.2** Evaluate whether ice rink facilities can be expanded at SRC by adding a second sheet of ice to accommodate increased user volumes and activities;
 - PSM PR-11.1.3** Enclose/cover the existing outdoor tennis courts at SRC to meet increasing demands for indoor tennis facilities. At a minimum, improve the outdoor tennis facilities for safety and attractiveness;
 - PSM PR-11.1.4** Expand SRC to include indoor soccer programs and a full conditioning, weight training, and gymnasium complex;
 - PSM PR-11.1.5** Retain Spire Rock and pickleball, handball, racquetball, and basketball courts within the SRC complex;
 - PSM PR-11.1.6** Improve and expand support areas within SRC such as restrooms, hallways, locker rooms, and training rooms;
 - PSM PR-11.1.7** Improve the access to SRC by providing better connections to the surrounding neighborhoods and to Spanaway Park through sidewalks, pathways, and crossings;
 - PSM PR-11.1.8** Improve the parking lot landscaping, lighting, stormwater control, and signage at SRC; and
 - PSM PR-11.1.9** Conduct immediate actions for SRC facility, as outlined in the SRC Master Plan, to improve access and life safety.
- PSM PR-11.2** Evaluate establishing a start-up location for a Boys and Girls Club at SRC.
 - PSM PR-11.2.1** The Boys and Girls Club should include a computer lab and programs.
- PSM PR-11.3** Install a skateboard park at SRC.
- PSM PR-11.4** Install outdoor covered basketball courts at SRC.
- PSM PR-11.5** Update the Bresemann Forest management plan.
 - PSM PR-11.5.1** Address the trail system and the need for amenities.
 - PSM PR-11.5.2** Consider invasive plant removal.
 - PSM PR-11.5.3** Explore environmental education opportunities.
- PSM PR-11.6** Develop an environmental education trail along Spanaway Park/Spanaway Creek regarding wetlands/riparian areas.
- PSM PR-11.7** Provide a portable restroom facility near Bresemann Forest/Spire Rock.

- PSM PR-11.8** Address the goose overpopulation problem in Spanaway Park.
- PSM PR-11.9** Provide upgrades to existing community and neighborhood parks within the plan area.
 - PSM PR-11.9.1** Commence development of the Hope site as a future expansion of Gonyea Playfield.
 - PSM PR-11.9.2** Clean up the garbage at the Hope site and maintain site until development occurs.
 - PSM PR-11.9.3** Update the site plan for Dawson Playfield that at a minimum addresses drainage and the ball fields.
 - PSM PR-11.9.4** Re-establish and maintain the wading pool and resurface the existing tennis courts at Dawson Playfield.
- PSM PR-11.10** Increase enforcement and safety within park and recreation facilities.
 - PSM PR-11.10.1** Continue bike and horseback patrols of the parks by the Pierce County Sheriff's Department. Provide foot patrols in Bresemann Forest to deter people from lighting fires/camping and perpetrating vandalism around Spire Rock.
 - PSM PR-11.10.2** Increase enforcement of scoop/leash laws.
 - PSM PR-11.10.3** Provide plastic sacks in park areas for dog scoops.
- PSM PR-11.11** Reclassify Gonyea Playfield to a neighborhood park.
- PSM PR-11.12** Develop regional swimming pools within the plan area.
 - PSM PR-11.12.1** Consider putting a regional level swimming pool at one of the local high schools or at SRC.
 - PSM PR-11.12.2** Expand the public swimming opportunities at Pacific Lutheran University pool.

AGENCY COORDINATION

- GOAL PSM PR-12** School fields should not be over-used by the community to the extent that they become damaged.
 - PSM PR-12.1** Community groups and recreation organizations should pay user fees to the school district that compensate for the costs associated with maintenance of school district facilities.

TRANSPORTATION POLICIES

NONMOTORIZED TRANSPORTATION

- GOAL PSM T-1** Meet the needs of bicyclists, pedestrians, and equestrians traveling on roads in the County and encourage the provision of nonmotorized facilities, including sidewalks, where it is appropriate to provide safe and convenient access between properties and facilities.
- PSM T-1.1** Separate nonmotorized facilities should be provided for incompatible modes in areas of intensive demand.
- PSM T-1.2** Nonmotorized routes should be planned to avoid major arterial highways by following adjacent parallel rights-of-way where possible.
- PSM T-1.3** Nonmotorized facilities that serve or provide access to recreation areas should not interfere with other recreation activities in the area.
- PSM T-1.4** Freeway overpasses and underpasses should include safe and accessible sidewalks and paved shoulders for pedestrian and bicycle traffic.
- PSM T-1.5** Maps, signs, and directional markers should be incorporated in the nonmotorized transportation system.

PUBLIC TRANSPORTATION AND COMMUTER TRIP REDUCTION

- GOAL PSM T-2** Explore opportunities to increase transit service in the Parkland-Spanaway-Midland (PSM) communities such as:
- PSM T-2.1** New east-west routes and higher frequency for all routes;
- PSM T-2.2** Increase time range of service to continue running in the late evening;
- PSM T-2.3** Provide and maintain transit restroom facilities;
- PSM T-2.4** Utilize transit vans where cost efficient;
- PSM T-2.5** Integrate school transit and public transit; and
- PSM T-2.6** Extend rail service to the PSM communities and ensure that the commercial centers are connected to the regional rail service.

SUSTAINABLE TRANSPORTATION

- GOAL PSM T-3** Access on and off SR 512 should be limited to Steele Street, Pacific Avenue, Portland Avenue, and Canyon Road.
- PSM T-3.1** State Route 7, Canyon Road, Portland Avenue, and Spanaway Loop Road should remain the only major north-south arterials.

GOAL PSM T-4 Work with the Washington State Department of Transportation to achieve a balanced flow of traffic volume on SR 7.

UTILITIES POLICIES

SEWER AND WASTEWATER TREATMENT

- GOAL PSM U-1** Schedule construction activities to avoid sensitive time periods in the life cycle of fish and wildlife, such as spawning, nesting, and migration.
- GOAL PSM U-2** Design landscaping around sewerage facilities to reflect the area surrounding the facility or as otherwise provided in community plan design standards.
- GOAL PSM U-3** Implement or administer contamination protocols during construction of sewer utilities.
- PSM U-3.1** Enforce spill containment practices.
 - PSM U-3.2** Service and fuel construction equipment outside of construction areas when practical.
 - PSM U-3.3** Remove and dispose of contaminated materials in appropriate locations.
 - PSM U-3.4** Adjust facility locations and alignments in the event that contaminated soils, groundwater, or buried wastes are identified during construction.
- GOAL PSM U-4** Remove exotic invasive species such as Scot’s broom and Himalayan blackberry in conjunction with revegetation of disturbed areas.
- GOAL PSM U-5** Design treatment/collection systems to minimize impacts on the natural environment and surrounding development.
- PSM U-5.1** Consider the noise sensitivity of neighboring uses during the design of sewage facilities.
 - PSM U-5.2** Design housing for above ground pump stations to be harmonious with surrounding structures.
- GOAL PSM U-6** Establish conservation measures that minimize the impacts of water usage associated with sewer utilities.
- PSM U-6.1** Urge retention of plumbing code requirements for low-flow fixtures.
 - PSM U-6.2** Support cost-effective incentive programs for plumbing fixture and appliance replacement in service areas.
 - PSM U-6.3** Participate in public information and education programs on water conservation in service areas.
 - PSM U-6.4** Continue an aggressive infiltration and inflow control program.

PSM U-6.5 Continue an aggressive pretreatment program.

DOMESTIC WATER SYSTEMS

GOAL PSM U-7 Pierce County should pursue the needed changes in state legislation either to ensure that water rights needed to accommodate future growth can be obtained or that the Growth Management Act be amended to limit growth in the County so that additional water rights are not necessary.

GOAL PSM U-8 Pierce County should continue to develop the Pierce County Water Utility as a source of wholesale water for purveyors operating within Pierce County.

STORMWATER FACILITIES

GOAL PSM U-9 Enhance drainage facilities within the plan area.

PSM U-9.1 Adequately size stormwater pipe/culvert and retention/detention systems in new development to handle conveyance and storage/slowdown of surface water runoff and install in such a manner as not to impede or alter substantially the flow of existing water bodies.

PSM U-9.2 Acquire flood-prone properties (both public and private) within the plan area, such as B Street, 136th, and Tule Lake Road, for future stormwater detention areas.

PSM U-9.3 Identify all culvert and stormwater inlets that discharge directly into or that are tight-lined directly to wetlands, lakes, and riparian areas.

PSM U-9.3.1 Develop a program and timeline to retrofit any points of direct discharge and redirect this discharge into appropriate stormwater detention/retention or water quality facilities.

PSM U-9.3.2 In any new development, prohibit stormwater from being directly piped into surface water bodies (i.e., wetlands, streams, creeks, lakes).

PSM U-9.4 Explore the merger of the local drainage districts with Pierce County Surface Water Management.

PSM U-9.4.1 At a minimum, coordinate ditch maintenance and additional release of surface water runoff into existing ditches with applicable drainage districts.

PSM U-9.5 Create a new program to *adopt a stormwater pond*.

PSM U-9.5.1 Explore opportunities to utilize these ponds for educational activities.

PSM U-9.5.2 Encourage groups to provide enhancements to the natural environment in accordance with the plan.

PSM U-9.5.3 Establish volunteer monitoring of the ponds.

PSM U-9.5.4 Allow selected groups to place a sign on the site that indicates they are working in conformance with the adopted plan.