Appendix I: Parkland-Spanaway-Midland Communities Plan

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

- “Current” or “Existing” conditions are in reference to conditions at time of adoption (Adopted Ord. 2002-22s, Effective 9/3/2002).
- “Proposed” or “Desired” conditions are those which required Council action and may have also been amended over time through a Comprehensive Plan Amendment (amendments are reflected in this document).

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Overview of the Plan Area

The Parkland-Spanaway-Midland (PSM) Communities Plan area encompasses approximately 13,003 acres (20.3 square miles) and is located in west-central Pierce County. The plan area includes three separate, but interconnected communities, tied by history, environmental features, transportation issues, and growth pressures. The PSM Communities Plan area is bounded on the north by the City of Tacoma, the west by the City of Lakewood, McChord Air Force Base, and Fort Lewis, on the south by Fort Lewis, and on the east by the Summit-Waller/North Clover Creek Collins and Frederickson Community Plan areas.

General Characteristics

The communities are characterized by a mix of historic urban communities, new suburban residential neighborhoods, semi-rural and large lot residential areas, Pacific Lutheran University, Sprinker Recreation Center/Spanaway Park, the Clover Creek and Spanaway Creek watersheds, Spanaway and Tule Lakes, and major commercial and transportation arterials (i.e., SR 512, Pacific Avenue/Mountain Highway, Portland Avenue, 112th and 176th Streets, and Steele Street/Spanaway Loop Road). The plan area had an estimated 1999 population of approximately 60,104 residents with significant growth since that time. While these communities share some common characteristics, each community has its own unique pattern of development.

Parkland

Parkland is defined by the presence of Pacific Lutheran University (PLU). The wooded, small lot, urban pattern of the north-central part of the community goes back to its platting in the 1890s. Parkland's character was altered significantly by the construction of the SR 512 freeway that resulted in splitting the community north to south. The newer residential portions of Parkland lie to the east of Pacific Avenue and south of PLU; both areas have experienced significant growth in recent decades. The western edge of Parkland is characterized by Clover Creek drainage, its wetlands, and wooded large lot residential areas and historic farmsteads. Besides PLU, Parkland is characterized and influenced by the presence of the heavily used Pacific Avenue commercial corridor, which is the main link from SR 512 and I-5 to Bethel, Graham, Frederickson, and Spanaway areas, as well as the main route to Mount Rainier National Park. The historic Garfield Street neighborhood, at the eastern edge of PLU, serves as the pedestrian commercial center of the community and university.

Spanaway

Spanaway is defined by the presence of Spanaway Lake and the associated regional recreation centers, e.g., Sprinker Recreation Center, Spanaway Park, and Lake Spanaway Golf Course. The historic Spanaway town site lies to the south of Spanaway Park on the eastern shore of
Spanaway Lake. Spanaway has grown substantially in recent decades with suburban and large lot residential neighborhoods developing on the east side of Pacific Avenue and in the areas surrounding Spanaway Lake. As with Parkland, Spanaway is characterized by the Pacific Avenue corridor, as well as Old Military Road (the entrance to the east gate of McChord AFB), and 176th Street (the main east-west link to Frederickson and South Hill).

**Midland**

The community of Midland can also trace its settlement back to the 1890s, when it was a farming community, with a town site platted along the southern end of Portland Avenue. Midland today is characterized by a mix of urban residential development, interspersed with large lot residential areas, pastures, wetlands, and woodlands. The community is accessed and characterized by the Portland Avenue transportation and employment corridor. Most commercial development in Midland is focused along the 72nd Street corridor where it borders with East Tacoma. A significant amount of light industrial uses exists in the vicinity of the historic town site along Portland Avenue and in close proximity to SR 512.

**History of the Communities Plan Area**

**Early Settlers**

The first inhabitants of the Parkland-Spanaway-Midland area were the Squally Indians. There were abundant food sources on the prairies and in Clover Creek, such as salmon, trout, elk, deer, bear, berries and edible roots that were hunted or gathered by the Native Americans. The British-owned Hudson Bay Company established Fort Nisqually, which was located in the present-day City of DuPont, to operate a fur-trading business. The company also established an agricultural subsidiary called the Puget Sound Agricultural Company. Twelve thousand sheep, 3,000 cattle, and 300 horses are said to have grazed the Puget Sound Agricultural Company land. The Hudson Bay Company personnel were the first European inhabitants of the south Puget Sound area.

The communities of Midland, Parkland, and Spanaway started as farming communities over 125 years ago. The Donation Land Act passed by the U.S. Congress in 1850 brought a major influx of new settlers into the area. The law provided 320 acres to single adult male citizens over twenty-one years of age. Married couples could claim 640 acres (one section) of the land. After the law expired in 1855, the Homestead Act was passed in 1862, granting 160 acres to individual citizens. The first wagon train of pioneers arrived in Pierce County in 1853. The earliest pioneers that settled in Parkland were Thomas and Agnes Tallentire. Some of the early donation land claimants included the Mahons, Smiths, Pattisons, and Moreys.

Hops became a cash crop among the early settlers after the 1870s. Virgin forests of Douglas fir, cedar, alder, hemlock, and maple were logged for timber. Settlers fished for salmon in the creeks and established orchards and used the area for grazing sheep and cattle. Agricultural activities continued through the 1880s. The original Parkland Post Office was established in 1891. Spanaway was one of the earliest areas of settlement in Pierce County with the
settlement record dating back to the late 1840s. The name "Spannuch" later modified to Spanaway is believed to have been derived from a Native American word referring to Spanaway Lake. Early donation land claimants adjacent to the shores of Spanaway Lake were Henry and Minerva de la Bushalier. The title to the land was given to the couple in 1854.

The first military road constructed in the State of Washington (1853) connected Fort Steilacoom with Fort Walla Walla. The existing Military Road S. in Spanaway is a remnant of that original road. In 1870, one hundred thirty German residents of Chicago came to the area responding to a plea from the territorial governor to come and settle in the area. Gustav F. C. Bresemann, born in Germany and trained in cabinet making, was one such immigrant. Mr. Bresemann and his business partner, Burow, started the first furniture manufacturing plant in the area supplying manufactured fine furniture to many homes in Tacoma and the surrounding area. Mr. Bresemann sold his land and water rights to Tacoma Light and Power Company in 1888.

Some of the early settlers included the Rohr, Simond, Bittner, Benston, and Berger families who settled in the community in the 1880s and 1890s. Some of these early immigrant families went into agriculture that provided a variety of meat products including sausage, dairy products, and woolen products. Hops, potatoes, and vegetables were also produced on farms and sold. Many later lost their land when condemned for the Army Post.

**Parkland - Early Days**

The establishment of the Pacific Lutheran University (PLU) campus and attraction of Scandinavian settlers into the community had a major influence on the development pattern beginning in the 1890s. The Pacific Lutheran Academy which later became Pacific Lutheran University opened in 1894 when Old Main, the present day Harstad Hall, was completed. The first general merchandise store was located at 414 Garfield Street. Homes began to be built in the center of Parkland in 1890. Bjug Harstad, the inspirational leader and Lutheran pastor, was elected the first President of PLU.

The Methodist Church of the Parkland area was built in 1900. The completion of the Northern Pacific Railroad with the location of its western terminus in Tacoma in 1887 spurred rapid growth in the area. In fact, Tacoma became a booming town. The population in Tacoma grew from 1,000 to 45,000 within the ten year period of 1880 to 1890. The Parkland and Brookdale areas were platted in 1890 by William Wilson and Frank D. Nash to provide residential sites for the rapidly growing urban population.

The Parkland area grew rapidly during the 1890s and the community was soon established as a Tacoma suburb. The rail lines were extended from Tacoma to Fern Hill, Parkland, and Spanaway in 1888. The steam-powered locomotive called "Old Betsy" ran from Tacoma to Lake Park (Spanaway) through Edison (S. Tacoma Way) and Parkland with passengers. The street car was discontinued in the 1930s.

**Spanaway - Early Days**

The Spanaway community was a busy transportation and recreation center in the early 1890s as the southern terminus of the Tacoma and Columbia Railroad. The three-story, seventy-two room Hotel Spanaway was constructed near the depot at the southern terminus of the line at
161st South and Park. The Columbia River Railway and Navigation Company platted the town and named the community Lake Park. The economic panic of 1893 stopped further development activities. Active promotion by the railroad company and the railroad connection from Tacoma via suburbs to Lake Park (Spanaway) made Spanaway the most popular recreational spot in the area. In 1903, Spanaway Park was founded. Managed by the Metropolitan Park District, the area was used for public water supply and recreation. In 1910, Bresemann purchased adjacent property containing 45 acres of land with 1,500 feet of waterfront. For many years, Bresemann managed the property as a private recreation facility. Pierce County entered into the scene when the Metropolitan Park District deeded land to the County. Additional property was acquired into the park system when Pierce County purchased the 45 acres from Bresemann. In 1917, Camp Lewis Military Base was established on the Nisqually Plains as a training and mobilization center. Elmhurst Mutual Power and Light was established in 1922 to provide electrical service in Spanaway.

**Midland - Early Days**

The initial settlement of Midland was focused around farming activities. Around 1900, a town site was platted along the south end of Portland Avenue. This part of Midland has been a focus of commercial and some industrial activity for decades.

**Recent Past**

The area was relatively unaffected by World War I and the years of 1920-1934 saw few changes beyond the formation of Fort Lewis. In 1927, Fort Lewis became one of the three sites for main divisional posts in the country. The Great Depression of 1929 created severe financial difficulties for the public school district, the Parkland Golf Association, and Pacific Lutheran University. The depression, however, did not significantly alter business activities in Parkland or Spanaway. Until 1940, the community grew slowly and continued to retain a distinctly rural character.

The years between 1940 and 1960 brought significant changes to the area’s character. By 1941, community population increased to 750 persons and PLU enrollment reached 500 students. World War II brought significant growth into the area. In 1940, the military population of Fort Lewis increased to 30,000 and McChord Air Force Base, which had been acquired by the government in 1938, became an active air lift and air defense station. Between 1945 and 1955, the following developments occurred: a large influx of war veterans caused unprecedented increases in demand for goods and services; demands for new housing were at an all time peak; the enrollment at PLU increased to 600 students; twenty-one of the twenty-three major buildings on campus were erected; Garfield Street was paved in 1946; strip development began to occur along Pacific Avenue; and the Pierce County Refuse Company was established. In 1948, the Franklin Pierce School District was formed and the Parkland Post Office was opened in 1955.

By 1960, Parkland-Spanaway’s conversion from frontier to suburbia was complete. With a population in 1964 of 18,450, the area was faced with the contemporary developmental
problems of annexation, incorporation, utility expansion, drainage and sewer related problems, and sprawl development.

Residential and commercial growth in the area continued in the 1950s due to additional personnel stationed at the military bases. The community continued to grow from the latter part of the 1950s and through the 1960s and 1970s. Small business establishments continued to serve the communities in semi-rural, general store formats. However, as transportation access improved, residents shopped outside the community at the commissaries of McChord and Fort Lewis, Lakewood’s Villa Plaza which opened in the late 1950s, and the Tacoma Mall which opened in the 1960s. Many small businesses that depended on local clientele could no longer be sustained.

The formation of the Pierce County sanitary sewer system in the mid-1970s and its extension into the Parkland, Spanaway, and Midland communities significantly influenced residential growth. As the communities have grown residentially, so has the commercial development along Pacific Avenue. A commercial corridor has continued to expand to meet the needs of Parkland-Spanaway residents and those residents in rapidly growing residential areas to the south. With continued growth, the community has experienced pressure on its transportation systems, its parks and open spaces, schools, and local utilities.

**Planning History**

**County Planning**

**1962 Pierce County Comprehensive Plan and Zoning**

The first Pierce County Comprehensive Land Use Plan and the Pierce County Zoning Code were adopted in 1962. Zoning districts were established that dictated the appropriate location for commercial businesses and residential homes. However, the Plan did not offer much protection from incompatible uses and did not recognize the unique individuality of communities.

**1980 Parkland-Spanaway Comprehensive [Community] Plan**

The development of a new comprehensive plan for Parkland-Spanaway began in 1974. Parkland residents who were concerned about a Port of Tacoma proposal for an air freight terminal recognized that this issue and several other important land use questions needed to be resolved. Through the efforts of these citizens, the Board of Commissioners appropriated a budget for the development of a comprehensive plan.

In 1976, a citizens’ group called the Parkland-Spanaway Citizens’ Advisory Committee (CAC) was formed. This group was tasked to develop and foster community awareness and support for the plan. Over a three-year period, the CAC met on a regular basis to develop the basic goals, objectives, and recommendations, as well as the overall philosophy contained within this plan.
The Parkland-Spanaway Comprehensive [Community] Plan was adopted by Pierce County in 1980. In addition to the Parkland and Spanaway communities, the plan also included the Midland and North Clover Creek/Collins communities. In 1982, the Parkland-Spanaway Zoning Regulations were adopted by Pierce County. In 1983, the Midland area was removed from the control of the 1980 plan and 1982 regulations and reverted to the control of the 1962 Pierce County Comprehensive Plan and Zoning Code.

1994 PIERCE COUNTY COMPREHENSIVE PLAN

The Growth Management Act (GMA) was passed by the Washington State Legislature in 1990. It required Pierce County to update its existing Comprehensive Plan and Development Regulations including existing Community Plans such as Parkland-Spanaway’s. The GMA required Pierce County to develop and adopt a comprehensive plan which would control residential, commercial, and industrial growth.

In 1991, Interim Growth Management Policies were adopted as a transition between the 1962 Comprehensive Plan and the new plan required under the Growth Management Act. In 1992, the Pierce County County-Wide Planning Policies were adopted. The policies provided the framework and process by which Pierce County and the cities and towns within the County would establish urban growth areas, provide infrastructure and services, and preserve agricultural and natural resource lands.

In 1994, per the requirements of the Washington State Growth Management Act, Pierce County adopted a new Comprehensive Plan. The 1994 Pierce County Comprehensive Plan replaced the 1962 Pierce County Comprehensive Plan in its entirety. The plan established population projections, urban growth areas, and rural areas. The 1980 Parkland-Spanaway Comprehensive [Community] Plan remained in effect as a component of the new Comprehensive Plan, but many aspects of the 1980 plan were not consistent with the new County Comprehensive Plan and consequently were superseded by the new countywide plan and implementing Development Regulations-Zoning that became effective in July 1995.

COMMUNITY PLANNING

Although the Growth Management Act does not require comprehensive plans to provide for community plans, Pierce County Ordinance 90-47S directs County officials to prepare a community plans element of the Comprehensive Plan. The majority of unincorporated County residents live in community plan areas. Community plans must be consistent with the Comprehensive Plan and the GMA.

The community plans element of the 1994 Pierce County Comprehensive Plan envisions a local voice in how the Comprehensive Plan and its Development Regulations will be carried out in communities. This element provides the flexibility for communities to refine comprehensive plan land use designations and associated densities and make decisions about specific design standards that should apply in community planning areas. Preserving and building community character while ensuring an efficient and predictable development approval process is a central theme.
SCOPE OF THE COMMUNITY PLAN

LEGISLATIVE AUTHORITY TO DEVELOP THE PLAN

In the community plans element of the 1994 Pierce County Comprehensive Plan, the Parkland-Spanaway-Midland area was identified as a community with an existing community plan that needed to be updated. In 1997, the Pierce County Council directed the Department of Planning and Land Services to update the 1980 plan.

At the request of residents, the County Council modified the boundaries of the 1980 plan area to include the Midland area and remove the North Clover Creek/Collins and west Frederickson areas. The process for updating the Parkland-Spanaway-Midland Communities Plan began in 1998 through the efforts of the Community Planning Boards and four committees (Commercial and Industrial Character and Economic Development (CICED), Natural Environment, Water Resources, Parks and Open Space (NEWPOS), Residential Areas (RAC), and Transportation).

PURPOSE OF THE COMMUNITY PLAN

The Parkland-Spanaway-Midland Communities Plan gives the residents, businesses, property owners, and the County a clearer, more detailed sense of how the communities want to develop in the future and what standards could be utilized to create and maintain the look and feel identified in the communities plan. The Parkland-Spanaway-Midland Communities Plan will accomplish the following:

- Develop an area-wide vision for the entire Parkland-Spanaway-Midland region of Pierce County;
- Retain policies and actions from the 1980 communities plan that remain relevant today;
- Develop additional policies and actions that reflect the needs, concerns, and desires of the region and communities today;
- Refine the Pierce County Comprehensive Plan to more closely reflect the desires of the communities while making sure that what the communities desired would still fit well with the big picture for all of Pierce County in terms of countywide policies; and
- Identify actions necessary to implement the communities plan, including: adopting or revising land use regulations; identifying priorities for use of public funds to develop physical improvements, such as sidewalks, street landscaping, street lights, water-related improvements, and park development; social programs; economic programs, etc.

CONSISTENCY WITH THE 1994 PIERCE COUNTY COMPREHENSIVE PLAN

The goals, objectives, principles, and standards in the Parkland-Spanaway-Midland Communities Plan are consistent with the provisions in the Pierce County Comprehensive Plan. Although the communities plan proposes to change land use designations within the area, most of the proposed designations are already defined and policy direction is included in the County Comprehensive Plan. New designations have countywide applicability and associated policy
direction will be added to the Comprehensive Plan. The plan does propose new zoning districts to implement the existing land use designations which are also consistent with existing Comprehensive Plan designations and policies.

**PUBLIC INVOLVEMENT**

Development of the plan incorporated a variety of public involvement strategies including the formation of Community Planning Boards and committees, public workshops and open houses, and various surveys. These public involvement techniques ensure that the plan is developed as a representation of the general will and values of the community.

**COMMUNITY PLANNING BOARDS AND COMMITTEES**

**Community Planning Boards**

The development of the Parkland-Spanaway-Midland Communities Plan could not have been accomplished without the Parkland, Spanaway, and Midland Community Planning Boards (CPBs). Each CPB, appointed in 1998, consisted of a fifteen-sixteen member group representing a variety of interests and geographic locations of the community.

The CPBs were charged with the following responsibilities: 1) serving as a sounding board for the community; 2) developing a vision and goals for the community plan area; 3) working with subcommittees in developing policies and implementing actions related to various topics; 4) guiding the development of policies and map changes that address community concerns while remaining consistent with the Comprehensive Plan; and 5) forwarding a recommended updated Parkland-Spanaway-Midland Communities Plan to the Pierce County Planning Commission and Pierce County Council.

**Community Plan Committees**

Four committees were formed to address the following topic areas: Commercial and Industrial Character and Economic Development (CICED); the Natural Environment, Water Resources, Parks and Open Space (NEWPOS); Residential; and Transportation. The role of each committee was to work with staff in researching and developing detailed policies and implementing actions related to the visions adopted by the CPB; and to forward draft policy and implementing actions to the CPB for review and approval.

**Open Houses and Workshops**

**Garfield Street Revitalization Workshops**

In 1997, two workshops were held to gather public input for the development of a revitalization plan for the Garfield Street neighborhood. While this planning effort never resulted in the development of a formal plan, the information and ideas gathered from these two workshops were considered and, in some cases, incorporated in the commercial policies of this plan.
VISIONING WORKSHOPS

Three visioning workshops were held in March 1998, one in each of the communities in the plan area. These workshops were designed to check whether the visions from the 1980 Community Plan were still valid and, if not, how the plan should be changed.

The vision statement from the original 1980 Parkland-Spanaway Comprehensive [Community] Plan was revised by the Parkland, Spanaway, and Midland Community Planning Boards (CPBs) with significant input from the broader community through community workshops and surveys. This updated vision statement was used as the framework for the development of the communities plan. The vision statement was used by the Community Planning Boards to ensure that the detailed policies and implementation steps developed by committees of the CPBs were compatible with the values, needs, and hopes for the overall community.

BUSINESS ROUNDTABLE

In August 1998, a small focus group composed of long-term business people and property owners along the Pacific Avenue corridor was convened. The intent of the meeting was to gather insight from business people with a history of successfully making a living along Pacific Avenue. The group was asked a variety of questions designed to elicit responses on issues such as obstacles and opportunities for business success within the area, desired infrastructure improvements and potential funding sources for these improvements, and building design and sign standards.

SURVEYS

1998 COMMUNITY SURVEY

In 1998, a survey was distributed throughout the community to solicit input on a variety of issues such as perceived quality of life, adequacy of facilities and services within the plan area, quality of the natural environment, and location and intensity of residential, commercial, and industrial uses. The 1998 community survey was not mailed out to a representative sample of the population; therefore, its results are not statistically viable as a reflection of the views of the majority of Midland, Parkland, or Spanaway residents. However, this survey does serve as a snapshot of community values and preferences within the communities plan area, as well as within the individual communities. In addition, the 1998 results were compared against the statistically viable 1976 attitude survey conducted for the 1980 Community Plan as a method to indicate how opinions have changed in the past 22 years.

BUSINESS SURVEY

In the summer of 1998, a survey targeted towards business owners in the communities plan area was mailed out. The business survey questions were designed to elicit information about: 1) business longevity and stability; 2) factors that influence business location patterns; 3) business needs for access, parking, and signage; 4) elements that pose obstacles to the success and growth of businesses; and 5) support for creation of a business improvement district.
TELEPHONE INTERVIEWS WITH COMMERCIAL/INDUSTRIAL REAL ESTATE AGENTS

In August 1998, staff conducted telephone interviews with the local real estate community to seek input on factors that influence the marketability of commercial and industrial properties located within the Parkland-Spanaway-Midland Communities Plan area. Ten agents were interviewed with expertise in selling commercial/industrial real estate ranging from 10 to 28 years with a combined average of 19 years of experience.

VISION STATEMENT

This vision statement describes a common understanding of character and appearance of the community that we desire to establish using the policies, regulations and standards contained in the Parkland-Spanaway-Midland Communities Plan. This statement should be used to determine intent and to provide context when interpreting the provisions of the plan.

We envision a community where:

- Commercial and residential areas are visually pleasing and reflect compatible land use.
- Traffic flows smoothly and safely.
- Streetside landscaping is prevalent and complimentary to adjacent properties.
- Children can safely walk to school.
- Building and street design helps create quality neighborhoods.
- The local government responds to common concerns and values of the citizens.
- Enough parks and playgrounds to meet our needs.
- Public and privately owned active and passive recreation facilities are available for all ages.
- Alternate forms of transportation are encouraged and accommodated.
- Public access and use of publicly owned waterfront on Spanaway Lake is managed for maximum public benefit.
- Natural areas enhance the quality of life by providing visual relief, noise reduction, wildlife habitat, separation of incompatible land uses, and flood control.
- A variety of housing is available to serve different income levels.
- Public and private development and investment efforts are coordinated to provide employment opportunities within the community.
Chapter 2: Land Use Element

**Introduction**

The Land Use Element of the Parkland-Spanaway-Midland Communities Plan provides direction regarding the location and intensity of land uses within the plan area. This element is intended to supplement and further refine the Land Use Element of the Pierce County Comprehensive Plan. Where the communities plan provides specific guidance regarding land uses, the policy language of this plan will govern. Where the communities plan does not provide specific guidance, the reader is directed to utilize the land use objectives, principles, and standards of the Pierce County Comprehensive Plan.

The Land Use Element addresses the location and intensity of commercial, industrial, residential, and civic land uses. The element contains several main components: goal statements; objectives, principles, and standards for each land use concept and land use type (commercial/industrial, residential, and civic); and regulatory and non-regulatory implementing actions.

**Description of Current Conditions**

The following information provides background information on the existing land use designations and zoning classifications, land development patterns, population, and housing in the plan area. This information and that found in the demographics summary provide the basis for analysis of existing or planned conditions and the development of new and revised policy and regulatory measures.

**Inventory of Existing Land Uses**

An inventory of existing land uses was conducted for the plan area in July 2001. Using the Pierce County Assessor-Treasurer’s data for each tax parcel, information was gathered on current uses, acreage, and ownership. This inventory reflects how land within the plan area is currently being utilized. Table I-1 summarizes existing land uses within the urban growth area, and Map I-2: Historic Assessed Land Uses illustrates the location of these uses.

<table>
<thead>
<tr>
<th>Category</th>
<th>Acreage</th>
<th>% of Plan Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial/Service</td>
<td>750</td>
<td>5.8</td>
</tr>
<tr>
<td>Education</td>
<td>283</td>
<td>2.2</td>
</tr>
<tr>
<td>Group Home/Other</td>
<td>3</td>
<td>.02</td>
</tr>
<tr>
<td>Industrial</td>
<td>128</td>
<td>1.0</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>281</td>
<td>2.2</td>
</tr>
<tr>
<td>Multifamily Residential</td>
<td>628</td>
<td>4.9</td>
</tr>
<tr>
<td>Open Space/Recreation</td>
<td>377</td>
<td>2.9</td>
</tr>
</tbody>
</table>
CURRENT COUNTY COMPREHENSIVE PLAN LAND USE DESIGNATIONS AND ZONING CLASSIFICATIONS

Map I-1: Land Use Designations assigns eight land use designations to the plan area. These land use designations are: Moderate Density Single-Family, High Density Residential District, Activity Center, Community Center, Employment Center, Mixed Use District, Master Planned Community, and Reserve 10. These land use designations are implemented by zoning classifications that are identical to the land use designations in name, location, and function. Table I-2 indicates the number of acres of land within the plan area that are currently in each land use designation/zoning classification. Map I-3: Historic Land Use Designations/Zoning illustrates the location of each of these land use designations/zoning classifications.

Table I-2: Current Land Use Designations/Zoning Classifications

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Acres</th>
<th>% of Plan Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moderate Density Single-Family (MSF)</td>
<td>10,040</td>
<td>78.2</td>
</tr>
<tr>
<td>High Density Residential District (HRD)</td>
<td>114</td>
<td>.9</td>
</tr>
<tr>
<td>Activity Center (AC)</td>
<td>212</td>
<td>1.7</td>
</tr>
<tr>
<td>Community Center (CC)</td>
<td>140</td>
<td>1.1</td>
</tr>
<tr>
<td>Employment Center (EC)</td>
<td>217</td>
<td>1.7</td>
</tr>
<tr>
<td>Mixed Use District (MUD)</td>
<td>1,736</td>
<td>13.5</td>
</tr>
<tr>
<td>Master Planned Community (MPC)</td>
<td>75</td>
<td>.6</td>
</tr>
<tr>
<td>Reserve 10 (RSV10)</td>
<td>59</td>
<td>.5</td>
</tr>
<tr>
<td>OTHER (Spanaway Lake)</td>
<td>249</td>
<td>1.9</td>
</tr>
<tr>
<td>TOTAL</td>
<td>12,842</td>
<td>100.1*</td>
</tr>
</tbody>
</table>

*Total greater than 100% due to rounding
### Moderate Density Single-Family
The Moderate Density Single-Family (MSF) land use designation/zone classification is intended to provide areas for urban single-family and two-family residential development at densities of 2-6 dwelling units per acre. The MSF designation is the dominant land use designation in the plan area. Approximately seventy-eight percent of the plan area (10,040 acres) is designated as MSF.

### High Density Residential District
The High Density Residential District (HRD) is intended to provide areas of multifamily and high density single-family housing and limited neighborhood commercial retail and service uses along major arterial roadways and transit routes which are linked to an urban center. There are two areas within the plan area that are HRD. These areas are located at the intersections of 8th Avenue East/176th Street East and 22nd Avenue East/176th Street East in Spanaway.

### Activity Center
The Activity Center (AC) designation has as its focus a recreational, cultural, or educational activity around which develops a concentration of commercial, office, or high density residential development. There are two areas within the plan area that are classified/designated as AC. These AC areas are found in the Garfield Street neighborhood on the eastern edge of Pacific Lutheran University and in the vicinity of Sprinker Recreation Center/Spanaway Park/Lake Spanaway Golf Course at Military Road/152nd Street and Pacific Avenue.

### Community Center
The Community Center (CC) designation has a significant retail complex around which develops a concentration of other commercial office services and some high density residential development. The intersection of 176th Street and Pacific Avenue is the only area within boundaries of the communities plan that is designated as CC.

### Mixed Use District
The Mixed Use District (MUD) designation provides for auto-oriented commercial and land intensive commercial uses along major arterials, state highways, and major transit routes. The MUD designation also contains multifamily residential uses. The MUD designation is the second most prevalent land use designation/zone classification within the plan area and the dominant designation along the Pacific Avenue/Mountain Highway corridor, 112th Street east of Pacific Avenue, and portions of Portland Avenue and 72nd Street.

### Employment Center
The Employment Center (EC) designation provides land for industrial, manufacturing, and office jobs to serve the needs of the community. Uses in the EC range from land intensive heavy industrial (e.g., manufacturing, product assembly, fabrication, processing, and heavy trucking uses) to light manufacturing, assembly, and wholesale activities to corporate office and office
park development. Commercial uses subordinate to and supportive of employment uses are also permitted. The EC designation is currently located along the Steele Street corridor at the northeast edge of McChord Air Force Base.

**Master Planned Community**

The Master Planned Community (MPC) designation is intended to be a way to achieve well designed, compact, urban development with a balance of uses, more efficient use of public facilities, and a greater amount of open space than would be required under standard development. MPCs integrate a mix of housing, services, and recreation and are approved through a planned unit development or planned development district process. Densities in an MPC must average between 4-10 dwelling units per acre, with individual densities within the community ranging from 2-25 dwelling units per acre. MPCs must encompass a minimum of 320 acres. The only MPC in the plan area is Hidden Village, located at 8th Avenue and Mountain Highway.

**Reserve 10**

Reserve 10 (RSV 10) is a rural land use designation that permits residential densities of one home per ten acres. The designation notes the areas into which the Urban Growth Area will likely expand in the future in response to capacity needs. Lands designated as RSV 10 are located in the southern tip of the plan area near the intersection of 208th Street East and 22nd Avenue East.

**Description of Desired Conditions**

One of the most significant issues addressed within the community plan process is land use. How land is utilized within a community directly affects the community's character and the quality of life perceived by its residents. The utilization of land also directly influences many other planning considerations, including but not limited to transportation system planning, provision of water and sewer infrastructure, and protection of the natural environment. In regard to land use, the citizens of the Parkland, Spanaway, and Midland communities have reviewed the Pierce County Comprehensive Plan in light of the existing conditions present in these communities. This review has identified a series of modifications that should be made to the Pierce County Comprehensive Plan to assure that this plan accurately reflects the needs and desires of these communities. These modifications include changes to the name of the Urban Neighborhood land use designation, a provision to allow densities below two dwelling units per acre, the addition of new zoning classifications within the plan area and the adoption of a series of new land use related policies.

**Land Use Designations and Zoning Classifications**

The communities plan proposes to modify the range of land use designations that would apply within the plan area. Seven land use designations are proposed. These designations are: Moderate Density Single-Family, High Density Residential District, Community Center, Activity
Center, Neighborhood Center, Employment Center, and Mixed Use District. These designations are the same as those currently identified in the Pierce County Comprehensive Plan. The Master Planned Community and Reserve 10 designations would no longer apply within the plan area.

The range of zoning classifications that implement the various land use designations would be expanded. Currently, eight zoning classifications apply within the plan area. The number of zoning classifications would increase to fourteen under the proposed communities plan. This increase in the number of zoning classifications reflects the communities’ desire to more closely manage the location, type and intensity of land uses that occur. For example, currently the Moderate Density Single Family (MSF) land use designation is implemented by one zoning classification - the Moderate Density Single Family zone. This zone allows for one and two family dwellings at a density range of two to six dwelling units per acre in all areas designated as MSF. The proposed communities plan, however, proposes three different zoning classifications based upon neighborhood and environmental characteristics to implement the MSF designation. These new zoning classifications more closely control density and housing types.

Table I-3 indicates the total acres of land proposed with each land use designation. Map I-1: Land Use Designations illustrates the location of each of these land use designations. Table I-4 indicates the acreage of the various zone classifications within each land use designation.

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Acreage</th>
<th>% of Plan Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity Center (AC)</td>
<td>229</td>
<td>1.8</td>
</tr>
<tr>
<td>Community Center (CC)</td>
<td>246</td>
<td>1.9</td>
</tr>
<tr>
<td>Employment Center (EC)</td>
<td>434</td>
<td>3.4</td>
</tr>
<tr>
<td>High Density Residential District (HRD)</td>
<td>674</td>
<td>5.2</td>
</tr>
<tr>
<td>Moderate Density Single-Family (MSF)</td>
<td>10,370</td>
<td>80.8</td>
</tr>
<tr>
<td>Mixed Use District (MUD)</td>
<td>07</td>
<td>4.7</td>
</tr>
<tr>
<td>Neighborhood Center (NC)</td>
<td>33</td>
<td>3.0</td>
</tr>
<tr>
<td>OTHER (Spanaway Lake)</td>
<td>49</td>
<td>1.9</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>2,842</strong></td>
<td><strong>100.0</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Use Designations</th>
<th>Implementing Zone Classifications</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moderate Density Single-Family (MSF)</td>
<td>Moderate Density Single Family 6 (MSF)</td>
<td>4,680</td>
</tr>
<tr>
<td></td>
<td>Single Family 4 (SF)</td>
<td>2,263</td>
</tr>
<tr>
<td></td>
<td>Residential Resource (RR)</td>
<td>3,427</td>
</tr>
<tr>
<td>High Density Single-Family (HSF)</td>
<td>High Density Single-Family (HSF)</td>
<td></td>
</tr>
<tr>
<td>Activity Center (AC)</td>
<td>Activity Center (AC)</td>
<td>229</td>
</tr>
</tbody>
</table>
The communities plan retains the Moderate Density Single-Family (MSF) designation as the dominant land use designation within the plan area. This designation identifies areas designated for single-family or two-family dwellings. Multifamily housing, commercial, or industrial uses are prohibited. Specific densities are based on existing densities, physical constraints, and the availability of urban services such as sewers.

**Implementing Zones**

The Moderate Density Single-Family plan designation will be implemented by three zoning classifications: Moderate Density Single/Two-Family (MSF), Single-Family (SF), and Residential Resource (RR).

The MSF zone that is proposed by the communities plan is essentially the same as Pierce County's current MSF zone classification. The primary land use allowed within this classification is moderate density one and two family housing and compatible civic uses. The principal change in this zone classification is that the minimum density has been increased from two dwelling units per acre to four dwelling units per acre. The maximum density for the zone (six dwelling units per acre) remains unchanged. The name of the zone is also being modified to add "/Two" to more accurately reflect its purpose.

The Single-Family (SF) zone classification is a new classification intended to provide for residential areas that are less dense and more homogenous that those developed under the MSF zone. The primary land use allowed within this classification is low to moderate density
single-family activities and compatible civic uses. The SF zone permits a density of two to four dwelling units per acre. Single-family housing is the primary housing type that is permitted. Duplexes and other multiple family housing types are prohibited.

The Residential Resource (RR) zone classification is a new classification intended to provide for low density single-family residential uses in a manner that is compatible with areas of unique open space character or environmental sensitivity. The zone classification would be the least intensive of Pierce County’s urban zones, permitting a density of one to three dwelling units per acre. In addition to the lower density range, special standards relative to environmental protection (reduced impervious coverage, vegetation retention, etc.) would also apply.

**High Density Single-Family Designation**

Higher density single-family development is encouraged in the High Density Single-Family designation to expand the variety of housing types and choices available while maximizing the utilization of existing infrastructure within the urban growth area.

**Implementing Zones**

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.

**High Density Residential District Designation**

The High Density Residential District (HRD) designation will continue to apply within the communities plan area. The HRD is intended to be composed of multifamily and high density single-family and two-family housing and limited neighborhood retail and service commercial uses.

**Implementing Zones**

The High Density Residential District (HRD) plan designation will be implemented by two zone classifications: Residential/Office-Civic (ROC), and Moderate High Density Residential (MHR).

The ROC zone would permit the same general range of land uses as the MHR zone, but at lower densities. The ROC zone permits a density range of eight to twenty-five dwelling units per acre. Moderate and high density single-, two-, and multifamily housing and compatible civic and office uses and limited neighborhood retail and service commercial are the primary uses permitted in the ROC zone. The ROC classification provides a transition between Commercial and Employment Centers and Mixed Use Districts and surrounding moderate and low-density residential neighborhoods. It generally applies to areas where there is a clearly moderate to high density residential character but with a noticeable and compatible office or commercial service and commercial retail presence. Development in this classification is to have a pedestrian-oriented character.

The MHR zone differs from Pierce County’s current HRD zone in that it does not allow for commercial uses. The MHR zone permits high density single-, two-, and multifamily housing.
and compatible civic uses. The residential density range for this zone is eight to twenty-five dwelling units per acre. Areas zoned MHR are located primarily along major arterial roadways, state highways, and major transit routes that connect to Urban Centers and Mixed Use Districts or serve as transitions between centers, districts, and residential neighborhoods.

**COMMUNITY CENTER DESIGNATION**

The Community Center land use designation will continue to apply within the communities plan area. The primary role of a Community Center is to be the center for general purpose, pedestrian-oriented shopping activity in the communities and surrounding neighborhoods. Within the communities plan area, there are three commercial neighborhoods designated as Community Center: the Pacific Avenue/176th Street neighborhood, Pacific Avenue/131st Street neighborhood, and the Mountain Highway/8th Avenue neighborhood.

**IMPLEMENTING ZONES**

The Community Center plan designation will continue to be implemented by the Community Center (CC) zone classification, as well as three new zone classifications; Residential/Office-Civic (ROC) and Moderate High Density Residential (MHR).

The CC zone is nearly identical to Pierce County's current CC zone classification. Residential densities and setbacks are the same. The range of land use permitted in the zone is generally the same, with a few minor modifications.

The ROC, and MHR zones are discussed under the High Density Residential District land use designation above.

**ACTIVITY CENTER DESIGNATION**

The primary role of Activity Centers is to serve as the civic center of the community. Within the communities plan area, there are two commercial neighborhoods which fit the role of an Activity Center: 1) the Garfield Street neighborhood and 2) the Spanaway Park neighborhood.

**IMPLEMENTING ZONES**

The Activity Center (AC) plan designation will be implemented by the Activity Center zone classification. The major distinction of the PSM Activity Center classification is encouraging more pedestrian-oriented activities. Another feature of the AC zone is that multifamily uses are permitted only as a second-story component of a mixed use development.

**NEIGHBORHOOD CENTER DESIGNATION**

The primary role of the Neighborhood Center is to serve as the commercial and social center of the neighborhood. Within the communities plan area, there are three commercial neighborhoods which fit the role of a Neighborhood Center: 1) the Portland Avenue/99th Street neighborhood; 2) the 112th Street/Park Avenue/C Street neighborhood; and Park Avenue South and 162nd Street neighborhood.
IMPLEMENTING ZONES

The High Density Residential District (HRD) plan designation will be implemented by two zone classifications: Residential/Office-Civic (ROC), and Moderate High Density Residential (MHR).

MIXED USE DISTRICT DESIGNATION

The primary role of the Mixed Use Districts (MUDs) is to serve as the focus of auto-oriented commercial activity in the three communities. Mixed Use Districts have a loosely defined sense of place, are auto-oriented or auto/pedestrian-friendly neighborhoods, with transit-friendly features, and with use characteristics which vary in intensity from low to moderate to high. Mixed Use Districts are generally located between pedestrian-oriented commercial centers or Employment Centers.

Mixed Use Districts are areas of mixed commercial retail, service, office, and some high density residential uses, where single trip, auto-oriented and auto-dependent businesses dominate. Mixed Use Districts are characterized by individual businesses on separate lots with separate access and parking lots.

Within the communities plan area, there are eight commercial neighborhoods which fit the role of a Mixed Use District: 1) the 72nd Street neighborhood (McKinley Avenue to east of Golden Given Road); 2) the north Portland Avenue neighborhood (72nd to north of 80th Street); 3) the north Parkland/Pacific Avenue neighborhood (96th Street to SR 512); 4) the Central Parkland/112th Street/Pacific Avenue neighborhood; 5) the South Parkland/Pacific Avenue neighborhood (127th to 140th Street); 6) the Central Spanaway/Pacific Avenue neighborhood (159th to 173rd Street); 7) the 8th Avenue/Mountain Highway neighborhood; and 8) the 22nd Avenue/Mountain Highway neighborhood.

IMPLEMENTING ZONES

The Mixed Use District plan designation will be implemented by the Mixed Use District (MUD) zone classification, as well as the Commercial Mixed Use District (CMUD), Office-Residential Mixed Use District (OMUD), and Residential/Office-Civic (ROC) zone classifications.

The primary role of the Commercial Mixed Use District (CMUD) classification is to identify those portions of the Mixed Use District designation appropriate for general purpose, auto-oriented and auto-dependent commercial and civic activities. Commercial Mixed Use Districts have the same characteristics as MUDs. Residential development shall be permitted in the CMUD classification only in conjunction with a mixed use development where non-residential uses are focused on the ground floor.

The primary role of the Office-Residential Mixed Use District (OMUD) classification is to identify those portions of the Mixed Use District designation best suited to auto-oriented commercial office, service, and civic uses.

The ROC zone-is discussed under the High Density Residential District land use designation above.
**Employment Center Designation**

The role of Employment Centers (ECs) is to provide for areas in the communities where industrial, research, and office park development is encouraged to locate. Within the communities plan area, the following neighborhoods lend themselves to be Employment Centers: 1) the south Portland Avenue neighborhood; 2) the Steele Street neighborhood; 3) the north Parkland/A Street neighborhood; 4) the south Pacific Avenue neighborhood; 5) the north Mountain Highway corridor neighborhood; and 6) the south Mountain Highway corridor neighborhood.

**Implementing Zones**

The Employment Center plan designation will be implemented in the communities plan area by two new zone classifications: Community Employment (CE) and Research-Office (RO).

The role of the Research-Office (RO) classification is to provide for areas in the communities where low to moderate intensity research activities or office park development may locate. The role of the Community Employment (CE) classification is to provide for areas in the communities where low to moderate intensity industrial activities (manufacturing, assembly, warehousing, and industrial services), research activities, or office park development may locate.

**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.
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.

<table>
<thead>
<tr>
<th>COMMUNITY CENTER</th>
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<td>GOAL PSM LU-9</td>
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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.

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.

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.

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**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.

**IMPLEMENTING ACTIONS**

The following is a list of actions that are needed to implement the policies contained within this element of the plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short term actions should occur immediately or within one year of plan adoption. Mid-term actions should be completed within 2-5 years.

Pierce County Comprehensive Plan | Parkland-Spanaway-Midland Communities Plan
Long term actions should be completed within 5-10 years of plan adoption. The party or parties responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Parkland Area, Spanaway, and Midland Land Use Advisory Commissions (LUAC), Tacoma-Pierce County Health Department (TPCHD), Public Works & Utilities (PWU), Park & Recreation Services, Economic Development (ED), Pierce County Sheriff, or Pierce County Planning and Land Services (PALS).

**Short Term Actions**

1. The Pierce County Development Regulations-Zoning will be amended concurrently with the adoption of the PSM plan to:
   - Establish allowed uses in zone classifications.
   - Establish allowed residential densities throughout the plan area.
   - Establish structural setbacks, impervious surface restrictions, and height limitations.
   - Establish thresholds for the limitation or expansion of nonconforming uses.
   - Revise the Landscaping and Buffering Chapter, where needed, to maintain adequate buffers between commercial/industrial areas and residential areas and environmentally sensitive areas. These revisions should focus on preserving existing vegetation, when feasible. (PALS)
   - Establish regulations and maps to implement the High Density Single-Family zone classification.

2. Amend Title 18J, Development Regulations-Design Standards to adopt design standards and guidelines for commercial, industrial and residential areas within the plan area. At a minimum, the design standards should address:
   - Mitigation of any negative impacts between commercial/industrial areas and residential neighborhoods and sensitive features in the natural environment.
   - The transition between commercial/industrial uses and residential uses.
   - Minimizing any negative impacts between commercial/industrial areas and residential neighborhoods and sensitive features in the natural environment.
   - Providing acceptable visual and physical transition in bulk, setbacks, landscaping, and architectural style between the existing commercial/industrial uses and any adjoining residential uses.
   - Pedestrian access in and through residential developments.
   - Establishing requirements to set aside both passive and active open space areas.
   - Tree retention. (PALS)

3. Work with Pierce Transit to review bus service between and through residential neighborhoods, commercial centers and districts, and employment centers within the plan boundaries. (PALS, LUAC)

4. Work with WSDOT to develop strategies (projects) to achieve balanced flow of traffic volumes on Pacific Avenue. (PWU)
5. Revise development codes to recognize the historic uniqueness of certain centers, including but not limited to the Garfield Street Activity Center, through appropriate performance standards, design standards and guidelines, and other measures. (PALS, PWU, LUAC, ED)

6. Work with PLU to meld university functions into the broader Garfield Street Activity Center and broader neighborhood. (PALS, PLU, ED)

7. Work with PLU to implement those portions of its Master Plan that would increase vitality in the Garfield Street Activity Center and broader neighborhood. (PALS, PLU, ED)

8. Conduct an analysis that details the type, location, and density of new residential development during the first five-year review of the plan and every five years following. (PALS, LUAC)

**Mid-Term Actions**

1. Amend the Pierce County Development Regulations-Environmental to adopt a regulatory framework to support planned actions within Pierce County. (PALS)

2. Develop planned action ordinances for pre-selected commercial/industrial areas within the communities plan boundaries. (PALS, ED)

3. Develop an inventory of locations within the communities plan area where commercial and industrial uses are now occurring and where redevelopment opportunities could occur in the future such as the potential to consolidate smaller parcels of commercial/industrial land to facilitate their use in a more efficient manner. (PALS, LUAC)

4. Track annual development of commercial and industrial uses within the communities plan area to determine if the actual level of development provides an adequate amount of land for economic growth within the communities plan area. (ED)

5. Prepare a report related to annual economic indicators every 5 years or in conjunction with a communities plan update, whichever comes first. (ED)

**Long Term Actions**

1. Work with the local business community to:
   - Target commercial areas for revitalization efforts.
   - Help develop common promotion (advertising, joint merchandising, and special events) and business development (leasing, business recruitment, and market research) within selected commercial target areas.
   - Provide Small Business Administration (SBA) information to local businesses regarding the availability of funding for improvements, expansions, relocations, etc.
   - Educate employers on rideshare and public transportation subsidies for employees who utilize public transportation.
   - Develop the framework for a business improvement program including but not limited to structuring local marketing efforts, physical improvements programs,
parking and building improvements, special management organizations, or other programs necessary for effective revitalization of the area.

2. Work with the Tacoma-Pierce County Chamber of Commerce to provide services within the plan area such as business promotion (common advertising, joint merchandising, and special events), business development (leasing information, business recruitment, market research), and labor recruitment and training. (LUAC)

3. Conduct a study to determine the amount of land needed to provide an adequate amount of commercial and industrial uses to meet the employment needs of the current population and projected population growth. (LUAC)

4. Maintain current commercial and industrial site survey information such as available and projected public services, surrounding land uses, transportation capabilities, critical areas, and other relevant economic information. (ED)

5. Provide education to the local citizenry on job training services and employment opportunities which are available within the communities plan area.

6. Promote job search and skills training opportunities provided by local community and technical colleges. (ED)

7. Actively recruit the following commercial and industrial uses to locate within the communities plan area:

   - Recreational/youth-oriented commercial activities such as movie theaters, bowling alleys, etc. in the commercial centers;
   - Health care industry facilities in commercial centers;
   - Lodging opportunities in the Activity and Community Centers, particularly in the vicinity of the Pacific Lutheran University campus;
   - Office space for professional services, computer industries, or corporate headquarters in commercial centers and selected portions of the Community Employment Centers;
   - Pedestrian-oriented retail uses such as arts and crafts, specialized gift shops, delis, restaurants, boutiques, etc. in commercial centers;
   - Destination attractions and supporting uses, including but not limited to the Harold LeMay Car Collection or portion thereof, which could draw Mount Rainier bound tourists and cause them to linger in the communities;
   - Businesses which could benefit from proximity to the staff and students of Pacific Lutheran University;
   - Commercial businesses needed by military personnel or businesses that can be supportive of military operations. (ED)

8. Work with the Washington State Department of Employment Securities to develop a Employment Securities Department co-location site within the communities plan area.

9. Work with the community to develop programs and ordinances to preserve and protect the historic character existing in certain commercial centers. (PALS LUAC)
Map I-1: Land Use Designations

*Note: The legend shows only the land use designations within the Parkland-Spanaway-Midland Communities Plan Area. The areas outside this plan area are masked within the map display.

**Revision Date:** 6/24/2015  
**Plot Date:** 6/25/2015
Historic Assessed Land Uses

- Single-Family Residential
- Multi-Family Residential
- Group Quarters/Other
- Mobile Home
- Residential Outbuildings
- Commercial/Service
- Education
- Quasi-Public Facilities
- Public Facilities
- Industrial
- Transportation/Communication/Utilities
- Open Space/Recreation
- Resource Land
- Vacant
- Water Bodies
- Unknown

Source: Pierce County Assessor/Treasurer
Land Use Code Information
June 1, 2007

Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations occurring by actual survey. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS." The County makes no warranty of fitness for a particular purpose.
Chapter 3: Community Character and Design Element

Introduction

Community design deals with the physical elements that compose the character of our communities: the streets, parks, buildings, open space, and neighborhoods that determine the way our communities look and feel. It is a blending of land use planning, architecture, landscape architecture, and environmental protection. Community design looks at the way in which buildings, streets, public places, natural features, and other development relate to one another and the people who use them. Through community design, individual improvements, such as street construction, park development, land use regulation and new commercial, industrial, residential, and civic development can be effectively coordinated with each other to promote a unified community image.

The way in which people experience their communities and interact with one another is determined, in large measure, by a community’s design. Designs that emphasize community are those that invite human presence and allow for interaction of people. Where design is not a consideration, community land use planning and regulation often fail to recognize the functional and visual links between developments. Poorly designed development tends to hinder the development of desired land uses.

The Community Character and Design Element is an integral part of the entire growth management planning process for Parkland, Spanaway, and Midland. Design directly affects land use patterns, transportation planning, community and neighborhood livability, and overall quality of life. The design direction found in the communities plan is intended to reinforce the aesthetic character that the communities want to retain and build upon and to create a new threshold for site and building design in areas of the communities where the existing character of uses reflects poorly on the image the overall community would like to portray to its own residents and visitors to their communities.

Description of Current Conditions

Historically, the commercial portions of the plan area have developed absent a consistent design theme or set of design standards. As a result, many of the buildings have standardized franchise themes or, in the case of independent businesses, no theme at all. Without question, the area has developed with incompatible architectural styles that lack consistent character.

With the exception of older, established neighborhoods, the existing residential character is void of significant vegetative buffers within and surrounding developments. Significant stands of trees have not been retained and complete removal of understory vegetation has been a common development practice. Until 1998, there were no design standards required for residential development within the plan area. The residential complexion of the area is largely
single-family and duplex with high concentrations of multifamily in the Parkland area along the major arterials.

**DESCRIPTION OF DESIRED CONDITIONS**

The citizens of Parkland, Spanaway, and Midland want to make their communities desirable places to live. They would like to restore the unique character of many neighborhoods, preserve historic resources throughout the area, and blend natural features with the built environment. The Parkland-Spanaway-Midland Communities Plan accomplishes these goals through the use of design standards and other regulatory measures.

**GATEWAYS**

Two state highways traverse the Parkland-Spanaway-Midland community, providing opportunities to create attractive entrances to the area. Plantings, signs, public art, and other features will be used to create aesthetically pleasing gateways and provide a sense of the community. Once inside Parkland-Spanaway-Midland, gateways into individual neighborhoods will be designed to emphasize their character and unique sense of place.

**NEIGHBORHOODS**

Travel routes will emphasize scenic views and be accented by streetscapes that reflect the sense of community. Residential areas will have a diversity of housing types reflecting community identity, a small town atmosphere, and respect for the natural environment. Neighborhoods will be characterized by houses that accentuate the living area of houses and de-emphasize carports and garages. Roadways will be separated from pedestrian and bicycle pathways so as to encourage a variety of modes of transportation. Streetscapes will be highlighted by trees and other plantings. Vehicular access points will be minimized. Residential areas will feature a variety of architectural features that minimize the scale of larger buildings so as to blend with the desired scale for the neighborhood. Natural features, such as wetlands, streams, and significant stands of trees, will be integrated into the site design for residential developments, thereby resulting in developed areas that complement the surrounding landscape.

**DESIGN**

A key to design in the Parkland-Spanaway-Midland area will be to blend the natural and built environment to create neighborhoods and business areas that are functional, visually attractive, and compatible with the natural surroundings. This will occur in a number of ways:

- Uses within an area will blend through compatible design.
- Problems associated with potentially conflicting adjacent uses will be mitigated with a variety of site design and landscaping techniques.
• Attention will be given to assure a smooth transition between residential, commercial, industrial, and civic uses.
• Natural features and critical areas will be preserved and incorporated into site design.
• The apparent scale of large commercial and industrial buildings will be reduced through the design and placement of structures and through the effective use of landscaping.
• Pedestrian walkways will be separated from automobile circulation and located to provide ease of access between businesses and throughout neighborhoods.
• Amenities such as courtyards, benches, art work, and lighting will be integrated into site design to attract pedestrian use.
• Parking areas will be situated and designed to minimize visibility from streets and the front of buildings.
• Building and site design will emphasize safety through effective use of lighting, site design, and landscaping.
• The appearance of streetscapes will be enhanced using attractive signs which provide information while blending with the surrounding area.
• Impacts to the natural environment will be mitigated through the application of site inventory and analysis requirements and environmentally sensitive design standards.

**Historic Resources**

The residents of Parkland-Spanaway-Midland recognize the importance of preserving historic resources. To ensure that the historic character and features of the area are maintained, redevelopment and renovation of historic structures will occur so as to preserve the integrity of those structures. Productive and attractive uses of historic buildings will be encouraged while new developments will be consistent with historic sites and structures.

**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.
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;
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.

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.

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.

IMPLEMENTING ACTIONS

The following is a list of actions that need to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short term actions should occur immediately or within one year of plan adoption. Mid-term actions should be completed within 2-5 years. Long term actions should be completed within 5-10 years of plan adoption. The party or parties responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Parkland Area, Spanaway, and
Midland Land Use Advisory Commissions (LUAC), Tacoma-Pierce County Health Department (TPCHD), Public Works & Utilities (PWU), Park & Recreation Services, Economic Development (ED), Pierce County Sheriff, or Pierce County Planning and Land Services (PALS).

SHORT TERM ACTIONS

1. Amend Title 18A-Zoning (PALS, LUAC)
   - Develop and adopt an incentive program for open space preservation in the UGA that allows innovative measures such as clustering development, zero-lot-line setbacks, and other techniques.
   - Amend the landscaping standards to require vegetative screens between new urban development and adjacent uses and street tree plans.
   - Require urban development standards such as curbs, gutters, and sidewalks for development in the UGA.
   - Establish a Residential Resource zone on residential areas that have been identified as open space in the Comprehensive Plan Open Space/Greenbelt Map.
   - Amend impervious coverage requirements.
   - Establish minimum vegetation retention requirements.
   - Amend standards addressing storage of vehicles as an accessory use.
   - Amend Title 18J-Design Standards and Guidelines (PALS, LUAC)
   - Establish urban design standards and guidelines in the plan area for:
     - Two-family, attached single-family, and multifamily residential development dealing with site planning, building placement, and architectural design and scale of buildings.
     - Commercial, civic, and industrial uses regarding building placement, landscape and buffering, sign placement, height, massing, materials, storefronts, and canopy and awning styles.
   - Establish design standards and guidelines for the Residential Resource zone.
   - Establish design standards and guidelines for natural resource protection, vegetation and tree retention, vegetative screening, and open space corridors.
   - Establish design standards for passive open space areas and on-site recreation.
   - Establish a basic set of concise design principles for all land uses subject to design review.
   - Develop flexible design guidelines that can be utilized for use permits that are subject to administrative review or public hearings.
   - Administer a site plan review process with the appropriate land use advisory commission to utilize design guidelines and to review deviations from design standards.
   - Establish design standards and guidelines for open space corridors that require the use of environmentally sensitive development techniques, such as limiting impervious surfaces and preserving wildlife corridors and native vegetation.
2. Amend Title 18, General Provisions (PALS, LUAC)
   • Develop and adopt provisions for stringent enforcement of screening and buffering standards.

**Mid-Term Actions**

1. Amend the Pierce County Sign Code (PALS)
   • Develop and adopt standards that reduce the number and size of nonconforming signs.
   • Restrict off-site advertising signs and billboards in the plan area.
   • Promote signs that increase public awareness of environmentally sensitive areas.

**Long Term Actions**

1. Implement a monitoring program to evaluate the impacts of community design standards. (PALS)
2. Develop and adopt a tree conservation regulation to be considered for application county-wide in the next substantive amendment to those regulations. (PALS)
   • Work with the WSU Cooperative Extension Master Gardener to develop training programs for Land Use Advisory Commissions on acceptable types of native plantings.
Historic Resources

- Pierce County Historic Resource Inventory
- Pierce County Register of Historic Places
- State of Washington Historical Register
- National Historic Register

Note:
All properties included in any of the three Historic Registers are also included in the Pierce County Historic Resource Inventory.
Chapter 4: Natural Environment Element

Introduction

As in other parts of the Puget Sound region, during the last 50 years, the Parkland-Spanaway-Midland communities have experienced a high level of urban growth. With that growth has also come a slow degradation of the natural environment and the fish and wildlife species that are supported by the native vegetation which constitutes habitat areas. Generally, there has been a decrease in the water quality of the rivers, streams, lakes, and wetlands, the amount of native vegetation, and populations and diversity in fish and wildlife species. However, several pockets of good quality habitat areas remain, many of which have been recently targeted for acquisition and restoration efforts.

Description of Current Conditions

Air Resources

The Puget Sound region is currently classified as an “attainment area” for carbon monoxide, sulfur dioxide, nitrogen dioxide, lead, and ozone and is working on gaining attainment status for particulate matter. Air quality within the Parkland-Spanaway-Midland area is generally consistent with greater Puget Sound, however, localized air quality problems tend to occur around the eastern boundary of McChord Air Force Base (AFB) as a result of military jet fueling activities and associated exhaust emissions.

The most common air pollutants within the Puget Sound airshed are referred to as the “dirty six” and include: particulate matter (PM10/PM2.5), carbon monoxide (CO), ozone (O3), sulfur dioxide (SO2), and lead. In addition to the dirty six, there are other toxic air pollutants in our air such as arsenic, asbestos, benzene, vinyl chloride, mercury, and beryllium; however, levels of these pollutants within the Puget Sound region are not currently being monitored and reported.

The Puget Sound Clean Air Agency (PSCAA), in cooperation with the Washington State Department of Ecology (DOE), monitors air quality in a four-county region (Snohomish, King, Pierce, and Kitsap) for compliance with federally established standards. The primary purpose of this monitoring is to ensure the health and welfare of the human, animal, and plant life within the Puget Sound region. Three terms describe an area’s air quality status compared to the federal standards for the primary six pollutants—attainment, exceedance, and violation. Attainment means that the federal standards have been met for a number of consecutive years and that they can be expected to be met in the future. Exceedance occurs when a monitoring station records a higher level than allowed by federal standards during a given timeframe for a specific pollutant. A violation of a federal standard occurs when an individual monitoring site measures more exceedances than allowed during a specific timeframe (e.g., in the case of ozone, the standards allow three exceedances within a three year period).
Earth Resources

Soils

The soils found within the plan area range from well draining to poorly draining. Pierce County Surface Water Management classifies soils into hydrologic soil groups A through D which range from low runoff potential with high infiltration capacity (group A) to high runoff potential with low infiltration capacity (group D). These soil types become indicators of which areas are more susceptible to surface water runoff, flooding, and groundwater recharge problems. The former can result in insufficient filtration of runoff pollutants, which results in inadequate protection of groundwater quality. Also, because water moves so freely through these well draining soils, high annual rainfall can result in a higher groundwater table which floods low spots in the topography as the groundwater moves from the outer reaches in the southeast corner of the watershed to the northwest towards Puget Sound. The latter soil type can result in potential for septic failure and quick surface runoff that creates flooding even during smaller storm events.

Parkland and Spanaway are underlain by Spanaway gravelly sand loam. This soil type was formed in glacial outwash and mixed in the upper layer with volcanic ash. The soil is somewhat excessively drained—permeability is moderately rapid and there is minor erosion hazard. This soil type tends to become dry and droughty during the summer and early fall. The primary historic land cover types are prairies and savannahs, though this soil can also support woodlands.

The majority of Midland is comprised of Kapowsin gravelly loam, which begins at the upland bench and runs at a northwesterly angle from Brookdale Road to Yakima Avenue at the northern boundary of the plan area. These soils were formed in glacial till under conifers. The land is nearly level and is moderately well drained with pockets of very poorly drained soils. The water table is perched above the very slowly permeable substratum during the rainy season, which results in surface water runoff problems. Much of this area is in second and third growth conifer woodlands.

Scattered throughout the plan area are Dupont muck, Everett gravelly loam, and tisch silt soils which support wetland vegetation. In addition, the Clover Creek trough is comprised of Spanaway loam type soils, which run the length of the riparian system through the plan area.

Landslide and Erosion Hazard Areas

The plan area contains few landslide and erosion hazard areas with the one exception being the upland bench. This area occurs over an approximately 200-foot rise and is classified as having between a 15% to a 30% slope. The upland bench area serves as a transition zone between the prairie type vegetation, which occurs in the communities of Parkland and Spanaway, and the conifer woodland vegetation zone found in Midland.
VEGETATION

The historic plant communities were prairies, savannahs, and conifer woodlands. The prairies (grasslands) and savannahs (grasslands with sporadic tree cover) are supported by the Spanaway gravelly sand loam soil located in the Parkland and Spanaway communities. The tendency for these soils to become dry and droughty during the summer and early fall creates conditions favorable for native vegetation and trees such as Garry (Oregon white) oak trees, bunchgrass, Idaho fescue, western buttercups, shooting stars, violets, camas, balsam root, prairie lupines, and woolly sunflowers. Historically, local Native Americans induced periodic fires that prevented the prairies and savannahs from developing into a dense forest cover. Conifer woodlands and wetland plant communities are supported by Kapowsin gravelly loam soils located in Midland.

Over the last several decades, the combination of agriculture, urban development, and fire suppression in the South Puget Sound region has resulted in a dramatic decrease in the prairie and savannah areas. It has been estimated that within the region over 97% of the prairies have been destroyed and oak savannahs have been virtually extirpated. Several prairie plant species are now rare or threatened with extinction including golden Indian paintbrush (*Castilleja levisecta*), white-topped aster (*Aster curtus*), and small-flowered trillium (*Trillium parviflorum*). Torrey’s peavine (*Lathyrus torreyi*) was thought to be extinct in Washington until it was rediscovered in 1994 on the western edge of the PSM area on McChord AFB. Several other plant species are historically known to inhabit prairies, but have not been identified in the field for years including tall agoseris (*Agoseris elata*), rose checkermallow (*Sidalcea malviflora* ssp. *virgata*), and common blue-cup (*Githopsis speculariodes*).

The Washington Department of Natural Resources (WDNR), in conjunction with the U.S. Fish and Wildlife Service and Tahoma Audubon, recently completed a Pierce County survey of oak woodland stands greater than one acre in size. All of the identified stands of oak within the plan area are located in the communities of Parkland and Spanaway. In addition, the plan area contains several large stands of mixed woodlands (hardwoods and conifers ranging from early to late seral) as depicted by the WDNR, 1991 Landsat Thematic Mapped Images. (See Map I-5: Oak Presence

Other significant tree species within the plan area are the Pacific yew (*Taxus brevifolia*), Pacific madrone (*Arbutus menziesii*), and the Ponderosa pine (*Pinus ponderosa*).

Currently, Pierce County regulations that restrict the removal of vegetation are found in Title 18E Development Regulation-Critical Areas under the wetlands, geologically hazardous areas, and fish and wildlife habitat chapters. The fish and wildlife habitat chapter also identifies oak woodlands and prairies as habitats of local importance; however, currently there is no adopted mapping available to identify these special habitats and therefore, in some cases, application of the regulations to these areas may be missed.

WATER RESOURCES

Parkland-Spanaway-Midland straddle two Water Resource Inventory Areas (WRIAs), Puyallup-White WRIA in the northeast portion of Midland, and the Clover-Chambers Creek WRIA (also...
referred to as the Tacoma WRIA) in the remaining plan area. Three watershed basins are located within the Clover-Chambers Creek WRIA including Chambers Bay, Clover Creek/Steilacoom, and American Lake, while the Puyallup-White WRIA is divided by the Commencement Bay and Clear/Clarks Creek basins. It is important to note that a portion of the Midland area drains into the Clear/Clarks Creek basin in the Puyallup-White WRIA. Some residents of the Midland area have expressed concern about the health of Swan Creek, which lies just outside the plan area along the northwestern boundary.

**Surface Water Runoff and Flooding**

As forested and natural vegetative cover are replaced with development, surface water runoff (stormwater) tends to increase both in volume of runoff and rate at which the water drains off the land. Stormwater that has not been properly addressed can result in flooding, water quality and habitat degradation, negative impacts to fisheries, and erosion. Stormwater related issues can be correlated to the amount of impervious surface within a watershed or basin. Although total impervious surface area accompanying development is not the only factor in stormwater related issues, it is a readily measurable indicator that can be tracked and correlated to stormwater problems. Another indicator that is more difficult to measure, but can be correlated with more reliability, is effective impervious area. [Note: Effective impervious surfaces occur when impervious surfaces are directly connected to one another and the water flow is not interrupted by any pervious areas.] Recently published research indicates that water quality problems and habitat degradation start occurring when a watershed reaches approximately 10% effective impervious surface. This percentage can be reached with a density of as little as one home per acre because of the network of roads needed to support this type of development.

Historically, for the smaller storm events, runoff would stay on a site trapped in numerous small depressions and saturate the top several feet of soil. Flooding would occur only during larger storm events; when the soil was completely saturated, the water would then be conveyed downstream. As development has occurred, many of the small depressions were graded smooth and the top several feet of soil were removed or compacted. This type of development removed the ability of the land to contain the smaller storm events and subsequently flooding started to become a problem at even the smaller events. Increases in the number and capacity of connected drainage systems, in the form of ditches and pipes meant to drain properties and remove water quickly, also increase stormwater problems downstream.

The increase in rate and volume of water from development has caused chronic surface water flooding problems, especially at the convergence of North Fork Clover Creek and along the main stem of Clover Creek. The main Clover Creek channel has its headwaters located south of 160th St. E. about halfway between Canyon Road and Meridian Avenue. Flows in this portion of Clover Creek are generated from a combination of surface water runoff and groundwater leaching out of slopes into the creek. Downstream of the confluence point, some serious flooding has occurred where Clover Creek and North Fork Clover Creek merge. This flooding occurs about every two years, but sometimes as frequently as yearly. Some flooding events have inundated houses near B Street and 136th Ave. E. and a few of these homes have been purchased in the last several years using Federal Emergency Management Agency (FEMA)
funds. In 1996, Clover Creek flooded portions of Highway 7. Portions of B Street and 136th Ave. E. have also experienced flooding from Clover Creek. During the 1996 and 1997 storm events, flooding occurred where Clover Creek crosses under C Street and a few homes incurred water entry at the first floor level.

The portion of Clover Creek located parallel to and south of Tule Lake Road is a manmade channel that was originally designed by the Corps of Engineers to be the overflow channel for the main Clover Creek channel. The main Clover Creek channel originally traveled to the north through Pacific Lutheran University. In the 1960s, all of Clover Creek’s flow was diverted to the overflow channel and over the years much of the original channel was filled in. Isolated low points on the original channel experience flooding during large storm events from a combination of surface water flows and rising groundwater.

At the intersection of Spanaway Loop Road and Tule Lake Road, Clover Creek deposits into a large marshy area east of Spanaway Loop Road. This wetland provides a large floodplain for the creek to spread out. It becomes quite congested with reed canary grass that tends to inhibit base flow during the summer. There have been no flooding reports of homes or roads.

The tributaries that comprise North Fork Clover Creek drain the plateau area north of Brookdale Road and south of Highway 512. Because of the impermeable soil types found in this area, flows generated in the North Fork system tend to be flashing runoff, which passes through the system quickly. Land use practices in the area tend to fill in low spots in the topography that increase drainage networks, which results in even quicker surges in flow.

Spanaway Creek leaves Spanaway Lake traveling north and splits into two creeks, Maury Creek and Spanaway Creek. Spanaway Creek continues north conveying water to Tule Lake. Maury Creek travels west, eventually converging with Clover Creek before traveling under McChord AFB. The channel of Spanaway Creek, north of the split into Maury Creek, is well-defined and was probably originally manmade to protect farming land. The channel becomes increasingly clogged with vegetation such as cattails, iris, reed canary grass, willow, and alders as it extends north of 138th St. S. and nears Tule Lake. Reports of flooding along this system have been non-structural flooding (e.g., low yards, driveways, and off-channel low spots). Although most flooding is attributed to surface flooding and overtopping of Spanaway Creek, the off-channel flooding is likely due to groundwater surfacing as it moves from southeast to northwest. Maintenance to increase the channel capacity and reduce flooding impacts associated with Spanaway Creek is becoming more difficult due to the negative effects this activity has on fish habitat.

**GROUNDWATER FLOWING**

Flooding associated with high groundwater tables is common in Parkland and Spanaway. Because of the porous soils, most of the runoff is infiltrated and charges the shallow groundwater aquifer. Flooding frequency can be associated with the total precipitation in a water year or subsequent water years.

While development activities exacerbate groundwater flooding problems by reducing vegetation and increasing surface water, how much additional flooding is produced is unknown.
However, anecdotal evidence suggests that even before a majority of the development occurred within the plan area, groundwater flooding was documented corresponding with years of large cumulative rainfall. Unfortunately, adequate mapping of areas prone to groundwater flooding is currently not available as these areas are generally not shown on the Flood Hazard Area maps produced by FEMA which primarily focus on flooding associated with creeks or rivers.

Several areas within the plan area are prone to groundwater flooding. The area south of 138th St. E., which is an off-channel of Clover Creek, is susceptible to such flooding. Groundwater has also flooded the cul-de-sac of 139th St. E., inundating roads, driveways, and crawl spaces. The drainage system for this development was installed as an infiltration system that works fine when groundwater is low, but operates in reverse when groundwater is high.

### Drainage Districts

Drainage districts are empowered under Washington State laws as junior taxing agencies to address specific drainage-related problems within limited areas. There are two drainage districts, 14 and 19, which are located within the communities plan boundary.

Drainage District 19 lies within the Chambers/Clover Creek Watershed, encompassing the North Fork tributary to Clover Creek. The district boundaries extend between 80th Street E. and 128th Street E. and from A Street to Portland Avenue E. Drainage problems within this area include a lack of maintenance of conveyance channels and natural drainage swales.

Drainage District 14 lies within the Puyallup Watershed, with primary conveyance into Swan Creek. The district service area is located between 80th Street E. and 121st Street E. and between Vickery and Portland Avenues. This area experiences the same problems as Drainage District 19, but also has capacity problems and severe erosion and sediment problems on Swan Creek.

### Current Regulations

In response to Federal Clean Water Act mandates, the County began a major update of the site development/stormwater management regulations in the early 1990s. In 1995, the Washington State Department of Ecology (DOE) issued a National Pollutant Discharge Elimination System (NPDES) Stormwater Permit to Pierce County, which included a mandate that Pierce County adopt a stormwater manual that was equivalent to the DOE manual for the Puget Sound region. The Pierce County Council adopted a revised Stormwater Management and Site Development Regulation and companion manual in November of 1997. The new manual requires increased measures to provide erosion/sediment control and protect water quality, and provisions for sizing of stormwater facilities to protect downstream areas from negative impacts associated with increased flows. The new manual does not, however, address the total increase in the volume of water leaving the site, nor does it discuss stormwater Best Management Practices (BMPs) or techniques for low impact development.

Flood hazard areas are regulated under Pierce County Title 17A which contains regulations that are more restrictive than the Federal Emergency Management Agency (FEMA) guidelines and
most other jurisdictions in Washington State. The flood hazard regulations have requirements to determine areas of deep or fast flowing water and prohibit development within those areas if they meet the flood hazard definition.

**GROUNDWATER**

The entire plan area is underlain by the Clover/Chambers Creek Aquifer system. Over 50% of the area is designated as a Wellhead Protection Area. Because of the highly permeable gravelly soils, it is estimated that approximately 50% to 60% of precipitation has the potential to become groundwater recharge. The depth of groundwater in the area ranges from one to more than 100 feet.

The groundwater aquifers supply drinking water for over 270,000 residents of Pierce County and, for more than 170,000 of these residents, the aquifers serve as the sole source of drinking water. At the end of the 1970s, studies conducted by the Washington State Department of Health (DOH) indicated that water quality within the Clover/Chambers Creek shallow aquifer was deteriorating and the levels of nitrates, chlorides, and bacteriological contamination were increasing. In the early 1980s, a number of significant site-specific groundwater contamination problems, generally involving toxic chemicals, were discovered in wells in the Parkland area.

In response to the deterioration in groundwater quality, the Tacoma-Pierce County Health Department (TPCHD) and the DOE commissioned the preparation of a hydrogeologic study in the Clover/Chambers Creek Watershed. The results of this study, completed in 1985, revealed the extreme vulnerability of the aquifer system to contamination from the overlying land use activities and identified the geographic areas that were subject to the highest risk of groundwater contamination. In 1993, the EPA designated all of the area within the Chambers/Clover Creek Watershed, which includes the entire plan area, as part of a Sole Source Aquifer System which enables limited federal protection to drinking water supplies and federal financially-assisted projects and grant funding.

Two geographical areas also identified for additional protective measures are Wellhead Protection Areas and areas where aquitards are absent. In 1997, the County Council established Wellhead Protection Areas countywide in response to information provided by the TPCHD. Wellhead Protection Areas receive a higher level of protection because they represent the most severe threat to drinking water supplies should an incident of contamination, such as a toxic chemical spill, occur. A large portion of the Parkland community contains a designated area where aquitards are absent. Currently, there are no special provisions that address these aquitard areas.

**CURRENT REGULATIONS**

Title 18E Development Regulations-Critical Areas regulates land use activities within the Clover/Chambers Creek Basin boundary, the two highest DRASTIC zone boundaries, and the established Wellhead Protection Areas. In 1997, Chapter 18E.50 Aquifer Recharge Areas was comprehensively updated to establish specific mitigation measures for certain regulated activities, such as subdivisions of land, residential structures, commercial and industrial sites, which do not include hazardous substance processing or handling, and storage tanks. In
addition, this chapter requires a hydrogeologic assessment for any activities that process or handle hazardous substances, such as waste treatment facilities, landfills, and animal containment areas, and grants the County the authority to condition or deny an application based upon the TPCHD’s evaluation of potential impacts to the underlying aquifer.

**WATER SUPPLY**

At this time, the availability of groundwater within the Spanaway community for future development is a major issue. Spanaway Water Company has currently placed a moratorium on issuance of any new water availability certificates pending approval from the DOE to drill a new well. Parkland Light and Water and SE Mutual Water Company have both indicated that current water availability is adequate to serve projected development within their district boundaries. The TPCHD has initiated a watershed plan, under State legislation ESHB 2514, within the Clover/Chambers Creek watershed to help determine groundwater availability and allocation of groundwater within the Water Resource Inventory Area (WRIA 12). This planning effort will also analyze water quality and habitat issues, which are related to water supply issues. For additional discussion on potable water supply issues, see the Facilities and Services Element.

**WATER QUALITY**

Threats to water quality within the plan area come from everyday sources such as agriculture, forest practices, septic systems, stormwater, construction activities, recreation (boats and marinas), road runoff, and residential activities. These sources are referred to as “nonpoint” sources of pollution. It has been estimated that more than 50% of water quality problems in the area are attributable to nonpoint sources of pollution.

The biological health of creeks and streams in the area ranges from poor to moderate. Most of the streams that have been sampled have had fecal coliform bacteria levels which are in violation of State water quality standards. Clover Creek has had pH levels (a measure of acidity and alkalinity) which are both too high and too low to meet State standards. Spanaway Creek has had pH levels which are too high. The United States Geologic Service (USGS) found problem levels of copper, lead, and zinc in Clover Creek and its tributaries.

Spanaway Lake is spring fed by the wetland complex and stream located at the southeast corner of the lake. DOE and TPCHD monitor water quality in Spanaway Lake. The Lake has experienced numerous blue-green algae blooms in recent history. A toxic algae bloom in 1995 and high levels of fecal coliform in 1998 resulted in a recommendation that people not swim in the lake. These algae blooms may be the result of nutrient loading from tributaries as well as fertilizer runoff from the park, golf course, and adjacent residential lawns. A high population of Canada geese also contributes to the reduction in water quality and clarity in the lake.

Although Spanaway County Park is on the sanitary sewer system, the shoreline residences around Spanaway Lake are still served by on-site septic systems. These systems, if not operated and maintained properly, adversely impact water quality. To address this concern, the TPCHD mailed information on the operation and maintenance of on-site sewage systems to all residences within 300 feet of Spanaway Lake in the summer of 1999.
Groundwater is of concern and has been for many years. While beneficial uses of on-site septic systems are recognized, some systems have shown signs of problems. In May 1971, the DOE required Pierce County to pursue installing sewers in portions of the plan area in an effort to prevent groundwater contamination. However, even with the installation of sewers, some water companies have reported an occasional need to treat groundwater because of coliform bacteria levels that exceed acceptable thresholds.

**Current Regulations**

There are a number of things that can be done to protect water quality. Many are included in the *Chambers-Clover Creek Watershed Action Plan, Lower Puyallup Watershed Action Plan*, and Pierce County’s *Stormwater Pollution Prevention Manual: A Guide to Best Management Practices for Industries, Businesses, and Homeowners*. Pierce County Title 17A contains requirements for stormwater Best Management Practices (BMP). The main purpose of these regulations is to increase the quality of stormwater prior to discharge into surface water bodies and groundwater supplies.

**Shorelines**

The Washington State Shoreline Management Act (SMA) provides for the management of water bodies identified as “shorelines of the state.” In the Parkland-Spanaway-Midland Communities Plan area, these include Spanaway Lake, the main stem of Clover Creek, and Spanaway Creek. Areas under jurisdiction of the SMA include the water bodies, all lands within 200 feet of the ordinary high water mark, and associated wetlands and floodplains.

Spanaway Lake, covering 262 acres, is used primarily for recreation, with the predominant land use bordering the lake being single-family residential. Extensive areas surrounding the lake have been identified as wetlands or 100-year floodplains. Spanaway Creek flows north from Spanaway Lake, through Bresemann Forest and Tule Lake, and into Clover Creek west of Tule Lake Road and Spanaway Loop Road.

Clover Creek enters the PSM area immediately south of Brookdale Road and flows generally west, crossing Pacific Avenue near 132nd Street South. The creek has been diverted west of Pacific Avenue, following an artificial channel south of Tule Lake Road. The Pierce County Shorelines atlas shows the original channel of Clover Creek, through the Pacific Lutheran University campus, to be a channel subject to the SMP. The creek exits the plan area onto McChord AFB, west of Tule Lake Road and Spanaway Loop Road. Several stretches along the creek and a large area west of Spanaway Loop Road have been identified as either wetlands or within the 100-year floodplain.

Other streams within the plan area, including Maury Creek, Coffee Creek, and the North Fork of Clover Creek, have not been identified as shorelines of the state, as they have been determined to have a mean annual flow of less than 20 cubic feet per second. If it is demonstrated that their flows exceed this threshold, they could then be included as shorelines subject to SMA.
CURRENT REGULATIONS

The Pierce County Shoreline Master Program (SMP), adopted by Pierce County under the SMA, currently includes five Shoreline Environments: Natural, Conservancy, Rural, Rural-Residential, and Urban. All shorelines are given a Shoreline Environment designation which reflects current conditions and identifies the type and intensity of allowed development. Shoreline Environment designations in the plan area include Conservancy, Rural-Residential, and Urban. The Conservancy Environment designation is the most restrictive. The Rural-Residential and Urban Environments allow a variety of uses at fairly intensive levels.

Spanaway Lake lies in the Urban Environment, except for the shoreline area within Spanaway Park which is in the Conservancy Environment. Spanaway Creek is in the Urban Environment, and Clover Creek is in the Rural-Residential Environment east of 14th Avenue East, and in the Urban Environment west of that point.

The Department of Ecology has developed SMP guidelines to assist local jurisdictions in preparing updates to their local SMPs. The guidelines are intended to reflect our current understanding of shoreline functions and processes, and problems related to shoreline management that have evolved in the thirty years since the SMA was initially adopted. Vegetation management, design and location provisions for bulkheads, piers, and docks to improve protection of natural shoreline processes and salmon habitat, and development limitations on flood prone areas are examples of issues included in the guidelines.

WETLANDS

Wetlands are protected under the Federal Clean Water Act, the State Growth Management Act, and Pierce County Codes. Wetlands are those areas identified by the presence of water during the growing season, hydric soils, and the presence of a plant community that is able to tolerate prolonged soil saturation. Wetlands provide important environmental functions including reducing the impact or frequency of flooding, providing habitat, recharging aquifers, providing clean water for fish and other aquatic species, and preventing shoreline erosion. Wetlands also provide visual buffers in the built landscape.

It is estimated that 50% to 67% of the total wetland acreage in Washington State has been lost since European settlement, and that 90% to 98% of urban area wetlands have been lost in the Puget Sound region. There are currently no estimates for how much wetland area has disappeared within Parkland-Spanaway-Midland, however, there is evidence that much of the area along Pacific Avenue and Clover and Spanaway Creeks which historically supported wetlands, has been filled.

The plan area currently contains both isolated wetlands and wetlands which are adjacent to creeks and Spanaway Lake. In addition, there is a strong correlation between designated Flood Hazard Areas and wetlands. Many of the scattered wetlands in the plan area are elongated troughs that are the result of underlying Dupont muck soils that formed when the glaciers receded. Some of these wetlands are bogs that formed as pre-historic lakes have filled in over time.
There are several significant wetland complexes within the plan area. One is located at the confluence of Spanaway Creek and Clover Creek, west of Spanaway Loop and Tule Lake Road. Another wetland complex, located to the southwest of Spanaway Lake, is part of a larger wetland system that extends to the south into Fort Lewis. There is still a partial system of wetlands located adjacent to both Clover Creek and Spanaway Creek. Finally, there are still some large category 2 wetland complexes located within the Midland community. (See Map I-6: Wetlands)

Unfortunately, some of the remaining wetlands have incurred significant impacts to their environmental functions as a result of human activities such as construction and development, ditching, draining, filling, and channelized stormwater infiltration. Some examples include: Midland wetlands, Clover/Spanaway Creek complexes, Spanaway Lake complex, and the wetland complex located just south of Pirnie Road and 203rd St. Ct. E.

**Current Regulations**

Pierce County Title 18E regulates development activity within wetlands including: removing, excavating, disturbing soils, or dredging; dumping, discharging, or filling; draining, flooding, or disturbing the water level or table; construction or placing obstructions; altering vegetation; activities which result in changes to water temperature; application of pesticides or other chemicals; and divisions of land. Unfortunately, the provisions within this Title do not apply to development applications filed prior to the adopting ordinance (February 1992), many of which may still be in the application process.

**Fish and Wildlife Resources**

**Benthic Invertebrates**

All aquatic organisms, both plants and animals, have preferred environments such as clear or turbid water; warm, cool, or cold water; rock, sand, or silt bottom; high or low oxygen levels; small or large streams with slow or fast flowing water. Each species’ physiology, behavior, morphology, and ecology have independently evolved to adapt to these preferences and co-evolved to depend on other species during the course of their individual life cycles. Furthermore, no species can survive outside the biological context and parameters that sustain it.

Benthic (bottom-dwelling) invertebrates, also referred to as macroinvertebrates, include animals like aquatic insects (mayflies, stoneflies), snails, clams, crayfish, and aquatic worms. They live in a variety of freshwater bodies including rivers, streams, wetlands, ponds, and lakes. Benthic invertebrates that inhabit streams, creeks, and rivers need adequate hydrologic, channel, and vegetation functions to survive and multiply and in turn serve as a food source for resident fish populations.

The health of an aquatic ecosystem depends on all of the biological components that comprise its system, not just on the size of commercially or culturally important populations such as salmon. Most water management in the last two decades has emphasized water quality, with a
particular focus on monitoring chemical pollutants, to determine the health of an aquatic system. However, human actions jeopardize the biological integrity of water resources by altering one or more of five principal factors:

- physical habitat;
- seasonal flow and quantity of water;
- the food base of the system;
- interactions within the stream biota; and
- chemical contamination.

As humans alter their natural environment, changes in the benthic invertebrate population can also be used to help evaluate the condition or health of the water bodies contained within a watershed. Human activities that might have an effect on a freshwater body and its biota include the release of human and livestock waste; toxic chemicals; fertilizers and pesticides from farmlands, residential lawns, recreational fields, and golf courses; and tree and other vegetation removal that cause increased water temperatures.

The biological health of a water body can be determined by conducting benthic invertebrate sampling to evaluate the species richness (undisturbed environments generally have a greater number of species), species diversity, frequency of individuals, and total volume of organisms. A sampling that indicates a fairly healthy stream is comprised of organisms that are intolerant to pollution, such as dobsonfly larva, mayfly nymph, water penny, caddisfly larva, and stonefly larva. As water quality and stream channel conditions deteriorate, many of the above organisms cease to live within the stream and are replaced with organisms that are generally tolerant of pollution and can live in an environment that is high in sediments. Organisms surviving under these deteriorated conditions include black fly larva, leeches, aquatic worms, rat-tailed maggots, and left-handed snails.

In the summer of 1999, two streams within the plan area, Clover Creek and Spanaway Creek, served as test sites for a class on sampling benthic macroinvertebrates. The Clover Creek sampling area was located between Tule Lake Road and 131st Street South just west of 10th Avenue South. Spanaway Creek was sampled just north of Military Road South in the Bresemann Forest. The results of this class were fairly rudimentary, but offered a glimpse at the variation in the health of these two streams. The Clover Creek sampling indicated species that were generally tolerant of pollution and high levels of sediment. Species found in the sampling on Spanaway Creek were those that are typically less tolerant to pollution and prefer stream bottoms that are composed of well-aerated, loose gravel.

**Fish**

Three anadromous fish species, Coho salmon (*Oncorhynchus kisutch*), steelhead trout (*Oncorhynchus mykiss*), and coastal cutthroat (*Oncorhynchus clarki clarki*), are identified on the revised Washington State Department of Fish and Wildlife (WDFW) Stream Net Maps as known or predicted to occur within the plan area. (See Map I-7: Fish and Wildlife Resources) Coho, also referred to as silver salmon, are indicated as a known presence in Spanaway and Clover Creeks. Steelhead, also referred to as sea-run rainbow trout, are indicated as a predicted
presence in Spanaway Creek. Coastal cutthroat, also referred to as sea-run cutthroat, are indicated as a known presence in Clover Creek. The status, origin and type, and spawning information for each known or predicted species within the plan area is depicted in Table I-5.

### Table I-5: Anadromous Fish Species

<table>
<thead>
<tr>
<th>Species</th>
<th>Status</th>
<th>Origin and Type</th>
<th>Spawning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coho Salmon</td>
<td>Healthy</td>
<td>Mixed/Composite</td>
<td>November-January</td>
</tr>
<tr>
<td>Steelhead</td>
<td>Depressed</td>
<td>Mixed/Wild</td>
<td>March-June</td>
</tr>
<tr>
<td>Coastal Cutthroat</td>
<td>Unknown</td>
<td>Native/Wild</td>
<td>December-May</td>
</tr>
</tbody>
</table>

*Information from the 1992 Washington State Salmon & Steelhead Stock Inventory (SASSI), WDFW and from interviews with WDFW staff.

In 1992, WDFW listed the Coho status in the Chambers/Clover Creek system as *healthy*. These fish were identified as a *mixed* (hatchery/native) origin with a *composite* production type (i.e., sustained by both wild and artificial production). The 1999 Coho return in Clover Creek was comprised of 100% unmarked fish (i.e., a product of natural spawning). Therefore, while the status of Coho in Clover Creek is listed as healthy, the actual current status (year 2000) is questionable. This is because of the consistent trend of decline in the south Puget Sound species and the fact that previous numbers were heavily comprised of hatchery fish that are no longer returning. In addition, Coho in the Puget Sound are currently listed or currently being considered for under the federal Endangered Species Act (ESA).

The 1992, WDFW data did not list a Chambers/Clover Creek steelhead stock. It is assumed that the remaining wild steelhead are of *mixed* origin in this system. The current stock status is assumed *depressed* within Clover Creek by WDFW staff, as return numbers since 1995 have been a maximum of 64. In 1999, there were only 28 reported returns. As with Coho, steelhead are also under consideration for listing under the federal ESA.

Currently there is no information available on the status of coastal cutthroat within the Chambers/Clover Creek system. No hatchery operations exist on this species so any fish that are returning are considered *native/wild*. All cutthroat trout populations in Washington have been listed as a candidate species under the federal ESA.

All three species of fish require the same elements within the natural environment to conduct their life cycles, including:

- Cool, clear flowing waters to support returning adults, for eggs to hatch, and for young to survive and grow until they migrate to sea;
- Adequate flow during crucial times to make migration possible, to allow fish to escape predators, and to allow fish to find enough food;
- Well-aerated, loose, clean streambed gravel for spawning;
- A rich diversity of benthic invertebrates to serve as a food source during juvenile rearing;
- Adequate off-channel juvenile rearing areas (adjacent wetlands serve this function) may use lakes and beaver ponds for rearing where available;
• Appropriate streamside vegetation to keep the water cool, provide a buffer against soil erosion to maintain water quality, source of food and nutrients for streams, and source of large woody debris (LWD) which plays a key role in the formation of the physical habitat and storage of sediment and organic matter.

Since the majority of the Midland area drains into and thereby impacts Swan Creek, it is relevant to note that this system contains several anadromous fish species including Coho salmon, chum salmon, and winter steelhead. Chum salmon also rely on estuarine environments that support aquatic vegetation and organisms. The juvenile chum utilize these areas (e.g., eel grass beds) during rearing until going out to sea.

**Wildlife**

The Parkland-Spanaway-Midland plan area supports a variety of wildlife species. Many of these species are identified as critical. These critical species depend on a variety of habitat types to support their life cycles, including wetlands, riparian areas, prairies, oak woodlands, and coniferous forests. The chipping sparrow and the western gray squirrel are two species that are heavily dependent on the remaining oak woodland/prairie mosaic habitat. The Spanaway Marsh area has a resident bald eagle that ranges from Spanaway Lake to the wetland marsh complex extending south into Fort Lewis. In 1985, Spanaway Marsh also supported an active great blue heron rookery. Several factors could have caused the great blue heron to abandon this location, but given the high quality habitat, this area is likely to support great blue heron in the future. Pileated woodpeckers have been sited by Midland residents in the vicinity of 85th Street E. and 22nd Avenue. (See Map I-7: Fish and Wildlife Resources)

Five potentially critical butterfly species may be found in the plan area including Oregon Silverspot, Zerene Fritillary, Puget Blue, Mardon Skipper, and Whulge Checkerspot. All of these butterflies have been identified on Ft. Lewis where extensive inventories have been done. It may be assumed that all of these butterflies may be found in the southern Puget prairies which include Parkland, Spanaway, McChord AFB, DuPont, Lakewood, etc. The Zerene Fritillary is associated closely with white-topped aster (*Aster curtus*), a rare prairie plant, which is found within Parkland. The Puget Blue associates with lupines; the Mardon Skipper with Idaho fescue and the blue violet; and Whulge Checkerspot with lomatium, camas, plantain, etc., also known to grow within the plan area. Four of these butterflies have been listed by the State as a candidate species.

<table>
<thead>
<tr>
<th>Table I-6: Potential Critical Wildlife Species</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Common Name</strong></td>
</tr>
<tr>
<td>Fisher</td>
</tr>
<tr>
<td><strong>Ungulates</strong></td>
</tr>
<tr>
<td>None</td>
</tr>
<tr>
<td>Common Name</td>
</tr>
<tr>
<td>-------------------------</td>
</tr>
<tr>
<td><strong>Bats</strong></td>
</tr>
<tr>
<td>Silver-Haired Bat*</td>
</tr>
<tr>
<td><strong>Townsend’s Big-Eared Bat</strong></td>
</tr>
<tr>
<td><strong>Rodentia</strong></td>
</tr>
<tr>
<td>Western Gray Squirrel</td>
</tr>
<tr>
<td><strong>Amphibians</strong></td>
</tr>
<tr>
<td>Oregon Spotted Frog</td>
</tr>
<tr>
<td><strong>Reptiles</strong></td>
</tr>
<tr>
<td>Western Pond Turtle</td>
</tr>
<tr>
<td><strong>Insects</strong></td>
</tr>
<tr>
<td>Puget Blue Butterfly</td>
</tr>
<tr>
<td>Whulge Checkerspot Butterfly</td>
</tr>
<tr>
<td>Valley Silverspot Butterfly</td>
</tr>
<tr>
<td>Mardon Skipper Butterfly</td>
</tr>
</tbody>
</table>

* Indicated at-risk species through the GAP pilot project.

**Table I-7: Potential Critical Bird Species**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Primary Habitat</th>
<th>State Status</th>
<th>Federal Status</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Yellow Warbler</strong></td>
<td>Riparian</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Purple Martin</td>
<td></td>
<td>Candidate</td>
<td></td>
</tr>
<tr>
<td><strong>Western Bluebird</strong></td>
<td>Coniferous forest-riparian &amp; prairies</td>
<td>Candidate</td>
<td></td>
</tr>
<tr>
<td>Chipping Sparrow*</td>
<td>Prairies</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Cooper’s Hawk</strong></td>
<td>Coniferous forests within ¼ mile of water</td>
<td></td>
<td></td>
</tr>
<tr>
<td>American Bittern*</td>
<td>Wetlands</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Great Blue Heron</td>
<td>Riparian/Wetlands</td>
<td>Monitor</td>
<td></td>
</tr>
<tr>
<td>Pileated Woodpecker*</td>
<td>Snags-mature forest</td>
<td>Candidate</td>
<td></td>
</tr>
<tr>
<td><strong>Bald Eagle</strong></td>
<td>Forest-snag-riparian</td>
<td>Threatened</td>
<td>Threatened</td>
</tr>
</tbody>
</table>

* Indicated at-risk species through the GAP pilot project.
Management considerations vary greatly depending upon the particular species, but some generalizations can be made, including:

- Avoid human impacts on nesting and breeding sites;
- Maintain habitat types which support the species life cycle;
- Provide connectivity of habitat which supports wildlife movement corridors;
- Assess the potential for habitat restoration actions;
- Establish adequate buffering requirements for important habitat features such as snags, nest sites, caves, spits, wetlands, riparian zones, etc.;
- Implement additional regulations for winter recreational activities;
- Review and mitigate adverse impacts to critical species prior to conducting logging and development activities within a site;
- Require designated habitat areas be protected through adequate staking and signage during the construction and post-construction phases of development.

### Fish and Wildlife Habitat

#### Priority Habitats in the Plan Area

Even within highly urban areas, pockets of high quality habitat can remain. The WDFW designates priority wildlife habitats and this information was generated for the plan area with the following habitats identified:

The Midland community contains only a few small areas of priority habitat generally located west of Golden Given Road. These habitat areas are primarily elongated troughs, associated with designated wetland areas.

Within the western portion of the Parkland community, three major priority habitat areas exist as follows:

- east of Steele Street just south of 96th Street S.;
- east of Steele Street both to the north and south of 112th Street; and
- west and east of Spanaway Loop Road around Tule Lake Road.
- Again, these Parkland priority habitat areas are associated with designated wetland areas, but also reflect small vestiges of prairie habitat.

There are several large priority habitat areas designated within the Spanaway community including:

- an area surrounding Spanaway Lake which extends north along the south fork of Spanaway Creek and south (referred to as Spanaway Marsh) onto Fort Lewis;
- between 176th Street E. and 186th Street E. at 8th Avenue E.;
- a linear riparian corridor adjacent to the south fork of Clover Creek; and
- the southwest corner of 176th Street E. and 22nd Avenue E.
- These areas provide a range of habitat types including urban natural open space (primarily forested), wetlands, riparian zones, and waterfowl range.
Pierce County Planning and Land Services Department, in conjunction with other County departments, recently completed a wildlife biodiversity plan for Pierce County (see Pierce County GAP Application Pilot Project). The purpose of this study was to identify those areas within Pierce County that provide for the greatest diversity of species, based upon existing land cover (vegetation zones) and the concepts of species richness and representation. These areas were mapped as Biodiversity Management Areas (BMAs). Corridors between the BMAs were also established to facilitate wildlife movement, and in many cases, these corridors were located along riparian areas. The results of this study served to augment the existing WDFW Priority Habitat and Species (PHS) and Heritage Point data and expand the current focus on threatened, endangered, and monitored species to a more holistic view.

One designated BMA was located partially within the boundaries of the plan area (denoted as the Upland BMA), and this area was one of four chosen for further refinement in the phase II portion of the pilot project. The refined plan area BMA (PSM Case Study Area) should be considered a habitat area of high quality. It should be noted that while the PSM plan does not specifically recognize lands outside the planning boundaries, the military lands of McChord Air Force Base and Fort Lewis provide the high quality core of BMA habitat, which supports species that may peripherally use the plan area as edge habitat.

Prairies and oak woodlands are rapidly declining, both within the Puget Sound region and within the plan area. Both the prairies and the oak woodlands provide habitat for several critical species identified within the plan area including the Western gray squirrel, chipping sparrow, and Townsend’s big-eared bat. Species that utilize wetlands during some or all phases of their life cycle have also seen declines as wetlands have been eliminated or functions and values impacted as a result of urban development. Future protection of prairies, oak woodlands, wetlands, mature forests, snags, and priority habitat areas is essential to maintaining the long-term viability of fish and wildlife species in the plan area.

**Habitat Quality**

Extensive land use conversion within the plan area has resulted in fish and wildlife habitat that is extremely fragmented and degraded. This fragmentation of urban habitat leads to extinction of larger predators, overpopulation of smaller predators, excessive predation by domestic animals, decrease in the benthic invertebrate population, decrease in fish population, and an overall reduction in the biological diversity within the area.

**Current Regulations**

The Fish and Wildlife Chapter (18E.60) identifies critical fish and wildlife habitats as either those areas which have a primary association with federally or state-listed endangered, threatened, or sensitive species and habitats and species of local importance. Section 18E.60.020 B.1.b.(2) lists documented habitat areas or outstanding potential habitat areas for endangered, threatened, sensitive, candidate, or monitored species. These areas include specific habitat types which are infrequent in occurrence in Pierce County and may provide specific habitats with which endangered, threatened, sensitive, candidate, or monitored species have a primary association, such as breeding habitat, winter range, and movement corridors. Oak woodlands,
prairies, old growth forests, caves, cliffs, rivers and streams with critical fisheries, and snag-rich areas are listed as habitats of local importance. As discussed earlier in the vegetation section, percentages of oak and prairie habitat/vegetation removal are currently negotiated on a case by case basis during the application review process and thorough identification of these areas is limited by inadequate mapping.

Habitat adjacent to rivers, streams, and rural lakes is protected by the requirement to maintain a buffer of undisturbed vegetation (also discussed under the section on vegetation). At this time, best available science indicates that the 35-foot buffer, currently required for all regulated water courses within the planning area, is generally inadequate to protect the aquatic ecosystem from the negative impacts associated with traditional development practices.

**OPEN SPACE**

**HISTORY OF OPEN SPACE IN PIERCE COUNTY**

Since 1972, the County has offered a Current Use Assessment (CUA) Program. This program provides property owners with a tax reduction incentive to maintain properties in a productive agricultural land, timberland, or open space land condition. At present time, there are approximately 300 properties enrolled under the open space category of the CUA Program. In the summer of 1999, the administrative procedures for the CUA program were revised and a public benefit rating system (PBRS) was adopted as a means of ranking applications for the CUA open space category.

The County Council approved the Conservation Futures Program in 1991. Establishment of this program authorized the County to collect a real estate property tax (6¾ cent per $1,000.00 of assessed valuation) for the acquisition of open space properties or conservation easements. To date the County has collected 8.4 million dollars and purchased or preserved 32 properties/conservation easements including open space sites like the Parkland Prairie and Wildlife Preserve and Clover Creek properties.

In 1995, the County’s newly adopted Comprehensive Plan was appealed to the Central Puget Sound Growth Management Hearing Board (GMHB)—one of the issues appealed was the lack of open space/greenbelt policies and map. In response to the GMHB’s decision, the County Council adopted a set of open space policies and an open space/greenbelt map in 1996. These policies included direction to form an Open Space Implementation Committee (OSIC) as a forum to comprehensively address open space issues at the countywide scale. The County Council moved forward in implementation of these policies in 1997 and created the OSIC whose main tasks were to explore and address several open space issues identified in Comprehensive Plan Land Use Element Objective 57A. including:

- Establish countywide open space priorities;
- Develop a Public Benefit Rating System for ranking Current Use Assessment Open Space applications;
- Recommend amendments to existing County codes and regulations that address open space;
- Refine the open space/greenbelt map to reflect open space priorities;
- Conduct a countywide inventory of land parcels with high priority for preservation purposes;
- Complete an inventory of existing publicly owned properties and evaluate them for their value as open space;
- Identify action steps for acquiring the open space areas mapped on the revised open space/greenbelt map; and
- Investigate the feasibility of using or earmarking revenues received from payment of back taxes on current use assessment properties, for acquisition of open space.

Over a two-year period, the County Council took action on several of the Open Space Implementation Committee’s (OSIC) recommendations. In March 1998, the County Council adopted Ordinance 98-2, Chapter 19D.170 Open Space Priorities. These priorities were established for any County program that provides for the preservation of open space. In June 1998, the OSIC submitted a proposed set of code amendments, which revised Chapter 2.114, Current Use Assessment Program Administrative Procedures to include a Public Benefit Rating System that was consistent with the open space priorities, and Chapters 2.96 and 2.97, Conservation Futures to be consistent with the open space priorities. Finally, on October 5, 1999, the County Council adopted the T-9 Comprehensive Plan text amendment which established a revised open space/greenbelt map based upon the high priority open space categories identified in Chapter 19D.170 (critical salmon habitat, fish and wildlife habitat, wetlands, tidal marshes, estuaries, rivers and streams, marine waters, and wooded areas). These areas will receive the highest priority for any Pierce County programs that acquire or otherwise preserve lands for open space. During this map amendment process, the sources to delineate the fish and wildlife habitat category were also expanded to address a biodiversity management network as defined through the Pierce County GAP Application Pilot Project [Note: refer to the Natural Environment Element, Fish and Wildlife Resources Section for more information about the Pierce County GAP Application Pilot Project.]

**Pierce County Comprehensive Plan**

The Pierce County Comprehensive Plan contains several policies that address open space. Section 19A.30.170 establishes general criteria on areas that should be considered for open space. The open space/greenbelt areas within the County are depicted in the map referenced in policy 19A.30.170. Section 19A.30.130 Objective 57A. states that County programs which provide for preservation of open space shall have established priorities and these priorities will be used to rate open space proposals for Conservation Futures funding, Open Space Current Use Assessment taxation, Development Regulations bonus densities, and other County programs which acquire or preserve open space areas. 19A.30.130 Objective 59B sets forth policies on the management and stewardship of County-owned open space lands. Finally, 19D.170 identifies the County’s open space priorities grouped under high, medium, and low priorities.
Pierce County Comprehensive Park, Recreation, and Open Space Plan

The Pierce County Comprehensive Park, Recreation, and Open Space Plan (referred to as the Parks Plan) provides general direction and guidance for both facilities and programs. The Parks Plan does not contain site-specific plans for each of the County’s properties. These site-specific plans have been prepared, modified, and implemented as needed over the decades. One example of a site-specific open space plan is the newly developed Parkland Prairie Management Plan.

Pierce County Development Regulations

As previously mentioned there are several Pierce County regulations that deal specifically with open space. Chapter 2.114, PCC contains the County’s administrative procedures for implementing a tax reduction program under the Current Use Assessment Program and Chapter 2.96 and 97, PCC sets forth the procedures for County acquisition of open space lands under the Conservation Futures Program. Title 18A Development Regulations-Zoning, Section 18A.35.025 contains standards for minimum residential amenities which include provisions for on-site open space areas. Section 18A.35.050 addresses open space issues such as density incentives, open space location and designation criteria, permitted uses, classification mechanisms, and public access.

Other open space programs lend themselves to protection and restoration of various designated open space areas. Pierce Conservation District “Stream Team” efforts, and those of other local environmental organizations, work to enhance and restore degraded riparian areas.

Existing Publicly Owned Open Space Sites

The Parkland-Spanaway-Midland Communities Plan area contains several designated open space sites, which are shown in Table I-8.

Table I-8: Pierce County Owned/Purchased Open Space Sites

<table>
<thead>
<tr>
<th>Site</th>
<th>Acres</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parkland Prairie &amp; Wildlife</td>
<td>4.6</td>
<td>Located off Tule Lake Road, next to vacated Yakima Avenue on the east, 132&lt;sup&gt;nd&lt;/sup&gt; Street on the south and 10&lt;sup&gt;th&lt;/sup&gt; Avenue South on the west. The Parkland Prairie site is in the final stages of development of a management plan that calls for short and long-term restoration back to native prairie. The plan is a joint undertaking by the Clover Creek Council, Cascade Land Conservancy, Pierce County Parks and Recreation, and Pierce County Utilities – Water Programs. The final plan would be part of a memorandum of agreement and implemented by all four participants.</td>
</tr>
</tbody>
</table>
### Air Resources

Air quality within the Parkland-Spanaway-Midland Communities Plan boundaries is generally good; however, occasional jet fueling activities and emissions from McChord AFB pose localized air quality problems. A study of the air quality conditions associated with the military aircraft operations at McChord AFB should be conducted to establish a baseline inventory.
**Earth Resources**

**Landslide and Erosion Hazard Areas**

The Parkland-Spanaway-Midland Communities Plan area does not contain a significant amount of designated landslide and erosion hazards. However, there is a concern that the natural vegetation within a landslide hazard area needs to be retained to provide long term stabilization.

**Vegetation**

The communities place a high cultural value on the remaining prairies and oak trees and recognize that they provide important habitat for several resident critical or at-risk wildlife species. Preserving any remaining fragments of prairies and oak tree stands left within the plan area is a high priority.

Maintaining native vegetation, forested areas, and snags is also important for wildlife habitat and protecting water quality, especially near water courses and wetland areas. Better protection of native vegetation and its associated organic duff layer should occur. Restrictions on land clearing and tree removal (including snags) within the plan area should be implemented. Inventories should be conducted and special requirements developed for rare vegetation or slow growing trees. Replanting requirements should place a heavy emphasis on the use of native vegetation. Increased protection of designated native vegetation retention areas should be provided through the application of conservation easements, signage, and homeowners covenant maintenance agreements.

Urban stream buffer widths should be evaluated and increased as appropriate with the next substantive revision to the County’s Critical Area Regulations; however, during the interim, additional protection measures should be given to those streams which contain critical or at-risk salmonid species. Furthermore, restoration activities that involve vegetation removal, filling, or grading occurring within the riparian (hyporheic) zone, should be strictly regulated to ensure that no additional environmental system function degradation occurs.

**Water Resources**

**Surface Water Runoff and Flooding**

Surface water runoff should not negatively impact properties located downstream. As new development occurs in the future, the County should strive for near zero change in hydrologic function on the property through the application of low impact development techniques. The County should explore future revisions to the existing Site Development and Stormwater Management Regulations, which further reduce or eliminate the negative impacts of current development practices on the aquatic environment.
Those portions of the plan area that have historically flooded, such as B Street, 136th, and Tule Lake Road, should be analyzed to determine which areas should be preserved to provide adequate floodplain storage capacity and maintain hydrologic functions.

Areas within the plan boundaries where existing zoning densities will have the most detrimental impacts should be identified and either down-zoned, required to have low impact development strategies, or have CIP projects identified to mitigate impacts, to reduce the amount of impervious surface area and site disturbance. Current regulations should be amended to facilitate low impact development techniques within the County.

**GROUNDWATER AND WATER SUPPLY**

Groundwater supplies within the plan area should be protected and conserved. The groundwater studies done in the mid-1980s provided adequate information to identify the vulnerability of the Chambers-Clover Creek aquifer. Broad protection measures were enacted as a response to these studies. However, more detailed analysis and monitoring are necessary to determine if these regulations are achieving the goals of protecting groundwater quality and also to help identify more precise point locations for future increased regulatory efforts.

Water conservation measures should be implemented on a countywide basis in order to reduce the amount of waste that occurs with groundwater and surface water resources.

**WATER QUALITY**

Aquatic ecosystems are supported in part by the level of water quality. Pollution and sedimentation caused from human actions and land development activities decreases water quality, thereby reducing the overall function of the aquatic environment. Inappropriate activities also have the potential to contaminate groundwater supplies, which provide potable water supply to the majority of the plan area. In particular, Clover and Spanaway Creeks and Spanaway Lake have been in violation of State water quality standards for fecal coliform bacteria, pH, copper, lead, and zinc levels.

Many pollutants and sediments are carried to surface water bodies by stormwater runoff. Instituting changes such as reducing the amount of impervious surface, disconnecting stormwater conveyance systems from direct discharge into water courses and bodies, and retrofitting stormwater Best Management Practices (BMPs) would serve to increase the level of water quality within the plan area.

Improving the way agricultural and forest practice activities are conducted can also help bring surface waters into compliance with State water quality standards. On-site sewage system requirements and practices that could potentially allow fecal coliform bacteria contamination into surface water and groundwater should be evaluated and, as necessary, amended. More emphasis should be placed on public education and outreach efforts that are geared towards reducing the impacts to water quality associated with typical household activities.

Other types of actions that could help increase water quality within the plan area include a lake management plan for Spanaway Lake, community stream/wetland restoration and monitoring, and establishment of a Chambers-Clover Creek Basin Advisory Committee.
**SHORELINES**

The Pierce County Shoreline Master Program (SMP) was adopted in two phases in 1974 and 1975. Since that time, conditions in shoreline areas in the Parkland-Spanaway-Midland communities have changed considerably as each community has grown, and the scientific understanding of natural systems and processes has evolved.

Shoreline Environment designations in the PSM area should reflect a balance between existing conditions and the current scientific information on shoreline habitats and processes. Developments in shoreline areas should be designed to recognize and protect wildlife habitat and native vegetation, water quality, and natural processes. Opportunities for providing public use and access to shorelines in the PSM area should be encouraged.

**WETLANDS**

Preserving the wetland areas that remain within the communities is a priority. Future development activities should be conducted in such a manner as to maintain the quality and function of the existing wetland complexes. Wetland restoration activities should be undertaken to increase the healthy functioning of wetland systems (both natural and artificially created) which may have been degraded as a result of development actions.

While the County’s new Wetland Management Regulations do offer a significantly higher level of protection, enforcement of these regulations continues to be a problem. Illegal wetland filling is still occurring at an alarming rate, and may be the result of either a lack of knowledge by the general public on wetland regulations or penalty and enforcement provisions which are not stiff enough to deter illegal actions. A comprehensive review of wetland penalty and enforcement provisions should occur to determine if these provisions are adequate to serve as a deterrent to illegal wetland activities.

Existing County wetland maps provide a fairly good indication of where wetlands may be located, however, the communities could benefit from a detailed inventory to more precisely identify and delineate existing wetland complexes. This type of an inventory could be used by the County in its upcoming buildable lands analysis and also in any public education/outreach efforts.

Property owners who have parcels of land that contain wetlands should continue to receive some assurance that a reasonable use of the property will be allowed in the future.

**FISH AND WILDLIFE RESOURCES**

Retention and preservation of existing fish and wildlife species and the habitats that support these species is a priority. Current riparian area buffer widths should be reviewed against the best available science and increased where existing standards do not adequately protect the functioning of the aquatic ecosystem. Acquisition of remaining high quality priority habitats within the plan area should be pursued and habitat management plans should be prepared for those sites that are acquired.
Implementation of low impact development techniques should be explored as a vehicle to stop continued degradation of remaining fish and wildlife habitat areas. In addition, partnerships for conducting public education and outreach efforts, which serve to increase the public’s awareness on the impacts of household activities on the healthy functioning of the natural environment (e.g., inappropriate fertilizer/pesticide application), should be pursued.

Inventories of remaining prairies and fish passage blockages should be conducted and the results of these inventories should be adopted as new critical area maps in the County’s Critical Area Regulations.

**Open Space**

Open space areas that serve as good fish and wildlife habitat should be protected through the designation of native growth protection areas that require the retention, and in some cases, the replanting of native vegetation. Enhancement, restoration, and maintenance of designated open space properties can be achieved by increasing public education and outreach efforts within the plan area. Opportunities to promote the creation and maintenance of fish and wildlife habitat should be explored.

The County's existing open space/greenbelt map should be refined to incorporate updated fish and wildlife habitat, critical area, and wooded area data and reflect changes in vacant status as a result of recent development.

Public open space acquisition efforts should focus on those open spaces targeted by the community as high priority acquisition areas. The County’s Conservation Future Program should be utilized to help acquire these high priority acquisition areas. Stewardship and management plans that address long-term protection and maintenance should also be developed for these sites. In addition to public acquisition efforts, a variety of other open space acquisition and conservation strategies should be employed to implement open space within the community whenever possible.

**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.).

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

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

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.

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.

Encourage wetland restoration activities that increase the wetland functions and values.

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

Require the preparation of habitat management plans prior to authorization of restoration activities.

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

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

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

Pursue development and promotion of incentive programs for property owners whose parcels contain wetlands.

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.

Develop a Transfer of Development Rights and Purchase of Development Rights program for wetland area density transfers.

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

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.
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.

**Implementation Actions**

The following is a list of actions that need to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short term actions should occur immediately or within one year of plan adoption. Mid-term actions should be completed within 2-5 years. Long term actions should be completed within 5-10 years of plan adoption. The party or parties responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Parkland Area, Spanaway, and Midland Land Use Advisory Commissions (LUAC), Tacoma-Pierce County Health Department (TPCHD), Public Works & Utilities (PWU), Department of Emergency Management (DEM), Park & Recreation Services, Economic Development (ED), Pierce County Sheriff, or Pierce County Planning and Land Services (PALS).

**Actions to be Considered for Implementation in the Next Applicable County-Wide Amendment Cycle for the Indicated Standards/Regulations or Plans**

1. Amend the Pierce County Critical Area Regulations and include the following revisions:
   - Adopt oak woodland and prairie maps into the Critical Areas Atlas.
   - Increase the buffer and vegetation removal standards for wetlands, riparian, and hyporheic zones.
   - Establish a streamlined permit process for vegetation restoration projects.
   - Provide additional standards for retention of existing vegetation that is considered a habitat of local importance (i.e., oak woodlands and prairies).
   - Extend stream buffer requirements to include any adjacent meander course of flood hazard areas, wetlands, and steep slopes.
   - Require revegetation with native species appropriate to the soil, hydrology, and historic, native plant community type as mitigation for buffers that have been disturbed or where existing vegetation has been removed. The replanting location should be approved on a landscaping plan, site plan, or clearing and grading plan.
   - Review the penalties and enforcement language to determine if the provisions are adequate to deter illegal activities.
   - Require property disclosure requirements to notify prospective purchasers that a wetland or fish and wildlife habitat area exists on the parcel.
• Include biodiversity management areas and corridors as a habitat of local importance.
• Minimize the amount of clearing and grading that is allowed within designated fish and wildlife habitat areas.
• Restrict or limit the number and type of fences that are allowed in wildlife movement corridors.
• Require all designated vegetation retention areas be reserved as open space and identified as native growth protection areas on the face of the plat, site plan, construction plans, and as a deed restriction on the property. The allowable uses within these areas should be clearly set forth.
• Establish and record native growth protection area easements for buffers and vegetation retention areas as part of the development approval process.
• Require the location of all designated riparian area buffers or vegetation retention areas be clearly and permanently marked as a native growth protection area on any project site prior to initiation of site work.
• Establish a process for reviewing requests for riparian buffer width reductions.
• Develop regulations that address the negative impacts associated with development and resource management activities that can potentially damage stream and river systems.
• Establish regulations prohibiting spraying of chemicals within the buffers of any wetlands, creeks, streams, or lakes.
• Provide criteria for road development in known wildlife movement corridors.
• Require the removal of illegal wetland fill and restoration to original functions and values.
• Review the existing wetland buffer standards and amend as necessary to be consistent with the standards set forth in best available science. Consider wetland banking programs.
• Establish the requirement for developers/builders to provide homeowner education on open space/critical area maintenance.
• Develop regulatory standards for ponds and eliminate current exemptions.
• Add standards for habitat management plans. (PALS)

2. Complete an update to the Pierce County Shoreline Master Program. Actions included in the SMP specific to the Parkland-Spanaway-Midland Communities Plan area are to:
   • Correct errors to the Pierce County Shorelines Atlas.
   • Create new Shoreline Environment designations in several locations.
   • Establish design standards to ensure habitat and vegetation preservation, protect water quality, and protect natural processes.
   • Develop more restrictive standards for the installation of new bulkheads and hard armoring techniques. (PALS)

3. Adopt a native tree/vegetation preservation and restoration ordinance that contains requirements for a minimum percentage of the trees/vegetation to be retained on a site or a minimum amount of trees be replanted. (PALS)
4. Amend the Pierce County Site Development and Stormwater Management Regulations and include the following revisions:
   - Adopt low impact development (LID) guidelines and amend existing codes to allow LID techniques to be utilized.
   - Revise the flood hazard regulations to limit the use of hard armoring techniques, restrict the installation of septic systems within flood hazard areas, and require failing septic systems within flood hazard areas to connect to the sewer system if a sewer line is available at the site.
   - Preserve natural drainage courses within a site.
   - Require an analysis of the water holding capacity of potholes, and if proposed to be filled, how this water will be retained elsewhere on site.
   - Reduce culverts and encourage bridges when needed.
   - Retain and re-use existing topsoil/organic duff layer on each development site.

SHORT TERM ACTIONS

1. Provide additional County staffing resources to conduct enforcement of the County’s wetland and fish and wildlife regulations. (PALS)
2. Commence expiration of applications that have been inactive for over a one-year time period. (PALS)
3. Amend the County Parks Department protocols on applying pesticides, herbicides, and fertilizers within Spanaway Park, the golf course, and Sprinker Recreation Center to implement procedures which do not adversely impact the biological functioning of Spanaway Lake and Spanaway Creek. (Parks)
4. Amend the County Public Works and Utilities protocols to require the reconstruction of infrastructure that acts as a barrier to fish or any wildlife passage when any public road or utility project would affect or be affected by the blockage. (PWU)
5. Amend the County Comprehensive Plan Open Space/Greenbelt Map to:
   - Adopt the changes set forth in the proposed open space/greenbelt refinements map.
   - Amend the open space policies to clarify that the proceeds from any sale of a publicly owned open space site be used to purchase an equivalent or greater amount of land or land which provides an equivalent or greater ecological function and value. (PALS, Parks)
6. Amend Section 2.110.130 PCC to clarify that the proceeds from any sale of a publicly owned open space site be used to purchase an equivalent or greater amount of land or land which provides an equivalent or greater ecological function and value. (PALS, Parks)
7. Develop a schedule for developing stewardship and management plans for publicly owned open space properties. (Parks)
8. Work with the land trusts, Clover Creek Council, Tahoma Audubon, and Pierce County WSU Cooperative Extension Office to conduct workshops within the plan area and Clover Creek watershed sub-basin on the Current Use Assessment Public Benefit Rating System. (PALS, Parks)

9. Enter into negotiations with a local land trust to initiate a transfer of the Parkland Prairie and Wildlife Habitat open space site. (Parks, Land Trusts)

10. Conduct a meeting or series of meetings with the local land trusts to discuss the adopted Open Space/Greenbelt Map and open space acquisition priorities and opportunities. (PALS, Parks, Land Trusts)

11. Conduct an analysis to determine the feasibility of placing an open space tax initiative (RCW 82.46.070) on the ballot. (Parks)

12. Work with local land trusts and environmental organizations to sponsor properties within the plan area for acquisition through the Conservation Futures Program. (PALS, Parks)

13. Utilize the open space network map when delineating proposed major and minor trail systems. (PALS, Parks)

14. Adopt design standards for construction that is located within designated open space/greenbelt areas. Integrate green building techniques into these design standards. (PALS)

**Mid-Term Actions**

1. Amend the County Comprehensive Plan Open Space/Greenbelt Map to update with any new fish and wildlife habitat information on prairies and oak woodlands. (PALS)

2. Implement water conservation measures on a countywide basis. (PALS)

3. Develop a set of protocols for handling spill response in high risk aquifer recharge areas. (TPCHD, DEM, WDOT)

4. Amend the Pierce County Zoning Code to:
   - Reduce the allowable amount of effective impervious surface created in commercial/multifamily developments by parking stalls, lots, and internal roads.
   - Remove the requirement to provide an irrigation system for commercial development and establish minimum requirements for native plant species appropriate to soil, hydrology, and historic, indigenous plant community types. (PALS)
   - Reduce the levels of density and intensity of allowable uses within those portions of the natural environment that contain critical areas and open space corridors by implementation of Urban Sensitive Resource Zones. Adopt design criteria (such as mandatory clustering and building construction) and site development standards (such as low impact development, maximum impervious surface coverage, minimum vegetation retention, and open space dedication) within these zones.
   - Require conditional use permits for any proposed expansion of a nonconforming use within a designated fish and wildlife area.
- Define and increase vegetation requirements to reduce the allowable amount of impervious surface area.
- Require a conservation easement be recorded on any open space dedication that was provided in exchange for a density bonus. (PALS)

5. Amend the County's subdivision and platting regulations to establish a requirement for developers/builders to provide homeowner educational material on open space and critical area tract maintenance. (PALS)

6. Conduct a detailed inventory and delineation of wetland complexes within the plan area. (PALS)

7. Complete basin plans which will include the following:
   - Potential flood hazard/prone areas.
   - Establish water quality baselines and monitoring data for the streams, lakes, and wetlands within the plan area and also those systems that serve as stormwater receiving areas outside the plan area.
   - Identify sites for potential acquisition and where restoration activities would have the most benefit. (PWU)

8. Coordinate ditch maintenance activities, streamside restoration projects, and the additional release of surface water runoff into existing ditches with the applicable drainage districts. (PWU, PALS, Drainage District 14 and 19)

9. Develop partnerships with the Washington State University Pierce County Cooperative Extension Office, the Pierce Conservation District, and other environmental groups such as the Tahoma Audubon to conduct additional workshops and training on preserving wetlands, restoring riparian areas, conducting fish passage surveys, instituting better farm management practices, placing properties in open space, and increasing water quality. (PALS, PWU)

10. Establish the Chambers-Clover Creek Basin Advisory Committee. (PWU)

11. Establish a monitoring program to determine compliance with vegetation requirements. Penalties for non-compliance should include a fine. (PALS, PWU)

12. Conduct an inventory of publicly owned properties located within the adopted open space network to determine suitability for long-term stewardship and management as permanent open space and:
   - Place conservation easements on those parcels designated for permanent open space.
   - Prepare long-term management plans for any parcels identified for permanent open space.
   - Initiate transfer of these properties to a local land trust for long-term management and stewardship. (PALS, Parks, Land Trusts)

13. Update the Bresemann Forest Management Plan with an emphasis placed on the forest's ecological function and value. (Parks)

14. Amend the Subdivision and Platting Regulations to require homeowners’ maintenance agreements for open space areas. These amendments should include a requirement for
developers/builders to prepare and distribute informational brochures regarding the maintenance of designated open space areas. (PALS)

15. Facilitate a meeting with the WSU Cooperative Extension Office and Pierce Conservation District to identify specific open space areas for concentrated public education and outreach efforts. (PALS, Parks)

16. Provide educational materials on green building techniques at the Pierce County PALS Development Center. (Parks, WSU Cooperative Extension Office)

LONG TERM ACTIONS

1. Adopt detailed inventories of flood hazard areas within Pierce County to augment the FEMA Flood Insurance Rate Maps and Flood Boundary Hazard Maps. (PWU)

2. Institute changes to the County’s stormwater management practices for reducing the allowable amount of effective impervious surface, disconnecting stormwater conveyance systems from direct discharge into water courses and bodies, and retrofitting best management practices to meet current water quality standards. (PWU)

3. Develop a lake management plan for Spanaway Lake. (PWU)

4. Develop a Transfer of Development Rights and Purchase of Development Rights Program. (PALS)

5. Implement an annual on-site septic performance test program to determine whether these systems are functioning properly. (TPCHD)

6. Develop and implement a long-term water quality monitoring program. (TPCHD, PWU, PALS, DOE, WSU-Cooperative Ext.)

7. Inventory and map existing wildlife within the plan area. (PALS, WDFW, UW)

8. Continue County funding for the WSU Cooperative Extension Office - Water Quality Program, Master Gardeners Program, Pierce Conservation District - Stream Team Program, and Farm Management Program. (County Council)

9. Expand the open space program to conduct more detailed fish, wildlife, and plant inventories within the designated open space network. Work with State agencies and universities to help conduct inventories. (PALS, Parks)

10. Remove non-native plants at the Parkland Prairie Preserve.
Chapter 5: Economic Element

Introduction

Economic development refers to actions of the public and private sectors that encourage the creation or continued existence of a stable employment and tax base. A strong local employment base provides an opportunity for Parkland, Spanaway, and Midland residents to earn a living in their communities, which in turn supports local businesses that generate additional tax revenues that support community needs. Having a strong local employment base also reduces the pressure on our regional transportation system.

Economic actions can either be broad or targeted toward specific types of businesses, specific wage levels, or active recruitment of businesses that offer goods and services missing in the community. Targeting areas for commercial and industrial development, redevelopment, and revitalization are economic development strategies that can be employed as a means of generating economic growth in specific areas of Parkland, Spanaway, and Midland.

Communities plan objectives, principles, and standards use broader County-Wide Planning Policies and Pierce County Comprehensive Plan as the framework for discussing economic issues. The Parkland-Spanaway-Midland Communities Plan is designed to target specific areas and actions to generate economic vitality and growth.

Description of Current Conditions

The work force in the Parkland-Spanaway-Midland area is spread among several categories of occupations, with at least 15% of the work force employed in each of five categories. The largest percentage (31%) is employed in technical, sales, and administrative support occupations. The 1990 census indicates that the majority of the area work force works outside the plan area with approximately 59% travelling 20 minutes or more to their employment site. The 1990 census also shows that approximately 81% of those residents 18 years or older have graduated from high school and 22% percent have continued their education and earned an Associate, Bachelor, or Graduate degree.

<table>
<thead>
<tr>
<th>Occupation</th>
<th>% of Total Employed Work Force</th>
</tr>
</thead>
<tbody>
<tr>
<td>Technical, Sales, Administrative Support</td>
<td>31%</td>
</tr>
<tr>
<td>Managerial, Professional Specialty</td>
<td>19%</td>
</tr>
<tr>
<td>Service</td>
<td>17%</td>
</tr>
<tr>
<td>Operators, Fabricators, Labors</td>
<td>17%</td>
</tr>
<tr>
<td>Precision, Production, Craft, Repair</td>
<td>15%</td>
</tr>
<tr>
<td>Farming, Forestry, Fishing</td>
<td>1%</td>
</tr>
</tbody>
</table>

Source: U.S. Census, 1990
Employment located in the Parkland-Spanaway-Midland area is heavily concentrated in retail trade and service sectors. Nearly 61 percent of all employment is found in retail trade and services. Unfortunately these two sectors tend to have the lowest average annual wage compared to other employment sectors. Conversely, wholesale trade and manufacturing have the lowest percent employees and highest average annual wage in the plan area.

Businesses in the plan area, on average, are small-scale and employ a low number of individuals. The average number of employees per firm is 7.15, considerably less than the State average of 10.3 employees. This may be attributed to the manufacturing and service sectors. Although manufacturing represents the sector with the highest employees per firm in the plan area, it is roughly half of the State average at 15.6 employees. Similarly, the service sector in the plan area is slightly higher than half the State average at 4.3 employees per firm. (See Table I-10)

<table>
<thead>
<tr>
<th>Industry</th>
<th>Total Firms</th>
<th>Avg Monthly Employed</th>
<th>% of Total Employment</th>
<th>Avg Employees per Firm</th>
<th>Avg Annual Wage</th>
<th>Total Wages Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Parkland-Spanaway-Midland Area</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ag.-Forest-Fish</td>
<td>43</td>
<td>285</td>
<td>2.22%</td>
<td>6.6</td>
<td>$19,589</td>
<td>$5,582,816</td>
</tr>
<tr>
<td>Construction</td>
<td>300</td>
<td>1,726</td>
<td>13.47%</td>
<td>5.7</td>
<td>$30,530</td>
<td>$52,695,594</td>
</tr>
<tr>
<td>Fin.-Ins.-Real Est.</td>
<td>82</td>
<td>520</td>
<td>4.06%</td>
<td>6.3</td>
<td>$23,129</td>
<td>$12,026,967</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>50</td>
<td>780</td>
<td>6.09%</td>
<td>15.6</td>
<td>$33,546</td>
<td>$26,166,172</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>291</td>
<td>4,012</td>
<td>31.30%</td>
<td>13.7</td>
<td>$15,145</td>
<td>$60,762,251</td>
</tr>
<tr>
<td>Services</td>
<td>876</td>
<td>3,801</td>
<td>29.66%</td>
<td>4.3</td>
<td>$14,941</td>
<td>$56,790,298</td>
</tr>
<tr>
<td>Trans-Comm-Public Utilities</td>
<td>52</td>
<td>1,020</td>
<td>7.96%</td>
<td>19.61</td>
<td>$36,557</td>
<td>$37,287,881</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>76</td>
<td>623</td>
<td>4.86%</td>
<td>8.19</td>
<td>$27,088</td>
<td>$16,876,122</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1,792</td>
<td>12,817</td>
<td>100.00%</td>
<td>7.15</td>
<td>$20,991</td>
<td>$269,042,846</td>
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<tr>
<td>Edu. Services*</td>
<td>8</td>
<td>2,976</td>
<td>N/A</td>
<td></td>
<td>$27,352</td>
<td>$81,399,482</td>
</tr>
</tbody>
</table>

<p>| Washington State          |             |                      |                       |                        |                 |                 |
| Ag.-Forest-Fish           | 10,857      | 77,089               | 3.52%                 | 7.1                    | $16,451         | $1,268,227,747  |
| Construction              | 22,845      | 137,064              | 6.26%                 | 5.9                    | $35,663         | $4,888,111,258  |
| Fin.-Ins.-Real Est.       | 13,584      | 118,460              | 5.41%                 | 8.7                    | $42,228         | $5,002,321,906  |
| Manufacturing             | 8,427       | 277,890              | 12.69%                | 32.9                   | $41,050         | $11,407,471,701 |
| Retail Trade              | 30,497      | 464,665              | 21.22%                | 15.2                   | $19,204         | $8,923,341,151  |
| Services                  | 95,557      | 697,988              | 31.88%                | 7.3                    | $41,965         | $29,291,165,115 |
| Trans-Comm-Public Utilities | 5,816      | 114,701              | 5.24%                 | 19.7                   | $41,622         | $4,774,116,463  |
| Wholesale Trade           | 14,399      | 136,921              | 6.25%                 | 9.5                    | $40,897         | $5,599,655,993  |</p>
<table>
<thead>
<tr>
<th>Industry</th>
<th>Total Firms</th>
<th>Avg Monthly Employed</th>
<th>% of Total Employment</th>
<th>Avg Employees per Firm</th>
<th>Avg Annual Wage</th>
<th>Total Wages Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>212,255</td>
<td>2,189,289</td>
<td>100.00%</td>
<td>10.3</td>
<td>$35,955</td>
<td>$78,716,784,181</td>
</tr>
</tbody>
</table>


*Private education employment is encompassed within the Services industry above. Public education is a component of local government which is not provided in the table.

**DESCRIPTION OF DESIRED CONDITIONS**

**COMMERCIAL/INDUSTRIAL GROWTH**

The Parkland-Spanaway-Midland planning area should provide an adequate amount of land dedicated for commercial and industrial uses within the overall parameters of the Pierce County Comprehensive Plan and the identified needs and desires of the local communities. Commercial and industrial uses provide jobs for the local population, which in turn support a healthy tax base. Designation of an adequate supply of commercial and industrial land to meet the needs of the current population and projected population growth within the communities plan area will help assure that space will be available for future economic growth. Commercial and industrial uses that are developed in a manner that is functional and aesthetically pleasing serve to attract new investment, redevelopment, and revitalization of existing businesses as well as enticing customers to shop and work in the area. The level of new development should be monitored to determine if the growth objectives are being met.

**COMMERCIAL REVITALIZATION**

Vital, attractive, commercial areas create a positive image for the surrounding residential neighborhood and stimulate investment, which in turn provide economic growth for the area and its residents and an increased tax base for local government. This plan should provide guidance on revitalizing existing commercial neighborhoods within the communities plan area which may be experiencing a decline or high turnover of businesses. Commercial revitalization is best accomplished when the local government (public) and merchants or merchants associations (private) work together as partners to induce the overall improvement of a defined commercial center or corridor, referred to as target area.

When identifying commercial neighborhoods as candidates for revitalization efforts and in ranking neighborhoods as to priority for receiving revitalization efforts, the following criteria should be utilized:

1. Areas targeted for revitalization should demonstrate economic viability by providing information that a core of financially stable businesses exists;
2. Areas targeted for revitalization should be limited to a well-defined area;
3. Areas targeted for revitalization should be composed of a density and quality of building stock that lend themselves to a cohesive sense of place; and
4. Areas targeted for revitalization should be mostly developed, devoid of excessive vacant parcels.
Business Assistance and Marketing

Operating a successful small business is a challenging endeavor. Local businesses struggle with a variety of issues such as marketing and promoting strategies, managing employees, capital for operations, upgrades, and expansions, and long-term business goals. This plan is intended to illustrate methods or strategies for helping local businesses within the communities plan area stay in business while still enhancing community values.

Public/Private Partnerships

The community desire of a balanced economic environment often requires commitment by both the public and private sectors. Public involvement can include providing the necessary infrastructure, facilities, services, and financial incentives that promote commercial and industrial development. Private investment can construct and maintain existing commercial and industrial uses in a way that enhances the area's viability. The community also desires to highlight creative methods of public and private interaction that serve to increase the potential for commercial and industrial development within the plan area.

Employment Opportunities

The economic prosperity of the local citizenry is an important goal of both the Growth Management Act and the local planning documents which are adopted to address economic development. This element should foster strategies which address the need to assure that unemployed, underemployed, and disadvantaged persons within the communities plan area have access to the local job market.

Education Resources

The community recognizes that economic prosperity of the local citizenry is directly linked to successful educational programs. This element should foster strategies which address the need to assure that school districts continue to work with the local citizenry to develop goals and strategies that result in higher test scores, higher graduation rates, work study programs, and higher placement into institutions of higher education.

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.
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.

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.

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.

Pierce County shall work with the community to reprioritize planned public projects within the commercial revitalization target areas.

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.

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.

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.

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

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.

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

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.

IMPLEMENTING ACTIONS

The following is a list of actions that need to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short term actions should occur immediately or within one year of plan adoption. Mid-term actions should be completed within 2-5 years. Long term actions should be completed within 5-10 years of plan adoption. The party or parties responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Parkland Area, Spanaway, and Midland Land Use Advisory Commissions (LUAC), Tacoma-Pierce County Health Department (TPCHD), Public Works & Utilities (PWU), Park & Recreation Services, Economic Development (ED), Pierce County Sheriff, or Pierce County Planning and Land Services (PALS).

SHORT TERM ACTIONS

1. Amend the Pierce County Development Regulations-Zoning to:
   - Prohibit new residential development within designated industrial areas in order to maximize the economic development potential within these areas.
   - Revise the Landscaping and Buffering Chapter, where needed, to maintain adequate buffers between commercial/industrial areas and residential areas and environmentally sensitive areas. These revisions should focus on preserving existing vegetation, when feasible. (PALS)

2. Amend Title 18J, Development Regulations-Design Standards to adopt design standards and guidelines for commercial and industrial areas within the plan area. At a minimum, the design standards should:
   - Mitigate any negative impacts between commercial/industrial areas and residential neighborhoods and sensitive features in the natural environment.
   - Address the transition between commercial/industrial uses and residential uses.
   - Minimize any negative impacts between commercial/industrial areas and residential neighborhoods and sensitive features in the natural environment.
   - Provide acceptable visual and physical transition in bulk, setbacks, landscaping, and architectural style between the existing commercial/industrial uses and any adjoining residential uses. (PALS)

3. Work with Pierce Transit to review bus service between and through residential neighborhoods, commercial centers and districts, and community employment centers within the plan boundaries. (PALS, LUAC)
**Mid-Term Actions**

1. Amend the Pierce County Development Regulations-Environmental to adopt a regulatory framework to support planned actions within Pierce County. (PALS)

2. Amend Title 4A of the Pierce County Code (Impact Fees) to create a mechanism for predetermined impact fees to support community-wide transportation related improvements. (PALS, PWU)

3. Develop planned action ordinances for pre-selected commercial/industrial areas within the communities plan boundaries. (PALS, ED)

4. Amend the Pierce County Six-Year Capital Facilities Plan and supporting plans as necessary to:
   - Identify and prioritize infrastructure, services, and facilities necessary to support commercial and industrial growth within selected centers and corridors.
   - Include identified improvements necessary to support a planned action.
   - Construct public works projects that improve stormwater drainage within the communities plan area. (PALS, B&F)

5. Develop an inventory of locations within the communities plan area where commercial and industrial uses are now occurring and where redevelopment opportunities could occur in the future such as the potential to consolidate smaller parcels of commercial/industrial land to facilitate their use in a more efficient manner. (PALS, LUAC)

6. Track annual development of commercial and industrial uses within the communities plan area to determine if the actual level of development provides an adequate amount of land for economic growth within the communities plan area. (ED)

7. Prepare a report related to annual economic indicators every 5 years or in conjunction with a communities plan update, whichever comes first. (ED)

8. 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.

**Long Term Actions**

1. Work with the local business community to:
   - Target commercial areas for revitalization efforts.
   - Identify financial incentives for facade or building improvements related to commercial revitalization efforts.
   - Help develop common promotion (advertising, joint merchandising, and special events) and business development (leasing, business recruitment, and market research) within selected commercial target areas.
• Provide Small Business Administration (SBA) information to local businesses regarding the availability of funding for improvements, expansions, relocations, etc.
• Educate employers on rideshare and public transportation subsidies for employees who utilize public transportation.
• Develop the framework for a business improvement program including but not limited to structuring local marketing efforts, physical improvements programs, parking and building improvements, special management organizations, or other programs necessary for effective revitalization of the area.
• Develop an inventory of available business assistance programs and publish in a form useful to businesses of all sizes. (LUAC, PALS)

2. Work with the Tacoma-Pierce County Chamber of Commerce to provide services within the plan area such as business promotion (common advertising, joint merchandising, and special events), business development (leasing information, business recruitment, market research), and labor recruitment and training. (LUAC)

3. Conduct a study to determine the amount of land needed to provide an adequate amount of commercial and industrial uses to meet the employment needs of the current population and projected population growth. (LUAC)

4. Maintain current commercial and industrial site survey information such as available and projected public services, surrounding land uses, transportation capabilities, critical areas, and other relevant economic information. (ED)

5. Provide education to the local citizenry on job training services and employment opportunities which are available within the communities plan area.

6. Promote job search and skills training opportunities provided by local community and technical colleges. (ED)

7. Actively recruit the following commercial and industrial uses to locate within the communities plan area:
   • Recreational/youth-oriented commercial activities such as movie theaters, bowling alleys, etc. in the commercial centers;
   • Health care industry facilities in commercial centers;
   • Lodging opportunities in the Activity and Community Centers, particularly in the vicinity of the Pacific Lutheran University campus;
   • Office space for professional services, computer industries, or corporate headquarters in commercial centers and selected portions of the Community Employment Centers;
   • Pedestrian-oriented retail uses such as arts and crafts, specialized gift shops, delis, restaurants, boutiques, etc. in commercial centers;
   • Destination attractions and supporting uses, including but not limited to the Harold LeMay Car Collection or portion thereof, which could draw Mount Rainier bound tourists and cause them to linger in the communities;
   • Businesses which could benefit from proximity to the staff and students of Pacific Lutheran University;
- Commercial businesses needed by military personnel or businesses which can be supportive of military operations. (ED)

8. Work with the Washington State Department of Employment Securities to develop a Employment Securities Department co-location site within the communities plan area.

COMMERCIAL AND INDUSTRIAL REDEVELOPMENT STRATEGY

This Section, which will provide detailed implementation strategies for enhancing the economic viability of the Parkland-Spanaway-Midland Community Plan area, is under development. This Section will be amended into the Economic Element of the PSM Plan as a Plan Amendment in the 2003 Plan Amendment cycle.
Chapter 6: Facilities and Services Element

**INTRODUCTION**

The Facilities and Services Element articulates needs for facilities and services to implement the visions and goals of the communities plan. Facilities and services are collectively considered infrastructure and may include public or privately funded projects. Policy statements regarding infrastructure provide direction to investors and decision-makers about investments desired and needed by the community. The element also prioritizes the projects and suggests potential funding sources to complete the projects.

**DESCRIPTION OF CURRENT CONDITIONS**

**SEWER AND WASTEWATER TREATMENT**

In the mid-1970s, Utility Local Improvement District (ULID) 73-1 began constructing sewer collection facilities to connect a large part of Parkland and Spanaway to sanitary sewer. Although on-site sewage disposal systems were primarily concentrated in rural areas of the County where lots are large enough for drainfields, on-site sewage systems were also used in urban and suburban areas such as Parkland that were beyond the service area of the Tacoma Sewer Utility. The Lakewood/Parkland area was the largest urban area in the country served by on-site sewage systems until 1984 when the Chambers Creek Regional Wastewater Treatment Plant (WWTP) opened and began sanitary sewer service to the community. (See Map I-9: Sewer Service/Stormwater Facilities)

The life span of an on-site sewage system is typically 20 to 30 years, depending on the maintenance of the system and the type of soils. Since most of the on-site sewage disposal systems in the Parkland-Spanaway-Midland communities were built that long ago, many of these systems are reaching maturity. Despite the older systems, the failure rate is not higher than the one-half percent countywide average. Once an on-site sewage system is reported for repairs, the County can track the operation and maintenance of on-site systems. The main goal of the County is to have on-site sewage disposal systems maintained and monitored on a regular basis.

All of the planning area falls within the Chambers Creek Regional WWTP service area. The Chambers Creek treatment plant is currently rated at 19 million gallons per day (MGD) at average dry weather flow and in 2000 operated at 14.41 MGD. Equipment at the plant is periodically upgraded or fine-tuned to keep pace with performance requirements established by the State of Washington through the NPDES (National Pollution Discharge Elimination System) permit. Each year’s capital improvement program includes equipment upgrades. Treatment plant operators are constantly refining processes to achieve the maximum reduction of suspended solids, biological oxygen demand, chlorine, and nutrients in treated wastewater being discharged to South Puget Sound.
Level of service for sanitary sewers is established in the Capital Facilities Element of the Comprehensive Plan. LOS was set at 220 gallons per residential equivalent (RE). (i.e., In planning for collection system and treatment capacity, one single-family residence is expected to contribute 220 gallons of wastewater per day.) A multifamily residence is 0.83 RE. Commercial and industrial land uses are expected to contribute 1,000 gallons of wastewater per day per acre.

There are several sewerage plans that apply to the community planning area. The most significant are the Comprehensive Sewerage Plan for Pierce County, Washington, 1969; the Chambers Creek Basin Water Quality Management Plan, 1974; the Pierce County Sewerage General Plan Update, Chambers Creek Clover Creek Basin Sewerage System, February 1986; and the General Sewerage Plan Update, November 1991.

Development regulations pertaining to sanitary sewers are provided by the Pierce County Wastewater Utility in the Pierce County Code. One of the major issues for the plan area is inflow of stormwater into the sewage systems during storm events. People lift sewer manhole lids to drain standing water. Huge quantities of extraneous water deluge the wastewater conveyance system and treatment plant potentially overloading pump stations and pipelines and throwing off the biological treatment process. For this reason the federal Clean Water Act prohibits combined stormwater and sewage systems.

DOMESTIC WATER SYSTEMS

OVERVIEW OF WATER RIGHTS AND WATER ALLOCATION

The Department of Ecology (DOE) issues water rights in Washington State. A water right is a legal authorization to use a certain amount of public water for specific beneficial purposes. State law requires every user of streams, lakes, springs, and other surface waters to obtain a water right permit. The use of groundwater requires a water right unless they use 5,000 gallons or fewer each day or are irrigating less than 1/2 acre. A water right will be issued only if the proposed use of water meets the following requirements:

- Water will be put to beneficial use;
- No impairment to existing or senior water rights occurs;
- Water is available for appropriation; and
- The requested water right will not be detrimental to the public’s welfare.

Domestic water within the plan area is provided by a combination of individual on-site wells, small Group B Systems and 35 Group A Water Systems. The plan area is almost entirely serviced by Class A Water Systems, with the exception of three small areas (see Map I-10: Water Systems). The major water purveyors providing domestic water service within the plan area include Parkland Light and Water, Spanaway Water Company, Summit Water Company, Tacoma Water Division, and Rainier View Water Company-Southwood/Sound System. As potable water is a necessary component of development, a more detailed overview of each major water purveyor serving the plan area is warranted, as well as the issues that impact the ability of these purveyors to supply domestic water for new growth.
**Parkland Light and Water Company**

Parkland Light & Water Company (PL&W Co) water sources appear adequate for the 20-year planning period, 2000-2020. The water sources provide both yearly and peak hour amounts in sufficient quantities to provide for the growth projections. With storage capability for equalizing the source demands on peak days, no additional sources are required. However, PL&W Co’s reliance on long term future groundwater sources is dependent upon the issuance of additional water rights from Ecology. DOE is presently not issuing new water rights in the Clover/Chambers Creek basin. As the groundwaters of Pierce County are a limited resource and are projected to not meet future Pierce County population growth projections, other alternatives need to be considered.

**Spanaway Water Company**

As with most water systems, the Spanaway Water Company’s distribution system has developed over several decades. This evolution has created areas of older, undersized mains and newer lines sized for urban development. Facilities are regularly maintained and improved as set out in the Comprehensive Water System Plan and as pipelines are relocated during road improvements or other construction projects.

Spanaway Water Company has approximately 7,000 connections with 10,900 approved ERUs. Water sources include 10 active wells and an intertie with the Parkland Light and Water Company. Spanaway Water Company produces 6,445 gallons per minute with storage. Two water reservoirs have a combined capacity of 3.04 million gallons. Consumption is approximately 300 gallons per day per residential equivalent.

Spanaway Water delivers water to over 19,000 people. This population is projected to grow by 38 percent from year 2000 to 2020. Spanaway has its own groundwater source. Average annual water rights are reported to be 3.63 mgd, while instantaneous water rights are 14.41 mgd. Spanaway reported a total well capacity of 9.28 mgd. Based on demand projections provided by the utility, Spanaway’s average day demand will exceed annual water rights in year 2007. Peak day demand will exceed well capacity in year 2013. If they can be fully utilized, instantaneous water rights will be adequate to meet peak day needs beyond year 2020.

Spanaway Water is pursuing new water rights and transfers in its existing rights to meet its future demands. It has made one application to DOE for additional points of groundwater withdrawal, so that it may fully utilize its production capacity of 9.71 mgd. It also plans to redrill Well Number 5 to increase production. Full utilization of the capacity of Well Number 5 would require a transfer of part of its existing rights from Well 7 to Well 5.

The Spanaway Water Company Comprehensive Water System Plan, 1994 calls for a leak detection program to reclaim water that is lost from the system due to leaks, etc., the addition of pumping capacity to one well, and construction of a new well source. Construction of new Well #4 would allow for further system expansion. Potential exists for supply from other interties also. Two existing wells draw from Aquifer E, six from Aquifer C, and four from Aquifer A.
Tacoma Water Division

Tacoma Water was established in 1893 when it purchased the water system owned by Charles B. Wright, known as the “Father of Tacoma.” Since that time, Tacoma Water has expanded its system considerably. Today, Tacoma Water’s service area includes the area within the corporate boundaries of the city, areas immediately adjacent to the corporate boundaries, and areas to the south and east of the city. Approximately 93 percent of the service area is in Pierce County, with 7 percent in King County. The service area is roughly bounded on the south by military bases; on the north by 272nd Street in southern King County; on the west by Puget Sound; and on the east by the Cascade foothills.

Tacoma Water’s current average day demand is approximately 70 mgd. Tacoma Water relies on the conjunctive use of surface and groundwater supplies to meet its current demand. A diversion on the Green River currently supplies approximately 85 percent of Tacoma Water’s annual demand, and groundwater sources supply the remaining 15 percent. Anticipated growth is expected to increase demand beyond the currently developed supplies. To determine the best approach to increase water use efficiency and to select an optimal mix of water supply and conservation options to meet future system needs, an integrated resource plan was developed. The benefits and costs of the various options available to Tacoma Water were weighted and an integrated resource planning strategy was produced that gives Tacoma Water the flexibility to develop any or all of a number of potential supply sources in response to changing future demands and policy directions.

Tacoma Water’s planning activities center on the need to meet increasing demands in an expanding service area, to address local, state and federal governments’ planning policies and regulations, and to satisfy Washington State Department of Health planning guidelines.

Since adoption of its 1980 Water System Plan, Tacoma Water has evaluated the need to provide regional water service, through retail, wholesale, and contractual service. In the current Comprehensive Water Plan Update, December 1998, Tacoma Water’s intent to provide regional water service has been confirmed.

Approximately 80 percent of Tacoma Water’s service area is within an urban land use designation, with the remaining 20 percent within a rural designation. A high level of water service is available in urban areas, consistent with service levels expected within cities. In nearly all areas, water service is nearby and available flow capacity is more than adequate for meeting customer needs. Fire protection is provided from fire hydrants or special fire line connections and water mains are close for all water service connections.

An evaluation conducted by the Washington Surveying and Rating Bureau in May 1997 found the condition of Tacoma Water’s facilities and firefighting capabilities to be very good. It was determined that the pipeline system delivers adequate supply for municipal use and fire protection throughout the service area.

Summit Water and Supply Company

Summit Water and Supply Company (Summit) currently serves approximately 5,175 customer accounts in north central Pierce County. Summit operates a gravity supply system with
approximately 3,850 gpm of source capacity and an additional 500 gpm of booster capacity. Total storage volume is approximately 3 million gallons.

The water supply comes entirely from groundwater, originating from a total of nine wells at seven sites. One additional well is pending completion of construction. All water sources are treated with chlorine for disinfecting the distribution system. No other treatment has been issued, however, pilot testing and design of corrosion control is currently underway.

Summit has water rights for a total of 3,800 gallons per minute, and 2,130 acre feet per year. The Department of Ecology has also issued to Summit a water right permit for 1,500 gpm additional, and construction of this well is pending. Summit has interties with Tacoma, Fruitland Mutual, and SE Tacoma Mutual water systems.

The current water rights certificates appear to provide adequate instantaneous allocation to meet peak day requirements for the foreseeable future. However, the annual allocation appears to be sufficient for annual needs only until about the year 2010. The projected water requirements for the year 2020 is 2,252 acre feet. This exceeds the current annual allocation by 122 acre feet, or about 6%. This appears to be a reasonable amount to be recovered by improvement of water use efficiency. Therefore, it is possible that Summit does not presently have a priority need for new annual water rights.

On April 5, 2000, DOH approved Summit’s water system plan. The water system plan does not contain any major capital improvements. The water system plan indicates that the majority of the area is Rural Separator and its growth projections reflect mostly rural level development densities. Any changes to the rural land use designation within the Summit service area may create future water availability issues since Summit is nearing its annual water right threshold.

Rainier Water System - Southwood/Sound System

The Southwood/Sound Water System is part of Rainier View Water Company, an investor-owned water company that runs several water systems in the South Hill, Frederickson, and Graham areas. The two systems were combined when Rainier View Water Company purchased the Sound Water System in approximately 1997.

All system water comes from groundwater sources. Twenty-six wells draw from various aquifers. Average daily production in the Southwood/Sound Water System in 1999 was 2.89 million gallons per day (mgd). Average daily water consumption was 349 gallons per day (gpd) per connection. The lost and unaccounted for water use approaches 45%.

Currently, the Southwood/Sound Water System is approved for 9,211 equivalent residential units (ERUs) by the Washington State Department of Health. As of year-end 1999, the system had 8,289 connections or 8,970 ERUs. According to the June 2000, Draft Water System Plan, the system has adequate water rights to provide domestic water supplies for approximately 11,602 ERUs on an annual basis and will meet peak demands for about 19,320 ERUs. This means that the system has enough water to add 3,313 ERU's beyond its 1999 year-end customer base, or 2,391 ERU's beyond the number of which Rainier View already has obtained DOH approval. At the system’s projected growth rate of 700 new residential connections per year for years 2000 to 2010, the Southwood/Sound Water System is capable of providing water
to new customers through the year 2004. At this point in time, the Draft Water System Plan does not address this potential shortfall nor does it provide a plan to obtain needed supplies.

The Draft Water System Plan contains several major capital projects including: Silvercreek storage tank, Silvercreek well development, and Lost Creek main extension or booster pump station. In addition, a leak detection survey and a main repair and replacement program are proposed to address the high level of lost and unaccounted for water use.

**Issues Facing Water Purveyors**

Pierce County’s GMA plan has greatly increased densities in the communities of Parkland, Spanaway, and Midland compared to pre-GMA times. While water purveyors are required to plan for water system infrastructure needs based on the County’s Comprehensive Plan (or city/town plan within incorporated areas), limited coordination between the County and purveyors occurred during the preparation of the Comprehensive Plan.

A lack of water is different from a lack of infrastructure (i.e. sewer lines, roads) in that infrastructure can be phased in, planned for or improved upon within a specified time period. If a water system is at capacity, in terms of water rights, it may be impossible to obtain additional water through new water rights. If possible, the timeline under which new water rights can be obtained is impossible to predict. This is due, in part, to a large backlog of water rights applications that may take the Washington State Department of Ecology (DOE) years to sort through. Additionally, the Chambers/Clover Creek basin is closed to additional surface water withdrawals.

The ability to use existing developed water rights outside of the area specified in the water right through the use of transfers and interties is currently in question. While some utilities have adequate existing water rights and production capabilities, others do not and are near, or in, growth moratoriums. The above provision prevents utilities which do have excess capacity from transferring water to those that do not.

Another issue that may have an impact on water supply is the effect of the Endangered Species Act listing of Chinook salmon as threatened. One of the key elements of maintaining quality salmon habitat is the availability of adequate stream base flows and clean, clear water within those streams. Drawdown of the aquifers for human consumption of water is currently being reviewed for its impact to stream base flows and will play into the DOE decision making process when considering pending water right applications.

Another issue facing the ability of water purveyors to provide water is the potential impacts of the installation of sewer systems on groundwater withdrawals due to shallow aquifer dewatering. This can occur when groundwater flows along gravel pipe bedding rather than recharging naturally or high water tables during sewer construction result in the need for pumping actions that redirect groundwater resources outside its point of origin.

Water purveyors may use and promote water conservation methods as a means of ensuring sufficient water supplies for growth. Conserved water is water that does not have to be purchased or conveyed so it is cost-effective. Water conservation can be frustrated by development regulations and homeowner covenants that require extensive irrigated
landscaping and similar features. Water conservation can be enhanced by requiring plumbing fixtures that conserve water, instituting leak detection and correction programs, and by developing strict irrigation and landscaping standards. Care in requiring landscaping that does not demand extensive irrigation for its survival will help as will emphasis in landscaping requirements on the use of indigenous plant materials and in land clearing regulations on the extent of vegetation removal. The following issues pertain to water conservation:

- Current Pierce County requirements at both the commercial and residential levels encourage water use rather than conservation.
- Pierce County has no mandatory landscape conservation requirements, instead the Zoning Code encourages conservation with the establishment of guidelines.
- Pierce County’s Zoning Code requires landscaping of commercial construction, including irrigation systems, that often leads to the use of non-native high water demand plants.
- No County regulations, such as a requirement for soil supplements or mulching material, exist to address land preparation for residential sites.
- Water conservation measures are often perceived as a quality of life issue given the perception that conservation measures require making due with less water.
- During the adoption of the County’s landscape ordinance, the County received comments from the local building industry which lead to the adoption of conservation guidelines rather than conservation requirements.

**TRANSPORTATION**

**HISTORY OF TRANSPORTATION PLANNING IN PIERCE COUNTY**

The transportation policies and project list for the Parkland-Spanaway-Midland Communities Plan originated with citizen participation. In 1977, a dedicated group of residents, property owners and interested groups from Parkland-Spanaway worked with the Pierce County Planning Department to develop the Comprehensive Plan for Parkland-Spanaway that was adopted by the County Commissioners in 1980. The 1980 plan contained a Circulation Element with seven objectives that continue to influence the theme in today's plan for the area.

In 1992, two plans were adopted that gave further guidance to the developing transportation system for Parkland, Spanaway, and Midland: The Joint Land Use Study (JLUS) and the Pierce County Transportation Plan (PCTP). The JLUS was a land use study undertaken by local jurisdictions and the military installations of McChord AFB, Ft. Lewis and Camp Murray. The JLUS provided policy guidance regarding land use issues and transportation issues surrounding the federal military installations. The four circulation recommendations contained in the JLUS were analyzed and their intent is included in the current plan for the PSM communities. The PCTP, also adopted in 1992, was the result of a four-year intensive public effort to develop Pierce County's first all-encompassing transportation plan setting policies and prioritizing transportation improvements for the following 20 years and beyond. The PCTP was organized into five main topic areas and each of those areas was evaluated for the appropriate policies and projects to be included in the PSM Communities Plan.
In 1994, the Pierce County Comprehensive Plan was adopted in response to the Washington Growth Management Act. The Comprehensive Plan relied upon the work done on the PCTP to set transportation policy and recommended transportation improvements. The Comprehensive Plan summarized a newly developed system for coordinating the planning, funding, programming, and construction of transportation improvements with future land development. This concept, known as transportation concurrency, continues to play a significant role in completing transportation improvements throughout Pierce County.

In 1997, the County adopted its first Nonmotorized Transportation Plan (NMTP). An extensive public involvement campaign was used to identify and prioritize pedestrian and bicycle policies and projects for the entire County. Since 1997, both the PCTP and the NMTP have been updated and combined into one Transportation Element contained in the Pierce County Comprehensive Plan. This chapter of the Pierce County Comprehensive Plan (Chapter 19A.80) was used extensively to develop the Parkland-Spanaway-Midland Communities Plan.

**CURRENT PLANS AND POLICIES**

The Parkland-Spanaway-Midland Communities Plan’s transportation policies and project list work in conjunction with the Transportation Element of the Pierce County Comprehensive Plan. The transportation guidance found in the PSM plan supplements the guidance provided in Chapter 19A.80. Transportation improvements that are financially programmed can be found in the County's most recent copy of the Transportation Improvement Program (TIP). The TIP is updated annually and provides a snapshot of the transportation improvements programmed for the following six years. The PSM Communities Plan and Chapter 19A.80 play a major role in determining which transportation improvements will be included in the TIP. The timing of projects and the phasing of various parts of projects are largely based on the anticipated funds available for each type of project. Unfortunately, the factors determining funding and priority can and do change from year to year.

The Pierce County Transportation Plan (Chapter 19A.80.100) includes policies detailing the process used to prioritize transportation improvement projects. The policies list criteria such as safety/accidents; congestion/level of service; incomplete transit, roadway, bicycle, pedestrian, and ferry systems; traffic impacting neighborhoods; and other criteria. The intent of the policies is to use a standardized, well-documented process to establish clear priorities for transportation expenditures in the County. The Pierce County Transportation Plan also states that the first priority is to maintain or upgrade existing facilities to serve existing residents and business at acceptable levels of service; second is to upgrade or build new transportation facilities to encourage and support growth and economic development in the more urban areas of the County; and third to upgrade or build new transportation facilities in the more rural areas of the County.

The GMA requires that the Comprehensive Plan contain level of service standards for all arterials and that it offer specific actions and requirements for bringing "any facilities and services, including transit services that are below an established level of service standard." The Capital Facilities (CFP) Element of the Comprehensive Plan describes the method by which Pierce County has established level of service standards for its transportation system. This
methodology employs screenlines that cross one or more roadways and monitor specific service standards. The service standards and applicable screenlines are detailed in the Capital Facilities Element.

**ROADS AND HIGHWAYS**

An evaluation of the roads in the PSM area was completed for the year 2020 using the County's traffic-forecasting model. Assuming all of the projects in the plan are built, the model showed that most of the roads will function adequately except for State Highways 7 and 512 during the PM peak hour. Spanaway Loop Road, Golden Given Road, Brookdale Road, and 8th Avenue E. will also experience some congestion during the PM peak hour in the year 2020. Therefore, according to the County's traffic-forecasting model, most of the roads in the PSM area will function adequately if all of the planned projects are built by the year 2020.

Other issues evaluated during the planning process include safety, maintenance, neighborhood, environmental, mobility, and funding. The transportation system being proposed is intended to reduce the number of collisions, especially those involving pedestrians, reduce high speeds, and improve visibility at curves and hills. There are policies emphasizing the importance of maintaining existing roads and building new roads to serve planned growth rather than as stimulators to unplanned growth. Following that line of reasoning, committee members also emphasized the importance of existing neighborhoods and environmental values. These include preserving the white oak trees and keeping neighborhoods intact by routing new arterials around rather than through neighborhoods. The community would like to see the nonmotorized and transit systems improved in their area to reduce the number of cars traveling through their communities. The committee recognized the importance of the nonmotorized and transit systems in providing mobility for people of all physical abilities and socioeconomic standing. Committee members all had personal experiences with people who were not able to own or drive a car due to age, disability, or income, yet still required some means of access to conduct their lives. Included in the plan is a set of nonmotorized and transit policies meant to complement the policies found in Chapter 19A.80.

Representatives of Pierce Transit, WSDOT, and Pierce County explained the funding situation for transportation improvements. Pierce County staff explained that 40% of the County's transportation revenues come from the road levy on property taxes. Another 20% is usually generated from federal and state grants, while fuel taxes and vehicle license fees generate another 20%. The remaining 20% is provided from other government agencies, ferry receipts, forest taxes, and miscellaneous sources. Ninety percent of these revenue sources are expended on construction, maintenance, and their related administrative costs. The remaining 10% supports engineering and planning, equipment purchases, ferry operations, and commute trip reduction programs.

Countywide, it is estimated that the planned transportation improvements will cost a little over one billion dollars over the next 20 years, but only 369 million dollars in revenues is expected. The state highway needs within Pierce County over the next 20 years are estimated to cost just over 2 billion dollars while revenues are estimated to equal 1.79 billion dollars. Therefore,
either additional revenues need to be raised or planned improvements need to be reduced in size or number.

**RAIL SERVICES**

The Tacoma Rail Mountain Division owns the railroad lines traveling through the Midland and South Spanaway areas. The section of rail line running through the Midland Community Plan area is approximately 2.4 miles. The section of line running through the Spanaway Community Plan area is approximately .4 miles long. Growth in freight volumes and customers has increased since Tacoma took over the rail lines two years ago. Currently freight is carried between Frederickson, a Thurston County customer, and the Port of Tacoma. Freight is carried on the rail lines seven days a week and improvements are being made to run freight from the Elbe area before the end of 2001.

Passengers may be carried on the rail lines in the future. One possibility is to run a passenger train from Frederickson to connect to the Sound Transit regional rail in downtown Tacoma. Another possibility is a passenger train between downtown Tacoma and the proposed Mt. Rainier Resort near Ashford. The "Train to the Mountain" is in the planning stages right now, but would require an, as yet, unidentified partner to make the "Train to the Mountain" a reality.

**PUBLIC TRANSPORTATION**

**PIERCE TRANSIT SERVICE**

Pierce Transit provides several bus routes in the PSM Communities Plan area. Most of these routes originate and terminate at the Parkland Transit Center and travel west to Lakewood, north to Tacoma, or east to Puyallup. One route travels south to the Roy Y and Graham. The 72nd Street Transit Center is located on the border of the Midland area at Portland Avenue. The bus routes originating at the 72nd Street Transit Center also travel to Tacoma, Lakewood, and Puyallup. A park and ride lot exists at the Roy Y which is served by a bus route traveling between Graham and downtown Tacoma on SR 7 and 224th Street E.

The current funding situation for Pierce Transit is unsure as costs outweigh revenues with the loss of the vehicle license fee support. Pierce Transit is looking for revenue support at the State level or by increasing the allowable local sales tax levy within the Pierce Transit service area. The following proposed service additions are top priorities for Pierce Transit within the PSM Communities Plan area. These service improvements will happen eventually, but no funding support is currently identified.

- An extended route for bus #41 from the 72nd Street Transit Center to the Parkland Transit Center on Portland Avenue.
- A route from the 72nd Street Transit Center to the Tacoma Mall Transit Center on 84th Street.
- Increasing the frequency of route #46 on SR 7 and coordinating this service with the proposed Sound Transit Express Bus (see below).
**Sound Transit Service**

Sound Transit is considering a new express bus on SR 7 between Tacoma, the Roy Y, and the Frederickson Boeing Plant. This potential new service to begin in 2001 or 2002 is being considered along with two other options in Pierce County. As the regional Sound Transit system expands, it should free up Pierce Transit buses to provide additional local service.

Another alternative that has been raised is new bus service on the proposed Cross-Base Highway linking Lakewood and Spanaway across the military installations. This service is dependent on construction of the new highway, future transit funding availability, and the customers available to support the new transit service.

**Tacoma Rail Mountain Division**

As noted above, the Tacoma Rail Mountain Division is also considering the operation of a passenger train between Frederickson and the Commuter Rail Station at the Tacoma Dome. This proposed service is also dependent upon funding and community support for its implementation.

**Airports**

The Spanaway Air Strip is located east of and parallel to SR 7 between 176th Street and 192nd Street. The privately owned air strip provides a 2,700 foot long runway open to public use, fuel, and storage facilities for approximately 60 privately owned aircraft. In 1998, there were approximately 19,000 operations (take-offs and landings). The Spanaway Air Strip is the only airport in the PSM plan area.

**Programmed Projects**

There are many projects within the Parkland-Spanaway-Midland Communities Plan area included in the current 2001-2006 Pierce County Transportation Improvement Program (TIP). Large improvements include preliminary engineering for the proposed Cross-Base Highway that is currently in the environmental review process. The Cross-Base Highway is proposed to link Lakewood to Spanaway at 176th Street by crossing McChord Air Force Base and Fort Lewis Army Base. The PSM Transportation Committee listened to a presentation on the Cross-Base Highway and discussed the project's pros and cons. By a majority vote, the committee decided to keep the project on its recommended project list as a premier priority project. However, there are suggestions for improving the project including:

- Accommodating transit, HOV, and nonmotorized modes,
- Finding solutions to the wildlife impacts,
- Providing adequate facilities to handle the traffic at SR 7 and 176th Street,
- Implementing land use controls to prevent sprawl,
- Mitigating traffic impacts to existing neighborhoods,
- Minimizing impacts to military operations,
- Protecting existing plants, animals, hydrology, sensitive areas; and minimizing additional noise and light pollution,
Implementing controls to minimize the potential for fire from the roadway.

A second large project programmed for the PSM area is the completion of the Spanaway Loop Road improvements from 14th Avenue to the intersection of 176th Street and Pacific Avenue. Spanaway Loop Road improvements will be coordinated with future Cross-Base Highway improvements to provide improved north-south connections and an additional east-west connection. The TIP contains many other projects programmed to begin or finish construction over the next six years. Some of these improvements will take place on 112th Street, 128th Street, 168th Street, and 176th Street. For the most recent information, one should review the Pierce County Transportation Improvement Program.

**Transportation Impact Fees**

Pierce County is in the process of developing a transportation impact fee program to provide for the equitable financing of growth related transportation improvements. This action will provide Pierce County with a systematic way to equitably distribute the “fair share” contribution for transportation improvements from developers of new projects.

**Law Enforcement and Fire Protection**

**Pierce County Sheriff**

The Pierce County Sheriff’s Department (PCSD) is the primary law enforcement agency for the plan area. Central Pierce County (extending as far south as 224th Street) is served by a full service precinct (on South Hill) as well as other facilities providing specialized services.

The PSM plan area is served by the PCSD South Hill Precinct located at 271 John Bananola Way East. Additional facilities serving the area are located at the Sprinker Station (14824 S. C Street), Brookdale Station (1410 Brookdale Road East) and the County-City Building in downtown Tacoma. All of these facilities provide continual, but not exclusive service to the PSM plan area as follows:

- The South Hill Precinct provides patrol deputies and support, along with property crime detectives, clerical support, the Youth Emergency Services, unit and the Crime Analysis Unit.
- Sprinker Station is a storefront operation for walk-in service for the residents of the Spanaway area and is the home of the Community Support Team and School Resource Officers.
- Brookdale Station is the home of the PCSD Traffic Unit.

The County-City building is the location of most of the rest of the PCSD services, including Administration, Civil, Major Crimes Detectives, Forensics, Special Investigations Unit, and the Recruiting and Training sections.

The Central Pierce County patrol is divided into ten districts, serving approximately 180,000 people. Deputies are assigned patrol responsibilities for one or more districts (depending on
the number of deputies working a particular shift) for the period of eight or ten hours. Two patrol districts fall completely within the plan area.

As of March 2001, 45 patrol deputies and 6 sergeants were assigned to the South Hill Precinct. They are responsible for providing basic police services to the interior of Central Pierce County including the PSM plan area. These numbers can change over the course of the year and are subject to internal transfers.

In addition, 22 deputies and two sergeants are assigned to the traffic unit. This unit provides traffic accident investigation and traffic enforcement capabilities for districts 9-18, as well as occasional coverage in the two eastside resident detachments.

As noted above, the Community Support Team (CST) operates out of the Sprinker Station. This group consists of one sergeant and 7 deputies. This team's mission is to provide non-traditional and non-call driven police service to neighborhoods experiencing chronic public safety issues. The tools used by this group are as varied as the problems they confront and range from networking with the Washington State Department of Corrections to identifying and arresting felons creating community problems to assisting with grant applications to securing funding for street lighting in high crime areas.

In addition to the CST, school resource officers also work from this facility. School resource officers are assigned by school district and work directly in secondary schools to insure that these buildings remain safe and secure during school hours. Currently two deputies are assigned to Bethel schools and one is assigned to Franklin Pierce schools.

Six detectives are housed at the South Hill Precinct to investigate property crimes, primarily in Districts 9-18. In addition, 22 detectives and deputies work from the County-City Building in the Criminal Investigations Division. Those people are assigned to a variety of tasks from investigating major crimes (homicide, special assault, arson, etc.) to investigating domestic violence related incidents to crimes involving juvenile suspects to executing felony arrest warrants. The area of responsibility for these resources is the entire unincorporated County (including the PSM plan area), as well as providing contracted services to various cities in Pierce County. A growing group of undercover investigators is dedicated to the various drug enforcement issues in Pierce County.

In addition to the above-described services, the plan area benefits from the ability of the PCSD to provide additional special services to its citizens. These special services are made possible by training personnel to perform more than their primary (patrol, investigations) function. These personnel respond to situations on an as-needed basis. These functions include: Air Operations, Clandestine Lab Team, Dive Team, Hazardous Devices Squad, Marine Services Unit, Bicycle Unit, Search and Rescue, SWAT, and Swiftwater Rescue.

**WASHINGTON STATE PATROL**

The Washington State Patrol's office is located at 2502 112th Street. This office dispatches four detachments to eastern Pierce County covering SR 7 (Pacific Avenue South) and SR 512 in the plan area. They respond to a variety of calls for service ranging from standard traffic stops to
vehicular accident investigation. The number of troopers in the plan area varies from two to three depending on the calls for service in other areas of Pierce County.

**FIRE PROTECTION**

Fire District No. 6 serves a population of 150,000 over an area of 72 square miles including South Hill, Summit, Elk Plain, and the PSM plan area. District No. 6 headquarters is at 17520 22nd Avenue East and the training facility is at 100 South 114th Street. There are a total of nine fire stations in the district with five located within the plan area boundary (#6-0, 6-1, 6-3, 6-4, 6-5).

The district offers a variety of services other than fire protection such as CPR and first aid classes and burn regulation information. Table I-11 and Table I-12 describe the facilities and equipment for each of the nine fire stations in the district.

**Table I-11: Fire District No. 6 Facilities**

<table>
<thead>
<tr>
<th>Facility</th>
<th>Location</th>
<th>Meeting Facility</th>
<th>Living Quarters</th>
<th>Min. # of Staff</th>
</tr>
</thead>
<tbody>
<tr>
<td>#6-0</td>
<td>17520 22(^{nd}) Ave, E, Tacoma, 98445</td>
<td>X</td>
<td>X</td>
<td>8</td>
</tr>
<tr>
<td>#6-1</td>
<td>100 S 114(^{th}) St, Tacoma, 98444</td>
<td>X</td>
<td>X</td>
<td>7</td>
</tr>
<tr>
<td>#6-3</td>
<td>9812 17(^{th}) Ave E, Tacoma, 98445</td>
<td>X</td>
<td></td>
<td>2*</td>
</tr>
<tr>
<td>#6-4</td>
<td>3421 224(^{th}) St, E, Tacoma, 98387</td>
<td>X</td>
<td></td>
<td>2*</td>
</tr>
<tr>
<td>#6-5</td>
<td>16215 Park Ave S, Tacoma, 98444</td>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td>#6-6</td>
<td>9813 128(^{th}) St E, Tacoma, 98373</td>
<td>X</td>
<td>X</td>
<td>4</td>
</tr>
<tr>
<td>#6-7</td>
<td>8119 Canyon Rd E, Tacoma, 98371</td>
<td>X</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>#6-8</td>
<td>13511 Canyon Rd E, Tacoma, 98373</td>
<td>X</td>
<td></td>
<td>2*</td>
</tr>
<tr>
<td>#6-9</td>
<td>17210 110(^{th}) Ave E, Tacoma, 98374</td>
<td>X</td>
<td>X</td>
<td>7</td>
</tr>
</tbody>
</table>

*These facilities are cross-staffed meaning two firefighters manage all equipment.

**Table I-12: Fire District No. 6 Equipment**

<table>
<thead>
<tr>
<th>Facility</th>
<th>Engine &amp; Co.</th>
<th>Ladder Truck &amp; Co.</th>
<th>Water Tender</th>
<th>Medic Unit</th>
<th>Reserve Equipment</th>
</tr>
</thead>
<tbody>
<tr>
<td>#6-0</td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
<td>2 Engines</td>
</tr>
<tr>
<td>#6-1</td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>#6-3</td>
<td>X</td>
<td></td>
<td>X</td>
<td>1 Medic Unit</td>
<td></td>
</tr>
<tr>
<td>#6-4</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>#6-5</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>#6-6</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>#6-7</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>#6-8</td>
<td>X</td>
<td></td>
<td></td>
<td>1 Engine</td>
<td></td>
</tr>
<tr>
<td>#6-9</td>
<td>X</td>
<td></td>
<td></td>
<td>1 Engine1 Medic Unit</td>
<td></td>
</tr>
</tbody>
</table>
PUBLIC SCHOOLS

The plan area is served by Bethel School District No. 403 and Franklin Pierce School District No. 402. The Bethel School District includes fifteen elementary schools, four middle schools, and three high schools, with a total building capacity of 13,031 students. The average full time enrollment for this school year is 15,739 students. The Franklin Pierce School District includes seven elementary schools, two middle schools, and three high schools, with a total capacity of 6,798 students. The average full time enrollment from September 2000 through January 2001 was 7,179.22 students. (See Map I-11: Public Education)

CAPITAL IMPROVEMENTS FOR ACHIEVING LOS

In February 2001, Bethel School District passed a Facility Improvement General Obligation Bond that will afford the re-construction of Kapowsin Elementary and the new construction of a junior and a senior high school. The Individual Capacity Project provides for an additional 750 students in the new junior high and 1,250 students in the high school for a total capacity increase of 2,000 by the year 2005. The school district’s current construction timeline plans for the elementary school reconstruction and the junior high construction to be completed in September 2003. The senior high plans to be completed in 2005.

PARKS AND RECREATION

HISTORY OF PIERCE COUNTY PARKS AND RECREATION

Prior to 1958, the Metropolitan Park District of Tacoma provided most of the park facilities and recreation programs throughout Pierce County. In 1958, the Board of Pierce County Commissioners created the Department of Parks and Recreation for Pierce County. At this time, several park sites outside of Tacoma were conveyed to Pierce County by Metro including Spanaway Park and Gonyea Playfield.

Subsequently, County Parks acquired and constructed additional parks and recreation centers including Lake Spanaway Golf Course and Sprinker Recreation Center (SRC.) SRC ice arena opened in the late 1970s and soon became the only public ice skating rink in Pierce County. The Pierce County Parks Department continued to grow in the 1980s and 1990s and established many recreational programs such as the All Abilities Camp, Sound to Narrows Race, mobile recreation, ski school, martial arts, aerobics, Tour de Pierce, Carless Commute, Cooperative Playshops, and sports leagues. Fantasy Lights at Spanaway Park provides a holiday light display which served approximately 107,000 in 1999. Today, it is estimated that over 3 million people utilize Pierce County Parks and Recreation facilities and programs annually.

OVERVIEW OF CURRENT COUNTY PARK & RECREATION POLICIES AND REGULATIONS

PIERCE COUNTY COMPREHENSIVE PLAN

The Pierce County Comprehensive Plan contains general policies that serve as a guide for future development of park and recreation facilities in the County. These policies cover a range of
issues including responsibility for provision of parks, technical assistance, and location criteria for new parks.

Section 19A.20.090 states that the primary reliance is upon cities and towns and special purpose districts as providers of local facilities and services appropriate to serve those local needs. The location of park and recreation areas is discussed in Section 19A.30.160 which states that new parks must be located on public roads. If a park is located in an urban area, then urban services need to be available. Open space passive recreation parks should be located on land offering significant environmental features. Also addressed in this section are multi-purpose trails, joint venturing, and partnership with others in regional facilities.

Section 19A.30.160 B contains policies on the responsibilities of the County including: limiting taxpayer investment to acquisition; development and maintenance of regional facilities; providing assistance in helping communities identify local park and recreation needs and funding opportunities; and implementing the Capital Facilities Plan element as a level of service (LOS) for parks and recreation. Technical assistance for the development, operation, and maintenance of local parks and facilities may include technical planning, help in the formation of local recreation service areas, service districts, city/county service area agreements (joint ventures), and self-help agreements with user organizations. The community planning efforts currently underway serve as a mechanism to address community values and needs for local parks and recreation activities.

**PIERCE COUNTY COMPREHENSIVE PARK, RECREATION, AND OPEN SPACE PLAN**

The Pierce County Comprehensive Park, Recreation, and Open Space Plan (referred to as the Parks Plan) provides general direction and guidance for both facilities and programs. The Parks Plan does not contain site specific plans for each of the County’s properties. These site-specific plans have been prepared, modified, and implemented as needed over the decades. One example of a site specific plan is the newly created Sprinker Recreation Center Master Site Plan.

**PIERCE COUNTY DEVELOPMENT REGULATIONS**

Title 18A, Development Regulations-Zoning, Section 18A.35.025 contains standards for minimum residential amenities, which includes provisions for on-site recreational areas. These standards require the dedication of land for recreational purposes.

**SRC MASTER SITE PLAN PROCESS**

SRC is operated in accordance with the Comprehensive Park and Recreation Plan (Parks Plan). The original 1975 site plan for SRC has continued to govern development of the site with only a few modifications, such as spire rock and the imminent reconfiguration of the outdoor track area.

In 1999 the County Executive and County Council decided to initiate a formal process to develop an updated Master Site Plan in response to a variety of proposals, concepts, and ideas that have arisen over the last few years regarding future activities involving SRC and adjacent grounds. The planning process was initiated in two phases. Phase I included a background analysis, public involvement process, and visioning process for SRC. This information was then
forwarded to the County Council with a set of recommendations from the County Executive. A future phase II will involve preparation of a long-term plan on strategies to make the facility more economically self-sufficient and implementation of phased improvements and potential expansion of the facilities, uses, and services provided at SRC.

**Description of Parks and Recreation in the Plan Area**

Table I-13 provides a list of park sites located within the plan area.

**Table I-13: Pierce County Owned Parks, Recreation and Trail Sites**

<table>
<thead>
<tr>
<th>Site</th>
<th>Classification</th>
<th>Acres</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sprinker Recreation Center</td>
<td>Resource Activity</td>
<td>35</td>
<td>Located north of Military Road and west of C Street in Spanaway. Regional level complex comprised of a multi-use facility that contains meeting/craft rooms, ice rink, indoor tennis courts, and handball/raquetball courts; 35 acres of multi-purpose competition fields; children’s play equipment; hard surface play areas; basketball courts; climbing rock.</td>
</tr>
<tr>
<td>Spanaway Park</td>
<td>Resource Activity</td>
<td>70</td>
<td>Located south of Military Road between Bresemann Blvd. South and Spanaway Lake in Spanaway. Regional level, multi-purpose park that provides fresh water access to Spanaway Lake, a boathouse/launch, restrooms, play equipment, hard surface play areas, covered picnic areas and open picnic areas, walking trails, and department maintenance shops.</td>
</tr>
<tr>
<td>Lake Spanaway Golf Course</td>
<td>Special Use</td>
<td>160</td>
<td>Located south of Military Road between Pacific Avenue (State Route 7) and Bresemann Blvd. South in Spanaway. Regional level, 18 hole par 72 competition golf course with restrooms, a driving range, pro-shop, and restaurant.</td>
</tr>
<tr>
<td>Hope Park</td>
<td>Resource Activity</td>
<td>4.86</td>
<td>Located across the street from Gonyea Playfield between 8th Avenue S. and 10th Avenue S. and 132nd Ct. and 135th St. The site was previously used as a gravel mining pit and is currently undeveloped as a neighborhood park facility.</td>
</tr>
<tr>
<td>Dawson Playfield</td>
<td>Resource Activity</td>
<td>5</td>
<td>Located east of Portland Avenue E. between 88th and 90th Streets E. in Midland. Neighborhood level park that contains one multi-purpose ballfield, a children’s wading pool, and associated parking.</td>
</tr>
<tr>
<td>Mayfair Playfield</td>
<td>Resource Activity</td>
<td>4</td>
<td>Located south of Brookdale Road E. between Golden Given Road E. and 14th Avenue E. in Parkland. Neighborhood level park that contains one softball diamond/soccer field.</td>
</tr>
<tr>
<td>Trail Systems</td>
<td>Trail</td>
<td>1.9</td>
<td>Located within Spanaway Park.</td>
</tr>
</tbody>
</table>
**Funding Strategies for Community and Neighborhood Level Parks**

As discussed previously, the County is a provider of regional parks and facilities. Local parks, also referred to as neighborhood and community parks, are no longer provided by the County. Existing local parks are currently maintained by the County and available for public use, however the County is exploring the options for other public agencies to assume stewardship of local parks.

**Pierce County Library System**

The plan area is served by the Pierce County Library System. The Parkland-Spanaway branch library has a total floor space of 15,576 square feet, 4 full-time and 17 part-time library staff, and is open 54 hours per week. There are approximately 90,038 catalogued books with a total collection size of 126,215. It serves as a Regional Reference Center for the surrounding PSM community.

**Electricity**

The Parkland, Spanaway, and Midland communities are serviced by five electric service providers and one natural gas system.

**Elmhurst Mutual Power and Light Company**

Elmhurst Mutual Power and Light Company (Elmhurst) serves the southern portion of the PSM plan area. Elmhurst is a non-profit member owned utility established in 1922 and serves an area of 28 square miles. The approximate service boundaries are McChord Air Force Base to the west, 86th Avenue East to the east, 128th Street East to the north, and 170th Street east to the south. The service area includes Sprinker Recreation Center and Spanaway Golf Course. Elmhurst Mutual serves 13,000 customers with a ratio of 80% residential and 20% commercial. Four power substations with a capacity of 100-megawatts provide the power source for the electrical customers served. The electrical system is a 12,470-volt system with a system of ties between each substation. Bonneville Power Administration provides the high voltage tie to Elmhurst’s power needs.

**Puget Sound Energy**

Puget Sound Energy (PSE) provides both natural gas and electric services to portions of the Parkland-Spanaway-Midland communities.

PSE provides natural gas service to a total of 6,741 customers, including 6,095 residential, 634 commercial light industrial, and 12 large industrial customers. PSE experiences greatest natural gas usage during the winter heating season. On an average winter day (28 degrees F), peak usage for this area is approximately 6.7 million cubic feet/day. Primary sources of natural gas are from the Frederickson Gate Station and the South Tacoma Town Border Station, which receive natural gas from the inter-state pipeline operated by Williams, Inc.
The natural gas is then distributed via high-pressure and intermediate pressure gas mains into individual service lines at the customer’s property. Two primary high-pressure mains are located within the plan area. One high pressure main is located on South 112th Street. The other main traverses the region from the southeast at Brookdale Road to the northwest at Steele Street.

PSE provides electric service to a total of 1,441 customers, including 1,339 residential, 29 commercial, and 73 other (primarily farm and water well) customers. These customers are served from two separate substations, the Fern Hill Substation and the Spanaway Substation. Both of these substations are outside of the communities plan boundary. Primary electrical feeders for the PSM Communities Plan area are along Park Avenue, South 168th Street East, and B Street. The existing electrical distribution system can accommodate an approximate 40% growth based on current customer load requirements.

Lakeview Light & Power (LL&P) was established in 1922 as a mutual, non-profit cooperative owned by its members. The size of the service area is approximately eight square miles and serves approximately 9,100 customers in the Lakewood and Parkland areas. Of these services, 7,000 are residential, 1,300 are commercial, 350 are industrial, 150 are public (city, state, churches, schools, etc.). Lakeview serves 1,200 customers in the plan area.

Electric service is provided by four substations with a total capacity of 42.75 megawatts. Each substation capacity has a transformer capacity of 26.6 megawatts in the winter in order to manage the system during its peak load. The system voltage is 12,470 where Tacoma Power delivers 115,000 volts to each substation. The historic peak load in 1994 was approximately 58.9 megawatts.

Parkland Light and Water Company (PL&WCo) was established in 1914 as a non-profit member owned electric and water utility. PL&WCo currently serves approximately 4,000 electric meters. The electric service area is four square miles centered along Pacific Avenue, between 104th Street and 131st Street South.

Electric service is provided from two substations with a combined capacity of 50 megawatts. PL&WCo’s historic peak load has not exceeded 30 megawatts. Underground distribution feeders extend throughout the service area. The last remaining customers receiving service from the old overhead lines will be converted to the underground electric service system by 2002. The underground facilities are all relatively new and have the capacity to serve maximum load projected in the current growth management plan.

Tacoma Public Utilities (TPU) provides electrical services, a 12,500-volt distribution system, to the Midland area and a small section of Parkland and Spanaway areas. Midland is served by TPUs’ Polk substation located at 2317 97th St. E. The substation capacity is 23.75 megawatts.
with approximately 37% available capacity. Part of Parkland is served by TPU's Croft substation located at 9609 Barnes Lane South. The substation has two transformer banks with a total capacity 32.59 megawatts, with approximately 42% capacity available. Part of Spanaway is served by TPUs’ Crescent Substation located at 19114 22nd Ave. E. The substation capacity is 23.75 megawatts with approximately 36% capacity available.

**SOLID WASTE AND RECYCLING**

Curbside pickup of refuse, recyclables, and yard waste is available to all single-family residences by Pierce County Refuse, the hauling company franchised to serve the area under the authority of the Washington Utilities and Transportation Commission. The company, a subsidiary of Harold LeMay Enterprises, also provides collection of refuse and recyclables from multifamily residences, condominiums, mobile home parks, and from commercial customers. Recyclables collected at the curb include all colors of glass, newspaper, cardboard, mixed waste paper (including magazines), and all tin, steel, or aluminum cans.

Those who choose to self-haul can take refuse, yard waste, and recyclables to the Hidden Valley Transfer Station south of Puyallup. Yard waste is accepted at a reduced rate and is composted and turned into a valuable soil amendment or mulch. Yard waste, land clearing debris, and other recyclables can also be taken to the many private recycling facilities existing in the plan area. Yard waste cannot be burned since the plan area is within the permanent burn ban area established by the Puget Sound Clean Air Agency. It is also against the law to burn refuse.

Household hazardous waste, such as oil-based paints, pesticides, anti-freeze, or used motor oil, can be taken free of charge to the City of Tacoma’s Household Hazardous Waste facility located at the Tacoma Landfill. The Tacoma-Pierce County Health Department maintains a hazardous waste hotline to answer questions about proper disposal of hazardous waste. Questions about where to take other items for disposal or recycling can be directed to the Pierce County Public Works and Utilities Department, Solid Waste Division which maintains a current list of private and public facilities handling waste and recyclables. The Solid Waste Division has a full range of public outreach and education programs about all waste and recycling issues, including environmental education for school districts, adult workshops, and many publications.

**STORMWATER FACILITIES**

Stormwater flowing from impervious surfaces is typically associated with higher density residential developments, commercial sites, and in industrial areas, however, any road, roof, or compacted turf can add to the level of impervious cover in an area. Any impervious surface can contribute a variety of pollutants to the surface water, but typically commercial areas have higher concentrations of the metals, oil, petroleum, and other compounds than runoff from other surfaces. Many of the fluids and metals that are produced by cars have a higher toxicity than pollutants from other sources. In addition, paved surfaces can increase the speed and amount of water leaving a site. This increases the size of the drainage collection and conveyance systems needed to accommodate the additional flow and can impact natural systems such as creeks.
In July 1995, Pierce County was issued a National Pollutant Discharge Elimination System permit from the Washington State Department of Ecology. This permit regulates both the quality and quantity of stormwater in new development as well as existing structures. To implement this permit, Pierce County adopted the following local regulations:

- Stormwater Management & Site Development Manual – Provides guidance on reducing stormwater flows and erosion from new construction.
- Best Management Practices Manual – Provides guidance on ways in which existing businesses and residences can reduce or prevent pollution.
- Illicit Discharge Ordinance – Makes it illegal for any business or individual to cause Pierce County to violate its permit. It includes an inspection program.

**Description of Projects**

Several large capital improvement projects (CIP) have already been built within the plan area to help manage stormwater. Existing projects include:

- North Fork Clover Creek (E-1) – 100-acre-foot detention pond located at 128th St. & Waller Road to reduce stormflows on Clover Creek. This pond will help reduce both flooding and channel erosion problems downstream. Although located outside of the PSM planning area, this project will significantly impact portions of the plan area.
- Paradise Bowl – Infiltration pond located at 124th & A St E. to eliminate downstream flooding on C Street.
- North Fork Clover Creek #1 & #2 – Channel excavation and culvert replacement to increase flood conveyance capacity.
- Pacific Ave. & 106th St. E. – Pipe system to relieve flooding along A Street.

Construction of the following facilities will further help to mitigate the cumulative impacts of past development and growth within the plan area. Following is a brief overview of each of these projects:

- 128th St. E. & 14th Ave. (W-1) – 80-acre-foot detention pond located at 128th St. & Aqueduct Road to reduce stormflows on Clover Creek. This pond will help reduce both flooding and channel erosions problems downstream. Although located outside of the PSM planning area, this project will significantly impact portions of the plan area.
- Clover Creek Channel Modification - Install clay liner in sections of creek where summer-time flows disappear. Habitat improvements. Locations not determined at this time.
- Spanaway Airport – Pipe and ditch conveyance system to address groundwater flooding near SR 7. The intent is to allow the water to reach Coffee Creek.
- Clover Creek & Spanaway/Maury Creek Habitat Acquisitions – Begin process of acquiring and enhancing flood prone property that also has significant fish habitat value.
- Glen Oaks – Infiltration pond to address local flooding.
- North Fork Clover Creek. – One more detention pond on Clover Creek to further reduce the chance of flooding downstream. The site for this pond has not been selected.
Surface Water Management levels of service (LOS) are established in the Pierce County Capital Facilities Plan (CFP). In general, sizing of all major ponds and conveyance systems is for the 100-year storm, given future build-out based on current zoning. Ponds are sized using both 24-hour events and 7-day events, whichever is larger. All infiltration facilities have water quality features to protect groundwater quality. Detention ponds usually include designed water quality features, typically to reduce maintenance costs or to protect in-pond wetland features. An important caveat is that sometimes because of land availability restrictions or other factors, SWM may not be able to fully meet this LOS, but will still build the project to the best ability. This stems from the philosophy that “doing something to reduce the frequency and severity of flooding is better than doing nothing at all.” In addition to flooding, the Water Programs CIP addresses water quality concerns and areas of habitat degradation.

In general, the solutions for flooding problems are, in order of preference, infiltration, detention, floodplain acquisitions, or conveyance improvements, or floodplain acquisition. Improving conveyance has the potential to simply move the flooding problem downstream and is only done after significant downstream analysis. Since most projects are installed to address existing drainage problems, the UGA line is not a significant factor in prioritizing needed projects. Water Programs is currently conducting watershed basin plans for the Clover Creek and Clear/Clarks Creek Basins. Once complete, data from these studies should help determine future capital improvement projects within these basins, as well as prioritizing capital expenditures for such improvements.

**DESCRIPTION OF DESIRED CONDITIONS**

**SEWER AND WASTEWATER TREATMENT**

Best construction methods and practices and conservation measures should be applied to reduce impacts to the natural environment and surrounding neighborhoods, associated with construction of sewer utilities. Sanitary sewer facilities should be located within existing rights-of-way, whenever possible and construction activities should avoid critical areas and sensitive time periods in the lifecycle of fish and wildlife, such as spawning, nesting and migration. Coordination of sewer facility construction with other utilities and agencies also minimizes ongoing disruption of transportation systems and disturbance to fish and wildlife. Contamination protocols should be utilized during construction of sewer utility projects to reduce the risk of pollution infiltration into the sole source aquifer. Implement conservation measures that minimize the volume of water that has to be conveyed and treated by sewer utilities.

**DOMESTIC WATER SYSTEMS**

The plan area is served by several different domestic water systems. Pierce County and water purveyors should coordinate their activities to ensure that an adequate and reliable domestic water supply is available to support projected population growth. The availability of an adequate potable water supply should be verified prior to the approval of new land divisions. If
water purveyors are incurring problems supplying water for new land divisions, then they should explore connections (interties) with other water systems that have adequate water supplies. In addition, Pierce County should continue to develop the Pierce County Water Utility as a source of wholesale water for purveyors operating within Pierce County.

TRANSPORTATION

The transportation component of the Facilities and Services Element of the Parkland-Spanaway-Midland (PSM) Communities Plan provides a foundation for the improvement of transportation facilities in the PSM area.

A comprehensive transportation system within the plan area should include a viable set of transportation alternatives. A mass transit network that offers area-wide coverage, rider convenience, and low cost fares to all community residents should be a major consideration of any complete transportation system. A program should be undertaken to improve traffic flow, safety, and access. The program should include continual maintenance, proper siting of new facilities, and meeting annual needs for new signs, signals, and control systems.

Future roadways should be sited to maintain existing neighborhoods and protect vital environmental features. By following the land’s natural contours and developing a keen awareness of citizen needs, roads can be located such that they have a positive effect on community form.

The intent of this element is to reduce the environmental impacts of roads and automobiles while enhancing the communities' livability. Through sign controls, the utilization of natural vegetation along roadways, parking areas, and other measures, the negative aesthetic and pollution impacts can be minimized. Careful consideration should be given to preserve the scenic character and natural beauty along existing and future roads.

Future transportation improvements should be completed based upon a prioritization of projects considering existing safety issues, community needs and desires, and costs. Some of these improvements are already identified in the Pierce County Comprehensive Plan and Pierce County Nonmotorized Transportation Plan, however, several new projects have been listed to address community concerns.

LAW ENFORCEMENT AND FIRE PROTECTION

LAW ENFORCEMENT

The two separate entities providing law enforcement within the community plan area should provide support outside of their primary jurisdictional territory when necessary.

The level of service standard for Sheriff Department buildings is calculated in the Pierce County Comprehensive Plan at .31 square feet of office space per capita. This method for evaluating the LOS for Sheriff services may not be the most accurate or best approach. The County should evaluate the number of on-duty commissioned officers within the plan area to determine if a more accurate LOS is appropriate. Requiring an LOS based on the number of on-duty
commissioned officers in the community would more accurately reflect the true LOS in the community.

**FIRE PROTECTION**

Cost-effective fire protection services should be maintained in the community. Response times should not exceed the current average of 4-½ to 6 minutes throughout the communities plan area. Pierce County and the County's Fire Prevention Bureau should continue to support the efforts of Fire District #6 in responding to the increasing population and demand for services in the plan area. Enforcement of fire and life safety codes should continue to be part of the review process for all building permits issued by Pierce County.

**PUBLIC SCHOOLS**

Bethel School District Number 403 and Franklin Pierce School District Number 402 provide public education facilities in the communities plan area. Pierce County should coordinate future capital facilities planning with these school districts. School district facility needs and requirements should be considered when making land use decisions that could impact district facilities. New schools should be sited in the UGA near the student population that would be served by the proposed school facility.

The student enrollment should not exceed classroom capacity. School impact fees should be paid to the district to adequately mitigate the impacts to school facilities that are generated by new residential growth within the communities plan area.

**Parks and Recreation**

**Parks**

While it appears that the Parkland-Spanaway-Midland Communities Plan area contains a high number of parks, many of these facilities are large, regional-level facilities that are concentrated in one location within the community of Spanaway, and thus there is a perceived lack of equity in distribution. There is a strong desire to have more neighborhood and community level parks (that contain picnic areas, walking trails, and small playgrounds) spread evenly throughout the communities. An adequate level of these parks should be provided based upon the population density within the plan area.

Park areas should be located, designed, and maintained to meet the needs of a growing population. It is important that neighborhood and community parks be located within walking distance from large concentrations of residential development and connected, when possible by nonmotorized transportation paths or trails, which serve pedestrians or bicycles. These park areas should create a balance between active recreation uses and natural open space areas and when possible, incorporate historical or educational components. Maintenance of existing facilities and enforcement of park rules should be increased.
Finally, in these times of lean government expenditures, finding funding sources for acquisition and maintenance of new park facilities is a challenge. However, when properties suitable for neighborhood and community parks become available, they should be purchased and put in trust for future development. Existing County-owned land should be reviewed to determine if any portion of these parcels is suitable/usable for parks. Public and private partnerships for development of parks should be encouraged, and where feasible, incorporated into publicly funded community development or block grant housing projects. Specific funding mechanisms for acquisition, development, and maintenance of neighborhood and community parks, such as instituting development impact fees or establishing a park district that has the ability to issue general obligation bonds or collect excess levies, should be provided. As a means to provide a more even distribution of parks, levels of service (LOS) for neighborhood and community parks should be based upon the population density within each community and such levels established in policy. Existing parks and any new park sites that are acquired should be adequately protected, through a conservation easement or covenant, so that they will remain in such capacity in perpetuity.

**Recreation**

Within the three communities, there is a strong desire for more facilities and programs for young children and teenagers. Both Midland and Spanaway residents expressed a need for a community center, which should be designed to meet the objectives of a variety of ages. Additional recreational programs/activities should be established throughout the three communities and include: garden clubs; neighborhood level tennis and basketball courts and baseball fields; a swimming pool; and trail systems for bike riding and walking. Private recreation facilities should be encouraged throughout the community as well. Opportunities to increase the number of recreational programs, through joint use agreements with the local school districts, should be explored. Recreational programs and facilities should be designed to be flexible in accommodating new recreational opportunities that may arise in the future (e.g., skateboarding and rollerblading.) Whenever feasible, partnerships should be encouraged and funding priority be given to cooperative operational arrangements, shared facilities, and community needs (e.g., school districts).

**Specific Community Issues**

**Midland**

Dawson Playfield should be preserved and upgraded. The County could explore the opportunities to place a conservation easement on this site. A community level park should be developed in Midland in the vicinity of Golden Given and 105th Street E. This site should be targeted for the development of a community center, unless another existing facility, suitable for a community center, can be found. Smaller neighborhood scale parks should be acquired and developed at various locations within the Midland community.
Gonyea Park should be further developed and expanded to include the wooded lot across from the park. The wooded area should then be developed with trails and paths for people to explore and enjoy a natural setting. Additional trees should be planted in Gonyea Park to help define the different activity areas. Neighborhood park sites should be acquired and developed, especially east of Pacific Avenue (Eastern Parkland). A linear trail and park system should be developed along both banks of Clover Creek with interpretive and educational materials that provide information about the resident fish and wildlife populations and their particular life cycle needs. Where possible, this linear corridor should be connected to designated open space sites. Opportunities to create partnerships with local land trusts, environmental organizations, and universities to acquire or develop these areas should be explored.

While Spanaway is rich in regional level parks, there are no existing community or neighborhood parks within the community. A community park should be acquired and developed in south Spanaway. Several neighborhood level parks should be acquired and developed throughout the community. Sprinker Recreation Center (SRC) should be expanded and improved in accordance with the recently developed SRC Master Plan and consistent with community expectations and needs. SRC should be modified to include accommodations for youth and teens, perhaps with the addition of a Boys and Girls Club.

The plan area is served by the Pierce County Library System. The 15,576 square foot Parkland-Spanaway library is classified as a regional branch library. This library service should continue to be provided in the community and the LOS should keep up with population growth. Any additional library facilities should be located within the UGA in a location that is convenient to people using them.

Reliable utility service should be provided in the communities plan area to accommodate growth in a way that balances public concerns over the impacts of utility infrastructure with the consumer's interest in paying a fair and reasonable price for utility products. Utility providers should consider the community's natural environment and the impacts that utility infrastructure may have on it together with the community’s desire that utility projects be aesthetically compatible with surrounding land uses when planning for and constructing utility facilities.

Regional electrical and natural gas facilities should be permitted in the plan area. Pierce County should support expansion of electric utility facilities to meet future load requirements and support conservation measures to aid in meeting future growth needs.
**SOLID WASTE**

The plan area should be provided with an environmentally sound, economically responsible means of solid waste management that balances the need for this service with the costs of waste disposal. Pierce County should encourage recycling and promote programs that reduce the volume of solid waste. Private industry should be encouraged to provide sufficient disposal capacity for waste collection and processing capacity for recyclables produced in the plan area. All residents of the plan area should have access to refuse disposal and recycling collection services.

**STORMWATER FACILITIES**

Stormwater runoff and flooding control are major issues within the plan area. While the new Site Development and Stormwater Drainage regulations do a much better job of controlling stormwater impacts of new development, development that has occurred over the last several decades has left cumulative impacts that will need to be addressed through the construction of new regional stormwater facilities or acquisition of land for flood storage. Completion of basin plans, coordinated with community plans, will identify future capital improvement needs and priorities.

**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.
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.

**IMPLEMENTING ACTIONS**

The following is a list of actions that need to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short term actions should occur immediately or within one year of plan adoption. Mid-term actions should be completed within 2-5 years. Long term actions should be completed within 5-10 years of plan adoption. The party or parties responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Parkland Area, Spanaway, and Midland Land Use Advisory Commissions (LUAC), Tacoma-Pierce County Health Department (TPCHD), Public Works & Utilities (PWU), Park & Recreation Services, Economic Development (ED), Pierce County Sheriff, or Pierce County Planning and Land Services (PALS).

**SHORT TERM ACTIONS**

**Domestic Water Systems**

1. Amend Title 16, Subdivisions and Platting to require that a certificate of water availability be provided prior to preliminary plat approval. (PALS)

2. Establish the Pierce County Water Utility to provide wholesale water to water purveyors operating within Pierce County. (PWU)
Stormwater Facilities

3. Provide additional County staffing resources to inventory, enforce the preservation of, and maintain private storm drainage systems. (PALS)

4. Coordinate watershed planning processes with basin and community planning processes. (PWU, PALS, TPCHD)

5. Amend the County Public Works and Utilities protocols to require the reconstruction of infrastructure that acts as a barrier to fish or any wildlife passage when any public road or utility project would affect or be affected by the blockage. (PWU)

Parks

6. Amend the Capital Facilities Element to address the current plan area deficits in regional parks and regional linear (major) trails. (Parks, PALS)

7. Amend Title 18A, Development Regulations-Zoning to: (PALS, Parks)

   • Establish a regulatory structure for mitigating local park and recreation impacts for new residential lots created or new residential structures on existing lots of record. This structure should be a multi-faceted approach comprised of park impact fees, land dedication, and fee-in-lieu-of land dedication.
   • Require a land dedication or fee-in-lieu-of land dedication for major and minor trails.
   • Require the installation of nonmotorized transportation trails that connect new developments to schools, parks, or adjacent development.
   • Require that pedestrian paths be installed to connect new residential development to dedicated mini-park facilities.
   • Require new Master Planned Communities to dedicate land for the development of community parks that are available to the general public.

8. Amend Title 18J, Development Regulations-Zoning to incorporate park and recreation design and location criteria. (PALS, Parks)

9. Amend the Pierce County Nonmotorized Transportation Plan to update with Proposed Trail System Map recommendations. (PWU)

10. Place conservation easements on all existing park sites that restrict future uses to park and recreation activities. (Parks)

11. Amend the Pierce County Code to require the proceeds from the sales of publicly owned park sites be used to purchase an equivalent or greater amount of land for park and recreation purposes. (Parks)

12. Conduct immediate actions for the SRC facility, as outlined in the SRC Master Plan, to improve access and life safety. (Parks)

13. Enter into negotiations 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. (Parks)

14. Clean up the garbage at the Hope site and maintain cleanup until development. (Parks)

15. Reclassify Gonyea Playfield from a community to a neighborhood park. (Parks)

16. Increase Deputy Sheriff patrols in Bresemann Forest. (Sheriff’s Department)

17. Provide plastic sacks in park areas for dog scoops. (Parks)
**Transportation**

18. Revise the development standards in the County Code and the Site Development Manual to require developments to provide direct, convenient, and safe easements, roadway, path, and trail connections between adjacent existing or future neighborhoods, schools, shopping areas, recreation areas and trails, transit facilities, and other activity centers. (PWU, PALS)

19. Expand the Development Review Process to ensure:

- The provision of adequate nonmotorized facilities connecting parks, playgrounds, open space areas, schools, residential and commercial areas, entertainment facilities, churches, and other centers;
- Consolidation of driveway accesses as stated in the Pierce County Manual on Design Guidelines and Specifications. (PWU)

20. Continue internal Public Works and Utilities review process for adequate nonmotorized facilities in all new road construction, including:

- Separating pedestrian walkways from roads with buffers in high use areas;
- Providing nonmotorized facilities that meet the most recent standards to serve people of all physical abilities. (PWU)

21. Revise development standards in centers to:

- Locate structures and orient entrances to the transportation network (i.e. sidewalks and transit stops);
- Minimize the construction of excessive parking stalls and locate off-street parking behind developments to allow direct nonmotorized access to structures without traveling through large parking areas;
- Consider the use of wide sidewalks in centers to allow for higher-intensity use, rest areas, and other amenities. (PALS)

22. Coordinate efforts by Pierce County, local jurisdictions, the Washington State Department of Transportation, the State legislature, and the private sector to increase State and federal funding for transportation. This could include increases in the gas tax or other existing transportation funding sources, or the creation of new sources such as a sales tax on gasoline, or street utilities for capital improvements.

23. Program recommended transportation projects in the Pierce County Capital Facilities Element and Transportation Improvement Program. (PWU)

24. Continue to follow the Pierce County Stormwater Management and Site Development Manual until adoption of the State Design Manual. Pursue local or State revisions to the manual to require the maximum restoration possible of pre-existing vegetation. (PWU)

25. Review the Fish and Wildlife Critical Areas Ordinance to determine if the white oak protection clauses need to be revised to protect the trees from future road and building development. (PWU, PALS)

26. Revise the Pierce County Comprehensive Plan transportation project listing to be consistent with the Parkland-Spanaway-Midland Communities Plan transportation project list. (PWU)
**Mid-Term Actions**

**Sewer and Wastewater Treatment**
1. Participate with water purveyors in a water conservation program that encourages the reduction of water usage associated with sewer utilities. (PWU)

**Domestic Water Systems**
2. Propose changes to state laws that would allow the movement of water between water systems. (PWU)
3. Amend the Coordinated Water System Plan (CWSP) to revise water service boundaries where the designated water service provider cannot provide timely or reasonable service. (PWU)

**Law Enforcement**
4. Amend the Capital Facilities Plan to adopt a level of service, based on the number of on-duty commissioned officers in the community, which would more accurately reflect the true level of service in the community. (PALS, PC Sheriff, PC Council)

**School District**
5. Work with the Franklin Pierce and Bethel School Districts to determine if impact fees for schools are adequate to mitigate the impacts to the facilities that are generated by new residential growth within the communities plan area. Amend the school impact fee ordinance if necessary. (PALS, PC Council, PAC)
6. Develop a program annually consult with the Franklin Pierce and Bethel School Districts to prioritize safety improvements near schools and established bus stops. (PALS, PWU, Franklin Pierce School District, Bethel School District)

**Stormwater Facilities**
7. Establish administrative guidelines for location and plantings of stormwater detention and retention facilities. (PWU)
8. Develop and implement a program to identify all culverts and stormwater inlets that discharge directly into or that are tight-lined directly to wetlands, lakes, rivers, and streams. (PWU)

**Parks**
9. Evaluate the financial performance of SRC. Consider increasing the fee structure for the use of ballfields as a method to help defray the costs of operating and maintaining league play. (County Council, Parks)
10. Reprioritize expenditures of general funds to acquire, operate, and maintain a system of local parks. (County Council, Parks)
11. Complete development of the park portion of the Hope site. Develop in a manner that serves as an extension of Gonyea Playfield. (Parks)
12. Amend the Capital Facilities Element to address the projected plan area deficits in regional parks and regional linear (major) trails. (Parks, PALS)
13. Commence technical support for creating a Park Service Area to serve the plan area with the development and maintenance of community and neighborhood level park and recreation facilities. (Parks)
14. Pursue sponsorship opportunities at SRC. (Parks)
15. Complete the development of segments of the major trail system within the plan area. At a minimum, acquire the property necessary to meet the established LOS for these types of facilities. (Parks)
16. Complete the following recommended upgrades to SRC facility: (Parks)
   - Enclose/cover the existing outdoor tennis courts.
   - Expand current recreation programs to include indoor soccer programs and a full conditioning, weight training, and gymnasium complex.
   - Improve and expand support areas (restrooms, locker rooms, etc.).
   - Improve pedestrian access.
   - Improve parking lot landscaping, stormwater control, lighting, and signage.
   - Address the trail system in Bresemann Forest and the need for amenities.
   - Install a skateboard park.
   - Install outdoor covered basketball courts.
   - Provide portable restroom facilities near Bresemann Forest/Spire Rock.
17. Address the goose overpopulation problem in Spanaway Park. (Parks)
18. Develop an environmental education trail along Spanaway Park/Spanaway Creek. (Parks)
19. Conduct an analysis of whether expanding the ice rink facilities at SRC would be feasible. (Parks)
20. Evaluate the feasibility of establishing a Boys and Girls Club and programs at SRC. (Parks)
21. Update the Dawson Playfield site plan. (Parks, Metro Parks)
22. Reestablish and maintain the wading pool and resurface the existing tennis courts at Dawson Playfield. (Parks, Metro Parks)
23. Increase enforcement of scoop/leash laws. (Parks)
24. Enter into negotiations with Pacific Lutheran University to increase the public swimming opportunities. (Parks)
25. Enter into negotiations with the local school districts to establish cooperative agreements for joint use of facilities. (Parks)

Transportation

26. Review Washington State Department of Transportation (WSDOT) policy documents, design standards, and proposed projects to ensure that freeway overpasses and underpasses include safe and accessible sidewalks and paved shoulders. (PWU)
27. Examine street-lighting policies and technologies to reduce light pollution. Lighting fixtures or policies may be able to reduce undesirable light in areas off of the transportation system. (PWU and Utility Providers)
28. Develop a neighborhood speed control program by:
- Approving a budget to develop and implement the program;
- Hiring staff to produce administrative procedures to evaluate and prioritize options for interested neighborhoods;
- Beginning the program by requesting applications from communities and neighborhoods. (PWU)

29. Develop an umbrella agreement with Pierce Transit to identify standards and conditions for transit facilities in public rights-of-way. In addition, develop an agreement between the agencies governing financial cooperation in the provision of roadway/transit facilities such as:
   - Widened bus stops,
   - Lighting,
   - Litter receptacles,
   - Shelters,
   - Street furniture, and
   - Bicycle racks. (PWU, Pierce Transit)

30. Continue to cooperate with Pierce Transit in applying for grant funding for facilities and providing data to ensure operational efficiency. (PWU, Pierce Transit)

31. Revise the Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County to require criteria for the location and determination of drainage grates used in new roadway construction and reconstruction to mitigate impacts to bicycles and wheelchairs. (PWU, PALS)

32. Pierce County will explore and develop a transportation impact fee program. (PWU)

**LONG TERM ACTIONS (5-10 YEARS)**

**Domestic Water Systems**

1. Develop a regional supply network, such as transmission lines, source facilities, storage and other facilities, for domestic water. (PWU, Water Purveyors)

**Stormwater Facilities**

2. Establish an “Adopt a Stormwater Pond” program and develop management plans for pond maintenance. (PWU)

**Parks**

3. Hire a volunteer coordinator/environmental educator. (Parks)
4. Develop a public regional swimming pool within the plan area. (Parks)
5. Complete and adopt development site plans for all regional facilities within the plan area. (Parks)
Transportation

6. Update maps and add signs and directional markers as the nonmotorized transportation network develops and destinations are connected. (PWU, Parks, Neighboring Jurisdictions, Private Sector)
Sewer Service

Existing Sewer Lines
- 36"-84" Gravity Main
- 15"-36" Gravity Main
- 14" (or less) Gravity Main
- Forced Main
- Syphon Main

Proposed Sewer Lines
- 36"-84" Gravity Main
- 15"-35" Gravity Main
- 14" (or less) Gravity Main
- Forced Main

Stormwater Facilities
- Active Improvement Project
- Future Capital Improvement Project
- Completed Project

Note: The Capital Improvement Projects shown as active or future are included in Pierce County Surface Water Management's current six-year Capital Facilities Plan.

Pierce County Geographic Information System
Department of Planning and Land Services
Plot Date: September 11, 2006

Parkland - Spanaway - Midland Communities Plan
Water Systems

- Unserved, or conflict over Purveyor
- Served by Class A Water System

CA15, Coach Country Corral
EA13, Enchanted Firs Mobile Estates
EA18, Elk Plain Cafe Water System
FA23, Field Road Water System
FA7, Forest Glen Mobile Home P
HA14, Crescent Park Water System
HA17, Handy Shop
LA13, Loveland Mobile Estates
LA14, Little Lake Mobile Home Park
LA20, Little Park Restaurant
LA7, Lakewood Water District
LA8, Laurel Land Mobile Home P
MA18, Mountain Highway Apts
MA25, Marymount
MA26, Decommissioned
MA5, Martens Add Mutual Water Ass
OA5, Our Lady Queen of Heaven
PA13, Ponderosa Mobile Home Park
PA14, Prairie Village Mobile H Ct
PA2, Parkland Light & Water
PA7, Pinewood Glen Imp Club
PA8, Pinney Road
RA14, Rockcliffen Trailer Park
RA27, Redwood Motel
RA5, Rainier Villa
SA19, Southwood Water System
SA20, Spanaway Village
SA22, Spanaway Water System
SA26, Summit
SA35, Spanaway Village Water System
SA7, Shady Rest Apt & Tavern
TA2, Tacoma Water Division
TA8, Twin Fir Mobile Home Park
VA4, Vinson's Villa MH/Roy WYE Inn
WA16, Winchester Mobile Homes Water

Parkland-Spanaway-Midland Communities Plan Boundary

Miles

0 0.5 1

Department of Planning and Land Services
Plot Date: September 11, 2006
Pierce County, Washington

Park Acquisition Recommendations

Potential Park Sites*

- Regional
- Community
- Linear
- Neighborhood

Note: Potential parks sites numbered in order of priority.

Proposed Trail System

Major Trails
- Spanaway Lake Trail
- Spanaway Loop Road Trail
- Midland Trail
- North Clover Creek Trail
- South Clover Creek Trail
- Aque duct Drive Trail
- 112th Street Trail
- Ainsworth Street Trail
- Midland Historical Military Trail
- Steve Baskett Trail
- Midland-Summit Trail
- Military Road Trail
- Mountain Highway Trail
- 22nd Avenue Trail

Minor Trails
- 166th Street Trail
- 174th Street Trail
- 176th Street Trail
- B Street Trail
- A street Trail
- 192nd Street Trail
- 150th Street Trail

Parkland - Spanaway - Midland Communities Plan

Department of Planning and Land Services
Plot Date: September 11, 2006
Chapter 7: Plan Monitoring

Purpose

The 1990 State Growth Management Act (GMA) requires jurisdictions planning under GMA to report on progress made in implementing the Act, and to subject their comprehensive plans to continuing evaluation and review. As part of the County’s Comprehensive Plan, the Parkland-Spanaway-Midland Communities Plan is subject to this requirement. One mechanism for conducting this evaluation and review is to monitor the development standards, regulations, actions, and other programs called for in the plan for the purpose of determining their effectiveness in fulfilling the vision of each of the five elements of the plan.

This chapter provides a framework both for monitoring the various actions undertaken to implement the plan and for offering recommendations to make adjustments to the actions in order to better fulfill each of the visions in the plan. Actions may include the development and implementation of regulations and design standards, working with various governmental agencies to develop programs, organizing community groups and events, developing interpretive and educational programs, conducting community forums, and other actions. This framework provides a means for measuring the effect of each action, identifies participants and their roles in monitoring the actions, lays out time frames for monitoring, and specifies how the monitoring program should be documented. Information obtained from the monitoring program will be used to offer recommendations to decision makers as to what changes to the communities plan may be needed in order to attain specified goals and meet the visions in the plan.

How to Measure the Effect of Standards

The Parkland-Spanaway-Midland Communities Plan identifies actions which need to be implemented to meet its visions, goals, and objectives. Monitoring evaluates the effectiveness of the actions in fulfilling these visions, goals, and objectives. The monitoring program outlined here includes several steps which are intended to identify actions taken, the ease with which they can be used, and whether the actions actually fulfill the objectives they were intended to fulfill.

To do this, the monitoring program is divided into five steps: Actions, Inputs, Process, Outputs, and Outcomes. Each of the steps and the responsible participant are discussed briefly here.

Phase 1: Actions.

Phase 1 monitoring would consist largely of reviewing the visions, objectives, policies, and actions stated in the plan and identifying all the actions which need to be undertaken to be consistent with the plan. The actions should be grouped according to the objectives they are intended to meet. PALS staff and the Parkland Area, Spanaway, and Midland Advisory
Commissions (PAAC, SAC, and MAC) would be the primary participants in this activity. A report from PALS would be submitted to PAAC, SAC, and MAC for review.

**PHASE 2: INPUTS:**

Phase 2 monitoring would determine whether actions called for in the plan have actually been undertaken and completed. PALS staff would evaluate if regulations and design standards have been adopted. Review to determine if other actions, such as community forums or other events, have been completed could be done by PAAC, SAC, MAC, PALS staff, and event organizers.

**PHASE 3: PROCESS:**

Phase 3 monitoring would evaluate whether an action is straightforward, understandable, or easy to use. In the case of regulations and design standards, those persons who have submitted permit applications requiring compliance with these regulations and design standards would need to be involved in the evaluation. Citizen advisory boards which review such applications, as well as PALS staff, would also be included in the monitoring. PALS staff would coordinate the monitoring and could conduct interviews or distribute questionnaires to persons who have submitted or reviewed permit applications subject to the regulation being monitored. Monitoring of other actions, such as events and ongoing activities, would include event organizers and participants, PAAC, SAC, MAC, and PALS staff.

**PHASE 4: OUTPUTS:**

Phase 4 monitoring would determine whether the action has been carried out as stated in the plan. For example, monitoring would determine whether a regulation or design standard has been complied with and identify reasons for any noncompliance. In regard to events and ongoing activities, monitoring would determine whether the immediate objectives of the activity have been met. Participants would include residents, property owners, the PAAC, SAC, MAC, and PALS staff.

**PHASE 5: OUTCOMES:**

Phase 5 monitoring would evaluate the extent to which each action results in the desired effect on the community. The primary participants are the residents and property owners in the plan area. Assistance would be provided by the PAAC, SAC, MAC, and PALS staff. The PAAC, SAC, and MAC would need to provide a forum in which adopted vision statements are reiterated to residents and property owners. PALS staff would assist in organizing public meetings, preparing and distributing questionnaires, and using other means to gather information.
It is anticipated that the Parkland-Spanaway-Midland Communities Plan will take a substantial period of time to be implemented. There are a number of actions that can be accomplished within a short timeframe, some will take much longer, and others will involve ongoing actions with no specific completion date. It is important that monitoring be done on a continuing basis with specific actions monitored at different times.

In regard to monitoring the development and implementation of regulations and design standards, it would be appropriate for monitoring to be phased over time as the five phases outlined above are accomplished. Phase 1 would begin almost immediately upon the plan adoption. Phase 2 would take place within two years following the plan adoption. This would provide adequate time for the County Council to adopt implementing regulations called for in the plan. Phases 3, 4, and 5 would occur within two to three years following completion of Phase 2. This would allow time for the regulations to be applied to a number of development projects. Phase 3 analysis of how understandable the regulations are and the ease to which they can be applied would then be based on the application of the regulations to those projects developed within that time period. Phases 4 and 5 monitoring would be done simultaneously with Phase 3 monitoring. The total time for initial monitoring for Phases 1 through 5 would be about five years. As changes are made to regulations and design standards, the monitoring cycle would need to be repeated to address the changes.

Other actions which do not involve the implementation of regulations or design standards would be monitored on a similar timetable. Phase 1 and Phase 2 would occur within two years of adoption of the plan, while Phase 3, 4, and 5 monitoring would occur within five years of plan adoption.

As amendments are made to the plan, monitoring would need to continue to determine how effective the changes are in carrying out the visions in the plan. In addition, it would be appropriate to continue monitoring all actions in the plan every five years to evaluate whether the actions continue over time to effectively carry out those visions.

A review of baseline information is necessary to effectively monitor whether the objectives of the Parkland-Spanaway-Midland Communities Plan are being met. Information regarding community attitudes, visual characteristics of the community, community services, infrastructure, business climate, land uses, permitting activity, and other community characteristics would be evaluated. The plan and other documents provide much of the baseline information. It may be necessary, however, to supplement that information prior to effectively monitoring the plan.

As each phase of monitoring is completed, a report should be prepared by PALS staff which identifies the action being monitored, the specific purpose of the monitoring, methods used in monitoring, data collected, analysis of the data, findings, and recommendations for further
action. The report should be submitted to the PAAC, SAC, and MAC for review and comment and to the County Council for its consideration.

**RECOMMENDATIONS FOR FURTHER ACTION**

In addition to determining the effectiveness of the plan in fulfilling the vision of the Parkland, Spanaway, and Midland communities, a key component to monitoring would be the recommendations for further action. These recommendations should clearly identify the specific vision statement being addressed, how the recommended action corrects a deficiency in the plan, how the recommended action will contribute to fulfilling the vision statement, and a timeline for completing the proposed action.