

Appendix J: South Hill Community Plan

The South Hill Community Plan’s policies are in addition to the Countywide Comprehensive Plan policies and are only applicable within the South Hill Community Plan Boundary.

CONTENTS

Land Use Policies.....	J-3
Goals	J-3
General.....	J-3
Residential.....	J-7
Commercial	J-8
Industrial	J-13
Cultural Resources Policies	J-14
Social and Cultural Activities	J-14
Historic Preservation.....	J-15
Design and Character Policies	J-16
Goals	J-16
Site Design.....	J-16
Architectural Design.....	J-21
Neighborhood Commercial.....	J-23
Landscape Design.....	J-24
Sign Design	J-25
Lighting Design.....	J-27
South Hill Central Place.....	J-28
Community Amenities	J-29
South Hill Entrances	J-31
Design Standards and Regulations Revisions	J-32
Environment Policies	J-33
	J-1

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

GoalsJ-33

Water Resources.....J-33

Fish and Wildlife ResourcesJ-34

NoiseJ-34

Air ResourcesJ-35

Economic Development Policies.....J-35

GoalsJ-35

General.....J-35

Business and Employment Growth.....J-35

Employment OpportunitiesJ-37

Capital Facilities PoliciesJ-38

GoalsJ-38

General.....J-38

Public SchoolsJ-39

Thun Field.....J-39

Pierce County Offices.....J-41

Parks and Recreation PoliciesJ-41

Trail System.....J-42

Parks.....J-43

Transportation PoliciesJ-44

Transit Facilities and ServicesJ-44

Roads.....J-45

Nonmotorized FacilitiesJ-45

Meridian Avenue.....J-46

Transportation System Management.....J-49

CoordinationJ-49

Community and Neighborhood ConnectivityJ-49

Utilities PoliciesJ-50

StormwaterJ-50

Sewer Facilities.....J-50

Water SystemsJ-50

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

LAND USE POLICIES

GOALS

We envision a predominantly residential community that incorporates environmentally sensitive areas, high traffic corridors, and desired open space. We see the core of the urban residential environment as moderate density single-family housing. While high density multifamily housing acts as a buffer along major traffic corridors, low density housing mitigates development impacts to the natural ecosystem in environmentally sensitive areas. The predominant South Hill commercial area will adjoin the Meridian corridor, with secondary commercial areas located in separated districts along other major traffic corridors. The Thun Field area will emerge as the home to a diverse group of industries and businesses that provide products and services related to healthcare, professional services, education, aviation, light manufacturing, and high technology.

Commented [PCU1]: Maximum flexibility
Keep who we are

Commented [PC2]: Maybe need to describe that this community is suburban.
urban spine with two nodes and surrounding moderate density areas (suburban)

GENERAL

- GOAL SH LU-1** Establish land use patterns that integrate the natural environment and provide compatibility among different uses.
- SH LU-1.1** Uses should embrace a livable community of residential, commercial, and civic uses situated among trees and green space, supplemented by design features that lend to a greater sense of community, and connected by a fully linked system of roads and nonmotorized pathways.
- SH LU-1.2** Stay the course articulated in the community plan; this includes elected officials, community leaders, citizens, and County employees.
- SH LU-1.3** The Urban Growth Area (UGA) boundary should remain as currently located to result in redevelopment and improvements to achieve the specified goals.
- SH LU-1.3.1** Pierce County should not expand the Urban Growth Area south of the plan area to encourage the redevelopment of existing properties.
- SH LU-1.4** Allow time for change to occur by recognizing that the community plan influences land use patterns for 20 years and beyond.
- SH LU-1.4.1** The future land use pattern for the South Hill community shall reflect long-range community desires and economic goals. Short-term benefits shall not preclude the realization of long-range goals.
- SH LU-1.4.2** Parcels should not be rezoned within the first two years of plan adoption to allow appropriate time for the market to adjust.
- SH LU-1.5** Recognize that the adoption of the plan will result in the creation of nonconforming uses. Over time, the gradual redevelopment of nonconforming uses will aid in achieving community-wide goals.

Commented [PC3]: Policies that address annexation/incorporation

Commented [PC4]: If policy issue in community plan is not the controlling document the policy should be removed.

Commented [PC5]: Don't put Timeline for expansion of UGA.

Commented [PC6]: Delete

Commented [PC7]: Should not "shall"

Commented [JM8]: Outdated - time has passed - delete

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- GOAL SH LU-2** Reverse the existing pattern of residential and commercial sprawl. This should be accomplished by:
- SH LU-2.1** Providing for a variety of housing types and densities throughout residential zones;
 - SH LU-2.2** Allowing small-scale neighborhood commercial centers interspersed among residential areas; and,
 - SH LU-2.3** Reshaping commercial activities along Meridian Avenue through providing appropriate land use designations and design standards.
- GOAL SH LU-3** The pattern of residential development should reflect the community's desire to preserve environmentally sensitive areas and open space corridors.
- SH LU-3.1** Higher densities should be allowed only outside of areas with environmental constraints.
- GOAL SH LU-4** Intersperse small-scale neighborhood centers throughout the community residential areas.
- SH LU-4.1** The purpose of the neighborhood centers is to provide citizens the opportunity for frequent/daily shopping or service activities without having to drive to Meridian Avenue.
- GOAL SH LU-5** Reshape commercial activities along Meridian Avenue to stop the continuous strip pattern.
- SH LU-5.1** Commercial districts of similar activities shall be designated along portions of Meridian Avenue.
 - SH LU-5.2** The uses and intensity of commercial districts along Meridian should serve both regional and community needs.
 - SH LU-5.3** Residential districts may be integrated along Meridian Avenue to separate commercial districts.
 - SH LU-5.4** Designate underdeveloped and vacant parcels along Meridian Avenue for non-commercial uses to break up the existing continuous commercial corridor.
- GOAL SH LU-6** Utilize innovative techniques and strategies to achieve the desired land use patterns and supporting infrastructure.
- SH LU-6.1** Regulatory requirements should provide incentives for redevelopment and infill opportunities.
 - SH LU-6.2** Provide incentives for redeveloping nonconforming uses and structures.
 - SH LU-6.2.1** Provide alternative development opportunities for landowners along Meridian Avenue.
 - SH LU-6.2.2** Minimize the creation of nonconforming businesses along Meridian Avenue.
 - SH LU-6.3** Ensure zoning regulations that provide flexibility in the development of individual parcels without undermining the community's desired land use pattern.

Commented [PC9]: Provide flexibility in policy language....allow higher density if mitigation is provided.

Commented [JM10]: Multifamily should be along and connected to the corridor

Commented [PC11]: Do we want residential fronting Meridian...vs along and connected to Meridian,

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH LU-6.3.1** Adopt incentive-based density and intensity regulations that provide a menu of choices.
- GOAL SH LU-7** Provide strict guidance for rezones to ensure community plan goals and objectives are properly implemented.
- SH LU-7.1** The proposed zone must be an allowed zone under the existing land use designation.
- SH LU-7.1.1** Rezones cannot be used to enlarge the land area of a center or alter the boundaries of the center.
- SH LU-7.1.2** Changes in land use designation are not permitted through rezones.
- SH LU-7.1.3** Ensure commercial rezone applications are consistent with the intent, goals, objectives, and standards as set forth in the South Hill Community Plan.
- SH LU-7.1.4** Commercial rezones shall be applied only within designated urban centers and districts.
- SH LU-7.1.5** Commercial rezones may be allowed when the following criteria are met:
 - SH LU-7.1.5.1** A Planned Development District (PDD) shall accompany all rezone applications;
 - SH LU-7.1.5.2** An analysis of market vacancy has demonstrated there is a need for the commercial use type within the South Hill Community Plan area. The analysis must consider the availability of vacant commercial buildings for the same type of use and shall demonstrate why the rezone is necessary. The analysis shall not be an analysis of market potential; and
 - SH LU-7.1.5.3** The Examiner shall provide written findings that the proposed zone and PDD implement the goals, objectives, and standards of the designation better than the existing zone.
- SH LU-7.2** Ensure residential rezone applications are consistent with the intent, goals, objectives, and standards as set forth in the South Hill Community Plan.
- SH LU-7.2.1** Residential rezones may be allowed if it is demonstrated that more than 5 years have passed since the last change in zoning and the following criteria are met:
 - SH LU-7.2.1.1** If the request is to up-zone from Residential Resource, it must be demonstrated that the environmental constraints qualifying the property for such classification no longer exist on the site, or that the development will be designed in a manner that provides protection of the environmentally constrained area and provides designated areas of wildlife habitat and open space;

Commented [JM12]: Consider other zoning methods such as form-based.zoning

Commented [PC13]: Should not be required

Commented [PC14]: No longer exists or is mitigated...or is protected by existing critical areas.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

SH LU-7.2.1.2 An analysis of market vacancy has demonstrated that there is a need for higher density within the South Hill Community Plan area. The analysis must consider the availability of buildings for the same type of use and shall demonstrate why the rezone is necessary. The analysis shall not be an analysis of market potential;

Commented [PC15]: No longer needed...let private developer decide.

SH LU-7.2.1.3 Compatibility with surrounding uses shall be maintained; and,

SH LU-7.2.1.4 For any rezone request to allow higher densities, connection to sewers shall be required.

Commented [PC16]: There should be exceptions to this rule for feasibility of projects that to prohibit further infill.

GOAL SH LU-8 Pierce County shall ensure the South Hill Community Plan is monitored to provide feedback and identify appropriate and necessary revisions.

SH LU-8.1 Detail a monitoring process or plan that will be an effective tool.

SH LU-8.1.1 At the five-year review of the community plan, development data should be reviewed to measure the success toward realizing the community’s goals, including housing affordability, as required under the Comprehensive Plan.

SH LU-8.1.2 Evaluate and record the effectiveness of development regulations and incentives, including their effectiveness in preserving affordable housing in the community plan area as required by the Comprehensive Plan.

SH LU-8.1.3 Identify achievable implementation measures or actions if desired results are not realized.

SH LU-8.2 Pierce County shall work closely with the South Hill Advisory Commission to implement and monitor the community plan.

SH LU-8.2.1 Each year, the South Hill Advisory Commission, with the assistance of Pierce County, shall develop a work program aimed at accomplishing the short, mid, and long-term goals of the South Hill Community Plan.

SH LU-8.2.2 Planning and Land Services shall provide year end reports to the advisory commission summarizing the accomplishments and making recommendations for the upcoming year.

GOAL SH LU-9 Ensure compatibility between adjacent land uses.

SH LU-9.1 Ensure the incentive-based, flexible regulations contain the necessary requirements to allow for higher density development. Higher density development shall not occur when infrastructure is inadequate and amenities are absent.

Commented [PC17]: Incentives are good.

SH LU-9.2 Higher densities located next to lower densities are considered compatible when appropriate infrastructure such as safe roads, vegetation, stormwater, bike, and pedestrian connections are provided. For increased compatibility, include design features that soften the intensity difference and provide reasonable light while not glaring onto adjacent properties.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH LU-9.3** Designate land uses adjacent to the Pierce County Airport/Thun Field that are compatible with aviation activity and complement the South Hill Community Plan goals.
 - SH LU-9.3.1** Develop criteria, standards, and compatible land use designations that will protect the South Hill community and aviation users by adopting implementing regulations consistent with the WSDOT Aviation Division guidelines, *Airports and Compatible Land Use, Volume 1*.

RESIDENTIAL

- GOAL SH LU-10** Implement distinct zoning districts for a variety of residential choices including estate, mid-size, small lot, multifamily, senior housing, and mixed use development.
 - SH LU-10.1** Building footprints should correspond to the approximate size of the residential lot:
 - SH LU-10.1.1** Estate (large lot, large home);
 - SH LU-10.1.2** Mid-size (yard/home proportionate); and
 - SH LU-10.1.3** Small lot (small lot, smaller home).
 - SH LU-10.2** Low residential densities should be located in the vicinity of environmentally constrained lands such as wetlands, floodplains, slopes, groundwater recharge areas, and priority wildlife habitat.
 - SH LU-10.3** Moderate density residential development should be allowed in established areas that do not have potential for redevelopment within the next 20 years.
 - SH LU-10.4** Higher density residential development should be located within and around the Urban Village to promote the pedestrian activities and provide activity and safety at night.
 - SH LU-10.5** Higher density residential development should be located in areas that have potential for redevelopment.
 - SH LU-10.5.1** High density and small-lot development provide opportunities for affordable housing, starter homes for young families, and downsizing opportunities for seniors.
 - SH LU-10.6** High density residential should be located throughout existing residential neighborhoods where infrastructure is available or can be improved by construction of the higher density.
 - SH LU-10.7** Provide on-site density credits for the Residential Resource zone.
- GOAL SH LU-11** Recognize that areas zoned for both commercial and residential uses typically develop as all commercial uses. Remedy this situation by ensuring opportunities for both high density housing and true mixed use.

Commented [PC18]: Cottage Housing vs micro housing

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH LU-11.1** Establish a zone that allows for high density housing that does not include commercial development.
- SH LU-11.2** Ensure opportunities for a true mix of uses that contain both commercial and residential components.
 - SH LU-11.2.1** Require residential uses in certain mixed use zones to ensure both residential and commercial development occur.
- GOAL SH LU-12** Allow non-residential uses within residential areas.
 - SH LU-12.1** Limited non-residential uses such as churches, schools, and daycares should be allowed within residential areas.
 - SH LU-12.2** Non-residential activity should be scaled and sized appropriately to ensure compatibility within the neighborhood.

COMMERCIAL

- GOAL SH LU-13** Create separate and distinct commercial centers along Meridian Avenue through zoning and design standards. Establish centers for specific purposes, designed in appropriate scale and intensity for the identified function and purpose.
 - SH LU-13.1** Create separate and distinct districts along Meridian Avenue providing the highest quality private and public sector developments that connect to adjacent neighborhoods, preserve pockets of natural areas, and move through traffic safely and efficiently.
 - SH LU-13.2** Reshape the existing commercial corridor along Meridian Avenue into separated commercial nodes distinguishable through activities, architecture, and site design and are based on the surrounding neighborhood and development potential.
 - SH LU-13.3** Limit the size and configuration of commercial areas to direct land uses to desired locations at intended intensities.
 - SH LU-13.4** Designate portions of Meridian Avenue to break up the continuous commercial development and encourage a greater variety of uses.
 - SH LU-13.4.1** Encourage mixed use projects that provide an attractive, convenient, and stylish setting for residents and a captive market for retailers.
 - SH LU-13.4.2** Encourage opportunities for small-scale retail.
 - SH LU-13.4.3** Allow warehouse retail shopping centers, also known as big-box retailers, in specified districts.
 - SH LU-13.5** Ensure civic, recreational, residential, office uses, and open space uses are mixed in with commercial development.
 - SH LU-13.5.1** Arrange the diverse land uses in ways that encourage walking and discourage driving for short trips and errands.

Commented [PC19]: Don't preclude some uses that don't currently exist.

Commented [PC20]: Designate vs create. Needs to define separate since it will be next to something else

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH LU-13.5.2** Rezone designated areas in mature strips for urban mixed use projects and higher density housing.
- SH LU-13.5.3** Link the higher density development districts with high capacity transit.
- SH LU-13.6** Identify districts, and designate and zone accordingly to encourage development.
- GOAL SH LU-14** Aggressively seek nuisance abatement to eliminate problems that inhibit achieving the goals of the districts and the community.
- SH LU-14.1** Dilapidated or abandoned buildings and illegal land uses shall be corrected or eliminated.
- SH LU-14.2** The County shall inventory these properties and develop a program to eliminate or correct them.
- GOAL SH LU-15** Establish a variety of commercial districts that serve specific purposes. The scale and intensity of activities should be in conformance with the purpose of the commercial node.
- GOAL SH LU-16** Designate an area for regional commercial uses.
 - SH LU-16.1** The purpose of the regional commercial district is to provide opportunities for large, auto-oriented businesses.
 - SH LU-16.2** The type of commercial uses in the regional commercial district should serve a regional market, i.e., a market greater than South Hill residents and businesses.
 - SH LU-16.3** The permitted commercial activities may include land consumptive (e.g., modular home sales) and auto-dependent businesses (e.g., warehouse grocery or building materials and supplies).
 - SH LU-16.4** The size of the individual commercial buildings should be unlimited.
 - SH LU-16.5** Residential uses are incompatible with regional commercial uses and should not be allowed.
 - SH LU-16.6** Regional commercial uses that generate traffic and draw from a market that includes more than the South Hill community should be located at regional crossroads, e.g., Meridian Avenue and 176th Street East, to deter regional traffic through the community.
 - SH LU-16.7** Regional commercial uses include stores and activities that require the use of an automobile such as a warehouse grocery, carpet, or furniture store. Regional commercial uses shall have design standards that lessen the impacts of noise, light, and glare.
 - SH LU-16.8** Regional commercial uses are identified as auto-dependent.
 - SH LU-16.9** Regional commercial uses should be identified with the Mixed Use District (MUD) designation.
- GOAL SH LU-17** Designate two or three areas for community commercial uses.

Commented [PC21]: Maintain retail in high density to retain the activity on the street. May need to be certain locations. Need to encourage

Commented [PC22]: Illegal vs grandfathered vs non-conforming uses. Recognize changes in what are legal uses.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH LU-17.1** The purpose of the community centers is to provide retail and service opportunities that residents are likely to access on a weekly or frequent basis such as grocery stores, restaurants, or banks.
- SH LU-17.2** Community commercial centers should serve a market not greater than South Hill residents and businesses.
- SH LU-17.3** The permitted commercial activities should not include land consumptive or auto-dependent activities.
- SH LU-17.4** The area of individual tenant space within commercial buildings shall be limited.
- SH LU-17.5** Building mass and orientation should be pedestrian scaled.
- SH LU-17.6** Site design and building orientation shall safely accommodate pedestrians and should incorporate interaction with surrounding residential neighborhoods.
- SH LU-17.7** Each community commercial area shall be a compact node and not allowed to sprawl along Meridian Avenue in a continuous commercial strip.
- SH LU-17.8** Community commercial uses should be identified with the Community Center (CC) designation.
- SH LU-17.9** Community commercial uses draw from a variety of South Hill neighborhoods as the market.
- SH LU-17.10** Community commercial uses should be dispersed in distinct nodes along Meridian Avenue for easy access from many neighborhoods of South Hill.
- SH LU-17.11** Community commercial uses include stores and activities to which patrons can walk, drive, or take transit. Uses such as grocery stores, theaters, and large-scale clothing stores would be located in community commercial areas.
- SH LU-17.12** Community commercial uses are identified as pedestrian-oriented and auto-accommodating.
- SH LU-17.13** Community commercial centers shall contain design standards that emphasize pedestrians and pedestrian connections throughout the shopping district.
- GOAL SH LU-18** Designate a few nodes for neighborhood center uses.
- SH LU-18.1** Neighborhood commercial centers shall be designated Neighborhood Center and zoned, dependent upon allowed uses, either Neighborhood Center (NC) or Residential/Office-Civic (ROC).
- SH LU-18.2** Permitted commercial uses should include small-scale retail and/or personal services that meet frequent or daily needs of residents living in the immediate neighborhoods.
 - SH LU-18.2.1** Uses such as dry cleaning and alterations, grocery stores, bakeries or coffee sales, accountants, or veterinarians are examples of acceptable types of uses for the Neighborhood Center designation.

Commented [PC23]: Reevaluate the location and the uses allowed in the neighborhood center. Adds value to the neighborhood.
Also whether we want them at all.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH LU-18.2.2** Banking services with or without drive-through facilities are allowed in the Neighborhood Center designation.
- SH LU-18.2.3** Gas stations or gas stations with convenience stores and fast-food or drive-through restaurants are not acceptable types in the Neighborhood Center designation and shall not be allowed.
- SH LU-18.2.4** Espresso stands, with or without drive-through facilities shall be allowed in the Residential Office/Civic zone classification.
- SH LU-18.3** The Neighborhood Centers shall accommodate only uses that are scaled and sized appropriately to ensure coherence with the neighborhood.
- SH LU-18.4** Retail operations in Neighborhood Centers shall be required to receive a conditional use permit to ensure consistency with community plan goals, policies, and design standards.
- SH LU-18.5** Neighborhood Centers should serve primarily the local neighborhood.
 - SH LU-18.5.1** Hours of operation shall be strictly limited and shall not occur before 5:00 a.m. or after 10:00 p.m.
 - SH LU-18.5.2** Although 24-hour uses may offer convenience to adjacent neighborhoods, 24-hour uses such as gas stations with convenience stores and drive-through restaurants are inconsistent with the objective requiring Neighborhood Centers to be compatible with adjacent single-family residential areas.
- SH LU-18.6** Sales of alcohol or tobacco products shall be prohibited in Neighborhood Centers.
- SH LU-18.7** Activities that generate excessive noise shall not be allowed within Neighborhood Centers.
- SH LU-18.8** Building size and area of individual tenant space shall be limited.
- SH LU-18.9** Spatially distribute Neighborhood Centers throughout South Hill in a manner that will maintain the scale of the neighborhood and not challenge the economic hierarchy and thus, the financial success of existing commercial areas.
- SH LU-18.10** Neighborhood Centers should be dispersed throughout the community to serve a majority of neighborhoods.
- SH LU-18.11** Neighborhood Center activities shall be low intensity and connected to the surrounding neighborhoods with a series of sidewalks and bicycle paths.
- SH LU-18.12** Local residents should determine the location and configuration of Neighborhood Centers.
- SH LU-18.13** Neighborhood Centers should be located where neighborhood commercial currently exists and new locations should be designated to serve more neighborhoods.
- GOAL SH LU-19** Designate a central place that is the focal point of commercial activity for the community.

Commented [PC24]: Marijuana and adult businesses as well

Commented [PC25]: Determine the appropriate location or if still desired.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH LU-19.1** Designate and zone an area that can be identified as a *central place* in South Hill. This area is envisioned to contain a variety of people-oriented shopping and leisure activities without the dependence or interference of the automobile.
- SH LU-19.2** The central place shall be designated Community Center and zoned Urban Village.
- SH LU-19.3** The Urban Village shall contain design standards that promote small-scale storefronts, taller buildings, plazas, pedestrian access, and landscaping.
- SH LU-19.4** The Urban Village should serve as a focal point of commercial and civic activities for the South Hill community.
- SH LU-19.5** Permitted uses should include civic, residential, and pedestrian-scaled retail activities.
- SH LU-19.6** A residential component such as lofts, senior housing, and apartments above retail storefronts shall be included in Urban Village.
- SH LU-19.7** Support business uses and regulatory measures that allow personal services, small-scale retail, and sit-down eating and drinking establishments.
- SH LU-19.8** All new commercial developments in the Urban Village must have residential uses as a component of the project.
 - SH LU-19.8.1** Densities of projects within the Urban Village may exceed 25 units per acre when the project provides a mix of commercial and residential uses.

GOAL SH LU-20 Designate an Activity Center within South Hill.

- SH LU-20.1** Designate and zone an Activity Center to provide a civic focal area for the community oriented around a unique recreational, cultural, or community amenity.
- SH LU-20.2** Activity Centers shall permit a broad range of commercial, civic, and office uses. Examples of such uses include professional offices, retail sales, retail and/or personal services, restaurants, grocery stores, bakeries or coffee sales, farmers markets, and churches.
 - SH LU-20.2.1** Residential uses shall be limited to multifamily and attached single-family uses. Heavy industrial uses shall not be allowed.
- SH LU-20.3** Mixed use buildings shall be encouraged to locate within Activity Centers through the use of incentives. Examples of acceptable incentives include density bonuses, reductions in requirements for native vegetation and impervious surfaces, and similar measures.
- SH LU-20.4** Activity Centers shall be subject to design standards that emphasize pedestrians and pedestrian connections throughout the center, foster high quality architectural design, and promote quality site layout and planning.

GOAL SH LU-21 Commit to appropriate steps ensuring that South Hill Urban Village will become a viable reality.

Commented [PC26]: Review the number of commercial designations - so much overlap. Regional vs local services

Commented [PC27]: Incentives for native vegetation for all of South Hill

Commented [PC28]: Review as part of review of all the commercial designations. Some indication that may not be needed. Determine if needed or can be addressed by zoning

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH LU-21.1** Focus public and private investments toward South Hill Urban Village.
- SH LU-21.2** Transit service and mobility improvements that serve the Urban Village should be given priority.
- SH LU-21.3** Encourage public/private partnerships to create the viability of the Urban Village.
- SH LU-21.4** South Hill’s development regulations should contain deadlines for processing permits and administrative appeal processes to avoid lengthy delays.
- SH LU-21.5** Pierce County should periodically review development within the Urban Village zone and identify barriers to efficient permitting.
 - SH LU-21.5.1** To encourage compact development within South Hill Urban Village, Pierce County shall maintain information on available and underutilized parcels in coordination with Pierce County’s Buildable Lands program.

INDUSTRIAL

- GOAL SH LU-22** Provide for small-scale manufacturing and aviation-related industries while ensuring public safety.
 - SH LU-22.1** Provide some industrial lands to facilitate small-scale light manufacturing and aviation-related industries.
 - SH LU-22.2** The industrial area should be limited to the Pierce County airport and some adjacent properties.
 - SH LU-22.3** Industrial activities shall not impact the safety of airport operations.
- GOAL SH LU-23** Allow for commercial retail and service uses within the Employment Center.
 - SH LU-23.1** Allow smaller parcels along Sunrise Boulevard between Meridian East and 110th Avenue East to be zoned Employment Services.
 - SH LU-23.1.1** Parcels rezoned to the Employment Services zone classification should not be greater than 4 acres in size.
 - SH LU-23.1.2** Rezones may only be allowed when the following criteria are met:
 - SH LU-23.1.2.1** A PDD shall accompany all rezone applications; and,
 - SH LU-23.1.2.2** The proposed uses are compatible with airport operations associated with Thun Field.
 - SH LU-23.2** Limit the range of allowed uses within the Employment Services.
 - SH LU-23.2.1** The range of retail and service uses should complement industrial activity and meet the daily needs of employees and local residents.
 - SH LU-23.2.2** Residential uses shall be prohibited within the Employment Service zone.
 - SH LU-23.2.3** The type of retail and commercial services allowed should serve a market not greater than South Hill residents and businesses.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- GOAL SH LU-24** Residential and commercial development shall not impact airport operations or the safety of citizens.
- SH LU-24.1** Land uses around the airport should not concentrate people or buildings in the airport's safety zones or under the flight path for take-offs and landings at Thun Field.
- SH LU-24.2** Expand the Pierce County Airport Area of Influence to reflect safety zones 1-6 as depicted in "Airports & Compatible Land Use, Volume 1," WSDOT, Aviation Division, Revised February 1999.
- SH LU-24.3** Any buildings and structures that would penetrate the imaginary airspace surfaces for the Pierce County Airport (Thun Field) as defined in Title 14 CFR (Code of Federal Regulations), FAR (Federal Aviation Regulations) Part 77 "Objects Affecting Navigable Airspace" shall be prohibited.
- SH LU-24.4** Encourage natural vegetation to minimize noise impacts from airport operations on the surrounding residential neighborhoods.
- SH LU-24.5** Encourage the replacement of low-growing vegetation for noise attenuation in areas where trees are cleared.

CULTURAL RESOURCES POLICIES

SOCIAL AND CULTURAL ACTIVITIES

- GOAL SH CR-1** Build upon current community events by increasing participation and community spirit.
- SH CR-1.1** Create a variety and depth of community cultural activities.
- SH CR-1.2** Encourage regular cultural events, exhibits, performing series, and festivals that utilize existing public and private facilities.
- SH CR-1.2.1** Support the annual holiday tree lighting in December through attendance and publicity.
- SH CR-1.2.2** Work with community groups to develop an annual festival or community event to occur in the spring or summer.
- SH CR-1.2.3** Utilizing local talent whenever possible, give special attention to the celebration of the community's heritage and natural history as well as emerging art form and themes.
- SH CR-1.2.4** Work with the local school districts to develop an information distribution system for upcoming cultural events.
- SH CR-1.2.5** Investigate the feasibility of a farmers market associated with South Hill Central Place.

Commented [PC29]: Recognize the Heritage Park as a venue for cultural events on South Hill

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

SH CR-1.3 Provide information about South Hill’s cultural activities through systems that will expand public awareness of the arts, heritage, and humanities and promote their value to individuals and the community.

SH CR-1.3.1 The Pierce County website shall include accessibility to current and newly developed cultural events.

SH CR-1.3.2 Encourage broad-based community participation to foster the coordination and realization of the Community Character Element.

HISTORIC PRESERVATION

Commented [PC30]: Want re-structured body; bullet points

GOAL SH CR-2 Record South Hill’s history of settlement and development through restoration and preservation.

Commented [PC31]: Needs updating

SH CR-2.1 Identify and record South Hill’s history and centralize the information in a public location.

SH CR-2.2 Support and work with the South Hill Historical Society to record the history of the area through fundraising, identifying grant opportunities, and attending activities sponsored by the society. The historical society coordinates historic documentation activities, but should be able to look to the Land Use Advisory Commission and County for assistance and support.

SH CR-2.2.1 Research and acquire a possible site for the historical society to locate information and teach about the history of South Hill.

SH CR-2.2.2 Coordinate with the historical society and the South Hill Library to retain historical information until a permanent site can be found.

SH CR-2.2.3 Work with the South Hill Historical Society to identify and inventory historic resources.

SH CR-2.2.3.1 The Pierce County cultural resource inventory should be reviewed and updated for the South Hill area.

SH CR-2.2.3.2 Prioritize properties for placement onto national, state, or local historic registers.

SH CR-2.3 The Blyton Farm cabin should be moved to a carefully selected location that will allow for the cabin to be preserved as a prominent feature in the community.

Commented [PC32]: Remove

SH CR-2.4 Actively pursue the opportunity to link the South Hill Heritage Corridor with the Naches Trail from Walla Walla to Steilacoom.

SH CR-2.5 Work with the local school districts to integrate South Hill history into the curriculum.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

SH CR-2.6 The South Hill Land Use Advisory Commission should be afforded an opportunity to provide input into the review process when a nomination application for a property located in the South Hill community to the Pierce County Register of Historic Places is filed with the Pierce County Landmarks Commission.

DESIGN AND CHARACTER POLICIES

GOALS

We envision a changing landscape with design components that create a safe and attractive urban environment while preserving pockets of country-like settings. We see new developments landscaped into the natural environment instead of overpowering it. Also, the natural landscape is restored or incorporated as existing developments are improved or redeveloped. We envision a community that is cohesive both in terms of design and transportation connections such as safe streets, sidewalks, and trails.

SITE DESIGN

GOAL SH D-1 Ensure consideration is given to the natural site characteristics before designing or planning developments to ensure trees, views, energy-efficient design, and open space are incorporated into developments.

SH D-1.1 Natural resources and site characteristics determine the site layout of proposed developments.

SH D-1.2 Site design should work in conjunction with the natural site contours.

SH D-1.3 Minimize the amount of grading and filling on a site.

SH D-1.4 Allow stormwater facilities to be designed as a site amenity. Landscaping, hedges, wrought iron fencing, or placing a fountain in the pond are encouraged and considered site amenities. Non-decorative fencing, such as chain-link or wood is not considered a site amenity and at a minimum shall be shielded from view of neighboring properties by planting vegetation along the perimeter.

SH D-1.5 Ensure post-development site hydrology closely mimics the hydrology of the site prior to the development.

SH D-1.5.1 Minimize impermeable surfaces and site disturbances.

SH D-1.5.2 Provide incentives for residential design that incorporates low impact development techniques.

SH D-1.6 Reduce natural resource consumption in site design and building features.

SH D-1.6.1 Encourage the use of alternative site and building design through the use of incentives.

Commented [PC33]: Suggestion to make this fences in general; less specific

Commented [PC34]: This can be eliminated; LID is now a requirement

Commented [PC35]: Questioning about incentives, being too vague

Commented [PC36]: Suggestion to note more specific incentives (i.e. tax incentives)

Additional suggestion to list them or reference to them

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH D-1.6.2 Design infrastructure systems to optimize efficient use of natural resources.
 - SH D-1.6.2.1 Re-use or connect to existing systems.
 - SH D-1.6.2.2 Consider alternative stormwater collection and retention methods.
- GOAL SH D-2 Retain or restore stands of trees within the community.
 - SH D-2.1 New developments shall incorporate trees and vegetation in keeping with Pacific Northwest vegetation.
 - SH D-2.2 Clear-cutting a site and replacing the trees with homes and only decorative vegetation, such as flowering cherry or vine maple, is unacceptable.
 - SH D-2.3 Some portion of the site must contain stands of tall evergreen trees.
 - SH D-2.3.1 These trees may be retained at the time of development or planted to reach maturity within a reasonable time frame.
 - SH D-2.4 Provide flexible standards for on-site tree retention, restoration, and replacement. Standards or regulations should be flexible to allow for situations where placement of existing trees limits building capabilities of the site.
 - SH D-2.4.1 Tree retention should occur in a clustered format to limit exposure and potential safety hazards during windstorms.
 - SH D-2.4.2 The developer should replant trees on sites that have been completely logged.
 - SH D-2.4.2.1 Trees may be clustered in open space, park or recreation areas, or within a significantly landscaped perimeter of the development.
 - SH D-2.4.3 Trees restored on-site shall be capable of growing to significant heights.
 - SH D-2.4.3.1 New trees should be at least 8 feet in height, 2 inches in diameter, and fully leafed at the time of planting and capable of a minimum height of 35 feet at maturity, except where conflicts occur with utility or aviation corridors.
 - SH D-2.4.4 Allow selected limbing of trees so that significant views are not obscured.
 - SH D-2.4.5 Native or drought-tolerant species should be used to reduce watering needs.
 - SH D-2.4.6 Tree retention replacement regulations shall not apply to individual single- or two-family building lots.
 - SH D-2.4.6.1 However, single- and two-family property owners are encouraged to replace fallen or downed trees.
- GOAL SH D-3 Vegetation coverage and tree retention requirements should focus on post-construction safety and site enhancement.
 - SH D-3.1 Vegetative plantings of trees and shrubs should be used in subdivisions in place of fences to separate homes and neighborhoods.

Commented [PC37]: Suggestion to revise to plain talk

Commented [PC38]: Suggestion to incorporate this into the narrative content; Possible side bar discussion

Commented [PC39]: Suggestions that "should be used" may be unnecessary
Suggestion to eliminate this policy
"the wording is not right"

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH D-3.2** To promote tree retention and integration of the natural environment while buffering homes from noise and glare, residential subdivisions, multifamily, and manufactured home parks shall contain a landscaped buffer around the perimeter. Provisions shall be made to allow adjacent subdivisions to reduce or forego the buffer in locations where amenities such as shared recreational areas or trails are provided.
- SH D-3.3** The width of the perimeter vegetation buffers for new residential developments along 70th Avenue/Woodland Avenue, 86th Avenue E., 94th Avenue E., Shaw Road, Military Road, 122nd Avenue, 112th St. East, 122nd St. East, 128th St. East, 136th St. East, 144th St. East, 152nd St. East, 160th St. East, 176th St. East, Sunrise Boulevard, Sunrise Parkway, Meridian Avenue between 176th St. East and 187th St. East, and State Route 512 shall be sized to mitigate air and noise impacts from high levels of automobile traffic.
- SH D-3.4** Include language on the plat and in conservation easements, signage, and homeowner covenant maintenance agreements that requires post-construction protection for designated native vegetation areas.
- SH D-3.5** Require developments to present a composite site analysis that overlays soil, slopes, wetlands, streams, and other natural features to retain native vegetation to the greatest extent.
- SH D-3.6** Tree stands on and adjacent to steep slopes shall be retained.
- SH D-3.7** Require commercial developments, subdivisions, and multifamily developments to provide tree retention or replacement.
- SH D-3.8** Require development sites that are unable to meet the minimum tree canopy cover retention percentage to be planted or replanted as necessary to achieve the desired tree canopy cover within 10 years.
- SH D-3.9** Require a bond prior to final plat approval to ensure developments are built-out with the required landscaping. The amount of the bond shall cover the potential overhead costs that Pierce County may experience in the employment of a third party to plant the required vegetation retention or replacement.
- SH D-3.10** Provisions shall be made to allow for removal of dead or diseased trees or trees that pose a safety hazard.
- SH D-3.11** Provisions shall be made to ensure that newly planted trees survive through the first year.

Commented [PC40]: Suggestion to identify and possibly revise these specified locations

RESIDENTIAL

- GOAL SH D-4** Residential development shall be designed to be inviting and vibrant.
- SH D-4.1** Design and integrate new residential subdivisions, plats, multifamily dwellings, and manufactured home parks with the natural characteristics and resources of the site as well as the surrounding neighborhood.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH D-4.2** Develop flexible design requirements that allow for innovation in integrating the natural environment with varied densities, including exceeding the standard density, if the development surpasses minimum requirements.
- SH D-4.3** Provide incentives for innovative site designs that cluster residential uses to preserve a larger area of the native environment and provide open space amenities.
- SH D-4.4** The site layout, orientation, and building mass of multifamily complexes should be designed in a manner that does not change the character of the surrounding residential neighborhood.
- SH D-4.5** Consider requiring of a percentage of single-family homes to be integrated with apartment complexes to mix multifamily into surrounding neighborhoods and avoid a mass of apartment complexes.
- SH D-4.6** High density single-family residential developments should have ground floor entries.
- GOAL SH D-5** Promote safe and defensible neighborhoods through *eyes on the street* site design concepts.
 - SH D-5.1** Building and site design should encourage personal safety by:
 - SH D-5.1.1** Using site planning techniques;
 - SH D-5.1.2** Giving residents more control over the space adjacent to their homes (increased territoriality);
 - SH D-5.1.3** Increasing opportunities for neighbors and those passing by to keep an eye on nearby activities; and
 - SH D-5.1.4** Using design and construction approaches to reduce vandalism.
- GOAL SH D-6** Provide recreational areas and/or open space areas of a size and use suitable for a variety of activities in all new residential subdivisions, multifamily complexes or mobile/manufactured housing parks.
 - SH D-6.1** Provide opportunities to recreate, play, or relax outdoors.
 - SH D-6.2** Flexible regulations shall be developed to ensure that new, small-lot residential subdivisions, multifamily complexes or manufactured housing parks include a recreational area.
 - SH D-6.3** If a local park and recreation district or park and recreation service area is formed, a fee may be provided to the district or area in lieu of constructing an on-site facility.
 - SH D-6.4** Recreational areas shall be functional spaces that can be viewed from neighboring homes.
 - SH D-6.5** Recreational areas should be interconnected with green spaces that preserve natural features such as wetlands, forests, tree stands, and views.
 - SH D-6.6** Fences between recreational areas and open space shall be minimized.

Commented [PC41]: Questioning about the “standard” density...there is no standard
Likes first part of sentence up to the word ‘environment’
Needs to be re-written

Commented [PC42]: Suggestion to eliminate this policy

Commented [PC43]: Suggestion to revise this policy
Slight disagreement about how the character of these buildings should be

Commented [PC44]: Suggestion to integrate examples of “eyes on the street” site design techniques
(i.e. windows w/ visibility towards street, front porches, etc.)

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH D-6.7** Recreation areas shall include at least one of the following:
 - SH D-6.7.1** Tot lots with traditional play equipment such as swings, slides, and other play equipment such as interactive artistic forms;
 - SH D-6.7.2** Formal playgrounds with basketball courts, tennis courts, and baseball diamonds;
 - SH D-6.7.3** Other sport-oriented play areas;
 - SH D-6.7.4** Jogging and exercise trails in the form of common dedicated greenbelt backyards; or
 - SH D-6.7.5** Open green spaces with enough room for children to play and benches or picnic tables to allow close supervision.
- SH D-6.8** New developments shall be required to provide open space. Active recreation areas are not counted toward the open space requirement. Areas counted as open space are:
 - SH D-6.8.1** Critical areas, buffers, and other spaces permitted by the Pierce County Comprehensive Plan;
 - SH D-6.8.2** Landscaped stormwater ponds without fences; or
 - SH D-6.8.3** Gathering places and passive recreation areas.
- SH D-6.9** Recreational areas should be landscaped with native vegetation.
- SH D-6.10** Large recreational areas and open space tracts are priority.
- SH D-6.10.1** An incentive-based system shall encourage the development of significant, contiguous park and open space tracts while discouraging the smaller tracts that are not as conducive to recreational activities.

Commented [PC45]: Suggestion to integrate lighting into this policy

Commented [PC46]: Suggestion that Open Space areas should be highly visible for safety purposes (& properly lit)

COMMERCIAL AND CIVIC

- GOAL SH D-7** Include commercial and civic sites that incorporate natural characteristics and invite people to utilize the property or patronize the business.
 - SH D-7.1** Design commercial and civic sites to integrate the natural features of the site while providing orderly and safe pedestrian circulation.
 - SH D-7.2** Require pedestrian connections between the proposed use and the street for all structures that face public streets. Satellite buildings should have pedestrian connections across parking areas to the principal structure or anchor store.
 - SH D-7.3** Ensure delivery areas are incorporated into site design in a manner that minimizes the impacts of these activities on adjacent sites.
 - SH D-7.4** Require multifamily complexes and commercial/industrial sites to provide adequate, accessible storage and collection locations for recyclable materials.

Commented [PC47]: Suggestion to revise policy to: "For recyclable materials and garbage"

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH D-7.5 Site plan review for commercial businesses, manufacturing, and light industrial uses shall take into account potential negative impacts on nearby uses.
- SH D-7.6 Provide pedestrian-scaled, direct lighting that illuminates walkways, increases safety, highlights buildings and landmark elements, and provides sight line to other retail uses such as a view from a café to unique shops.

ARCHITECTURAL DESIGN

- GOAL SH D-8 To ensure quality development, increase predictability and set a high standard for development within the South Hill community to avoid being a generic suburban area.
- SH D-8.1 Ensure that architectural designs of non-residential or multifamily complexes located adjacent to single- and two-family neighborhoods do not detract from the residential character of the established neighborhoods
- SH D-8.2 Use techniques such as building placement, architectural design, and landscape design to reduce the perceived bulk and scale of non-residential and multifamily structures that are located adjacent to residential neighborhoods.

Commented [PC48]: Suggestion to integrate language to ensure there is compatibility; "avoiding Gentrification"

RESIDENTIAL AND ACCESSORY STRUCTURES

- GOAL SH D-9 Design homes that facilitate interaction between residents.
- SH D-9.1 Use design features to encourage interaction and reduce impacts of small lot development.
- SH D-9.2 Front doors, windows, and walkways should be emphasized on residential buildings; garages should not be emphasized in appearance.
- SH D-9.3 Garage placement shall not be located closer to the street front than the porch or front door on small lots.
- SH D-9.4 Provide opportunities for reduced front yard setbacks to accommodate porches and decks while placing the garage further back or behind the home.
- SH D-9.5 Allow rear yard alley access. Alleys should be constructed for one-way traffic flow to reduce impervious surfaces.
- SH D-9.6 Provide incentives for architectural design standards.
- SH D-9.7 Driveway length should allow adequate space for parking cars without blocking sidewalks.
- SH D-9.8 Mailbox structures shall include rain covers or roofs and should be complementary to the rest of the development in color and design.
- SH D-9.9 Encourage lockable mailboxes.
- SH D-9.10 Reduce the impacts of small lot development through architectural and site design.
- GOAL SH D-10 Design multifamily units that depict an inviting and vibrant living environment.

Commented [PC49]: Questioning about this specific term
Suggestion: "Design homes that *allow for* interaction..."

Commented [PC50]: Suggestion to leave it at "Allow rear yard alley access."

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH D-10.1** Avoid locating off-street parking areas for multifamily development between the buildings and the street.
- SH D-10.2** Allow the residential units to be oriented toward the street or toward a common space instead of a parking lot.

COMMERCIAL AND CIVIC

- GOAL SH D-11** Create attractive walkways and street front experiences maximizing the quality of the pedestrian environment and the opportunities for retail shopping.
- SH D-11.1** Design shop fronts to shelter pedestrians from the rain.
- SH D-11.2** 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 mass.
- SH D-11.3** Provide distinctive building entries through the use of distinctive architectural features.
- SH D-11.4** Strive for architectural excellence, higher quality building design, and retail-friendly first floor facades.
 - SH D-11.4.1** Deter crime by designing for security; ensure street-level vitality and plenty of eyes on the street.
 - SH D-11.4.2** Vary roof pitch and façade designs since retailers depend on diverse, appropriately- scaled, and customized shop fronts.
 - SH D-11.4.3** Discourage nondescript architecture that has few design features, lacks cohesiveness, or is scaled to be appreciated at automobile speeds.
 - SH D-11.4.4** Within a given commercial or civic development, require consistent architectural themes and colors for buildings, street furniture, and amenities.
 - SH D-11.4.5** Civic buildings and uses such as libraries, parks, or government offices shall be of exemplary design to serve as anchors for other developments in the district and to demonstrate the architectural excellence of the community.
 - SH D-11.4.6** Buildings constructed with public monies shall contain some form of public art and/or public gathering space.

INDUSTRIAL

- GOAL SH D-12** Integrate industrial and business uses into the natural environment and community.
- SH D-12.1** Ensure professional offices or manufacturing companies contain appropriate lighting, landscaping, and traffic and noise buffers to blend with the community.
- SH D-12.2** The preferred method of noise attenuation is landscaping. Where fencing or other structural methods are used, landscaping shall be provided.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

SH D-12.3 Cell towers shall be constructed and painted to blend with the surrounding environment.

NEIGHBORHOOD COMMERCIAL

Commented [PC51]: Suggestion to eliminate this entire Section

GOAL SH D-13 Ensure that the design and location of neighborhood commercial development within South Hill is consistent with the character, scale, and identity of the neighborhood.

SH D-13.1 Neighborhood commercial development should directly serve the needs of the local community providing the necessary goods and services.

SH D-13.2 Ensure that commercial development is limited and proportionately interspersed with other community-oriented services such as schools, branch libraries, open space, and parks.

SH D-13.3 Select Neighborhood Centers that are appropriate for the surrounding community and complement adjacent residential uses.

SH D-13.3.1 Neighborhood character should be recognized and preserved through the preparation of design standards and guidelines for development within Neighborhood Centers.

SH D-13.3.2 Standards should prohibit the development of regional-scale commercial uses within Neighborhood Centers.

SH D-13.4 Establish and implement consistent requirements for all new neighborhood commercial development.

SH D-13.4.1 Pierce County shall establish design guidelines and standards for development within Neighborhood Commercial areas.

SH D-13.4.2 Apply height limitations within the Neighborhood Centers consistent with adjacent single-family residential districts to complement the surrounding residential uses and maintain the human scale of the neighborhood.

SH D-13.4.3 Ensure architecture is consistent or harmonious in character with single-family residential uses through the use of color, materials, textures, and landscaping. Development within Neighborhood Commercial areas should enhance the identity of the neighborhood.

SH D-13.4.4 Require parking for employees in the back or on the side of the building which shall include landscape screening. Require angled on-street parking (not located within the right-of-way) within Neighborhood Commercial areas to avoid the construction of parking lots adjacent to single-family residential neighborhoods.

SH D-13.4.5 Require new commercial development to adhere with the same impervious surface requirements as adjacent single-family residential uses.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH D-13.4.6** Require street trees and landscaping along rights-of-way consistent with requirements in single-family residential districts to minimize the effect of the Neighborhood Commercial uses on adjacent residential neighborhoods.
- SH D-13.4.7** Require new development within Neighborhood Commercial areas to provide a transition zone to the sidewalk that enhances the quality and feeling of the connection to the street. The connection to the street is enhanced through facing many windows and doors toward the street, and through the use of window displays and details like potted plants and awnings.
- SH D-13.4.8** Pierce County shall adopt sign regulations to ensure signs are of a size and scale harmonious to single-family residential uses. Signs shall not be permitted to remain lit during non-business hours.
- SH D-13.4.9** Pierce County shall amend lighting requirements to ensure that Neighborhood Commercial areas do not cast light onto adjacent properties and roads.
- SH D-13.4.10** Neighborhood Commercial districts shall be required to use amber lighting.
- SH D-13.4.11** Sidewalks shall be installed within Neighborhood Commercial districts.
- SH D-13.4.12** Site layout and building orientation shall be designed to encourage pedestrian access and circulation.
- SH D-13.4.13** Design standards shall include methods to reduce noise, light, and glare so that surrounding residential uses are not impacted.

LANDSCAPE DESIGN

- GOAL SH D-14** Use creative landscaping to calm traffic, attractively screen service areas, minimize the impact of parking lots, and revitalize the natural environment.
- SH D-14.1** Require a landscaped area between the traffic and the sidewalk that includes elements, such as mature trees that provide shade. The purpose of the landscaped area is to provide shade to pedestrians and to provide a safe buffer between pedestrians and the street. Landscaping shall not inhibit driver sight distance or visibility.
- SH D-14.2** Newly planted landscaped strips shall contain trees that are at least 8 feet tall and 2 inches in diameter.
 - SH D-14.2.1** Trees must be a minimum of 35 feet at maturity, except where conflicts occur with utility or aviation corridors.
- SH D-14.3** Provisions shall be made to ensure that newly planted trees survive through the first year.
- SH D-14.4** Trees that serve to assist in noise reduction for commercial or industrial properties shall contain foliage throughout the year.

Commented [PC52]: Suggestion to integrate safety/lighting

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

SH D-14.5 Landscape Meridian Avenue with trees, plants in the median, and lush green areas along its edges.

Commented [PC53]: Suggestion to eliminate “plants in the median” due to safety and business retention concerns

SH D-14.5.1 New trees should be at least 12 feet in height and 3 inches in diameter and capable of a minimum height of 35 feet at maturity.

Commented [PC54]: Clarification between residential/landscaping requirements (i.e. 8ft vs. 12 ft.)

SH D-14.6 Encourage the use of bioretention swales in parking lots’ landscaped areas to break up the expanse of asphalt and assist in stormwater treatment and infiltration.

SH D-14.7 Parking lot landscaping shall be significant and dispersed throughout the lot to provide shade, pedestrian refuge, and visual relief.

SH D-14.8 Parking lot vegetation should consist of native trees and vegetation.

SH D-14.8.1 New trees should be at least 8 feet in height and 2 inches in diameter and capable of a minimum height of 35 feet at maturity, except where conflicts with utility corridors or aviation corridors would occur.

SH D-14.9 Where commercial or industrial land uses abut residential uses, a landscaped buffer shall be provided to reduce noise and glare impacts.

SH D-14.10 Vegetation that is native to the Pacific Northwest and that is drought tolerant is preferred for landscaping.

SH D-14.11 Develop a threshold that would require commercial renovations to meet landscape standards for perimeter and interior site plantings.

SH D-14.12 Increase the amount for the landscaping bond required prior to final plat approval to ensure developments are built-out with the required landscaping.

SH D-14.12.1 The increase of the bond shall cover the potential overhead costs that Pierce County may experience in the employment of a third party to plant the required landscaping.

SIGN DESIGN

Commented [PCU55]: Several suggestions to create policy to discourage/prohibit waving flag banner sign. Specify “temporary” vs. “event”

GOAL SH D-15 Establish and implement uniform and balanced requirements for new signs and an amortization schedule for the removal of signs made nonconforming by the adoption of regulations implementing this plan.

SH D-15.1 Incentives should be provided to bring existing signs into conformance with new codes.

SH D-15.1.1 Incentives should include tax credits or dismissal of permit fees for replacing the sign prior to the assigned sunset date.

SH D-15.2 Billboards should have an amortization period consistent with the Internal Revenue Service depreciation schedule.

SH D-15.3 Aggressively seek nuisance abatement to eliminate problems that inhibit the goals of the districts and the community.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH D-15.3.1** Pierce County shall identify dilapidated, abandoned, and illegal signs for future abatement action.
- SH D-15.4** Ensure that temporary signs are promptly removed after the culmination of the event described or symbolized on the sign.
- GOAL SH D-16** Ensure that all signs undergo design review so that the design and placement of signs is consistent with the South Hill design standards and guidelines.
- SH D-16.1** Ensure that signage complements, rather than dominates or intrudes upon, the character and visual amenity of an area, the buildings on which they are displayed, and the general environment.
- SH D-16.2** Ensure that signage is integrated with the overall architectural framework and structural elements of the building, reinforcing the shape and proportion of the facade through such techniques as detailing, use of colors and materials, and placement.
- SH D-16.3** Prohibit the use of flashing or rotating signs, video signs, roof signs, railing signs, and signs attached to private light standards.
- SH D-16.4** Prohibit the use of lights and surfaces that result in glare onto adjacent properties.
- SH D-16.5** Prohibit the use of pole signs by allowing them only where an applicant can demonstrate that a monument sign is a hardship.
- SH D-16.6** Allow monument and wall signs.
- SH D-16.7** Allow more than one monument sign on a property if more than 20 businesses are located on the property.
- SH D-16.8** Require consolidation of signage within commercial development to reduce visual clutter along streets and the freeway.
- SH D-16.9** Prepare standards that limit overall signage to a proportion of the length of the building façade.
- SH D-16.10** Prohibit canvas canopy signs and canopy signs that are backlit.
- GOAL SH D-17** Minimize the use of off-premise signs within South Hill.
- SH D-17.1** Restrict the use of off-premise signs to temporary applications such as the directional signage used to identify real estate open houses and garage sales.
- SH D-17.2** Prohibit new billboards in South Hill.
- GOAL SH D-18** Enable individuals, businesses, and community groups to promote temporary activities to the wider community through the adoption of clear regulations governing the use, size, and allowed duration of temporary signs.
- SH D-18.1** Banners should be of a style, size, and color that complement the surrounding environment and standard on which they are affixed.

Commented [PC56]: Suggestion to make Electronic Message Signs only allowed for the four civic uses
Suggestions to make it "alphanumeric" only

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH D-18.1.1** Consider whether or not the structures the banners are being suspended from can support the weight and the force of the wind upon the banners.
- SH D-18.2** Commercial center banners must be promoting primarily the commercial center on which they are displayed.
- SH D-18.2.1** Specific advertising of businesses or merchandise is prohibited.
- SH D-18.3** Temporary signs that are placed within a permanent structure, such as on private light standards, shall be prohibited.
- SH D-18.4** Prohibit temporary signs that are affixed to a utility pole unless expressly reviewed and approved by the utility provider.

LIGHTING DESIGN

- GOAL SH D-19** Provide consistent lighting regulations that control placement, style, type, and intensity.
 - SH D-19.1** Provide lighting that is integrated with the overall architectural concept in scale, detailing, use of color and materials, and placement.
 - SH D-19.2** Integrate the design and placement of exterior lighting with the architectural design and materials of on-site buildings, overall site character, and surrounding neighborhood.
 - SH D-19.3** Require lighting to be reviewed during design review in all new developments.
 - SH D-19.4** Encourage amber lighting instead of fluorescent lighting.
 - SH D-19.5** Provide adequate lighting levels in all pedestrian areas including building entries, along walkways, parking areas, along transit corridors and at transit stops, and other public areas.
 - SH D-19.6** School bus stops should be lit and safe. The school district should plan the stops, and developments should contribute to construction and safety.
- GOAL SH D-20** Encourage all non-essential exterior commercial and residential lighting be turned off after business hours and/or when not in use.
 - SH D-20.1** Encourage the use of lights on a timer.
 - SH D-20.2** Encourage the use of motion-activated lighting for security purposes.
 - SH D-20.3** Encourage parking area lights to be greater in number, lower in height and lower in light level, as opposed to fewer in number, higher in height, and higher in light level.
 - SH D-20.4** Parking lot lighting shall not exceed Illuminating Engineering Society of North America recommended lumens.
 - SH D-20.5** Ensure lights within the Pierce County Airport's area of influence meet Federal Aviation Administration (FAA) standards.
- GOAL SH D-21** Reduce the amount of lighting and glare onto adjacent sites and roads.

Commented [PC57]: Delete

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH D-21.1** Establish standards that curtail lighting and glare from intruding onto adjacent properties and into the night sky. Lighting standards shall provide a ceiling for all developments. Developments may deviate from the standard only when it can be demonstrated the extra lighting is necessary and impacts onto adjacent properties, roads, and the night sky will be minimized.
- SH D-21.2** New commercial and industrial businesses, residential subdivisions, and multifamily development shall be required to meet the minimum lighting standards necessary for security and working purposes; the development shall minimize potential pollution from glare and spillage particularly to:
 - SH D-21.2.1** Residential and commercial areas;
 - SH D-21.2.2** Areas of nature conservation interest, and wildlife or open space corridors; and
 - SH D-21.2.3** Areas whose open and remote landscape qualities would be affected, including observatories.
- SH D-21.3** Artificial light from commercial businesses and signs shall not be directed into the night sky, toward the road, or toward neighboring properties.
- SH D-21.4** Commercial properties such as car sales or mobile home sales shall be subject to the same standards as other commercial developments.

SOUTH HILL CENTRAL PLACE

- GOAL SH D-22** Through policy, design, and land use regulations, create an urban core or central place that is a focal point for the South Hill community.
- SH D-22.1** Include a central place or business district with a vibrant mix of residential, commercial, and civic uses.
- SH D-22.2** Plan, zone, and adopt design standards for South Hill Central Place to facilitate vertical mixed use of three or more stories and to achieve pedestrian concentrations that create a lively, safe, attractive, and entertaining streetscape.
 - SH D-22.2.1** The South Hill Central Place shall be the focal point for pedestrian-scale retail, services, entertainment, civic, and arts center for the community.
 - SH D-22.2.2** Allow flexible height standards that encourage vertical development.
 - SH D-22.2.3** South Hill Central Place should have a strong pedestrian and transit orientation that is reflected in site development and design standards.
 - SH D-22.2.4** Allow significantly higher densities in South Hill Central Place.
 - SH D-22.2.5** All developments within South Hill Central Place should contribute proportionate funding to an open space area or park within the Central Place.
 - SH D-22.2.6** Outdoor seating areas should be encouraged within South Hill Central Place.

Commented [PC58]: Leave in place for the Urban Village and also create new Meridian Corridor section and apply many of these standards i.e. higher density and heights. Also look at consolidating the zones and perhaps just the MUD and UV or CC. We should say that we like the density, etc and locate it along the Meridian corridor

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH D-22.2.7** Street furniture, artwork, lighting, planter boxes, canopies, and other architectural or site detailing should be required in South Hill Central Place.
- SH D-22.2.8** The mix of commercial, civic, and residential activities should be linked with plazas, walkways, and outdoor areas thereby providing an innovative atmosphere and identity that is uniquely South Hill.
- SH D-22.2.9** Individual developments within the Central Place shall integrate public spaces, art, and pedestrian circulation in its site design and/or building orientation.
- SH D-22.2.10** Development within the Central Place shall be designed in such a manner that residents from the surrounding neighborhoods can access the area through pedestrian paths, bicycles, and transit.
- SH D-22.3** Allow mixed use development within South Hill Central Place. Mixed use developments may contain retail, office, and residential uses within a building or complex of buildings. Mixed use developments can reduce vehicular trips, more efficiently use land, and provide concentrations of customers who live or work in the area. Mixed use developments can benefit other businesses and provide opportunities for uses, such as transit and other civic and cultural uses, which might otherwise be difficult to accommodate in the South Hill community.
- SH D-22.3.1** South Hill should encourage mixed uses in South Hill Central Place. Mixed use developments shall be designed to encourage compatibility among the on-site uses and with adjacent land uses.
- SH D-22.3.2** Uses that are inconsistent with the intent of South Hill Central Place shall not be allowed. These include industrial uses, automobile repair services, and other uses that are suitable only for patronage via automobile.
- SH D-22.4** Encourage site design supporting a mixed use, pedestrian-oriented district.
 - SH D-22.4.1** Develop and adopt a preferred conceptual streetscape layout for the location of buildings, open space, utilities, and amenities.
 - SH D-22.4.2** Provide incentives for the implementation of the conceptual site layout.
 - SH D-22.4.3** Permit deviation to the conceptual layout and incentives if specific design criteria are met.

COMMUNITY AMENITIES

- GOAL SH D-23** Recognize that views of Mount Rainier are one of the amenities of South Hill, and enhance the image and enjoyment of the community by making the views more prominent and public. This section also encourages public art in site or architectural design. The policies are intended to emphasize the importance of these aesthetics without creating burdensome regulations.
- SH D-23.1** Preserve views of Mount Rainier and include public art through site design.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH D-23.2** Create opportunities for viewpoints in South Hill where significant views exist within the community.
- SH D-23.2.1** Where significant views occur, encourage development to recognize and preserve public views on the site.
 - SH D-23.2.2** Create better viewpoints by terminating the road at the viewpoint or creating a park or recreational area where views occur.
 - SH D-23.2.3** Preserve the views of Mount Rainier, Orting Valley, and open space areas in the valley below 86th Avenue East.
 - SH D-23.2.4** Work with Pierce County Recycling, Composting, and Disposal (PCRCDD), the Tacoma-Pierce County Health Department, the Washington State Department of Ecology, and the United States Environmental Protection Agency to develop a wider array of compatible future uses for the landfill site which would include establishing scenic vistas.
 - SH D-23.2.5** When 176th is extended east toward Orting, the alignment should be developed to maximize scenic viewing opportunities through the use of design concepts such as pullouts.
 - SH D-23.2.6** Scenic vistas should be considered for the vicinity of 77th Avenue and 114th Street.
 - SH D-23.2.7** Identify other key vistas that should be scenic viewpoint locations.
 - SH D-23.2.8** Roads should be aligned to capture views where possible.
 - SH D-23.2.9** Pullouts should be included in prime view areas.
- SH D-23.3** Enhance views and create viewpoints along Meridian Avenue.
- SH D-23.3.1** Recognize that the visual quality of Meridian Avenue, as the main thoroughfare, can produce pride in local residents.
 - SH D-23.3.2** Establish a scenic viewpoint in the vicinity of 156th Street East and Meridian Avenue.
 - SH D-23.3.3** Developments along Meridian Avenue should create positive visual diversity by providing public viewing opportunities where possible.

Commented [PC59]: Delete

Commented [PC60]: Delete

PUBLIC ART

- GOAL SH D-24** Encourage various art forms and public displays of art as a means to invoke appreciation and thought.
- SH D-24.1** The incorporation of artwork in the South Hill community helps articulate diverse social values and enhances the aesthetic qualities of the natural and built environment.
 - SH D-24.2** Encourage the use of artwork as a means of introducing beauty and thought into the common day.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH D-24.3** Provide incentives for development to include public artwork.
- SH D-24.4** Work with local art groups for the display of art.
- SH D-24.5** Partner with the school districts and Pierce College for artistic display.
- SH D-24.6** Recognize important community figures when dedicating public art.
- SH D-24.7** Work with the school districts and local artists to develop a community logo.

SOUTH HILL ENTRANCES

- GOAL SH D-25** Provide design concepts and policies that will create attractive entrances to the South Hill community.
- SH D-25.1** Create identifiable boundaries, entries, and gateways for South Hill and its neighborhoods so that residents, workers, and visitors know they are entering the community.
- SH D-25.2** Provide distinctive designs at the edges of or entrances to South Hill.
- SH D-25.3** Use a variety of measures to create distinct entrances, e.g., landscaping, tree planting, graphics, signage, lighting, monuments, brick pavers, colored or stamped concrete, and public art.
- SH D-25.4** Recognized entries consisting of tree plantings, landscaping, special architectural features, and signage should be established at the following locations to create entrances into the community:
 - SH D-25.4.1** 116th or 120th Street East and Meridian Avenue;
 - SH D-25.4.2** 116th Street East and 94th Avenue;
 - SH D-25.4.3** 176th Street East and Meridian Avenue;
 - SH D-25.4.4** 112th Street East and Woodland Avenue;
 - SH D-25.4.5** 128th Street East and Woodland Avenue;
 - SH D-25.4.6** Military Road East from the Orting Valley;
 - SH D-25.4.7** SR 512 and 70th Avenue;
 - SH D-25.4.8** 176th Street East and 86th Avenue;
 - SH D-25.4.9** 160th Street East and 70th Avenue;
 - SH D-25.4.10** 116th Street East and 86th Avenue;
 - SH D-25.4.11** 122nd Street East and 110th Avenue; and
 - SH D-25.4.12** 112th Street East and Shaw Road.
- SH D-25.5** Pierce County shall support and assist the community in developing and maintaining the entrances.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH D-25.5.1 Support and assistance may be in the form of grant writing, developing a landscape plan, working with the business community, and other methods to solicit interest in the development of the entrances.

DESIGN STANDARDS AND REGULATIONS REVISIONS

- GOAL SH D-26** Outline the regulatory measures that will accompany the plan and identify potential missing items.
 - SH D-26.1 Identify regulatory measures necessary to achieve the desired visions and goals of the South Hill Community Plan.
 - SH D-26.2 Develop flexible and understandable design standards and guidelines to achieve the goals set forth in the Community Character Element of this plan.
 - SH D-26.2.1 The design standards and guidelines shall be flexible and offer the end user a menu of choices that achieve the desired outcomes.
 - SH D-26.2.2 The design standards and guidelines shall be easy to understand and implement.
 - SH D-26.2.3 Develop flexible design standards and a menu of choices to connect new developments to other neighborhoods and community assets.
 - SH D-26.2.4 Design standards shall provide a menu of choices for providing connections.
- GOAL SH D-27** Ensure regulatory amendments that implement this community plan are completed.
 - SH D-27.1 Community residents, business representatives, and the County should work diligently to identify and remove barriers to achieving the policies and action steps listed throughout this element.
 - SH D-27.2 The County shall revise parking regulations to:
 - SH D-27.2.1 Allow shared parking facilities;
 - SH D-27.2.2 Reduce the number of spaces required; and
 - SH D-27.2.3 Allow on-street parking for minor arterials and residential streets.
- GOAL SH D-28** Create a community group that is responsible for the implementing actions contained within the community plan.
 - SH D-28.1 Ensure a community group is put into place or assigned the duty of implementing the actions of the community plan.
 - SH D-28.2 The South Hill Land Use Advisory Commission should be responsible for coordinating and implementing the short, mid, and long-term actions of the community plan.
 - SH D-28.3 Consider expanding the South Hill Advisory Commission or assigning subcommittees to complete the tasks, monitor the plan, and request amendments.

Commented [PC61]: Keep and include in the standards for the Meridian Corridor section

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

ENVIRONMENT POLICIES

GOALS

We envision a community where development portrays the high value citizens place on the functions and aesthetics of the natural environment; a place where neighborhoods are designed in consideration of the unique opportunities and challenges the natural environment presents; and where the ecological functions are preserved and incorporated into development sites as amenities.

WATER RESOURCES

SURFACE WATER

GOAL SH ENV-1 Maintain the predevelopment natural hydrologic conditions and functions of a site to the greatest extent possible.

SH ENV-1.1 New developments or grading and filling activities should not increase the volume of surface water exiting the site.

SH ENV-1.2 Provisions shall be made to allow for low impact development techniques.

Commented [PC62]: Consolidate if covered by Comp Plan but have statements that reference the countywide policies regarding environmental issues

WATER QUALITY AND WATER SUPPLY

GOAL SH ENV-2 Protect the groundwater quality and aquifer system underlying the South Hill community.

SH ENV-2.1 Prohibit activities that store, generate, or utilize hazardous materials at levels that could potentially contaminate the groundwater within all wellhead protection areas and the areas greater than 180 in the DRASTIC ratings.

SH ENV-2.2 Limit impervious surfaces and provide bioretention to recharge aquifers.

Commented [PC63]: Consolidate if covered by Comp Plan

Commented [PC64]: What is this? Why 180?

Commented [PC65]: Recognize the new LID requirements.

GOAL SH ENV-3 Promote and ensure water conservation through a variety of measures.

SH ENV-3.1 Require native and drought-tolerant landscaping to reduce watering needs.

WETLANDS

GOAL SH ENV-4 Preserve and protect the functions of existing wetland systems including water storage, flood control, cleansing and filtering, habitat for wildlife, and green space for visual relief.

SH ENV-4.1 Pierce County should establish a program that facilitates community involvement in the identification of possible wetland violations.

SH ENV-4.2 Develop and promote acquisition of wetlands and incentive programs for property owners whose parcels contain wetlands.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH ENV-4.2.1** Explore the options for acquiring the following properties with significant wetland systems: 144th and 86th Avenue East (adjacent to the park); 86th Avenue East and 152nd Street East; 144th Street East and 119th/120th Avenue East; 122nd Avenue East and 136th Street East; 142nd Street East and 86th Avenue East; and west of Firgrove Elementary School and Ballou Junior High School.

Commented [PC66]: Update and keep as very specific to South Hill

FISH AND WILDLIFE RESOURCES

Commented [PC67]: General – Consolidate

- GOAL SH ENV-5** Preserve and create viable wildlife habitats by connecting open space corridors and ensuring that developments provide for wildlife habitat where possible.
- SH ENV-5.1** Interconnect existing open space corridors where priority habitat species exist.
- SH ENV-5.2** Analyze sites adjacent to open space corridors for viable habitat that may include wetlands, forests, or wooded lots, and amend the open space map to include these sites.
- SH ENV-5.3** Identify sites adjacent to the open space corridors that could potentially be restored for wildlife movement. Restoration efforts should focus on working with the property owners and homeowners' associations to remove fences or other impediments to migration, to plant trees and other vegetation, and to landscape or redesign stormwater ponds.
- SH ENV-5.4** Explore the feasibility of retrofitting existing publicly-owned stormwater facilities to encourage wildlife movement and habitat.

NOISE

Commented [PC68]: Specific - keep

- GOAL SH ENV-6** Address local noise issues by reducing or mitigating noise-generating activities particularly associated with Thun Field, Meridian Avenue, and major arterials.
- SH ENV-6.1** Ensure aircraft noise associated with Thun Field does not significantly impact neighboring businesses or residential areas.
- SH ENV-6.1.1** Address aircraft noise associated with Thun Field through recommendations by the Pierce County Airport Advisory Committee.
- SH ENV-6.2** Ensure automobiles along Meridian Avenue and major arterials do not generate noise levels that significantly impact neighboring businesses and residential areas.
- SH ENV-6.2.1** Ensure appropriate setbacks and buffering between arterials and residential developments.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

AIR RESOURCES

Commented [PC69]: Specific - keep

- GOAL SH ENV-7** Improve air quality along major arterials by reducing carbon monoxide emissions caused by motor vehicles through efficient transportation planning and traffic control measures.
- SH ENV-7.1** Require developments to provide pedestrian connections to schools, adjacent neighborhoods, or shopping districts.
- SH ENV-7.2** Trees should be placed along major arterials to assist in air quality along the street.

ECONOMIC DEVELOPMENT POLICIES

GOALS

We envision a variety of retail, commercial, professional services, and organizations established to meet the needs of both the residents of South Hill and the surrounding region. Meridian Avenue will be restructured to concentrate commercial, office, and high density residential uses within designated districts. Thun Field will be an employment area providing a variety of employment and training opportunities related to aviation and light manufacturing. We foresee that adequate infrastructure, training opportunities, and coordinated marketing strategies will support this economic development.

GENERAL

- GOAL SH EC-1** Identify factors that cultivate South Hill as a community reliant upon a vibrant commercial base and attractive residential areas.
- SH EC-1.1** Build upon the strengths of South Hill.
- SH EC-1.2** Recognize the strength of the South Hill economy lies in providing commercial services for South Hill citizens and residents of rural Pierce County.
- SH EC-1.3** Support and strengthen this economy by improving the function and look of existing commercial areas through design standards.
- SH EC-1.4** Maintain South Hill as a quality residential community by improving livability factors of connections, amenities, and aesthetics.

BUSINESS AND EMPLOYMENT GROWTH

- GOAL SH EC-2** Strengthen the businesses and relationships between businesses in South Hill to create small commercial opportunities for residential neighborhoods and to ensure more unity between businesses and the South Hill community.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH EC-2.1** Encourage strong, cohesive business leadership that is an integral and stabilizing part of the community and is committed to improving the economic viability and aesthetic quality of commercial areas in South Hill.
- SH EC-2.2** Facilitate the formation of a local South Hill business group to focus efforts on strengthening and improving business development.
- SH EC-2.3** Inform business owners of the goals of the community plan and how local businesses may benefit from enacting the goals.
- SH EC-2.4** Organize a business forum to discuss the formation of a single business improvement district for South Hill or several business improvement districts for each distinct business district as identified in the Land Use Element.
- SH EC-2.5** Develop marketing strategies that can increase patronage of South Hill businesses.
- SH EC-2.6** Assist businesses in marketing by:
 - SH EC-2.6.1** Organizing a business fair to spotlight the unique goods and services available on South Hill;
 - SH EC-2.6.2** Developing/maintaining a business website that profiles South Hill businesses;
 - SH EC-2.6.3** Coordinating business workshops;
 - SH EC-2.6.4** Publishing a South Hill business directory;
 - SH EC-2.6.5** Creating a referral network among businesses in South Hill;
 - SH EC-2.6.6** Working with the local media to highlight small, unique businesses in the South Hill community; and
 - SH EC-2.6.7** Facilitating common promotion campaigns.
- SH EC-2.7** Coordinate efforts with the Pierce County Economic Development Board and various business organizations, including the East Pierce County Chamber of Commerce, to actively recruit professional and technical businesses to locate within the community plan area.
- SH EC-2.8** Establish a relationship with local community and technical colleges that can assist with specialized training needs and workforce recruitment. These relationships provide future opportunities for the placement of graduates in the job market in the community.
- GOAL SH EC-3** Explore alternatives for local businesses to fund physical improvements and marketing strategies.
 - SH EC-3.1** Develop an informative outreach program to work with businesses to integrate design standards into business sites. Such improvements may include landscaping, signage, awnings, facade restoration, building painting, and other items as found in the design standards.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH EC-3.2** Work with the County to obtain grant funding for physical improvements to each business district such as lighting, landscaping, signage, awnings, facade restoration, building painting, and other items as found in the design standards.
- SH EC-3.3** Pierce County shall facilitate renovation projects that are brought into conformance with the design standards by developing a fast-track permit and review process.
- SH EC-3.4** Explore public/private partnerships in the redevelopment and restructuring of Meridian Avenue.
- GOAL SH EC-4** Work in partnership with Pierce County, developers, existing businesses, and citizens to induce overall improvements to Meridian Avenue.
- SH EC-4.1** Ensure Meridian Avenue continues to serve the needs of the community while creating a consumer-friendly atmosphere and protecting the natural environment.
- SH EC-4.2** Recognize that a more natural visual streetscape, resulting from the application of low intensity uses to areas along Meridian Avenue containing numerous environmental constraints, can provide an economic benefit to the community.
- SH EC-4.3** In districts defined in the Land Use Element, transition commercial strip malls to pedestrian friendly commercial nodes that meet design standards.

EMPLOYMENT OPPORTUNITIES

- GOAL SH EC-5** Provide strategies that ensure that entry level and advanced employment opportunities are available within the community. Most residents drive outside of the community for higher paying employment opportunities. As the daily commute time increases, many residents desire an opportunity to work closer to home, spend less time on the road, and enjoy more time with their families.
- SH EC-5.1** Create well-balanced and varied economic development that provides for entry level and advanced employment opportunities.
- SH EC-5.2** Encourage growth in professional and technical employment opportunities within the South Hill community.
- SH EC-5.3** Promote the location of technology-oriented businesses and organizations within the Urban Village and, where feasible, in the Employment Center.
- SH EC-5.4** Actively seek professional office businesses and high tech offices for location in the Urban Village.
- SH EC-5.5** Support opportunities for development, expansion, or extension of higher education facilities in the community.
- SH EC-5.6** Provide opportunities to locate federal, state, or local government offices in the Urban Village.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH EC-5.7** Encourage growth in light manufacturing within Employment Centers in South Hill and neighboring communities.
- SH EC-5.8** Focus marketing efforts for the Employment Center to small-scale aviation industries, light manufacturing, and related businesses.
- GOAL SH EC-6** Support transportation improvements needed to support manufacturing to the South Hill community.
- SH EC-6.1** Promote improvements to 176th Street and construction of the Cross Base corridor to successfully attract light manufacturing industries to the Employment Center.
- SH EC-6.2** Encourage the development of a regional transportation network to serve light industrial facilities while allowing customers greater ease in reaching all commercial venues.
- SH EC-6.3** Promote improvements on Meridian Avenue that preserve regional transportation linkages while balancing community and County demands on the facility.

CAPITAL FACILITIES POLICIES

GOALS

We envision a community with roadways, bike lanes, and trails that safely connect our homes with our schools, parks, community services, and commercial areas. Services such as police, fire, and County offices will be adequately staffed and easily accessible. South Hill will be an area where infrastructure such as sanitary sewers, effective surface water management facilities, and transportation improvements are available as developments are approved. Such facilities will allow safe, efficient access to goods and services at all hours of the day.

Commented [PC70]: Use Deryl McCarty's version of the CFP goal.
Just be more realistic that this is a suburban area.

GENERAL

- GOAL SH CF-1** The South Hill community has experienced tremendous residential and commercial growth in the past 10 years. As the community has become urban, the need for public facilities and services has increased to maintain a desirable quality of life. The policy statements in this element identify public facilities and service investments necessary to achieve the community's vision.
- SH CF-1.1** Explore opportunities for funding that may include special taxing districts, grant funding, and community fundraisers.
- SH CF-1.2** Control impacts to traffic and transportation networks during construction projects.

Commented [PC71]: Replace with suburban?

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH CF-1.2.1** Utility providers shall be required to notify Central Pierce Fire and Rescue, school districts, and other utility providers regarding construction activities, schedules, and locations.
- SH CF-1.2.2** Pierce County shall inform residents of road projects that may disrupt traffic in the South Hill area. Various communication methods should be employed to disseminate the information as quickly as possible.

PUBLIC SCHOOLS

- GOAL SH CF-2** To communities such as South Hill, local schools provide the spirit of the community. Through its educational curriculum and facilities, the Puyallup School District has a high quality reputation. The residential growth in recent years has challenged the district in maintaining its quality educational environment. Elementary schools have reached their capacity even with the placement of module units. As a result, students are bused to schools outside their neighborhoods. Students that do attend local schools are either bussed or driven to schools because of the lack of safe walking routes. Acknowledging that Pierce County has a limited ability to address these issues, the intent of the school policies is to provide coordination with the Puyallup and Orting school districts.
- SH CF-2.1** The location of schools should be considered in the planning and construction of future sidewalks and pedestrian paths.
- SH CF-2.2** Coordinate with the Puyallup School District to identify and prioritize designated school walking routes in need of safety improvements.

Commented [PCU72]: Needs policy on crosswalks for student pedestrian safety

Commented [PC73]: Consider "must be"

Commented [PC74]: Add "crosswalks"? Issue: Need new sidewalks for new schools including safe routes.

THUN FIELD

- GOAL SH CF-3** As a community airport, the Pierce County Airport (Thun Field) provides economic opportunities and facilitates aircraft-related training to various segments of Pierce County residents. South Hill residents recognize these positive contributions of Thun Field; however, an airport can also impede the quality of living of adjacent residential neighborhoods if appropriate mitigation measures are not put in place. The intent of the following policies is to foster communication between the aviation community, facility operators, and residents to pursue good neighbor practices.
- SH CF-3.1** Improvements should be made to keep Thun Field operating safely and efficiently. Noise mitigation should proceed in conjunction with operational changes.

AIRPORT MANAGEMENT

- GOAL SH CF-4** Ensure a responsive and qualified airport management team.
- SH CF-4.1** A Thun Field airport advisory committee shall be formally appointed by the County Council.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH CF-4.1.1** The membership of the committee shall be balanced to represent various segments of the South Hill community, including representatives from aviation interests, Thun Field building tenants, the South Hill Land Use Advisory Commission, surrounding homeowner associations, and the Federal Aviation Administration.
- SH CF-4.2** Incorporate the Pierce County Master Plan for Thun Field as a component of the South Hill Community Plan. The master plan is hereby incorporated by reference.
- SH CF-4.3** Property owners within the Pierce County Airport area of influence should be notified of proposed amendments to the Pierce County Airport Master Plan.
- SH CF-4.4** Explore the possibility of creating a new Pierce County department to manage Thun Field and its operations.

GOOD NEIGHBOR PRACTICES

- GOAL SH CF-5** Minimize impacts to surrounding residential neighborhoods by pursuing good neighbor practices such as:
 - SH CF-5.1** Occasionally scheduling airport staffing hours to extend into the evening during the summer months to monitor aircraft operations;
 - SH CF-5.2** Preparing and publishing a formal procedures document that outlines the steps airport officials will follow when responding to complaints;
 - SH CF-5.3** Establishing a formal complaint log documenting complaints associated with aircraft operations around the Pierce County Airport or management of facilities; and
 - SH CF-5.4** Posting airport regulations and contact information for officials serving on the advisory committee and airport staff at different facilities at the Pierce County Airport.
- GOAL SH CF-6** Require Thun Field to include an architectural design plan within the master plan.

REVENUE SOURCES

- GOAL SH CF-7** Thun Field shall strive to be a financially self-sufficient facility.
 - SH CF-7.1** Pierce County should develop a plan in consultation with the Pierce County Community Services Department - Economic Development Section and the airport advisory committee to market available commercial sites on the Thun Field property.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

PIERCE COUNTY OFFICES

- GOAL SH CF-8** Residents of South Hill have various needs to access Pierce County offices ranging from applying for a building permit to attending a public hearing for a proposed subdivision. As the population of the community grows, the need for this access increases. Currently, South Hill residents have to travel between 30 and 60 minutes to a County office in the City of Tacoma. Policy direction encourages Pierce County to make the County's services more accessible.
- SH CF-8.1** Access to Pierce County government services within the South Hill community.
- SH CF-8.2** Encourage Pierce County to locate offices in South Hill to enable residents and business owners to attend County-related appointments and obtain permits without traveling to the City of Tacoma.
- SH CF-8.2.1** Identify existing public or private facilities in South Hill that could serve as a potential Pierce County satellite service center.
- SH CF-8.2.2** Survey various segments of the South Hill community to identify which services are desired in the community.

PARKS AND RECREATION POLICIES

- GOAL SH PR-1** Provide and maintain park lands and recreational facilities and services within the community that are accessible to adults and children and meet the recreational needs of an urban population.
- SH PR-1.1** Develop recreational facilities identified and desired by the South Hill community.
- SH PR-1.2** Actively pursue opportunities to acquire land for the following types of park and recreational facilities:
- SH PR-1.2.1** Community multi-use trail system;
 - SH PR-1.2.2** Athletic fields;
 - SH PR-1.2.3** Picnic areas;
 - SH PR-1.2.4** A park that includes a community center for seniors equipped with kitchens and potentially gym facilities;
 - SH PR-1.2.5** Tennis courts; and
 - SH PR-1.2.6** Covered outdoor basketball courts.
- SH PR-1.3** Support the development of an aquatic center in the Emerald Ridge High School neighborhood.
- SH PR-1.4** Initiate discussions to revise the distribution of County monies that are raised through activities at other parks.

Commented [PC75]: Suburban – this may run counter to GMA Better to describe the community with and – urban spine with two nodes and surrounding moderate density areas (suburban)

Commented [PC76]: Too proscriptive – generalize and such as...

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

TRAIL SYSTEM

- GOAL SH PR-2** Adopt a trail corridor map that identifies desired segments for a South Hill community trail system.
- SH PR-2.1** Multi-use trails should incorporate existing utility corridors including gas, power, rail, and road rights-of-way.
 - SH PR-2.2** Design the community-wide trail system to connect residential areas located within one mile of schools.
 - SH PR-2.3** Explore strategies to remove various types of natural and built barriers to allow connections between existing subdivisions and commercial districts to a community-wide trail system.
 - SH PR-2.4** Promote development of the South Hill Heritage Corridor and its linkage to Naches Trail.
 - SH PR-2.5** Promote development of a trail link between the Rogers/Zeiger Athletic Complex and the 9th Street Pit/Half Dollar Park along 90th Avenue East.
 - SH PR-2.6** Promote development of a trail link between the South Hill Community Park, the property located southwest of the intersection of 144th and Meridian, Hemlock Pond/Hopp Farm, and the Tacoma Public Utilities Reservoir site along 144th Street East.
 - SH PR-2.7** To increase state and federal funding opportunities, the trail system should connect commercial/retail centers with residential areas and activity centers.
 - SH PR-2.8** Identify segments of the trail where a par course for exercise and recreation is warranted and feasible. Distance markers should be placed along the trail for walkers and runners.
- GOAL SH PR-3** Actively pursue opportunities to develop a community-wide trail system.
- SH PR-3.1** Pierce County should enter into discussions with the Bonneville Power Administration, Tacoma Water, and Williams Natural Gas to negotiate conditions associated with the development of the trail.
 - SH PR-3.2** Developing a trail network should be pursued in the listed order of priority:
 - SH PR-3.2.1** Tacoma Water pipeline right-of-way;
 - SH PR-3.2.2** Bonneville Power Administration right-of-way; and
 - SH PR-3.2.3** Williams Natural Gas right-of-way.
 - SH PR-3.3** Trail segments that connect residential areas and schools should have a higher priority for local funding.
 - SH PR-3.4** Pierce County should initiate discussions with area school districts to develop linkages between residential areas and schools.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

SH PR-3.5 Provide incentives for development projects that incorporate connections to the trail identified in the adopted South Hill trail plan.

PARKS

GOAL SH PR-4 Locate parks throughout the community's neighborhoods that provide recreation opportunities.

SH PR-4.1 Amend the Pierce County Park, Recreation, & Open Space Plan to analyze feasibility and pursue active and passive park/recreational uses in the following priority:

- SH PR-4.1.1** Horse Haven Creek Park and Trail;
- SH PR-4.1.2** Hopp Farm/Hemlock Pond Park and Trail;
- SH PR-4.1.3** Ates Pond Park and Trail;
- SH PR-4.1.4** Reservoir Park and Trail; and
- SH PR-4.1.5** Half Dollar Park (94th Avenue East and 124th Street East).

SH PR-4.2 If the property located southwest of the intersection of 144th Street East and Meridian Avenue becomes available for sale, Pierce County should explore acquisition for a park and recreation site with community facilities, such as a senior center.

SH PR-4.3 Park design should incorporate amenities that provide visitors various opportunities for enjoyment.

SH PR-4.4 Incorporate a multi-purpose community center with indoor kitchen and gymnasium facilities into an identified park site. The facilities should be designed to accommodate activities for all segments of the community.

- SH PR-4.4.1** Recognize the need for both passive and active recreation in parks in the South Hill community.
- SH PR-4.4.2** Incorporate amenities into passive parks that provide added enjoyment for visitors, such as interpretive signage, trails, and picnic tables.
- SH PR-4.4.3** Explore the development of an off-leash dog park.

SH PR-4.5 Incorporate regulation standard athletic fields in the design of the Rogers/Zeiger Sports Complex.

- SH PR-4.5.1** Athletic fields should be designed to meet baseball, softball, football, and/or soccer regulation specifications for area and materials, including those items reasonably necessary for play during daytime and evening hours for all ages.

Commented [PC77]: Update to reflect those purchases that have already been accomplished.

Commented [PC78]: Delete

Commented [PC79]: Delete

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

TRANSPORTATION POLICIES

TRANSIT FACILITIES AND SERVICES

- GOAL SH T-1** Develop public transportation as a viable alternative to the automobile to reduce roadway congestion, maintain air quality, conserve energy resources, and support the economic vitality of the community.
- SH T-1.1** Provide fixed route and/or demand responsive transit services between the centers of the South Hill area and regional major destinations. These services should be coordinated between Pierce Transit and Sound Transit fixed bus route and commuter rail services.
- SH T-1.2** Transit services should serve a number of areas and roadways including:
 - SH T-1.2.1** 70th Avenue /Woodland Avenue East;
 - SH T-1.2.2** 86th Avenue East;
 - SH T-1.2.3** 94th Avenue East;
 - SH T-1.2.4** Meridian Avenue East;
 - SH T-1.2.5** 122nd Avenue/Military Road East/Shaw Road East;
 - SH T-1.2.6** 112th Street East;
 - SH T-1.2.7** 122nd Street East;
 - SH T-1.2.8** 128th Street East;
 - SH T-1.2.9** 136th Street East;
 - SH T-1.2.10** 144th Street East;
 - SH T-1.2.11** 152nd Street;
 - SH T-1.2.12** 160th Street East;
 - SH T-1.2.13** 176th Street East; and
 - SH T-1.2.14** Sunrise Parkway East/Sunrise Boulevard East.
- SH T-1.3** The State should investigate the possibility of high capacity transit and preference for high occupancy vehicles along the Meridian Avenue corridor.
- SH T-1.4** The State should pursue the potential of adding additional through lanes on Meridian Avenue East from 176th Street East to 112 Street East.
- SH T-1.5** Work with homeowners’ associations, colleges, businesses, and other community groups to encourage participation in vanpool programs.
- SH T-1.6** The State, Pierce Transit, and Pierce County should coordinate the selection of park-and-ride sites.

Commented [JM80]: General Note: More frequent and expanded transit services

Commented [PC81]: General note to condense the entire section. Seems to be a lot of repetition

Commented [PC82]: Parking at the train stations should be preferential for carpoolers.

Commented [PC83]: Significant comments on parking both park and ride for busses to regional transit but also parking at the regional transit i.e. train centers. Ideas for parking on land fill property or Thun field properties and the Sunrise Village property that’s limited by Thun Field flight path

Commented [PC84]: Support an express bus from the 176th and Meridian area to the Sound Transit center in Puyallup or the Tacoma Dome transit center

Commented [PC85]: Divide this into two categories. Category one would be Meridian, Shaw Road corridor, Sunrise Blvd, 176th and 112th as the highest priority. Category two would be other streets that may not have transit supportive densities now but may in the future: 94th, 86th, 122nd, 128th, 144th, 152nd, 160th, and 70th/Woodland

Commented [PC86]: Make into community plan policy not an assignment to the State

Commented [PC87]: Delete – State is done with Meridian

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

SH T-1.6.1 A site should be considered for the southern boundary of the community plan area at 176th Street East and Meridian Avenue.

Commented [PC88]: Add the Sunrise Village under the flight path of Thun Field as another area for parking to support transit.

ROADS

GOAL SH T-2 Develop a roadway network that balances the regional mobility needs with the local access needs of the community.

SH T-2.1 The highest priority roadway capacity projects should address the north/south corridors, while the next highest capacity projects should reflect those projects that provide access to the east/west corridors.

Commented [PC89]: Include policy in support of the extension of the improvements on the Shaw Road corridor from 39th doesn't the hill to the new bridge overpass at Pioneer Ave.

GOAL SH T-3 Develop and implement plans and regulations that will create additional connectivity between neighborhoods.

SH T-3.1 Develop regulations that require new subdivisions to be designed in a manner that maximizes opportunities for connectivity.

SH T-3.2 Review the roadway and nonmotorized facilities connectivity needs created by new development and require the construction of the facilities that meet these needs.

Commented [PC90]: Deryl: include bus stops and pedestrian crossings especially on roads that allow higher speeds with sufficient turnout to accommodate and with crosswalks equipped with flashing light systems. Wants specific section that supports the need for more off road bus stops and crosswalks near and around schools.

GOAL SH T-4 Geographically distribute roadway capacity improvements through the larger Pierce County neighborhood.

Commented [JM91]: Focus this on the ¼ walkable area

SH T-4.1 The highest priority corridor improvement projects should circulate traffic around rather than through the South Hill area.

SH T-4.1.1 Support specific projects that would help to achieve this such as the implementation of the Canyon Road East corridor improvements (inclusive of the north and south extension), Meridian Avenue East Improvements, the widening of 176th Street E., development of the Shaw Road Avenue E./Military Road E./122nd Avenue E. corridor, and the development of the Cross Base Highway.

Commented [PC92]: Update this and remove the projects that have been completed or are no longer

SH T-4.2 Orient new residential areas away from proposed and existing new major and secondary arterial roadways.

Commented [PC93]: Delete or modify since the Community Plan will promote high density residential along the Meridian Corridor.

GOAL SH T-5 Implement planned roadway improvements that may play a role in the evacuation of the city of Orting residents in the event of a natural disaster.

SH T-5.1 Construct the planned 176th Street East extension to the city of Orting.

NONMOTORIZED FACILITIES

GOAL SH T-6 Plan, program and construct nonmotorized facilities throughout the South Hill community.

SH T-6.1 Priority shall be given to providing pathways within a one-mile radius of schools.

Commented [PC94]: Safe, well lit pathways, better to not have if not safe

SH T-6.2 Bike facilities, where appropriate, should be provided along roadways such as:

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH T-6.2.1 70th Avenue /Woodland Avenue East;
- SH T-6.2.2 86th Avenue East;
- SH T-6.2.3 94th Avenue East;
- SH T-6.2.4 Meridian Avenue East;
- SH T-6.2.5 122d Avenue/Military Road East/Shaw Road East;
- SH T-6.2.6 112th Street East;
- SH T-6.2.7 122nd Street East;
- SH T-6.2.8 128th Street East;
- SH T-6.2.9 136th Street East;
- SH T-6.2.10 144th Street East;
- SH T-6.2.11 152nd Street East;
- SH T-6.2.12 160th Street East;
- SH T-6.2.13 176th Street East; and
- SH T-6.2.14 Sunrise Parkway East/Sunrise Boulevard East.

SH T-6.3 All new subdivisions, planned development districts, and multifamily developments along arterials shall provide pedestrian facilities within the development and along the arterial.

SH T-6.4 All new commercial developments shall provide sidewalks or pedestrian connections between businesses and a sidewalk along the frontage road.

SH T-6.5 Pedestrian facilities and bicycle facilities that are required should be built when new road corridors or road widening projects occur.

MERIDIAN AVENUE

GOAL SH T-7 Complete improvements to Meridian Avenue that support the desired land use pattern and allow the corridor to be more pedestrian accessible while still conveying regional transportation.

SH T-7.1 Improve the Meridian Avenue corridor by providing nonmotorized facilities, transit services and facilities, and access management strategies.

SH T-7.2 Focus County, state, and local citizens’ efforts to improve Meridian Avenue.

SH T-7.3 Encourage the Washington State Legislature to prioritize roadway improvements to Meridian Avenue that support the community plan goals and further define centers and districts.

SH T-7.4 To prioritize improvements on Meridian Avenue East, WSDOT should:

Commented [JM95]: Add pedestrian pathways between developments where appropriate
Focus on access to transit and school buses.
Other than sidewalks focus on the ¼ mile corridor

Commented [JM96]: Keep

Commented [JM97]: Need policies to promote neighborhoods making those connections.

Commented [JM98]: Keep but Consolidate and update this section. With consolidation of commercial zones and the focus on corridors will a separate section be needed for Meridian? This may become the corridor section.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH T-7.4.1** Establish a committee of citizens, business owners, Pierce Transit, County staff, and WSDOT staff to identify needed improvements and potential funding sources;
- SH T-7.4.2** Adopt a corridor management plan that details the planned improvements; and
- SH T-7.4.3** Propose revisions to state transportation programs and/or budgets to ensure improvements are implemented.
- SH T-7.5** WSDOT, Pierce Transit, the County, and the community shall coordinate state, regional, and local plans for Meridian Avenue East.
- GOAL SH T-8** Connect commercial development along Meridian Avenue with the larger community around it, becoming integrated into a total destination where people can participate even when they are not shopping.
- SH T-8.1** Encourage Meridian Avenue development that considers pedestrian use and the retrofitting of existing land.
- SH T-8.1.1** Require existing strip malls and commercial development along Meridian Avenue to provide access to adjacent property when improvements are made to the existing business.
- SH T-8.1.2** Develop model site plans that demonstrate techniques to retrofit existing commercial strip malls.
- SH T-8.1.3** Structure zoning along Meridian Avenue to encourage denser forms of development that can be reached by multiple access modes.
- SH T-8.1.4** Allow diverse land uses along Meridian Avenue in ways that encourage walking and discourage driving for short trips and errands.
- SH T-8.2** Connect new plats, subdivisions, multifamily complexes, and manufactured home parks to schools, parks, other subdivisions, neighborhoods, and the rest of the community. Connectivity must be improved and provided throughout the community. Citizens, and children in particular, must have the ability to move from one location to another in a safe, efficient manner. Neighborhoods must be connected to schools and shopping districts.
- SH T-8.2.1** Connections between new developments and existing neighborhoods shall be provided via sidewalks, bicycle paths, trails, or roads.
- SH T-8.2.2** The County should actively explore opportunities to connect existing subdivisions and neighborhoods with surrounding subdivisions and the larger community. Connections should be included in transportation programming where possible.
- SH T-8.2.3** New subdivisions, new multifamily complexes, and new manufactured home parks that are adjacent to a nonmotorized route within the Pierce County Transportation Element shall provide direct access to the route.

Commented [JM99]: Delete?

Commented [JM100]: Apply to ¼ mile or all?

Commented [JM101]: Delete

Commented [JM102]: Apply to ¼ mile or all projects?

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH T-8.2.4** Allow nonmotorized connections through wetland buffers and other sensitive areas where road connections cannot occur.
- SH T-8.2.5** Connectivity between new residential subdivisions shall be provided between abutting parcels having subdivision potential where there are no unreasonable geographic, environmental, or legal barriers.
 - SH T-8.2.5.1** Roadway connectivity should be implemented through construction of carefully planned road stub-outs that consider the level of projected traffic volumes, address possible impacts of increased traffic on subdivision residents, and review how the connection locations may affect plat design and the developable land in each affected subdivision.
 - SH T-8.2.5.2** Roadway connectivity should be accomplished through the design and connection of local road feeders or local road minors, rather than cul-de-sacs. Local road feeders are recommended for safely accommodating the projected traffic volumes while minimizing impacts of this through traffic to those residing in the subdivision prior to the connection. Local road minors may be utilized for connectivity of small subdivisions under low volume, low speed situations.
- SH T-8.2.6** New developments located adjacent to or containing a project included in the Pierce County Transportation Plan or Six-Year Transportation Improvement Program should be planned and designed to accommodate the projected improvement, such as:
 - SH T-8.2.6.1** Dedicating or setting aside right-of-way for the project;
 - SH T-8.2.6.2** Providing appropriate location and design of development access; and
 - SH T-8.2.6.3** Incorporating portions of the proposed improvement within the development when appropriate.
- SH T-8.2.7** Through-roads shall be provided when feasible to increase connectivity for the community.
- SH T-8.2.8** Cul-de-sacs or dead-end roads should be allowed when critical areas inhibit the possibility of a through-road. When a cul-de-sac or dead-end road is allowed, it should be designed as a loop or circular road design with a private open space, recreational, or artistic area in the center. There shall be provision of adequate emergency access in the cul-de-sac design.
- SH T-8.3** Integrate transportation and land use along Meridian Avenue.
 - SH T-8.3.1** Pedestrian ~~rest islands or median breaks~~ should be provided along Meridian Avenue.
 - SH T-8.3.2** Control access through the use of medians and curbs with few breaks. Provide vehicular and pedestrian circulation between businesses within a block.

Commented [JM103]: Good policies that perhaps should be moved to the Comp Plan

Commented [JM104]: Focus on major streets, use cul-de-sacs in between.

Commented [JM105]: Language that recognizes that if we are going to put in a road into an apartment project we have a plan to be sure to get the right of way.

Commented [JM106]: Pedestrian "refuge islands"

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH T-8.3.3** Plan for traffic volume and capacity to accommodate the needs of both through and destination traffic.
- SH T-8.3.4** Transportation solutions must be scaled to the specific nature of Meridian Avenue, and the districts located along the avenue, and balanced to serve multiple needs and multiple markets.
- SH T-8.3.5** Require shared parking among uses.
- SH T-8.3.6** Street-scale lighting shall be placed in center medians while pedestrian-scale lighting shall be placed along sidewalks.

Commented [JM107]: median?

TRANSPORTATION SYSTEM MANAGEMENT

- GOAL SH T-9** Monitor the South Hill transportation roadway network for potential applications of transportation system management strategies (TSM).
- SH T-9.1** Monitor the need and apply where appropriate such TSM strategies as:
 - SH T-9.1.1** Signal interconnect systems, signal coordination and synchronization, transit signal priority, and other signal improvements to facilitate smooth traffic flow;
 - SH T-9.1.2** Turn lanes and turn pockets to allow turning vehicles to move out of through traffic lanes; and
 - SH T-9.1.3** Off-street truck loading facilities, where appropriate, to separate goods loading/unloading from goods and people movement, and provide for the efficient movement of goods and traffic.

COORDINATION

- GOAL SH T-10** The County, state, Pierce Transit, and utility companies shall coordinate their respective projects on a particular roadway to minimize traffic disruption.
- SH T-10.1** When scheduling and permitting construction activities, Pierce County Public Works should minimize delays on alternate roadways that are within close proximity of one another.

Commented [JM108]: Keep these sections TSM and Coordination

COMMUNITY AND NEIGHBORHOOD CONNECTIVITY

- GOAL SH T-11** Pierce County shall evaluate all publicly-owned land and rights-of-way to determine pedestrian linkage opportunities.
- SH T-11.1** The County shall provide regulatory measures for new development to implement the road projects and priorities identified in the transportation portion of the Transportation Element.
- SH T-11.2** The County shall investigate alternate means to prevent future development from encroaching on the potential right-of-way of future roadway projects.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

SH T-11.3 Require developments generating more than 50 pm peak hour trips to have a minimum of two points accessing different public roadways. Consideration should be given in those circumstances where this standard cannot be met.

GOAL SH T-12 Ensure traffic flow is safe for pedestrians and cyclists.

SH T-12.1 The County, after designating a crosswalk location, should consider differentiating the major, secondary, and collector arterials crosswalks from the street through the use of brick pavers, stamped concrete, or other visual and physical means.

SH T-12.2 Work with the County Public Works department to allow on-street parking on its roadways.

Commented [JM109]: Merge with entire Connectivity policy section

UTILITIES POLICIES

STORMWATER

GOAL SH U-1 The intent of the following policies is to reduce the effects of flooding episodes, improve the function of existing stormwater facilities, and to more effectively integrate stormwater facilities into the natural landscape.

SH U-1.1 Maintain the predeveloped hydrology of a site and reduce reliance on traditional surface water management techniques.

Commented [PC110]: Reference new Storm Manual and requirement for LID

FREQUENTLY FLOODED AREAS

GOAL SH U-2 Reduce flooding in the South Hill community.

SH U-2.1 Properties with development limitations due to standing water and high groundwater tables should be included as *sending sites* in a Transfer of Development Rights program to provide a financial return to the property owner and preserve the natural functions of the site.

SEWER FACILITIES

GOAL SH U-3 The Planning and Land Services Department and Public Works and Utilities Department should consider revising sewer regulations to increase the required hook-up distance for formal plats beyond 300 feet of a main to decrease the development of new septic systems.

WATER SYSTEMS

GOAL SH U-4 The provision of adequate domestic water supplies is a crucial component of supporting population growth. The intent of the following policies is to ensure that adequate water supplies are available to support projected population growth and water conservation measures are enacted.

South Hill Community Plan Policies – LUAC Review Notes as of 4/3/17

- SH U-4.1** Encourage land uses and programs that promote aquifer recharge and an adequate water supply within the plan area.
 - SH U-4.1.1** Ensure landscape regulations promote water conservation.
 - SH U-4.1.2** The design of new public parks and their facilities in South Hill should allow for water re-use.
 - SH U-4.1.3** Encourage Pierce County, Pierce College, WSU Extension office, and community groups to develop a contest or demonstration garden to increase public awareness of water conservation issues, alternatives, and xeriscaping.
 - SH U-4.1.4** Solicit South Hill businesses and community groups to sponsor an annual yard maintenance workshop that teaches homeowners proper fertilizer and pesticide application methods.
- SH U-4.2** Pierce County should seek to amend state laws to allow water to be transferred among pressure systems and water purveyors to accommodate growth and development.
- GOAL SH U-5** Coordinate watershed planning processes for the Chambers-Clover Creek Water Resource Inventory Area (WRIA), conducted under State law Engrossed Substitute House Bill (ESHB) 2514, with other planning efforts in Pierce County.
 - SH U-5.1** Utilize the Chambers-Clover Creek Watershed Plan in future updates to the South Hill Community Plan.
 - SH U-5.2** Consider the results of the water availability analysis conducted under ESHB 2514 when making future land use decisions within the WRIA.
 - SH U-5.3** Support monitoring of groundwater through the ESHB 2514 Chambers-Clover Creek Watershed Plan process.

Commented [PC111]: Delete