

Project #12-1555, The Peninsula at Point Defiance LW

Current Status: Application Submitted

Project Details

Primary Sponsor: Tacoma Metropolitan Park District

Primary Contact: Curtis Hancock
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Funding Program: Land and Water Conservation

Project Type: Development

Project Description

The peninsula at Point Defiance is one of those rare opportunities to unlock and develop 11 acres of open passive park space at Point Defiance Park never before available to the public. The Point Defiance Peninsula is virtually surrounded by water and includes 2,200 linear feet of shoreline, spectacular views of Mt Rainier, the Cascades, the Olympics, Vashon Island and much more. Being adjacent to the pending Missing Link, which will connect the popular Ruston Way waterfront pedestrian promenade with Point Defiance Park, this one of a kind park will be both a popular destination and stopping point for the 2 million plus visitors to the waterfront. The peninsula will also offer an overwater viewing/fishing pier at one of the most popular deep water fishing areas within the Puget Sound. Other amenities include public restrooms, paved walking trails, parking, and gently sloping topography.

Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric

Application Answer

Community Values

Service Area Radius	25-100 miles (30-120 minute drive)
Management Priority	Mixed-use Park
Connecting children with nature	Through interpretation of turning a brownfield into a greenfield and being virtually surrounded by water combined with the over-water fishing/viewing pier, children will be able to experience water in a unique and fun way.

Project sustainability	All aspects of project will be developed through low impact development (LID) techniques to let nature do what it does best. The entire peninsula will infiltrate all storm water and along with a wide variety of native plantings.
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Economic Benefit

Projected economic benefit provided by the project	The unique experience of the peninsula will be a regional draw and therefore benefit all businesses on the route to and within Point Defiance Park. The peninsula also offers a wide range of recreational and event opportunities to people of all ages and abilities. The peninsula will support large family or corporate gatherings as well as public events. Revenue to Metro Parks and small businesses will benefit the community as a whole.
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Sites Improved

Project acres developed	11.00
Project acres renovated	0.00

Completion Date

Projected date of completion	12/31/2014
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Project Funding

Funding Request		Funding %	Min Match Required	Sponsor Match	Source
Land and Water Conservation (FY2014)	\$500,000	12.50 %			Appropriation \ Cash \$1,500,000
Sponsor Match	\$3,500,000	87.50 %	50%		Grant - RCO WWRP \$2,000,000
Total Project Funding	\$4,000,000	100.00 %			

Project Cost Summary

DEVELOPMENT COSTS

	Project %	Admin/A&E %	Maximum for Selected Program
Development	\$3,350,000		\$500,000
A&E	\$650,000	19.40 %	\$670,000 (20%)
Subtotal	\$4,000,000	100.00 %	
Total Cost Estimate	\$4,000,000	100.00 %	

Worksites and Properties

General Area: Point Defiance Park, Ruston.

County: Pierce

Legislative Districts 2012: 27

Congressional Districts 2012: 06

Sections: 23

Township: T21NR02E

Coordinates: 47.30133595
-122.50676024



Worksite #1: The Peninsula at Point Defiance

Coordinates from Mapped Point:

Latitude: 47.30133595

Longitude: -122.50676024

Coordinates from Worksite

Latitude: 47.181913

Longitude: -122.303280

Directions:

Worksite Description: The 11-acre worksite is part of the 20-acre peninsula near the entrance to Point Defiance. The peninsula has gently sloping topography and due to its shape is virtually surrounded by water.

Site Access Directions: From Interstate 5 take exit 132 (Route 16 West) to the Pearl Street exit. Take right on Pearl (north) and proceed 3.25 miles to the northern terminus within Point Defiance Park. Project worksite is immediately to the right.

Worksite Address:

Development Metrics (Outcomes, Benefits)

Category / Work Type / Metric

Application Answer

Work Type Costs

Buildings and Structures

Construct / install restroom

Total cost for Construct / install restroom

\$200,000.00

Number of restrooms

2 new, 0 renovated

Select the restroom type

Restroom

Provide the square feet of each restroom

64

Construct storage facility

Total cost for Construct storage facility

\$50,000.00

Number of storage buildings

1 new, 0 renovated

Number of square feet of the storage building

200

General Site Improvements

Develop paths/walkways

Total cost for Develop paths/walkways

\$400,000.00

Select the surface of the path/walkway

Other pervious surface

Linear feet of path/walkway

4000

Minimum width of the path/walkway

8

Walkway lighting provided (yes/no)

Yes

Number of walkway bridges

0 new, 0 renovated

Develop viewpoint

Total cost for Develop viewpoint

\$100,000.00

Number of designated viewpoints

3 new, 0 renovated

Select the viewpoint structures

Viewing platform

Number of square feet of the viewing platform / shelter

225

Install general site structures

Total cost for Install general site structures

\$5,000.00

Select one or more of the sheltered structures included in the project

None

Select one or more of the surface structures included in the project

Plazas

Square feet of sheltered/surface structures

1000

Length of retaining wall/seating wall (feet)

0

Install lighting (general security)

Total cost for Install lighting (general security)

\$50,000.00

Number of general security lights installed

30

Install signs/kiosk

Total cost for Install signs/kiosk

\$10,000.00

Number of kiosks

1 new, 0 renovated

Number of interpretive signs/displays

5 new, 0 renovated

Number of permanent entrance signs

0 new, 0 renovated

Number of electronic signs

0 new, 0 renovated

Project involves installation of informational signs (yes/no)

Yes

Install site furnishings

Total cost for Install site furnishings

\$75,000.00

Select the site furniture / amenities	Benches, Bike racks, Pet waste bag dispensers, Picnic tables, Recycling/Trash receptacles	
Landscaping improvements		
Total cost for Landscaping improvements		\$800,000.00
Acres of landscaped area	11.00	
Select the landscape features	Boulders, Drainage, Grass/turf, Groundcover, Irrigation, Native vegetation, Planters, Trees/shrubs	
Parking and Roads		
Parking development		
Total cost for Parking development		\$1,105,000.00
Number of vehicle parking stalls	150 new, 0 renovated	
Number of vehicle with trailer parking stalls	0 new, 0 renovated	
Number of accessible parking stalls - Vehicle	6	
Number of accessible parking stalls - Vehicle with trailers	0	
Select the parking surfaces	Other pervious surface	
Select the parking enhancements	Bio-swale, Security lighting	
Site Preparation		
General site preparation		
Total cost for General site preparation		\$75,000.00
Acres of site preparation	11.00	
Number of trail miles for site preparation	0.75	
Buildings / structures to be demolished	NA	
Select the site preparation activities	General site prep activities, Mobilization, Surveying	
Trails		
Trail development		
Total cost for Trail development		\$100,000.00
Linear miles of trail	0.75 new, 0.00 renovated	
Width of the trail in feet	8	
Select the trail surface types	Other pervious surface	
Linear miles of boardwalk	0.00 new, 0.00 renovated	
Select the trail structures	None	
Select the Non-motorized trail uses	Bicycle riding, Hiking/walking	
Number of trailheads	1 new, 0 renovated	
Project involve painting, striping, or other trail/pavement marking (yes/no)	Yes	
Utilities		
Install communication utilities		
Total cost for Install communication utilities		\$5,000.00
Select the communication utilities	Phone	
Install fire supression system		
Total cost for Install fire supression system		\$25,000.00
Number of fire supression systems	1 new, 0 renovated	
Number of fire hydrants	3 new, 0 renovated	
Install power utilities		
Total cost for Install power utilities		\$25,000.00
Select the power utilities	General service connection, Transformers/panels	
Install sewage system		
Total cost for Install sewage system		\$25,000.00
Number of dump stations	0 new, 0 renovated	
Select the sewer utilities	Lift station, Sewer connection, Sewer line	
Install stormwater system		
Total cost for Install stormwater system		\$100,000.00
Select the stormwater utilities	Bio filtration swale, Drainage ditches, Rain garden, Stormwater line	
Install water system		
Total cost for Install water system		\$25,000.00
Select the water utilities	Water line, Water meter, Water service connection	
Water Access		
Develop fishing facilities		
Total cost for Develop fishing facilities		\$5,000.00
Number of fishing facilities	1 new, 0 renovated	
Select the fishing facilities	Platform	
Number of fish cleaning stations	1 new, 0 renovated	
Develop pier		
Total cost for Develop pier		\$145,000.00
Number of viewing piers	1 new, 0 renovated	
Square feet of viewing pier	240	
Permits		
Obtain permits		

Architectural & Engineering**Architectural & Engineering (A&E)**

Total cost for Architectural & Engineering (A&E)

\$650,000.00

Development Questions

- 1 of 7** Is the worksite(s) located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site? If yes, name the area and specify if the land is owned by local, state or federal government.
Yes, Yes. Point Defiance Park is owned by the City of Tacoma
- 2 of 7** Has the worksite been investigated for historical, archeological, or cultural resources? If yes, when did this occur and what agencies and tribes were consulted? Attach related documents (letters, surveys, agreements, etc.) to your project in PRISM.
The peninsula was created over the past 100 years by slag (a byproduct of a copper smelter) and therefore has no cultural significance.
- 3 of 7** Identify the source of funds (i.e. federal grant, Conservation Futures, local appropriations, private land donation, etc.) that was originally used to acquire the property.
The Federal government formally granted title of Point Defiance Park to the city of Tacoma on March 3, 1905 at no cost.
- 4 of 7** Describe existing project site conditions. The answer to this question will be used in cultural resource consultation so please provide detailed information.
The peninsula is generally flat open area with gentle sloping topography.
- 5 of 7** Describe any proposed ground disturbing activities. That is, will a tool(s) be used to move earth (soil, rock, gravel, etc.) as part of this project? This includes hand or mechanized tools, for example: shovel, auger, pick axe, backhoe, etc. The answer to this question will be used in cultural resource consultation so please provide detailed information on the anticipated depth of excavation and the size of area disturbed.
Machinery will be used to install topsoil, irrigation, paved trails, parking, restroom and landscaping.
- 6 of 7** Give street address for this worksite if available.
5400 N Pearl Street, Tacoma
- 7 of 7** If buildings or structures (tidegates, dikes, etc.) will be altered, removed, or demolished, provide for each: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photograph for each to your project in PRISM. If none: N/A The answer to this question will be used in cultural resource consultation so please provide detailed information.
NA

Property for The Peninsula at Point Defiance Worksite #1: The Peninsula at Point Defiance**Activity:** Development**Landowner**

City of Tacoma/Metro Parks Tacoma
4702 S 19th Street
Tacoma, WA 98405

Control and Tenure**Instrument Type:** Landowner Agreement**Purchase Type:****Term Length:** Perpetuity**Expiration Date:****Note:** City of Tacoma is in process of transferring title to Point Defiance to Metro Parks Tacoma.**Landowner Type:** Local Government**Overall Project Questions**

- 1 of 15** Does the project site or project boundary lie within the urban growth area boundary of a city or town with a population of 5,000 or more? If yes, name the community and attach one map called Population Proximity Map under the Attachment Tab in PRISM.
Yes. The City of Tacoma.
- 2 of 15** Describe any ground disturbing work that will be necessary as part of the design process, such as geotech work. Include anticipated number of test sites, depth of disturbance, location, etc.
None
- 3 of 15** When will the project be completed and made available to the public for outdoor recreation uses?
12/31/2014
- 4 of 15** Describe any required mitigation as a result of the action in this proposal. Will mitigation occur on this site or another location?
NA
- 5 of 15** Are overhead utility lines present at the site, and if so explain how they will be relocated or buried.
No
- 6 of 15** Will this proposal create a new public park/recreation area where none presently exists? If yes, what will the area be named?
No
- 7 of 15** Will this proposal renovate or expand an existing public park/recreation area? If yes, what is the name of the existing area?
Yes. Point Defiance Park
- 8 of 15** How does this proposal implement goals in your agency's planning document and/or the Statewide Comprehensive Plan (include references)

The 2006 adopted Strategic Parks and Program Plan classifies Point Defiance Park as a regional park with access to unique features. Development of the Peninsula at Point Defiance will advance all four of the strategic goals. (Goal 1) Foster active lifestyles to support a healthy community. (Goal 2) Foster Appreciation and Stewardship of wildlife and natural resources. (Goal 3) Foster appreciation of Tacoma's culture and heritage. (Goal 4) Be an innovative and responsive agency that contributes to a sustainable and livable city.

- 9 of 15** Is this project scope part of a larger effort not reflected in the project application? If so, briefly describe the larger effort, funding amount(s) and source(s).
 Yes. During the Point Defiance Concept Planning process from 2005 to 2008, the Peninsula was the public's second priority behind the Missing Link. Completion of the Missing Link will drive a substantial increase in park visitors who in turn will expect the peninsula and other support services to be available.
- 10 of 15** Describe the nature of any rights-of-way, easements, reversionary interests, etc. to the project area.
 NA
- 11 of 15** Who will be responsible for administration, design, and/or implementation of this project (i.e. in-house staff, paid consultants, contractors, volunteers, other agency staff, etc.)? Explain.
 Metro Parks Tacoma will be responsible for administration and hire the necessary consultants/contractors.
- 12 of 15** Is there, or will there be, any significant public access or use restrictions? If yes, explain:
 No
- 13 of 15** Does this application contain state, federal or other grants as part of the "sponsor match"? If "yes," name the grant(s) and date grant will be available.
 Yes. WWRP Water Access potentially Fall of 2013.
- 14 of 15** Does this application contain elements required for mitigation for other project(s)? If yes, explain:
 No
- 15 of 15** Is this project a subsequent phase to a previously funded RCFB project? If yes, please identify the grant project number(s) if known.
 No

Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
Building Permit				
SEPA				
Shoreline Permit				

Permit Questions

- 1 of 1 **If this project requires a federal permit, will the scope of that permit cover ALL proposed ground disturbing activities included in this project? You may need to request a pre-application meeting with the permitting agency to answer this question.**
 No, NA

Project Attachments

Required Attachments 4 out of 7 done

Authorizing Resolution/Application Authorization	<input checked="" type="checkbox"/>
Control & Tenure Documentation	<input checked="" type="checkbox"/>
Map: Area of Potential Effect (APE)	<input type="checkbox"/>
Map: Boundary map	<input type="checkbox"/>
Map: Population Proximity	<input type="checkbox"/>
Photo	<input checked="" type="checkbox"/>
Site Plan: Development site plan	<input checked="" type="checkbox"/>

Photos

Attachment Type	Title	Attach Date
Authorizing Resolution/Application Authorization	LWCF Resolution.pdf	04/27/2012
Evaluation: Project presentation - Final	Peninsula RCO LWCF August 7, 2012.pptx	08/07/2012
Map	Peninsula 6f Boundary Map.pdf	07/13/2012
Map: Regional Location	Peninsula Project Location.jpg	04/30/2012
Map: Regional Location	City Vicinity Map.jpg	04/30/2012
Map: Regional Location	Statewide Vicinity Map.jpg	04/30/2012
Matching share certification	12-1555D-PeninsulaLWCF-Certification.pdf	05/01/2013

Photo	Existing condition at entrance to peninsula looking west.jpg	04/29/2012
Project Metric Report	The Peninsula App Metrics.pdf	07/19/2012
Site Plan: Development site plan	PPConceptPlan_2012_04_23_ILLUSTRATIVE.pdf	04/27/2012

Application Status

Application Due Date: 05/01/2014

Status	Status Date	Name	Notes
Application Submitted	07/08/2014	Scott Chapman	submitted by Scott to fix program change
Preapplication	04/20/2012		

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them. (Scott Chapman, 07/08/2014)

Date of last change: 07/08/2014