

# Land and Water Conservation Program

## Application Project Summary

<b>TITLE:</b> The Peninsula at Point Defiance LW	<b>NUMBER:</b> 12-1555 <b>TYPE:</b> (Development) <b>STATUS:</b> Director Approved
<b>APPLICANT:</b> Tacoma MPD	<b>CONTACT:</b> Curtis Hancock (253) 305-1052
<b>COSTS:</b> RCO \$500,000 13 % Local \$3,500,000 88 % Total \$4,000,000 100 %	<b>SPONSOR MATCH:</b> Appropriation \ Cash \$1,500,000 Grant - RCO WWRP \$2,000,000

### 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.

### LOCATION INFORMATION:

Point Defiance Park, Ruston.

**COUNTY:** Pierce

### SCOPE (WORK TYPES):

Architectural & Engineering (A&E)	Install lighting (general security)
Construct / install restroom	Install power utilities
Construct storage facility	Install sewage system
Develop fishing facilities	Install signs/kiosk
Develop paths/walkways	Install site furnishings
Develop pier	Install stormwater system
Develop viewpoint	Install water system
General site preparation	Landscaping improvements
Install communication utilities	Obtain permits
Install fire suppression system	Parking development
Install general site structures	Trail development

### PERMITS ANTICIPATED:

Building Permit	Shoreline Permit
SEPA	

### ANTICIPATED ACREAGE:

Acres To Be Acquired	Acres To Be Developed	Acres To Be Renovated
	11.00	

**LAST UPDATED:** November 12, 2014

**DATE PRINTED:** November 12, 2014

## Project Worksite Information

Tacoma MPD  
The Peninsula at Point Defiance LW

12-1555  
Development  
Land and Water Conservation

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### Worksite #1, The Peninsula at Point Defiance

#### 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.

#### Driving 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.

#### Coordinates for Worksite Directions

Latitude: 47.181913

Longitude: -122.303280

#### Geographic Areas:

<b>Cong District 2012</b>	06
<b>County</b>	Pierce
<b>ESU-Pink</b>	Odd Year Pink Salmon
<b>HUC 6th Field</b>	CHAMBERS CREEK
<b>Lead Entity Region</b>	Pierce County
<b>Leg District 2012</b>	27
<b>PSP Action Areas</b>	South Central Puget Sound
<b>School District</b>	Tacoma
<b>WAU</b>	(120000) Chambers-Clover
<b>WRIA</b>	(12) Chambers-Clover

# Development Cost Estimate Summary

Tacoma MPD  
The Peninsula at Point Defiance LW

12-1555  
Development  
Land and Water Conservation

Category / Work Type	Total Cost	Description
<b>Worksite #1, The Peninsula at Point Defiance</b>		
<b>Architectural &amp; Engineering</b>		
Architectural & Engineering (A&E)	\$650,000.00	
<b>Buildings and Structures</b>		
Construct / install restroom	\$200,000.00	
Construct storage facility	\$50,000.00	
<b>General Site Improvements</b>		
Develop paths/walkways	\$400,000.00	
Develop viewpoint	\$100,000.00	
Install general site structures	\$5,000.00	
Install lighting (general security)	\$50,000.00	
Install signs/kiosk	\$10,000.00	
Install site furnishings	\$75,000.00	
Landscaping improvements	\$800,000.00	
<b>Parking and Roads</b>		
Parking development	\$1,105,000.00	
<b>Permits</b>		
Obtain permits	\$25,000.00	
<b>Site Preparation</b>		
General site preparation	\$75,000.00	
<b>Trails</b>		
Trail development	\$100,000.00	
<b>Utilities</b>		
Install communication utilities	\$5,000.00	
Install fire suppression system	\$25,000.00	
Install power utilities	\$25,000.00	
Install sewage system	\$25,000.00	
Install stormwater system	\$100,000.00	
Install water system	\$25,000.00	
<b>Water Access</b>		
Develop fishing facilities	\$5,000.00	
Develop pier	\$145,000.00	
<b>Project Total Costs</b>	<b>\$4,000,000.00</b>	

## Application Metrics

**Project Sponsor:** Tacoma Metropolitan Park District  
**Project Title:** The Peninsula at Point Defiance LW  
**Program:** Land and Water Conservation

**Project Number:** 12-1555  
**Project Type:** Development  
**Approval:** 7/15/2014

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### Project Metrics

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#### 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.

#### 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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### Development Metrics

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## Worksite #1, The Peninsula at Point Defiance

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### 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

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### 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

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### 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 with trailers 0  
    Vehicle 6  
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

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### Utilities

#### Install communication utilities

Total cost for Install communication utilities: \$5,000.00

Select the communication utilities: Phone

#### Install fire suppression system

Total cost for Install fire suppression system: \$25,000.00

Number of fire suppression 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

Total cost for Obtain permits: \$25,000.00

Number of permits required for implementation of project: 3

### Architectural & Engineering

#### Architectural & Engineering (A&E)

Total cost for Architectural & Engineering (A&E): \$650,000.00

## Full Questionnaire and Permit Report

12-1555

Tacoma MPD  
The Peninsula at Point Defiance LW

Development  
Land and Water Conservation

### Project Questionnaire

- 1 of 16 *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 16 *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 16 *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
- 4 of 16 *When will the project be completed and made available to the public for outdoor recreation uses?*  
12/31/2014
- 5 of 16 *Describe any required mitigation as a result of the action in this proposal. Will mitigation occur on this site or another location?*  
NA
- 6 of 16 *Are overhead utility lines present at the site, and if so explain how they will be relocated or buried.*  
No
- 7 of 16 *Will this proposal create a new public park/recreation area where none presently exists? If yes, what will the area be named?*  
No
- 8 of 16 *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
- 9 of 16 *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.
- 10 of 16 *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.
- 11 of 16 *Describe the nature of any rights-of-way, easements, reversionary interests, etc. to the project area.*  
NA
- 12 of 16 *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.

## Full Questionnaire and Permit Report

12-1555

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- 13 of 16 *Is there, or will there be, any significant public access or use restrictions? If yes, explain:*  
No
- 14 of 16 *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.
- 15 of 16 *Does this application contain elements required for mitigation for other project(s)? If yes, explain:*  
No
- 16 of 16 *Is this project a subsequent phase to a previously funded RCFB project? If yes, please identify the grant project number(s) if known.*  
No

### Worksite #1 The Peninsula at Point Defiance Questionnaire

- 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

### Permits

# Full Questionnaire and Permit Report

12-1555

Tacoma MPD  
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Permit Name	Applied Date	Received Date	Expiration Date	Permit #	Comment
Building Permit					Pending further design
SEPA					Pending further design
Shoreline Permit					Pending further design

## Applicant Information

Tacoma MPD

12-1555 D

The Peninsula at Point Defiance LW

Land and Water Conservation

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### Organization Information

**Name:** Tacoma MPD  
**Type:** District-Park

**Organization Address:**  
Tacoma MPD  
4702 S 19th St  
Tacoma, WA 98405-1175

**Billing Address:**  
Tacoma Metro Park District  
4702 S 19th St  
Tacoma, WA 98405-1175

**Phone Numbers:**  
Fax - work (253) 305-1098  
General Info (253) 305-1000

**Internet Address:**

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### Applicant Contact Information

**Name:**  
Mr. Curtis Hancock  
MPD Project Manager

**Contact Type:**  
Project Contact

**Business Address:**  
4702 S 19th St  
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**Second Address:**  
  
, WA

**Phone Number:**  
Fax - work (253) 305-1098  
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**Internet Address:**  
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## Applicant Information

Tacoma MPD

12-1555 D

The Peninsula at Point Defiance LW

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**Phone Numbers:**  
Fax - work (253) 305-1098  
General Info (253) 305-1000

**Internet Address:**

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### Applicant Contact Information

**Name:** Mr. Karl Jacobs  
Grant Manager  
**Contact Type:** Project Manager

**Business Address:** PO Box 40917  
Olympia, WA 98504  
**Second Address:** , WA

**Phone Number:**  
Phone - work (360) 902-3084

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**Name:** Mr. Roger Stanton  
**Contact Type:** Alt Project Contact

**Business Address:** 4702 S. 19th Street  
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**Second Address:** , WA

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Phone - work (253) 305-1082

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## Applicant Information

Tacoma MPD

12-1555 D

The Peninsula at Point Defiance LW

Land and Water Conservation

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### Organization Information

**Name:** Tacoma MPD  
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**Organization Address:**  
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4702 S 19th St  
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**Phone Numbers:**  
Fax - work (253) 305-1098  
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**Internet Address:**

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### Applicant Contact Information

**Name:**  
Ms. Marci Kriebel  
Accountant

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Alt Project Contact

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