COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

TO: Hearing Examiner
FROM: Planning Staff
DATE: July 9, 2024

RE: PL-VAR-23-0002, PL-PBHE-23-0001

Public Hearing Date: July 16, 2024

I. GENERAL INFORMATION

A. Applicant: AHBL
2215 North 30th Street
Tacoma, WA 98402

B. Owner: YMCA of Tacoma-Pierce County
9th Street, Suite 201
Tacoma, WA 98405

C. Lease Holder: YMCA of Tacoma-Pierce County
4717 18th Street, Suite 201
Tacoma, WA 98405

II. APPLICANTS' REQUEST

The project proposal includes improvements to parcel Pierce County Assessor parcel number (APN) 4002470011. The project will develop the site with two multipurpose sports fields with synthetic turf, LED lighting, spectator seating, 100 new parking spaces, and a storage building. The

multipurpose fields will be used by all ages for soccer, football, and lacrosse. The applicant is requesting a variance to setback requirements in GHMC 17.54.030.B.1 to allow field lighting within the 150-foot setback from the residential development to the west. The application also includes a performance-based height exception (PBHE) to allow six 70-foot light poles.

The project proposal is for Phase 1A of the two-phase Gig Harbor Sports Complex development which includes the four lots west of Harbor Hill Drive, and north of the existing YMCA, as well as the YMCA property, Pierce County Assessor's Parcel Numbers (APNs) 4002470020 (YMCA), 4002470012 (Phase 1B), 4002470011 (Phase 1A), and 4002470090 (wetland tract).

III. SITE DESCRIPTION

A. Location: The subject site is located on the west side of Harbor Hill Drive, approximately 1,000 feet south of the roundabout intersection with Borgen Boulevard.

Assessor's Parcel No: 4002470011

B. Site Area/Acreage: 6.41 acres total

C. Existing Site Characteristics:

1. **Topography:** The topography of the site slopes downward from the east to west. Topographic variation is approximately 12 feet across the site, with the highest elevation at 252 ft. and the lowest at 240 ft.

2. **Vegetation:** Primarily forested with a few clearings.

3. **Wetlands & Critical Areas:** There is a Category III depressional wetland to the north of the subject parcel, APN 4002470090. The standard buffer identified in the wetland report is 80 feet for a wetland of this type with a low habitat score.

   Grading for site development and a portion of the proposed gravel trail will overlap with the outermost portion of the wetland's buffer area. The applicant has proposed a buffer mitigation plan which includes restoration and the addition of buffer area to the east of the buffer area being reduced, resulting in no net change of buffer area on site.

D. Zoning:

1. **Subject parcel:** PCD-BP
2. **Adjacent zoning and current use:**
   a. **North:** PCD-BP, undeveloped parcel with two Category III wetlands
   b. **East:** PCD-BP, Swift Water Elementary across Harbor Hill Drive
   c. **South:** PCD-BP, undeveloped parcel, future Phase 1B
   d. **West:** PRD, single-family homes

E. Utilities / Road Access: The subject site will have access off of Harbor Hill Drive to the east. Water and sewer will be provided by the city once utilities are added to APN 4002470012 through the Phase 1B development.

IV. APPLICABLE CODES AND POLICIES

A. Comprehensive Plan: The subject site is designated Planned Community Development – Business Park (PCD-BP) by the city's Comprehensive Plan. The remaining parcels within the Gig Harbor Sports Complex development are also PCD-BP The intent of this land use category is to enhance the city's economic base by providing suitable locations within the planned community development area for business and professional offices, corporate headquarters, research and development facilities, light industry and complementary educational, recreational, and entertainment uses which are not detrimental to the business park district. The district is not intended to support the general commercial needs of the community; however, limited retail, commercial and support services that serve the needs of the business park tenants and patrons are allowed. The business park district is intended to be compatible with adjoining neighborhoods and be devoid of nuisance factors and hazards.

B. Gig Harbor Zoning Code: The Gig Harbor Sports Complex is vested to 2010 development code through a 2010 development agreement (DA) (Exhibit C). Critical areas and stormwater regulations do not vest. The subject site is zoned PCD-BP. The following code chapters apply to the proposal:

1. 17.54 Planned Community Development Business Park District (PCD-BP)
2. 17.66 Variances and Interpretations

3. 17.67 Performance-Based Height Exceptions and Height Exemptions
4. 18.04 Environmental Review (SEPA)
5. 18.08 Critical Areas

V. BACKGROUND INFORMATION

The subject parcels appear undeveloped in aerial imagery from 1970 through 2005. According to city records, building permits related to the existing Tom Taylor YMCA on APN 4002470020 were finaled beginning in 2006, and aerial imagery from 2008 shows the recently-completed YMCA building as well as a newly-cleared area in the northwest portion of the subject site.

2010 Development Agreement: A DA was recorded under Pierce County recording number 201011160780 on November 16, 2010 (Exhibit C). The DA was executed between the city and Harbor Hill, LLC and included the subject site and the parcel to the north (APNs 4002470012 and 4002470011, respectively), as well as the parcels across Harbor Hill Drive and north across Borgen Boulevard. The subject site and the parcel to the north are described in the DA as *Lots 1A and 1B, the commercial area* and/or *Harbor Hill Business Park*.

The development standards designated in the DA shall remain unchanged and apply in full force for 20 years; and any land use approval or permit relating to Lots 1A and 1B shall not expire or terminate until 10 years after issuance of the approval or permit.

2017 Restrictive Covenant: A restrictive covenant was recorded under Pierce County recording number 201712290500 on December 28, 2017 (Exhibit D). The restrictive covenant declares that the subject site and the parcel to the north shall be reserved in perpetuity for use as a public park with active recreation uses and other uses customarily appurtenant to public parks. The restrictive covenant describes *active recreation uses* includes, but is not limited to, multi-purpose sports fields with lighting, open space for miscellaneous activities, and picnic shelters.

VI. PUBLIC NOTICE & INPUT:

A Notice of Application was published in the Tacoma News Tribune on April 12, 2023. Mailed notice was sent to property owners within 300 feet of the site and to all parties of record on April 12, 2023. Notice was also posted on the site on April 6, 2023. The following comments were received:

1. The city received comment from the Washington State Department of Ecology (Ecology) which stated that all grading and filling of land must utilize only clean fill and any debris removed from the project site must be disposed of at an approved site. If any contamination is suspected, discovered or occurs during the proposed project development testing must be conducted and Ecology must be notified. Erosion control measures must be in place prior to any clearing, grading, or construction to prevent stormwater runoff from polluting surface water that leads to waters of the state.

A Notice of Public Hearing was published in the Tacoma News Tribune on July 16, 2024. Mailed notice was sent to property owners within 300 feet of the site and to all parties of record on July 16, 2024. Notice was also posted on the site on July 16, 2024. No Public Comments have been received at the time of this staff report.

VII. STAFF ANALYSIS AND FINDINGS:

A. Planning Staff

1. Comprehensive Plan:

The project site is designated PCD-BP by the city's Comprehensive Plan. The purpose of a Planned Community Development (PCD) is to promote optimum site development options which are compatible with the community's planning goals and interests. The following is an analysis of Comprehensive Plan goals applicable to the proposal:

GOAL 2.8 PLANNED COMMUNITY DEVELOPMENT

2.8.1 Planned Community Development

Permit greater variety and diversification in the relationships between buildings, opens spaces and uses and encourage the conservation and retention of historical and natural features.

1. Promote site development flexibility for properties which have long-term development plans, which are suitable for a variety of intensity and density of developments and which commit to incorporating innovative design concepts.
2. Establish land use allocations for a planned community development which achieve a reasonable and harmonious development pattern.
3. Emphasize site suitability respective to natural constraints to encourage development which is sensitive to natural systems.
4. Recognize the interdependency and linkage between employment and housing in a planned community

development. Provide for a range of housing types and tenures which are affordable to the anticipated job-market which will be created in a planned community development.

5. Encourage the Planned Community Development concept for large single or combined ownerships which currently exist in an undeveloped state and which have long-term potential for balanced growth which is beneficial to the community as a whole.
6. Review proposed expansion plans, including height, mass, traffic, noise and other characteristics, for residential neighborhood compatibility.
7. Discourage proposals or uses which do not fit the scale of a neighborhood or which can do harm to the residential integrity of the neighborhood.

Staff Analysis: The subject site is within the PCD-BP district, which allows for a wide range of development opportunities, but has been specifically set aside for an athletic facility by the 2017 Restrictive Covenant (Exhibit D). The use of site development flexibility to meet community needs and achieve a reasonable and harmonious development pattern is in line with the intent of the Comprehensive Plan.

GOAL 11.6 Develop A Quality, Diversified Recreation System That Provides for All Age and Interest Groups

11.6.3 Concentrate on field and court activities like soccer, football, baseball, basketball, tennis, pickleball and volleyball that provide for the largest number of participants.

11.6.4 Encourage, leverage the development, or develop, where appropriate, a select number of facilities that provide a quality playing environment, possibly in conjunction with PenMet Parks, Pierce County, Peninsula School District, and other public or private agencies. Such facilities should be developed to meet the requirements for all age groups, skill levels, and recreational interests where possible.

Staff Analysis: The project proposal for sports fields and associated parking will meet a pressing need for the City of Gig Harbor. The sports fields proposed, and the pickleball courts proposed within Phase 1B, meet the intent of the Comprehensive Plan.

2. Gig Harbor Municipal Code

GHMC CHAPTER 17.66 VARIANCES AND INTERPRETATIONS

The project proposal includes two pole-mounted field lights within the 150-foot setback from the residential development to the west. Any deviation from a required setback requires a general variance.

A general variance is a Type III application and shall be processed as set forth in GHMC Title 19. The hearing examiner shall have the authority to grant a variance from the requirements of this title after considering the matter at a public hearing. Before any variance can be granted, the examiner shall make findings of fact setting forth and showing that the following circumstances exist:

1. The proposed variance will not amount to a rezone nor authorize any use not allowed in the district.

   Staff Analysis: The location of pole-mounted field lights will not require a rezone, the field lights are consistent with permitted uses in the PCD-BP district.

2. Special conditions and circumstances exist which are peculiar to the land such as size, shape, topography or location, not applicable to other land in the same district and that literal interpretation of the provisions of this title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this title.

   Staff Analysis: The subject parcel has been designated for use as a public park with recreation uses by the 2017 restrictive covenant (Exhibit D). The subject parcel is adjacent to a residential development to the west which requires a 150-foot setback per GHMC 17.54.030.B, as well as a 50-foot setback along Harbor Hill Drive to the east. The subject parcel is constrained by these setbacks and a designated wetland to the north. The conditions and circumstances are unique to the project parcel and create limited locations to place the pole-mounted field lights needed to extend the use of the sports fields during the evenings and winter. The applicant provided a cover letter describing the need for appropriate lighting within the project proposal (Exhibit K).

3. The special conditions and circumstances do not result from the actions of the applicant.

   Staff Analysis: The subject parcel is owned by the city of Gig Harbor and there has been a plan to use the subject parcel for the Gig Harbor Sports Complex for more than a decade. The applicant has not created the conditions and circumstances which necessitate the variance.

4. Granting of the variance requested will not confer a special privilege that is denied other lands in the same district.

   Staff Analysis: The granting of the variance would not confer any special privilege that would be denied to other properties in the same district.

5. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.

   Staff Analysis: The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone. The granting of the variance will allow for the pole-mounted field lights to be located appropriately to light the public sports fields within minimal light throw to adjacent parcels.

6. The Hearing Examiner shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land.

   Staff Analysis: Staff recommends that based upon the approval criteria within GHMC 17.99.030.B, and the analysis above, the Hearing Examiner grants a variance to allow pole-mounted field lighting within the 150-foot setback from the adjacent residential development.

GHMC CHAPTER 17.67 PERFORMANCE-BASED HEIGHT EXCEPTIONS AND HEIGHT EXEMPTIONS

The project proposal includes six 70-foot-tall pole-mounted field lights. The maximum height for structures in the PCD-BP zone is 45 feet, which requires a PBHE.

PBHE are intended to allow structures that require height in excess of height limits for effective performance and operation. PBHE are not intended to be used as a means of circumventing individually inconvenient height restrictions.

The applicant shall demonstrate that the following criteria for approval of the exception have been satisfied:

A. The increased structure height is necessary for effective performance and operation and is the minimum necessary for the structure to function in its intended and permitted use.

Staff Analysis: The applicant provided a letter addressing the approval criteria for the requested PBHE (Exhibit K) which describes alternative scenarios which would result if the PBHE is not granted. Each of the alternative scenarios would either severely restrict the use of the fields, reduce the number of fields to be constructed, or create imbalanced or inappropriate field lighting.

The applicant also provided graphics which describe the effect of pole height on aiming angles for field lights (Exhibit L) and the visual impact of contemporary LED field lights (Exhibit M). The discussion of the alternatives and the accompanying graphic exhibits provide evidence that the increased height is necessary for effective performance and operation as sports field lighting.

B. Visual impacts beyond the site and within environmentally sensitive areas have been minimized by such measures as, but not limited to:
    1. Avoidance, to the extent possible, of shade or light cast into critical areas and wetlands where shade or light may impact the biological functions of critical areas and wetlands.
    2. Using color or material to blend the structure into the surrounding environment.
    3. Screening the structure with vegetation.
    4. Avoidance, to the extent possible, of light trespass onto adjacent properties.

Staff Analysis: The project proposal demonstrates an attempt to minimize the visual impacts of the proposed pole-mounted field lights beyond the site and to critical areas. The use of 70-foot tall LED light fixtures will provide field lighting with light spill at the outer edge of the landscape buffer and critical area varies

from 0 to 0.1 footcandles as demonstrated within the Illumination Summary (Exhibit M, Sheet 4).

The pole and fixture color will be galvanized steel, painted black, to blend into the surrounding environment.

Light trespass onto the adjacent properties has been minimized as demonstrated within the Illumination Summary (Exhibit M, Sheet 9). There will be no light spill to the property to the west.

In addition to the criteria specified in GHMC 17.67.060, the applicant for an exception for athletic field lighting shall demonstrate that the following criteria for approval of the exception have been satisfied:

A. Athletic field light fixtures to be installed are a “shoebox” style and downward-directional.

   Staff Analysis: The applicant has provided an information sheet for the proposed luminaire. The proposed luminaire is a sleek downward-directional and geometric design which conforms to the expected and usual aesthetic of athletic field lighting.

B. Both fixtures and poles are painted black, brown or dark green.

   Staff Analysis: The fixtures and poles are proposed to be painted black.

GHMC CHAPTER 18.08 CRITICAL AREAS

All development in critical areas and their buffers, whether on public or private property, shall comply with the requirements of this chapter. The director or his/her designee shall utilize the procedures and rules established in the City of Gig Harbor environmental policy ordinance, Chapter 18.04 GHMC, Environmental Review (SEPA), and the applicable provisions of GHMC Titles 16, 17 and 19 to implement the provisions of this chapter.

GHMC 18.08.110 Wetlands – Alteration of Buffers

Alteration of a buffer may occur in two ways:

1. Quantitative alteration, in which the boundaries of the designated buffer area are adjusted, so that the actual area within the buffer is altered; and

2. Qualitative alteration, in which permitted activities within the buffer area alter its character. In determining appropriate buffer alterations, quantitative and qualitative alterations are generally reviewed concurrently.

The applicant utilized buffer width averaging through GHMC 18.08.110.B in which an administrative buffer modification through averaging is considered on a case-by-case basis when the proposal demonstrates that the criteria defined within this section is met. A qualified wetland specialist must demonstrate that:

1. It will not reduce wetland functions or values;
2. The wetland contains variations in sensitivity due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation, and the wetland would benefit from a wider buffer in places and would not be adversely impacted by a narrower buffer in other places;
3. The buffer is increased adjacent to the higher-functioning area of habitat or more sensitive portion of the wetland and decreased adjacent to the lower-functioning or less sensitive portion;
4. The total area contained in the buffer area after averaging is no less than that which would be contained within the standard buffer; and
5. The buffer width is not reduced, at any single point, to less than 75 percent of the standard buffer width.

Staff Analysis: The applicant provided a wetland delineation report (Exhibit N) and buffer mitigation plan (Exhibit O), which were reviewed by a third-party critical areas consultant. The wetland was evaluated by Ecological Land Services (ELS) in April of 2007 and again in April 2019 and one Category III depressional wetland was identified. Based on the habitat score of the wetland, the buffer required is 80 feet.

Grading for site development and a portion of the proposed gravel trail will overlap with the outermost portion of the wetland's buffer area. The applicant has proposed a buffer mitigation plan which includes restoration and the addition of buffer area to the east of the buffer area being reduced, resulting in no net change of buffer area on site.

Based on site observation, a review of the submitted documents, and an analysis of city regulations, the third-party reviewer recommended that the city accept the buffer mitigation plan (Exhibit P).

B. Operations and Engineering

The City Engineer has reviewed the subject request and has found the proposed development to be generally consistent with the applicable provisions of the Code.

C. Fire Marshal/Building Official

The Building Official has reviewed the subject request and has found the proposed development to be generally consistent with the applicable provisions of the Code.

X. CONCLUSIONS:

A. General Variance (PL-VAR-23-0002): Based upon the submitted information and analysis and findings contained in this report, staff concludes the following regarding the requested variance to allow two pole-mounted field lights within the 150-foot setback from the residential development to the west:

1. The proposed variance will not amount to a rezone or authorize any use not allowed in the PCD-BP district.
2. Special conditions and circumstances exist which are peculiar to the land and not applicable to other land in the PCD-BP district. The subject parcel has been designated for use as a public park with recreation uses by the 2017 restrictive covenant (Exhibit D). The subject parcel is adjacent to a residential development to the west which requires a 150-foot setback per GHMC 17.54.030.B, as well as a 50-foot setback along Harbor Hill Drive to the east. The subject parcel is constrained by these setbacks and a designated wetland to the north. The conditions and circumstances are unique to the project parcel and create limited locations to place the pole-mounted field lights needed to extend the use of the sports fields during the evenings and winter.

3. The special conditions and circumstances which exist and are peculiar to the land (the 2017 restrictive covenant and the residential development to the west) were not a result of the actions of the applicant.

4. Granting of the requested variance will not confer a special privilege to the applicant or subject parcel that would be denied other lands in the PCD-BP district.

5. Granting of the requested variance will not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity of the project proposal. The granting of the variance will allow for the pole-mounted field lights to be located appropriately to light the public sports fields within minimal light throw to adjacent parcels.

B. Performance-Based Height Exception (PL-PBHE-23-0001): Based upon the submitted information and analysis and findings contained in this report, staff concludes the following regarding the request PBHE to allow six 70-foot pole-mounted field lights:

1. The increased structure height is necessary for effective perform and operation and 70 feet is the minimum necessary for the field lights to function as intended.

2. Visual impacts beyond the site and within environmentally sensitive areas have been minimized by the avoidance of light spill, painting the poles and lights black, and avoiding light trespass onto adjacent properties by utilizing the most current field light technologies, as demonstrated within the Illumination Summary (Exhibit M).

3. The proposed field lights will be of a shoebox style and direct light downward.

XI. RECOMMENDATIONS:

A. General Variance (PL-VAR-23-0002): Staff recommends approval of the requested variance to allow two pole-mounted field lights within the 150-foot setback from the residential development to the west with the following condition:

1. The variance shall become null and void if not exercised within one year of the date of approval. Upon written request by a property owner, prior to the date of expiration the director may grant an extension of time up to but not exceeding one year in accordance with GHMC 17.66.040.

B. Performance-Based Height Exception (PL-PBHE-23-0001): Staff recommends approval of the requested PBHE to allow six 70-foot pole-mounted field lights with the following conditions:

1. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise.
2. The fixtures and mounting poles must be painted black.

Project Planner: Jeremy Hammar, Senior Planner

_____

Date: _____

The following exhibits are included for your review of the proposed site plan review application:

Exhibit A. Hearing Examiner Staff Report
Exhibit B. Civil Plan Set, Dated May 1, 2024
Exhibit C. Resolution 845 authorizing 2010 Development Agreement, Passed by City Council October 8, 2010
Exhibit D. Declaration of Restrictive Covenant, Recorded Dec 29, 2017
Exhibit E. NOPH Certificate of Transmittal and Affidavit of Posting
Exhibit F. NOA Certificate of Transmittal and Affidavit of Posting
Exhibit G. DOE NOA Comment, Dated April 26, 2023
Exhibit H. Electrical Plan, Dated July 19, 2023
Exhibit I. Field Lighting Fixture Specifications, Dated July 20, 2023
Exhibit J. General Variance Narrative, Dated February 28, 2023
Exhibit K. PBHE Narrative, Dated February 28, 2023
Exhibit L. Lighting Control Field, Dated February 28, 2023
Exhibit M. Illumination Summary, Dated July 19, 2023
Exhibit N. Wetland Report, Dated February 28, 2023
Exhibit O. Wetland Buffer Mitigation Plan, Dated February 28, 2023
Exhibit P. Technical Memorandum from Grette Associates, Dated August 25, 2023.

Duration of Permit Approval: The permits included in this decision shall expire three (3) years from the effective date of the decision, unless a complete application for subsequent building permit or civil permit has been submitted and remained active, pursuant to GHMC 19.02.008. Upon written request by the property owner, prior to the date of land use permit expiration, the director may grant an extension of time up to but not exceeding one (1) year pursuant to GHMC 19.02.008(F). See GHMC 19.02.008 for complete regulations on the duration of permit approvals and expiration of permits.

Administrative Appeal: There is no administrative appeal for this decision. Any appeal of this decision shall be in accordance with RCW 36.70C.

Property Tax Valuation: Affected property owners may request a change in property tax valuation notwithstanding any program of revaluation by contacting the Pierce County Assessor-Treasurer.

Permit Documents: The complete project permit file, including official decision, findings, conclusions and conditions of approval, is available for review at the City of Gig Harbor Planning Department, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday. Additional permit information can also be found at permitportal.cityofgigharbor.net by entering the above permit numbers. Questions regarding the above stated decision should be made to Jeremy Hammar, Senior Planner at jhammar@gigharborwa.gov or 253- 853-7606.

RECEIVED
By C. ANDREWS at 4:01 pm, May 01, 2024

GIG HARBOR SPORTS COMPLEX - PHASE 1A

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SEC. 31, TWN. 22 N., RGE. 02 E., W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON.

EXISTING LEGEND:

- SET NAIL AND WASHER
- FOUND MONUMENT AS NOTED
- HUB AND TACK
- SET REBAR AND CAP
- BOLLARD
- MAIL BOX
- SIGN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM CATCH BASIN
- STORM MANHOLE
- ROOF DRAIN
- GAS METER
- GAS VALVE
- TRAFFIC SIGNAL POLE
- TRAFFIC CABINET
- POWER TRANSFORMER
- GUY ANCHOR
- UTILITY POWER POLE
- ELECTRICAL VAULT
- JUNCTION BOX
- POWER METER
- LUMINAIRE
- TELEPHONE RISER
- TELEPHONE VAULT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- HOSE BIB
- WATER METER
- WATER VALVE
- WATER VAULT
- A=APPLE, B=BIRCH, F=FIR, P=PINE, HA=HAWTHORNE
- HO=HOLLY, M=MAPLE, O=OAK, U= UNKNOWN
- STORM LINE
- SANITARY SEWER LINE
- GAS LINE
- ELECTRICAL LINE
- COMMUNICATIONS LINE
- WATER LINE
- IRRIGATION PER RECORD DRAWING
- OVERHEAD UTILITIES
- STEAM LINE
- FENCE
- CONCRETE
- ASPHALT
- CONTOUR MAJOR INTERVAL
- CONTOUR MINOR INTERVAL
- PROPERTY/RIGHT-OF-WAY LINE

VERTICAL DATUM

NAVD 88 PER NOAA VERTCON CONVERSION OF PIERCE COUNTY BENCHMARK P15-11N
BRASS DISK AT 114TH ST NW AND PEACOCK HILL AVE NW
ELEV:319.859(NGVD29) 323.32(NAVD88)

BASIS OF BEARING

NAD 83/91
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE
PIERCE COUNTY HORIZONTAL CONTROL
HOLDING COUNTY MONUMENT NUMBERS 2496 AND 2497.
POINT NO. 2496
N=745926.7888
E=1122649.0958
BRASS DISK AT 11200 BLOCK OF PEACOCK HILL AVE NW (ESTABLISHED PER FOUND REFERENCE MONUMENTS-SHEET 6 OF AFN 200605235007).
POINT NO. 2497
N=743268.1949
E=1122591.1873
BRASS DISK AT 10400 BLOCK OF PEACOCK HILL AVE NW.
A LINE BETWEEN THE TWO FOUND MONUMENTS BEARS NORTH 01°14'52" EAST.

811 Know what's **below.** **Call** before you dig.

OWNER/APPLICANT

YMCA OF PIERCE AND KITSAP COUNTIES
4717 S 19TH ST STE 201
TACOMA WA 98405
PHONE: 253-534-7811
CONTACT: LOREN JOHNSON
EMAIL: LJOHNSON@YMCAPKC.ORG

CIVIL ENGINEER

AHBL INC.
2215 NORTH 30TH STREET, SUITE 300
TACOMA, WA 98403
PHONE: (253) 383-2422
CONTACT: DAVID NASON, PE
EMAIL: DNASON@AHBL.COM

SURVEYOR

AHBL INC.
2215 NORTH 30TH STREET, SUITE 300
TACOMA, WA 98403
PHONE: (253) 383-2422
CONTACT: DAVID FOLLANSBEE
EMAIL: DFOLLANSBEE@AHBL.COM

LANDSCAPE ARCHITECT

AHBL INC.
2215 NORTH 30TH STREET, SUITE 300
TACOMA, WA 98403
PHONE: (253) 383-2422
CONTACT: CRAIG SKIPTON
EMAIL: CSKIPTON@AHBL.COM

ELECTRICAL ENGINEER

TRES WEST ENGINEERS
2702 S 42ND ST, SUITE 301
TACOMA, WA 98409
PHONE: 253-472-3300
CONTACT: DAVE HENNING
EMAIL: DPH@TRESWEST.COM

TOPOGRAPHIC NOTE

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, AHBL CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

TRENCH NOTE

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY AND AHBL ASSUMES NO RESPONSIBILITY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

UTILITY NOTE

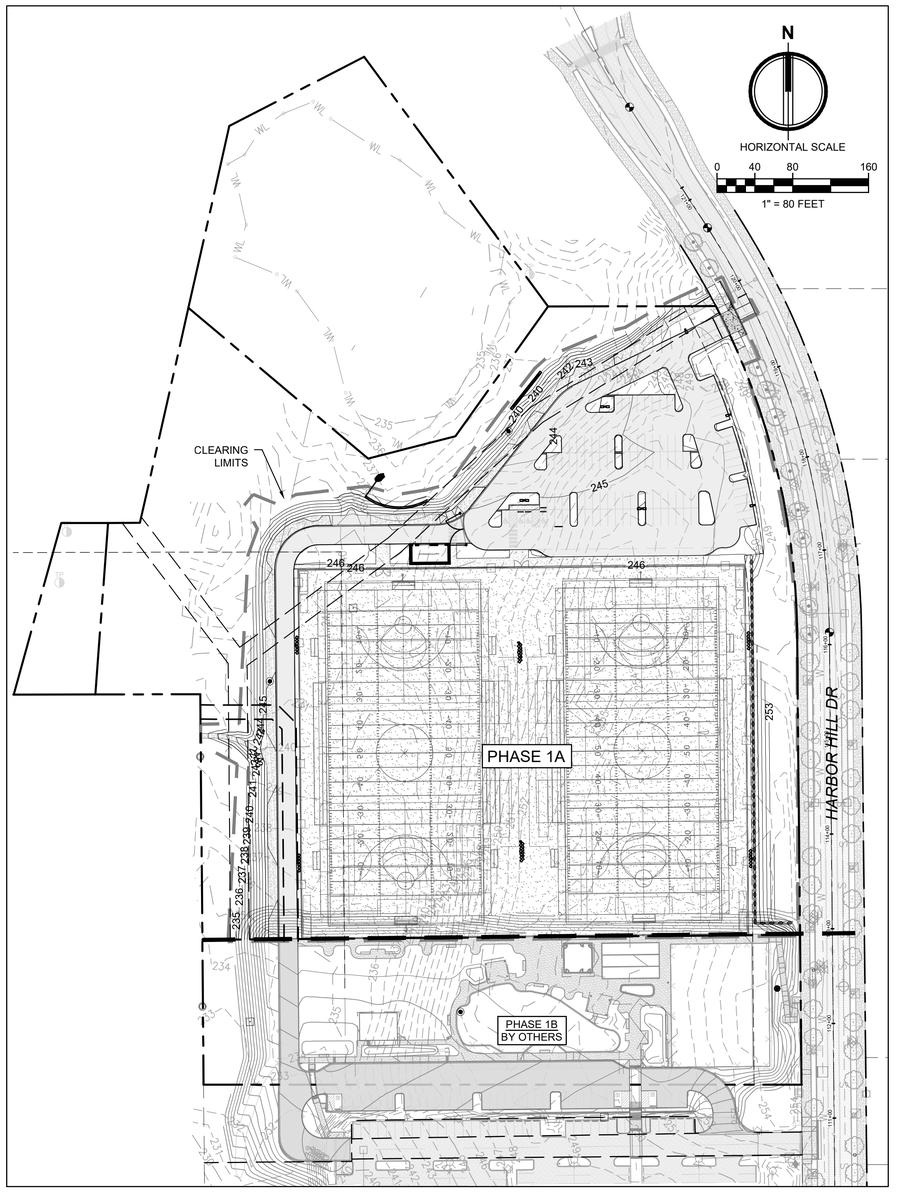
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT INCUR DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. AHBL ASSUMES NO LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES.

FILL SPECIFICATION

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD.

AUTOCAD FILE

AN AUTOCAD DRAWING FILE IS AVAILABLE TO ASSIST WITH SITE LAYOUT. PLEASE NOTE THAT ELECTRONIC FILES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE AND SHALL NOT REPLACE NOR BE USED TO SUBSTITUTE THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT LAYOUT ACCORDING TO CONTRACT DOCUMENTS AND COST FOR ELECTRONIC AUTOCAD FILES.
PHONE: (253) 383-2422
FAX: (253) 383-2572
CONTACT: STEVE NICKISON



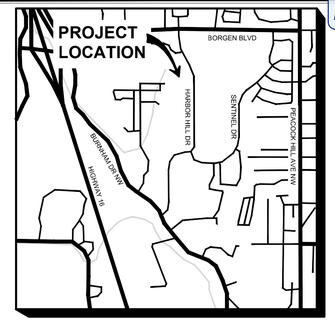
SITE ADDRESS

TOM TAYLOR FAMILY YMCA: 10550 HARBOR HILL DR, GIG HARBOR, WA 98332

LEGAL DESCRIPTION

LOT 1, BUSINESS PARK AT HARBOR HILL, ACCORDING TO THE PLAT RECORDED UNDER RECORDING NO. 200605235007, RECORDS OF PIERCE COUNTY AUDITOR

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.



VICINITY MAP

N

SITE INFORMATION TABLE	
ZONING	PCD-BP
SETBACKS	
FROM RESIDENTIAL (WEST)	150 FEET
FROM STREET (STRUCTURES)	50 FEET
FROM STREET (PARKING)	30 FEET
SITE UTILITIES	
ROADS	CITY OF GIG HARBOR
STORM SEWER	CITY OF GIG HARBOR
SANITARY SEWER	CITY OF GIG HARBOR
WATER	CITY OF GIG HARBOR
FIRE	GIG HARBOR FIRE
GAS	PSE
POWER	PSE
CABLE	COMCAST
LAND COVERAGE	
IMPERVIOUS	5.96 AC
MANUALS	
PUBLIC WORKS	CURRENT CITY OF GIG HARBOR PUBLIC WORKS STANDARDS
DRAINAGE	2002 GIG HARBOR SURFACE WATER DESIGN MANUAL. CONSTRUCTION STORMWATER CURRENT VERSION OF V2 OF THE WA DOE SWMM FOR WESTERN WASHINGTON.

SHEET INDEX

SHT #	DESCRIPTION
	CIVIL
C0.00	COVER SHEET
C0.01	OVERALL SITE PLAN
C1.00	DEMOLITION AND TESC PLAN NORTH
C1.01	DEMOLITION AND TESC PLAN SOUTH
C1.10	TESC NOTES AND DETAILS
C2.00	GRADING PLAN NORTH
C2.01	GRADING PLAN SOUTH
C3.00	STORM DRAINAGE PLAN NORTH
C3.01	STORM DRAINAGE PLAN SOUTH
C3.02	STORM DRAINAGE PROFILES
C3.10	STORM DRAINAGE NOTES AND DETAILS
C4.00	WATER PLAN NORTH
C4.01	WATER PLAN SOUTH
C4.10	WATER SYSTEM DETAIL
C5.00	PAVING AND HORIZONTAL CONTROL PLAN NORTH
C5.01	PAVING AND HORIZONTAL CONTROL PLAN SOUTH
C5.10	PAVING DETAILS
C5.11	NORTH DRIVEWAY SSD PLAN AND PROFILE
	LANDSCAPE
L0.00	OVERALL SITE PLAN
L1.00	TREE RETENTION PLAN
L1.01	TREE RETENTION PLAN
L1.02	TREE RETENTION DETAILS
L2.00	MATERIALS PLAN
L2.01	MATERIALS PLAN
L3.00	SOIL PLACEMENT PLAN
L3.01	SOIL PLACEMENT PLAN
L4.00	PLANTING PLAN
L4.01	PLANTING PLAN
L4.02	PLANTING SCHEDULE
L5.00	IRRIGATION PLAN
L5.01	IRRIGATION PLAN
L5.02	IRRIGATION DETAILS
	ELECTRICAL
E1	ELECTRICAL SITE PLAN

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Project Title:

GIG HARBOR SPORTS COMPLEX - PHASE 1A

XXXX HARBOR HILL DRIVE
GIG HARBOR, WA 98332

Client:

YMCA OF PIERCE AND KITSAP COUNTIES
4717 S. 19TH STREET, STE 201
TACOMA, WA 98405

Project No.

2190111.10

Issue Set & Date:

MAJOR SITE PLAN REVIEW

03/20/2024

DAVID CHRISTOPHER NASON — STATE OF WASHINGTON — 39383 REGISTERED PROFESSIONAL ENGINEER
03/20/2024

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1 REVISION

Revisions:

Sheet Title:

COVER SHEET

Designed by:	Drawn by:	Checked by:
SLN	SLN	DCN

Sheet No.

C0.00

1 of 33 Sheets

GIG HARBOR SPORTS COMPLEX - PHASE 1A

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SEC. 31, TWN. 22 N., RGE. 02 E., W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON.

HORIZONTAL SCALE
0 20 40 80
1" = 40 FEET

PARKING

PHASE 1A	(100)
STANDARD PARKING =	96
ADA STALLS =	4
PHASE 1B	(45)
STANDARD PARKING =	42
ADA STALLS =	3
TOTAL PARKING STALLS PHASE 1A+1B =	145
YMCA LOT	(487)
EX. YMCA LOT=	500
EX. STALLS REMOVED FROM YMCA LOT =	13
TOTAL NET PARKING STALLS =	632

APN 4002470100
APN 4002520040
APN 4003301200
APN 4002470020
APN 4002470012
APN 4002470011
APN 4002470090
APN 4002520040
APN 4002470061
APN 4002470110

ITEMS 27, 29 & 33 20.0' STORM DRAINAGE EASEMENT PER (R1) & TRAIL EASEMENT PER AFN 200605250985
113.88' FIELD LIGHT TO PROPERTY LINE
102.18' FIELD LIGHT TO PROPERTY LINE
150' STRUCTURAL SETBACK (TO RESIDENTIAL)
EXISTING 60FT REDUCED WETLAND BUFFER
EXISTING 80FT WETLAND BUFFER
20.00'
60.00'
5.00'
WLB
WL
WETLAND A LIMITS TYPE 3
STORAGE BUILDING
SYNTHETIC TURF MULTI-PURPOSE FIELD
PHASE 1B BY OTHERS
PHASE 1A
FINAL 80FT WETLAND BUFFER
30' PARKING SETBACK
50' STRUCTURAL SETBACK
50.67' FIELD LIGHT TO PROPERTY LINE
50.65' FIELD LIGHT TO PROPERTY LINE
HARBOR HILL DRIVE
110+00 111+00 112+00 113+00 114+00 115+00 116+00 117+00 118+00 119+00 120+00 121+00

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3
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1
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OVERALL SITE PLAN

Designed by:	Drawn by:	Checked by:
SLN	SLN	DCN

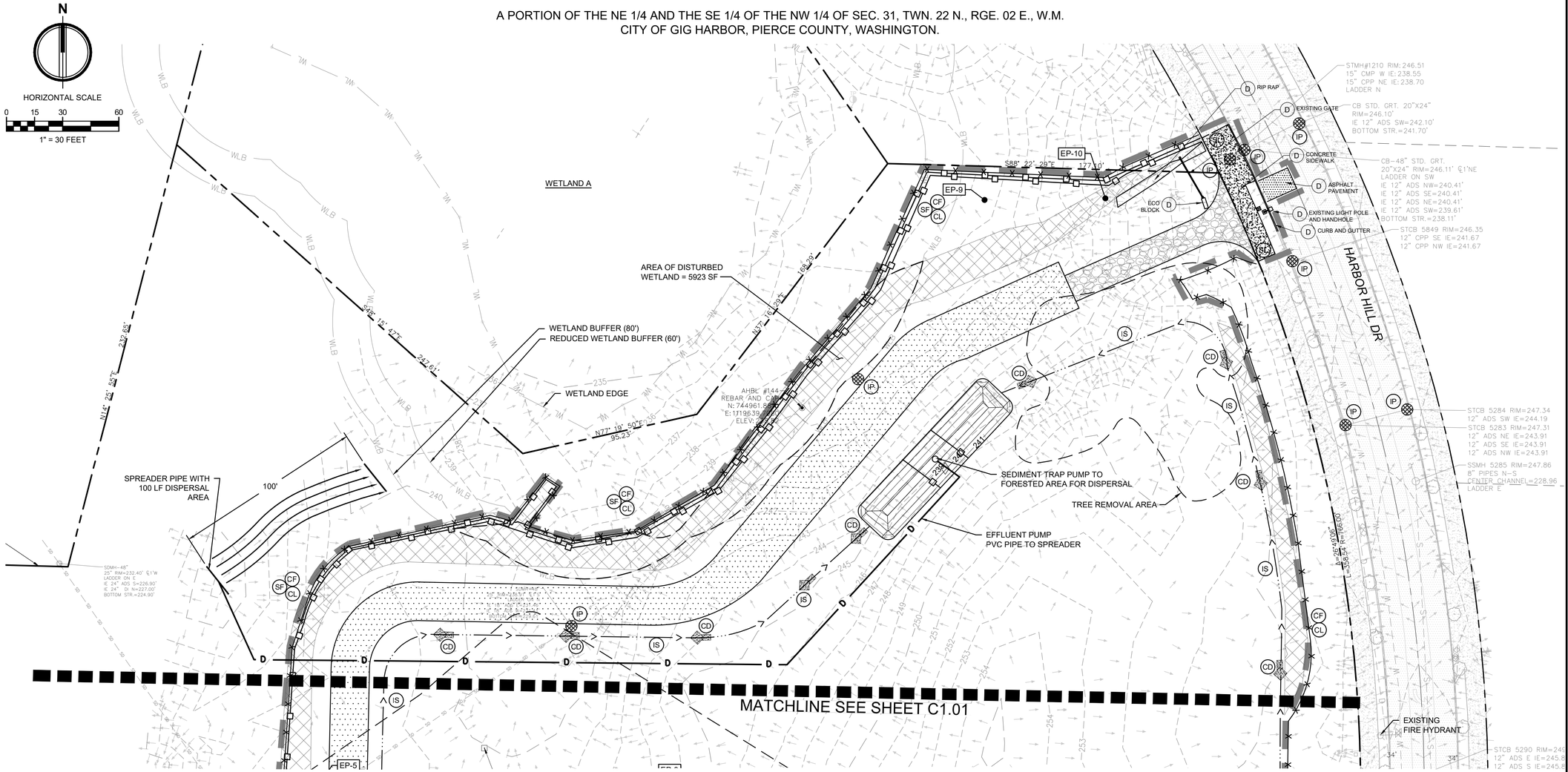
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LEGEND

- RIGHT-OF-WAY / PROPERTY LINE
- CL — CLEARING / PROJECT LIMITS
- CE — CONSTRUCTION ENTRANCE (1 C1.10)
- ATB (5 C5.10)
- REMOVE EXISTING CONCRETE
- JUTE MAT
- SF — SILT FENCE (2 C1.10)
- CF — CONSTRUCTION FENCE
- IP — INLET PROTECTION (3 C1.10)
- IS — INTERCEPTOR SWALE (4 C1.10)
- SL — SAWCUT LINE
- CD — ROCK CHECK DAM (5 C1.10)
- REMOVE EXISTING UTILITY
- XXX — EXISTING MAJOR CONTOURS
- XXX — EXISTING MINOR CONTOURS
- D — DEMOLISH ITEM AS NOTED
- P — PROTECT IN PLACE ITEM AS NOTED
- WL — WETLAND BOUNDARY
- WLB — WETLAND BUFFER

CONSTRUCTION FENCE NOTE
CONTRACTOR SHALL FURNISH, INSTALL, ADJUST, AND MAINTAIN TEMPORARY 6 FOOT CHAINLINK SECURITY FENCE AT SITE PERIMETER FOR ENTIRE DURATION OF PROJECT. SECURITY FENCE SHALL INCLUDE, BUT IS NOT NECESSARILY LIMITED TO, CHAINLINK FABRIC, RAILS, POSTS, GATES, LOCKS, AND BRACES.

CLEARING LIMITS NOTE
THE CLEARING LIMITS SHOWN MAY NEED TO BE ADJUSTED TO PERFORM THE WORK. CONTRACTOR IS RESPONSIBLE FOR REVIEWING LIMITS AND CONFIRMING SILT FENCE LOCATION PRIOR TO WORK. ANY ADJUSTMENTS SHALL BE AT THE COST OF THE CONTRACTOR.

GENERAL NOTE
PROJECT DISTURBED AREA EXCEEDS 1 ACRE. AN ECOLOGY CONSTRUCTION STORMWATER GENERAL PERMIT IS REQUIRED.

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3
2
1
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DEMOLITION AND TESC PLAN NORTH

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SLN	SLN	DCN

Sheet No.

C1.00

3 of 33 Sheets

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N

HORIZONTAL SCALE
0 15 30 60
1" = 30 FEET

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4 ____
3 ____
2 ____
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DEMOLITION AND TESC PLAN SOUTH

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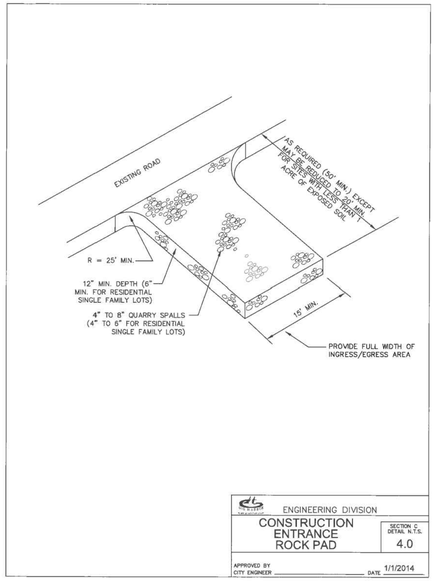
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4 of 33 Sheets

GIG HARBOR SPORTS COMPLEX - PHASE 1A

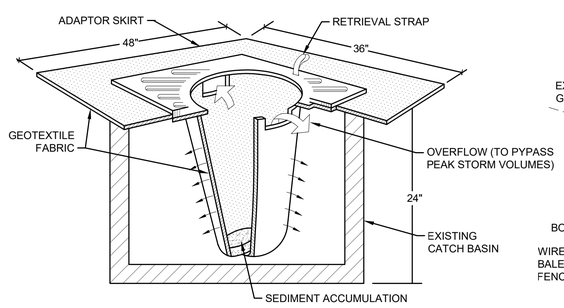
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1 CONSTRUCTION ENTRANCE
NOT TO SCALE

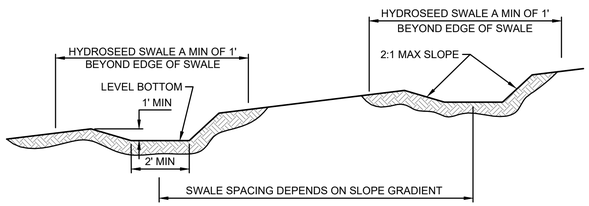
2 FILTER FABRIC FENCE
NOT TO SCALE

811 Know what's **below.** **Call** before you dig.

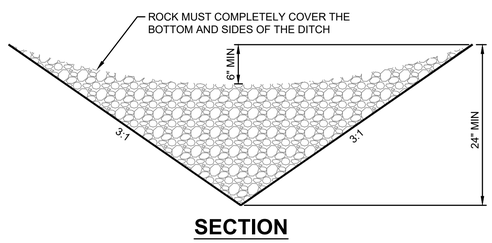


NOTES:
1. FILTERS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN 1/3 FULL.
2. INSTALL INLET PROTECTION IN ALL NEW STORM STRUCTURES THAT WILL COLLECT STORMWATER AS THEY ARE INSTALLED.

3 INLET PROTECTION
NOT TO SCALE

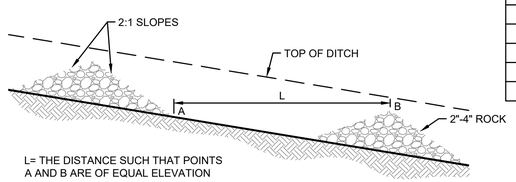


4 INTERCEPTOR SWALE
NOT TO SCALE



SECTION

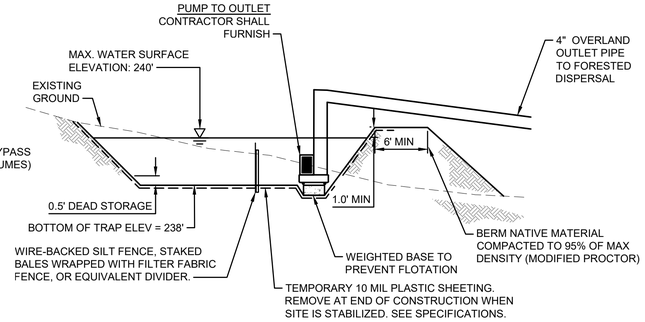
CHECK DAM SPACING	
LONGITUDINAL GRADE	SPACING
1%	100'
2%	50'
4%	25'
5%	20'
6%	15'
10%	10'
20%	5'



L= THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION

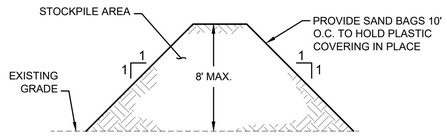
PROFILE

5 ROCK CHECK DAM
NOT TO SCALE



POND AREA AREA AT MAXIMUM WATER SURFACE ELEVATION = 2392 SQ FT MIN.

6 TEMPORARY SEDIMENT TRAP
NOT TO SCALE



NOTES:
1. STOCKPILES SHALL BE STABILIZED WITH PLASTIC COVERING OR OTHER APPROVED DEVICE.
2. SEDIMENT LEACHING FROM STOCKPILES SHALL BE PREVENTED DURING ALL SEASONS.

7 SOIL STOCKPILE
NOT TO SCALE

CITY OF GIG HARBOR STANDARD TESC NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF GIG HARBOR STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (WSDOT.APWA0 AND AS AMENDED BY THE CITY OR STATE).
2. TEMPORARY EROSION/WATER POLLUTION PREVENTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH THE CURRENT CITY OF GIG HARBOR STORMWATER MANAGEMENT & SITE DEVELOPMENT MANUAL, AND THE DEPARTMENT OF ECOLOGY'S CONSTRUCTION STORMWATER GENERAL PERMIT.

   SHOULD THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THIS DRAWING NOT PROVE ADEQUATE TO CONTROL EROSION AND SEDIMENTATION, THE APPLICANT/CONTRACTOR SHALL INSTALL ADDITIONAL FACILITIES AS NECESSARY TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
3. CALL THE UNDERGROUND LOCATE LINE 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
4. THE STORM DRAINAGE SHALL BE CONSTRUCTED ACCORDING TO APPROVED PLANS ON FILE WITH THE CITY, AND SIGNIFICANT DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE CITY
5. A COPY OF THE APPROVED CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN AND STORMWATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. ALL EROSION CONTROL AND STORMWATER FACILITIES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE DESIGNATED CERTIFIED EROSION CONTROL AND SEDIMENT CONTROL LEAD (CESCL) DURING CONSTRUCTION.
7. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED OR REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE CIT'S RIGHT-OF-WAY. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ABIDE BY ALL REQUIREMENTS FOR TRAFFIC CONTROL & SAFETY WHEN WORKING IN THE ROAD RIGHT- OF- WAY.
8. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IN THE EVENT OR DISCOVERY OF POOR SOILS, STANDING GROUNDWATER, OR SEVERE DISCREPANCIES FROM SOIL LOG DESCRIPTIONS AS NOTED ON THE PLANS.
9. FOR PUBLIC SYSTEMS, THE CONTRACTOR SHALL CALL FOR INSPECTION 48 HOURS PRIOR TO COVERING ANY DRAINAGE STRUCTURE.
10. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.

DEMOLITION NOTES

1. DEMOLITION: IT IS THE INTENT OF THE WORK UNDER THIS CONTRACT TO INCLUDE THE DEMOLITION OF ALL EXISTING BUILDINGS, PAVING, UTILITIES AND OTHER EXISTING SITE IMPROVEMENTS INCLUDING THEIR UNDERGROUND COMPONENTS AS INDICATED BY THIS DRAWING AND AS REQUIRED FOR NEW CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FULLY REVIEW THE SITE CONDITIONS AND TO CORRELATE THESE OBSERVATIONS WITH THE PROJECT WORK AND INCLUDE ALL NECESSARY DEMOLITION, WHETHER SHOWN OR NOT, AND INCLUDE ALL SUCH COSTS IN THE BASE BID.
2. CLEARING: IT IS THE INTENT OF THE WORK UNDER THIS CONTRACT TO CONDUCT ALL CLEARING NECESSARY TO BE ABLE TO COMPLETE ALL THE WORK OF THIS PROJECT.
3. CONTRACTOR SHALL LEGALLY DISPOSE OF THE OWNER'S PROPERTY, ALL DEMOLISHED AND REMOVED MATERIALS, UNLESS INDICATED OTHERWISE.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR ENSURING THAT ALL UTILITIES HAVE BEEN DISCONNECTED PRIOR TO COMMENCING DEMOLITION. CONTRACTOR SHALL COORDINATE UTILITY DEMOLITION WITH NEW CONSTRUCTION.
5. COORDINATE POWER DEMOLITION WITH UTILITY PURVEYOR AND ELECTRICAL PLANS. CONTRACTOR TO ENSURE THAT DEMOLITION OF LINES WILL NOT COMPROMISE POWER TO OTHER AREAS.
6. GAS DISCONNECTION BY UTILITY PURVEYOR CONTRACTOR TO COORDINATE WORK WITH P.S.E. CONTRACTOR TO DEMOLISH ABANDONED SERVICE. CONTRACTOR TO ENSURE THAT DEMOLITION OF GAS LINES WILL NOT IMPACT GAS SERVICE TO OTHER AREAS. NO DISRUPTION IN SERVICE ALLOWED.
7. ANY ABANDONED SIDE SEWER(S) SHALL BE PLUGGED OR CAPPED AS SHOWN.
8. UTILITIES TO BE ABANDONED SHALL BE CAPPED. CONTRACTOR SHALL AS-BUILT LOCATION.
9. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR TREE PROTECTION REQUIREMENTS.
10. ALL MONUMENTS DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPLACED PER WAC 332-120 AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL APPLY FOR PERMIT FROM THE DEPARTMENT OF NATURAL RESOURCES AS NECESSARY.
11. CONTRACTOR SHALL ENSURE THAT ADEQUATE FIRE PROTECTION ACCESS IS PROVIDED TO SITE AND EXISTING STRUCTURES TO REMAIN. CONTRACTOR SHALL ALSO PROVIDE ADEQUATE FIRE PROTECTION FOR THE NEW BUILDING.
12. COORDINATE DEMOLITION OF ASPHALT WITH TESC PLAN. MAINTAIN PAVEMENT AS A WORKING SURFACE AS LONG AS FEASIBLE.
13. CONTRACTOR SHALL MINIMIZE DUST GENERATION ONSITE BY SPRINKLING THE SITE WITH WATER UNTIL SURFACE IS WET. SEE BMP C140.
14. SAWCUT CONCRETE SIDEWALK AT THE NEAREST JOINT.

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TESC NOTES AND DETAILS

Designed by:	Drawn by:	Checked by:
SLN	SLN	DCN

Sheet No.

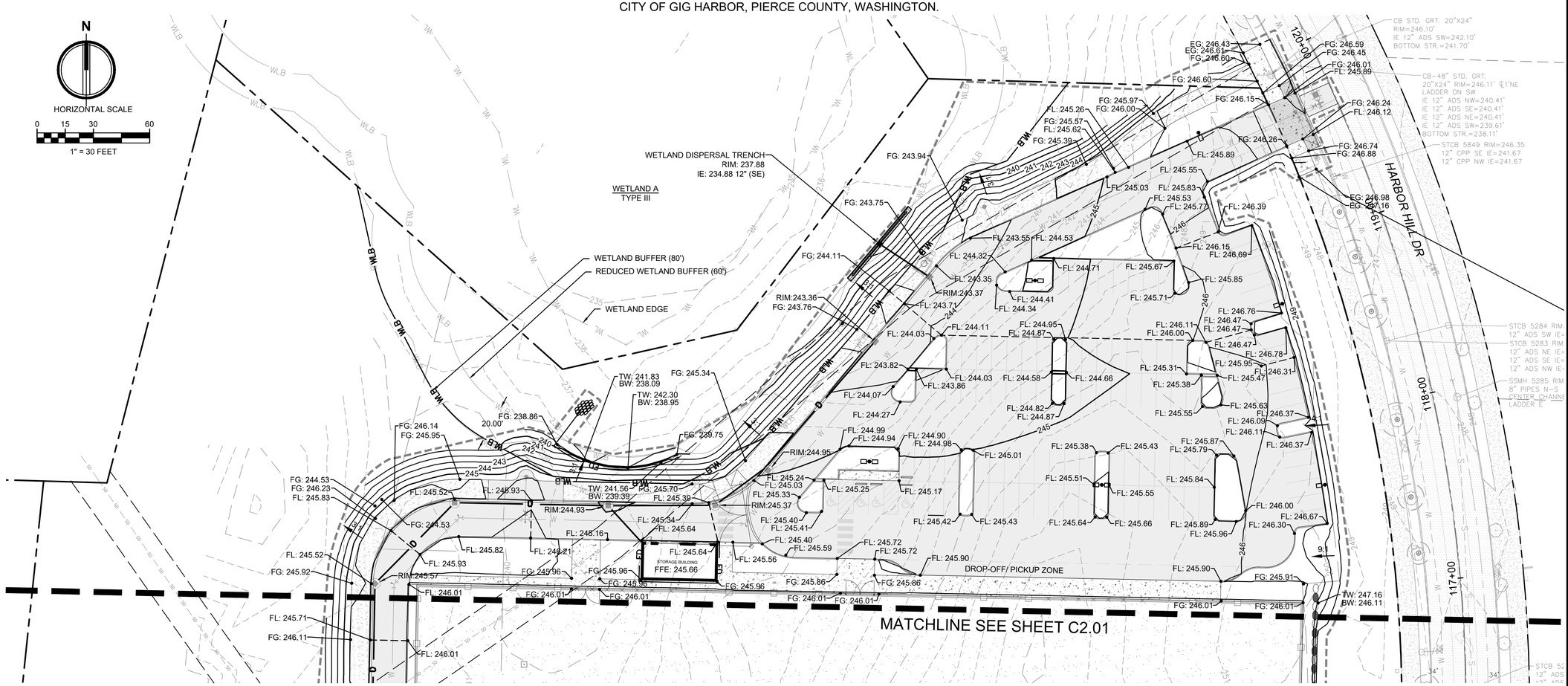
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5 of 33 Sheets

DATE: January 16, 2024 FILENAME: Q:\2019\2190111\10_CIV\CAD\2190111-SH-DEMO-TESC.dwg

GIG HARBOR SPORTS COMPLEX - PHASE 1A

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SEC. 31, TWN. 22 N., RGE. 02 E., W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON.



GRADING NOTES

1. THE EXISTING SITE SOILS REQUIRE PROPER COMPACTION PRIOR TO PLACEMENT OF PAVING AND UTILITY IMPROVEMENTS.
2. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PAVED AND NON-PAVED AREAS, AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF SURFACE WATER.
3. THE SPOT ELEVATIONS INDICATED ON THESE PLANS REPRESENTS THE DESIGN TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
4. VEGETATED AREAS LOCATED ADJACENT TO THE BUILDING SHALL BE 6" MIN BELOW FINISH FLOOR ELEVATION UNLESS NOTED OTHERWISE.
5. ADA ROUTES SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL UNLESS HANDRAILS ARE PROVIDED. LANDINGS AT NO MORE THAN 2% SHALL BE PROVIDED FOR EVERY 2.5 FEET OF RISE. CROSS SLOPE SHALL NOT EXCEED 2%.
6. TOP OF WALL AND BOTTOM OF WALL SPOT ELEVATIONS SHOWN ON THESE PLANS REPRESENT THE TOP OF PAVEMENT OR TOPSOIL ADJACENT TO THE WALL. REFER TO STRUCTURAL DRAWINGS FOR ACTUAL WALL ELEVATIONS.
7. TYPICAL CURB HEIGHT IS SIX INCHES UNLESS NOTED OTHERWISE.

EARTHWORK QUANTITIES

THE EARTHWORK QUANTITIES SHOWN BELOW ARE ESTIMATES ONLY. DO NOT USE THEM FOR BIDDING PURPOSES. THE QUANTITIES DO NOT ACCOUNT FOR STRIPPING, COMPACTION, CUT OR FILL ADJUSTMENT FACTORS, PAVEMENT SECTIONS, UTILITY TRENCHING, OR OTHER FACTORS THAT AFFECT EARTHWORK QUANTITIES.

CUT: 28,579 CY
FILL: 24,002 CY
NET: 4,576 CY (CUT)

811 Know what's below. Call before you dig.

LEGEND

- RIGHT-OF-WAY / PROPERTY LINE
- CENTERLINE
- CLEARING LIMIT
- BUILDING OUTLINE
- XXX EXISTING MINOR CONTOURS
- XXX EXISTING MAJOR CONTOURS
- 101 PROPOSED MINOR CONTOUR
- 100 PROPOSED MAJOR CONTOUR
- 101 PHASE 1B FINISHED GRADE MINOR CONTOUR
- 100 PHASE 1B FINISHED GRADE MAJOR CONTOUR
- RETAINING WALL
- ROCKERY
- RIDGE OR VALLEY
- DRAINAGE SWALE
- 123.45 SPOT ELEVATION
- TW 123.45 TOP OF WALL
- BW 123.45 BOTTOM OF WALL
- EG: 123.45 EXISTING GROUND
- FG: 123.45 FINISHED GRADE
- FL: 123.45 FLOWLINE
- 1.0% OR 3:1 SLOPE

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Project Title:

GIG HARBOR SPORTS COMPLEX - PHASE 1A

XXXX HARBOR HILL DRIVE
GIG HARBOR, WA 98332

Client:

YMCA OF PIERCE AND KITSAP COUNTIES
4717 S. 19TH STREET, STE 201
TACOMA, WA 98405

Project No.

2190111.10

Issue Set & Date:

MAJOR SITE PLAN REVIEW

03/20/2024

DAVID CHRISTOPHER MASON — STATE OF WASHINGTON — 39383 — REGISTERED PROFESSIONAL ENGINEER

03/20/2024

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4 ⚠
3 ⚠
2 ⚠
1 ⚠ REVISION

Revisions:

Sheet Title:

GRADING PLAN NORTH

Designed by:	Drawn by:	Checked by:
SLN	SLN	DCN

Sheet No.

C2.00

6 of 33 Sheets

DATE: March 19, 2024 FILENAME: Q:\2019\2190111\10_CIV\CAD\2190111-SH-GRADE.dwg

GIG HARBOR SPORTS COMPLEX - PHASE 1A

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SEC. 31, TWN. 22 N., RGE. 02 E., W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON.



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- EG: 123.45 — EXISTING GROUND
- FG: 123.45 — FINISHED GRADE
- FL: 123.45 — FLOWLINE
- 1.0% OR 3:1 — SLOPE

KEYNOTES

1. MATCH EXISTING GRADE.
2. ADA-COMPLIANT PARKING STALL. SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
3. ADA LEVEL LANDING. SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION.

GRADING NOTES

1. THE EXISTING SITE SOILS REQUIRE PROPER COMPACTION PRIOR TO PLACEMENT OF PAVING AND UTILITY IMPROVEMENTS.
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FILL: 24,002 CY
NET: 4,576 CY (CUT)

N

HORIZONTAL SCALE
0 15 30 60
1" = 30 FEET

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GIG HARBOR, WA 98332

Client:

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1 REVISION

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GRADING PLAN SOUTH

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SLN	SLN	DCN

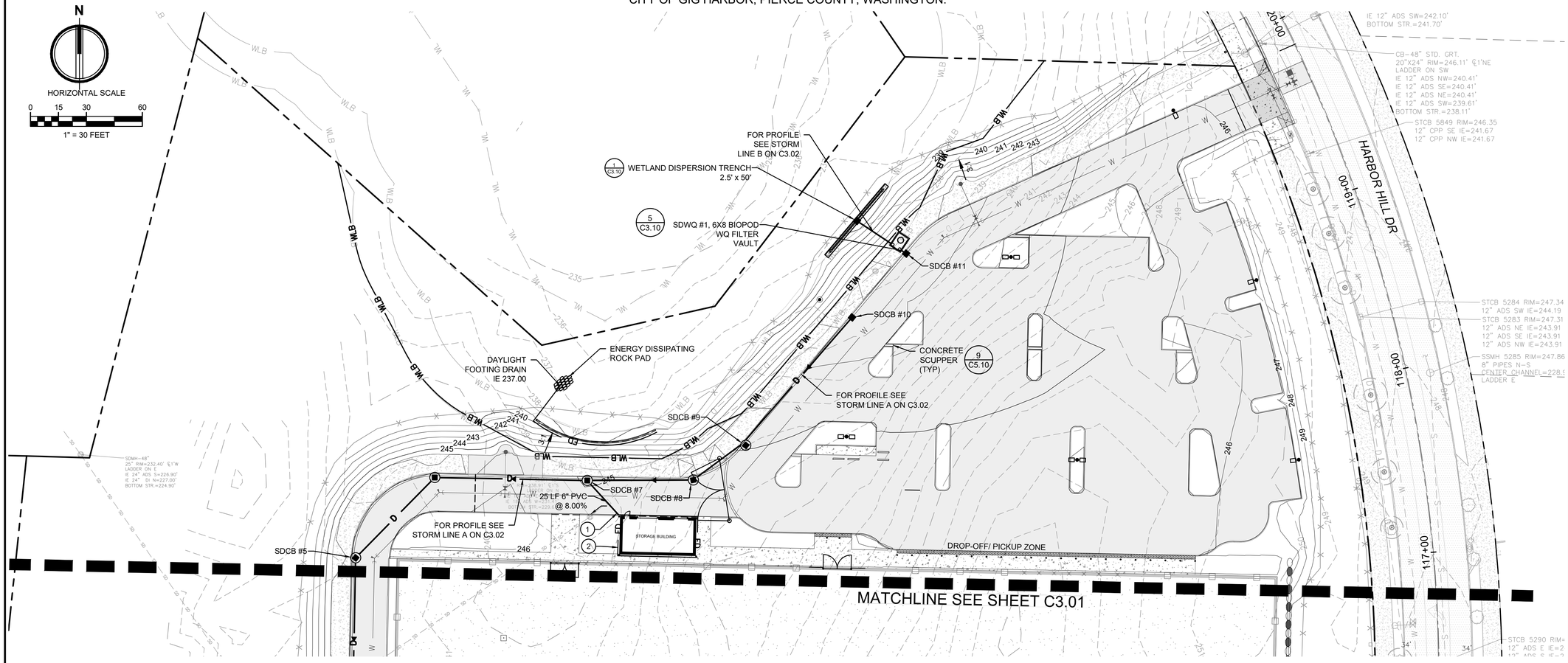
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C2.01

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GIG HARBOR SPORTS COMPLEX - PHASE 1A

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SEC. 31, TWN. 22 N., RGE. 02 E., W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON.



LEGEND

- CATCH BASIN TYPE 2
- D — STORM DRAINAGE PIPING
- FD — FOOTING DRAIN/PERFORATED UNDERDRAIN
- WL — WETLAND BOUNDARY
- WLB — WETLAND BUFFER BOUNDARY

KEY NOTES

1. CONNECT DOWNSPOUT TO STORM DRAINAGE NETWORK. REFER TO STORAGE BUILDING DRAWINGS FOR EXACT QUANTITY AND LOCATION OF DOWNSPOUTS.
2. CONNECT FOOTING DRAIN TO STORM DRAINAGE SYSTEM WITH 4"Ø SOLID PVC SDR35 PIPE WITH A MINIMUM SLOPE OF 2.0% OR DISPERSE DISCHARGE PER PLAN.

STORM DRAINAGE NOTES

1. BARE GALVANIZED METAL SHALL NOT BE USED FOR MATERIALS THAT CONVEY STORMWATER, SUCH AS ROOFS, CANOPIES, SIDING, GUTTERS, DOWNSPOUTS, ROOF DRAINS AND PIPES. ANY GALVANIZED MATERIALS SHALL HAVE AN INERT, NON-LEACHALBE FINISH, SUCH AS BAKED ENAMEL, FLUOROCARBON PAINT (SUCH AS KYNAR OR HYLAR), FACTORY-APPLIED EPOXY, PURE ALUMINUM, OR ASPHALT COATING. ACRYLIC PAINT, POLYESTER PAINT, FIELD-APPLIED, AND PART ZINC (SUCH AS GALVALUME) COATINGS ARE NOT ACCEPTABLE.
2. BURIED UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION. PRIOR TO INSTALLATION OF ANY PROJECT IMPROVEMENTS, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES. IN THE EVEN T OF ANY DISCREPANCY FROM THE INFORMATION PRESENTED ON THESE PLANS, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
3. CONSTRUCT ALL UTILITIES IN CONFORMANCE WITH THE STORM AND ROOF DRAIN TRENCH SECTION DETAIL UNLESS NOTED OTHERWISE.
4. ALL STORM PIPES CONNECTING TO CONCRETE STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
5. ROOF AND FOOTING DRAIN TIGHT LINES ARE LOCATED ON DRAWINGS FOR CLARITY AND ARE TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES. ALL STORM DRAINAGE AND ROOF DRAIN LINE CLEANOUTS SHALL COMPLY WITH THE CLEANOUT DETAIL.
6. ALL CATCH BASINS ARE TO BE SITUATED SUCH THAT THE OUTSIDE EDGE OF THE FRAME IS AT THE FACE OF CURB OR FLOW LINE OF GUTTER (WHERE APPLICABLE).
7. ALL STORM DRAINAGE PIPE SHALL BE CPEP UNLESS NOTED OTHERWISE.
8. ALL ROOF DRAINS SHALL BE 6"Ø WITH A MINIMUM SLOPE OF 1.00% AND MINIMUM COVER OF 3' UNLESS NOTED OTHERWISE. PIPE MATERIAL SHALL BE PVC SDR35 UNLESS NOTED OTHERWISE.
9. ALL TYPE 2 CATCH BASINS SHALL HAVE AN INSIDE DIAMETER OF 48" UNLESS NOTED OTHERWISE.
10. ALL STRUCTURE GRATES SHALL BE LOCKING AND SHALL CONFORM TO THE FOLLOWING UNLESS NOTED OTHERWISE:
    - 10.1. VANED - WSDOT STANDARD PLAN B-30.30-01 FOR STRUCTURES IN THE STREET OR PARKING AREAS.
    - 10.2. ADA - TWS OLYMPIC FOUNDARY FOR ALL LAWN AND PEDESTRIAN AREAS.
    - 10.3. SOLID - WSDOT STANDARD PLANS B-30.20-04 AND B-30.70-03 WHERE NOTED
    - 10.4. BEEHIVE -OLYMPIC FOUNDRY PART NO. SM60BH OR APPROVED EQUIVALENT WHERE NOTED.

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STORM DRAINAGE PLAN NORTH

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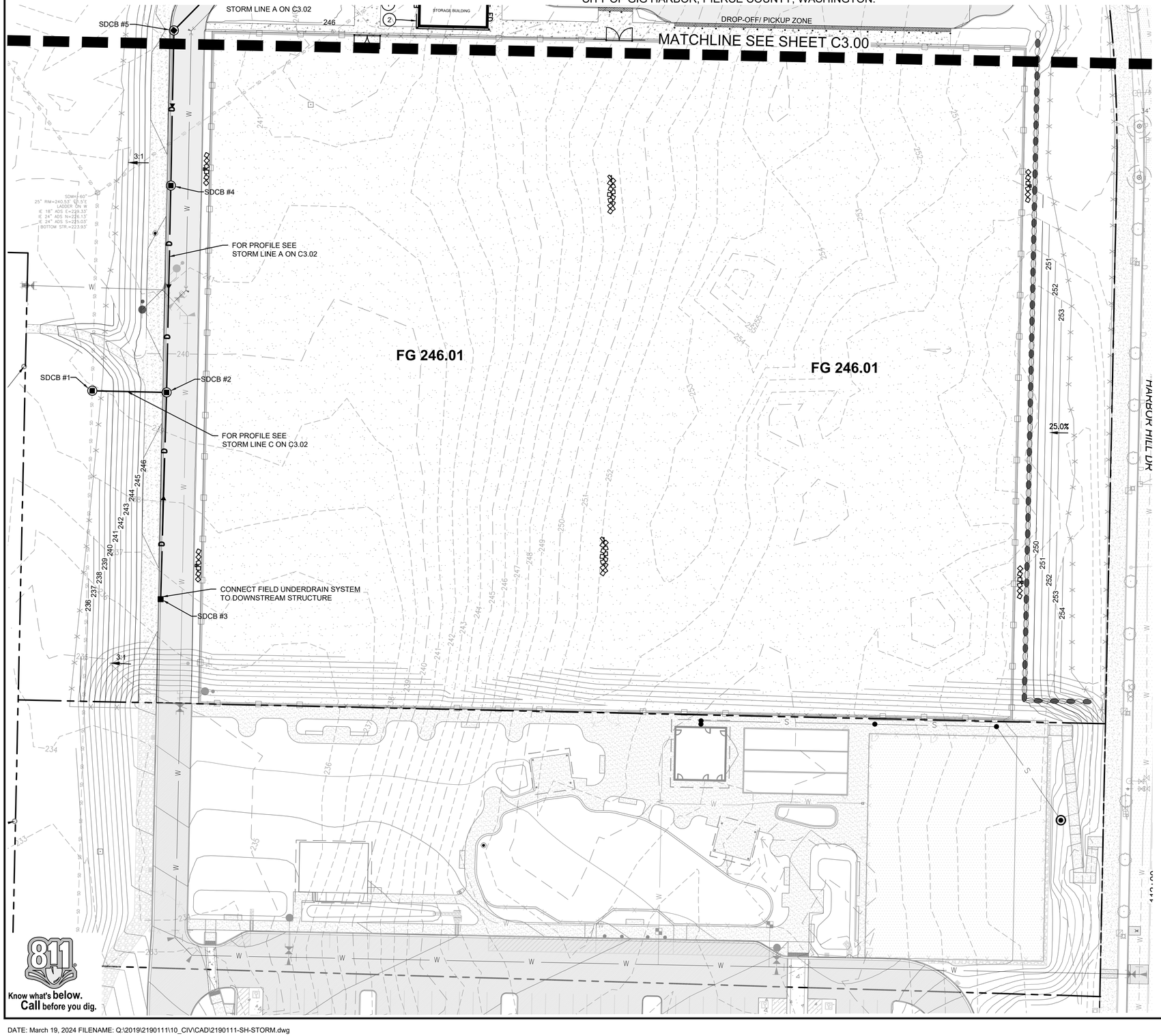
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8 of 33 Sheets

GIG HARBOR SPORTS COMPLEX - PHASE 1A

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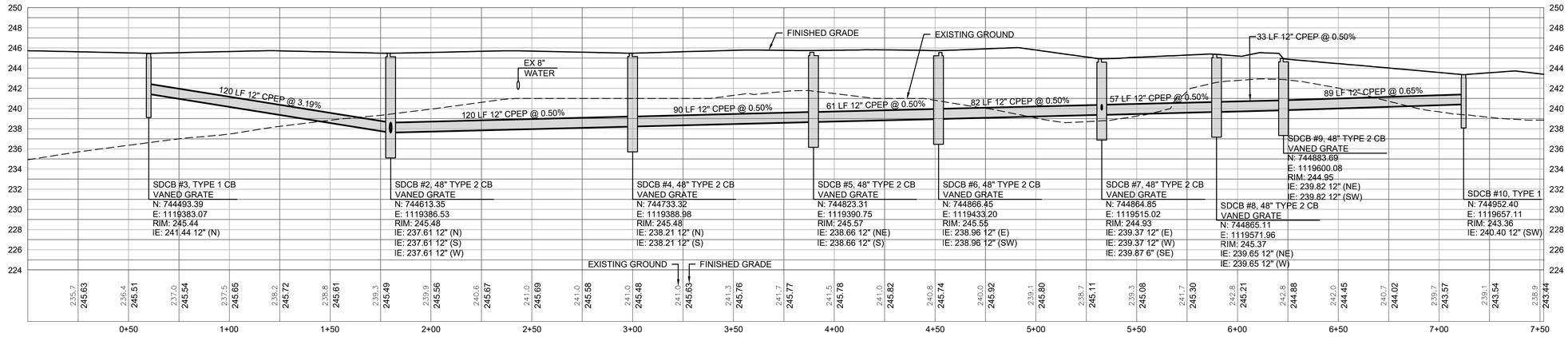
Sheet No.

C3.01

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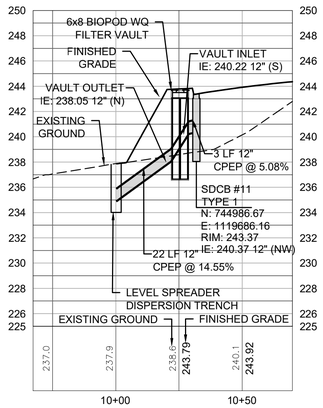
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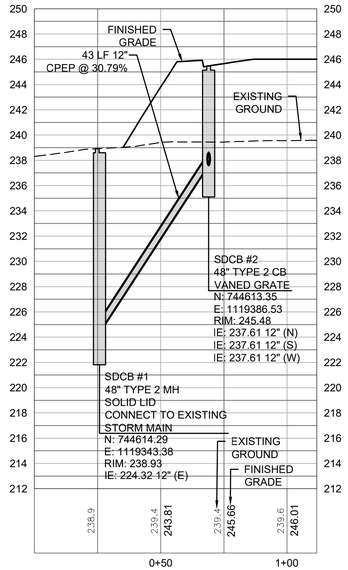
STORM LINE A PROFILE

SCALE: HORIZ 1"=30'; VERT 1"=6'



STORM LINE B PROFILE

SCALE: HORIZ 1"=30'; VERT 1"=6'



STORM LINE C PROFILE

SCALE: HORIZ 1"=30'; VERT 1"=6'

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1
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3
REVISION

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Sheet Title:

STORM DRAINAGE PROFILES

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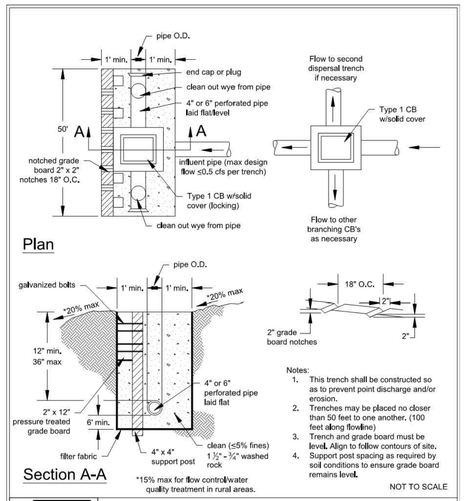
Sheet No.

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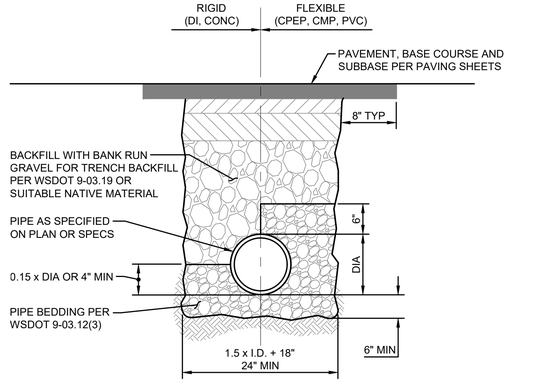


DEPARTMENT OF ECOLOGY
State of Washington

Figure III-3.1.6
Standard Dispersion Trench with Notched Grade Board
Revised November 2015

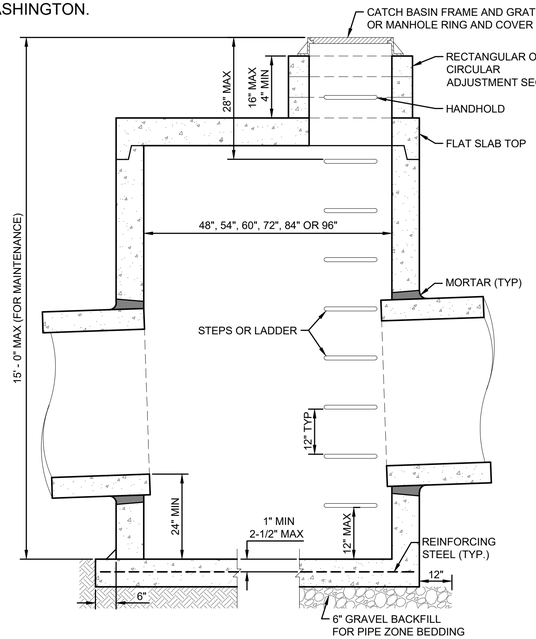
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1 STANDARD DISPERSION TRENCH
NOT TO SCALE



NOTES:
1. BACKFILL MATERIAL SHALL NOT HAVE ROCKS OR PARTICLES LARGER THAN 1" WITHIN 12" OF THE PIPE. BACKFILL MATERIAL SHALL BE PLACED IN 8" MAXIMUM LOOSE LIFTS AND COMPACTED TO 95% MAXIMUM DRY DENSITY PER MODIFIED PROCTOR TEST (ASTM D-1557).
2. CONSTRUCT ALL STORM AND ROOF DRAINS IN CONFORMANCE WITH THIS DETAIL UNLESS NOTED OTHERWISE ON THE PLANS.
3. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.
4. IF ORGANIC MATERIAL IS ENCOUNTERED DURING UTILITY EXCAVATION, OVEREXCAVATE TRENCH TO INCREASE PIPE BEDDING DEPTH TO 18" OR MORE AS REQUIRED TO COMPACT BEDDING TO FIRM AND UNYIELDING CONDITION.
5. SEE SHEET C4.10 FOR CITY STANDARD TRENCH DETAIL FOR USE IN THE RIGHT-OF-WAY

3 ON-SITE TRENCH SECTION
NOT TO SCALE



SEPARATE BASE PRECAST **INTEGRAL BASE PRECAST WITH RISER**

CATCH BASIN DIMENSIONS

DIAMETER	WALL THICKNESS	BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4-1/2"	8"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"

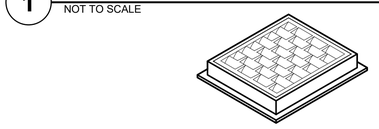
PIPE ALLOWANCES

	PIPE MATERIAL WITH MAXIMUM INSIDE DIAMETER				
CB DIAMETER	CONCRETE	ALL METAL	CPEP[1]	SOLID WALL PVC[2]	PROFILE WALL PVC[3]
48"	24"	30"	24"	27"	30"
54"	30"	36"	30"	27"	36"
60"	36"	42"	36"	36"	42"
72"	42"	54"	42"	36"	48"
84"	54"	60"	54"	36"	48"
96"	60"	72"	60"	36"	48"

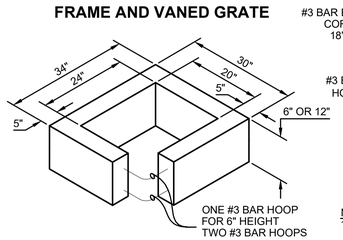
[1]CORRUGATED POLYETHYLENE PIPE PER WSDOT STD SPEC 9-05.20
[2]PER WSDOT STD SPEC 9-05.12 (1)
[3]PER WSDOT STD SPEC 9-05.12 (2)

NOTE:
1. NO STEPS ARE REQUIRED WHEN HEIGHT IS 4' OR LESS.
2. THE BOTTOM OF THE PRECAST CATCH BASIN MAY BE SLOPED TO FACILITATE CLEANING.
3. THE RECTANGULAR FRAME AND GRATE MAY BE INSTALLED WITH THE FLANGE UP OR DOWN. THE FRAME MAY BE CAST INTO THE ADJUSTMENT SECTION.
4. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MINIMUM TO 2.5" MAXIMUM. PROVIDE A 1.5" MINIMUM GAP BETWEEN THE KNOCKOUT WALL AND THE OUTSIDE OF THE PIPE. AFTER THE PIPE IS INSTALLED, FILL THE GAP WITH JOINT MORTAR IN ACCORDANCE WITH STANDARD SPECIFICATION 9-04.3.

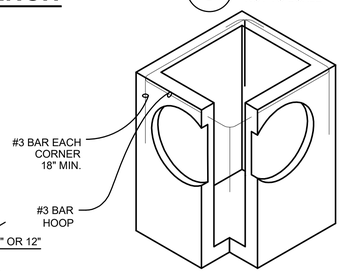
4 CATCH BASIN TYPE 2
NOT TO SCALE



FRAME AND VANED GRATE



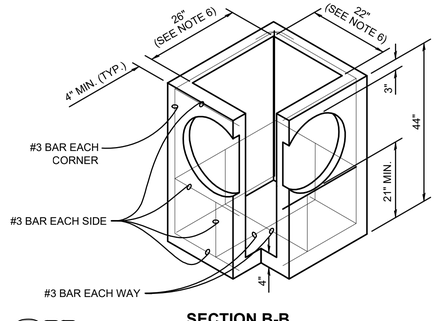
RECTANGULAR ADJUSTMENT SECTION



SEE NOTE 1

ALTERNATIVE PRECAST BASE SECTION

NOTE:
1. AS ACCEPTABLE ALTERNATIVES TO THE REBAR SHOWN IN THE PRECAST BASE SECTION, FIBERS (PLACED ACCORDING TO THE STANDARD SPECIFICATIONS), OR WIRE MESH HAVING A MINIMUM AREA OF 0.12 SQUARE INCHES PER FOOT SHALL BE USED WITH THE MINIMUM REQUIRED REBAR SHOWN IN THE ALTERNATIVE PRECAST BASE SECTION. WIRE MESH SHALL NOT BE PLACED IN THE KNOCKOUTS.
2. THE KNOCKOUT DIAMETER SHALL NOT BE GREATER THAN 20". KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MINIMUM TO 2.5" MAXIMUM. PROVIDE A 1.5" MINIMUM GAP BETWEEN THE KNOCKOUT WALL AND THE OUTSIDE OF THE PIPE. AFTER THE PIPE IS INSTALLED, FILL THE GAP WITH JOINT MORTAR IN ACCORDANCE WITH STANDARD SPECIFICATION 9-04.3.
3. THE MAXIMUM DEPTH FROM THE FINISHED GRADE TO THE LOWEST PIPE INVERT SHALL BE 5'.
4. THE FRAME AND GRATE MAY BE INSTALLED WITH THE FLANGE UP OR DOWN. THE FRAME MAY BE CAST INTO THE ADJUSTMENT SECTION.
5. THE PRECAST BASE SECTION MAY HAVE A ROUNDED FLOOR, AND THE WALLS MAY BE SLOPED AT A RATE OF 1:24 OR STEEPER.
6. THE OPENING SHALL BE MEASURED AT THE TOP OF THE PRECAST BASE SECTION.
7. ALL PICKUP HOLES SHALL BE GROUTED FULL AFTER THE BASIN HAS BEEN PLACED.



SECTION B-B

PIPE ALLOWANCES

PIPE MATERIAL	MAXIMUM INSIDE DIAMETER
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
*CPSSP (STD. SPEC. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. 9-05.12(2))	15"

*CORRUGATED POLYETHYLENE STORM SEWER PIPE

2 CATCH BASIN TYPE 1
NOT TO SCALE

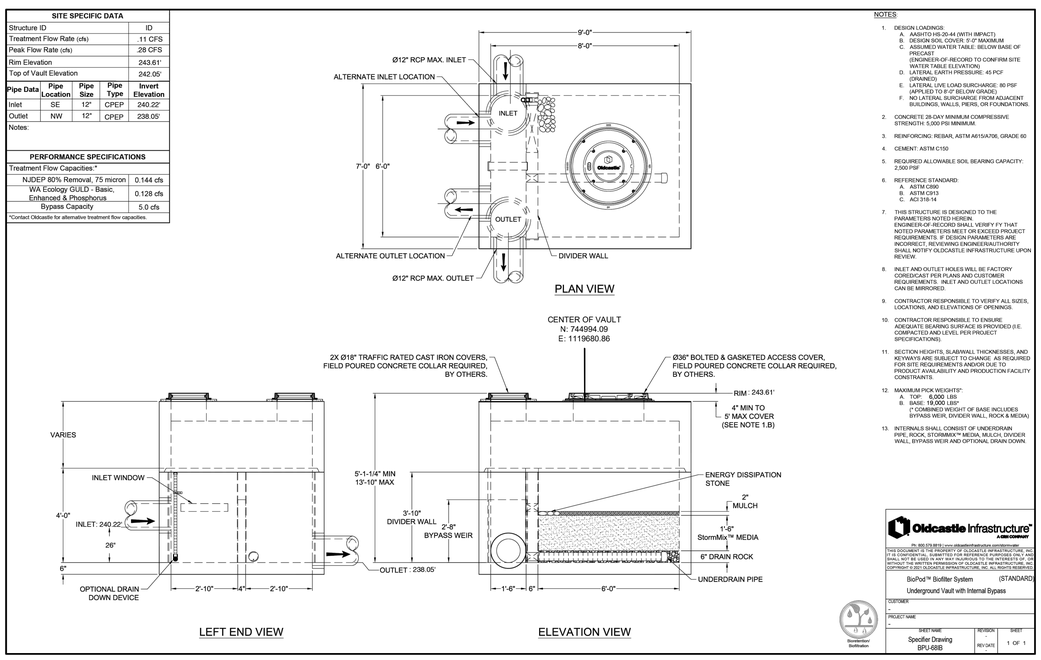
SITE SPECIFIC DATA	
Structure ID	ID
Treatment Flow Rate (cfs)	.11 CFS
Peak Flow Rate (cfs)	.28 CFS
Rim Elevation	243.61'
Top of Vault Elevation	242.05'

Pipe Data	Pipe Location	Pipe Size	Pipe Type	Invert Elevation
Inlet	SE	12"	CPEP	240.22'
Outlet	NW	12"	CPEP	238.05'

Notes:

PERFORMANCE SPECIFICATIONS	
Treatment Flow Capacities:*	
NJDEP 80% Removal, 75 micron	0.144 cfs
WA Ecology GULD - Basic, Enhanced & Phosphorus	0.128 cfs
Bypass Capacity	5.0 cfs

*Contact Oldcastle for alternative treatment flow capacities.



NOTES
1. DESIGN LOADINGS:
   A. AASHTO HS-20-44 (WITH IMPACT)
   B. DESIGN SOIL COVER: 5'-0" MAXIMUM
   C. ASSUMED WATER TABLE: BELOW BASE OF PRECAST (SHOWN AS-OF-RECORD TO CONFIRM SITE SPECIFIC TABLE ELEVATION)
   D. LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
   E. LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 8'-0" BELOW GRADE)
   F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS
2. CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.
3. REINFORCING: REBAR, ASTM A615/A706, GRADE 60
4. CEMENT: ASTM C150
5. REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
6. REFERENCE STANDARD:
   A. ASTM C890
   B. ASTM C913
   C. ACI 318-14
7. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY FY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW.
8. INLET AND OUTLET HOLES WILL BE FACTORY CORED/CAST PER PLANS AND CUSTOMER REQUIREMENTS. INLET AND OUTLET LOCATIONS CAN BE MIRRORED.
9. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
10. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
11. SECTION HEIGHTS, SLAB/WALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
12. MAXIMUM PICK WEIGHTS*:
   A. TOP: 6,000 LBS
   B. BASE: 19,000 LBS
      (* COMBINED WEIGHT OF BASE INCLUDES BYPASS WEIR, DIVIDER WALL, ROCK & MEDIA)
13. INTERNALS SHALL CONSIST OF UNDERDRAIN PIPE, ROCK, STORMMAX™ MEDIA, MULCH, DIVIDER WALL, BYPASS WEIR AND OPTIONAL DRAIN DOWN.

Oldcastle Infrastructure
A CRH COMPANY
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BioPod™ Biofilter System (STANDARD)
Underground Vault with Internal Bypass
CUSTOMER: -
PROJECT NAME: -
SHEET NAME: Specifier Drawing BPU-48B
REVISION: - - REV DATE
SHEET: 1 OF 1
Stormwater Biofiltration

5 BIOPOD WATER QUALITY DEVICE
NOT TO SCALE

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Project Title:

GIG HARBOR SPORTS COMPLEX - PHASE 1A

XXXX HARBOR HILL DRIVE
GIG HARBOR, WA 98332

Client:

YMCA OF PIERCE AND KITSAP COUNTIES
4717 S. 19TH STREET, STE 201
TACOMA, WA 98405

Project No.

2190111.10

Issue Set & Date:

MAJOR SITE PLAN REVIEW

03/20/2024

DAVID CHRISTOPHER MASON
STATE OF WASHINGTON
30383
REGISTERED
PROFESSIONAL ENGINEER
03/20/2024

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A
3
2
1 REVISION

Revisions:

Sheet Title:

STORM DRAINAGE NOTES AND DETAILS

Designed by:	Drawn by:	Checked by:
SLN	SLN	DCN

Sheet No.

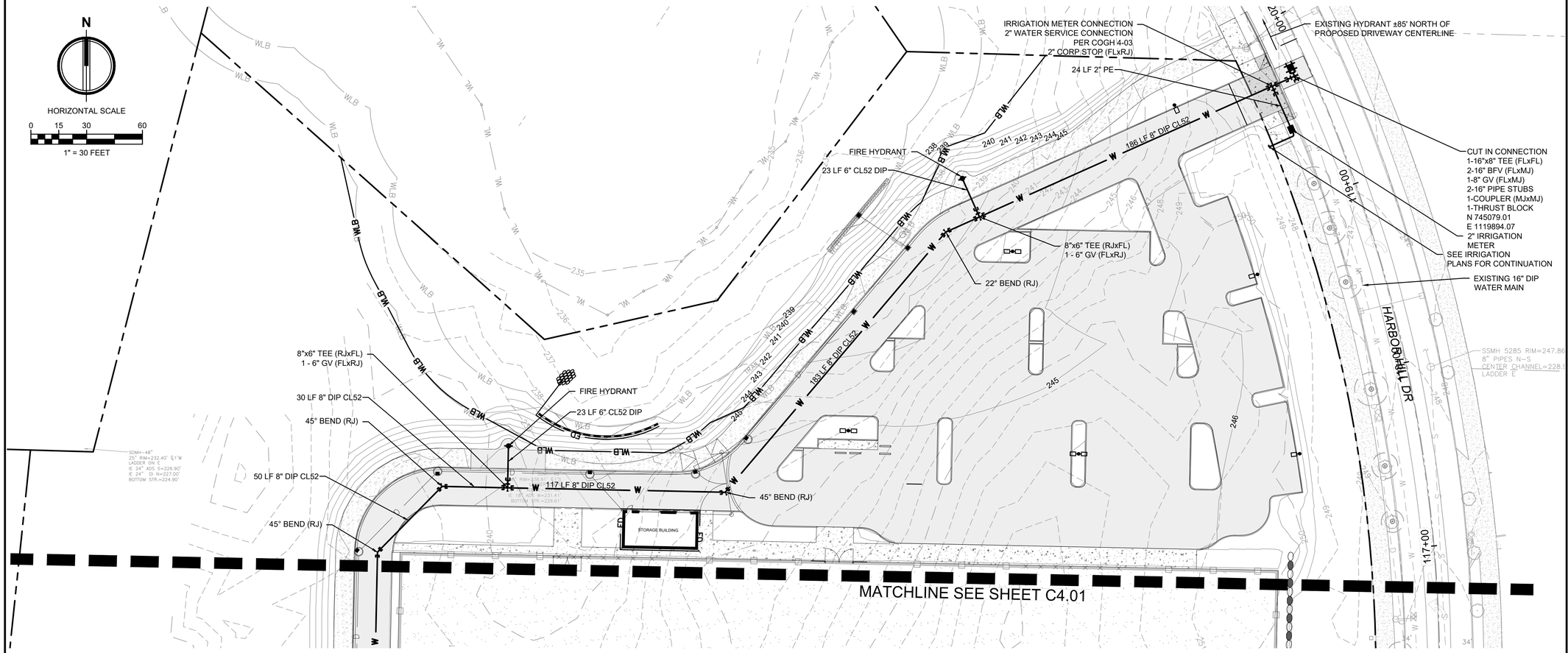
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11 of 33 Sheets

DATE: March 19, 2024 FILENAME: Q:\2019\2190111\10_CIV\CAD\2190111-SH-STORM.dwg

GIG HARBOR SPORTS COMPLEX - PHASE 1A

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SEC. 31, TWN. 22 N., RGE. 02 E., W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON.



LEGEND

- RIGHT-OF-WAY / PROPERTY LINE
- CENTERLINE
- EASEMENT
- BUILDING OUTLINE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- METER AS NOTED
- POST INDICATOR VALVE (PIV)
- WATER PIPING
- 123 FINISHED GRADE MINOR CONTOUR
- 123 FINISHED GRADE MAJOR CONTOUR

WATER NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF GIG HARBOR PUBLIC WORKS STANDARDS, "CONDITIONS AND STANDARDS FOR CONSTRUCTING EXTENSION TO THE WATER SYSTEM", THE LATEST REVISIONS OF AWWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION BY WASHINGTON STATE D.O.T. AND WASHINGTON STATE CHAPTER A.P.W.A.
2. THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF STATE AND LOCAL HEALTH AUTHORITIES.
3. THE ROAD AND STRUCTURE LOCATIONS SHOWN ARE APPROXIMATE AND INTENDED TO SHOW THE RELATIVE LOCATION OF THE PROPOSED WATER SYSTEM ONLY.
4. ALL LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATION TO AVOID DAMAGE OR DISTURBANCE.
5. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE CEMENT LINED.
6. THE MINIMUM COVER FOR WATER MAINS SHALL BE 3' AND SHALL BE MAINTAINED AT ALL POINTS.
7. INSTALLATION OF WATER MAINS AND SERVICE LINES SHALL INCLUDE LOCATOR WIRE BURIED ALONG THE ENTIRE LENGTH OF THE PIPE. LOCATOR WIRE TO BE 14 GAUGE. LOCATOR WIRE TO BE RUN TO 12" ABOVE GROUND AT EACH METER, BLOW OFF, AND AIR/VACUUM VALVE. ALL SPLICES IN THE LOCATOR WIRE SHALL BE MADE USING A 3M DIRECT BURY SPLICE KIT, MODEL DBY. THE KIT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. THE WIRES SHALL BE TIED IN A KNOT 6" TO 8" FROM THE SPLICE.
8. ALL FIRE HYDRANT SHALL INCLUDE AN APPROVED 5" STORZ ADAPTER ON THE PUMPER PORT.
9. GATE VALVES SHALL BE RESILIENT-SEATED GATE VALVES CONFORMING TO AWWA C-509. ALL EXISTING VALVES SHALL BE PRESSURE TESTED BY THE CONTRACTOR PRIOR TO CONNECTION.
10. ALL CUTTING, TAPPING, REMOVAL AND DISPOSAL OF ASBESTOS CEMENT PIPE SHALL BE IN CONFORMANCE WITH THE CURRENT POLICIES AND PROCEDURES OF THE KITSAP COUNTY HEALTH DEPARTMENT, THE PUGET SOUND AIR POLLUTION CONTROL AGENCY AND OTHER PUBLIC OFFICES WITH JURISDICTION IN THIS MATTER. AT THIS TIME THE POLICY IS THAT:
    A. A PIPE SHALL BE "SNAPPED OFF" RATHER THAN BEING CUT WITH ABRASIVE SAW.
    B. ABANDONED PIPE SHALL BE BE LEFT IN THE TRENCH OR DISPOSED OF IN AN APPROVED METHOD.
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GIG HARBOR, WA 98332

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03/20/2024

DAVID CHRISTOPHER MASON — STATE OF WASHINGTON — 39383 — REGISTERED PROFESSIONAL ENGINEER

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1 ⚠
2 ⚠
3 ⚠
⚠ REVISION

Revisions:

Sheet Title:

WATER PLAN NORTH

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SLN	SLN	DCN

Sheet No.

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12 of 33 Sheets

DATE: March 19, 2024 FILENAME: Q:\2019\2190111\10_CIV\CAD\2190111-SH-UTILITY.dwg

GIG HARBOR SPORTS COMPLEX - PHASE 1A

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SEC. 31, TWN. 22 N., RGE. 02 E., W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON.



LEGEND

- RIGHT-OF-WAY / PROPERTY LINE
- CENTERLINE
- EASEMENT
- BUILDING OUTLINE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- METER AS NOTED
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N

HORIZONTAL SCALE
0 15 30 60
1" = 30 FEET

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GIG HARBOR, WA 98332

Client:

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4
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1 REVISION

Revisions:

Sheet Title:

WATER PLAN SOUTH

Designed by:	Drawn by:	Checked by:
SLN	SLN	DCN

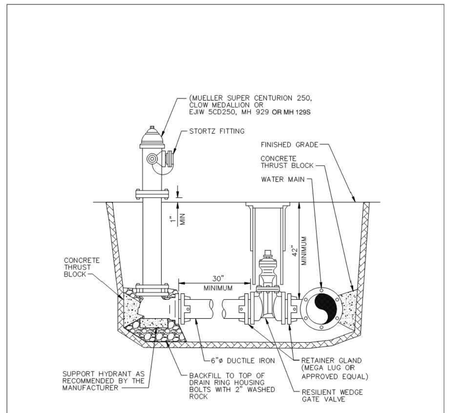
Sheet No.

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GIG HARBOR SPORTS COMPLEX - PHASE 1A

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SEC. 31, TWN. 22 N., RGE. 02 E., W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON.



HYDRANT ASSEMBLY

* (OR APPROVED EQUAL)

NOTES:

1. DEAD END MAIN EXTENSIONS OVER 50' SHALL BE 8" MINIMUM.
2. USE PORT 5" STORTZ, MVO 5-1/4", WITH ALL OPERATING NUTS THE SAME SIZE.
3. AN UNOBSTRUCTED, THREE FOOT MINIMUM WORKING AREA RADIUS SHALL BE PROVIDED AROUND ALL HYDRANTS.
4. FABRIC TO BE INSTALLED AROUND BASE OF HYDRANT AFTER PLACEMENT OF DRAIN ROCK.
5. FIELD LOCK GASKETS ON ALL PIPE JOINTS.
6. MEGA LUG ON ALL M J CONNECTIONS.

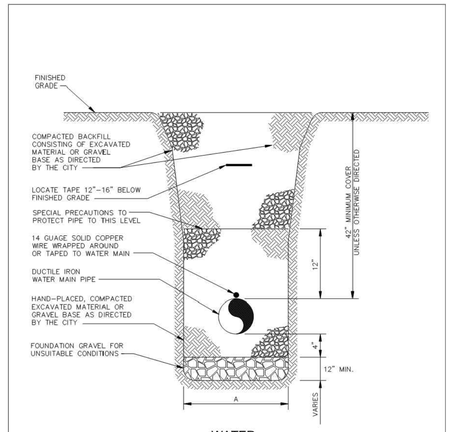
CITY OF GIG HARBOR ENGINEERING DIVISION

HYDRANT ASSEMBLY	DETAIL NO. 4-01

APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE MAY 16, 2016

1 HYDRANT ASSEMBLY

NOT TO SCALE



WATER
MAIN TRENCH SECTION

PIPE SIZE	A
6"	24"
8"	30"
10" & 12"	36"
16" AND 18"	42"

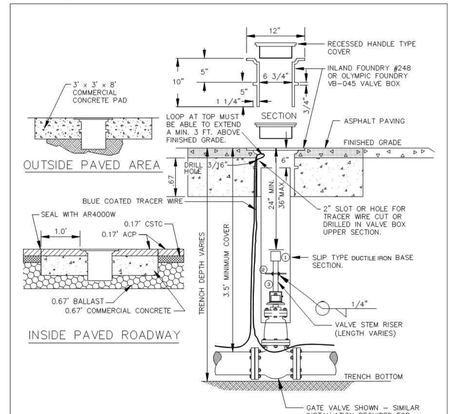
CITY OF GIG HARBOR ENGINEERING DIVISION

WATER MAIN TRENCH SECTION	DETAIL NO. 4-06

APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE MAY 16, 2016

2 WATERMAIN TRENCH

NOT TO SCALE



VALVE STEM EXTENSION LEGEND

① VALVE OPERATING NUT OR 1⅞" x 1⅞" x 2" HIGH GRADE STEEL WELDED TO GUIDE PLATE.
② ⅜" THICK x 5⅜" DIA STEEL GUIDE PLATE WELDED TO RISER SHAFT.
③ 2" x 2" x ⅜" SQUARE STRUCTURAL STEEL TUBING TO FIT OPERATING NUT. LENGTH AS REQUIRED.

NOTES:

1. ALL WELDS TO SHAFT SHALL BE FILLET WELD ALL AROUND, AS SPECIFIED ABOVE.
2. ALL VALVES MUST HAVE 14 GAUGE BLUE COATED COPPER TRACER WIRE TIED OFF AT VALVE BODY, EXTENDED OUTSIDE CAST IRON RISER PIPE THEN EXTENDED ONE FOOT TOP OF VALVE BOX.

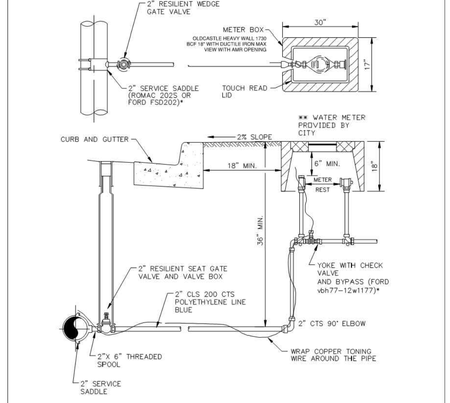
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STANDARD VALVE BOX & ASSEMBLY	DETAIL NO. 4-08

APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE MAY 16, 2016

3 VALVE BOX & ASSEMBLY

NOT TO SCALE



2" WATER
SERVICE CONNECTION

* (OR APPROVED EQUAL)

NOTES:

1. STAINLESS STEEL INSERTS REQUIRED FOR ALL COMPRESSION FITTINGS.
2. ALL SERVICE SADDLES SHALL HAVE RUBBER GASKET AND I.P. THREADS.
3. OLDCASTLE HEAVY WALL METER BOXES SHALL ONLY BE USED IN NON-VEHICULAR TRAFFIC

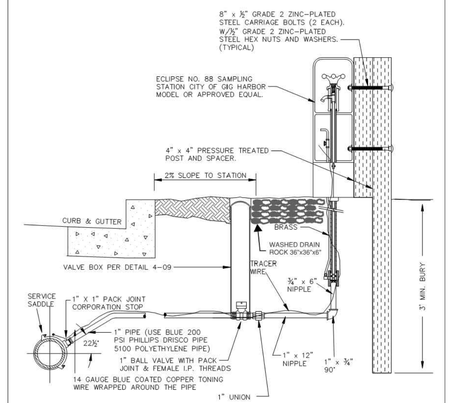
CITY OF GIG HARBOR ENGINEERING DIVISION

2" WATER SERVICE CONNECTION	DETAIL NO. 4-03

APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE MAY 16, 2016

4 WATER METER AND SERVICE

NOT TO SCALE



NOTES:

1. STAINLESS STEEL INSERTS REQUIRED FOR ALL PACK JOINTS.
2. ALL SERVICE SADDLES SHALL HAVE RUBBER GASKET AND I.P. THREADS.
3. THE WATERLINE FOR THE SAMPLING STATION SHALL BE INSULATED FROM 1' BELOW GROUND LEVEL TO THE SAMPLING SPIGOT WITH 1" THICK FOAM PLUMBING INSULATION AND SECURED WITH NYLON TIES.
4. PAINT SAMPLE STATION WITH 2 COATS GREEN HI-GRADE EPOXY ENAMEL PAINT.
5. ALL PIPING AND FITTINGS SHALL BE BRASS.

CITY OF GIG HARBOR ENGINEERING DIVISION

SAMPLING STATION	DETAIL NO. 4-19

APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE MAY 16, 2016

5 SAMPLING STATION

NOT TO SCALE

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GIG HARBOR, WA 98332

Client:

YMCA OF PIERCE AND KITSAP COUNTIES
4717 S. 19TH STREET, STE 201
TACOMA, WA 98405

Project No.

2190111.10

Issue Set & Date:

MAJOR SITE PLAN REVIEW

03/20/2024

DAVID CHRISTOPHER MASON — STATE OF WASHINGTON — 39383 — REGISTERED PROFESSIONAL ENGINEER

03/20/2024

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1 REVISION

Revisions:

Sheet Title:

WATER SYSTEM DETAIL

Designed by:	Drawn by:	Checked by:
SLN	SLN	DCN

Sheet No.

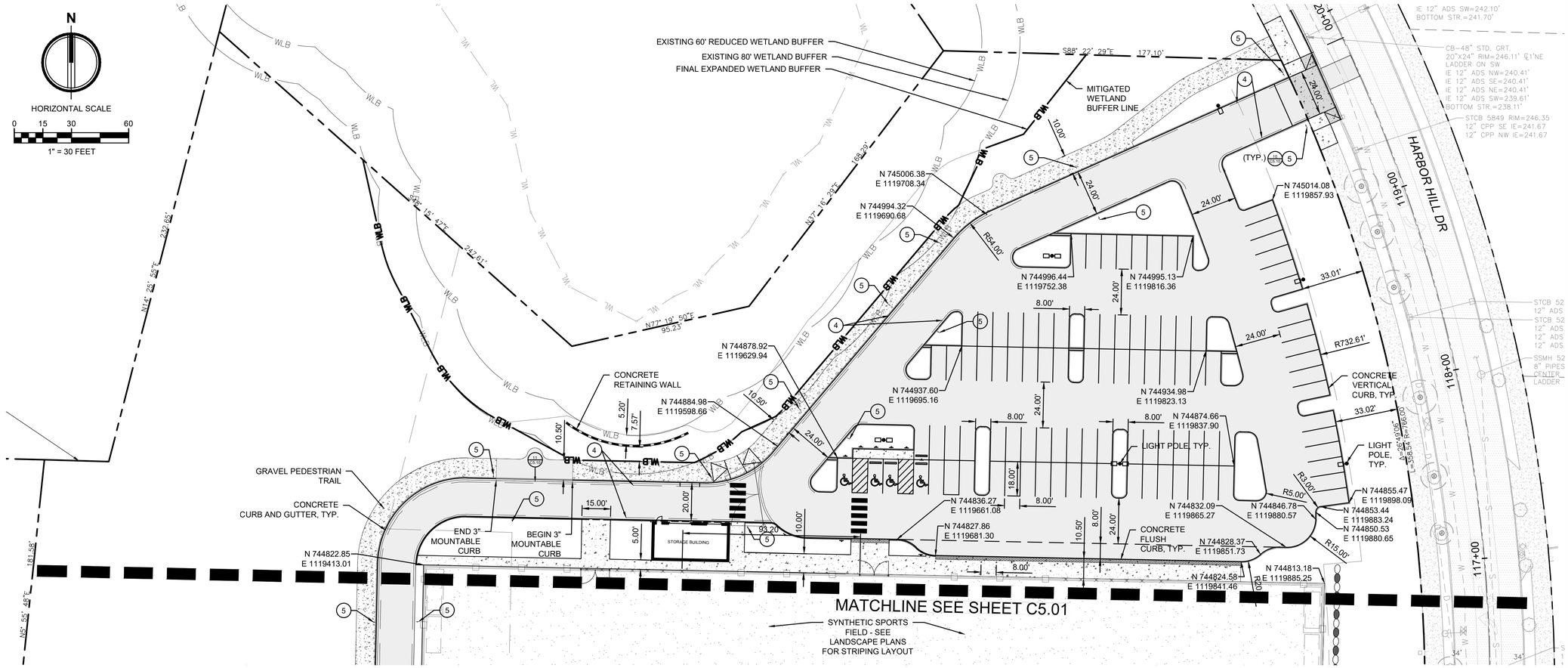
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---- of 33 Sheets

DATE: March 19, 2024 FILENAME: Q:\2019\2190111\10_CIV\CAD\2190111-SH-UTILITY.dwg

GIG HARBOR SPORTS COMPLEX - PHASE 1A

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SEC. 31, TWN. 22 N., RGE. 02 E., W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON.



LEGEND

- RIGHT-OF-WAY/PROPERTY LINE
- CENTERLINE
- PROPOSED BUILDING OUTLINE
- FENCING - REFER TO LANDSCAPE ARCHITECTS DRAWINGS.
- ASPHALT PAVEMENT (5 / C5.10)
- CEMENT CONCRETE SIDEWALK (3 / C5.10)
- CEMENT CONCRETE DRIVEWAY PER CITY OF GIG HARBOR STANDARDS
- GRAVEL SURFACING
- SYNTHETIC TURF SURFACING
- RETAINING WALL SEE LANDSCAPE PLANS
- BOLLARD PROTECTION
- CEMENT CONCRETE WHEEL STOP
- DETECTABLE WARNING SURFACE PER WSDOT STANDARD PLAN F-45.10-03
- ADA SYMBOL PER WSDOT STANDARD PLAN M-24.60-04
- R7-801 SIGN PER WSDOT SIGN FABRICATION MANUAL (M 55-05)
- SOLID RED PAINTED CURB WITH "NO PARKING-FIRE LANE" EVERY 30 FEET

GENERAL NOTES

1. ALL PARKING STALLS ARE 8.00' WIDE 18.00' LONG (STANDARD AND ADA).
2. ALL ADA ACCESS ZONES ARE 8.00' WIDE 18.00' LONG.
3. PEDESTRIAN LOADING ZONE SHALL BE 8' WIDE AND HAVE FLUSH CURB WITH DETECTABLE WARNING. BOLLARDS SHALL BE BE PLACED 6" BEHIND DETECTABLE WARNING SPACED AT 8' O.C.

KEYNOTES

1. MATCH EXISTING GRADE.
2. ADA-COMPLIANT PARKING STALL. SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
3. ADA LEVEL LANDING. SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
4. SOLID RED PAINTED CURB WITH "NO PARKING-FIRE LANE" EVERY 30 FEET
5. FIRE LANE NO PARKING SIGN

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DATE: March 19, 2024 FILENAME: Q:\2019\2190111\10_CIV\CAD\2190111-SH-PAVING.dwg

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Project Title:

GIG HARBOR SPORTS COMPLEX - PHASE 1A

XXXX HARBOR HILL DRIVE
GIG HARBOR, WA 98332

Client:

YMCA OF PIERCE AND KITSAP COUNTIES
4717 S. 19TH STREET, STE 201
TACOMA, WA 98405

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1 REVISION

Revisions:

Sheet Title:

PAVING AND HORIZONTAL CONTROL PLAN NORTH

Designed by:	Drawn by:	Checked by:
SLN	SLN	DCN

Sheet No.

C5.00

13 of 33 Sheets

GIG HARBOR SPORTS COMPLEX - PHASE 1A

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SEC. 31, TWN. 22 N., RGE. 02 E., W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON.



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5. FIRE LANE NO PARKING SIGN

N

HORIZONTAL SCALE
0 15 30 60
1" = 30 FEET

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3 _____
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1 REVISION

Revisions:

Sheet Title:

PAVING AND HORIZONTAL CONTROL PLAN SOUTH

Designed by:	Drawn by:	Checked by:
SLN	SLN	DCN

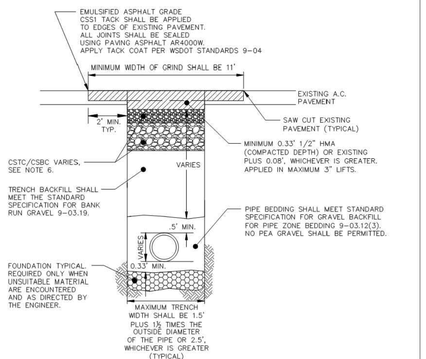
Sheet No.

C5.01

14 of 33 Sheets

GIG HARBOR SPORTS COMPLEX - PHASE 1A

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CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON.



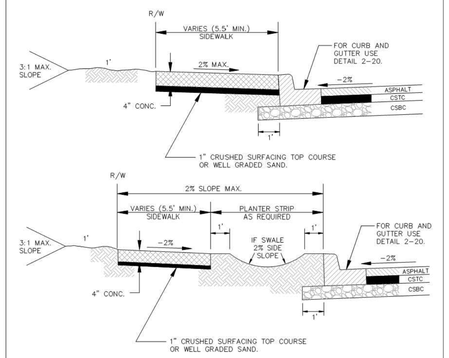
NOTES:
1. ALL MATERIALS EXCEPT HMA AND BEDDING MATERIAL SHALL BE COMPACTED IN 6-INCH MAXIMUM LIFTS TO 95% DENSITY AS DETERMINED BY ASTM D1557.
2. ALL MATERIALS, WORKMANSHIP, AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT WSDOTSTANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS AMENDED BY CITY OF GIG HARBOR STANDARDS.
3. KEEP TRENCH BOTTOM COMPACTED WITH UNIFORM GRADE. NO TEMPORARY SUPPORTS, I.E. BLOCKS, WILL BE ALLOWED TO SUPPORT PIPE. TRENCH BOTTOM SHALL BE TO GRADE PRIOR TO PIPE INSTALLATION.
4. SAW CUT PAVEMENT TO MAX. TRENCH WIDTH. BACKFILL AND PAVE TO TOP OF EXISTING PAVEMENT FOR TRENCH WIDTH. ALLOW 24 HOURS MINIMUM FOR TRENCH PATCH TO CURE. GRIND AND PAVE FINAL PATCH AS SHOWN.
5. CDF BACKFILL WILL BE REQUIRED AROUND DUCT BANKS THAT ARE STACKED VERTICALLY.
6. CSTC/CSBC DEPTHS VARIES PER ROAD CLASSIFICATION AS SHOWN ON DETAIL 2-13 - PAVEMENT DESIGN STANDARDS.

CITY OF GIG HARBOR ENGINEERING DIVISION

PERPENDICULAR TRENCH RESTORATION ARTERIALS, BLVDS., AND COLLECTORS	DETAIL NO. 2-14

APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE MAY 16, 2016

1 TRENCH RESTORATION
NOT TO SCALE



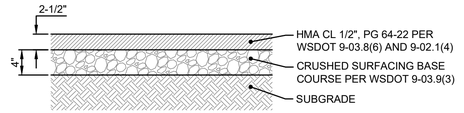
NOTES:
1. FOR JOINTS AND SCORINGS SEE DETAIL 2-30.
2. CONCRETE DRIVEWAYS REQUIRE A MINIMUM DEPTH OF 6" AT 4000 PSI 3 DAY.
3. SIDE SLOPES ON SWALES WITHIN PLANTERS SHALL START A MINIMUM OF 1' BACK FROM SIDEWALK AND CURB.
4. SEE ROADWAY SECTIONS FOR STREET TREE LOCATIONS.

CITY OF GIG HARBOR ENGINEERING DIVISION

SIDEWALK	DETAIL NO. 2-18

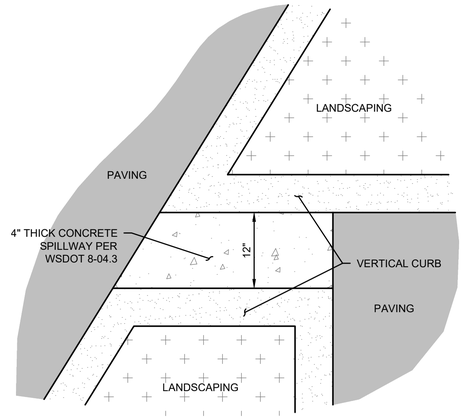
APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE MAY 16, 2016

3 SIDEWALK
NOT TO SCALE

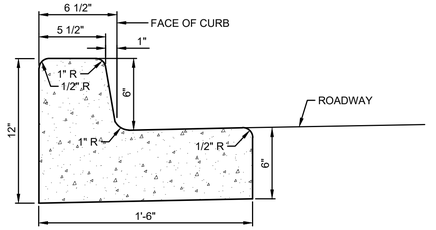


NOTES:
1. DEPTHS INDICATED ARE COMPACTED THICKNESS.
2. HMA SHALL BE COMPACTED TO A TARGET AVERAGE DENSITY OF 92% BASED ON THE RICE THEORETICAL MAXIMUM DENSITY PER ASTM D-2041. INDIVIDUAL LOCATIONS SHALL BE COMPACTED NOT LESS THAN 90% NOR MORE THAN 96%.
3. ALL ASPHALT BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% BASED ON THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557.
4. SUBGRADE SHALL BE COMPACTED TO A FIRM AND UNYIELDING CONDITION PRIOR TO PLACEMENT OF ANY PAVEMENT LAYERS. ANY LOCALIZED ZONES OF SOFT, ORGANIC-RICH, OR DEBRIS-LADEN SOILS SHOULD BE OVEREXCAVATED AND REPLACED WITH STRUCTURAL FILL MATERIAL.
5. RECYCLED CONCRETE IS NOT ACCEPTABLE.
6. SEAL JOINTS WITH EMULSIFIED ASPHALT PER PROJECT SPECIFICATIONS.

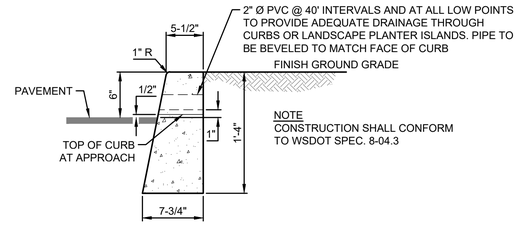
5 ASPHALT PAVEMENT
NOT TO SCALE



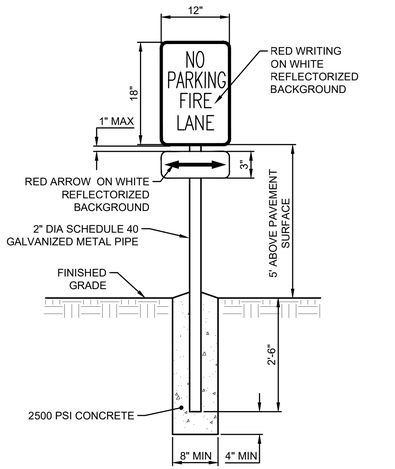
9 CONCRETE SCUPPER
NOT TO SCALE



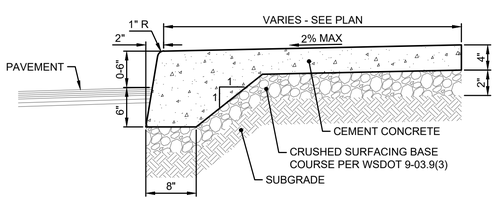
6 CURB AND GUTTER
NOT TO SCALE



7 VERTICAL CURB
NOT TO SCALE

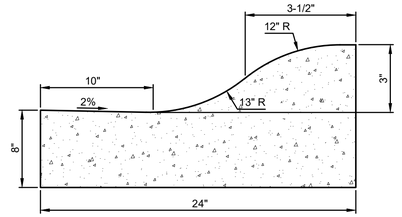


10 FIRE LANE SIGN
NOT TO SCALE

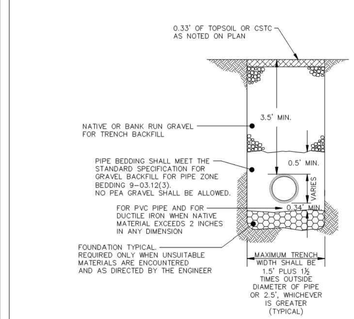


NOTES:
1. DEPTHS INDICATED ARE COMPACTED THICKNESSES.
2. CEMENT CONCRETE PAVEMENT SHALL CONSIST OF PORTLAND CEMENT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AND A MINIMUM RUPTURE MODULUS OF 580 PSI.
3. ALL BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% BASED ON THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557.
4. SUBGRADE SHALL BE COMPACTED TO A FIRM AND UNYIELDING CONDITION PRIOR TO PLACEMENT OF ANY PAVEMENT LAYERS. ANY LOCALIZED ZONES OF SOFT, ORGANIC-RICH, OR DEBRIS-LADEN SOILS SHOULD BE OVEREXCAVATED AND REPLACED WITH STRUCTURAL FILL MATERIAL.
5. EXPANSION JOINTS SHALL BE AT 10' INTERVALS OR AS SHOWN ON THE ARCHITECTURAL PLANS.
6. RECYCLED CONCRETE IS NOT ACCEPTABLE.

8 INTEGRAL CURB AND WALK
NOT TO SCALE



11 3 INCH MOUNTABLE CURB
NOT TO SCALE



NOTES:
1. BEDDING SHALL CONFORM TO SECTION 9-03.12(3) OF STANDARD SPECIFICATIONS.
2. COMPACTION: BEDDING SHALL BE COMPACTED TO 95% MIN. AS DETERMINED BY ASTM D1557. BACKFILL SHALL BE COMPACTED TO 85% MIN. IN UNPAVED AREA, AND 95% MIN. IN PAVED OR SHOULDER AREAS AS DETERMINED BY ASTM D1557.
3. ALL MATERIALS, WORKMANSHIP, AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS AMENDED BYCITY OF GIG HARBOR STANDARDS.
4. KEEP TRENCH BOTTOM COMPACTED WITH UNIFORM GRADE. A BELL JOINT SHALL BE REQUIRED AT EACH JOINT FOR PROPER SUPPORT. NO TEMPORARY SUPPORTS, I.E. BLOCKS, WILL BE ALLOWED TO SUPPORT PIPE. TRENCH BOTTOM SHALL BE TO GRADE PRIOR TO PIPE INSTALLATION.

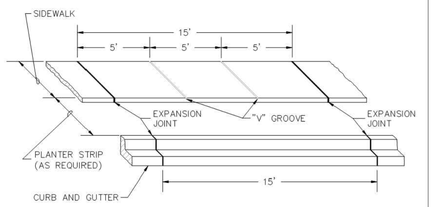
CITY OF GIG HARBOR ENGINEERING DIVISION

TRENCH RESTORATION FOR UNPAVED AREAS	DETAIL NO. 2-16

APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE MAY 16, 2016

2 TRENCH RESTORATION IN UNPAVED AREAS
NOT TO SCALE

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NOTES:
1. EXPANSION JOINT MATERIAL TO BE 3/8" THICK PRE-MOLDED JOINT FILLER TO FULL THICKNESS OF CONCRETE.
2. FORM AND SUBGRADE INSPECTION REQUIRED BEFORE POURING CONCRETE.
3. EXPANSION JOINTS SHALL BE INSTALLED IN CURB AND GUTTER AND IN SIDEWALK AT PC AND PT OF ALL CURB RETURNS. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB AND GUTTER, UNLESS OTHERWISE DIRECTED BY ENGINEER.
4. ALL CONCRETE EDGES AND JOINTS SHALL HAVE A 4" SHINED FINISH APPLIED TO THEM FOLLOWING BROOM FINISH.

CITY OF GIG HARBOR ENGINEERING DIVISION

SIDEWALK SPACING	DETAIL NO. 2-19

APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE MAY 16, 2016

4 SIDEWALK SPACING
NOT TO SCALE

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GIG HARBOR, WA 98332

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REVISION

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Sheet Title:

PAVING DETAILS

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SLN	SLN	DCN

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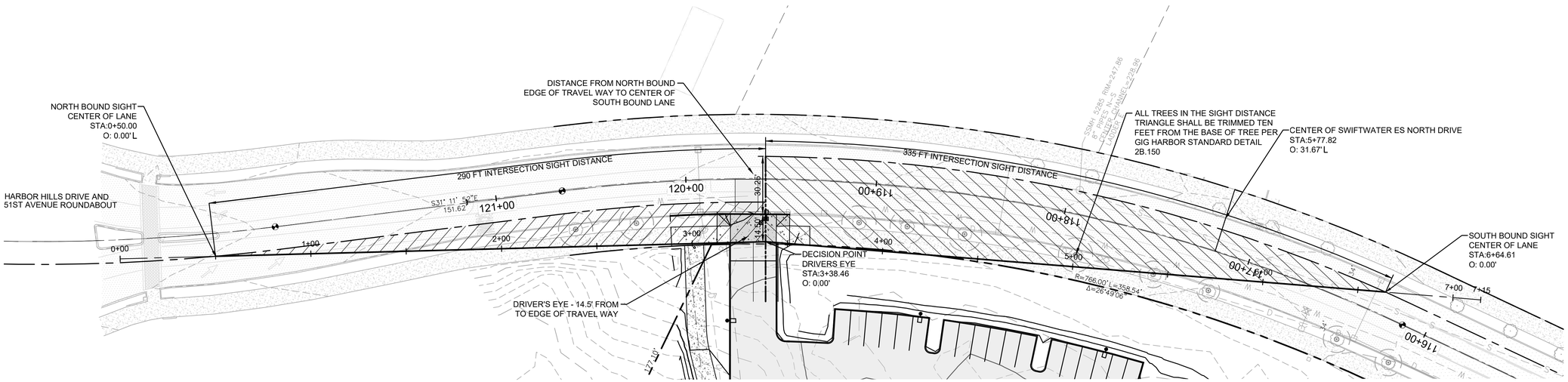
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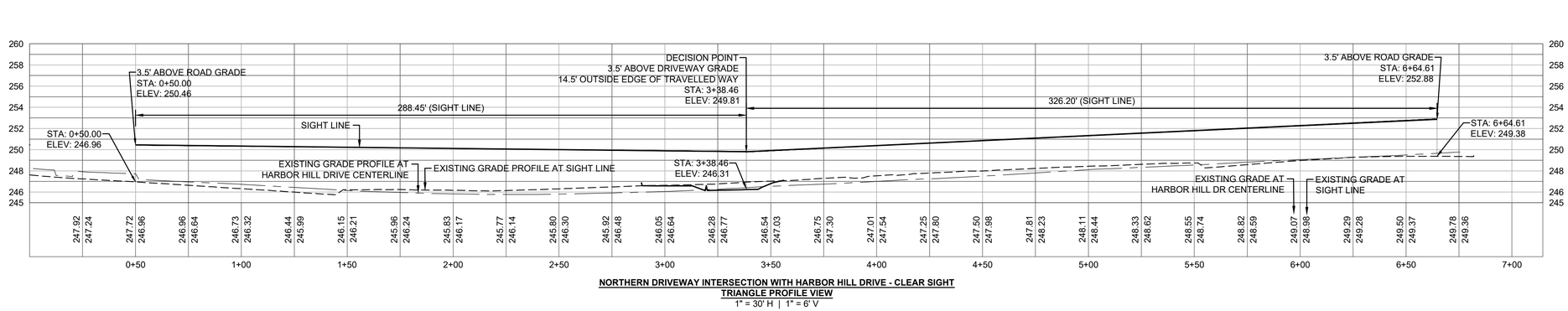
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GIG HARBOR SPORTS COMPLEX - PHASE 1A

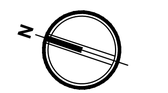
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CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON.



NORTHERN DRIVEWAY INTERSECTION WITH HARBOR HILL DRIVE - PLAN VIEW
1" = 30'



NORTHERN DRIVEWAY INTERSECTION WITH HARBOR HILL DRIVE - CLEAR SIGHT TRIANGLE PROFILE VIEW
1" = 30' H | 1" = 6' V



Know what's **below.**
Call before you dig.

DATE: February 15, 2024 FILENAME: Q:\2019\2190111\10_CIV\CAD\EXHIBITS\20230710 Sight Distance Revised\20230710 GH SSD Profile Exhibit.dwg

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△3
△2
△1
△ REVISION

Revisions:

Sheet Title:

NORTH DRIVEWAY SSD PLAN AND PROFILE

Designed by:	Drawn by:	Checked by:
SLN	SLN	DCN

Sheet No.

C5.11

18 of 33 Sheets

RESOLUTION NO. 845

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT WITH HARBOR HILL, LLC RELATED TO APPLICATIONS FOR A PLANNED RESIDENTIAL DEVELOPMENT AND PRELIMINARY PLAT (FILE NOS. PL-PPLAT-08-0001 AND PL-PRD-08-0001) AND LOTS 1A, 1B, 3, 4B, AND 5 OF THE HARBOR HILL BUSINESS PARK (FILE NO. SUB 06-1208); APPLYING TO EIGHT PARCELS, TOTALING 235 ACRES OF PROPERTY, GENERALLY LOCATED NORTH AND SOUTH OF BORGEN BOULEVARD BETWEEN HARBOR HILL DRIVE AND PEACOCK HILL AVENUE N.W. IN THE CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON.

WHEREAS, RCW 36.70B.170 authorizes a local government and a person having ownership or control of real property within its jurisdiction to enter into a development agreement; and

WHEREAS, a development agreement must set forth the development standards and other provisions that shall apply to, govern and vest the development, use and mitigation of the development of the real property for the duration specified in the agreement (RCW 36.70B.170(1)); and

WHEREAS, a development agreement must be consistent with the applicable development regulations adopted by a local government planning under chapter 36.70A RCW (RCW 36.70B.170(1)); and

WHEREAS, the City of Gig Harbor has adopted development regulations for development agreements in Chapter 19.08 of the Gig Harbor Municipal Code; and

WHEREAS, the Developer has a fee simple or other substantial beneficial interest in the real property located on eight parcels, totaling 235 acres generally located north and south of Borgen Boulevard between Harbor Hill Drive and Peacock Hill Avenue N.W. in the City of Gig Harbor, Pierce County, Washington, which is legally described in Exhibit A of the Development Agreement, attached hereto and incorporated herein by this reference; and

WHEREAS, On December 2, 2008, Harbor Hill LLC filed with the City a complete application for approval of a planned residential development and preliminary plat for 824 dwelling units on 200 acres (File Nos. PL-PPLAT-08-0001 and PL-PRD-08-0001); and

WHEREAS, in 2006, the Plat of Harbor Hill Business Park, City of Gig Harbor Final Subdivision No. SUB 06-1208 (Harbor Hill Business Park) was recorded in the real property records of Pierce County, Washington, under Auditor's File No. 200605235007; and

WHEREAS, on September 13, 2010, the Council reviewed the Development Agreement application, initiated consideration of the development agreement and directed the Planning and Building Committee of the Council to make a recommendation on the Development Agreement; and

WHEREAS, on October 13, 2010, the City's SEPA Responsible Official issued a Determination of Non-Significance (DNS) for the development agreement, pursuant to WAC 197-11-340(2), which was not appealed; and

WHEREAS, on October 20, 2010, the Planning and Building Committee considered the draft development agreement and recommended approval to the Council; and

WHEREAS, Section 19.08.020(B)(2) of the Gig Harbor Municipal Code provides that a development agreement cannot authorize deviations from the uses and minimum and maximum densities allowed in the underlying zoning district unless approved by a majority plus one of the whole council after a minimum of two public hearings; and

WHEREAS, on October 25, 2010, the City Council held its first public hearing on the development agreement; and

WHEREAS, on November 8, 2010, the City Council held its second public hearing on the development agreement during a regular public meeting and voted to adopt the Development Agreement attached hereto as Exhibit A; Now, Therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The City Council hereby authorizes the Mayor to execute the Development Agreement attached hereto as Exhibit A, with Harbor Hill, LLC.

Section 2. The City Council hereby directs the Planning Director to record the Development Agreement against the Property legally described in Exhibit A to the Development Agreement, at the cost of the applicant, pursuant to RCW 36.70B.190.

PASSED by the Council and approved by the Mayor of the City of Gig Harbor this 8th day of November, 2010.

CITY OF GIG HARBOR

Timothy Payne, Mayor Pro Tem

ATTEST/AUTHENTICATED:

Molly M. Towslee, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

Angela S. Belbeck

FILED WITH THE CITY CLERK: 10/03/10
PASSED BY THE CITY COUNCIL: 10/08/10
RESOLUTION NO. 845

EXHIBIT A to RESOLUTION NO. 845

DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF GIG HARBOR AND HARBOR HILL LLC, FOR THE HARBOR HILL DEVELOPMENT

THIS DEVELOPMENT AGREEMENT is made and entered into this ____ day of _____, 2010, by and between the CITY OF GIG HARBOR, a Washington municipal corporation, hereinafter the "City," and HARBOR HILL LLC, a Washington limited liability company, hereinafter "Harbor Hill" or "Developer."

RECITALS

A. Introduction

RCW 36.70B.170 authorizes the execution of a development agreement between a local government and a person having ownership or control of real property within its jurisdiction.

A development agreement must set forth the development standards and other provisions that shall apply to, govern and vest the development, use and mitigation of the development of the real property for the duration specified in the agreement.

This Development Agreement relates to the development known as the Harbor Hill property, legally described on Exhibit A attached hereto (the "Property"), and generally located north and south of Borgen Boulevard between Harbor Hill Drive and Peacock Hill Avenue N.W. in the City of Gig Harbor, Pierce County, Washington.

B. Harbor Hill Property Description

Harbor Hill is the successor to OPG Properties LLC (f/k/a Olympic Property Group LLC), a Washington limited liability company, and Pope Resources, a Delaware limited partnership, as the developer and owner of the Property. The Property is located within the incorporated limits of the City.[1] The Property is graphically depicted on the drawing attached hereto as Exhibit B (the "Property Map").

The Property comprises two areas, as shown on the Property Map: (1) the Residential Area, and (2) the Commercial Area.

[1] The Property description does not include those land areas previously conveyed by Harbor Hill to third parties, including Costco Wholesale Corporation, Northwest Capital Investors LLC, YMCA of Tacoma/Pierce County (Lot 2 of Harbor Hill Business Park), International Church of the Foursquare Gospel (Lot 4A of Harbor Hill Business Park), and the City, nor does it include Lot 6 (a/k/a the "Village Center") of Harbor Hill Business Park.

C. Comprehensive Plan Designation and Zoning

The Property is designated on the City's official comprehensive plan map as shown on the drawing attached hereto as Exhibit C and is zoned on the City's official zoning map as shown on the drawing attached hereto as Exhibit D. Neither Exhibit C nor Exhibit D is intended to modify the City's maps, and in the event of any inconsistency between Exhibit C and the City's comprehensive plan map or between Exhibit D and the City's official zoning map, the City's maps shall control.

D. Water, Sewer, and Transportation Facility Capacity

Harbor Hill has reserved with the City, for the benefit of the Property and Lots 2, 4A, and 6 of Harbor Hill Business Park, sewer and water service capacity for 824 ERU's within the Residential Area, sewer and water capacity for 422 ERU's within the Commercial Area and Lots 2, 4A, and 6 of Harbor Hill Business Park, and transportation capacity for 2,013 peak hour vehicle trips within the Property and Lots 2, 4A, and 6 of Harbor Hill Business Park, as evidenced by capacity reservation certificates issued by the City to the Developer (the "Capacity Reservation Certificates"). In addition, the City has prepared a water service, sewer service, and transportation facility capacity evaluation in connection with the development of the Property.

E. Existing Development Within the Property

The Property is undeveloped except for certain utility and transportation infrastructure improvements constructed or installed by Harbor Hill or its affiliates.

F. Pre-Annexation Agreement

The Property was subject to that certain "Preannexation Agreement for Gig Harbor North" dated September 26, 1996 (the "Pre-annexation Agreement"), among Pope Resources, a Delaware limited partnership (an affiliate of and predecessor to Harbor Hill), Tucci & Sons, Inc., a Washington corporation, and the City, which was recorded in the real property records of Pierce County, Washington, under Auditor's File No. 9704040094, Book 325, page 1622. To the actual current knowledge of the parties hereto, all obligations of Pope Resources, OPG Properties LLC, and Harbor Hill arising under the Pre-Annexation Agreement have been fully satisfied.

G. PRD Submittal

On December 2, 2008, Harbor Hill filed with the City a complete application for approval of a planned residential development and preliminary plat within the Residential Area (File Nos. PL-PPLAT-08-0001 and PL-PRD-08-0001) (collectively, the "PRD Application).

H. Prior Development Agreements

The Property is not currently subject to any development agreement. The following real property presently or formerly owned by Harbor Hill or its affiliate OPG Properties LLC (d/b/a Olympic Property Group and f/k/a Olympic Property Group LLC) has been subject to the following two (2) development agreements:

1. "Development Agreement" dated July 23, 2003, between Olympic Property Group LLC (now known as OPG Properties LLC), a Washington limited liability company, and the City, relating to the Village Center, which was recorded in the real property records of Pierce County, Washington, under Auditor's File Nos. 200308140667 and 200308140668. This development agreement has expired.

2. "Development Agreement by and between the City of Gig Harbor and Harbor Hill LLC, for the Costco Shopping Center Residual Parcels" dated November 13, 2006, between Harbor Hill and the City, relating to the real property commonly known as Residual Parcels A, B, and C the Costco Shopping Center. Harbor Hill's interest under this development agreement has been assigned to a third party.

To the actual current knowledge of the parties hereto, OPG Properties LLC and Harbor Hill are not in default of any obligations under the development agreements described above.

I. Existing Environmental Documents

Harbor Hill, OPG Property Group LLC, Pope Resources, the City, and others have investigated the environmental condition of the Property and the environmental impacts that may be caused by the development of the Property and have prepared certain environmental reports and studies, which are listed on Exhibit E attached hereto (the "Environmental Documents"). The Environmental Documents include draft and final environmental impact statements relating to the adoption of the City's comprehensive plan and zoning code and to the making of the Pre-annexation Agreement.

J. City Environmental Review

The City has reviewed the probable adverse environmental impacts of the making of this Agreement, as required by the State Environmental Policy Act, RCW Chapter 43.21C ("SEPA"), by reviewing the Environmental Documents and by making a threshold Determination of Nonsignficance dated October 13, 2010, which has not been appealed or modified, and a copy of which is attached hereto as Exhibit F (the "Threshold Determination"). The parties acknowledge that additional environmental review under SEPA will be required by the City prior to making any other land use or subdivision decisions relating to the Project.

K. City Authority

This Agreement is made under the authority of the City's police power, contracting authority, and other authority, including the authority granted to the City under RCW 36.70B.170 et seq. to make development agreements, and GHMC Chapter 19.08 as amended. This Agreement establishes development standards for the Property and other provisions that apply to and govern and vest the development, use and mitigation of the development of the Property for the term specified in this Agreement. Actual construction of the Project requires issuance of subsequent City permits, which will be issued in accordance with the standards and procedures described in this Agreement.

Now, therefore, the parties hereto agree as follows:

General Provisions

Section 1. The Project. The Project is the development and use of the Property as described in this Agreement. Upon completion of construction, the Project will comprise the facilities and uses described on Exhibit G attached hereto and incorporated herein by this reference.

Section 2. The Property. The Property consists of approximately 235 acres and is legally described in Exhibit A attached hereto and incorporated herein by this reference.

Section 3. Definitions. As used in this Development Agreement, the following terms, phrases and words shall have the meanings and be interpreted as set forth in this Section.

A. "Adopting Resolution" means the resolution which approves this Development Agreement, as required by RCW 36.70B.200.

B. "Certificate of Occupancy" means either a temporary or final certificate of occupancy issued after inspections by the City, authorizing a person in possession of property to dwell or otherwise use a specified building or dwelling unit.

C. "City Engineer" means the City's Engineer and his or her designee.

D. "Civil Permit" means any ministerial, nondiscretionary City permit approved by the City Engineer and authorizing clearing and grading, landscaping improvements, the construction of roads, bridges, storm water facilities, or utility facilities, or other construction work, such as those issued under the authority of GHMC Chapters 12.06 and 12.08, except any building permit. "Civil Permit" does not include any landscaping improvements required by GHMC Titles 16, 17, or 18 and approved by the Director.

E. "Commercial Area" means the portion of the Property designated "Commercial Area" on the Property Map, also known as Lots 1A, 1B, 3, 4B, and 5 of Harbor Hill Business Park, which comprises areas for commercial development and appurtenant streets, parks, storm water management areas, and other appurtenant areas. The Commercial Area does not include Lots 2 (YMCA), 4A (International Church of the Foursquare Gospel), and 6 (a/k/a Village Center) of Harbor Hill Business Park.

F. "Design Guidelines" means the Gig Harbor Design Manual, as adopted by the City.

G. "Development Standards" include, but are not limited to, all of the standards listed in RCW 36.70B.170(3), as established or modified by this Agreement. The Development Standards applicable to the Project are described in Section 8 below.

H. "Director" means the City's Planning Director and his or her designee.

I. "Effective Date" means the effective date of the Adopting Resolution.

J. "ERU" means equivalent residential unit as defined in the most current version of the City of Gig Harbor Wastewater and Water Utility Comprehensive Plan.

K. "Existing Land Use Regulations" means the ordinances adopted by the City Council of Gig Harbor in effect on the Effective Date, including the adopting ordinances that govern the permitted uses of land, the density and intensity of use, and the design, improvement, construction standards and specifications applicable to the development of the Property, including, but not limited to the Comprehensive Plan, the City's Official Zoning Map and development standards, Design Guidelines, Public Works Standards, SEPA Regulations, Concurrency Ordinance for water, wastewater and transportation facilities, park regulations, and all other ordinances, codes, rules and regulations of the City establishing subdivision and land use standards, as modified or varied by the City to the extent authorized under the Existing Land Use Regulations for planned residential developments, planned unit developments, and otherwise, provided, however, that Existing Land Use Regulations does not include building codes, clearing and grading codes, storm water management codes and storm water management and site development manuals, regulations governing taxes and impact fees, and regulations defining the term "ERU."

L. "Finished Residential Lot" means a developable legal lot, tract, or parcel within the Residential Area, which has been cleared and rough graded and is preliminarily compacted and ready for construction by Homebuilder, with all utility lines stubbed to the property line, functional, connected to a main utility line, and

ready for use, and all transportation improvements constructed or bonded in accordance with the approved civil engineered drawings and this Agreement.

M. "Harbor Hill Business Park" means the Plat of Harbor Hill Business Park, City of Gig Harbor Final Subdivision No. SUB 06-1208, recorded in the real property records of Pierce County, Washington, under Auditor's File No. 200605235007, as amended, subject to subsequent tax parcel segregations, including without limitation the tax parcel segregations of Lot 1 (creating Lots 1A and 1B) and Lot 4 (creating Lots 4A and 4B).

N. "Homebuilder" means any person who holds a contractual right to purchase Finished Residential Lots within the Property and to construct and install model homes within such lots either before or after completing such purchase. Notwithstanding the foregoing, a Homebuilder shall not be a party to this Agreement, shall not be a successor or assign of the Developer, and shall have no rights regarding the amendment or termination of this Agreement, unless the Developer shall assign such rights to such Homebuilder in an instrument recorded in the real property records of Pierce County, Washington.

O. "Landowner" is any person who has acquired any portion of the Property from the Developer who, unless otherwise released as provided in this Agreement, shall be subject to the applicable provisions of this Agreement. Notwithstanding the foregoing, a Landowner shall not be a party to or beneficiary of this Agreement, shall not be a successor or assign of the Developer, and shall have no rights regarding the enforcement, interpretation, amendment, or termination of this Agreement, unless the Developer shall assign such rights to such Landowner in an instrument recorded in the real property records of Pierce County, Washington.

P. "Residential Area" means the portion of the Property designated "Residential Area" on the Property Map, which comprises areas for single-family and multi-family development and appurtenant streets, parks, storm water management areas, and other appurtenant areas.

Q. "Village Center" means Lot 6 of Harbor Hill Business Park, upon which the Developer intends to establish a retail commercial village center.

Section 4. Exhibits. Exhibits to this Agreement are attached hereto and incorporated herein, including the following:

Exhibit A – Legal Description of the Property
Exhibit B – Property Map
Exhibit C – Comprehensive Plan Map
Exhibit D – Zoning Map
Exhibit E –List of Environmental Documents
Exhibit F – SEPA Threshold Determination

Exhibit G – Project Description
Exhibit H – List of Modified City Development Standards
Exhibit I – Phasing Plan

Section 5. Project Is a Private Undertaking. It is agreed among the parties that the Project is a private development and that the City has no interest therein except as authorized in the exercise of its governmental functions.

Section 6. Term of Agreement; Vesting Periods.

A. This Agreement shall commence upon the Effective Date of the Adopting Resolution approving this Agreement and shall continue in force for a period of 20 years unless terminated as provided herein. Following the termination of this Agreement, this Agreement shall have no force and effect, subject however, to post-termination obligations of the Developer or Landowner.

B. The Development Standards designated in this Agreement shall remain unchanged and apply in full force and effect for the term of this Agreement (the "Development Period").

C. During the Development Period, Harbor Hill shall have the right to obtain approvals and permits, including without limitation final plat and final planned residential development approvals of development phases within the Residential Area, and develop the Property in accordance with the Development Standards.

D. Within the Residential Area, the following time periods otherwise applicable to City approvals and permits shall be extended for the term of the Development Period: (1) the duration of preliminary and final binding site plan approval, preliminary and final plat approval, PRD approval, and other land use approvals and permits, (2) deadlines for filing final binding site plans, final plats, and other applications and designs, and (3) deadlines for commencing and completing the development of an approved final binding site plan, final plat, or other project. This subsection shall not apply to any Civil Permit or building permit. Notwithstanding the foregoing, the City reserves the right during the Development Period to modify the Development Standards to the extent required by a serious threat to public health and safety.

E. Within the Commercial Area, any City land use approval or permit relating to Lots 1A and 1B, including without limitation any design approval, site plan approval, or binding site plan approval, shall not expire or terminate until the date that is ten (10) years after the issuance of such approval or permit. This subsection shall not apply to any Civil Permit or building permit. Notwithstanding the foregoing, the City reserves the right during the Development Period to modify the Development Standards to the extent required by a serious threat to public health and safety.

F. Within both the Commercial Area and Residential Area, any Civil Permit shall not expire or terminate until the date that is two (2) years after the issuance of such approval or permit. This subsection shall not apply to any building permit. Notwithstanding the foregoing, the City reserves the right during the Development Period to modify the Development Standards to the extent required by a serious threat to public health and safety.

Section 7. Vested Rights of Developer. During the term of this Agreement, unless sooner terminated in accordance with the terms hereof, in developing the Property consistent with the Project described herein, Developer is assured, and the City agrees, that the development rights, obligations, terms and conditions specified in this Agreement, are fully vested in the Developer and may not be changed or modified by the City, except as may be expressly permitted by, and in accordance with, the terms and conditions of this Agreement, including the exhibits hereto, or as expressly consented thereto by the Developer.

Section 8. Permitted Uses and Development Standards. The permitted uses, the density and intensity of use, the maximum height and size of proposed buildings, provisions for reservation and dedication of land or payment of fees in lieu of dedication for public purposes, the construction, installation and extension of public improvements, development guidelines, and other Development Standards for development of the Property shall be (a) the Project description set forth on Exhibit G attached hereto and incorporated herein by this reference, (b) the Existing Land Use Regulations, (c) the building codes and clearing and grading codes under which the review of the Project is vested under RCW 19.27.095, RCW 58.17.033, and other applicable laws, (d) the storm water management code and storm water management and site development manual in effect on December 2, 2008, (e) the permits and approvals identified herein, (f) the Development Standards expressly set forth in this Agreement, and (g) the Development Standards expressly set forth in all other exhibits incorporated herein. The parties have used reasonable efforts to identify on Exhibit H attached hereto the City development standards that are modified by this Agreement, but Exhibit H is not intended to govern to the extent that it either omits any modified development standard or conflicts with any other provision of this Agreement.

Section 9. Minor Modifications. Minor modifications from the approved permits or the exhibits attached hereto, including without limitation modifications proposed between preliminary plat and final plat decisions, may be approved in accordance with the provisions of the City's code, including without limitation GHMC 16.05.006, 17.89.120, and Chapter 19.01, and shall not require an amendment to this Agreement.

Section 10. Further Discretionary Actions. Developer acknowledges that the Existing Land Use Regulations contemplate the exercise of further discretionary powers by the City. These powers include, but are not limited to, review of additional

permit applications under SEPA. Nothing in this Agreement shall be construed to limit the authority or the obligation of the City to hold legally required public hearings, or to limit the discretion of the City and any of its officers or officials in complying with or applying Existing Land Use Regulations.

Section 11. Financing of Public Facilities.

A. The City may pursue the use of a local improvement district and other similar project-related public financing mechanism for financing the construction, improvement, or acquisition of public infrastructure, facilities, lands, and improvements to serve the Property, whether located within or outside the Property. Developer acknowledges and agrees that it shall pay its pro-rata share of the costs of public improvements to be financed thereby.

B. For reimbursement of expenses incurred by Developer associated with the Project, the Developer may apply for a latecomer reimbursement agreement in accordance with the state law and local ordinances. Nothing in this Agreement prevents all or any portion of the Property from being included in a benefit assessment area under a latecomer reimbursement agreement if requirements under applicable state law and local ordinances are met.

Section 12. Existing Land Use Fees, Impact Fees, and General Facility Charges.

A. Land use fees adopted by the City by ordinance as of the Effective Date may be increased by the City from time to time, and applicable to permits and approvals for the Property, as long as such fees apply to similar applications and projects in the City.

B. Except as provided in subsection C below, all impact fees and general facility charges shall be paid as set forth in the approved permit or approval, or as addressed in Chapter 19.12 of the Gig Harbor Municipal Code. The parties agree that payment of any impact fee or general facility charge relating to the development of the Property shall be required at the later of (i) the time the City issues a building permit for the construction of the building to which the impact fee or facility charge relates, or (ii) the time required by the City in its regulations.

C. In consideration of the Developer's dedication to the City of Lot 3 of Harbor Hill Business Park, park impact fees otherwise payable to the City under Chapter 19.12 of the Gig Harbor Municipal Code shall be waived by the City as to each of the 824 dwelling units within the Residential Area. If the Developer builds fewer than 824 dwelling units within the Residential Area, the City shall have no obligation to reimburse or otherwise compensate the Developer to the extent that the Developer's dedication of Lot 3 to the City may have exceeded the Developer's legal obligation to mitigate park impacts. In the event Lot 3 of Harbor Hill Business Park is

not accepted by the City as set forth in Section 13.H.ii below, then this Section 12.C shall be null and void.

Section 13. Phasing of Development.

A. Generally; Phasing Plan. The Project may be completed in phases, as set forth on Harbor Hill's phasing plan, which is attached hereto as Exhibit I (the "Phasing Plan") and is hereby approved by the City. The Phasing Plan is subject to compliance with the requirements of SEPA regarding phased environmental review. Harbor Hill shall develop only complete phases, not portions of any phase. Harbor Hill is authorized to propose revisions to the Phasing Plan from time to time. Revisions that would increase the number of phases by more than 25 percent, modify any Development Standard, or terminate the Phasing Plan require City Council approval in the form of an amendment to this Agreement. The Director is authorized to approve all other revisions to the Phasing Plan, without an amendment to this Agreement, if the revised Phasing Plan is consistent with other provisions of this Agreement and the Development Standards, and if it makes adequate provision for reallocating among the phases the Project conditions, mitigation measures, and other requirements of the City to the satisfaction of the Director. The Developer may construct or install greater infrastructure improvements than are described in the Phasing Plan in its discretion, as where greater infrastructure improvements may give the Developer an economy of scale.

B. Allocation of Conditions and Mitigation Measures Among Phases. With respect to any Project conditions, mitigation measures, and other requirements that are not incorporated within the Phasing Plan, the City and Harbor Hill shall discuss and use reasonable efforts to negotiate the conditions, mitigation measures, and other requirements applicable to each phase, if the Phasing Plan is changed as to any phase for which the City has granted preliminary but not final plat approval, subject, however, to the authority of the City to exercise its legal authority to allocate such conditions, mitigation measures, and other requirements among the phases. The parties acknowledge that, because the Development will be phased, certain amenities associated with the Project must be available to all phases of the Project, in order to address health, safety and welfare of the residents and other occupants of the Project.

C. Transportation Improvements. Transportation improvements required as a condition of City approval of any Project permit shall be completed prior to the date on which the City approves the final plat of the phase for which the transportation improvements are required, but if no plat is required, then the improvements shall be completed prior to issuance of a Certificate of Occupancy for any building authorized under the Project permit.

D. Potable Water and Fire Flow Facilities.

i. Off-site potable water and fire flow facilities required as a condition of approval of any Project permit shall be completed prior to the date on which the City approves the final plat of the phase for which the facilities are required, but if no plat is required, then the facilities shall be completed prior to issuance of a Certificate of Occupancy for any building authorized under the Project permit, provided, however, that off-site fire flow facilities shall be completed before the City issues a building permit for any combustible structure.

ii. On-site potable water and fire flow facilities required as a condition of approval of any Project permit shall be completed before the City issues a Certificate of Occupancy for any building for which the facilities are required, provided, however, that on-site fire flow facilities shall be completed before the City issues a building permit for any combustible structure.

E. Sewer Facilities.

i. Off-site sewer facilities required as a condition of approval of any Project permit shall be completed prior to the date on which the City approves the final plat of the phase for which the facilities are required, but if no plat is required, then the facilities shall be completed prior to issuance of a Certificate of Occupancy for any building authorized under the Project permit.

ii. On-site sewer facilities required as a condition of approval of any Project permit shall be completed before the City issues a Certificate of Occupancy for any building for which the facilities are required.

F. Storm Water Improvements. Storm water improvements required as a condition of City approval of any Project permit shall be completed prior to the date on which the City approves the final plat of the phase for which the storm water improvements are required, but if no plat is required, then the improvements shall be completed prior to issuance of a Certificate of Occupancy for any building authorized under the Project permit.

G. Utilities. Utility facilities, other than sewer, storm sewer and water facilities, required as a condition of approval of any Project permit, shall be completed before the City issues a Certificate of Occupancy for any building for which the facilities are required.

H. Parks and Open Space.

i. Parks and open space facilities required as a condition of approval of any Project permit shall be completed or bonded prior to the date on which the City approves the final plat of the phase for which the facilities are required, but if no plat is required, then the facilities shall be completed prior to issuance of a Certificate of Occupancy for any building authorized under the Project permit.

ii. The parties intend that Lot 3 of Harbor Hill Business Park will be developed by the City as a public park and owned by the City in perpetuity. Within ninety (90) days after the later of the Effective Date and the date on which the City has issued a final appealable decision approving the PRD Application and either all appeal periods relating to such decision have expired without the commencement of any appeals or all commenced appeals have been dismissed with prejudice, the Developer shall deliver to the City a Phase I environmental site assessment relating to Lot 3 (the "Phase I"), dated not more than sixty (60) days before the date of delivery, prepared by a qualified consultant at Developer's sole expense. Unless the Phase I discloses a recognized environmental condition ("REC") affecting Lot 3, the City shall approve the Phase I and the environmental condition of Lot 3 within thirty (30) days after the City's receipt of the Phase I. Within ninety (90) days after the City delivers to the Developer written notice that the City approves the environmental condition of Lot 3, as disclosed in the Phase I, the Developer shall (a) dedicate Lot 3 to the City by a quit claim deed that reserves the future use of Lot 3 to public park, roadway, and appurtenant uses only, and (b) pay the City the sum of US$50,000, which the City shall use only for the preparation of designs and plans for public park facilities within Lot 3. If the City delivers to the Developer written notice that the City does not approve the environmental condition of Lot 3, as disclosed in the Phase I, then the parties shall have one hundred eighty (180) days to reach an agreement to resolve the environmental issues, such as an agreement to undergo Phase 2 analysis and implement a remediation plan. In the event the parties cannot reach agreement to resolve the environmental issues to the City's satisfaction within one hundred eighty (180) days, the waiver of park impact fees under Section 12.C shall be null and void, the Developer shall pay applicable park impact fees in accordance with City regulations, and the Developer shall have no obligation either to dedicate Lot 3 to the City or to pay the City the sum of US$50,000 as described above. The Developer shall have no other obligations to the City relating to Lot 3 except those obligations described in this subparagraph.

iii. The City hereby agrees that, in consideration of the Developer's dedication to the City of Lot 3 of Harbor Hill Business Park, the City's requirement under GHMC 17.54.030.C that Lots 1A, 1B, 4B, and 5 of Harbor Hill Business Park establish or preserve 20 percent or more of their respective lot areas as open space, with either retained natural vegetation or new landscaping, shall be modified as follows as to each such lot: a minimum of 15 percent (instead of 20 percent) of the

site, excluding setbacks, shall remain in open space, with either retained natural vegetation or new landscaping.

J. Bonds. Notwithstanding the foregoing, in lieu of the completion of the actual construction of any required improvements prior to the approval of a final plat, final planned residential development, or final binding site plan, the Director or City Council may accept a bond, approved as to form by the City Attorney, in an amount and with surety and conditions satisfactory to it, or other secure method, providing for and securing to the City the actual construction and installation of such improvements within a period specified by the City and expressed in the bond.

Section 14. Dedication of Public Lands.

A. All conveyances of public lands from the Developer to the City shall be by statutory warranty deed subject to all matters of record and matters that a visual inspection and ALTA/ACSM survey would disclose, provided, however, that no conveyance shall be subject to any deed of trust, mortgage, or other monetary lien.

B. The Developer will dedicate to the City the tract described as Item No. 14 (South Wetland/Loop Trail) on the Phasing Plan, as public open space, upon the occupancy of four hundred (400) dwelling units within the Residential Area. The Developer will dedicate to the City the tract described as Item No. 19 (Gateway Park) on the Phasing Plan, as a public park, upon the issuance of a Certificate of Occupancy for any building constructed within Phase M2 as described on the Phasing Plan. The completion of the foregoing conveyances shall fully satisfy the Developer's obligations to establish public parks and open space and to mitigate Project impacts to parks and open space in connection with the development of the Project, provided, however, that such dedications shall not fully satisfy the requirements of GHMC 17.89.110 relating to the establishment of private open space that is owned and maintained by a property owner's association. At the time of the Developer's dedication of the tract described as Item No. 19 (Gateway Park) on the Phasing Plan, the tract will be improved at the Developer's expense with certain facilities and improvements, as described in the PRD Application, including without limitation the following facilities and improvements: landscape improvements including a seating/pedestrian gathering area and a crushed rock walking path through the grass meadow, providing pedestrian connectivity between the Borgen Boulevard sidewalk and the wetland area trails in Tract C.

C. i. The Developer agrees to construct a road, to the standard described in the City's site plan approval relating to Lots 1A and 1B of Harbor Hill Business Park (File No. PL-SPR-08-0009), within the City-approved right-of-way within Lots 1A and 1B of Harbor Hill Business Park, before the City issues a Certificate of Occupancy for any building within either Lot 1A or 1B of Harbor Hill Business Park, regardless whether the Developer already has dedicated the City-approved right-of-way to the City under the following subparagraph.

ii. The Developer agrees to dedicate to the City the City-approved right-of-way within Lots 1A and 1B of Harbor Hill Business Park (with or without the construction of a road within the right-of-way), and the City agrees to accept such dedication from the Developer, within sixty (60) days after first to occur of the following events: (a) completion of construction and dedication to the City of the roadway located within the McCormick Creek project between Burnham Drive and the City-approved right-of-way within Lots 1A and 1B of Harbor Hill Business Park, or (b) the Developer's completion of construction, and the City's approval of its final construction inspection, of a roadway within the City-approved right-of-way within Lots 1A and 1B of Harbor Hill Business Park.

D. The Developer may, at its option from time to time, request the elimination of bike lanes within one or more new public streets within the Residential Area, in exchange for wider public sidewalks along such streets. The City may grant or deny such requests in its discretion.

Section 15. Capacity Reservations.

A. There are 2,013 peak hour vehicle trips reserved by the Developer for the Project and Lots 2 (YMCA), 4A (International Church of the Foursquare Gospel), and 6 (a/k/a Village Center) of Harbor Hill Business Park under the existing Capacity Reservation Certificates. Upon the Effective Date, (1) 641 peak hour vehicle trips shall be reallocated from Harbor Hill Business Park to the Residential Area, and (2) 60 peak hour vehicle trips shall be reserved for Lot 3 (future public park) of Harbor Hill Business Park. The parties acknowledge that 256 peak hour vehicle trips of the 1,312 peak hour vehicle trip balance have been allocated to Lots 1A and 1B of Harbor Hill Business Park in prior land use decisions of the City, and 137 peak hour vehicle trips of the 1,312 peak hour vehicle trip balance have been allocated to Lot 2 (YMCA) of Harbor Hill Business Park in prior land use decisions of the City. The balance, 919 peak hour vehicle trips, shall be reserved for Lots 4A, 4B, 5, and 6 of Harbor Hill Business Park until they are assigned or reallocated either in an amendment to this Agreement, or in a separate agreement between the City and the Developer, or as may otherwise be authorized by law. In addition to other methods of assigning and allocating vehicle trips authorized by this Agreement, the Developer may, as part of a development permit application, designate the amount of remaining capacity to be allocated to portions of the Property, such as lots, blocks, parcels, or tracts included in the application, and remaining capacity may be reassigned or allocated within the boundaries of the original reservation certificate by application to the Director.

B. The Developer covenants to the City that it will either pay City sewer general facility charges and purchase City sewer facility connection rights or partially relinquish its reserved rights under its sewer Capacity Reservation Certificates as to such portions of the Residential Area as the Developer may choose in its discretion,

as to a total of 275 sewer ERU's (in any combination of paid fees or relinquished rights), within ninety days after the seventh (7^{th}) anniversary of the Effective Date. Within the Residential Area, the Developer shall pay City sewer general facility charges and purchase City sewer facility connection rights (and not relinquish its reserved rights) as to all ERU's for which the Developer has either obtained a building permit or final plat, final planned residential development, or final binding site plan approval.

C. The Developer covenants to the City that it will either pay City sewer general facility charges and purchase City sewer facility connection rights or partially relinquish its reserved rights under its sewer Capacity Reservation Certificates as to such portions of the Residential Area as the Developer may choose in its discretion, as to a total of 552 sewer ERU's (including the sewer ERU's purchased or relinquished under Section 15.B above) (in any combination of paid fees or relinquished rights), within ninety days after the fourteenth (14^{th}) anniversary of the Effective Date. Within the Residential Area, the Developer shall pay City sewer general facility charges and purchase City sewer facility connection rights (and not relinquish its reserved rights) as to all ERU's for which the Developer has either obtained a building permit or final plat, final planned residential development, or final binding site plan approval.

D. If the Developer partially relinquishes its reserved capacity under its sewer Capacity Reservation Certificates as described above, and if the Developer holds any preliminary plat, preliminary planned residential development, or preliminary binding site plan approval (a "Preliminary Approval") for development within the Residential Area in excess of its remaining reserved capacity, then either the Developer shall file with the City an application to amend its Preliminary Approvals to reduce the number of proposed ERU's to the number of reserved sewer ERU's or less within one hundred twenty (120) days after the date of such relinquishment or the Developer shall not submit to the City and the City shall not approve any application for final approval of any plat, PRD, or binding site plan within the Residential Area until such time as the Developer files an application to amend its Preliminary Approvals to reduce the number of proposed ERU's to the number of reserved sewer ERU's or less. In no event shall any Preliminary Approval confer upon the Developer a vested right to obtain final plat approval as to any ERU for which the Developer does not hold a valid sewer Capacity Reservation Certificate at the time of final plat approval.

Section 16. Setbacks. Setbacks otherwise required under GHMC 17.54.030.B shall not be required from either the north or west boundaries of Lot 3 of Harbor Hill Business Park.

Section 17. Residential Density. Each phase of the residential development of the Project may contain areas within which residential density is clustered, potentially exceeding residential density limits as to such areas, but such variations

shall be permitted as long as they are offset by corresponding reductions in existing or future residential density in other portions of the Residential Area, so that the aggregate residential density within the Residential Area shall at all times comply with the Existing Land Use Regulations.

Section 18. Model Homes.

A. The parties acknowledge that the most efficient and economic development of the Residential Area depends upon numerous factors, such as market orientation and demand, interest rates, competition, and similar factors, and that generally it will be most economically beneficial to the ultimate purchasers of the Residential Area to allow the Developer or Homebuilder to construct model homes within the Residential Area prior to approval and recording of a final plat. Therefore, the parties agree that the Developer and any Homebuilder shall be entitled to construct model homes within the Residential Area in accordance with the following terms and conditions;

B. The Developer and any Homebuilder may submit building permit applications for up to eight (8) model homes within eight (8) lots per phase, as such phases are described on the Phasing Plan and as such lots are depicted on an approved preliminary plat, prior to recording of the final plat. The City shall review and approve or deny the applications regardless whether the final plat is recorded. Prior to issuance of building permits for the model homes, the following requirements must be satisfied:

i. Retention/detention facilities that serve the model home lots shall be constructed in accordance with the engineered drawings approved by the City of Gig Harbor.

ii. Construction of road improvements necessary to provide safe public access to the model homes from existing public roadways shall be completed. The City Engineer shall have sole discretion to determine the definition of safe public access. The road improvements shall consist of subgrade, curb and gutter, sidewalk and first lift of asphalt in the final roadway alignment, from the existing public roadways to the furthest proposed model home. These improvements shall be in accordance with the engineered drawings approved by the City.

iii. Water and sewer facilities shall be installed to each lot proposed for model homes.

iv. All proposed streets serving the model homes shall be adequately marked with street signs.

v. All impact fees and utility general facility charges for model homes shall be paid prior to the issuance of building permits for the model homes.

vi. Fire protection features, including access, hydrants, and fire flow, must be provided in accordance with GHMC Chapter 15.16 and the approved civil plans prior to any combustible construction on any lot within the development. Such fire protection features may be installed in a phased manner provided that they are in place and approved as prescribed by code for each individual parcel within the plat prior to issuance of a building permit for said parcel.

vii. Traffic mitigation fees for all model homes shall be paid as required by law or as agreed by the City and the Developer as to the Residential Area.

C. In addition to the foregoing requirements, each residential building permit application for a model home shall include the following submittals:

i. Building plot plans showing the locations of the proposed model homes with distances indicated from the proposed final plat lot lines.

ii. Overall site plan showing the temporary improvements specific to the model homes such as the location of signage, flags, banners, fencing, landscaping, and impervious surfaces such as parking areas and sidewalks.

D. A final and complete Certificate of Occupancy shall not be granted for any of the model homes until the final plat has been recorded. However, the applicant may request final inspection and temporary occupancy for model homes prior to final plat recording, provided:

i. The Developer and Homebuilder have complied with applicable state law with regard to any agreements to transfer, sell, or lease property within the preliminary plat prior to final plat recording.

ii. All Building and Fire Safety requirements and Public Works Standards have been met to the satisfaction of the City's Building and Fire Safety Director and City Engineer.

iii. Driveway approaches for each model home requesting occupancy have been installed.

iv. Repairs to the roadway improvements have been completed as necessary due to damage as a result of model home construction.

v. Completion of miscellaneous utility work as necessary to minimize potential for damage to vehicles or tripping hazards.

vi. Completion of miscellaneous work to provide access for maintenance or operation of underground utilities.

E. Prior to final plat approval, either the Developer or Homebuilder shall submit two (2) copies of a plot plan delineating the as-built location of the model home on the lot. The corners of the lot shall be set by a registered professional land surveyor prior to commencement of construction.

F. The model homes and all associated improvements, including any parking lot, shall be removed within six (6) months after the last to occur of the following events:

i. Preliminary plat approval has expired and no extension has been granted, and

ii. The portion of the Residential Area within which the model home is located has been denied final plat approval and either all appeal periods have been exhausted without the commencement of an appeal or all appeals have been dismissed or otherwise resolved.

Section 19. Default.

A. Subject to extensions of time by mutual consent in writing, failure or delay by either party or Landowner not released from this Agreement to perform any term or provision of this Agreement shall constitute a default. In the event of alleged default or breach of any terms or conditions of this Agreement, the party alleging such default or breach shall give the other party or Landowner not less than thirty (30) days notice in writing, specifying the nature of the alleged default and the manner in which said default may be cured. During this thirty (30) day period, the party or Landowner charged shall not be considered in default for purposes of termination or institution of legal proceedings.

B. After notice and expiration of the thirty (30) day period, if such default has not been cured or if a cure is not being diligently pursued, the other party may, at its option, institute legal proceedings and pursue any remedy available under the law. In addition, the City may file an action to enforce the Gig Harbor Municipal Code, and to obtain penalties and costs as provided in the Gig Harbor Municipal Code, for violations of this Development Agreement and the Code.

Section 20. Annual Review. The City shall, at least every twelve (12) months during the term of this Agreement, review the extent of good faith substantial compliance by Developer and Landowner with this Agreement.

Section 21. Termination. This Agreement shall terminate upon the expiration of the term identified in Section 6 or when the Property has been fully developed, whichever first occurs, and all of the Developer's obligations in connection therewith are satisfied as determined by the City. Upon termination of this Agreement, the City shall record a notice of such termination in a form

satisfactory to the City Attorney. Upon the City's issuance of a final and complete Certificate of Occupancy for any building within any portion of the Property, the description of the Property subject to this Agreement shall be deemed amended to exclude such portion, and any successor owner of such portion shall be released from all liabilities, obligations, and other covenants arising under this Agreement, and shall have no rights under this Agreement; provided, however, that the foregoing shall not release the Developer from any liability or obligation arising under this Agreement.

Section 22. Effect of Termination on Developer Obligations. Termination of this Agreement as to the Developer of the Property or any portion thereof shall not affect any of the Developer's obligations to comply with the City Comprehensive Plan and the terms and conditions or any applicable zoning code(s) or subdivision map or other land use entitlements approved with respect to the Property, any other conditions of any other development specified in the Agreement to continue after the termination of this Agreement, or obligations to pay assessments, liens, fees or taxes.

Section 23. Effect of Termination on Developer Rights. Upon any termination of this Agreement as to the Developer of the Property or any portion thereof, the entitlements, conditions of development, limitations on fees and all other terms and conditions of this Agreement shall no longer be vested hereby with respect to the property affected by such termination (provided that vesting of such entitlements, conditions or fees may then be established for such property pursuant to then existing planning and zoning laws).

Section 24. Assignment and Assumption; No Third Party Beneficiaries.

A. Harbor Hill shall have the right to assign all or any portion of its rights, liabilities, and obligations under this Agreement, subject to the conditions of Section 24.B .

B. Harbor Hill shall be released of all liabilities and obligations under this Agreement as to any portion of the Property upon its assignment of all such liabilities and obligations to any successor developer and owner of such portion of the Property if the following conditions are met: (1) Harbor Hill provides 30 days advance written notice of the assignment to the City; (2) the assignee assumes in writing all liabilities and obligations of Harbor Hill under this Agreement as to such portion of the Property, and (3) one of the following exists: (a) Harbor Hill retains a fifty percent (50%) or more equitable interest in the assignee and is the managing entity or actively involved in development of the Project; (b) the assignee is a wholly-owned subsidiary of Harbor Hill, OPG Properties LLC, or Pope Resources; (c) the assignee has a financial net worth that equals or exceeds at least twice the amount of outstanding financial obligations, at the time of the assignment, allocable to the portion of the Property to which the assignment relates as determined by the

Director; (d) substantially all of the on-site and off-site mitigation has been completed or adequate security therefor, as determined by the Director, has been provided; or (e) the City otherwise consents, in its sole discretion. If the conditions for release are met under this subsection, then from and after the date of such assignment, Harbor Hill shall have no further liability or obligation under this Agreement as to the portion of the Property to which the assignment relates (except to the extent Harbor Hill has an equitable interest in assignee) and the assignee shall exercise the rights and perform the obligations of Harbor Hill under this Agreement as to such portion.

C. This Agreement is made and entered into for the sole benefit and protection of Harbor Hill, the City, and their respective successors and assigns, and no other person shall have any right of action based upon any provision of this Agreement, except as expressly provided otherwise in this Agreement. There are no third party beneficiaries of this Agreement.

Section 25. Covenants Running with the Land. The conditions and covenants set forth in this Agreement and incorporated herein by the Exhibits shall run with the land and the benefits and burdens shall bind and inure to the benefit of the parties, their respective successors and assigns.

Section 26. Amendment to Agreement; Effect of Agreement on Future Actions. This Agreement may be amended by mutual consent of all of the parties, provided that any such amendment shall follow the process established by law for the adoption of a development agreement (*see,* RCW 36.70B.200). However, nothing in this Agreement shall prevent the City Council from making any amendment to its Comprehensive Plan, Zoning Code, Official Zoning Map or development regulations affecting the Property during the term of this Agreement, as the City Council may deem necessary to the extent required by a serious threat to public health and safety. Nothing in this Development Agreement shall prevent the City Council from making any amendments of any type to the Comprehensive Plan, Zoning Code, Official Zoning Map or development regulations relating to the Property after termination of this Agreement.

Section 27. Notices. Notices, demands, correspondence to the City and Developer shall be sufficiently given if dispatched by pre-paid first-class mail to the following addresses:

If to the Developer:
Harbor Hill LLC
Attn: President
19245 Tenth Avenue N.E.
Poulsbo, WA 98370

If to the City:
City of Gig Harbor
Attn: City Administrator
3510 Grandview Street
Gig Harbor, WA 98335

Notices to subsequent Landowners shall be required to be given by the City only for those Landowners who have given the City written notice of their address for such

notice. The parties hereto may, from time to time, advise the other of new addresses for such notices, demands or correspondence.

Section 28. Reimbursement for Agreement Expenses of the City. Developer agrees to reimburse the City for actual expenses incurred over and above fees paid by Developer as an applicant incurred by City directly relating to this Agreement, including recording fees, publishing fees and reasonable staff, legal and consultant costs not otherwise included within application fees. Such payment of all fees shall be made, at the latest, within thirty (30) days from the City's presentation of a written statement of charges to the Developer. In the event Developer fails to pay the fees within the 30-day period, the City may declare the Developer in default and terminate this Agreement after 30 days written notice if the default is not timely cured.

Section 29. Applicable Law and Attorneys' Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of Washington. If litigation is initiated to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs from the non-prevailing party. Venue for any action shall lie in Pierce County Superior Court or the U.S. District Court for Western Washington.

Section 30. Third Party Legal Challenge. In the event any legal action or special proceeding is commenced by any person or entity other than a party or a Landowner to challenge this Agreement or any provision herein, the City may elect to tender the defense of such lawsuit or individual claims in the lawsuit to Developer and/or Landowner(s). In such event, Developer and/or such Landowners shall hold the City harmless from and defend the City from all costs and expenses incurred in the defense of such lawsuit or individual claims in the lawsuit, including but not limited to, attorneys' fees and expenses of litigation, and damages awarded to the prevailing party or parties in such litigation. The Developer and/or Landowner shall not settle any lawsuit without the consent of the City. The City shall act in good faith and shall not unreasonably withhold consent to settle.

Section 31. Specific Performance. The parties specifically agree that damages are not an adequate remedy for breach of this Agreement, and that the parties are entitled to compel specific performance of all material terms of this Development Agreement by any party in default hereof.

Section 32. Severability. If any phrase, provision or section of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, or if any provision of this Agreement is rendered invalid or unenforceable according to the terms of any statute of the State of Washington which became effective after the Effective Date, such invalidity shall not affect the validity of the remainder of this Agreement.

(Remainder of page intentionally left blank.)

IN WITNESS WHEREOF, the parties hereto have caused this Development Agreement to be executed as of the dates set forth below:

HARBOR HILL LLC

By:_____
Its:_____
Date:_____

CITY OF GIG HARBOR

By:_____
Its: Mayor
Date:_____

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that JON ROSE is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Harbor Hill LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____

_____
Printed:_____
NOTARY PUBLIC in and for Washington
Residing at: _____
My appointment expires: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

I certify that I know or have satisfactory evidence that CHARLES L. HUNTER is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Mayor of the City of Gig Harbor, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____

_____
Printed: _____
NOTARY PUBLIC in and for Washington
Residing at: _____
My appointment expires: _____

EXHIBIT A

Legal Description of the Property

RESIDENTIAL AREA

TAX PARCEL NUMBER 0222308002

LOT 2 OF THE CITY OF GIG HARBOR SHORT PLAT PL-SP-07-005, RECORDED UNDER PIERCE COUNTY AFN 200902135006, SAID LOT 2 BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 2 EAST, W.M., PIERCE COUNTY, WASHINGTON.

TAX PARCEL NUMBER 0222311000

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN.
EXCEPT ROADS.
SITUATE IN THE CITY OF GIG HARBOR, COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL NUMBER 02222311009

PARCEL "B" OF THE BOUNDARY LINE ADJUSTMENT RECORDED UNDER PIERCE COUNTY AFN 200407275004, SAID PARCEL "B" BEING PORTIONS OF THE WEST HALF OF THE NORTHEAST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST, W.M.
SITUATE IN THE CITY OF GIG HARBOR, COUNTY OF PIERCE, STATE OF WASHINGTON.

COMMERCIAL AREA

TAX PARCEL NUMBER 4002470011

THAT PORTION OF LOT 1, BUSINESS PARK AT HARBOR HILL, PER THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 200605235007, SAID LOT 1 BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST, W.M., PIERCE COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 1 LYING 287.61 NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT 1, AS MEASURED ALONG THE EAST LINE OF SAID LOT 1,
THENCE NORTH 77°06'13" WEST 644.52 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID LOT 1;
THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING COURSES:
THENCE NORTH 88°22'24" WEST 110.70 FEET;
THENCE NORTH 05°55'53" EAST 181.58 FEET;
THENCE SOUTH 88°22'24" EAST 33.73 FEET;
THENCE NORTH 14°26'00" EAST 232.65 FEET;
THENCE SOUTH 48°15'42" EAST 247.61 FEET;

THENCE NORTH 77°19'55" EAST 95.23 FEET;
THENCE NORTH 37°16'34" EAST 168.29 FEET;
THENCE SOUTH 88°22'24" EAST 177.38 FEET TO A POINT ON A 766.00 FOOT CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS SOUTH 64°21'11" WEST
THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 358.65 FEET, THROUGH A CENTRAL ANGLE OF 26°49'36";
THENCE SOUTH 01°10'47" WEST189.56 TO THE POINT OF BEGINNING.

TAX PARCEL NUMBER 4002470012

THAT PORTION OF LOT 1, BUSINESS PARK AT HARBOR HILL, PER THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 200605235007, SAID LOT 1 BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST, W.M. PIERCE COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 1 LYING 287.61 NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT 1, AS MEASURED ALONG THE EAST LINE OF SAID LOT 1;
THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING COURSES:
THENCE SOUTH 01°10'47" WEST 287.61 FEET;
THENCE NORTH 88°22'24" WEST 631.54 FEET;
THENCE NORTH 01°15'21" EAST 412.28 FEET TO AN ANGLE POINT IN SAID BOUNDARY;
THENCE DEPARTING SAID BOUNDARY SOUTH 77°06'13" EAST 644.52 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NUMBER 4002470030

LOT 3, BUSINESS PARK AT HARBOR HILL, PER THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 200605235007, SAID LOT 3 BEING PORTIONS OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST, W.M. PIERCE COUNTY, WASHINGTON.

TAX PARCEL NUMBER 4002470042

THE NORTHERLY 5.3367 ACRES OF THE REVISED LOT 4 OF THE PLAT OF THE BUSINESS PARK AT HARBOR HILL PER BOUNDARY LINE ADJUSTMENT RECORDED IN PIERCE COUNTY, WASHINGTON, AUDITOR'S FILE NUMBER 200710195003 FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL ADJACENT TO HARBOR HILL DRIVE, THENCE N 01°10'47" E ALONG THE EASTERLY MARGIN OF HARBOR HILL DRIVE 514.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N 01°10'47" E ALONG THE EASTERLY MARGIN OF HARBOR HILL DRIVE 428.04 FEET TO THE NORTHERLY BOUNDARY OF THE PARCEL;
THENCE S 88°15'35" E ALONG THE NORTHERN BOUNDARY 585.60 FEET TO THE EASTERN BOUNDARY OF THE PARCEL;
THENCE S 05°02'54" W, 12.02 FEET;
THENCE S 27°57'14" W, 112.58 FEET;
THENCE S 01°33'50" E, 199.54 FEET;
THENCE S 00°23'25" W, 110.52 FEET TO THE SOUTHERN BOUNDARY OF THE PARCEL;
THENCE N 88°49'13" W, 545.12 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

ACCORDING TO REQUEST OF SEGREGATION AS PER CITY OF GIG HARBOR, DATED 02/06/2008.

TAX PARCEL NUMBER 4002470051

PARCEL "B" OF THE BOUNDARY LINE ADJUSTMENT RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NUMBER 200710195003, SAID PARCEL "B" BEING PORTIONS OF THE NORTHEAST QUARTER AND OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST, W.M. PIERCE COUNTY, WASHINGTON.

EXHIBIT B

Property Map

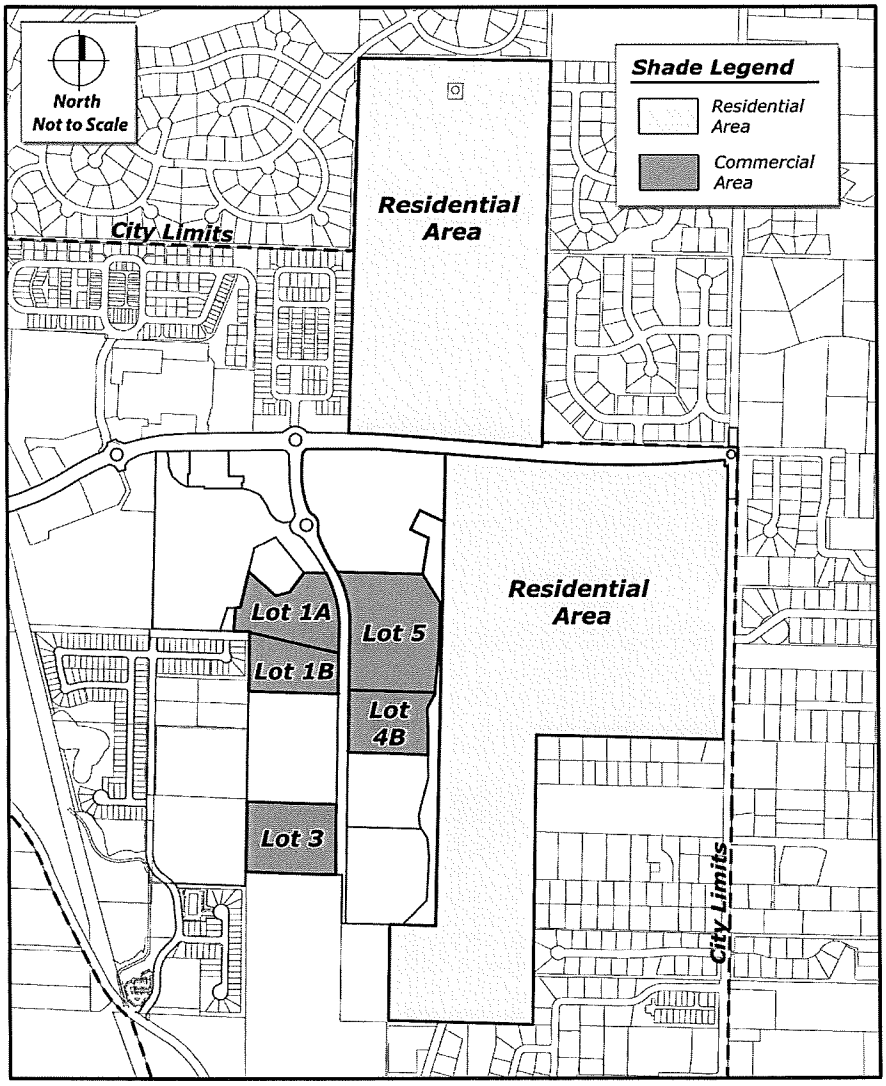


EXHIBIT C

Comprehensive Plan Map Designations of Property

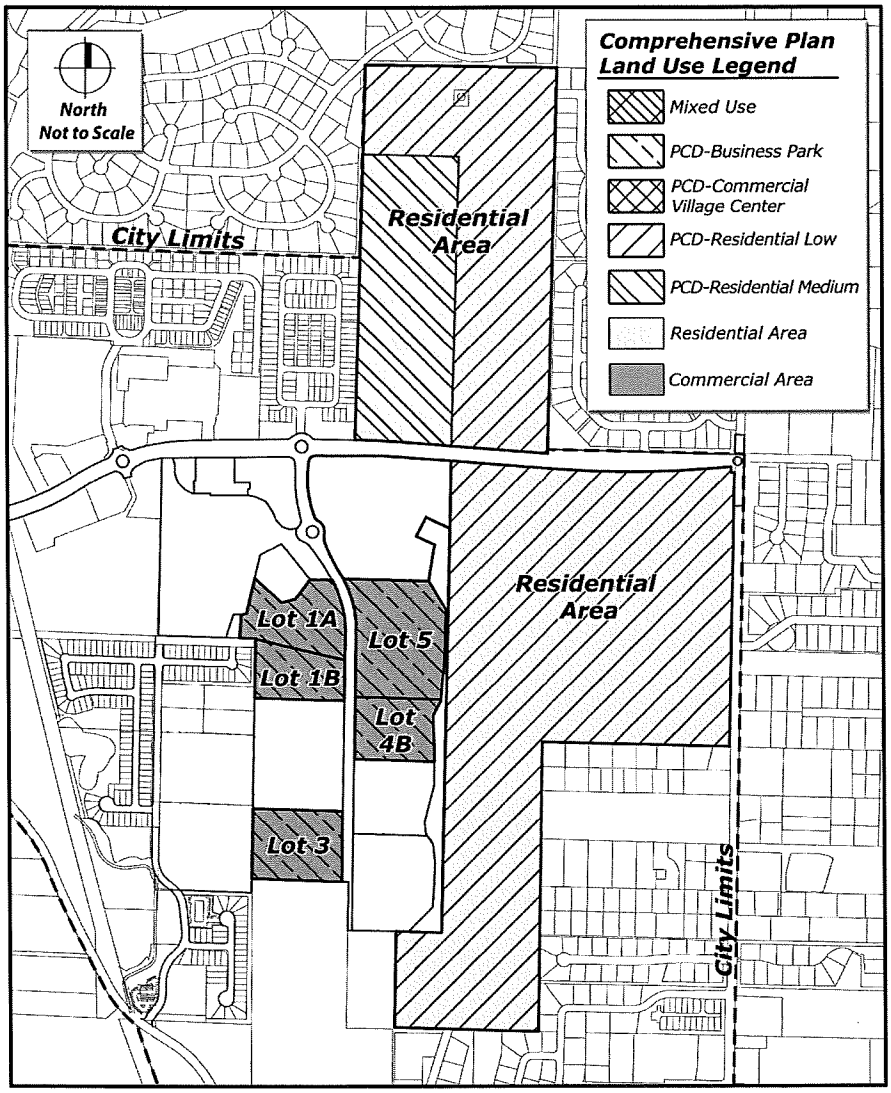


EXHIBIT D

Zoning Map Designations of Property

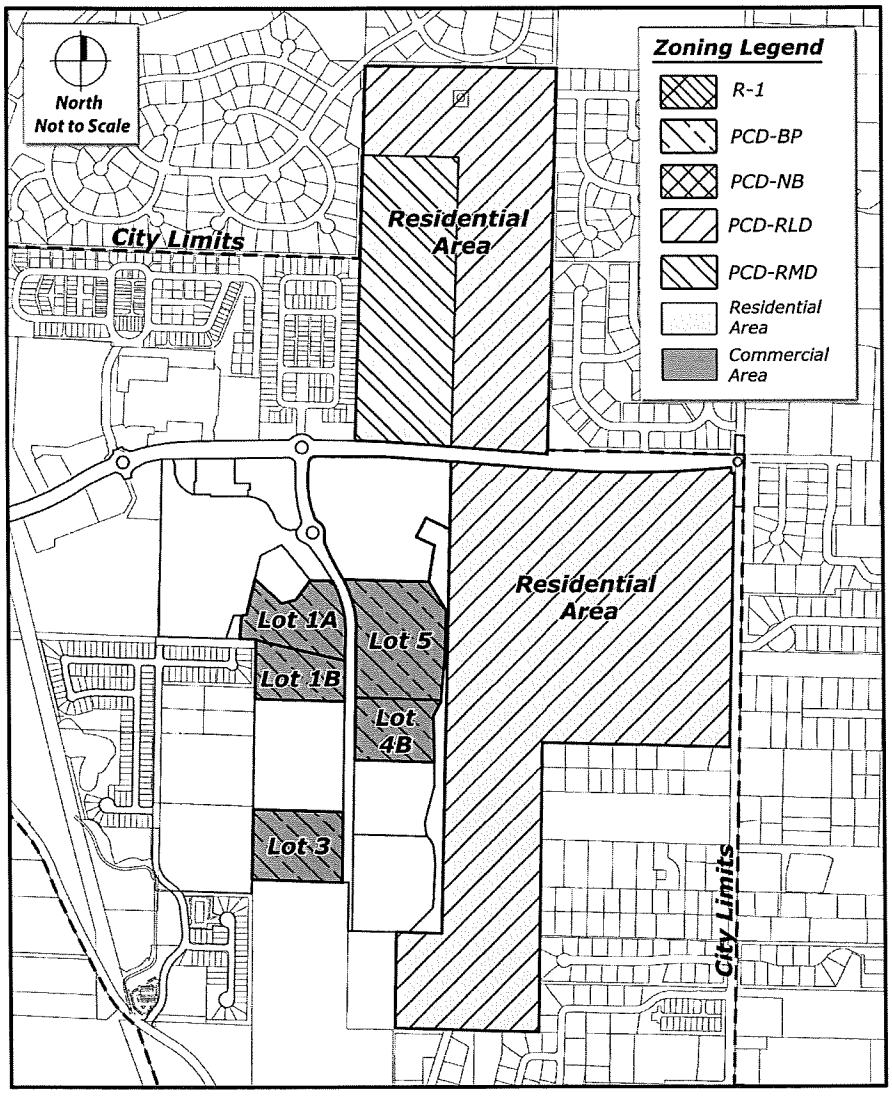


EXHIBIT E

List of Environmental Documents

1. **Harbor Hill Preliminary Drainage Report**, December 2, 2008, REVISED May 27, 2009 – Triad Associates.
2. **Preliminary Plat/PRD Site Plans**, December 2, 2008, REVISED Aug 16, 2010 – Triad Associates
   a. Grading Plans
   b. Storm Drainage
   c. Road and Utilities
   d. Landscape and Irrigation
   e. Tree Retention
   f. Circulation
3. **Harbor Hill Planned Residential Development Plat Project Description**, December 2, 2008, REVISED Aug 16, 2010 – Triad Associates
4. **Wetland Analysis Report**, - May 21, 2007 – Wiltermood Associates, Inc.
5. **Harbor Hill Wetland Mitigation Plan**, - November 21, 2008 – Wiltermood Associates Inc.
6. **Harbor Hill Development - Traffic Impact Analysis**, November 2008, with SUPPLEMENT dated May 27, 2009 – The Transpo Group.
7. **Report Geotechnical Engineering Services Harbor Hill Residential Property**, October 27, 2008 – GeoEngineers.
8. **SEPA Environmental Checklist** dated December 2, 2008, and revised May 27, 2009, and August 16, 2010, relating to the Harbor Hill PRD Application.
9. **SEPA Environmental Checklist** dated October 10, 2010, relating to Harbor Hill Development Agreement.
10. **Gig Harbor North Annexation Plan Draft Environmental Impact Statement** dated October 7, 1992
11. **Gig Harbor North Annexation Plan Final Environmental Impact Statement** dated February 24, 1993

EXHIBIT F

SEPA Threshold Determination

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT DEPARTMENT

Determination of Nonsignificance (DNS)
W.A.C. 197-11-970

Environmental Review Application No.: SEPA 10-0021

Parcel Number: Pierce County Parcel Numbers: 0222304009, 0222311009, 0222311000, 4002470011, 4002470012, 4002470030, 4002470042, 4002470051, 4002470060

Action: Development Agreement

Proposal: The proposal is a nonproject, legislative action to execute a development agreement between the City of Gig Harbor and Harbor Hill LLC.

The development agreement is associated with a preliminary plat and preliminary planned residential development application (PL-PPLAT-08-0001 and PL-PRD-08-0001) for an 824 dwelling units plat/PRD on 200 acres. The development agreement is also associated with lots 1A, 1B, 3, 4B, 5 and 6 of the Harbor Hill Business Park which received final plat approval in 2006. In general, the development agreement would: grant 20-year vesting of the Harbor Hill residential plat; grant 10-year vesting of the Harbor Hill Business Park Lot 1A/1B site plan; waive park impact fees and reduce nonresidential open space requirements in consideration for the dedication of a 7 acre public park; transfer reserved peak PM traffic trips from the Harbor Hill Business Park to the Harbor Hill Residential Plat in consideration of the construction and dedication of a public road through Lot 1A/1B; allow for model homes prior to final plat approval; require the payment of sewer connection fees in a timely manner or lose reserved sewer capacity; allow the residential project to not meet the minimum residential density and open space requirements on a phase by phase basis, as long as the development in aggregate does meet the required density and open space requirements.

Location: 251 acres both north and south of Borgen Boulevard, east of Costco and The Ridge at Gig Harbor, including some of the Harbor Hill Business Park and all of the proposed Harbor Hill

residential plat.

Proponent: Harbor Hill LLC
John Chadwell, Senior Project Manager
19245 Tenth Avenue NE
Poulsbo, WA 98370

Lead Agency: City of Gig Harbor
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

[x] This DNS is issued under WAC 197-11-340(2); **Comments must be submitted by October 27, 2010.**

Phased SEPA Review: The Harbor Hill Residential Plat is undergoing phased SEPA review as allowed by WAC 197-11-060(5). This non-project SEPA threshold determination relates to the proposed development agreement and the development regulations modified within the development agreement. Project SEPA review for the residential plat will occur later in 2010 as part of the preliminary plat review process.

Appeal:
Any interested person may appeal the adequacy of this SEPA Threshold Determination to the Gig Harbor City Council pursuant to the procedures set forth under Chapter 18.04 of the Gig Harbor Municipal Code if a written request for appeal is received within 7 days after the end of the comment period, or November 3, 2010, whichever is later. The written appeal must be submitted with a filing fee of two hundred seventy five dollars ($275.00).

Contact: Jennifer Kester, Senior Planner; Phone: (253) 851-6170

Responsible Official: Tom Dolan
Position Title: Planning Director Phone: (253) 851-6170

Address: City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335

Signature _____ Date: October 13, 2010

EXHIBIT G

Project Description

1. Residential Area

The Residential Area shall comprise the uses and facilities described in that certain "Harbor Hill Planned Residential Development Project Description" October 4, 2010, prepared by Triad Associates, a copy of which is maintained in the files of the Planning Director of the City of Gig Harbor under File Nos. PL-PPLAT-08-0001, PL-PRD-08-0001, PL-REZ-08-0001, PL-DRB 08-0105, PL-SEPA-08-0034.

2. Commercial Area

The Commercial Area shall comprise office uses, retail uses, other commercial uses, institutions, parks and open space, transportation facilities, utility facilities, and storm water facilities.

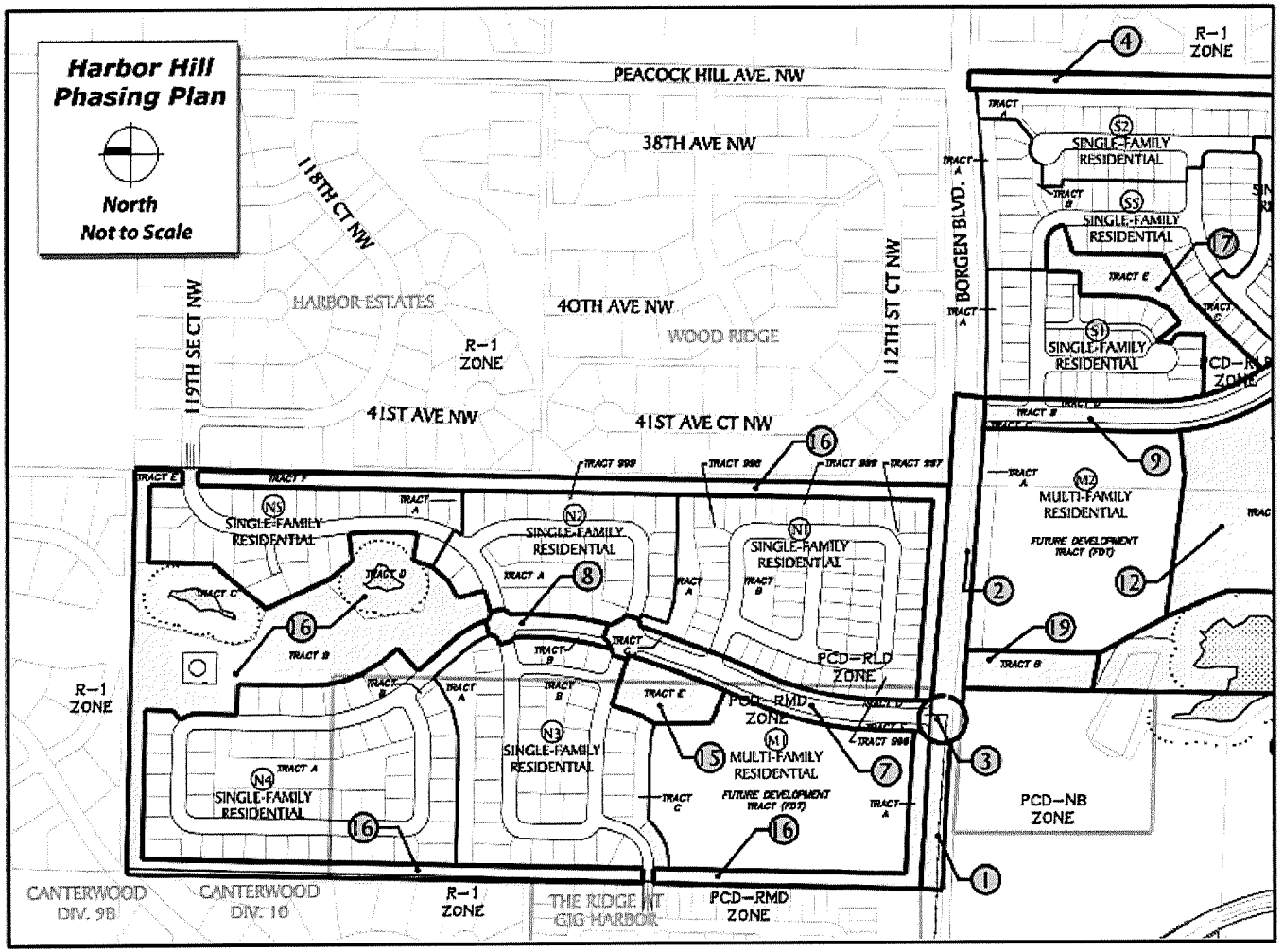
EXHIBIT H

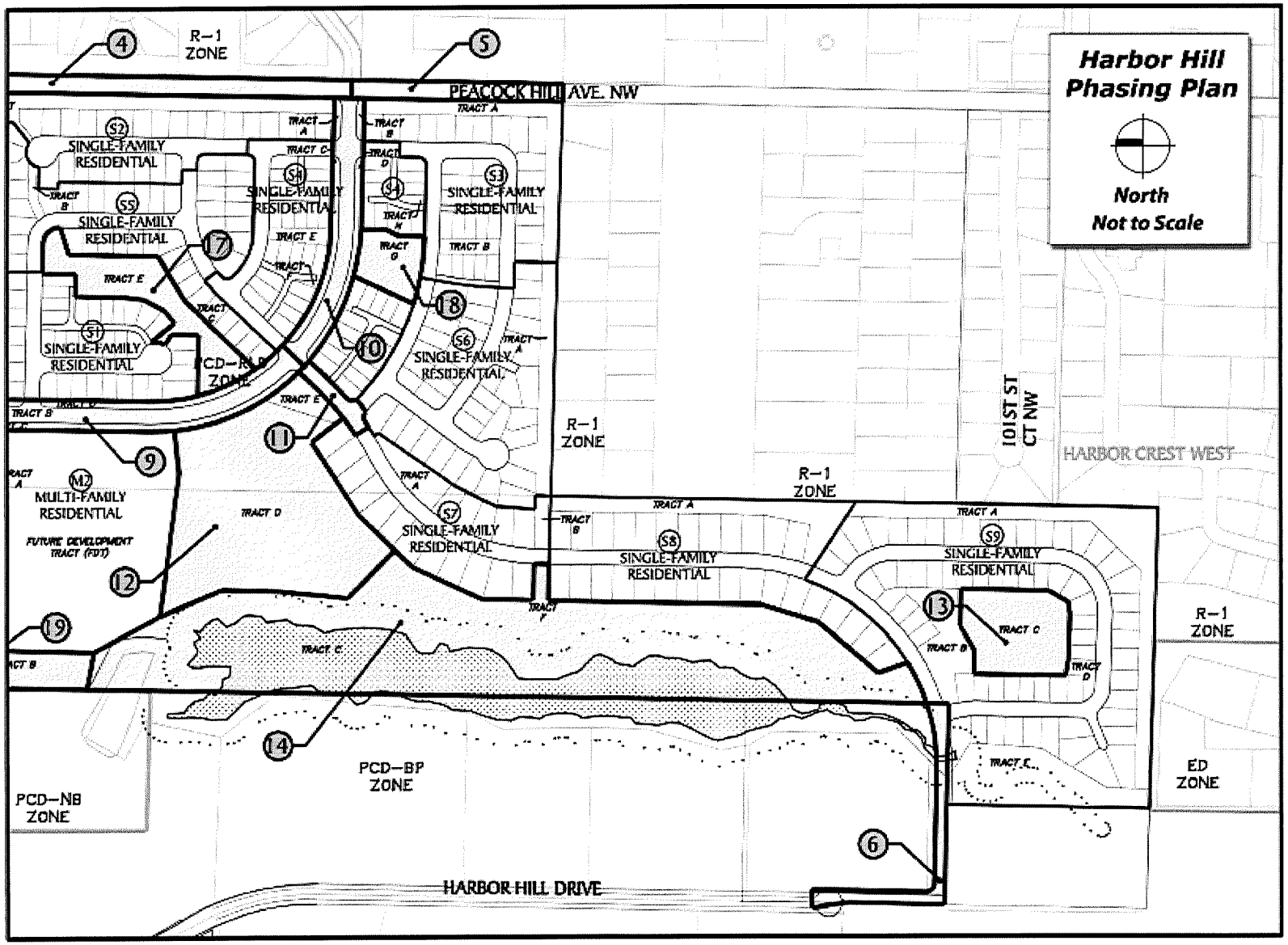
List of Modified City Development Standards

Item No.	Description	GHMC Section	Agreement Section
1	Increased vesting periods for Project approvals	Various	6.D
2	Reduction of Harbor Hill Business Park open space requirements from 20 percent to 15 percent of lot area based on dedication of Lot 3 for public park	17.54.030.C	13.H.iii
3	Director approval of certain revisions to Phasing Plan	19.01.003	13.A
4	No setbacks under GHMC 17.54.030.B required along certain boundaries of Lot 3 (future public park) of Harbor Hill Business Park	17.54.030.B	16
5	Allowing clustering of residential density	Title 17	17
6	Allocations of capacity reservations	Chapter 19.10	15

EXHIBIT I

Phasing Plan




Harbor Hill
Phasing Plan
North
Not to Scale
PEACOCK HILL AVE. NW
R-1
ZONE
SINGLE-FAMILY
RESIDENTIAL
MULTI-FAMILY
RESIDENTIAL
FUTURE DEVELOPMENT
TRACT (FDT)
PCD-NB
ZONE
PCD-BP
ZONE
ED
ZONE
101ST ST
CT NW
HARBOR CREST WEST
HARBOR HILL DRIVE

INFRASTRUCTURE		DEVELOPMENT PHASE																
		FDT		SFR NORTH					SFR SOUTH									
		M1	M2	N1	N2	N3	N4	N5	S1	S2	S3	S4	S5	S6	S7	S8	S9
Dwelling Units		170	100	63	28	38	57	25	38	26	32	50	45	40	17	29	66
ROADS	1. Borgen Blvd Frontage – West	X	--	--	--	--	--	--									
	2. Borgen Blvd Frontage - East		--	X					--	--	--	--	--	--	--		
	3. Roundabout on Borgen	X		X	--	--	--	--									
	4. Peacock Hill Ave Frontage – North									X	--	--					
	5. Peacock Hill Ave Frontage - South									--	X	--					
	6. Harbor Hill Dr Off-Site															X	X
	7. North Parkway south section	X		X	X	X	X	X									
	8. North Parkway north section				--	--	X	X									
	9. South Parkway north section		X						X	--	--	--	X	X	X		
	10. South Parkway south section								--	X	X	X	--	--	--		
	11. South Parcel Collector stub											X		X	X		
STORM PONDS	12. Detention North (M1- Tract D)	X	X	X	X	X	X	X	X	X	X	X	X	X			
	13. Detention South (S9- Tract C)														X	X	X
OPEN SPACE/ PARKS	14. South Wetland /Loop Trail (M2- Tracts C, F)		X						X	X	X	X	X	X	X	X	X
	15. North Central park (N1- Tract E)	X		X	X	X	X	X									
	16. North Wetland Park & Perimeter Open Space (M1- Tracts A, B, C, D, E, F)	X		X	X	X	X	X									
	17. South Connector Park (S1- Tract E)								X				X				
	18. South Central Park (S4- Tract G)										X	X		X			
	19. Gateway Park (M2- Tract B)		X														

Notes

1. "X" means that infrastructure must be completed prior to or concurrent with development phase
2. "--" means Cumulative Trigger. The noted infrastructure improvement may be triggered by a number of the indicated Parcels coming online ahead of the primary Parcel requiring the improvement. This will be determined in consultation with the City during the pre-application conference for the given parcel application.
3. Development of some phases may depend on completion of other phases for road and utility connections
4. Numbering of phases does not necessarily indicate sequence of development (ex: N3 and N4 could develop before N2)
5. Parkway road improvement includes abutting open space tracts.
6. During final engineering design, alternate design solutions may be brought forward. These may be approved if, and only if, staff find that the alternate design solution is functionally equivalent to the preliminary design shown in the Preliminary Plat/PRD plans. For example, temporary storm drainage detention could be proposed if it provided equivalent flow detention mitigation to what was proposed in the Preliminary Plat/PRD as long as there was a means to divert flows to the permanent pond when the phasing required it to be converted to permanent detention

201712290500 CCOMITA 5 PGS
12/29/2017 01:30:45 PM $78.00
AUDITOR, Pierce County, WASHINGTON

RECEIVED
By C. ANDREWS at 1:35 pm, Feb 28, 2023

1st AM
NCS 883232

AFTER RECORDING RETURN TO:

Attn: Michelle Verlander
HARBOR HILL LLC
19950 7th Avenue NE, Suite 200
Poulsbo, WA 98370

DECLARATION OF RESTRICTIVE COVENANTS

Grantor: CITY OF GIG HARBOR, a Washington non-charter code city

Grantee: HARBOR HILL LLC, a Washington limited liability company

Abbreviated Legal Description:

Lot 1, Plat of Business Park at Harbor Hill, Rec. 200605235007

Full legal description is on Exhibit A of document.

Assessor's Property Tax Parcel Account Numbers: 4002470011; 4002470012

Reference to Related Documents: None

For reference only, not for re-sale.

Unofficial Document

For reference only, not for re-sale.

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS (this "Declaration") dated as of December 21, 2017, is made by CITY OF GIG HARBOR, a Washington non-charter code city ("Declarant"), for the benefit of HARBOR HILL LLC, a Washington limited liability company, its successors and assigns ("Harbor Hill").

RECITALS

A. Declarant owns the real property legally described on Exhibit A attached hereto (the "Restricted Area"), situated in Pierce County, Washington.

B. Declarant desires to impress certain restrictive covenants upon the Restricted Area, as set forth in this Declaration, for the benefit of Harbor Hill, its successors and assigns.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant agrees, covenants, and declares as follows:

1. **Use Restriction.** The Restricted Area shall be reserved in perpetuity for use as a public park (the "Park"), with active recreation uses and other uses customarily appurtenant to public parks (the "Use Restriction"). In this Declaration, the term "active recreation uses" includes, but is not limited to, multi-purpose sports fields with lighting, open space for miscellaneous activities, and picnic shelters.

2. **Naming Rights.** Harbor Hill recognizes Declarant has a process for naming City parks, which is described in City of Gig Harbor Resolution 717. Declarant hereby grants to Harbor Hill the right to assist the City Council in selecting the name of the Park consistent with Resolution 717, which name shall be subject to Declarant's approval; provided, however, that Declarant shall not withhold its approval of a name proposed by Harbor Hill so long as such name is consistent with the naming convention of other public parks within the City of Gig Harbor. Declarant agrees to consider the name Harbor Hill Park in the naming process. In addition, at such time the Restricted Area may be developed for park purposes, the City shall install a plaque or signage acknowledging Harbor Hill's contribution to the community, subject to Harbor Hill's approval, which will not be unreasonably withheld.

3. **Remedies.** In the event of a violation of any provision of this Declaration, Harbor Hill shall be entitled to all remedies available at law and in equity, including without limitation injunctive relief, compensatory money damages, and a declaratory judgment.

4. **Amendment and Termination.** This Declaration may be amended or terminated only by a written instrument approved by Declarant and Harbor Hill (or its successors or assigns). No amendment or termination of this Declaration shall become effective until signed and acknowledged by the approving parties and recorded in the real property records of Pierce County, Washington.

Unofficial Document

5. Attorneys' Fees and Costs. If any person or entity shall bring any action relating to the enforcement or interpretation this Declaration, then the losing party shall pay the prevailing party a reasonable sum for attorneys' fees and costs in such suit, at trial and on appeal, and such attorneys' fees and costs shall be deemed to have accrued on the commencement of such action.

[Remainder of Page Left Blank Intentionally]

For reference only, not for re-sale.

Unofficial Document

6. General. This Declaration shall be recorded in the real property records of Pierce County, Washington. This Declaration shall be governed by and construed in accordance with the laws of the State of Washington. The successors and assigns of Harbor

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date written above.

DECLARANT:

CITY OF GIG HARBOR
A Washington non-charter code city

By _____
Name: Paul L. Kadzik
Its: Mayor Pro Tem

STATE OF WASHINGTON)
) ss.
COUNTY OF Pierce)

On this 27 day of December, 2017, before me, a Notary Public in and for the State of Washington, personally appeared Paul L. Kadzik personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that he or she was authorized to execute the instrument, and acknowledged it as the Mayor Pro Tem of CITY OF GIG HARBOR, to be the free and voluntary act and deed of said municipality for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

SHAWNA D WISE
COMMISSION EXPIRES
NOTARY
PUBLIC
07-16-18
STATE OF WASHINGTON

_____
NOTARY PUBLIC in and for the State of Washington, residing at Gig Harbor
My appointment expires 7-16-18
Print Name Shawna D. Wise

For reference only, not for re-sale.

UNOFFICIAL DOCUMENT

EXHIBIT A

Legal Description

LOT 1 OF THE PLAT OF BUSINESS PARK AT HARBOR HILL, RECORDED MAY 23, 2006 UNDER RECORDING NO. 200605235007 IN PIERCE COUNTY, WASHINGTON.

For reference only, not for re-sale.

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

Gig Harbor Sports Complex Phase 1A

Permit Number(s):	PL-SPR-23-0002, PL-ALP-23-0002, PL-BSP-23-0002, PL-DR-23-0005, PL- VAR-23-0002, PL-PBHE-23-0001 and PL-SEPA-23-0002
Date of Notice:	July 2nd, 2024
Applicant:	YMCA of Tacoma-Pierce County, 4717 S. 19th St, Suite 201, Tacoma, WA 98405-1167
Agent:	AHBL, c/o Lisa Klein, 2215 N. 30th St., Tacoma, WA 98402
Project Location:	XXX Harbor Hill Drive. site is located off of Harbor Hill Dr., directly north of the existing Tom Taylor YMCA building and parking lot and the pending City-proposed Phase 1B Complex. Parcel Numbers 4002470012, 4002470011, 4002470100, 4002470090.
Project Description:	The proposal is for Phase 1A for the development of a Sports Complex. Phase 1A includes the construction of two synthetic turf athletic fields with associated lighting and furnishings, a small equipment storage building, a recreation trail, and parking to the north of the fields for approximately 102 vehicles
SEPA Threshold Determination:	A SEPA Threshold Determination will be prepared at a later date.
PUBLIC HEARING DATE:	Hearing Examiner, **July 16th, 2024, at 1:30 pm**, Virtual Hearing

Interested persons are invited to attend the public hearing and provide testimony on this proposal. The hearing will be conducted in the manner prescribed by Gig Harbor Municipal Code Chapter 19.05.

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday or on the City's Permit Portal. A copy of the staff report on this proposal will be available at least seven days prior to the hearing. A copy of

the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost; copies will be provided at the requestor's cost.

Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Planning Division no later than 5:00 PM on July 15th, 2024.**

Questions regarding the above stated application should be made to Jeremy Hammar, Senior Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.gigharborwa.gov by clicking "Permit Portal" and entering the permit number.



City of Gig Harbor
Transmittal Form

Routing for: **NOA SEPA NOPH NOPM NOD** **Notice Date: July 2nd, 2024**

Project: **GH SPORTS COMPLEX 1A**

PL-SPR-23-0002, PL-ALP-23-0002, PL-BSP-23-0002, PL-DR-23-0005, PL-VAR-23-0002, PL-PBHE 23-0001 and PL-SEPA-23-0002

Planner: **JEREMY HAMMAR**

Routed to: City Depts.

- ☐ Public Works–Operations
- ☐ Public Works–Engineering
- ☐ Building and Fire Safety
- ☐ Other_____

SEPA Agencies: (**NOA**, **SEPA**) Electronic Mail

- ☐ Washington Department of Ecology, SEPA Register
- ☐ Washington Department of Commerce, attn: Review Team
- ☐ Pierce Transit Land Use Review, attn: Tina Vaslet
- ☐ Washington State Department of Fish & Wildlife, attn: SEPA Desk
- ☐ Washington State Department of Natural Resources, attn: SEPA Center
- ☐ Washington State DAHP, attn: Gretchen Kaehler
- ☐ Puyallup Tribe of Indians Historic Preservation, attn: Jennifer Keating
- ☐ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
- ☐ PenMet Parks, attn: Nicole Jones-Vogel
- ☐ Pierce County Fire District Number 5, attn: Tom Wescott
- ☐ Suquamish Tribe, attn: Dennis Lewarch: P.O. Box 498, Suquamish, WA 98392
- ☐ Peninsula School District, attn: Donata Butchcoe
- ☐ Pierce County Planning and Land Services
- ☐ Washington State Department of Transportation, attn: Dale Severson / SEPA Reviews
- ☐ Squaxin Island Tribe, attn: Rhonda Foster
- ☐ Muckleshoot Tribe, attn: Laura Murphy
- ☐ Washington Department of Corrections, attn: Eric Heinitz
- ☐ Puget Sound Partnership, attn: Robb Krehbiel, Wren McNally, Nick Tealer
- ☐ Nisqually Indian Tribe, Brad Beach, THPO

Other Parties: 1st Class Mail

- ☐ **Applicant/Owner**/Agent (**NOA**, **NOPH, NOPM, SEPA, NOD**) **MDNS)**
- ☐ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
- ☐ Parks Commission via Terri Reed (NOA)
- ☐ **Property Owners within 300 feet of site: attached list** (**NOA, SEPA, NOPH**, **NOPM**, **NOD** for Type II permits only)
- ☐ Parties of Record: attached list (**NOPH**, NOPM, **NOD**)
- ☐ Pierce County (NOA for Plats adjacent to City Limits)
- ☐ Pierce County Assessor-Treasurer (**NOD**)
- ☐ WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2 miles of Airport—approximately any plats south of Pioneer/Wollochet

interchange)

☑ TACOMA NEWS TRIBUNE



CERTIFICATION OF PUBLIC NOTICE

==========

DECLARATION OF PUBLISHING

I, Cindy Andrews (printed name), declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On June 17th, 2024 I sent a true and correct copy of the **NOTICE OF PUBLIC HEARING** for publication in the **July 1st, 2024** edition of the Tacoma News Tribune for the following:

Project Name: **GH SPORTS COMPLEX 1A**

Project Location: **XXX HARBOR HILL DR. | Parcel 4002470012, 4002470011, 4002470090, 4002470100**

Permit Number(s):**PL-SPR-23-0002, PL-ALP-23-0002, PL-BSP-23-0002, PL-DR-23-0005, PL-VAR-23-0002, PL-PBHE 23-0001 and PL-SEPA-23-0002**

SIGNED at Gig Harbor, Washington, this 17th, Day of June, 2024

Cindy Andrews

DECLARANT (signature)

GIG HARBOR
"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

Gig Harbor Sports Complex Phase 1A

Permit Number(s):	PL-SPR-23-0002, PL-ALP-23-0002, PL-BSP-23-0002, PL-DR-23-0005, PL- VAR-23-0002, PL-PBHE-23-0001 and PL-SEPA-23-0002
Date of Notice:	July 2nd, 2024
Applicant:	YMCA of Tacoma-Pierce County, 4717 S. 19th St, Suite 201, Tacoma, WA 98405-1167
Agent:	AHBL, c/o Lisa Klein, 2215 N. 30th St., Tacoma, WA 98402
Project Location:	XXX Harbor Hill Drive. site is located off of Harbor Hill Dr., directly north of the existing Tom Taylor YMCA building and parking lot and the pending City-proposed Phase 1B Complex. Parcel Numbers 4002470012, 4002470011, 4002470100, 4002470090.
Project Description:	The proposal is for Phase 1A for the development of a Sports Complex. Phase 1A includes the construction of two synthetic turf athletic fields with associated lighting and furnishings, a small equipment storage building, a recreation trail, and parking to the north of the fields for approximately 102 vehicles.
SEPA Threshold Determination:	A SEPA Threshold Determination will be prepared at a later date.
PUBLIC HEARING DATE:	Hearing Examiner, **July 16th, 2024, at 1:30 pm**, Virtual Hearing

Interested persons are invited to attend the public hearing and provide testimony on this proposal. The hearing will be conducted in the manner prescribed by Gig Harbor Municipal Code Chapter 19.05.

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday or on the City's Permit Portal. A copy of the staff

report on this proposal will be available at least seven days prior to the hearing. A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost; copies will be provided at the requestor's cost.

Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Planning Division no later than 5:00 PM on July 15th, 2024.**

Questions regarding the above stated application should be made to Jeremy Hammar, Senior Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.gigharborwa.gov by clicking "Permit Portal" and entering the permit number.

ORDER DETAILS

Order Number:
IPL0179622
External Order #:
566832
Order Status:
Approved
Classification:
Legals & Public Notices
Package:
TAC - Legal Ads
Final Cost:
$129.32
Referral Code:
PL-SPR-23-0002,
Payment Type:
Account Billed
User ID:
IPL0021041

ACCOUNT INFORMATION

CITY OF GIG HARBOR IP
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214
253-851-8136
candrews@gigharborwa.gov
CITY OF GIG HARBOR

TRANSACTION REPORT

Date
June 18, 2024 2:07:09 PM EDT
Amount:
$129.32

SCHEDULE FOR AD NUMBER IPL01796220

July 1, 2024
The News Tribune (Tacoma) Digital Publication

PREVIEW FOR AD NUMBER IPL01796220

CITY OF GIG HARBOR
NOTICE OF PUBLIC HEARING
Gig Harbor Sports Complex Phase 1A

Permit Number(s):
PL-SPR-23-0002, PL-ALP-23-0002, PL-BSP-23-0002, PL-DR-23-0005, PL-VAR-23-0002, PL-PBHE-23-0001 and PL-SEPA-23-0002
Date of Notice: July 2nd, 2024
Applicant:
YMCA of Tacoma-Pierce County, 4717 S. 19th St, Suite 201, Tacoma, WA 98405-1167
Agent: AHBL, c/o Lisa Klein, 2215 N. 30th St., Tacoma, WA 98402
Project Location:
XXX Harbor Hill Drive. site is located off of Harbor Hill Dr., directly north of the existing Tom Taylor YMCA building and parking lot and the pending City-proposed Phase 1B Complex. Parcel Numbers 4002470012, 4002470011, 4002470100, 4002470090.
Project Description:
The proposal is for Phase 1A for the development of a Sports Complex. Phase 1A includes the construction of two synthetic turf athletic fields with associated lighting and furnishings, a small equipment storage building, a recreation trail, and parking to the north of the fields for approximately 102 vehicles.
SEPA Threshold Determination:
A SEPA Threshold Determination will be prepared at a later date.
PUBLIC HEARING DATE:
Hearing Examiner, **July 16th, 2024, at 1:30 pm**, Virtual Hearing

Interested persons are invited to attend the public hearing and provide testimony on this proposal. The hearing will be conducted in the manner prescribed by Gig Harbor Municipal Code Chapter 19.05.

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday or on the City's Permit Portal. A copy of the staff report on this proposal will be available at least seven days prior to the hearing. A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost; copies will be provided at the requestor's cost.

Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Planning Division no later than 5:00 PM on July 15th, 2024.**

Questions regarding the above stated application should be made to Jeremy Hammar, Senior Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.gigharborwa.gov by clicking "Permit Portal" and entering the permit number.
W00000000
Publication Dates

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

SCAN ME

NOTICE OF APPLICATION
April 12, 2023

Gig Harbor Sports Complex Phase 1A
Type III Permit

Permit Number(s): PL-SPR-23-0002, PL-ALP-23-0002, PL-BSP-23-0002, PL-DR-23-0005, PL- VAR-23-0002, PL-PBHE-23-0001 and PL-SEPA-23-0002

Date Application was Submitted: February 28, 2023

Date of Notice of Complete Application: March 29, 2023

Name of Applicant: YMCA of Tacoma-Pierce County, 4717 S. 19th St, Suite 201, Tacoma, WA 98405-1167

Name of Agent: AHBL, c/o Lisa Klein, 2215 N. 30th St., Tacoma, WA 98402

Project Location: XXX Harbor Hill Drive. site is located off of Harbor Hill Dr., directly north of the existing Tom Taylor YMCA building and parking lot and the pending City-proposed Phase 1B Complex. Parcel Numbers 4002470012, 4002470011, 4002470100, 4002470090.

Description of Proposed Project: The proposal is for Phase 1A for the development of a Sports Complex. Phase 1A includes the construction of two synthetic turf athletic fields with associated lighting and furnishings, a small equipment storage building, a recreation trail, and parking to the north of the fields for approximately 102 vehicles.

Project Permits Included with Application: Major Site Plan Review, Alternative Landscape Plan, Binding Site Plan, Design Review, General Variance and SEPA threshold determination.

Further Studies Being Required by Applicable Official: None at this time.

Other Required Permits Not Included in Application: Building permits.

Existing Environmental Documents which Evaluate Proposed Project:
Wetland Delineation Report, prepared by Ecological Land Services, dated April 22, 2019; Wetland Buffer Mitigation Plan, prepared by Ecological Land Services, dated February 2023; Geotechnical Engineering Report, prepared by Associated Earth Sciences Inc, dated January 30, 2023; SEPA Environmental Checklist, prepared by AHBL, dated February 27, 2023; Drainage Report, prepared by, AHBL, dated February 2023; Water Hydraulic Report, prepared by AHBL., dated February 2023; and Traffic Impact Analysis by Transpogroup, dated February 2023.

Tentative Public Meeting or Public Hearing Date: A hearing date has not been scheduled for this application.

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday. An open record public hearing will be held on this project, at this time the hearing has not been scheduled. A copy of the staff report on this project proposal will be available seven days prior to the public hearing.

Interested persons may comment on the above stated application or may request any notice of public hearing or a copy of the decision on this application or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Division by no later than April 26, 2023. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Roxanne Robles, Senior Planner, City of Gig Harbor Community Development Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking “Permit Portal” and entering the above permit numbers.


Harbor Hill Dr
Harbor Hill Dr
McCormick Creek Dr
Admiral St
Cornelia Ct
Driftwood Ave
McCormick Creek Dr
Harbor Hill Dr

City of Gig Harbor
Transmittal Form

Routing for: **NOA** **SEPA** **NOPH** **NOPM** **NOD** **Notice Date: APRIL 12, 2023**
Project: GH SPORTS COMPLEX 1A

PL-SPR-23-0002, PL-ALP-23-0002, PL-BSP-23-0002, PL-DR-23-0005, PL- VAR-23-0002, PL-PBHE-23-0001 and PL-SEPA-23-0002
Planner: **Roxanne Robles**

Routed to: ☑ Public Works–Operations ☑ Building and Fire Safety
City Depts. ☑ Public Works–Engineering ☐ Other_____

SEPA Agencies: ☑ Washington Department of Ecology, SEPA Register
(**NOA**, **SEPA**) ☑ Washington Department of Commerce, attn: Review Team
Electronic Mail ☑ Pierce Transit Land Use Review, attn: Kelly Haden, Monica Adams
☑ Washington State Department of Fish & Wildlife, attn: SEPA Desk
☑ Washington State Department of Natural Resources, attn: SEPA Center
☑ Washington State DAHP, attn: Gretchen Kaehler
☑ Puyallup Tribe of Indians Historic Preservation, attn: Judy Wright
☑ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
☑ PenMet Parks, attn: Elaine Sorenson
☑ Pierce County Fire District Number 5, attn: Eric Watson/Eric Waters
☑ Suquamish Tribe, attn: Dennis Lewarch
☑ Peninsula School District, attn: Vicki Smith
☑ Pierce County Planning and Land Services
☑ Washington State Department of Transportation, attn: Dale Severson / SEPA Reviews
☑ Squaxin Island Tribe, attn: Rhonda Foster
☑ Muckleshoot Tribe, attn: Laura Murphy
☑ Washington Department of Corrections, attn: Eric Heinitz
☑ Puget Sound Partnership, attn: Marsha Engel

Other Parties: ☑ **Applicant/Owner**/Agent (**NOA**, **NOPH, NOPM, SEPA, NOD**) **MDNS)**
1st Class Mail ☐ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
☐ Parks Commission via Terri Reed (NOA)
☑ **Property Owners within 300 feet of site: attached list** (**NOA, SEPA, NOPH**, **NOPM**, **NOD** for Type II permits only)
☐ Parties of Record: attached list (**NOPH**, NOPM, **NOD**)
☐ Pierce County (NOA for Plats adjacent to City Limits)
☐ Pierce County Assessor-Treasurer (**NOD**)
☐ WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2 miles of Airport—approximately any plats south of Pioneer/Wollochet interchange)

☐ TACOMA NEWS TRIBUNE

CERTIFICATION OF PUBLIC NOTICE

==========

DECLARATION OF MAILING

I, Cindy Andrews (printed name), declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On April 12, 2023, I mailed, (emailed), a true and correct copy of the **NOTICE OF APPLICATION**

Project Name: **GH SPORTS COMPLEX 1A**

Project Location: **XXX HARBOR HILL DR.**

Permit Number(s): **PL-SPR-23-0002, PL-ALP-23-0002, PL-BSP-23-0002, PL-DR-23-0005, PL- VAR-23-0002, PL-PBHE-23-0001 and PL-SEPA-23-0002**

to the individuals/agencies identified on the attached transmittal form by United States Postal Service, inter-office routing, or electronic mail, as specified on the attached.

SIGNED at Gig Harbor, Washington, this 12th day of April 2023

Cindy Andrews

DECLARANT (signature)

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF APPLICATION
April 12, 2023

Gig Harbor Sports Complex Phase 1A
Type III Permit

Permit Number(s): PL-SPR-23-0002, PL-ALP-23-0002, PL-BSP-23-0002, PL-DR-23-0005, PL- VAR-23-0002, PL-PBHE-23-0001 and PL-SEPA-23-0002

Date Application was Submitted: February 28, 2023

Date of Notice of Complete Application: March 29, 2023

Name of Applicant: YMCA of Tacoma-Pierce County, 4717 S. 19th St, Suite 201, Tacoma, WA 98405-1167

Name of Agent: AHBL, c/o Lisa Klein, 2215 N. 30th St., Tacoma, WA 98402

Project Location: XXX Harbor Hill Drive. site is located off of Harbor Hill Dr., directly north of the existing Tom Taylor YMCA building and parking lot and the pending City-proposed Phase 1B Complex. Parcel Numbers 4002470012, 4002470011, 4002470100, 4002470090.

Description of Proposed Project: The proposal is for Phase 1A for the development of a Sports Complex. Phase 1A includes the construction of two synthetic turf athletic fields with associated lighting and furnishings, a small equipment storage building, a recreation trail, and parking to the north of the fields for approximately 102 vehicles.

Project Permits Included with Application: Major Site Plan Review, Alternative Landscape Plan, Binding Site Plan, Design Review, General Variance and SEPA threshold determination.

Further Studies Being Required by Applicable Official: None at this time.

Other Required Permits Not Included in Application: Building permits.

Existing Environmental Documents which Evaluate Proposed Project:
Wetland Delineation Report, prepared by Ecological Land Services, dated April 22, 2019; Wetland Buffer Mitigation Plan, prepared by Ecological Land Services, dated February 2023; Geotechnical Engineering Report, prepared by Associated Earth Sciences Inc, dated January 30, 2023; SEPA Environmental Checklist, prepared by AHBL, dated February 27, 2023; Drainage Report, prepared by, AHBL, dated February 2023; Water Hydraulic Report, prepared by AHBL., dated February 2023; and Traffic Impact Analysis by Transpogroup, dated February 2023.

Tentative Public Meeting or Public Hearing Date: A hearing date has not been scheduled for this application.

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday. An open record public hearing will be held on this project, at this time the hearing has not been scheduled. A copy of the staff report on this project proposal will be available seven days prior to the public hearing.

Interested persons may comment on the above stated application or may request any notice of public hearing or a copy of the decision on this application or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Division by no later than April 26, 2023. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Roxanne Robles, Senior Planner, City of Gig Harbor Community Development Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking “Permit Portal” and entering the above permit numbers.


Harbor Hill Dr
Harbor Hill Dr
McCormick Creek Dr
Admiral St
Cornelia Ct
Driftwood Ave
McCormick Creek Dr
Harbor Hill Dr

RECEIVED
By C. ANDREWS at 1:36 pm, Feb 28, 2023

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. **Name of proposed project, if applicable:**

   Gig Harbor Sports Complex Phase 1A

2. **Name of applicant:**

   YMCA of Pierce and Kitsap Counties

3. **Address and phone number of applicant and contact person:**

Applicant:	Contact:
Loren Johnson	Lisa Klein, AICP
YMCA of Pierce and Kitsap Counties	AHBL, Inc.
4717 S 19th St, Ste 201	2215 N 30th St, Ste 200
Tacoma, WA 98405	Tacoma, WA 98402
ljohnson@ymcapkc.org	lklein@ahbl.com
(253) 534-7811	(253) 383-2422

4. **Date checklist prepared:**

   February 27, 2022

5. **Agency requesting checklist:**

   City of Gig Harbor

6. **Proposed timing or schedule (including phasing, if applicable):**

   Construction of Phase 1A is anticipated to start in 2024. The timing is subject to funding.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   No other plans are contemplated for the Phase 1A application. The proposal is a component of the 2018 Master Plan approved by City Council. Adjacent to the south is another component, Phase 1B, which is a separate City application that plans for pickle ball court, bocce ball and other recreational uses.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   Has been prepared:

- Tree Protection Plan prepared by Washington Forestry Consultants, Inc. dated August 16, 2019
- Wetland Delineation Report prepared by Ecological Land Services dated April 22, 2019
- Wetland Buffer Mitigation Plan prepared by Ecological Land Services dated February 2023
- Traffic Impact Analysis prepared by Transpo dated February 2023
- Geotechnical Report prepared by Associated Earthsciences Incorporated dated January 30, 2023
- Civil Site Plans, including Grading, paving and utilities dated February 2023
- Landscape, Vegetation Management, and Irrigation Plans prepared by AHBL dated February 2023
- Drainage Report prepared by AHBL dated February 2023
- Musco Lighting Details dated Feb. 20, 2023, including photometric Report depicting light spill, Fixture Specifications, Aiming and Pole Height Exhibit, and Evolution of Light Control

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The Phase 1B project located contiguous to the south includes a Binding Site Plan application that will need to be approved and recorded prior to City approval of the Phase 1A Binding Site Plan. The Phase 1B project previously received a NEPA Determination and the City will need to complete a SEPA Determination either separately for Phase 1B or combine it with Phase 1A.

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Gig Harbor
- SEPA Determination
- Major Site Plan Review
- Binding Site Plan Review
- Design Review
- Setback Variance Approval
- Performance-based Height Exception
- Alternative Landscape Plan Approval
- Driveway Spacing Deviation
- Site Development/Grading Permit
- Building Permit

Other Agency Permits:
- Forest Practices Permit (possible)
- NPDES Permit

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you

to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is for Phase 1A of the Gig Harbor Sports Complex located north of the existing Tom Taylor YMCA at 10550 Harbor Hill Drive. Phase 1A includes the construction of two synthetic turf athletic fields with associated lighting and furnishings, a small equipment storage building, a recreation trail, and parking to the north of the fields for approximately 102 vehicles. Phase 1A is located directly north of the existing Tom Taylor YMCA building and parking lot and the separate City-proposed Phase 1B recreation project.

The Phase 1A property is owned by the City of Gig Harbor and comprised of Pierce County tax parcel numbers 4002470012, -0011, -0090, -0100, all of which are included in the Binding Site Plan area. The improvements are largely located on parcels -0011 and -0012, which have a combined area of 11.48 acres. The property is currently vacant land that is largely covered in trees and native vegetation with the exception of a cleared area in the center of the property and an informal trail that leads from Harbor Hill Drive to the retention pond located southwest of the site. The northern extents of the property contain a Category III wetland. Buffer averaging, buffer reduction and a buffer restoration plan is proposed for Wetland A to accommodate the grading required for the proposal. To the east, there is a newly constructed elementary school across Harbor Hill Drive. To the west, there are single-family homes, a Costco, and a retention pond sized to accommodate the runoff from the proposal.

The property is part of the 2006 Harbor Hill Final Plat, where it is identified as Lot 1. It is also part of the 2010 Harbor Hill Development Agreement (DA) where it is identified as Lots 1A and 1B. The City and YMCA have executed a 2019 Memorandum of Understanding and a 2021 Lease Agreement for the long-term lease of the property for the development and operations of the proposal.

A Declaration of Restrictive Covenant was recorded in 2017 which specifically limits the use of the property to public park with active recreation uses. The City of Gig Harbor City Council adopted a Master Plan for the larger 20-acre sports complex on July 23, 2018 (Resolution No. 1123) that depicted two multiuse sports fields on the Phase 1A portion of the property with synthetic turf and LED lighting. In the Resolution for approval Council describes the need for athletic fields and lighting in the Gig Harbor area and how the public process included open houses and public hearings with attendance by over 100 citizens. The property is zoned PCD-BP and parks and open space is a Category 1 permitted use. The property is subject to the land use regulations in place at the time of approval of the DA.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the**

range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The subject property, Phase 1A, consists of two parcels and has not been assigned an address. Phase 1A is located on the west side of Harbor Hill Drive adjacent to the north of and associated with the existing YMCA located at 10550 Harbor Hill Drive, Gig Harbor, WA 98332.

Parcel Number	Legal Description
4002470012	Section 31 Township 22 Range 02 Quarter 24 BUSINESS PARK AT HARBOR HILL THAT POR OF L 1 DESC AS COM AT NW COR OF SEC 31 TH S 88 DEG 29 MIN 18 SEC E 2577.09 FT TH S 1 DEG 10 MIN 47 SEC W 1453.04 FT TH N 88 DEG 49 MIN 13 SEC W 34 FT TO POB TH S 01 DEG 10 MIN 47 SEC W 287.61 FT TH S 88 DEG 15 MIN 35 SEC W 631.54 FT TH N 01 DEG 15 MIN 21 SEC E 412.31 FT TH S 77 DEG 06 MIN 13 SEC E 644.52 FT TO POB APPROVED SUBD BY CY OF GIG HARBOR COMM DEV DEPT 7/3/07 OUT OF 001-0 SEG 2008-0154 JU 9/7/07JU
4002470011	Section 31 Township 22 Range 02 Quarter 21 BUSINESS PARK AT HARBOR HILL THAT POR OF L 1 DESC AS COM AT NW COR OF SEC 31 TH S 88 DEG 29 MIN 18 SEC E 2577.09 FT TH S 1 DEG 10 MIN 47 SEC W 1453.04 FT TH N 88 DEG 49 MIN 13 SEC W 34 FT TO POB TH N 77 DEG 06 MIN 13 SEC W 644.52 FT TO PT ON W LI OF SD L 1 TH N 88 DEG 22 MIN 24 SEC W 110.70 FT TH N 05 DEG 55 MIN 53 SEC E 181.58 FT TH S 88 DEG 22 MIN 24 SEC E 33.73 FT TH N 14 DEG 28 MIN E 232.65 FT TH S 48 DEG 15 MIN 42 SEC E 247.61 FT TH N 77 DEG 19 MIN 55 SEC E 95.23 FT TH N 37 DEG 16 MIN 34 SEC E 168.29 FT TH S 88 DEG 22 MIN 24 SEC E 177.38 FT TO PT ON 766 FT RAD C TO R WHOSE RAD PT BEARS S 64 DEG 21 MIN 11 SEC W TH ALG SD CURVE 358.65 FTTHRU CENTRAL ANGLE OF 25 DEG 49 MIN 36 SEC TH S 01 DEG 10 MIN 47 SEC W 189.56 FT TO POB APPROVED SUBD BY CY OF GIG HARBOR COMM DEV DEPT 7/3/07 OUT OF 001-0 SEG 2008-0154 JU 9/7/07JU

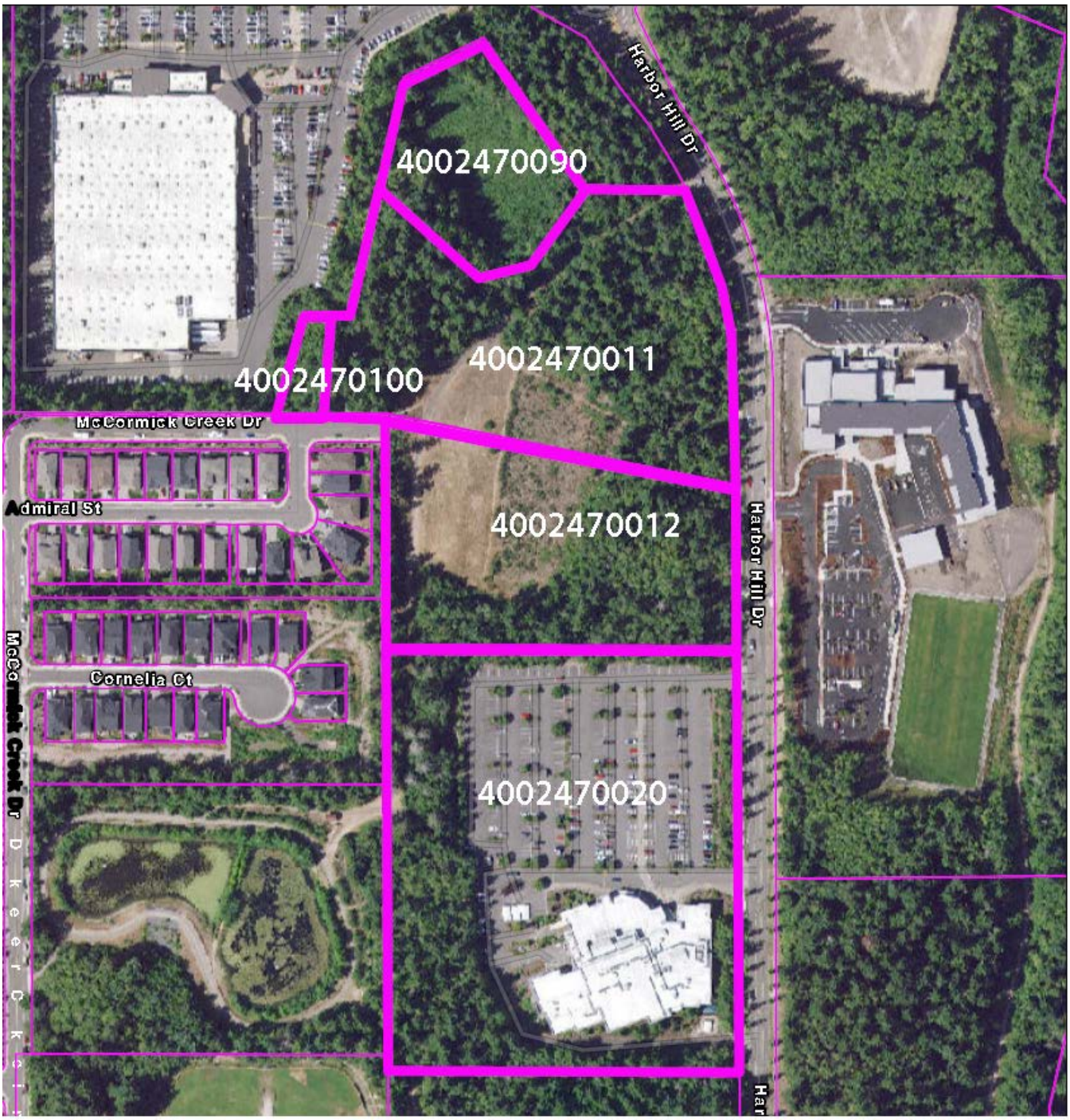


Exhibit A – Vicinity Map

The following parcels are also associated with the Binding Site Plan and located to the north, south, and west of the subject property.

Parcel Number	Legal Description
4002470090	Section 31 Township 22 Range 02 Quarter 21 Plat BUSINESS PARK AT HARBOR HILL TRACT C OPEN SPACE DEDICATED TO CY OF GIG HARBOR OUT OF 02-22-31-1 008, 2-040 & 3-043 SEG 2006-1182 JU 6/1/06JU

4002470100	Section 31 Township 22 Range 02 Quarter 21 Plat BUSINESS PARK AT HARBOR HILL TRACT D OPEN SPACE DEDICATED TO CY OF GIG HARBOR OUT OF 02-22-31-1 008, 2-040 & 3-043 SEG 2006-1182 JU 6/1/06JU
4002470020	Section 31 Township 22 Range 02 Quarter 24 Plat BUSINESS PARK AT HARBOR HILL LOT 2 EASE OF RECORD OUT OF 02-22-31-1-008, 2-040 & 3-043 SEG 2006-1182 JU 6/1/06JU

B. Environmental Elements

1. Earth

a. General description of the site:

Topography is mostly flat to gentle rolling.
Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

The steepest site slopes are estimated to be 6-15%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the Natural Resource Conservation Service Soil Survey, the soil type on the site is Harstine gravelly ashy sandy loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no known surface indications or history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Minimal demolition of curb and pavement will be needed on Harbor Hill Drive to install the new driveway connection at the northeast corner of the project area. The forested area will be cleared. Significant trees will be retained along the north, east, and west perimeters of the site. The athletic fields will be graded level for optimum play conditions. The parking area will have gentle slopes less than 5 percent. The project site area will be stripped of vegetation and organic topsoil removed. The east side of the site will be excavated with the removed material placed on the western half of the site in order to level the site and balance grading. Cast in place concrete retaining walls are anticipated along the north side of the storage building. Earthwork will aim to be balanced onsite to limit importing and exporting material. All fill sources will comply with regulations of GHMC

14.40.110.

The project area is approximately 300,054 square feet/6.88 acres or around 60% of the 11.48 acre site. Earthwork is anticipated to include 28,579 cubic yards of cut and 24,002 cubic yards of fill for a net export of 4,576 cubic yards.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Temporary erosion could occur during construction activities associated with clearing, excavation, and grading. Erosion control measures will be implemented during construction to prevent sediment from leaving the site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 166,662 square feet (33%) of the Phase 1A site will be covered by impervious surfaces upon completion. Impervious surfaces will consist of the storage structure rooftop, the paved parking area and internal roadway, and the synthetic turf fields (note that synthetic turf fields are considered 50/50 impervious/pervious).

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

A Temporary Erosion and Sediment Control (TESC) Plan utilizing best management practices (BMPs) for erosion control will be included in this proposal. The TESC plan will be prepared following the requirements of the most recent version of the Gig Harbor stormwater management and site development manual. The TESC Plan will be used during construction activities to ensure that any sediment from earthwork is not deposited onto streets or eroded into conveyance piping.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction activities have the potential to create temporary dust emissions during earth-moving activities and exhaust emissions due to the combustion of gasoline and diesel fuels. Dust and exhaust emissions are expected to be minimal, localized, and temporary. Emissions after the complete build out will be generated from vehicles accessing the site that is typical of a sports complex development.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No off-site sources of emissions or odor currently exist within the immediate vicinity of the site.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Potential BMPs include using water sprays or other non-toxic dust control methods on unpaved roadways, minimizing vehicle speeds on unpaved surfaces, and preventing the tracking of mud onto public streets. Work may also be minimized during high winds. Proposed construction of the project will be in accordance with the vehicular emissions regulations of both the US Environmental Protection Agency (EPA) and the Washington State Department of Ecology (DOE).

3. Water

a. Surface Water:

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

   A Category III wetland has been delineated on the northern portion of the subject property and labeled 'Wetland A' in the Wetland Delineation Report and Wetland Buffer Mitigation Plan provided with this application. Wetlands were indicated in the National Wetland Inventory (NWI) and described as a freshwater forested/shrub wetland system and were confirmed through the Wetland Delineation Report prepared by Ecological Land Services, Inc. in April 2019. According to the report, Wetland A is a depressional wetland and has saturated only, seasonally flooded, and permanently flooded hydroperiods. Direct precipitation and a seasonally perched water table are the primary sources of water for Wetland A, but the wetland also receives water from runoff from the impervious surfaces to the north which lie at a higher elevation. Since Wetland A is a closed depression that has no outlet, water leaves primarily through evapotranspiration.

   The NWI also maps a riverine wetland southwest of Wetland A. This mapping is also reflected by the Washington Department of Natural Resources, however; the wetland delineation report confirms that no channel is present within the study area or within the vicinity of the project area.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   Grading related to site development and a portion of the proposed gravel pedestrian trail will overlap with Wetland A's southern buffer. Grading for site development will have a temporary impact over 4,242 square feet of the Wetland A buffer which will be mitigated by planting the remaining outer buffer area with native trees and shrubs at a 1:1 ratio. The gravel pedestrian trail will have a permanent impact over 1,001 square feet of the Wetland A buffer which necessitates a slight reduction to the buffer width in two areas. To compensate for the reductions, Wetland A's buffer will increase by 1,001 square feet to the east of the reduction areas; thus, there will be a no net change in onsite buffer area.

   The portion of the impacted buffer is composed of native, upland trees and shrubs that provide high buffer functions. Impacts from the development will result in the loss of seven trees in this area. Buffer restoration that includes planting of native trees and shrubs will offset the impacts to existing vegetation within the buffer. Buffer averaging will maintain the area of the standard wetland buffer to incorporate the proposed development. Because of the robust vegetation within the remaining

buffer and the proposed buffer restoration, there will be no permanent impacts to buffer functions. The restoration area adjacent to the reduction will restore buffer functions to predevelopment conditions and establish a more diverse, multi-layered plant community. Buffer averaging will provide more shielding from noise, light, and stormwater runoff associated with Harbor Hill Drive located to the east of the study area.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   No fill or dredge material will be placed in or removed from the surface water or wetlands as a result of this proposal.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   The proposal will not require surface water withdrawals or diversions.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   According to FEMA Firm Panel number 53053C0126E affective March 7, 2017, the proposal does not lie within a 100-year floodplain.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   No waste materials will be discharged to surface waters as a result of the proposal.

b. Ground Water:

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   No groundwater from a well will be withdrawn as a result of this proposal.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   No waste materials will be discharged into the ground as a result of this proposal.

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any**

(include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will be generated by impervious surfaces on the developed project site which will cover an estimated combined area of 166,622 square feet, approximately 33% of the site. Impervious surfaces include paved parking areas and internal roadways, synthetic turf fields, and the storage structure. The synthetic turf fields will be equipped with under drains that connect to the stormwater system that serves the whole site. Drainage from the new fields and parking lots will be collected and conveyed to the south to an existing storm pipe located in the YMCA parking lot. This storm system drains to a regional stormwater facility. The project site is part of a Development Agreement that allows the stormwater from the project site to drain into the regional detention and water treatment pond. No further treatment or detention facilities are required. A portion of the north parking lot will be collected and allowed to drain into Wetland A in order to maintain the wetland hydrology. A dispersal trench will be installed at the outlet into the wetland. A water quality device will be installed for the pavement areas that will drain to the wetland.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   No waste materials will enter ground or surface waters.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   The proposal is not expected to affect drainage patterns in the vicinity of the proposal site.

4. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

   The project will be designed in accordance with the requirements established in the 2019 Department of Ecology Stormwater Management Manual for Western Washington.

4. Plants

a. **Check the types of vegetation found on the site:**
   - ☒ **deciduous tree: alder, maple, aspen, other**
   - ☒ **evergreen tree: fir, cedar, pine, other**
   - ☒ **shrubs**
   - ☐ **grass**
   - ☒ **pasture**
   - ☐ **crop or grain**
   - ☐ **orchards, vineyards, or other permanent crops.**
   - ☒ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
   - ☐ **water plants: water lily, eelgrass, milfoil, other**
   - ☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

Vegetation within the 300,054.44 square foot/6.88 acre project work area across parcels 4002470011 and -0012 will be removed. Vegetation in the east and western site perimeters will be retained to the greatest extent feasible and invasive plant species will be removed by hand in areas along the eastern site boundary. A total of 430 significant trees will be removed across the project parcels 4002470011 and -0012. A total of 1791 significant trees will be removed across the entire site included in the Binding Site Plan. Overall tree retention is approximately 29 percent.

c. List threatened and endangered species known to be on or near the site.

There are no known threatened or endangered species on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Existing vegetation outside of the project work area will be retained to the extent feasible and restored where needed. Wetland buffer restoration across 5,656 square feet is proposed in areas where the wetland buffer has been reduced as part of mitigation efforts. A dense native shrub buffer covering 8,016 square feet is proposed along the eastern edge of the site where it interfaces with Harbor Hill Drive. A total of 185 significant trees, approximately 43% of existing significant trees on the project site, will be retained on the project parcels 4002470011 and -0012. A total of 726 significant trees will be retained across the entire site included in the binding site plan for an overall retention rate of 29%. Proposed plantings include the following:

Trees:	Shrubs:	
Acer circinatum	Calamagrotis x acutiflora	Rosa gymnocarpa
Amelanchier x grandiflora	Cornus sericea	Spirea japonica
Cornus nuttallii	Gaultheria shallon	Vaccinium ovatum
Nyssa sylvatica	Lonicera pileata	
Pinus monticola	Mahonia aquifolium	Groundcover:
Psuedostuga menziesii	Mahonia repens	Acrtostaphylos uva-ursi
Thuja plicata	Polystichum minutum	Fragaria
	Rhododenron macrophyllum	

e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry and Scotch broom have been observed on site.

5. Animals

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site. Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other: small mammals**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

Small birds and mammals have been observed on the site.

b. List any threatened and endangered species known to be on or near the site.

According to the Washington State Department of Fish and Wildlife (WDFW) mapping services, there are no threatened or endangered animal species on or near the project site.

c. Is the site part of a migration route? If so, explain.

The project site is within the Pacific Flyway, a major migratory bird route.

d. Proposed measures to preserve or enhance wildlife, if any.

Tree retention and wetland enhancement are proposed to support wildlife habitat.

e. List any invasive animal species known to be on or near the site.

There are no known invasive animal species on or near the site.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used to power the proposed sports complex field and site lighting. Light fixtures will be LED.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This proposal will not impact the ability to utilize solar energy on adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Energy efficient lighting (LED) is proposed.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

The completed project will not result in environmental health hazards. During construction, potentially hazardous chemicals including gasoline and diesel fuels, hydraulic fluids, oils, lubricants, and other chemical products may be present. If a spill occurs due to equipment failure or worker error, cleanup will comply with local and state environmental and safety regulations.

1. **Describe any known or possible contamination at the site from present or past uses.**

   Washington Department of Ecology "What's In My Neighborhood" database shows no known contamination on or within 0.25 miles of the site.

   a. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

      There are no indications of hazardous chemicals/conditions on the site that will affect project development. According to the National Pipeline Mapping System, there is no gas or hazardous liquid transmission pipelines in the area.

   b. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

      Environmental hazardous chemicals that are likely to be present during construction would include gasoline and diesel fuels, hydraulic fluids, oils, lubricants, and other chemical products associated with construction equipment. Additionally, it is likely that the single-family housing will use herbicides and/or pesticides on the residential lawns and the associated equipment used for landscaping.

   c. **Describe special emergency services that might be required.**

      No additional special emergency services will be required other than those normally provided such as police, emergency medical, and fire protection.

   d. **Proposed measures to reduce or control environmental health hazards, if any.**

      In accordance with state and local regulations, if soils become contaminated due to construction equipment spillage the soil will be excavated and disposed of by a qualified contractor(s) in a manner consistent with the level of contamination.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   The primary source of existing noise in the area comes from vehicular traffic along Harbor Hill Drive; however, this noise will not impact the proposal.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   During construction, noise and vibration levels will temporarily increase from the operation of trucks,

excavators, and front-end loaders. Long-term noise impacts will be similar to noise related to outdoor sports complex activities. There will not be an outdoor speaker/announcement system. Noise levels will not exceed the maximum permissible noise levels allowable per GHMC.

3. **Proposed measures to reduce or control noise impacts, if any.**

   Construction activities will be limited to the allowable hours of 7am-8pm during the week and 8am-8pm during the weekend, pursuant to GHMC 8.32.010. The fields will not be used after 10 pm on any evening.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently vacant and undeveloped land with an informal trail accessed from Harbor Hill Drive near the proposed driveway leading to the retention pond to the southwest of the site. The adjacent uses include the following:

West: Retention pond, single family homes, and a Costco
South: Proposed Phase 1B recreation project, existing Tom Taylor YMCA building, and associated parking lot
East: Harbor Hill Drive and a newly constructed elementary school
North: Undeveloped, forested land containing a wetland

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project site has not been used as working farm or forest lands.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

   No, the proposal will not impact nor be impacted by surrounding agricultural or forest land operations.

c. Describe any structures on the site.

There are no existing structures on the subject property.

d. Will any structures be demolished? If so, what?

No structures will be demolished.

e. What is the current zoning classification of the site?

The project site is zoned Planned Community Development Business Park (PCD-BP).

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation is PCD-Business Park.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable, the proposal is not within the shoreline jurisdiction.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No part of the site has been classified as a critical area by the city or county. The site does contain two Category III wetlands.

i. Approximately how many people would reside or work in the completed project?

Not applicable, the proposal does not include a housing or employment component. The different sports will provide coaching, referee and support staff as needed depending upon the event needs.

j. Approximately how many people would the completed project displace?

Not applicable, the subject property is currently vacant land.

k. Proposed measures to avoid or reduce displacement impacts, if any.

No specific measures proposed as the project would not result in displacement.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The proposal is a compatible use as it is part of the existing YMCA public/private partnership with the city. The use has been planned by the City for some time as demonstrated in the 2018 Master Plan and the YMCA Memorandum of Understanding. The use is very compatible with the existing and planned recreational uses along Harbor Hill Drive and the existing school use across the street.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

No specific measures are proposed.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The proposal does not include a housing component.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable, the proposal would not eliminate any housing.

c. Proposed measures to reduce or control housing impacts, if any.

No specific measures are proposed.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest proposed structure are the light poles which are each 70 feet tall. The proposed storage structure exterior materials include split face SMU walls, a seamed metal roof with metal gutter and downspout to match, and painted metal doors.

b. What views in the immediate vicinity would be altered or obstructed?

No notable views in the immediate vicinity will be obstructed. The site will however look drastically different with the vegetation cleared and replaced by the sports complex.

c. Proposed measures to reduce or control aesthetic impacts, if any.

No measures proposed.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposed field lighting includes six 70-foot tall light poles arranged along the east, west, and middle of the sports fields. The pole heights, fixtures and aiming are designed to avoid glare and light spill. Lighting of the sports fields will mainly occur during the darker hours of the day and will be turned off by 10 pm each evening. Field lighting system details can be found in the photometric study and luminaire specifications provided with this application.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Careful consideration has gone into light pole placement, height, fixture selection and aiming in order to avoid or reduce light spill, shadows, and other negative impacts that could result. Lighting produced by the completed project will not be a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

There are no existing off-site sources of light or glare that may affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any.

The field lighting was designed to reduce and control any potential impacts on adjacent residential properties and to the wetlands, which has been successfully demonstrated on the enclosed Musco photometric analyses. Specific measures that were used to reduce or control light and glare impacts include using a pole height of 70 feet, which allows for better aiming of the light fixtures to the field. Also, the fixtures themselves are shielded and downcast to avoid light spill and glare outside the field. Lighting will be turned of by 10 pm each evening. See the enclosed design details and photometrics for additional information.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

The site is surrounded by existing recreational opportunities including the Tom Taylor YMCA to the south, the ball fields to the southwest, the trail to the north that runs through the site to the retention pond to the west, and the elementary school to the east across Harbor Hill Drive. The completed project will provide 6 acres of park space that consist of two soccer fields, four pickleball courts, two bocce courts, additional play space, and picnic areas.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposal will displace the existing informal trail that runs through the northern parcel and along the west edge of the site to the McCormick Creek Retention Pond southwest of the site. The proposal includes a gravel pathway along the property line as a replacement trail.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

The proposal includes measures to enhance existing and provide additional recreational opportunities that are in high demand in the region. Recreational uses to be provided include the two multipurpose sports fields that will be designed for soccer, football and lacrosse use for ages ranging from “peewee” to senior. Also, the relocated trail will continue to provide a recreational use for the community. Connectivity will be provided to the proposed Phase 1B recreational uses to the south.

13. Historic and Cultural Preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

According to the Washington Information System for Architectural and Archaeological Records Data (WISAARD) online mapping system, there are no buildings, structures, or sites eligible for preservation registers on or near the project site.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This

may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

The DAHP WISAARD did not identify evidence of Indian or historic landmarks, features, or occupation on or within the vicinity of project site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The Washington Information System for Architectural and Archaeological Records Data (WISAARD) online database was used to assess potential impacts to cultural and historic resources on and near the proposal.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No disturbance to cultural or historical resources is expected. The Washington State Department of Archaeology and Historic Preservation will be notified if any cultural or archeological objects are found during the site development work. If cultural or archaeological resources are found, then all site work will stop until Washington State Department of Archaeology and Historic Preservation provides guidance.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

A new roadway approach (driveway access) to/from Harbor Hill Drive is proposed. Harbor Hill Drive is a three-lane minor arterial with a center turn lane and a posted speed limit of 30 mph/20 mph school zone. Harbor Hill Drive is lighted and has landscaped sidewalks on both sides and a striped pedestrian crossing with a RFB that provides a safe connection between the existing YMCA and elementary school.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The project site is served by Pierce Transit Route 100. The nearest transit stop is located at Borgen Boulevard and Harbor Hill Drive, approximately 0.25 miles to the north of the proposal site.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The proposal will not require any new or improvements of existing roads, streets, pedestrian, bicycle, or state transportation facilities.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project site is not in the immediate vicinity of water, rail, or air transportation.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Weekday PM peak hour trip generation for the proposed development was estimated based on the land use and trip rates from the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition (2021) for Sports Complex (LU #488). The estimated trip generation for the proposed sportfields is 142 daily trips with approximately 2 trips occurring during the weekday AM peak hour and 33 occurring during the weekday PM peak hour.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposal will not affect or be affected by the transportation of agricultural or forest products.

g. Proposed measures to reduce or control transportation impacts, if any.

A sidewalk with ADA ramp and handrails will be constructed for pedestrian access from the existing parking and the YMCA to the new site improvements. To the west of the fields will be a fire lane connecting the north parking with the south parking in which access will be limited using removable bollards. The existing pedestrian trail that will be disturbed with the project construction will be relocated to run along the perimeter of the fire lane as a 10-foot wide gravel surfaced pathway that will have an access point from the Harbor Hill Drive sidewalk just north of the proposed parking area driveway.

No other measures are needed or proposed.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposal will not result in the need for additional public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Site access has been designed to meet the requirements of the International Fire Code.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water/Sewer – City of Gig Harbor
Electric – Peninsula Light Co.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X 

Type name of signee: Lisa Klein, AICP

Position and agency/organization: Associate Principal / AHBL

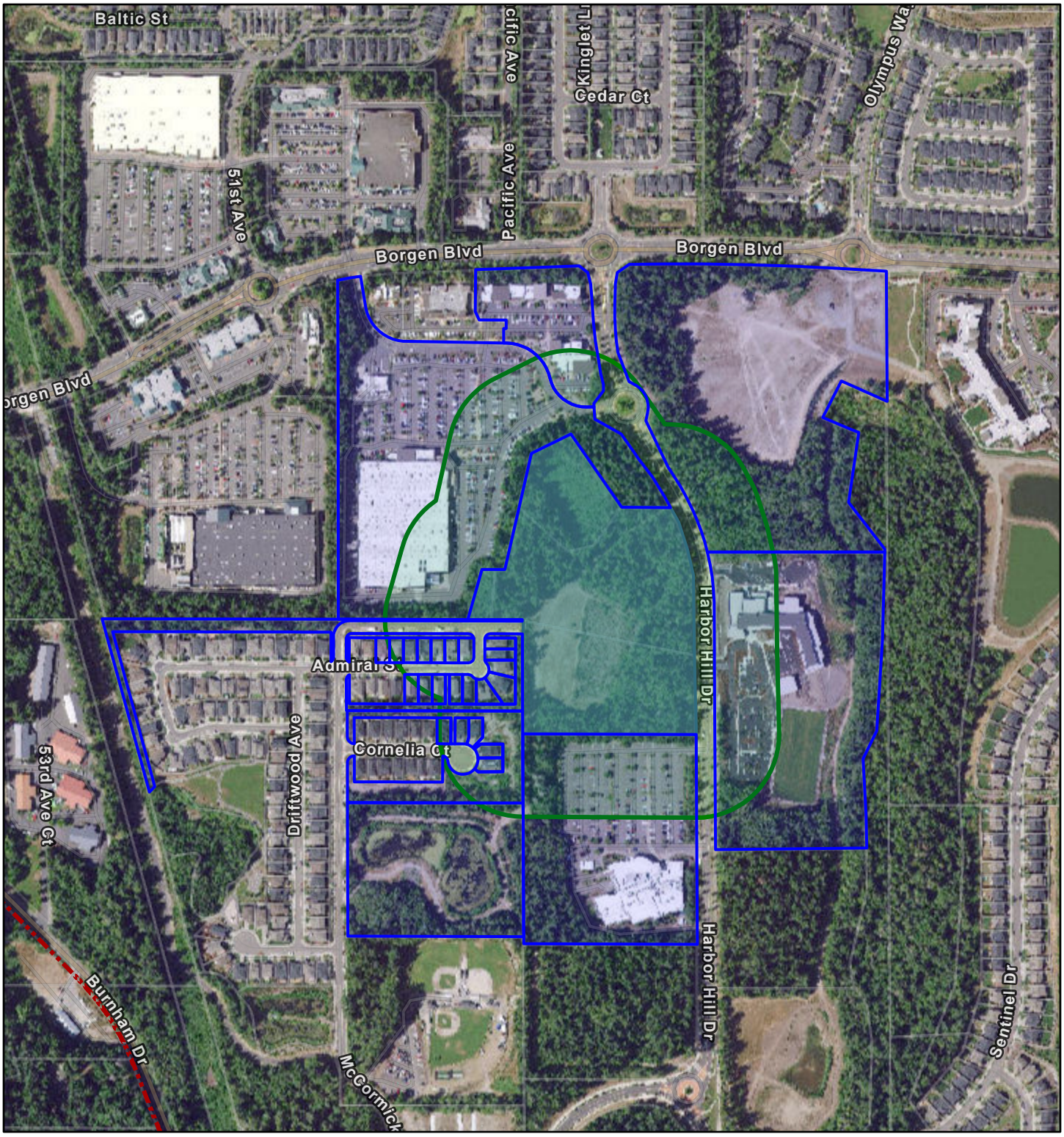
Date submitted: 2/27/2023

From: NoReply@ecy.wa.gov
To: planningintake
Subject: Your SEPA Record Has Been Submitted!
Date: Wednesday, April 12, 2023 7:42:30 AM

The Department of Ecology has received a new SEPA record from Michelle Thomas at Gig Harbor City of with a File Number of: PL-SEPA-23-0002.
Your record is being reviewed by an administrator.

From: Michelle Thomas
Email: planningintake@cityofgigharbor.net
Phone number: (253) 851-6170

Project Web Map



3/30/2023, 3:29:06 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Maxar, Esri Community Maps Contributors, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

City of Gig Harbor
The map features are approximate. All data is provided "as-is" and "with all faults." The City assumes no liability for variations ascertained by actual survey.

TaxParcelNumber	TaxpayerName	Delivery_Address	City_State Zipcode
Parcel: 4002520030	HARBOR HILLS CAPITAL LLC	5312 PACIFIC HWY E	FIFE, WA 98424-2602
Parcel: 4003301100	ELAGNAF MOHAMED & DALAUB SARRA	4956 ADMIRAL ST	GIG HARBOR, WA 98332
Parcel: 4003301010	SCHNEIDER STEVEN & CRYSTAL	4971 ADMIRAL ST	GIG HARBOR, WA 98332
Parcel: 4003301070	JOHNSON DELISHA	4944 ADMIRAL ST	GIG HARBOR, WA 98332
Parcel: 4003461830	SNYDER TRACY H	4932 CORNELIA CT	GIG HARBOR, WA 98332
Parcel: 4003301130	GUTIERREZ DAVID P & COURTNEY E	4968 ADMIRAL ST	GIG HARBOR, WA 98332
Parcel: 4003301040	TANNEBERG BRIAN J & GINGER D	4959 ADMIRAL ST	GIG HARBOR, WA 98332
Parcel: 4003461800	PALILONIS DAVID & MAYUMI	4943 CORNELIA CT	GIG HARBOR, WA 98332
Parcel: 4003300990	BOURGUIGNON LINDSAY C & BOURGUIGNON JASON C	4979 ADMIRAL ST	GIG HARBOR, WA 98332
Parcel: 4003301050	NEOG PRADYUMNA KUMAR & DUTTA ARUNIMA	4936 ADMIRAL ST	GIG HARBOR, WA 98332
Parcel: 0222312019	HARBOR HILL MAINTENANCE ASSOCIATION NO 1	17404 MERIDIAN E STE F PMB 171	PUYALLUP, WA 98375-6234
Parcel: 4003461810	SHALLENBERGER TYRON & RISSA	4937 CORNELIA CT	GIG HARBOR, WA 98332
Parcel: 4003301020	STRONG RYAN & AMY	4967 ADMIRAL ST	GIG HARBOR, WA 98332
Parcel: 4003301080	WONG ELISA C & BROCK HATSUKO K	4948 ADMIRAL ST	GIG HARBOR, WA 98332
Parcel: 4002470110	PENINSULA SCHOOL DISTRICT 401	14015 62ND AVE NW	GIG HARBOR, WA 98332-8607
Parcel: 4003301140	AINSLIE STEPHEN D TTEE	4972 ADMIRAL ST	GIG HARBOR, WA 98332
Parcel: 4002470061	HARBOR HILL LLC	1 RAYONIER WAY	WILDLIGHT, FL 32097
Parcel: 4003301030	DERRICK JOHN W & AMY W	4963 ADMIRAL ST	GIG HARBOR, WA 98332
Parcel: 4002520040	COSTCO WHOLESALE CORP	999 LAKE DR	ISSAQUAH, WA 98027-8990
Parcel: 4003301110	ANGSTEAD CHRISTOPHER R & PATRICIA J	4960 ADMIRAL ST	GIG HARBOR, WA 98332
Parcel: 4003301000	ROGERS MICHAEL L	4975 ADMIRAL ST	GIG HARBOR, WA 98332
Parcel: 4002470020	YMCA OF TACOMA-PIERCE COUNTY	4717 S 19TH ST STE 201	TACOMA, WA 98405-1167
Parcel: 4003301200	REFERENCE	7316 EAST SIDE DR NE	TACOMA, WA 98422-1122
Parcel: 4003461820	BIGGS BETSY A & GREENE STEPHEN S	4935 CORNELIA CT	GIG HARBOR, WA 98332
Parcel: 4003301120	DAY DENNIS TTEE & DAY BARBARA TTEE	4964 ADMIRAL ST	GIG HARBOR, WA 98332
Parcel: 4003301090	SHOULDICE DANIEL & TESSA	4952 ADMIRAL ST	GIG HARBOR, WA 98332
Parcel: 4003461790	DALESKY LORREN D	4945 CORNELIA CT	GIG HARBOR, WA 98332
Parcel: 4003300980	CRAIN BRIAN A & CARRIE M	4983 ADMIRAL ST	GIG HARBOR, WA 98332
Parcel: 4003461910	REFERENCE	7316 EAST SIDE DR NE	TACOMA, WA 98422-1122
Parcel: 4003301060	LEE JONG KYUNG	4940 ADMIRAL ST	GIG HARBOR, WA 98332

CERTIFICATION OF PUBLIC NOTICE

==========

DECLARATION OF POSTING

I, _____(printed name), declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On _____, 2023 I caused to be posted the notice board provided by the city for the Notice of Application on the following:

Project Name: **GH SPORTS COMPLEX 1A**

Project Location: **XXX HARBOR HILL DR**

Permit Number(s): **PL- SPR-23-0002, PL-ALP-23-0002, PL-BSP-23-0002, PL-DR-23-0005, PL-VAR-23-0002, and PL-SEPA-23-0002**

at the locations indicated below meeting the requirements of GHMC 19.03.001(A).

- ☒ _____
- ☒ _____

SIGNED at Gig Harbor, Washington, this ____ day of _____, 2023.

_____
DECLARANT (signature)

RECEIVED
04 06 2023
CA

CERTIFICATION OF PUBLIC NOTICE

==========

DECLARATION OF POSTING

I, Edmund Bressette Sr (printed name), declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On April 6th, 2023 I caused to be posted the notice board provided by the city for the Notice of Application on the following:

Project Name: **GH SPORTS COMPLEX 1A**

Project Location: **XXX HARBOR HILL DR**

Permit Number(s): **PL- SPR-23-0002, PL-ALP-23-0002, PL-BSP-23-0002, PL-DR-23-0005, PL-VAR-23-0002, and PL-SEPA-23-0002**

at the locations indicated below meeting the requirements of GHMC 19.03.001(A).

- ☒ Near the west entrance of YMCA
- ☒ facing Harbor Hill Dr

SIGNED at Gig Harbor, Washington, this 6 day of April, 2023.

DECLARANT (signature)

RECEIVED
By C. ANDREWS at 1:11 pm, Apr 26, 2023

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

April 26, 2023

Cindy Andrews, Staff Contact
City of Gig Harbor
Community Development Department
Planning Division
3510 Grandview Street
Gig Harbor, WA 98335

Dear Cindy Andrews:

Thank you for the opportunity to comment on the prethreshold consultation for the Gig Harbor Sports Complex 1A Project (PL-SEPA-23-0002) as proposed by YMCA of Pierce County. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.

TOXICS CLEANUP: Eva Barber (360) 999-9593

If contamination is suspected, discovered, or occurs during the proposed development of a sports complex, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, the Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Eva Barber with the Toxic Cleanup Program at the Southwest Regional Office at (360) 999-9593.

WATER QUALITY/WATERSHED RESOURCES UNIT:
Joseph McCord (360) 791-5017

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:
The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
    a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
    a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
    b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Evan Wood at evan.wood@ecy.wa.gov, or by phone at (360) 706-4599.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx.

The applicant may apply online or obtain an application from Ecology's website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/ - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

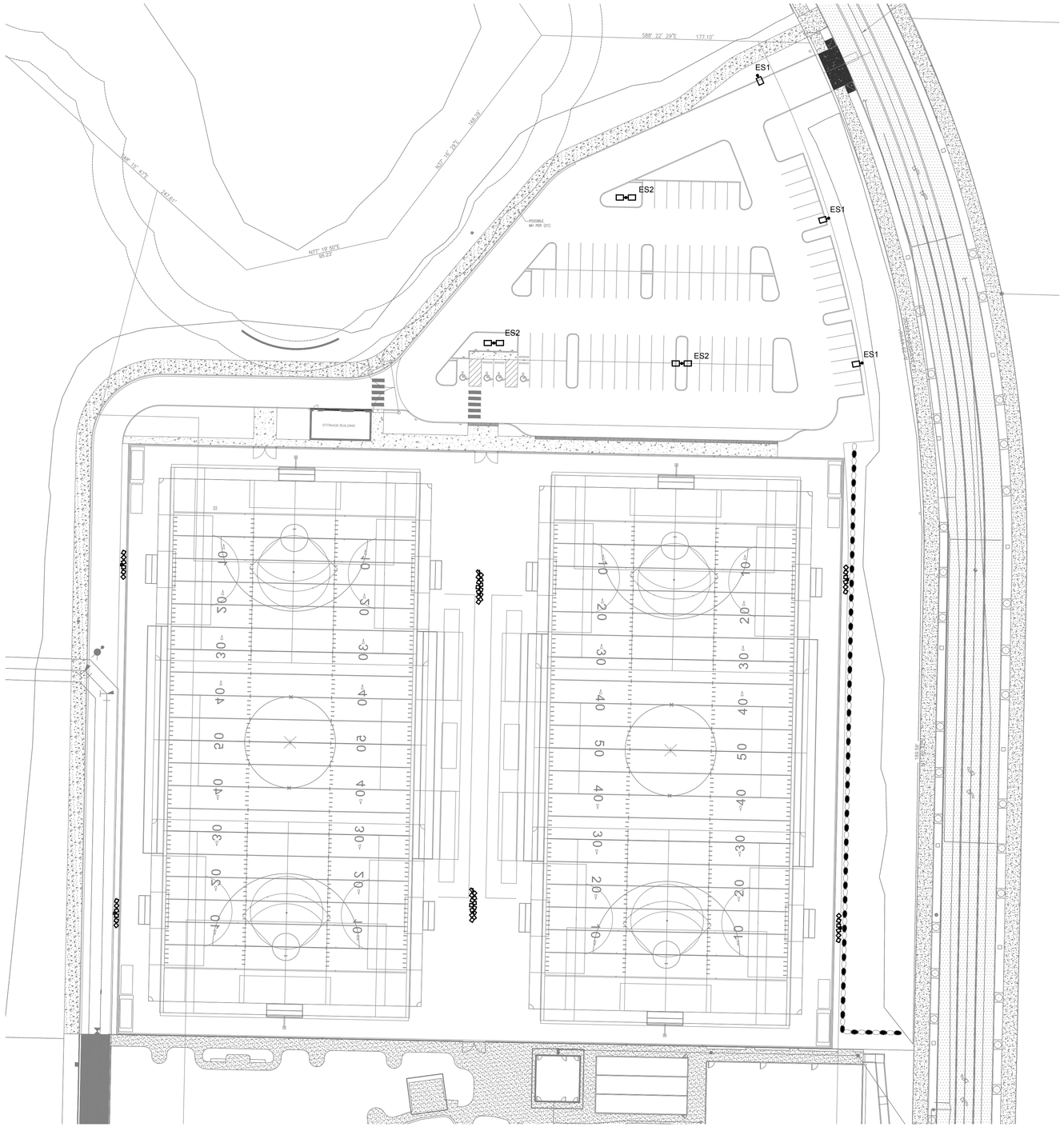
(GMP:202301700)

cc: Derek Rockett, SWM
Eva Barber, TCP
Joseph McCord, WQ

GIG HARBOR SPORTS COMPLEX - PHASE 1A

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SEC. 31, TWN. 22 N., RGE. 02 E., W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON.

RECEIVED
By C. ANDREWS at 2:24 pm, Jul 19, 2023



LEGEND	
ES1	PARKING LIGHT POLE WITH SINGLE HEAD. LUMINAIRES MOUNTED AT AT 25'
ES2	PARKING LIGHT POLE WITH DOUBLE HEAD. LUMINAIRES MOUNTED AT AT 25'
	FIELD LIGHT POLE. MULTI-HEAD. LUMINAIRES MOUNTED AT 70'
	NEW ELECTRICAL PANEL

Know what's **below.**
Call before you dig.

ELECTRICAL SITE PLAN
SCALE: 1"=40'
0 40' 80'

TRES WEST ENGINEERS, INC.
2702 SOUTH 42ND STREET, SUITE 301
TACOMA, WA 98409-7315
Phone: 253.472.3300
www.treswest.com

Project Title:

GIG HARBOR SPORTS COMPLEX - PHASE 1A

XXXX HARBOR HILL DRIVE
GIG HARBOR, WA 98332

Client:

YMCA OF PIERCE AND KITSAP COUNTIES
4717 S. 19TH STREET, STE 201
TACOMA, WA 98405

Project No.

2190111.10

Issue Set & Date:

MAJOR SITE PLAN REVIEW

02/28/2023

NOTICE
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE PROFESSIONAL SEAL AND SIGNATURE. PUBLICATION OF THIS DOCUMENT DOES NOT SIGNIFY PASS REVIEWED OWNERSHIP RIGHTS IN IT. THIS DOCUMENT IS FOR USE ONLY FOR THE PROJECT REFERRED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR REPAIR, REMODEL OR ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

4
3
2
1 REVISION

Revisions:

Sheet Title:

ELECTRICAL SITE PLAN

Designed by:	Drawn by:	Checked by:
DPH	DPH	JCM

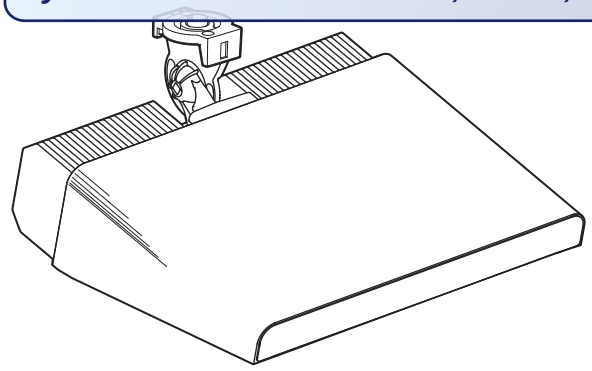
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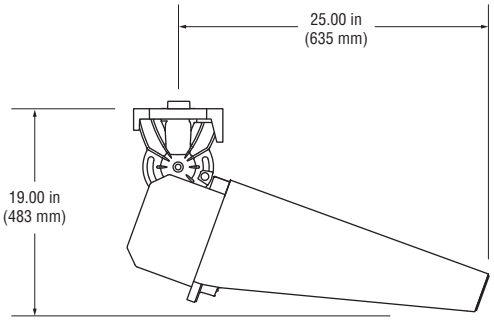
E1

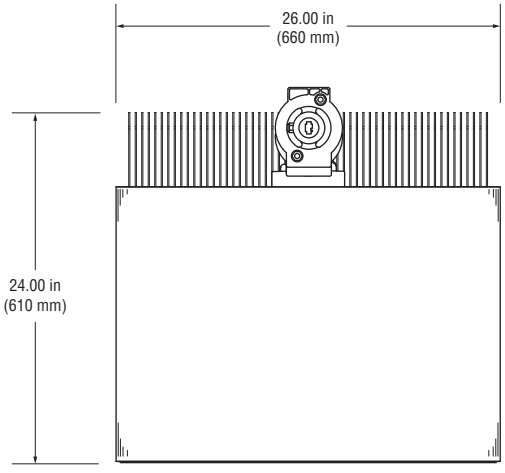
of 15 Sheets

AeccDbFace (AeccLand130)

RECEIVED
By C. ANDREWS at 7:33 am, Jul 20, 2023







Luminaire Data

Weight (luminaire)	45 lb (20 kg)
UL listing number	E338094
UL listed for USA / Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection, luminaire	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating, luminaire	50°C (122°F)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11	
L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens[1]	136,000
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	7-step MacAdam Ellipse

Footnotes:

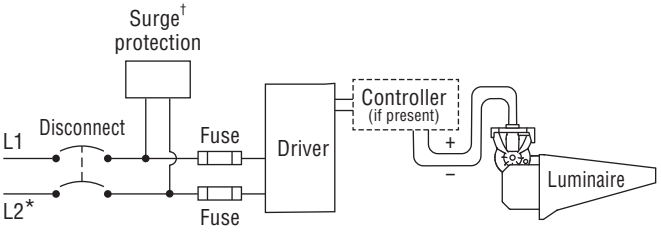
1) Incorporates appropriate dirt depreciation factor for life of luminaire.

Driver Data

Electrical Data

Rated wattage[1]	
Per driver	1170 W
Per luminaire	1170 W
Number of luminaires per driver	1
Starting (inrush) current	<40 A, 256 µs
Fuse rating	15 A
UL, IEC ambient temperature rating, electrical components enclosure	50°C (122°F)
Ingress protection, electrical components enclosure	IP54
Efficiency	95%
Dimming mode	optional
Range, energy consumption	14 – 100%
Range, light output	19 – 100%
Flicker	<2%
Total harmonic distortion (THD) at full output	<20%

Typical Wiring



* If L2 (com) is neutral then not switched or fused.
† Not present if indoor installation.

	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire[2]	7.26 A	6.98 A	6.60 A	6.31 A	6.05 A	5.24 A	4.18 A	3.82 A	3.63 A	3.50 A	3.03 A

Footnotes:

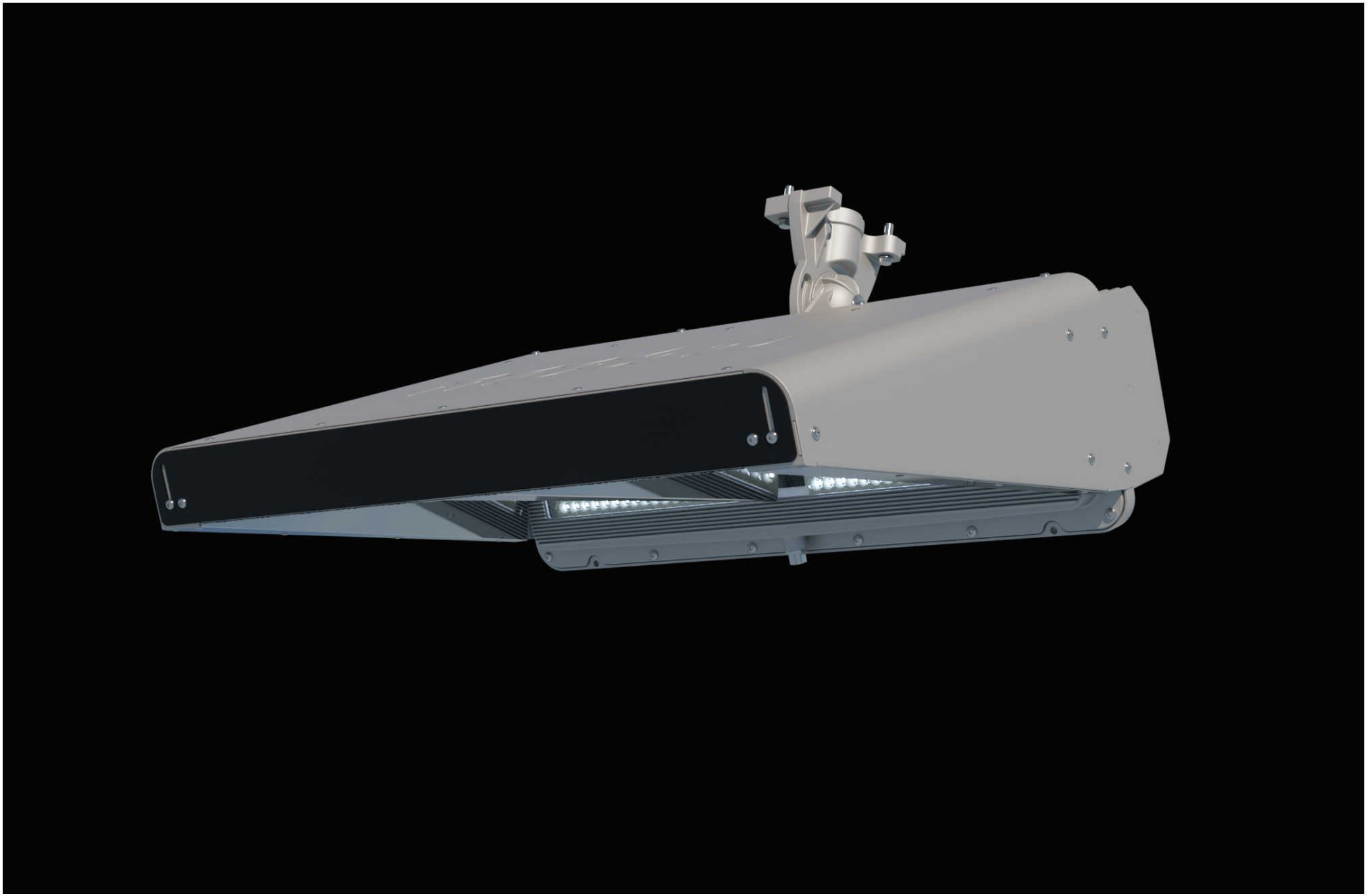
1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.

2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.

Total Light Control™ – TLC-LED-1200 Luminaire



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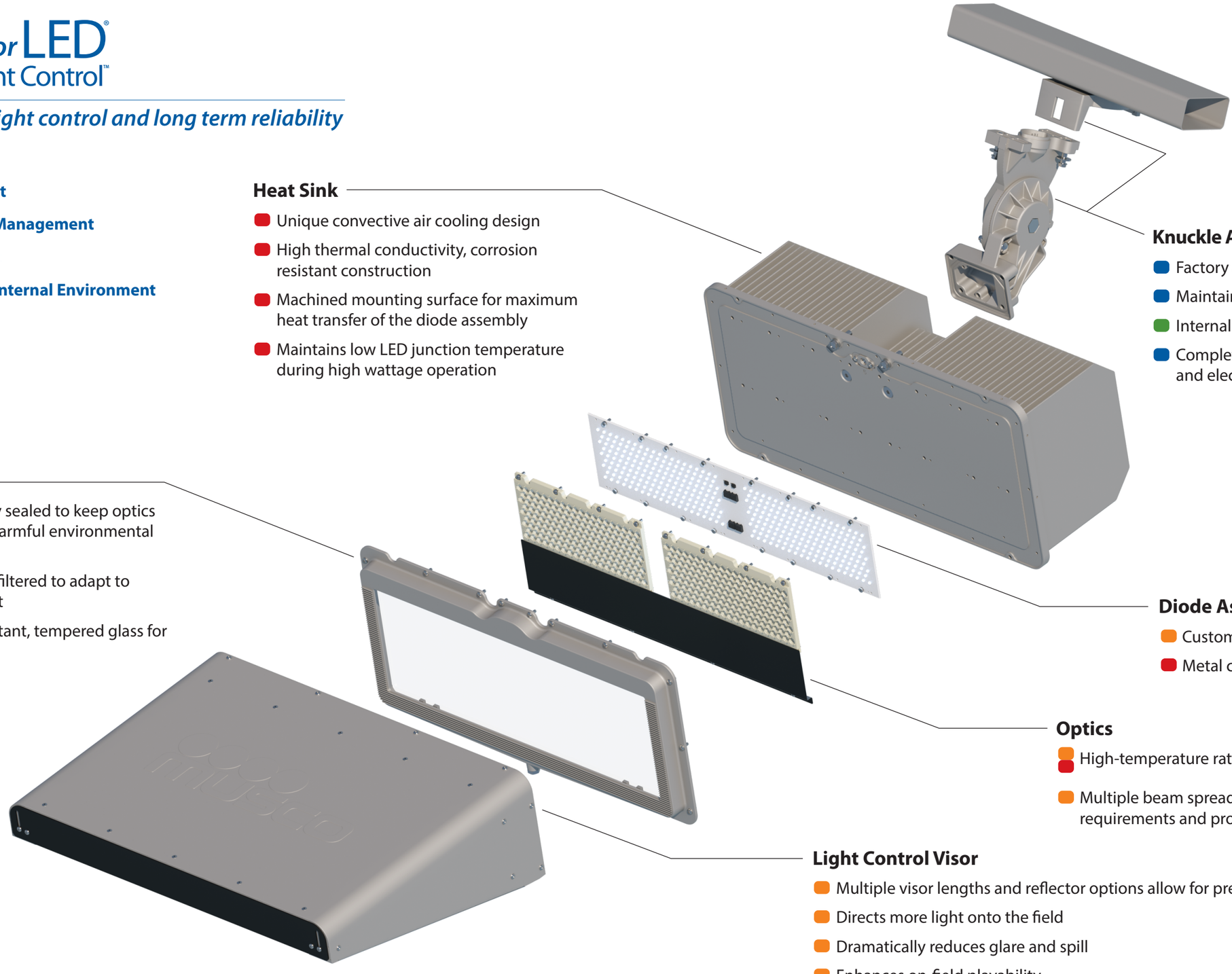
TLC for LED®
Total Light Control™

Superior light control and long term reliability

- **Alignment**
- **Thermal Management**
- **LED Optic**
- **Housing Internal Environment**

Heat Sink

- Unique convective air cooling design
- High thermal conductivity, corrosion resistant construction
- Machined mounting surface for maximum heat transfer of the diode assembly
- Maintains low LED junction temperature during high wattage operation



Knuckle Assembly and Connection Plate

- Factory aimed to within 0.2 degree accuracy
- Maintains alignment in up to 150 mph winds
- Internal wiring protected from elements
- Completes integration of lighting to structural and electrical components

Lens

- Permanently sealed to keep optics away from harmful environmental elements
- Vented and filtered to adapt to environment
- Impact-resistant, tempered glass for strength

Diode Assembly

- Custom high-power diode package
- Metal core printed circuit board

Optics

- High-temperature rated materials for long life
- Multiple beam spreads to meet custom project requirements and provide maximum light control

Light Control Visor

- Multiple visor lengths and reflector options allow for precise light control
- Directs more light onto the field
- Dramatically reduces glare and spill
- Enhances on-field playability

TLC-LED-1500

©2018, 2019 Musco Sports Lighting, LLC · U.S. and foreign patent(s) issued and pending. · TLC LED 1500 · M-2933-en04-2

RECEIVED
By C. ANDREWS at 1:39 pm, Feb 28, 2023

February 24, 2023

City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335

Project: YMCA Gig Harbor Sports Complex Phase 1A, AHBL No. 2190111.10/.30
Subject: Variance Approval

Dear Staff:

The YMCA of Pierce and Kitsap Counties is submitting a variance application for the proposed field lighting associated with the proposed Gig Harbor YMCA Sports Fields located to the north of the existing YMCA on Harbor Hill Drive. This letter will provide a description of the project and justification for the variance. Enclosed are the following variance application submittal requirements:

- Application Form
- Site Plan
- Vicinity Map
- 2018 Master Plan and Resolution 1123
- Musco Lighting Details dated Feb. 20, 2023, including photometric report depicting light spill
- Fixture Specifications
- Evolution of Light Control Exhibit
- Aiming and Height Exhibit

Project Description

The Phase1A property is owned by the City of Gig Harbor and comprised of Pierce County tax parcel numbers 4002470012 and 4002470011. The property is part of the Harbor Hill Development Agreement (DA) where it is identified as Lots 1A and 1B. The property is zoned PCD-BP and per the DA the parks and open space is a Category 1 permitted use. The property is subject to the land use regulations in place at the time of approval of the DA.

The current proposal is for the construction of two synthetic-turf sports fields with LED field lighting, spectator seating, parking, and a storage building. The multiuse fields will be used by all ages for soccer, football and lacrosse.

A total of six light poles are required to light the fields; two of the poles are located less than 150 feet from the western property line, i.e. within the 150-foot setback and require a setback variance. All of the poles are 70 feet in height and require a height exception per GHMC 17.67 to be greater than 45 feet (see the separate request for a height exception).

History and Governing Documents

A Declaration of Restrictive Covenant was recorded in 2017 which specifically limits the use of the property to public park with active recreation uses. The City of Gig Harbor adopted a Master Plan for the larger 20-acre sports complex on July 23, 2018 (Resolution No. 1123) that depicted

Civil Engineers
Structural Engineers
Landscape Architects
Community Planners
Land Surveyors
Neighbors

TACOMA
2215 North 30th Street
Suite 300
Tacoma, WA 98403-3350
253.383.2422 TEL

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two multiuse sports fields on the Phase 1A portion of the property with synthetic turf and LED lighting. In the Resolution for approval Council describes the need for athletic fields and lighting in the Gig Harbor area and how the public process included open houses and public hearings with attendance by over 100 citizens.

Variance Requested

The sports field proposal includes field lighting to extend the time of day the fields can be used in an effort to accommodate a variety of sports and ages and meet the high demand for sports fields in the region. The placement of light poles requires a variance from the Gig Harbor Municipal Code (GHMC) that the project is vested to:

1. *GHMC 17.54.030.B.1 requires a 150-foot setback from any residential zone or residential development. Residential development is located west of the subject property; therefore the 150-foot setback is applicable at the western property line.*

The light pole and fixture design specifications, height, and location on the field were carefully considered to both adequately light the fields for their intended use, but also to avoid light spill and glare onto adjacent properties. In determining the proposed location and design, several alternatives were evaluated including:

1. Do not light the sports fields – this would severely restrict the use times for the field in a time when they are in high demand. During the winter months the field would not be able to be used when it gets dark before 5:00 pm. This approach would also contradict the Council-approved 2017 Master Plan, which indicated the intention for LED field lighting.

2. Develop only one lighted sports field. This option is not desirable given the high demand for sports fields in the region, the spread of age groups needing to be served and the variety of sports to be accommodated. This approach would also contradict the Council-approved 2017 Master Plan, which depicted a plan for two lighted sports fields.

3. Limit the pole locations to the center of the two fields. This alternative was evaluated and determined to not be feasible as it results in shadows on the fields and ineffective field lighting that can affect the “playability”.

4. Limit the pole height to 45 feet. This alternative was evaluated and determined unacceptable. At the lower pole height, the fixture aiming is compromised and results in greater light spill and glare to adjacent properties. The taller the pole height the better the fixture aiming and the less glare and light spill outside the field of play.

The evaluation of alternatives confirmed that the current proposal is the best option for both the sports field users and minimization of impacts to adjacent properties. The proposal seeks a total of 6 light poles at 70 feet in height. Two poles are located at each outer edge of the two fields and two poles are located in the center. Each of the western and eastern light poles will include eight LED light fixtures; the center poles will be double sided with fixtures. The western light poles are located 102.18 feet (south pole) and 113.88 feet (north pole) from the western property line.

The fixtures are shielded and aimed for maximum lighting of the field and minimized light spill. The light spill at the western property line has been reduced to the absolute minimum of between 0.00 footcandles (FC) to 0.56 FC (see the Musco Lighting Details, Page 5, for the light spill measurements at the west property line). It is to be noted that the adjacent residential properties contain a vegetated landscape buffer in their rear yards that is comprised of mature trees. The

vegetated buffer will further limit light spill experienced on the property that cannot be predicted in the lighting models.

GHMC 17.54.030.K provides that Outdoor lighting shall conform to the standards of GHMC 17.99.350 and 460(the Gig Harbor Design Manual). Such lighting shall be shielded so that direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. All proposed lighting fixtures are shielded to confine the lighting within the property. The field lights will be turned off by 10:00 pm each evening. See the provided lighting fixture specifications.

Variance Findings

1. The proposed variance will not amount to a rezone nor authorize any use not allowed in the district;

   The proposed variance to allow for the field light poles to be located within the 150-foot setback area will not trigger the need for a rezone. The lighting is associated with a use that is a Category 1 permitted use within the PCD-BP zoning district.

2. Special conditions and circumstances exist which are peculiar to the land such as size, shape, topography or location, not applicable to other land in the same district and that literal interpretation of the provisions of this title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this title;

   The shape of the tax parcel in combination with the adjacency to the residential zone and wetland provide unique conditions that are not applicable to other land in the same district. The parcel is limited in width which restricts the ability to shift the field locations such that the poles would fall outside of the setback.

3. The special conditions and circumstances do not result from the actions of the applicant;

   The special site conditions are existing and would not result from the actions of the applicant. The subject property is owned by the City, and it has long been planned to be used for sports fields through various City master planning and agreements that support the use.

4. Granting of the variance requested will not confer a special privilege that is denied other lands in the same district;

   Granting this variance will not confer a special privilege that is denied other lands in the same district, however; the unique conditions require such a privilege in order to provide efficient field lighting and a valuable community resource.

5. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated;

   The public welfare, the property, and improvements in the vicinity will not be compromised by the granting of this variance. Approval of the variance will allow for the use of the sports fields as intended. Sports fields will be used for a variety of different sports (including football, soccer and lacrosse) and a variety of ages from "peewee" to adult. To accommodate all of the intended uses of the field and the significant demand for sports fields, lighting is needed to extend play times. As demonstrated, alternatives were evaluated to

derive the current proposal, which provides the optimal light pole location and specifications to both maximize the play experience but also minimize potential light spill to the adjacent residential properties.

6. The hearing examiner shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land.

   As described above, the variance is the minimum necessary to afford adequate field lighting all the while minimizing light spill to almost zero at the adjacent residential property and wetland buffer lines. The light spill values are guaranteed by the manufacturer, Musco, who measures light spill after installation and adjusts the fixture aiming as needed to achieve the promised levels.

   Alternatives were evaluated to try to avoid the requested variances, however the light output would be compromised, and the light spill would be increased. Alternatives considered include:

   - *Do not light the sports fields – this would severely restrict the use times for the field in a time when they are in high demand. During the winter months the field would not be used in the evenings when it gets dark before 5:00 pm.*
   - *Light the sports fields from the center - this option creates an inbalance of lighting and results in shadows on the field, which can impact the ability to see the ball.*
   - *Develop only one lighted sports field. This option is not desirable given the high demand for sports fields in the region.*
   - *Light the sports fields with shorter poles. This option impacts fixture aiming and results in greater light spill and glare to adjacent properties.*

Thank you in advance for your time reviewing our materials. If you have any questions, please call me at (253) 383-2422.

Sincerely,

Lisa Klein, AICP
Associate Principal

Enclosures

Q:\2019\2190111\30_PLN\Working_Files\Variance\20230223 Gig Harbor YMCA Variance Cover Letter 2190111.docx

RECEIVED
By C. ANDREWS at 1:32 pm, Feb 28, 2023

February 24, 2023

City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335

Project: YMCA Gig Harbor Sports Complex Phase 1A, AHBL No. 2190111.10/.30
Subject: Application for Height Exception for Field Lighting, GHMC 17.67

Dear Staff:

The YMCA of Pierce and Kitsap Counties is submitting a Height Exception application for the proposed field lighting associated with the proposed Gig Harbor YMCA Sports Fields located to the north of the existing YMCA on Harbor Hill Drive. This letter will provide a description of the project and justification for the Exception. The applicant for the Phase 1A Sports Fields project is the YMCA and I am the applicant's representative/agent for the proposal.

Enclosed are the following Exception application requirements:

- Application Form
- Site Plan
- Vicinity Map
- 2018 Master Plan and Resolution 1123
- Musco Lighting Details dated Feb. 20, 2023, including photometric Report depicting light spill
- Fixture Specifications
- Aiming and Pole Height Exhibit
- Evolution of Light Control
- Cross Section
- Applicant/Owner Verification Letter
- Application for water concurrency
- Application for sewer concurrency
- Property Legal Description

Project Description

The Phase1A property is owned by the City of Gig Harbor and comprised of Pierce County tax parcel numbers 4002470012 and 4002470011. The property is part of the Harbor Hill Development Agreement (DA) where it is identified as Lots 1A and 1B. The property is zoned PCD-BP and per the DA, parks and open space is a permitted use.

The proposal is for the construction of two synthetic-turf sports fields with LED field lighting, spectator seating, parking, and a storage building. The multiuse fields will be used by all ages for soccer, football and lacrosse. A total of six light poles are required to light the fields; two of the poles are located less than 150 feet from the western property line, i.e. within the 150-foot setback and require a setback variance (see the request for a Setback Variance under separate cover). All of the poles are 70 feet in height and require a height exception per GHMC 17.67 to be greater than 45 feet

Civil Engineers
Structural Engineers
Landscape Architects
Community Planners
Land Surveyors
Neighbors

TACOMA
2215 North 30th Street
Suite 300
Tacoma, WA 98403-3350
253.383.2422 TEL

www.ahbl.com

History and Governing Documents

The City of Gig Harbor adopted a Master Plan for the larger 20-acre sports complex on July 23, 2018 (Resolution No. 1123) that depicted two multiuse sports fields on the Phase 1A portion of the property with synthetic turf and LED lighting. In the Resolution for approval Council describes the need for lit athletic fields in the Gig Harbor area; it also describes and how the public process included open houses and public hearings with attendance by over 100 citizens.

The Property is vested to the land use regulations in place at the time of the signing of the Harbor Hill Development Agreement, which was recorded on Nov. 16, 2010. Our research finds that all of the existing GHMC Chapter 17.67 was in place at the time of vesting, with the exception of Section 17.67.040 Complete Application. There is only one difference in the submittal requirements of the vested vs. current code. The vested code requires submittal of a list of names and addresses of property owners of record within 300 feet of the property, including preprinted mailing labels, which we assume the City will not require, as this requirement is not included in the current code and the City has new procedures for procuring mailing labels.

Field Lighting Specifics

A total of six light poles are required to light the fields; two of the poles are located 102- and 113-feet from the western property line, which is within the 150-foot setback of the western property line and require a setback variance to be closer than 150 feet (see the request for a Setback Variance under separate cover). All of the poles are 70 feet in height and require a height exception, per GHMC 17.67, to be greater than the zoning code-allowed height maximum of 45 feet.

The light pole and fixture design specifications, height, and location on the field were carefully considered to both adequately light the fields for their intended use, but also to avoid light spill and glare onto adjacent properties. In determining the proposed location and design, several alternatives were evaluated including:

1. Do not light the sports fields – this would severely restrict the use times for the field in a time when they are in high demand. During the winter months the field would not be able to be used when it gets dark before 5:00 pm. This approach would also contradict the Council-approved 2017 Master Plan, which indicated the intention for LED field lighting.

2. Develop only one lighted sports field. This option is not desirable given the high demand for sports fields in the region, the spread of age groups needing to be served and the variety of sports to be accommodated. This approach would also contradict the Council-approved 2017 Master Plan, which depicted a plan for two lighted sports fields.

3. Limit the pole locations to the center of the two fields. This alternative was evaluated and determined to not be feasible as it results in shadows on the fields and ineffective field lighting that can affect the “playability”.

4. Limit the pole height to 45 feet. This alternative was evaluated and determined unacceptable. At the lower pole height, the fixture aiming is compromised and results in greater light spill and glare to adjacent properties. The taller the pole height the better the fixture aiming and the less glare and light spill outside the field of play.

The evaluation of alternatives confirmed that the current proposal is the best option for both the sports field users and minimization of impacts to adjacent properties. The proposal seeks a total of 6 light poles at 70 feet in height. Two poles are located at each outer edge of the two fields

and two poles are located in the center. Each of the western and eastern light poles will include eight LED light fixtures; the center poles will be double sided with fixtures.

The fixtures are shielded and aimed for maximum lighting of the field and minimized light spill. The light spill at the western property line has been reduced to the absolute minimum of between 0.00 footcandles (FC) to 0.56 FC (see page 5 for the light spill measurements at the west property line). It is to be noted that the adjacent residential properties contain a vegetated landscape buffer in their rear yards that is comprised of mature trees. The vegetated buffer will further limit light spill experienced on the property that cannot be predicted in the lighting models.

Height Exception Review Criteria

GHMC 17,67.060 Review Criteria

A. The increased structure height is necessary for effective performance and operation and is the minimum necessary for the structure to function in its intended and permitted use; and

Applicant Response: As described above, the pole height is necessary for effective performance and operation and is the minimum necessary to afford adequate field lighting all the while minimizing light spill. Alternatives were evaluated to try to avoid the requested variances, however the light output would be compromised, and the light spill would be increased. Alternatives considered include:

- ***Do not light the sports fields – this would severely restrict the use times for the field in a time when they are in high demand. During the winter months the field would not be used in the evenings when it gets dark before 5:00 pm.***
- ***Light the sports fields from the center - this option creates an imbalance of lighting and results in shadows on the field, which can impact the ability to see the ball.***
- ***Light the sports fields with shorter poles. This option impacts fixture aiming and results in greater light spill and glare to adjacent properties.***
- ***Develop only one lighted sports field. This option is not desirable given the high demand for sports fields in the region.***

B. Visual impacts beyond the site and within environmentally sensitive areas have been minimized by such measures as, but not limited to:

1. Avoidance, to the extent possible, of shade or light cast into critical areas and wetlands where shade or light may impact the biological functions of critical areas and wetlands;

2. Using color or material to blend the structure into the surrounding environment;

3. Screening the structure with vegetation;

4. Avoidance, to the extent possible, of light trespass onto adjacent properties.

Applicant Response: There is a Category III wetland located north of the fields and parking lot. The Musco Lighting Design proposal indicates that light spill at the outer edge of the landscape buffer will vary from 0.00 fc to 0.03 fc, demonstrating that shade or light casting

to the critical areas has been avoided to the greatest extent possible. The pole and fixture color will be galvanized steel (gray) to blend into the surrounding environment. Light trespass onto adjacent properties has been minimized to the greatest extent possible. See Sheet 5 of the Musco Lighting Design Exhibit.

Special Review Criteria for Athletic Field Lighting GHMC 17.67.070

A. Athletic field light fixtures to be installed are a "shoebox" style and downward-directional; and

Applicant Response: The proposed light fixtures represent the latest state-of-the-art technology for LED field lighting. The fixtures are downcast and shielded. See the provided fixture specifications.

B. Both fixtures and poles are painted black, brown or dark green.

Applicant Response: The proposed poles and fixtures are typically galvanized steel (gray) to blend into the background. If it is the city's preference they can be painted black.

Thank you in advance for your time reviewing our materials. If you have any questions, please call me at (253) 383-2422.
Sincerely,

Lisa Klein, AICP
Associate Principal

Enclosures

Q:\2019\2190111\30_PLN\Working_Files\20221230 YCMA SPR Cover Letter 2190111.docx

RECEIVED
By C. ANDREWS at 1:31 pm, Feb 28, 2023



Photographed at 100 ft (30 m) from field edge

Used equal parameters for:

- On-field light level per pole
- Wattage per luminaire
- Mounting height
- Luminaire aiming angles
- Pole distance from aiming point

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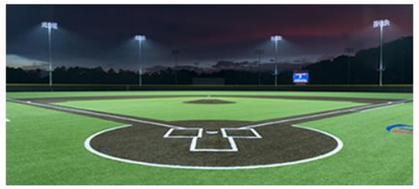
Gig Harbor YMCA Soccer

Gig Harbor,WA

RECEIVED
By C. ANDREWS at 2:25 pm, Jul 19, 2023

NOTE: Poles, ECEs, Fixtures, and hardware will all be powder coated painted Black.

From Hometown to Professional









Lighting System

Pole / Fixture Summary

Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
F1, F6	70'	70'	1	TLC-LED-1200	1.17 kW	A
		70'	5	TLC-LED-900	4.40 kW	A
		16'	2	TLC-BT-575	1.15 kW	A
F2, F5	70'	70'	1	TLC-LED-1200	1.17 kW	A
		70'	1	TLC-LED-400	0.40 kW	B
		70'	1	TLC-LED-550	0.54 kW	B
		70'	5	TLC-LED-900	4.40 kW	A
		70'	5	TLC-LED-900	4.40 kW	B
		22'	2	TLC-BT-575	1.15 kW	B
		22'	2	TLC-BT-575	1.15 kW	A
F3-F4	70'	70'	4	TLC-LED-400	1.60 kW	B
		70'	4	TLC-LED-900	3.52 kW	B
		16'	2	TLC-BT-575	1.15 kW	B
6			***70***		***52.40 kW***	

Circuit Summary

Circuit	Description	Load	Fixture Qty
A	Football 1	26.88 kW	32
B	Football 2	25.52 kW	38

Fixture Type Summary

Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>120,000	>120,000	>120,000	16
TLC-LED-900	LED 5700K - 75 CRI	880W	104,000	>120,000	>120,000	>120,000	38
TLC-LED-1200	LED 5700K - 75 CRI	1170W	150,000	>120,000	>120,000	>120,000	4
TLC-LED-550	LED 5700K - 75 CRI	540W	67,000	>120,000	>120,000	>120,000	2
TLC-LED-400	LED 5700K - 75 CRI	400W	46,500	>120,000	>120,000	>120,000	10

Single Luminaire Amperage Draw Chart

Driver (.90 min power factor)	Max Line Amperage Per Luminaire						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8	1.5
TLC-LED-900	5.2	4.9	4.5	3.9	3.1	2.9	2.3
TLC-LED-1200	6.9	6.5	6.0	5.2	4.2	3.8	3.0
TLC-LED-550	3.2	3.0	2.8	2.4	1.9	-	1.4
TLC-LED-400	2.3	2.2	2.0	1.7	1.4	1.3	1.0

Light Level Summary

Calculation Grid Summary

Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
150ft Spill	Horizontal	0	0	0	0.00		A,B	70
150ft Spill	Max Candela (by Fixture)	3.24	0	16.5	0.00		A,B	70
150ft Spill	Max Vertical Illuminance Metric	0	0	0	0.00		A,B	70
Blanket Grid	Horizontal	7.45	0	40	60082.29		A,B	70
Football 1	Horizontal Illuminance	32.3	25	39	1.60	1.29	A	32
Football 2	Horizontal Illuminance	31.4	21	40	1.90	1.50	B	38
Property Spill	Horizontal	0	0	0	0.00		A,B	70
Property Spill	Max Candela (by Fixture)	1.64	0	9.88	0.00		A,B	70
Property Spill	Max Vertical Illuminance Metric	0	0	0	0.00		A,B	70
Spill at House Fenceline	Horizontal	0	0	0	0.00		A,B	70
Spill at House Fenceline	Max Candela (by Fixture)	1.13	0	2.40	0.00		A,B	70
Spill at House Fenceline	Max Vertical Illuminance Metric	0	0	0	0.00		A,B	70
W Property Spill	Horizontal	0.07	0	0.56	0.00		A,B	70
W Property Spill	Max Candela (by Fixture)	355	0.53	1528	2871.83	670.60	A,B	70
W Property Spill	Max Vertical Illuminance Metric	0.09	0	0.63	0.00		A,B	70

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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1, F6	70'	-	70'	TLC-LED-1200	1	1	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	5	5	0
2	F2, F5	70'	-	70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-550	1*	0	1
				70'	TLC-LED-400	1*	0	1
				21.5'	TLC-BT-575	2/2*	2	2
				70'	TLC-LED-900	5/5*	5	5
4	TOTALS					50	32	18

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 60

0' 60' 120'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

NOTE: Poles, ECEs, Fixtures, and hardware will all be powder coated painted Black.

ENGINEERED DESIGN By: Bryce Miles · File #204152D · 20-Feb-23

Gig Harbor YMCA Soccer

Gig Harbor,WA

GRID SUMMARY

Name:	**Football 1**
Size:	360' x 160'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	**30**
Scan Average:	32.33
Maximum:	39
Minimum:	25
Avg / Min:	1.31
Guaranteed Max / Min:	**2.5**
Max / Min:	1.60
UG (adjacent pts):	1.37
CU:	0.72
No. of Points:	72

LUMINAIRE INFORMATION

Applied Circuits:	A
No. of Luminaires:	**32**
Total Load:	26.88 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

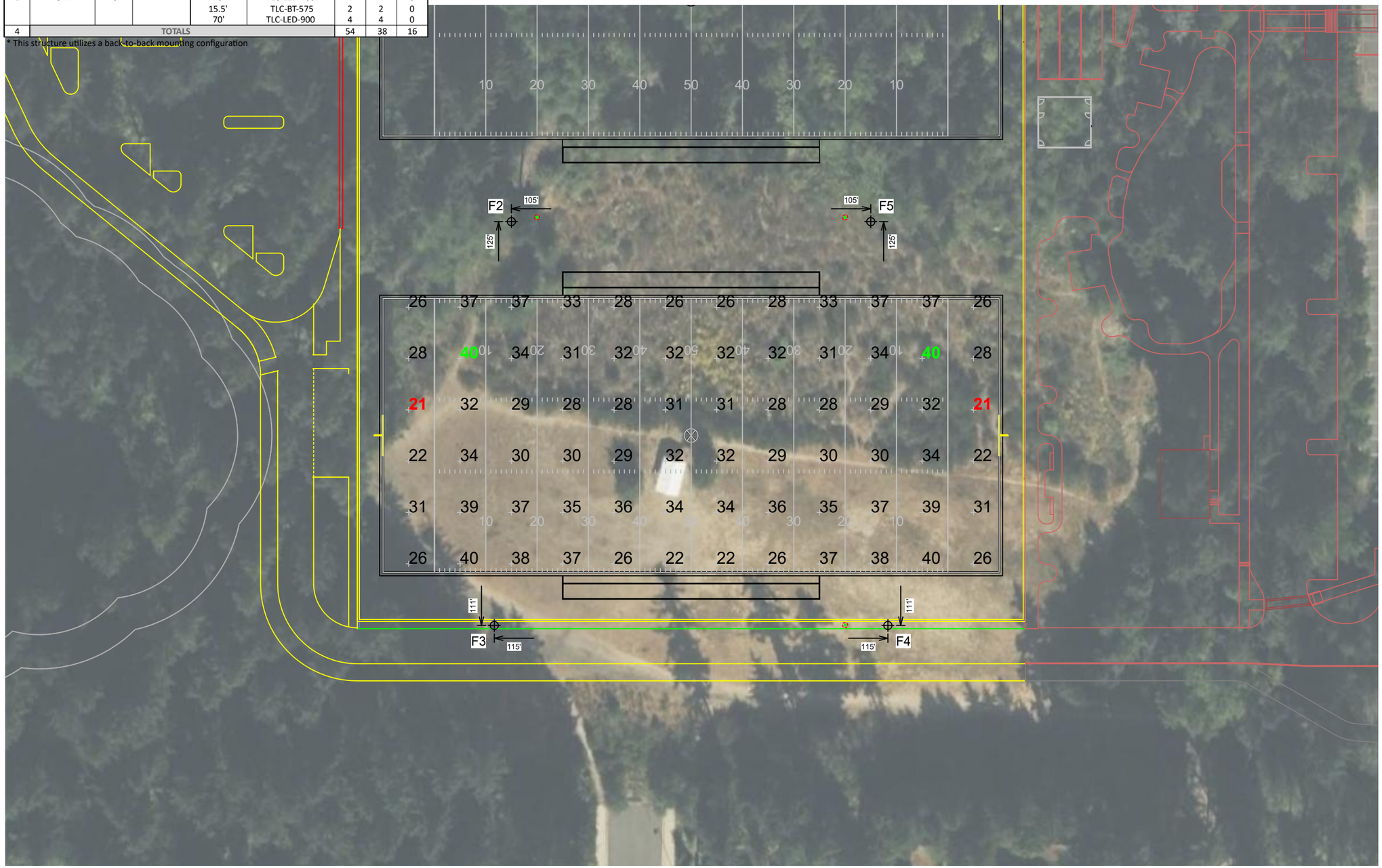
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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F2, F5	70'	-	70'	TLC-LED-1200	1	0	1
				70'	TLC-LED-550	1*	1	0
				70'	TLC-LED-400	1*	1	0
				21.5'	TLC-BT-575	2/2*	2	2
				70'	TLC-LED-900	5/5*	5	5
2	F3-F4	70'	-	70'	TLC-LED-400	4	4	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	4	4	0
4	TOTALS					54	38	16

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 60

0' 60' 120'

NOTE: Poles, ECEs, Fixtures, and hardware will all be powder coated painted Black.

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Bryce Miles · File #204152D · 20-Feb-23

Gig Harbor YMCA Soccer

Gig Harbor,WA

GRID SUMMARY

Name:	**Football 2**
Size:	360' x 160'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	**30**
Scan Average:	31.43
Maximum:	40
Minimum:	21
Avg / Min:	1.48
Guaranteed Max / Min:	**2.5**
Max / Min:	1.90
UG (adjacent pts):	1.54
CU:	0.74
No. of Points:	72

LUMINAIRE INFORMATION

Applied Circuits:	B
No. of Luminaires:	**38**
Total Load:	25.52 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

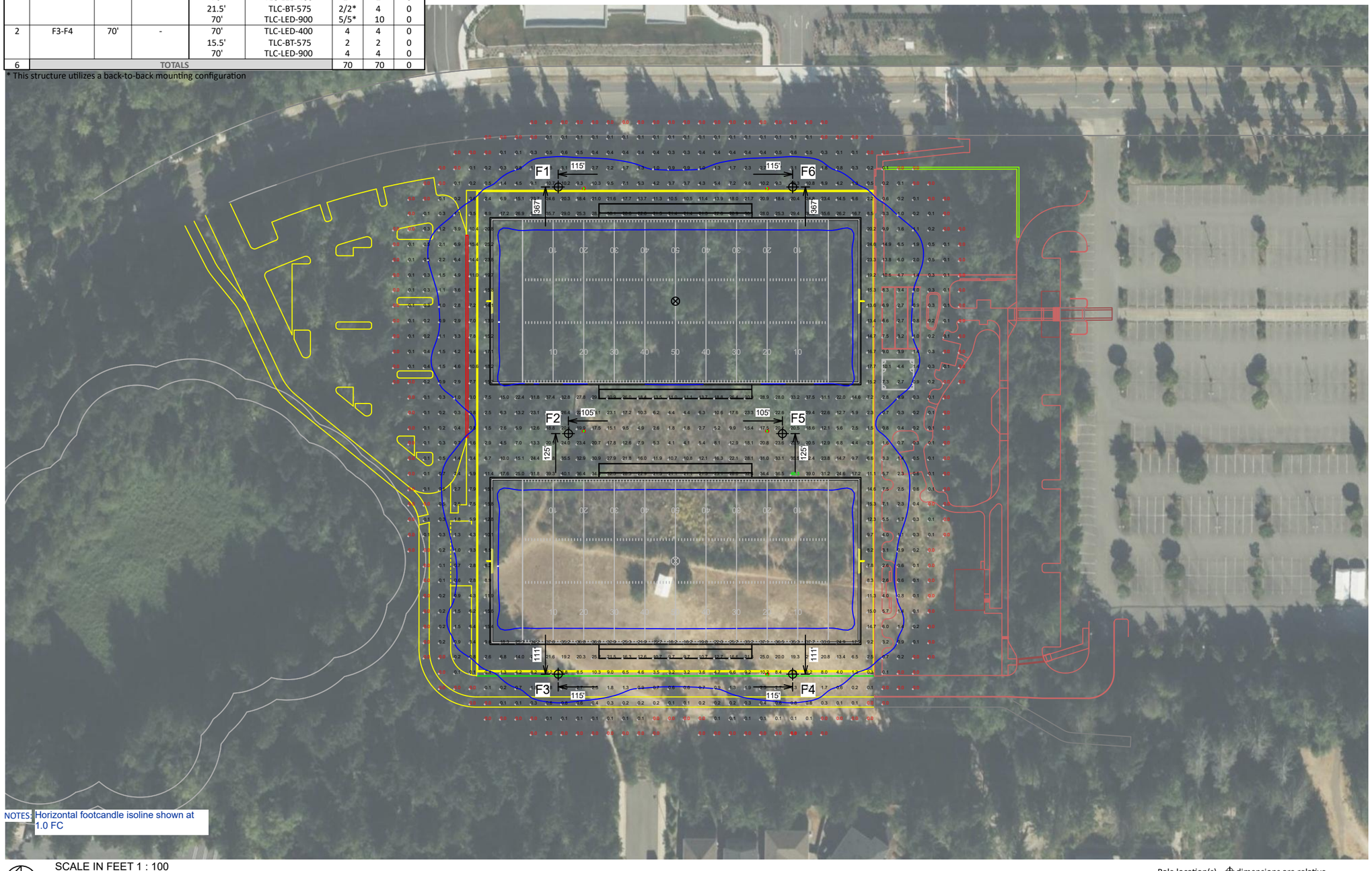
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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1, F6	70'	-	70'	TLC-LED-1200	1	1	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	5	5	0
2	F2, F5	70'	-	70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-550	1*	1	0
				70'	TLC-LED-400	1*	1	0
				21.5'	TLC-BT-575	2/2*	4	0
				70'	TLC-LED-900	5/5*	10	0
2	F3-F4	70'	-	70'	TLC-LED-400	4	4	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	4	4	0
6	TOTALS					70	70	0

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 100

0' 100' 200'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

NOTE: Poles, ECEs, Fixtures, and hardware will all be powder coated painted Black.

ENGINEERED DESIGN By: Bryce Miles · File #204152D · 20-Feb-23

Gig Harbor YMCA Soccer

Gig Harbor,WA

GRID SUMMARY

Name:	**Blanket Grid**
Size:	360' x 160'
Spacing:	15.0' x 15.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	**7.45**
Maximum:	40
Minimum:	0
Avg / Min:	11106.87
Max / Min:	**60082.29**
UG (adjacent pts):	135.23
CU:	0.27
No. of Points:	897

LUMINAIRE INFORMATION

Applied Circuits:	A, B
No. of Luminaires:	**70**
Total Load:	52.4 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

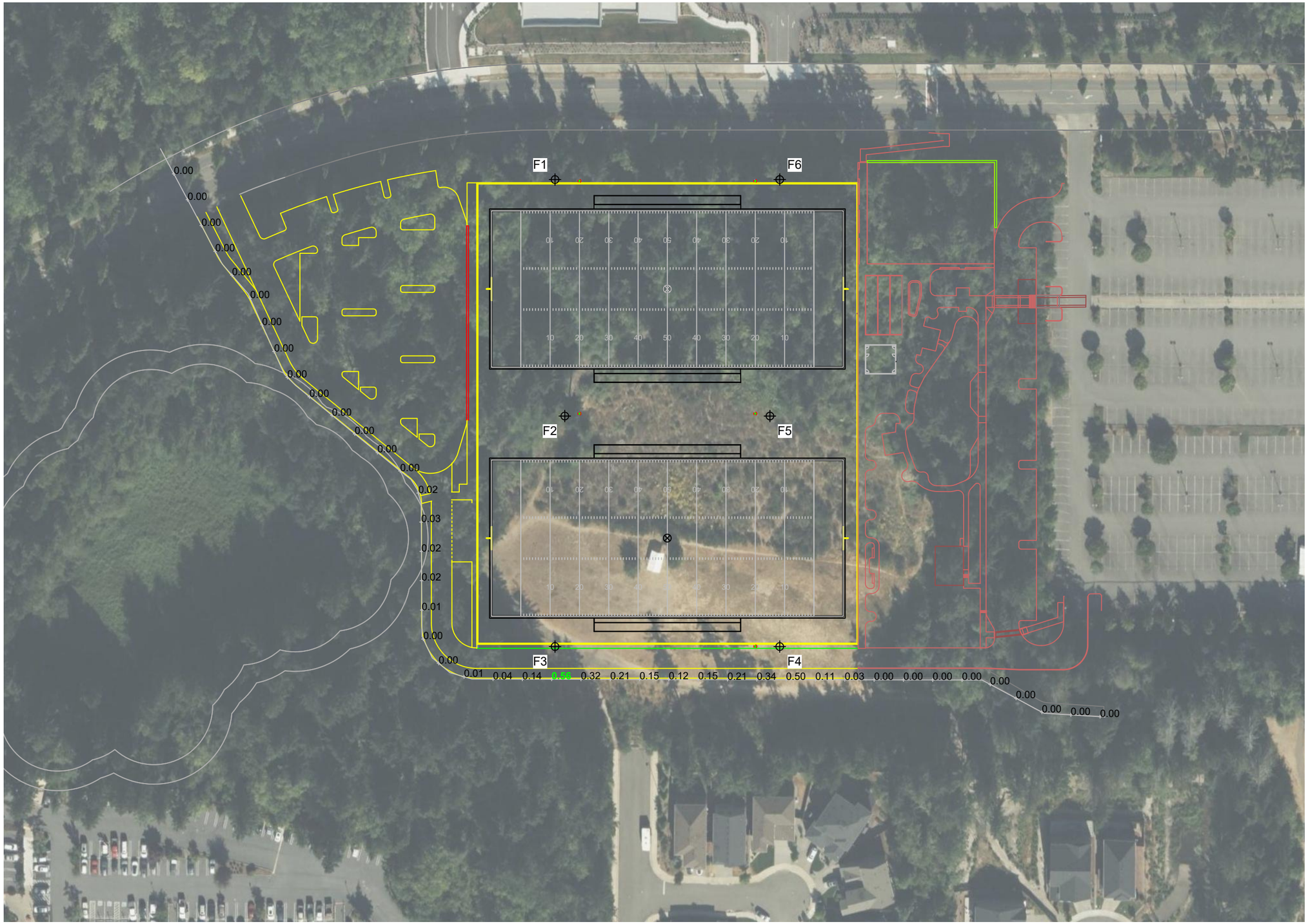
Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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Gig Harbor YMCA Soccer

Gig Harbor,WA

GRID SUMMARY

Name:	**W Property Spill**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	0.0682
Maximum:	0.56
Minimum:	0.00
No. of Points:	44

LUMINAIRE INFORMATION

Applied Circuits:	A, B
No. of Luminaires:	**70**
Total Load:	52.4 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 100

0' 100' 200'

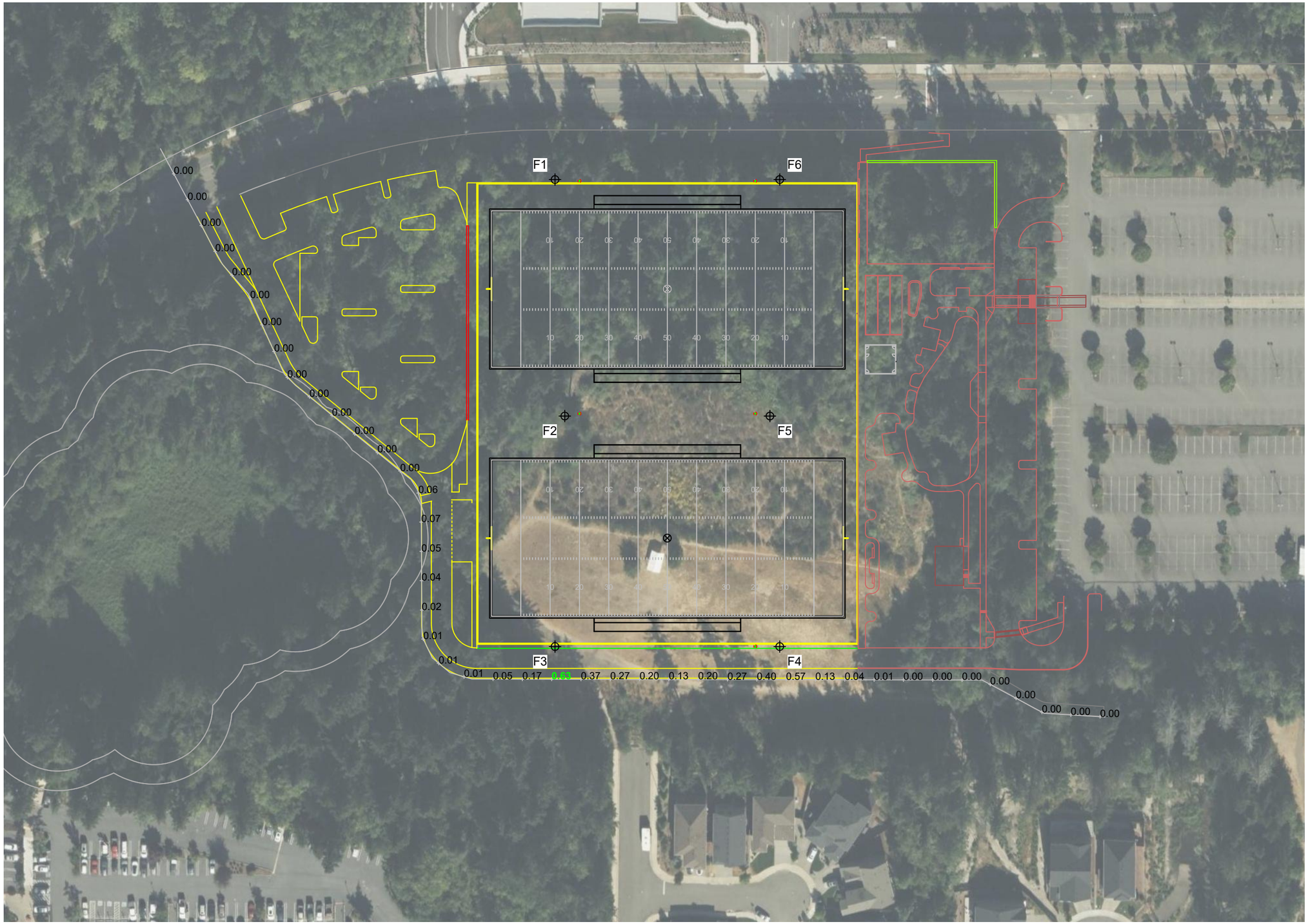
NOTE: Poles, ECEs, Fixtures, and hardware will all be powder coated painted Black.

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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Gig Harbor YMCA Soccer

Gig Harbor,WA

GRID SUMMARY

Name:	**W Property Spill**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAX VERTICAL FOOTCANDLES

	Entire Grid
Scan Average:	0.0850
Maximum:	0.63
Minimum:	0.00
No. of Points:	44

LUMINAIRE INFORMATION

Applied Circuits:	A, B
No. of Luminaires:	**70**
Total Load:	52.4 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 100

0' 100' 200'

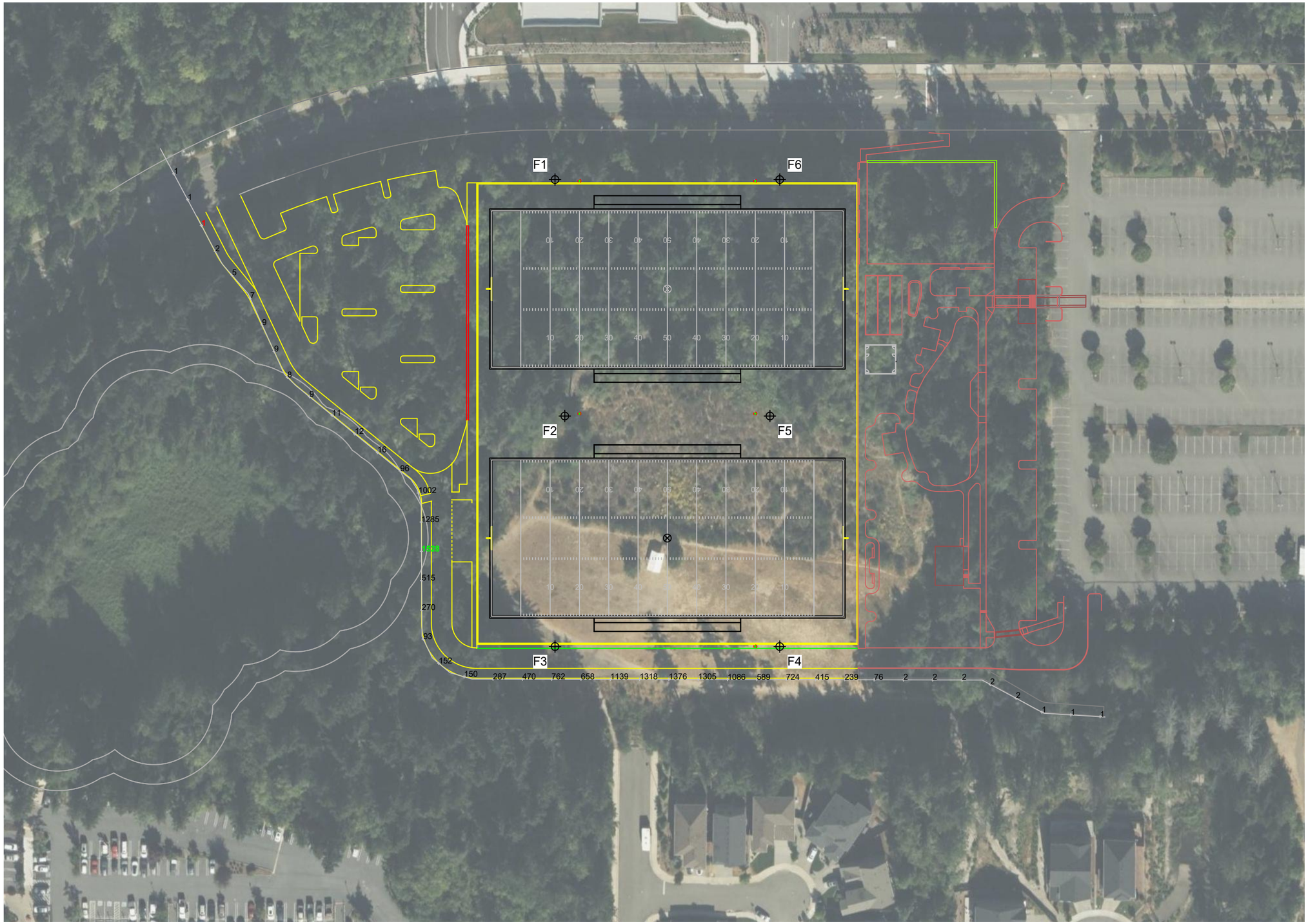
NOTE: Poles, ECEs, Fixtures, and hardware will all be powder coated painted Black.

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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Gig Harbor YMCA Soccer

Gig Harbor,WA

GRID SUMMARY

Name:	**W Property Spill**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

CANDELA (PER FIXTURE)

	Entire Grid
Scan Average:	355.4206
Maximum:	1527.60
Minimum:	0.53
No. of Points:	44

LUMINAIRE INFORMATION

Applied Circuits:	A, B
No. of Luminaires:	**70**
Total Load:	52.4 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 100

0' 100' 200'

NOTE: Poles, ECEs, Fixtures, and hardware will all be powder coated painted Black.

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Bryce Miles · File #204152D · 20-Feb-23

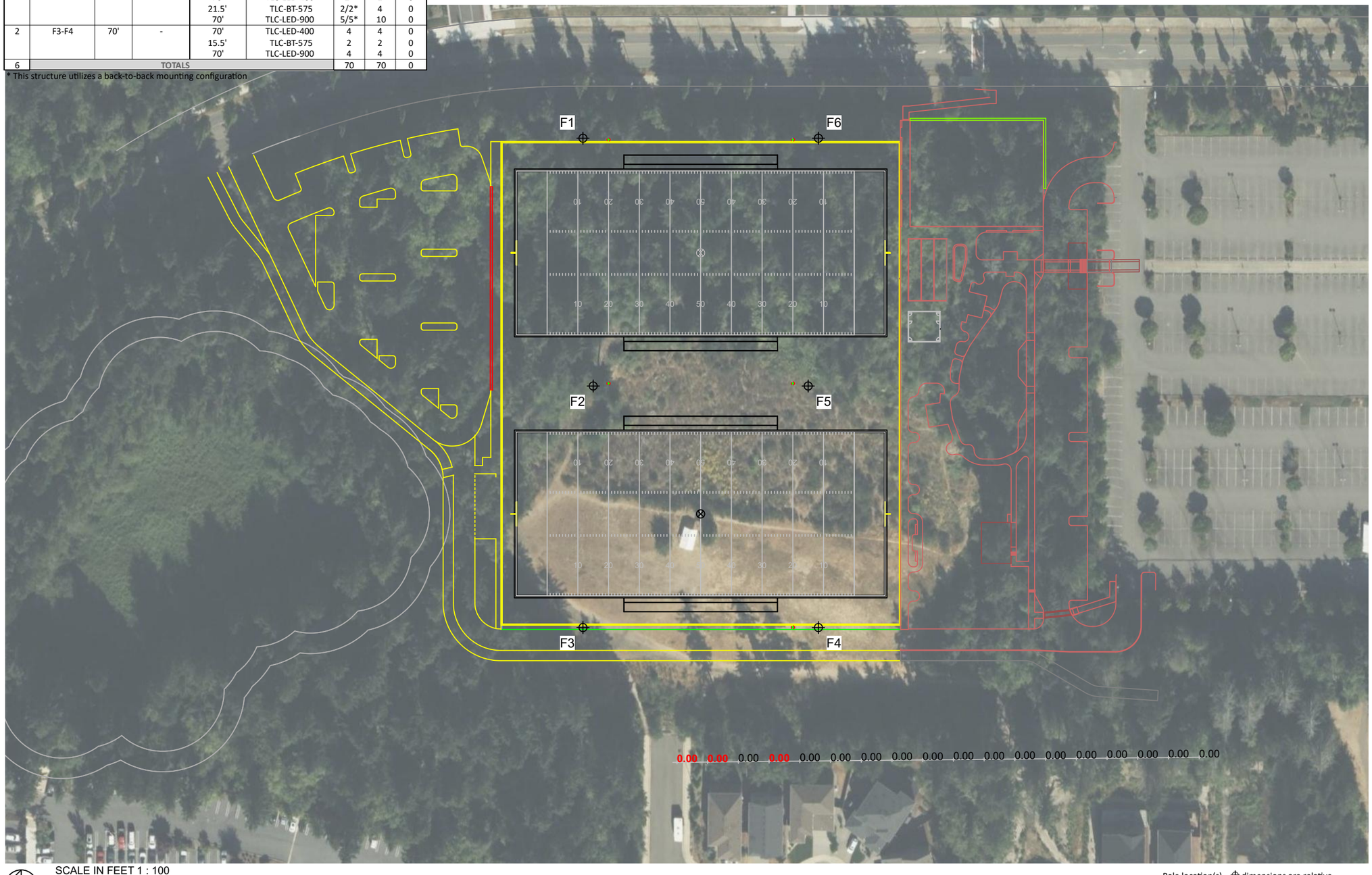
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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1, F6	70'	-	70'	TLC-LED-1200	1	1	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	5	5	0
2	F2, F5	70'	-	70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-550	1*	1	0
				70'	TLC-LED-400	1*	1	0
				21.5'	TLC-BT-575	2/2*	4	0
				70'	TLC-LED-900	5/5*	10	0
2	F3-F4	70'	-	70'	TLC-LED-400	4	4	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	4	4	0
6	TOTALS					70	70	0

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 100

0' 100' 200'

NOTE: Poles, ECEs, Fixtures, and hardware will all be powder coated painted Black.

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Bryce Miles · File #204152D · 20-Feb-23

Gig Harbor YMCA Soccer

Gig Harbor,WA

GRID SUMMARY

Name:	**Spill at House Fenceline**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	0.0000
Maximum:	0.00
Minimum:	0.00
No. of Points:	18

LUMINAIRE INFORMATION

Applied Circuits:	A, B
No. of Luminaires:	**70**
Total Load:	52.4 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

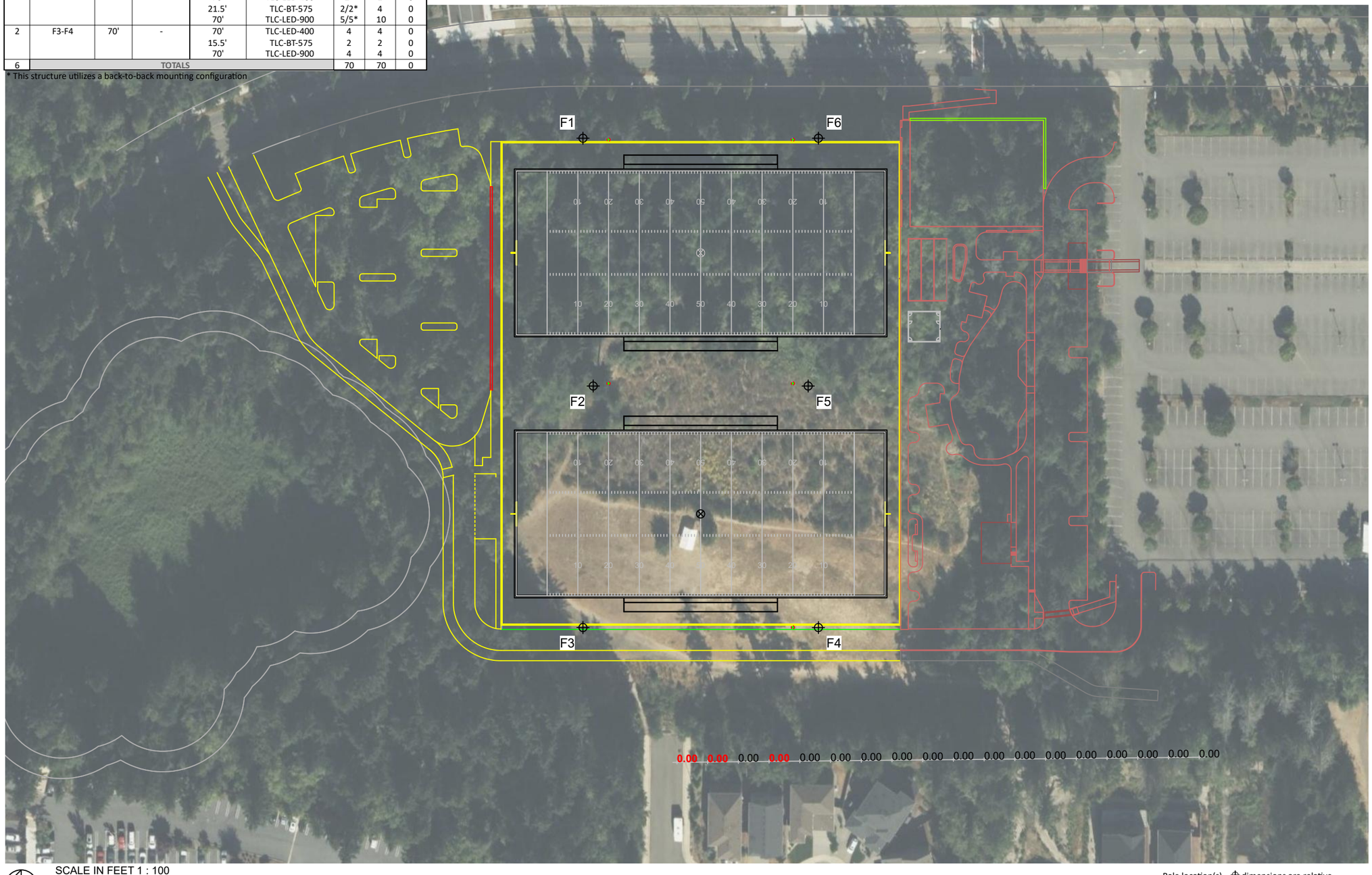
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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1, F6	70'	-	70'	TLC-LED-1200	1	1	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	5	5	0
2	F2, F5	70'	-	70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-550	1*	1	0
				70'	TLC-LED-400	1*	1	0
				21.5'	TLC-BT-575	2/2*	4	0
				70'	TLC-LED-900	5/5*	10	0
2	F3-F4	70'	-	70'	TLC-LED-400	4	4	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	4	4	0
6	TOTALS					70	70	0

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 100

0' 100' 200'

Gig Harbor YMCA Soccer

Gig Harbor,WA

GRID SUMMARY

Name:	**Spill at House Fenceline**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAX VERTICAL FOOTCANDLES

	Entire Grid
Scan Average:	0.0000
Maximum:	0.00
Minimum:	0.00
No. of Points:	18

LUMINAIRE INFORMATION

Applied Circuits:	A, B
No. of Luminaires:	**70**
Total Load:	52.4 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

NOTE: Poles, ECEs, Fixtures, and hardware will all be powder coated painted Black.

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Bryce Miles · File #204152D · 20-Feb-23

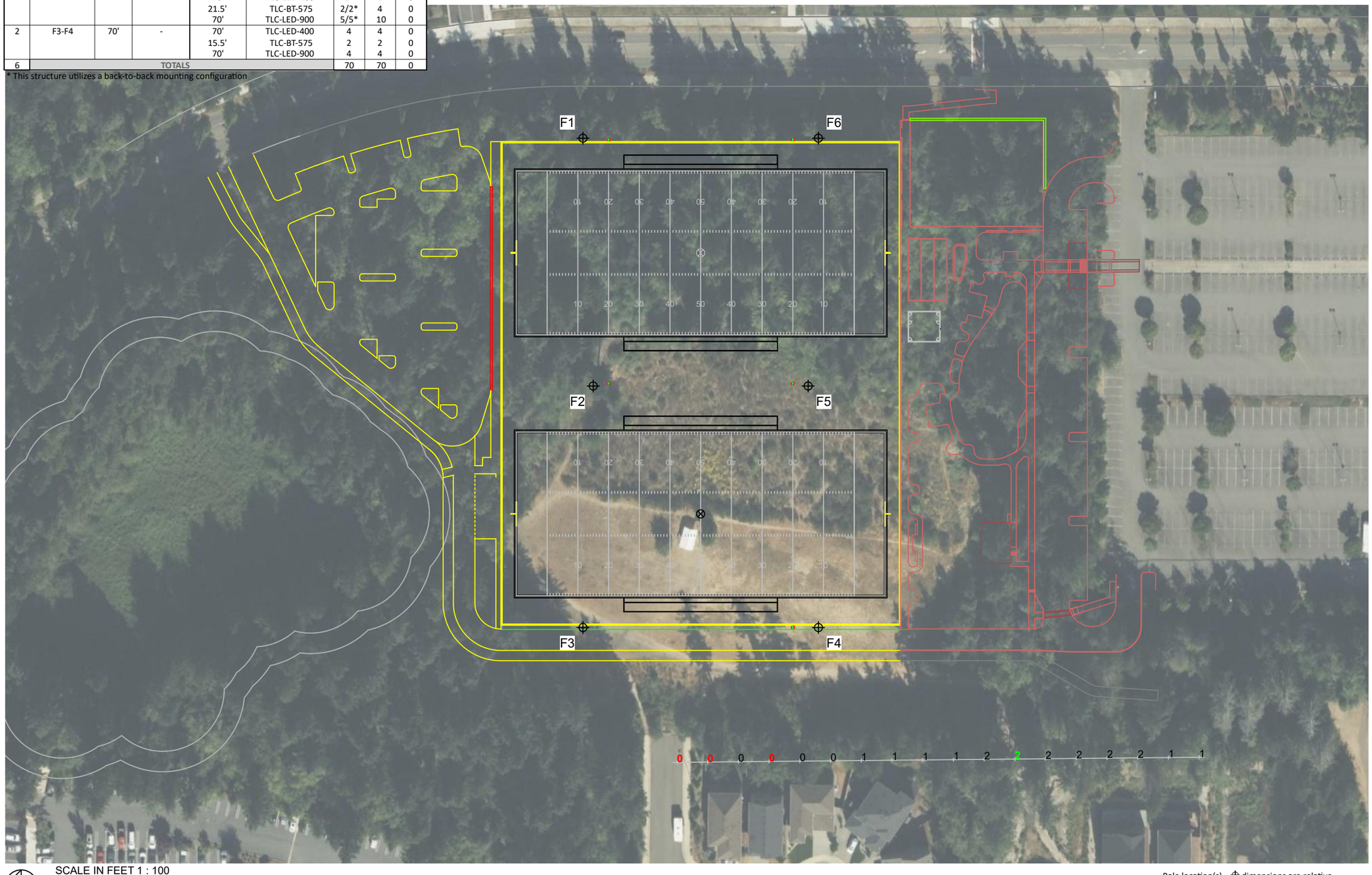
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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1, F6	70'	-	70'	TLC-LED-1200	1	1	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	5	5	0
2	F2, F5	70'	-	70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-550	1*	1	0
				70'	TLC-LED-400	1*	1	0
				21.5'	TLC-BT-575	2/2*	4	0
				70'	TLC-LED-900	5/5*	10	0
2	F3-F4	70'	-	70'	TLC-LED-400	4	4	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	4	4	0
6	TOTALS					70	70	0

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 100

0' 100' 200'

NOTE: Poles, ECEs, Fixtures, and hardware will all be powder coated painted Black.

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Bryce Miles · File #204152D · 20-Feb-23

Gig Harbor YMCA Soccer

Gig Harbor,WA

GRID SUMMARY

Name:	**Spill at House Fenceline**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

CANDELA (PER FIXTURE)

	Entire Grid
Scan Average:	1.1282
Maximum:	2.40
Minimum:	0.00
No. of Points:	18

LUMINAIRE INFORMATION

Applied Circuits:	A, B
No. of Luminaires:	**70**
Total Load:	52.4 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

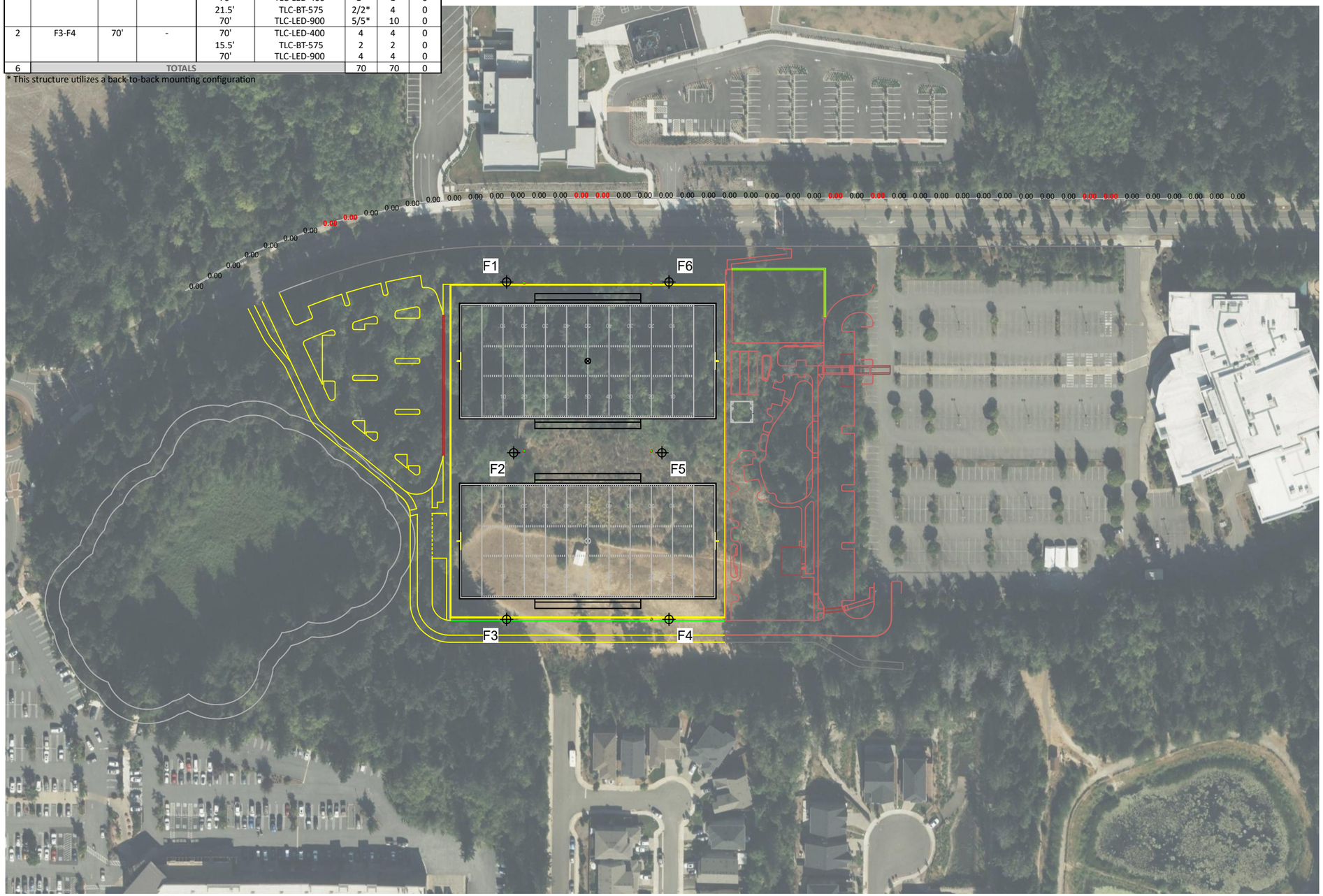
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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1, F6	70'	-	70'	TLC-LED-1200	1	1	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	5	5	0
2	F2, F5	70'	-	70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-550	1*	1	0
				70'	TLC-LED-400	1*	1	0
				21.5'	TLC-BT-575	2/2*	4	0
				70'	TLC-LED-900	5/5*	10	0
2	F3-F4	70'	-	70'	TLC-LED-400	4	4	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	4	4	0
6	TOTALS					70	70	0

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 150

0' 150' 300'

Gig Harbor YMCA Soccer

Gig Harbor,WA

GRID SUMMARY

Name:	**Property Spill**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	0.0000
Maximum:	0.00
Minimum:	0.00
No. of Points:	51

LUMINAIRE INFORMATION

Applied Circuits:	A, B
No. of Luminaires:	**70**
Total Load:	52.4 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

NOTE: Poles, ECEs, Fixtures, and hardware will all be powder coated painted Black.

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Bryce Miles · File #204152D · 20-Feb-23

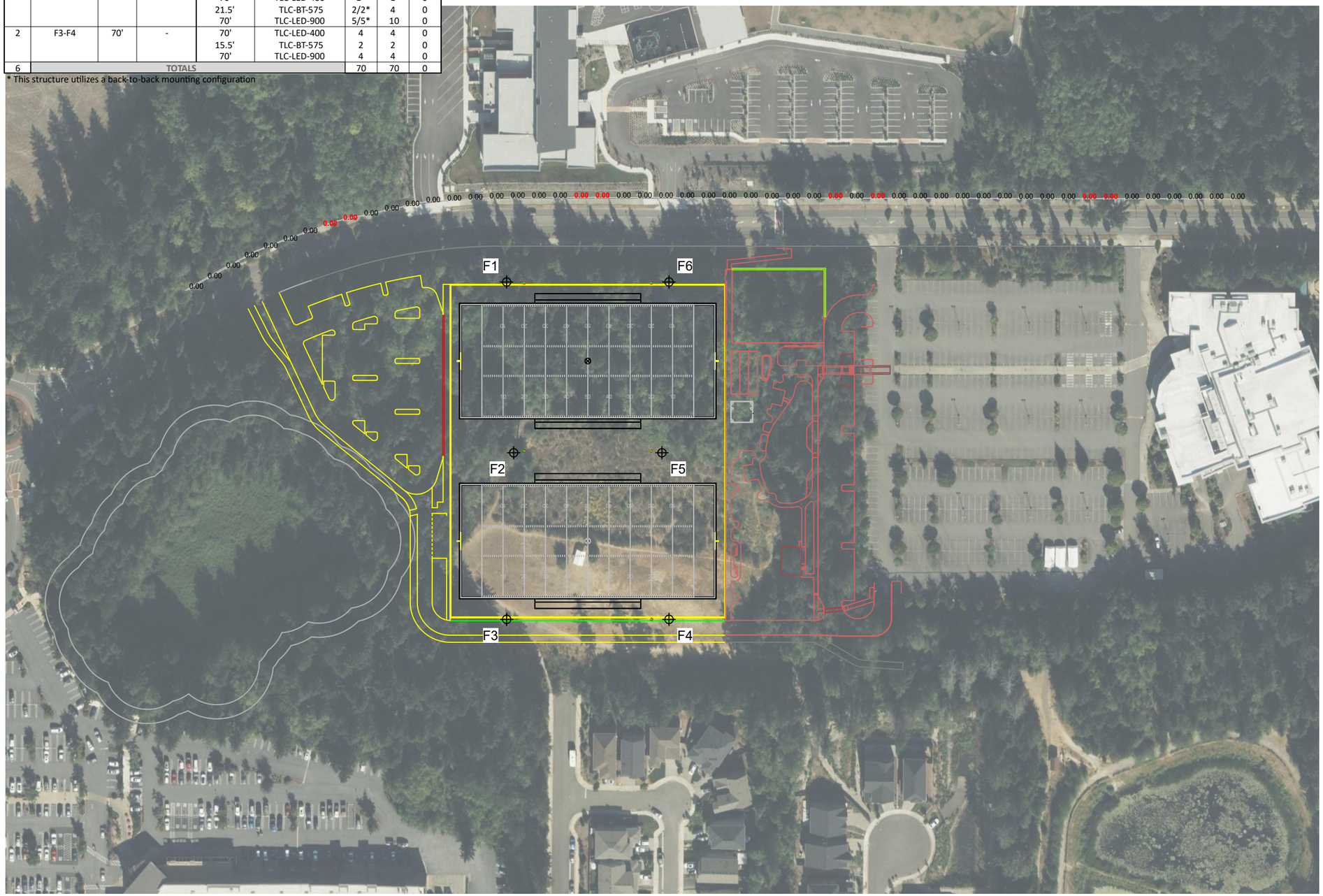
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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1, F6	70'	-	70'	TLC-LED-1200	1	1	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	5	5	0
2	F2, F5	70'	-	70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-550	1*	1	0
				70'	TLC-LED-400	1*	1	0
				21.5'	TLC-BT-575	2/2*	4	0
				70'	TLC-LED-900	5/5*	10	0
2	F3-F4	70'	-	70'	TLC-LED-400	4	4	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	4	4	0
6	TOTALS					70	70	0

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 150

0' 150' 300'

Gig Harbor YMCA Soccer

Gig Harbor,WA

GRID SUMMARY

Name:	**Property Spill**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAX VERTICAL FOOTCANDLES

	Entire Grid
Scan Average:	0.0000
Maximum:	0.00
Minimum:	0.00
No. of Points:	51

LUMINAIRE INFORMATION

Applied Circuits:	A, B
No. of Luminaires:	**70**
Total Load:	52.4 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

NOTE: Poles, ECEs, Fixtures, and hardware will all be powder coated painted Black.

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Bryce Miles · File #204152D · 20-Feb-23

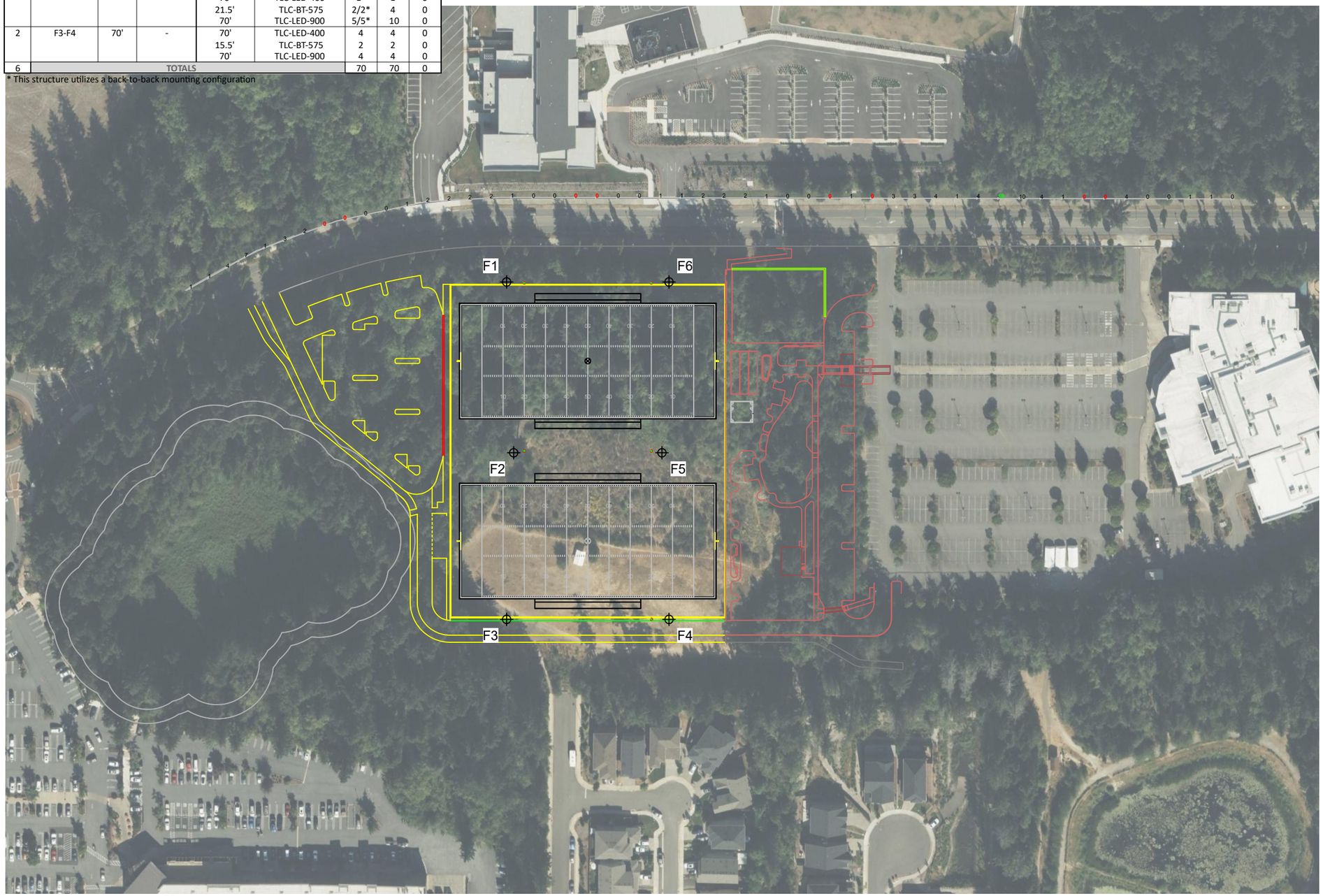
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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1, F6	70'	-	70'	TLC-LED-1200	1	1	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	5	5	0
2	F2, F5	70'	-	70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-550	1*	1	0
				70'	TLC-LED-400	1*	1	0
				21.5'	TLC-BT-575	2/2*	4	0
				70'	TLC-LED-900	5/5*	10	0
2	F3-F4	70'	-	70'	TLC-LED-400	4	4	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	4	4	0
6	TOTALS					70	70	0

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 150

0' 150' 300'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

NOTE: Poles, ECEs, Fixtures, and hardware will all be powder coated painted Black.

ENGINEERED DESIGN By: Bryce Miles · File #204152D · 20-Feb-23

Gig Harbor YMCA Soccer

Gig Harbor,WA

GRID SUMMARY

Name:	**Property Spill**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

CANDELA (PER FIXTURE)

	Entire Grid
Scan Average:	1.6353
Maximum:	9.88
Minimum:	0.00
No. of Points:	51

LUMINAIRE INFORMATION

Applied Circuits:	A, B
No. of Luminaires:	**70**
Total Load:	52.4 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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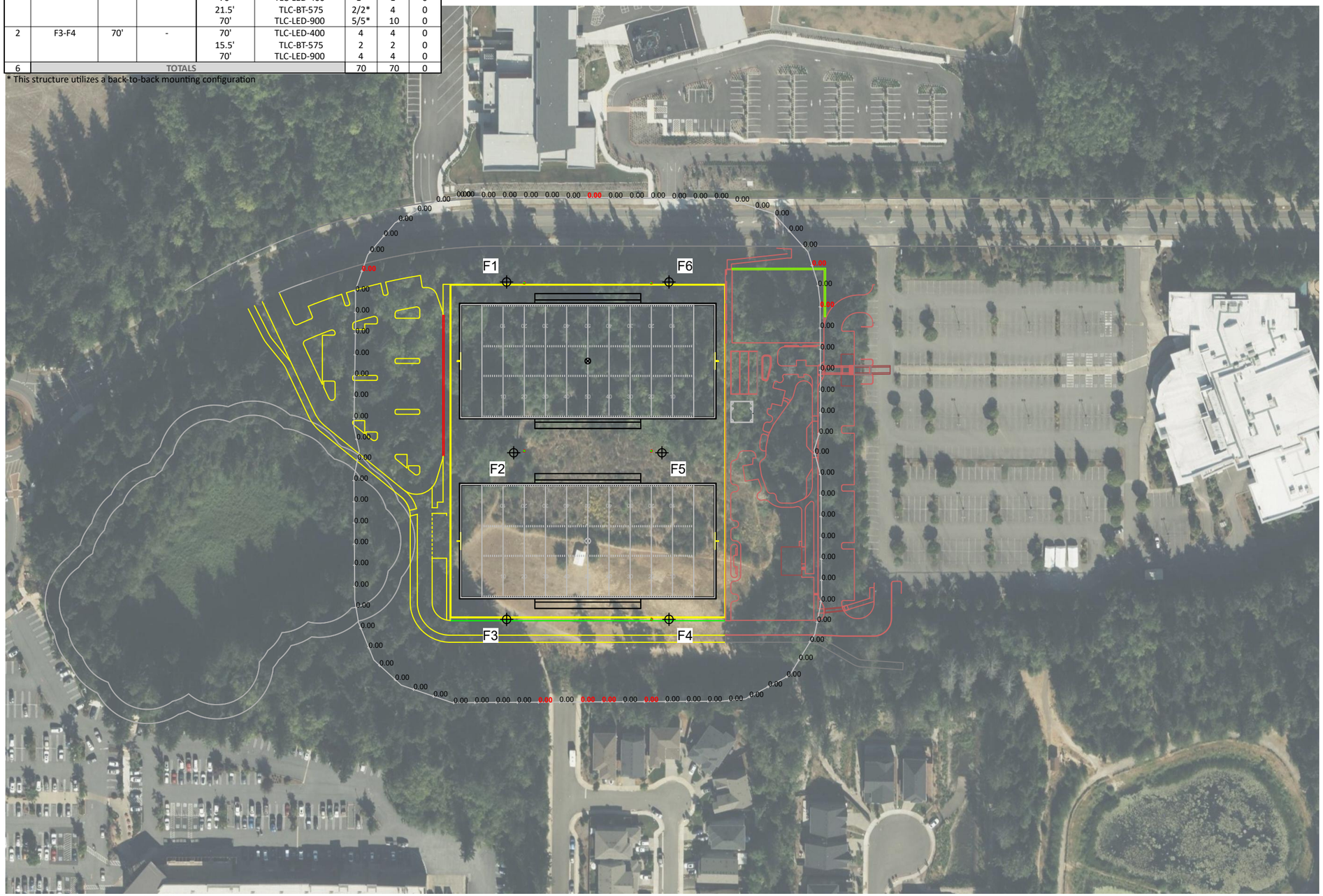
Gig Harbor YMCA Soccer

Gig Harbor,WA

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1, F6	70'	-	70'	TLC-LED-1200	1	1	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	5	5	0
2	F2, F5	70'	-	70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-550	1*	1	0
				70'	TLC-LED-400	1*	1	0
				21.5'	TLC-BT-575	2/2*	4	0
				70'	TLC-LED-900	5/5*	10	0
2	F3-F4	70'	-	70'	TLC-LED-400	4	4	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	4	4	0
6	TOTALS					70	70	0

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 150

0' 150' 300'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

NOTE: Poles, ECEs, Fixtures, and hardware will all be powder coated painted Black.

ENGINEERED DESIGN By: Bryce Miles · File #204152D · 20-Feb-23

GRID SUMMARY

Name:	**150ft Spill**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	0.0000
Maximum:	0.00
Minimum:	0.00
No. of Points:	84

LUMINAIRE INFORMATION

Applied Circuits:	A, B
No. of Luminaires:	**70**
Total Load:	52.4 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

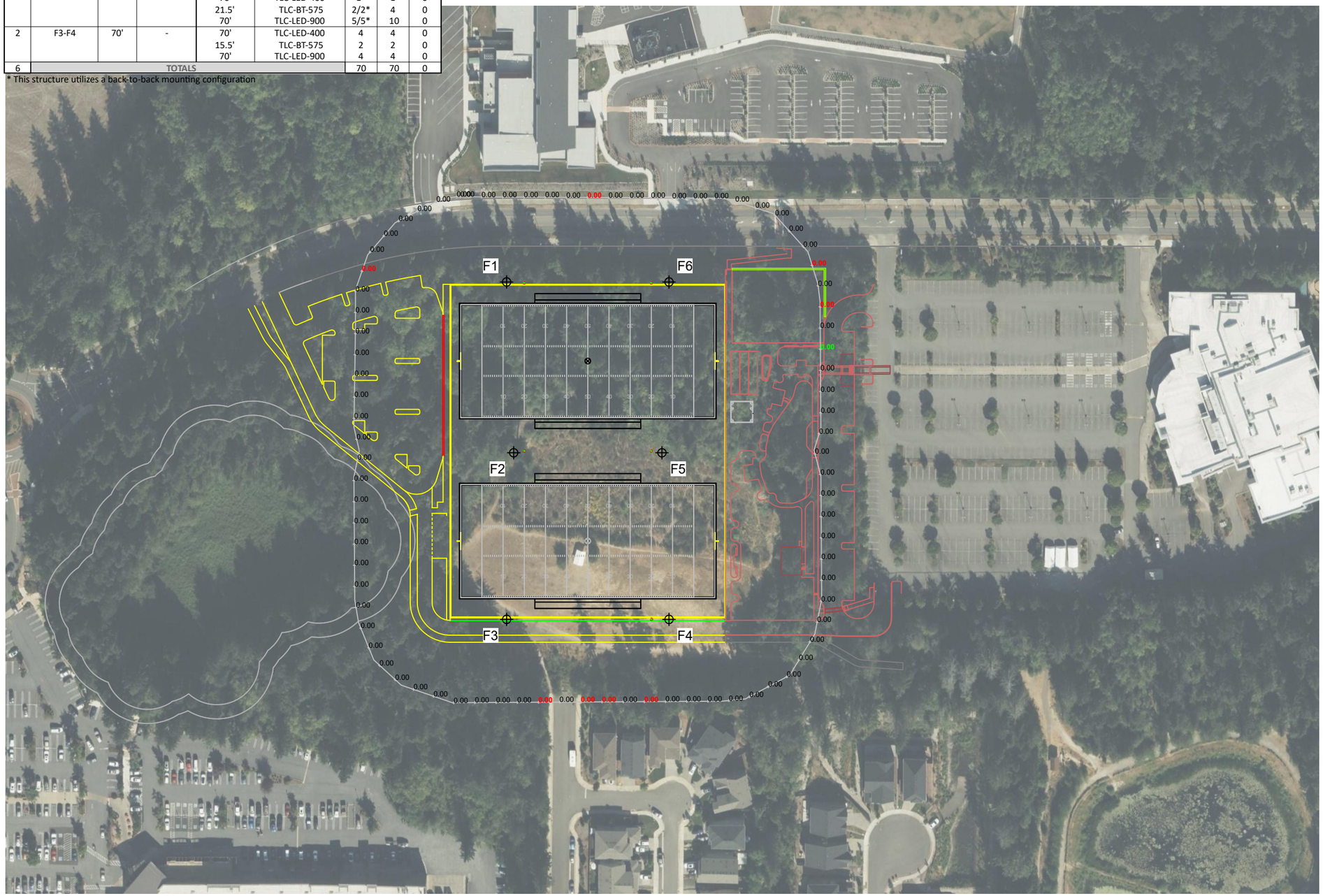
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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1, F6	70'	-	70'	TLC-LED-1200	1	1	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	5	5	0
2	F2, F5	70'	-	70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-550	1*	1	0
				70'	TLC-LED-400	1*	1	0
				21.5'	TLC-BT-575	2/2*	4	0
				70'	TLC-LED-900	5/5*	10	0
2	F3-F4	70'	-	70'	TLC-LED-400	4	4	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	4	4	0
6	TOTALS					70	70	0

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 150

0' 150' 300'

NOTE: Poles, ECEs, Fixtures, and hardware will all be powder coated painted Black.

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Bryce Miles · File #204152D · 20-Feb-23

Gig Harbor YMCA Soccer

Gig Harbor,WA

GRID SUMMARY

Name:	**150ft Spill**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAX VERTICAL FOOTCANDLES

	Entire Grid
Scan Average:	0.0000
Maximum:	0.00
Minimum:	0.00
No. of Points:	84

LUMINAIRE INFORMATION

Applied Circuits:	A, B
No. of Luminaires:	**70**
Total Load:	52.4 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

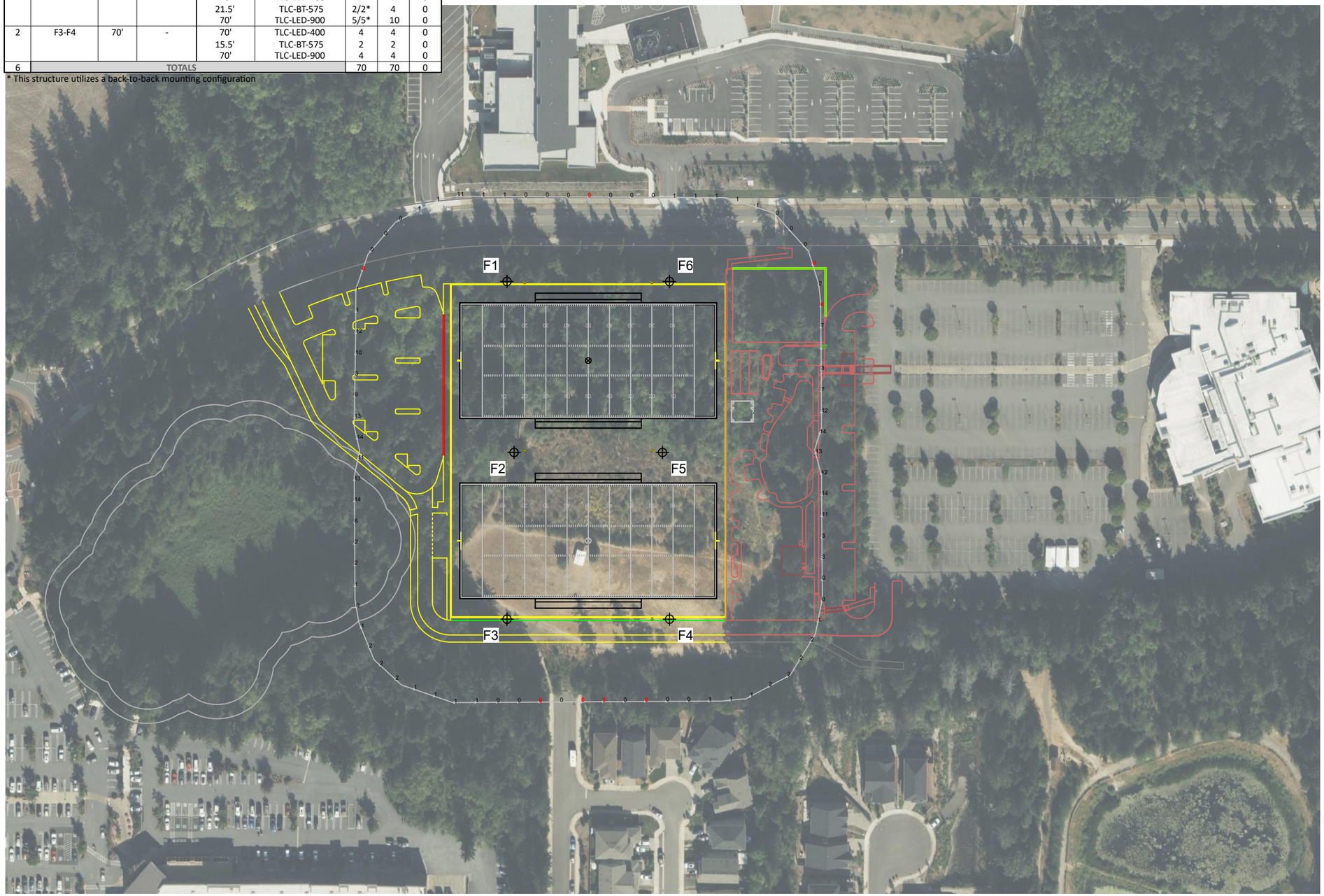
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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1, F6	70'	-	70'	TLC-LED-1200	1	1	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	5	5	0
2	F2, F5	70'	-	70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-550	1*	1	0
				70'	TLC-LED-400	1*	1	0
				21.5'	TLC-BT-575	2/2*	4	0
				70'	TLC-LED-900	5/5*	10	0
2	F3-F4	70'	-	70'	TLC-LED-400	4	4	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	4	4	0
6	TOTALS					70	70	0

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 150

0' 150' 300'

Gig Harbor YMCA Soccer

Gig Harbor,WA

GRID SUMMARY

Name:	**150ft Spill**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

CANDELA (PER FIXTURE)

	Entire Grid
Scan Average:	3.2364
Maximum:	16.50
Minimum:	0.00
No. of Points:	84

LUMINAIRE INFORMATION

Applied Circuits:	A, B
No. of Luminaires:	**70**
Total Load:	52.4 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

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NOTE: Poles, ECEs, Fixtures, and hardware will all be powder coated painted Black.

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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Gig Harbor YMCA Soccer

Gig Harbor,WA

EQUIPMENT LAYOUT

INCLUDES:
· Football 1
· Football 2

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
2	F1, F6	70'	-	70' 15.5' 70'	TLC-LED-1200 TLC-BT-575 TLC-LED-900	1 2 5
2	F2, F5	70'	-	70' 70' 70' 21.5' 70'	TLC-LED-1200 TLC-LED-550 TLC-LED-400 TLC-BT-575 TLC-LED-900	1 1* 1* 2/2* 5/5*
2	F3-F4	70'	-	70' 15.5' 70'	TLC-LED-400 TLC-BT-575 TLC-LED-900	4 2 4
6	TOTALS					70

* This structure utilizes a back-to-back mounting configuration

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Driver (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8	1.5
TLC-LED-900	5.2	4.9	4.5	3.9	3.1	2.9	2.3
TLC-LED-1200	6.9	6.5	6.0	5.2	4.2	3.8	3.0
TLC-LED-550	3.2	3.0	2.8	2.4	1.9	-	1.4
TLC-LED-400	2.3	2.2	2.0	1.7	1.4	1.3	1.0

SCALE IN FEET 1 : 150

0' 150' 300'

NOTE: Poles, ECEs, Fixtures, and hardware will all be powder coated painted Black.

Pole location(s) ⌖ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Bryce Miles · File #204152D · 20-Feb-23

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By C. ANDREWS at 1:41 pm, Feb 28, 2023

WETLAND DELINEATION REPORT

April 22, 2019







Regional Sports Complex

Gig Harbor, Washington

Prepared for

YMCA of Pierce and Kitsap Counties
4717 S 19th St
STE 201
Tacoma, WA 98405
(253) 534-7811

Prepared by

Ecological Land Services, Inc.

1157 3rd Avenue, Suite 220A • Longview, WA 98632

(360) 578-1371 • Project Number 2933.01

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APPENDIX A

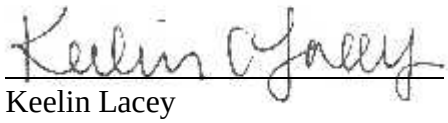
Wetland Determination Data Forms

APPENDIX B

Western Washington Wetland Rating Form

SIGNATURE PAGE

The information and data in this report were compiled and prepared under the supervision and direction of the undersigned.



Keelin Lacey
Biologist



Joanne Bartlett, PWS
Senior Biologist

INTRODUCTION

Ecological Land Services, Inc. (ELS) was contracted by the YMCA of Pierce and Kitsap Counties to complete a wetland delineation and reconnaissance for a several parcels located west of Harbor Hill Drive in Gig Harbor, Pierce County, Washington. The study area consists of parcel numbers 4002470011, 4002470012, 4002470030, 4002470090, and 4002470100, which is in a portion of Section 31, Township 22 North, Range 2 East of the Willamette Meridian (Figure 1). This report summarizes the findings of the wetland delineation according to the *Gig Harbor Municipal Code (GHMC), Chapter 18.08 Critical Areas* for delineation methodology, wetland categorization, and required buffer widths. The wetland delineation and categorization are vested under the 2007 *GHMC, Chapter 18.08*.

METHODOLOGY

The wetland delineation followed the Routine Determination Method according to the U.S. Army Corps of Engineers, *Wetland Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region, Version 2.0* (U.S. Army Engineer Research and Development Center 2010).

The Routine Determination Method examines three parameters—vegetation, soils, and hydrology—to determine if wetlands exist in a given area. Hydrology is critical in determining what is wetland but is often difficult to assess because hydrologic conditions can change periodically (hourly, daily, or seasonally). Consequently, it is necessary to determine if hydrophytic vegetation and hydric soils are present, which would indicate that water is present for long enough duration to support a wetland plant community. By definition, wetlands are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands are regulated as "Waters of the United States" by the U.S. Army Corps of Engineers (USACE), as "Waters of the State" by the Washington Department of Ecology (Ecology), and locally by the City of Gig Harbor.

To verify the wetland boundaries on the site, ELS biologists collected data on vegetation, hydrology, and soils. The original delineation was conducted in April 2007 by Wiltermood Associates. ELS conducted two site visits were conducted in the study area. The first visit was on March 27, 2017, during which Wetland A was identified at the north end of the study area. The second site visit was conducted on April 5, 2019 to reconfirm the boundary of Wetland A and document site conditions throughout the rest of the study area. Data was also taken in a depressional area in Parcel 4002470100 to determine if wetland parameters were present. The boundary of Wetland A was delineated using consecutively numbered fluorescent flags labeled "WETLAND DELINEATION." Wetland boundaries were determined through breaks in topography, changes in vegetation, and evidence of surface hydrology. Vegetation, hydrology, and soil data was collected at four test plots to verify the wetland boundaries (Appendix A).

STUDY AREA DESCRIPTION

The study area is composed of five parcels within a heavily developed area on the west side of Harbor Hill Drive in Gig Harbor, Pierce County, Washington (Figure 1). These parcels are within Planned Community Development zoning (PCD-BP) and surrounded by a mix of commercial and high-density residential development. The Tom Taylor YMCA lies between the parcels in the study area, dividing the study area into two sections (Figure 2). The northern section of the study area consists of tax parcels 4002470011, 4002470012, 4002470090, and 4002470100. This area is bordered by Harbor Hill Drive on the east side, Costco to the north and west, a housing development to the west, and the Tom Taylor YMCA to the south. The northern portion of the study area is mostly undeveloped, except for a gravel pathway that accesses this area from Harbor Hill Drive. The pathway runs southwest through the northeast portion of the study area turning south and running parallel with the housing development west of the study area (Photoplate 1). This trail was being used by community members during the site visit. In the middle of the northern portion of the study area is a mowed grassy field that also appears to be maintained and used by the community. The rest of the northern portion of the study area is undisturbed and vegetated by a mixed coniferous and deciduous forest with a dense shrub layer. Topography throughout this area slopes gently from northeast to southwest. Water flows downslope across the property and collects in a large depression north of the gravel pathway. This depression contains Wetland A, which is a closed scrub shrub system with saturated only, permanently flooded, and seasonally flooded hydroperiods (Photoplate 2). Test plots were also conduced in a depressional area within Parcel 4002470100 to test for wetland parameters; wetland conditions were absent here (Photoplate 3).

The southern portion of the study area lies south of the Tom Taylor YMCA and consists of tax parcel 4002470030. The Gig Harbor Little League Fields border the western side of this parcel and Harbor Hill Drive runs adjacent to the eastern and southern parcel lines. This parcel also slopes from east to west and is composed of mixed coniferous and deciduous forest. The property is undeveloped except for a gravel road that runs along the southern and western property lines and appears to provide access to the stormwater pond west of the YMCA. No wetlands were identified in this portion of the study area.

VEGETATION

Wetland Vegetation

Wetland A is a scrub shrub system dominated by hardhack (*Spiraea douglasii*, FAC) and crabapple (*Malus fusca*, FACW) with some slough sedge (*Carex obnupta*, OBL) also present. The wetland is densely vegetated by these species. In most locations, the boundary between the wetland and upland was apparent due to the difference in vegetation communities.

Upland Vegetation

Upland vegetation consists of mixed forest composed of western red cedar (*Thuja plicata*, FAC), Douglas fir (*Pseudotsuga menziesii*, FACU), western hemlock (*Tsuga heterophylla*, FACU), red alder (*Alnus rubra*, FAC), cascara (*Frangula purshiana*, FAC), and bitter cherry (*Prunus emarginata*, FACU) in the canopy. The shrub layer is dense and vegetated mostly by salal (*Gaultheria shallon*, FACU), evergreen huckleberry (*Vaccinium ovatum*, FACU), Oregon grape

(*Mahonia nervosa*, FACU), and red huckleberry (*Vaccinium parvifolium*, FACU) with lower percentages of Himalayan blackberry (*Rubus armeniacus*, FAC) also present. Cover by emergent species is sparse due to the high density of shrub species.

The dominant vegetation found onsite is recorded on the attached wetland determination data forms (Appendix A). The indicator status, following the common and scientific names, indicates how likely a species is to be found in wetlands. Listed from most likely to least likely to be found in wetlands, the indicator status categories are:

- **OBL** (obligate wetland) – Almost always occur in wetlands.
- **FACW** (facultative wetland) – Usually occur in wetlands, but may occur in non-wetlands.
- **FAC** (facultative) – Occur in wetlands and non-wetlands.
- **FACU** (facultative upland) – Usually occur in non-wetlands, but may occur in wetlands.
- **UPL** (obligate upland) – Almost never occur in wetlands.
- **NI** (no indicator) – Status not yet determined.

SOILS

As referenced on the U.S.D.A. Natural Resources Conservation Service (NRCS 2019) website, Harstine gravelly ashy sandy loam, 6 to 15 percent slopes (16C) and Dupont muck (12A) are the primary soils mapped on the property (Figure 3). Harstine soils are moderately well drained and usually upland areas. Dupont series are poorly drained, formed in organic deposits, and often found in depressions; Dupont muck is classified as hydric and is mapped in the general location of Wetland A. Areas mapped as hydric soils do not necessarily mean that an area is or is not a wetland—hydrology, hydrophytic vegetation, and hydric soils must all be present to classify an area as a wetland.

Wetland Soils

Soils were not documented within Wetland A because the wetland was inundated during both site visits. It is likely that the soils would be high in organic material, as mapped, because the wetland is flooded year-round.

Upland Soils

The upland soil found at Test Plot 1, adjacent to Wetland A, was composed of dark brown (7.5YR 2.5/1) gravelly sandy loam underlain at 12 inches by medium brown (10YR 4/6) gravelly sandy loam. No redoximorphic features were present at this plot. Test Plots 2 and 3 were conducted in a depressional area at the southwest corner of the northern portion of the study area. Soils here consisted of a top layer of brown (10YR 3/3 to 10YR 3/4) gravelly sandy loam with two percent redoximorphic features (10YR 4/6) present. A band of charcoal was also seen at each test plot at 4 to 5 inches depth. The soils here were not hydric because their matrix chromas were too high.

HYDROLOGY

Wetland A is a depressional wetland and has saturated only, seasonally flooded, and permanently flooded hydroperiods. There is no outlet for Wetland A. Direct precipitation and a seasonally perched water table are the primary sources of water for Wetland A, but the wetland also receives water from runoff from the impervious surfaces to the north, which lie at a higher elevation. Water may also filter through the soils from upslope, draining into the wetland. Because Wetland A is a closed depression with no outlet, water leaves primarily through evapotranspiration.

Upland test plots lacked hydrology and there was no evidence to indicate wetland hydrology oxidized rhizospheres, evidence of surface water, etc.) and therefore did not meet wetland hydrology criteria. Some redoximorphic features were found at Test Plots 2 and 3, but the soils were not hydric so these features may be an indication of sporadic fluctuations in the level of the water table that are not persistent enough to develop wetland conditions.

NATIONAL WETLAND INVENTORY

The National Wetland Inventory (NWI) indicates the presence of a freshwater forested/shrub wetland system in the same general location of Wetland A (Figure 4). The delineation performed by ELS generally agrees with the NWI mapping, though the shape and extent of the mapped wetland is not an exact match (Figure 2).

Mapped Stream

The NWI also maps a riverine wetland southwest of Wetland A. This mapping is also reflected by the Washington Department of Natural Resources. However, no channel was identified within the study area or within the vicinity of the project area. The stream is also mapped over a housing development and retaining pond, which further demonstrates a stream is unlikely to be in this location. Upland Test Plots 2 and 3 were conducted near the stream mapping and no stream channel or hydrology was present (Photoplate 3).

The NWI maps should be used with discretion because they are used to gather general wetland information about a regional area and therefore are limited in accuracy for smaller areas because of their large scale.

PIERCE COUNTY CRITICAL AREAS

The Pierce County Critical Areas map (PCCA 2019) shows the same wetlands mapped by the NWI (Figure 5). Again, the PCCA map shows a wetland in the same general location as Wetland A delineated by ELS.

CONCLUSIONS

WETLAND CATEGORIZATION

Wetland A was rated by functions according to *Washington State Wetlands Rating System for Western Washington-2004, 2008 Update* (Rating System) (Hruby 2004, Appendix B). The

delineation is vested under the 2007 GHMC, which requires the use of the 2004 wetland rating system. The rating is shown in Table 1.

Table 1. Summary of Wetland Categorization

Wetland	HGM Class	Vegetation Class	Hydroperiods	Total Score	Habitat Score	Category
A	Depressional	Scrub/Shrub	• Permanently Flooded • Seasonally Flooded • Saturated Only	55	7	II

WETLAND AND STREAM BUFFER REGULATIONS

The *GHMC Chapter 18.08.100* specifies wetland buffers based on wetland category, proposed land use intensity, and scores for habitat on the rating form. An additional 15-foot building setback is also required from the edge of the buffer.

Table 2. Summary of Wetland Buffers

Critical Area	Category/Type	Habitat Score	Land Use Impact	Standard Buffer	Reduced Buffer*
Wetland A	III Depressional	7 (Low)	High (recreational uses)	80 feet	60 feet

** The reduced buffer is for moderate land use intensity per Chapter 18.08.110(A)(1)(b).*

If buffer modifications are needed, the *GHMC Chapter 18.08.110* outlines options for buffer reductions either through qualitative or quantitative reduction. The standard wetland buffer may be reduced if it can be demonstrated that reducing the buffer width would not adversely affect wetland functions and values. Any proposals for buffer reduction will require a buffer enhancement plan, as outlined by the code, to evaluate aspects including, but not limited to habitat, water quality, and effects of the proposed buffer modification on overall functions and values. The buffer reduction plan must also demonstrate that measures are in place to minimize impacts of the proposed land use on the wetland.

Wetland buffer averaging also allows modification of the buffer, whereby the buffer width is reduced in one location and increased in another by the same square footage so that the buffer averages the required width overall. As with buffer reductions, the functions and values of the modified buffer must be evaluated, and the buffer width may not be reduced to less than 75 percent (60 feet) of the standard buffer at any point.

Qualitative alteration of the buffer is also allowed by the code, *18.08.110(D),* if the plan can demonstrate changes to the existing buffer would not reduce functions or values of the wetland, the alteration does not include structures associated with development, and no net loss of the wetland acreage occurs.

LIMITATIONS

The services described in this report were performed consistent with generally accepted professional consulting principles and practices. There are no other warranties, express or implied. The services preformed were consistent with our agreement with our client. This report is prepared solely for the use of our client and may not be used or relied upon by a third party for any purpose. Any such use or reliance will be at such party's risk.

The opinions and recommendations contained in this report apply to conditions existing when services were performed. ELS is not responsible for the impacts of any changes in environmental standards, practices, or regulations after the date of this report. ELS does not warrant the accuracy of supplemental information incorporated in this report that was supplied by others.

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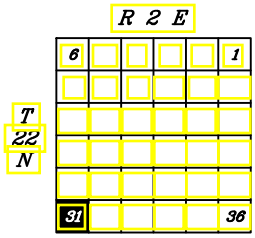
FIGURES AND PHOTOPLATES

WASHINGTON



47.3570° Latitude
-122.6018° Longitude

LOCATION MAP



PROJECT VICINITY MAP

SITE

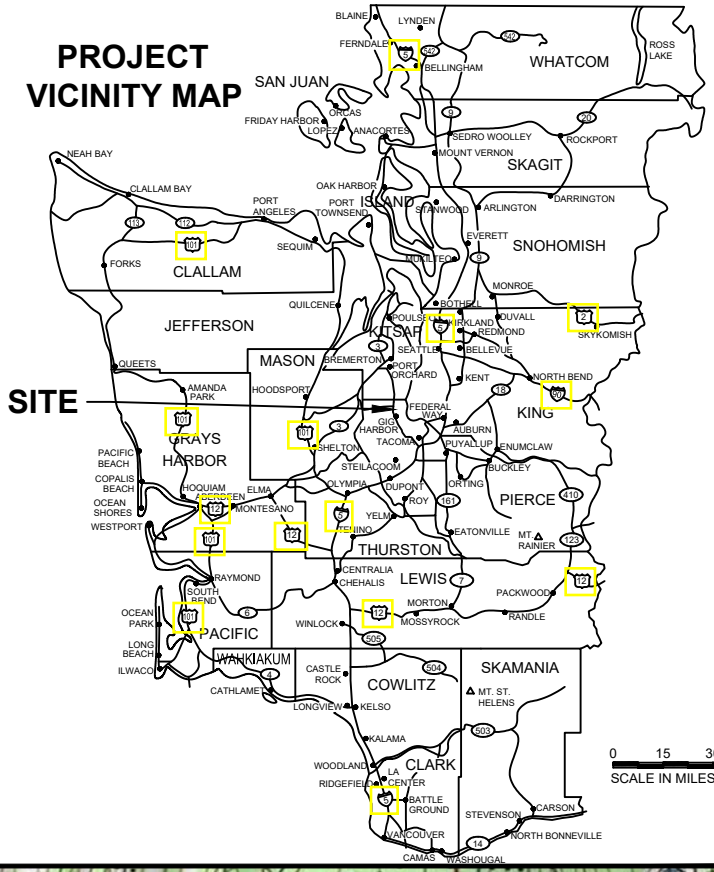
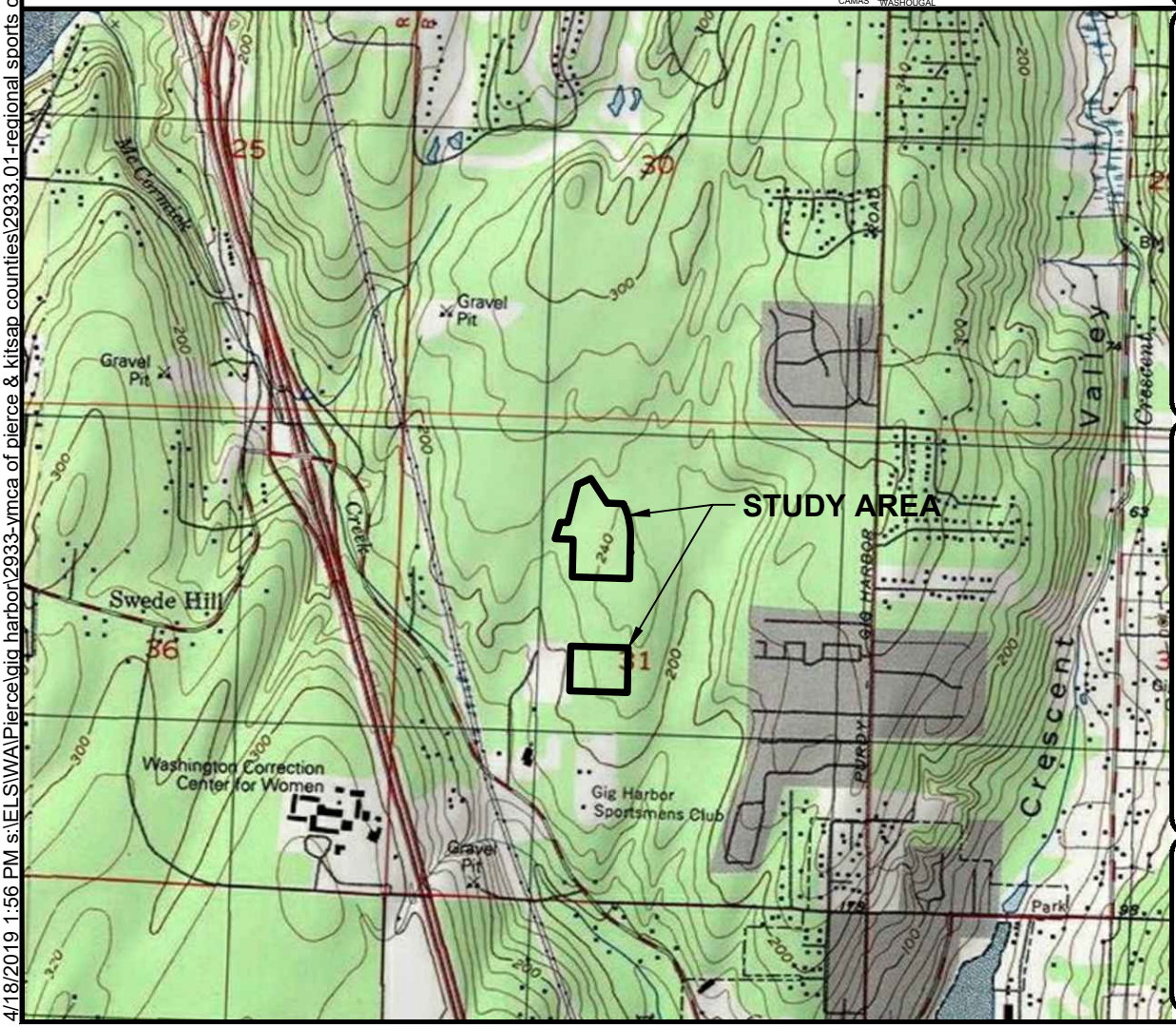


Figure 1
VICINITY MAP
YMCA Regional Sports Complex
YMCA of Pierce & Kitsap Counties
City of Gig Harbor, Pierce County, WA
Section 31, Township 22N, Range 2E, W.M.

DATE: 4/18/19
DWN: JLL
REQ. BY:
PRJ. MGR: KL
CHK: JB
PROJECT NO: 2933.01

1157 3rd Ave., Suite 220A
Longview, WA 98632
Phone: (360) 578-1371
Fax: (360) 414-9305
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Ecological Land Services



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Figure 3
SOIL SURVEY MAP
YMCA Regional Sports Complex
YMCA of Pierce & Kitsap Counties
City of Gig Harbor, Pierce County, WA
Section 31, Township 22N, Range 2E, W.M.

DATE: 4/18/19
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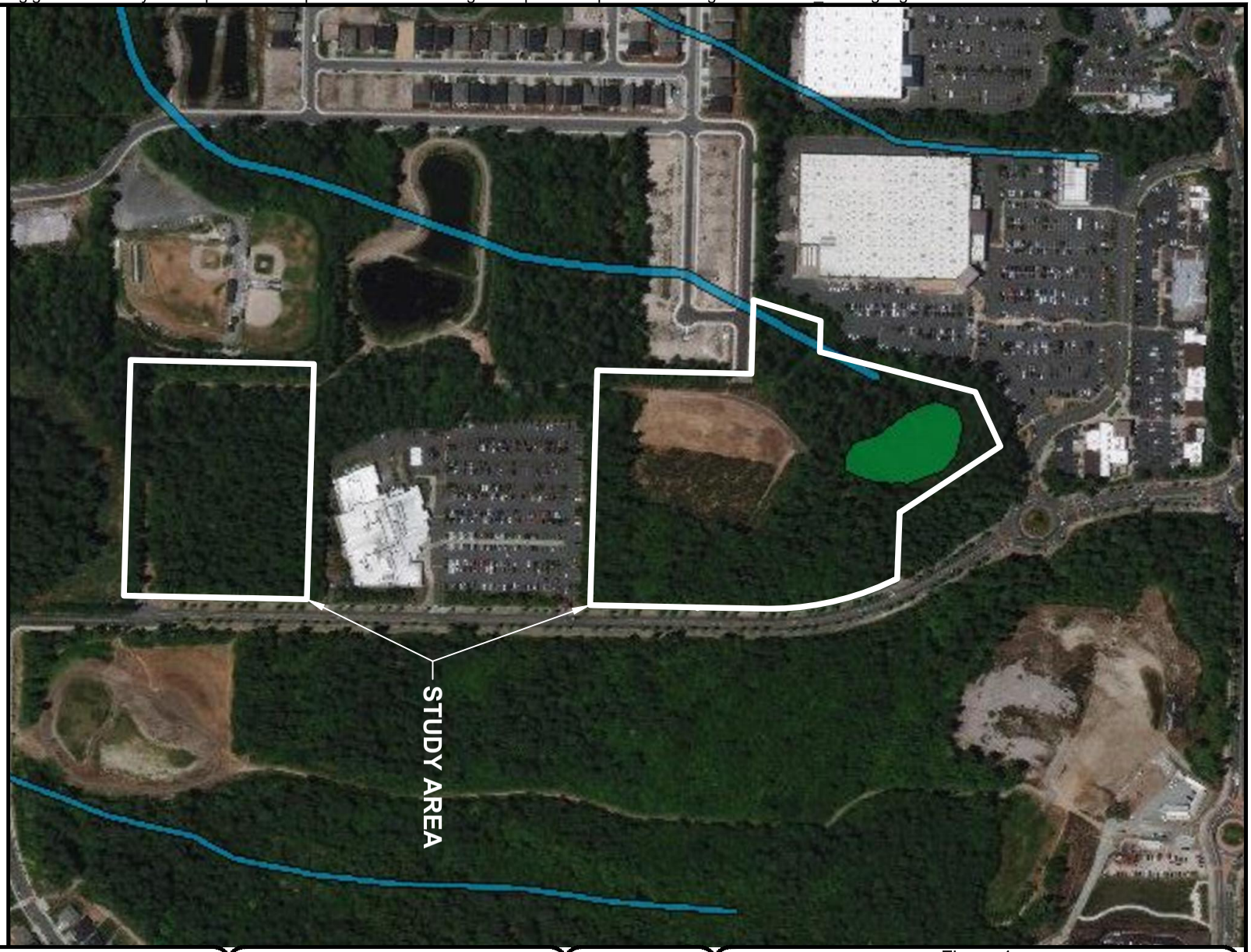
LEGEND:

12A Dupont muck. **Hydric.**
16C Harstine gravelly ashy sandy loam, 6 to 15 percent slopes. Not hydric.

NOTE(S):
1. Map provided on-line by NRCS at web address: *http://websoilsurvey.nrcs.usda.gov/app/*

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LEGEND:

- Riverine
- Freshwater Forested/Shrub Wetland

NOTE(S):

1. Map provided on-line by US Fish & Wildlife Service at web address: *http://www.fws.gov/wetlands/data/index.html*

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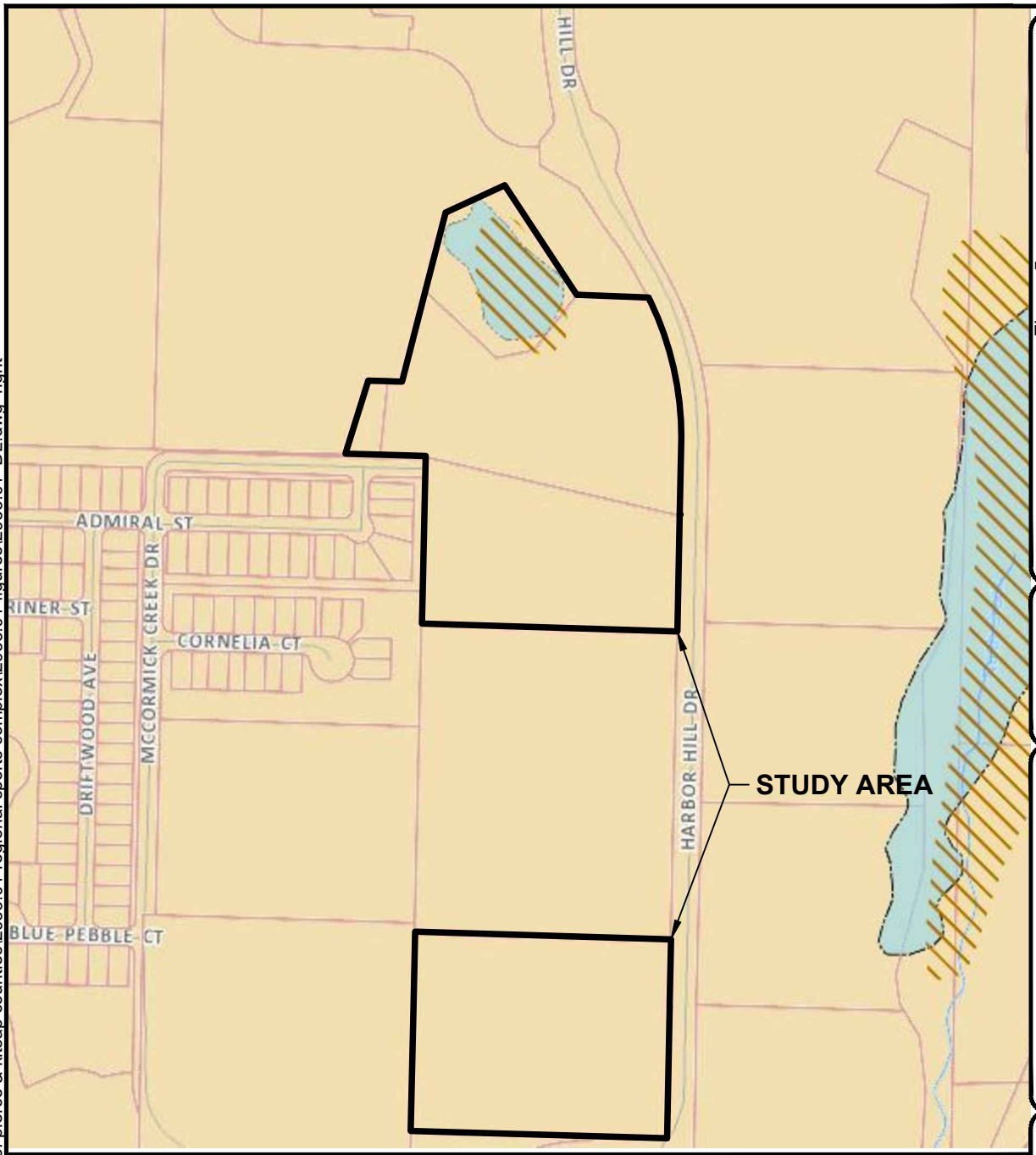
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Figure 4
NATIONAL WETLANDS INVENTORY MAP
YMCA Regional Sports Complex
YMCA of Pierce & Kitsap Counties
City of Gig Harbor, Pierce County, WA
Section 31, Township 22N, Range 2E, W.M.



Environmental

Hydric Soils

Hydro - Centerlines

Pipe

Hydro Centerline

Hydro Water Bodies

Wetlands

County Wetlands Inventory

Wetlands Delineation

Delineated

Verified

Unverified

Wetlands

Unconfirmed

Yes

No

Potential Wetland Review

Parcel

Tax Parcels

0 400 800

SCALE IN FEET

N W E S

Figure 5
PIERCE COUNTY CRITICAL AREAS MAP
YMCA Regional Sports Complex
YMCA of Pierce & Kitsap Counties
City of Gig Harbor, Pierce County, WA
Section 31, Township 22N, Range 2E, W.M.

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NOTE(S):

1. Map provided on-line by Pierce County at web address: *https://matterhornwab.co.pierce.wa.us/publicgis/*

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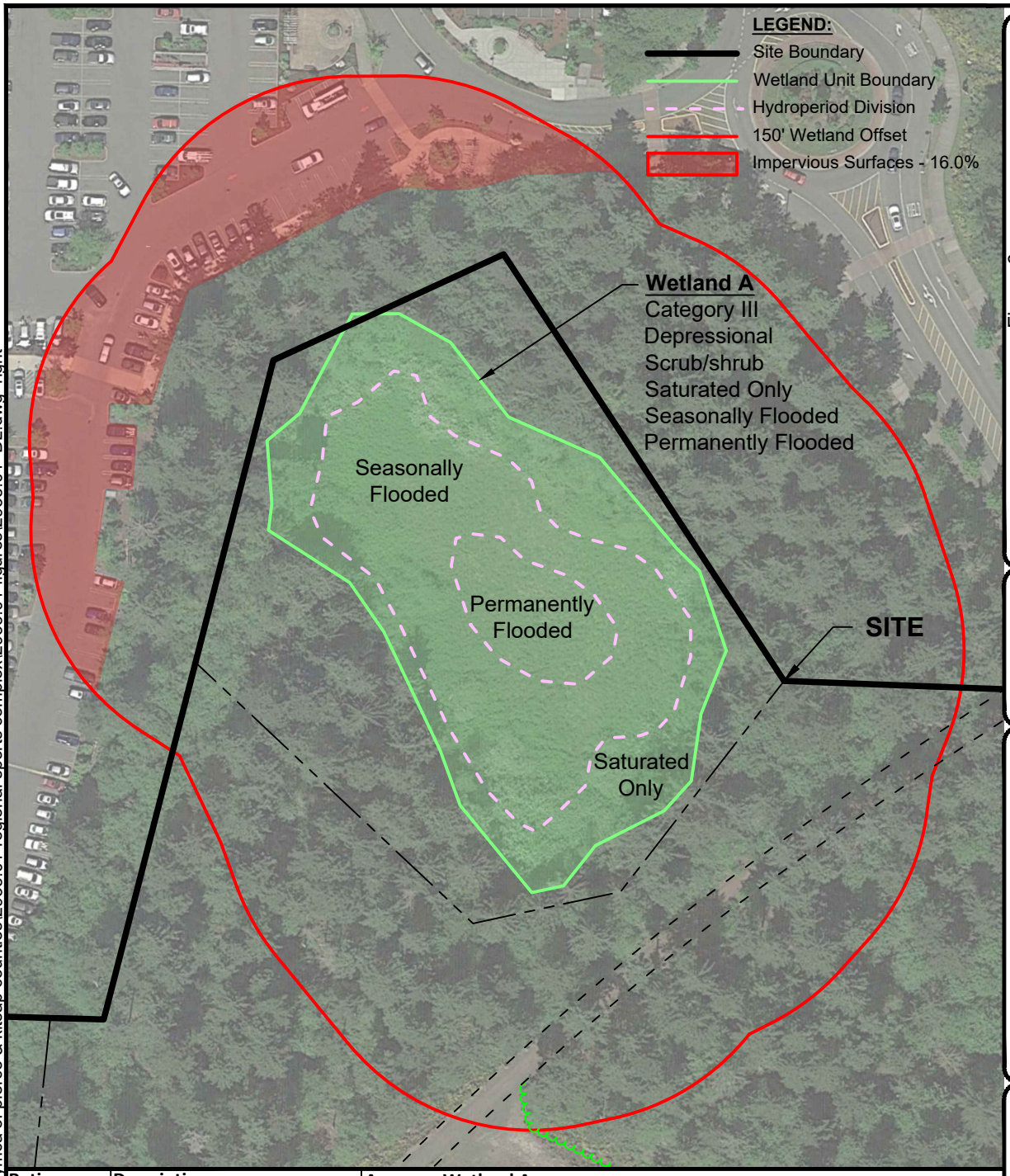


Figure 6
WETLAND RATING FIGURE-150' OFFSET
YMCA Regional Sports Complex
YMCA of Pierce & Kitsap Counties
City of Gig Harbor, Pierce County, WA
Section 31, Township 22N, Range 2E, W.M.

DATE: 4/18/19
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Rating Question	Description	Answer - Wetland A
D 1.1, D 4.1	Location of Outlet	Wetland has no outlet
D 1.3	Distribution of persistent plants	Wetland has persistent, ungrazed, plants >95% of area
D. 1.4	Area of seasonally flooded	Area seasonally ponded is >1/2 total area of wetland
D 2.2	Boundary of area w/in 150' of the wetland in land uses that generate pollutants	>10% of the area within 150' in land uses that generate pollutants
D 5.2	Boundary of area w/in 150' of the wetland in land uses that generate excess runoff	>10% of the area within 150' in land use that generate excess runoff
D 4.3	Contributing Basin-Contribution of wetland to storage in the watershed	Area of the basin is 10 to 100 times the area of the wetland
D 5.3	Contributing Basin covered in intensive land uses	>25% of the area of the basin covered with intensive land uses
H 1.1	Cowardin Plant Classes	Scrub/Shrub
H 1.2	Hydroperiods	Permanently Flooded, Seasonally Flooded, Saturated Only
H 1.4	Interspersion of habitats	No interspersion of habitats

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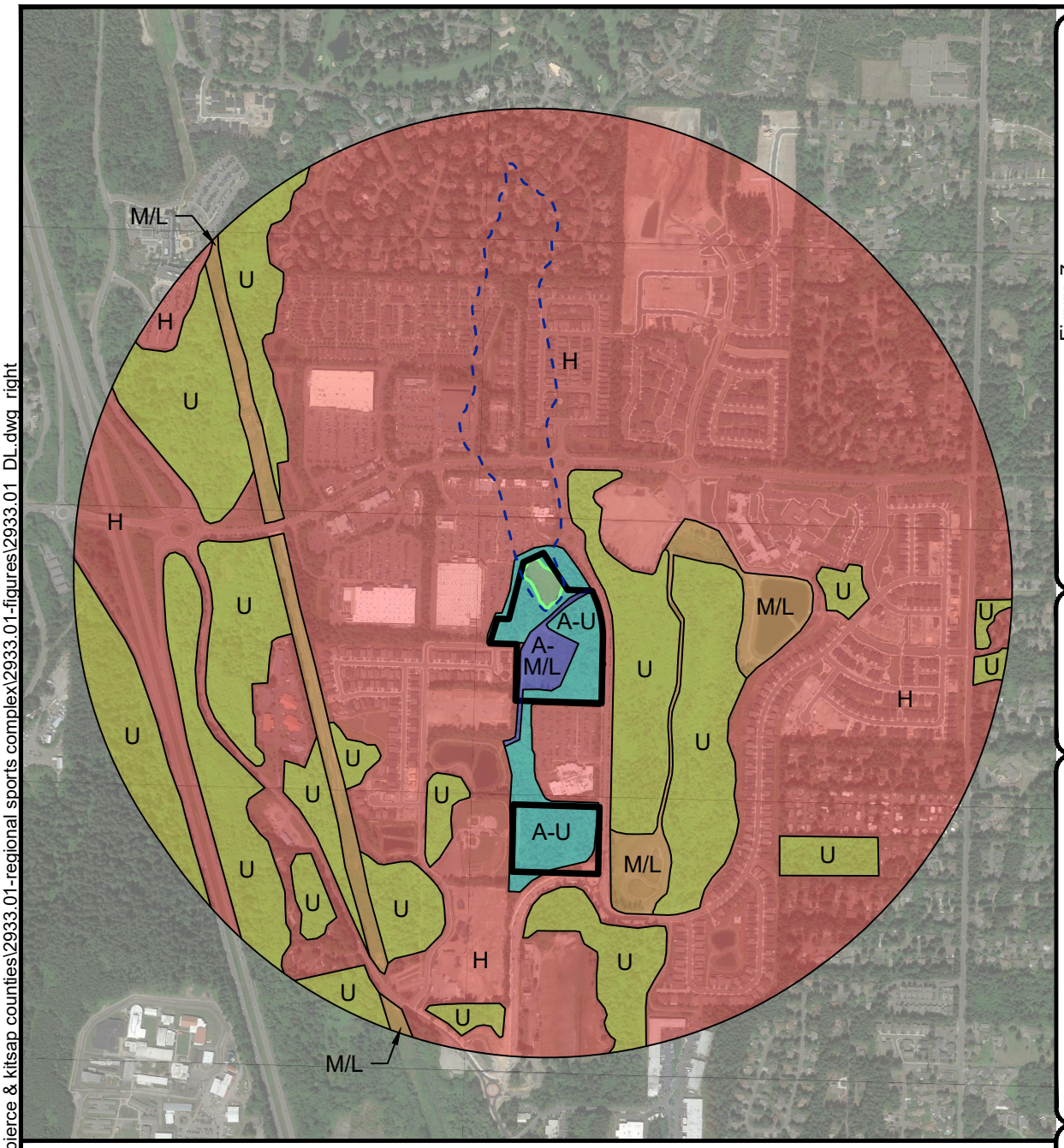


Figure 7
WETLAND RATING FIGURE-1 KM OFFSET
YMCA Regional Sports Complex
YMCA of Pierce & Kitsap Counties
City of Gig Harbor, Pierce County, WA
Section 31, Township 22N, Range 2E, W.M.

DATE: 4/18/19
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LEGEND:

- Study Area
- Wetland Unit Boundary
- Contributing Basin (24.4x area of wetland)

H2.1 Accessible Habitat

- A-U — A-U (2.4%)
- A-M/L — A-M/L (0.5%)

H2.2 Undisturbed Habitat

- U — U (21.3%)
- M/L — M/L (3.6%)

H2.3 Land Use Intensity

- H — H (72.2%)

SCALE IN FEET: 0, 1200, 2400

N, W, E, S

H 2.1. Accessible Habitat Equation

% A-U habitat **02.4%** + [(% A-M/L intensity land uses)/2] **00.3%** = **2.7%**

H 2.2. Total Undisturbed Habitat Equation

% A-U + % U habitat **23.7%** + [(% A-M/L + % M/L land uses)/2] **02.1%** = **25.8%**

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Photo 1 looks east down the path from Harbor Hill Drive. Wetland A is beyond the treeline beyond the trees in the upper left.



Photo 2 was taken from the same location as Photo 1 and looks to the east across a mowed grassy field and upland forest.



Photo 3 was taken from the same location looking southeast. No other wetlands were identified on this portion of the site.



Photo 4 was taken from the same location as Photos 1 through 3 looking south down the gravel pathway.

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DWN: KL
PRJ. MGR: KL
PROJ.#: 2933.01

Photoplate 1
Site Photos— Proposed Building Site
Regional Sports Complex
YMCA of Pierce & Kitsap Counties
Gig Harbor, Washington



Photo 5 was taken from the edge of Wetland A. Wetland A is a depressional scrub shrub system.



Photo 6 shows some of the permanently flooded areas in Wetland A with slough sedge and scrub shrub vegetation.



Photo 7 shows the boundary between Wetland A and the upland. Upland vegetation consisted of a shrub layer of salal, as seen in this photo.



Photo 8 shows the scrub shrub vegetation growing throughout the wetland. Costco borders the property where the trees thin out in the background.

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PRJ. MGR: KL
PROJ.#: 2933.01

Photoplate 2
Site Photos—Wetland A
Regional Sports Complex
YMCA of Pierce & Kitsap Counties
Gig Harbor, Washington



Photo 9 was taken from McCormick Creek Drive looking northeast across the southeast portion of the site, which is in a depression.



Photo 10 was taken from the same location as Photo 9 looking east toward the vegetation in this portion of the study area, which was a mix of FAC and FACU



Photo 11 was taken from the southwest corner of the site. Because this area was in a depression data was collected to test for wetland parameters.



Photo 12 was taken at Test Plot 1. The soils here had a high matrix chroma and were not hydric. No wetlands are present in this depression.

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PRJ. MGR: KL
PROJ.#: 2933.01

Photoplate 3
Site Photos—Upland
Regional Sports Complex
YMCA of Pierce & Kitsap Counties
Gig Harbor, Washington

APPENDIX A

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Regional Sports Complex City/County: Gig Harbor/Pierce Sampling Date: 3/27/17
Applicant/Owner: YMCA of Pierce & Kitsap Counties State: WA Sampling Point: TP-1
Investigator(s): L. Westervelt & K. Boa Section, Township, Range: S31, T22N, R2E
Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): convex Slope (%): 0-5
Subregion (LRR): MLRA2 Lat: 47.3575348969343 Long: -122.60123937293 Datum: NAD83
Soil Map Unit Name: 16C Harstine gravelly ashy sandy loam, 6 to 15 percent slopes NWI classification: none
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐	No ☒	**Is the Sampled Area within a Wetland?**	**Yes ☐**	**No ☒**
Hydric Soil Present?	Yes ☐	No ☒			
Wetland Hydrology Present?	Yes ☐	No ☒			

Remarks: Test Plot 1 is located east of Wetland A in upland forest on a gently sloping area west of Harbor Hill Drive. No wetland parameters were present here. The data was collected in this area during the ELS delineation completed in 2017. The conditions have not changed in the upland or wetland so the 2017 data currently represents conditions. 2019 site visit conducted by J. Bartlett and K. Lacey.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30 ft diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Tsuga heterophylla*	50	yes	FACU
2. *Thuja plicata*	5	no	FAC
3.			
4.			
50% = 27.5, 20% = 11	55	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20 ft diameter)			
1. *Gaultheria shallon*	80	yes	FACU
2. *Vaccinium parvifolium*	20	no	FACU
3. *Vaccinium ovatum*	5	no	FACU
4.			
5.			
50% = 52.5, 20% = 21	105	= Total Cover	
Herb Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
50% = , 20% =		= Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
50% = , 20% =		= Total Cover	

% Bare Ground in Herb Stratum 100

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	0	(A)
Total Number of Dominant Species Across All Strata:	2	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	0	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x1 =	
FACW species		x2 =	
FAC species		x3 =	
FACU species		x4 =	
UPL species		x5 =	
Column Totals:	(A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☐ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes ☐** **No ☒**

Remarks: Hydrophytic vegetation criteria is not met because the plot is dominated by FACU species.

Project Site: Regional Sports Complex

SOIL

Sampling Point: TP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	7.5YR 2.5/1	100					gr sa loam	chunks of wood present
12-16	10YR 4/6	100					gr sa loam	

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix, RC=Root Channel

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soils Present? **Yes** ☐ **No** ☒

Remarks: The soil profile does not meet any hydric soil indicators because there are no redoximorphic features and the bottom layer matrix chroma is too high.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stresses Plants (D1) **(LRR A)**
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) **(LRR A)**
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches):	
Water Table Present?	Yes	☐	No	☒	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches):	

Wetland Hydrology Present? **Yes** ☐ **No** ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Hydrology criteria is not met because there was no water or evidence of water present.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Regional Sports Complex City/County: Gig Harbor/Pierce Sampling Date: 4/5/19
Applicant/Owner: YMCA of Pierce & Kitsap Counties State: WA Sampling Point: TP-2
Investigator(s): K. Lacey; J. Bartlett Section, Township, Range: S31, T22N, R2E
Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 0-5
Subregion (LRR): MLRA2 Lat: 47.3567643729216 Long: -122.60320250617 Datum: NAD83
Soil Map Unit Name: 16C Harstine gravelly ashy sandy loam, 6 to 15 percent slopes NWI classification: none
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐	No ☒	**Is the Sampled Area within a Wetland?**	**Yes** ☐	**No** ☒
Hydric Soil Present?	Yes ☐	No ☒			
Wetland Hydrology Present?	Yes ☐	No ☒			

Remarks: Test Plot 2 is located in a depression southwest of Wetland A adjacent to McCormick Creek Drive. Data collected here was negative for all three wetland parameters.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30 ft diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Alnus rubra*	60	yes	FAC
2.			
3.			
4.			
50% = 30, 20% = 12	60	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20 ft diameter)			
1. *Gaultheria shallon*	30	yes	FACU
2. *Rubus spectabilis*	25	yes	FAC
3. *Ilex aquifolium*	10	no	FACU
4.			
5.			
50% = 22.5, 20% = 11	55	= Total Cover	
Herb Stratum (Plot size:)			
1. *Polystichum munitum*	5	yes	FACU
2. *Rubus ursinus*	5	yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
50% = 5, 20% = 2	10	= Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
50% = , 20% =		= Total Cover	
% Bare Ground in Herb Stratum 90			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	2	(A)
Total Number of Dominant Species Across All Strata:	5	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	40	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x1 =	
FACW species		x2 =	
FAC species		x3 =	
FACU species		x4 =	
UPL species		x5 =	
Column Totals:	(A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☐ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☐ **No** ☒

Remarks: Hydrophytic vegetation criteria is not met because there is less than 50 percent dominance by FAC species.

Project Site: Regional Sports Complex

SOIL Sampling Point: TP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
1	duff	100					duff	
1-4	10YR 3/3	98	10YR 4/6	2	C	M	gr sa loam	
4-5	charcoal						charcoal	
5-16	10YR 3/3	98	10YR 4/6	2	C	M	gr sa loam	
								gr - gravelly
								sa - sandy

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix, RC=Root Channel

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soils Present? **Yes** ☐ **No** ☒

Remarks: The soil profile does not meet any hydric soil indicators the soil matrix color is too high.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stresses Plants (D1) **(LRR A)**
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) **(LRR A)**
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches):	_____
Water Table Present?	Yes	☐	No	☒	Depth (inches):	_____
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches):	_____

Wetland Hydrology Present? **Yes** ☐ **No** ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Hydrology criteria is not met because there was no water or evidence of water present.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Regional Sports Complex City/County: Gig Harbor/Pierce Sampling Date: 4/5/19
Applicant/Owner: YMCA of Pierce & Kitsap Counties State: WA Sampling Point: TP-3
Investigator(s): K. Lacey; J. Bartlett Section, Township, Range: S31, T22N, R2E
Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 0-5
Subregion (LRR): MLRA2 Lat: 47.3566392800359 Long: -122.60322798688 Datum: NAD83
Soil Map Unit Name: 16C Harstine gravelly ashy sandy loam, 6 to 15 percent slopes NWI classification: none
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐	No ☒	**Is the Sampled Area within a Wetland?**	**Yes ☐**	**No ☒**
Hydric Soil Present?	Yes ☐	No ☒			
Wetland Hydrology Present?	Yes ☐	No ☒			

Remarks: Test Plot 3 is located south of Test Plot 2 in the same depression. Data collected here was negative for all three wetland parameters.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30 ft diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Alnus rubra*	50	yes	FAC
2. *Thuja plicata*	10	no	FAC
3.			
4.			
50% = 30, 20% = 12	60	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20 ft diameter)			
1. *Rubus spectabilis*	50	yes	FAC
2. *Gaultheria shallon*	25	yes	FACU
3. *Pseudotsuga menziesii*	10	no	FACU
4. *Ilex aquifolium*	5	no	FACU
5. *Vaccinium ovatum*	5	no	FACU
50% = 42.5, 20% = 19	95	= Total Cover	
Herb Stratum (Plot size:)			
1. *Polystichum munitum*	30	yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
50% = 15, 20% = 6	30	= Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
50% = , 20% =		= Total Cover	

% Bare Ground in Herb Stratum 70

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	2	(A)
Total Number of Dominant Species Across All Strata:	4	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	50	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x1 =	
FACW species		x2 =	
FAC species	110	x3 =	330
FACU species	75	x4 =	300
UPL species		x5 =	
Column Totals:	185 (A)		630 (B)

Prevalence Index = B/A = 3.4

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☐ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes ☐** **No ☒**

Remarks: Hydrophytic vegetation criteria is not met because the prevalence index is greater than 3.

Project Site: Regional Sports Complex

SOIL Sampling Point: TP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
1	duff	100					duff	
1-4	10YR 3/4	98	10YR 4/6	2	PL	M	gr sa loam	
4-5	charcoal						charcoal	
5-16	10YR 3/4	98	10YR 4/6	2	C	M	gr sa loam	
								gr - gravelly
								sa - sandy

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix, RC=Root Channel

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soils Present? **Yes** ☐ **No** ☒

Remarks: The soil profile does not meet any hydric soil indicators the soil matrix color is too high.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stresses Plants (D1) **(LRR A)**
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) **(LRR A)**
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches):	
Water Table Present?	Yes	☐	No	☒	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches):	

Wetland Hydrology Present? **Yes** ☐ **No** ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Hydrology criteria is not met because there was no water or evidence of water present.

APPENDIX B

WETLAND RATING FORM – WESTERN WASHINGTON

Version 2 – Updated July 2006 to increase accuracy and reproducibility among users
Updated Oct 2008 with new WDFW definitions for priority habitats

Name of wetland (if known): _____ Date of site visit:_____2007__

Rated by J. Bartlett Trained by Ecology? Yes ☒ No ☐ Date of Training: _____2006

SECTION: _____ TWNSHIP: _____RNGE: _____ Is S/T/R in Appendix D? Yes☐No☒

Map of wetland unit: Figure 2, 6 Estimated size 15,000 sq ft

SUMMARY OF RATING

Category based on FUNCTIONS provided by wetland

I ☐ **II** ☐ **III** ☒ **IV** ☐

Category I = Score >=70
Category II = Score 51-69
Category III = Score 30-50
Category IV = Score < 30

Score for Water Quality Functions	**28**
Score for Hydrologic Functions	**10**
Score for Habitat Functions	**7**
TOTAL Score for functions	**45**

Category based on SPECIAL CHARACTERISTICS of wetland

I ☐ II ☐ Does not Apply ☒

Final Category (choose the "highest" category from above) III

Summary of basic information about the wetland unit

Wetland Unit has Special Characteristics		Wetland HGM Class used for Rating	
Estuarine	☐	**Depressional**	☐
Natural Heritage Wetland	☐	**Riverine**	☐
Bog	☐	**Lake-fringe**	☐
Mature Forest	☐	**Slope**	☐
Old Growth Forest	☐	**Flats**	☐
Coastal Lagoon	☐	**Freshwater Tidal**	☐
Interdunal	☐		
None of the above	☒	Check if unit has multiple HGM classes present	☐

Does the wetland being rated meet any of the criteria below?

If you answer YES to any of the questions below you will need to protect the wetland according to the regulations regarding the special characteristics found in the wetland.

Check List for Wetlands That May Need Additional Protection (in addition to the protection recommended for its category)	YES	NO
SP1. *Has the wetland been documented as a habitat for any Federally listed Threatened or Endangered **animal** or **plant** species (T/E species)?* For the purposes of this rating system, "documented" means the wetland is on the appropriate state or federal database.	☐	☒
SP2. *Has the wetland unit been documented as habitat for any State listed Threatened or Endangered **animal** species?* For the purposes of this rating system, "documented" means the wetland is on the appropriate state database. Note: Wetlands with State listed plant species are categorized as Category 1 Natural Heritage Wetlands (see p. 19 of data form).	☐	☒
SP3. *Does the wetland contain individuals of Priority species listed by the WDFW for the state?*	☐	☒
SP4. *Does the wetland have a local significance in addition to its functions*? For example, the wetland has been identified in the Shoreline Master Program, the Critical Areas Ordinance, or in a local management plan as having special significance.	☐	☒

To complete the next part of the data sheet you will need to determine the Hydrogeomorphic Class of the wetland being rated.

The hydrogeomorphic classification groups wetlands into those that function in similar ways. This simplifies the questions needed to answer how well the wetland functions. The Hydrogeomorphic Class of a wetland can be determined using the key below. See p. 24 for more detailed instructions on classifying wetlands.

Classification of Wetland Units in Western Washington

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides (i.e. except during floods)?

☒NO – go to 2 ☐**YES** – the wetland class is **Tidal Fringe**

If yes, is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)? ☐ **YES – Freshwater Tidal Fringe** ☐**NO – Saltwater Tidal Fringe (Estuarine)**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is rated as an **Estuarine** wetland.* Wetlands that were called estuarine in the first and second editions of the rating system are called Salt Water Tidal Fringe in the Hydrogeomorphic Classification. Estuarine wetlands were categorized separately in the earlier editions, and this separation is being kept in this revision. To maintain consistency between editions, the term "Estuarine" wetland is kept. Please note, however, that the characteristics that define Category I and II estuarine wetlands have changed (see p.).

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

☒NO – go to 3 ☐**YES** – The wetland class is **Flats**

If your wetland can be classified as a "Flats" wetland, use the form for **Depressional** wetlands.

3. Does the wetland **meet both** of the following criteria?

☐ The vegetated part of the wetland is on the shores of a body of open water (without any vegetation on the surface) at least 20 acres (8 ha) in size;

☐ At least 30% of the open water area is deeper than 6.6 ft (2 m)?

☒NO – go to 4 ☐**YES –** The wetland class is **Lake-fringe (Lacustrine Fringe)**

4. Does the wetland **meet all** of the following criteria?

☐ The wetland is on a slope (*slope can be very gradual*),

☐ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks.

☐ The water leaves the wetland **without being impounded**?
NOTE: *Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3ft diameter and less than 1 foot deep).*

☒NO - go to 5 ☐**YES –** The wetland class is **Slope**

5. Does the entire wetland unit **meet all** of the following criteria?

☐ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river

☐ The overbank flooding occurs at least once every two years.

NOTE: The riverine unit can contain depressions that are filled with water when the river is not flooding.

☒NO - go to 6 ☐ **YES** – The wetland class is **Riverine**

6. Is the wetland in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year. *This means that any outlet, if present, is higher than the interior of the wetland.*

☐NO – go to 7 ☒**YES –** The wetland class is **Depressional**

7. Is the entire wetland located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

☐NO – go to 8 ☐ **YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within your wetland. NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM Classes within the wetland unit being rated	*HGM Class to Use in Rating*
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake-fringe	Lake-fringe
Depressional + Riverine along stream within boundary	Depressional
Depressional + Lake-fringe	Depressional
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE under wetlands with special characteristics

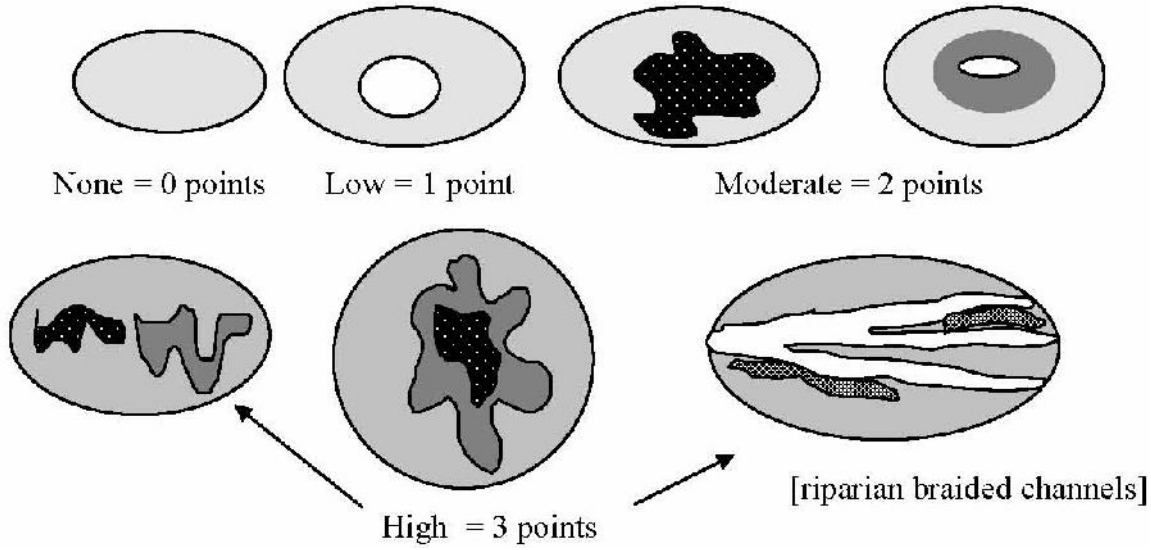
If you are unable still to determine which of the above criteria apply to your wetland, or you have more than 2 HGM classes within a wetland boundary, classify the wetland as **Depressional** for the rating.

D	**Depressional and Flats Wetlands** **WATER QUALITY FUNCTION –** Indicators that the wetland unit functions to improve water quality	**Points** (only 1 score per box)
D	**D 1. Does the wetland have the <u>potential</u> to improve water quality?**	***(see p.38)***
D	D 1.1 Characteristics of surface water flows out of the wetland: Unit is a depression with no surface water leaving it (no outlet) points = 3 Unit has an intermittently flowing, OR highly constricted, permanently flowing outlet points = 2 Unit has an unconstricted, or slightly constricted, surface outlet *(permanently flowing)* points = 1 Unit is a "flat" depression (Q. 7 on key), or in the Flats class, with permanent surface outflow **and no obvious natural outlet** and/or outlet is a man-made ditch points = 1 *(if ditch is not permanently flowing treat unit as "intermittently flowing")* Provide photo or drawing	**Figure 6** **3**
D	D 1.2 The soil 2 inches below the surface (or duff layer) is clay or organic *(use NRCS definitions)* YES points = 4 NO points = 0	**4**
D	D 1.3 Characteristics of persistent vegetation (emergent, shrub, and/or forest Cowardin class): Wetland has persistent, ungrazed, vegetation > = 95% of area points = 5 Wetland has persistent, ungrazed, vegetation > = 1/2 of area points = 3 Wetland has persistent, ungrazed vegetation > = 1/10 of area points = 1 Wetland has persistent, ungrazed vegetation <1/10 of area points = 0 Map of Cowardin vegetation classes	**Figure 6** **3**
D	D1.4 Characteristics of seasonal ponding or inundation. *This is the area of the wetland that is ponded for at least 2 months, but dries out sometime during the year. Do not count the area that is permanently ponded. Estimate area as the average condition 5 out of 10 yrs.* Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is > ¼ total area of wetland points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0 Map of Hydroperiods	**Figure 6** **4**
D	**Total for D 1** *Add the points in the boxes above*	**14**
D	**D 2. Does the wetland have the <u>opportunity</u> to improve water quality?** Answer YES if you know or believe there are pollutants in groundwater or surface water coming into the wetland that would otherwise reduce water quality in streams, lakes or groundwater downgradient from the wetland? *Note which of the following conditions provide the sources of pollutants. A unit may have pollutants coming from several sources, but any single source would qualify as opportunity.* ☐ Grazing in the wetland or within 150 ft ☒ Untreated stormwater discharges to wetland ☐ Tilled fields or orchards within 150 ft of wetland ☐ A stream or culvert discharges into wetland that drains developed areas, residential areas, farmed fields, roads, or clear-cut logging ☒ Residential, urban areas, golf courses are within 150 ft of wetland ☐ Wetland is fed by groundwater high in phosphorus or nitrogen ☐ Other _____ ☒ **YES** multiplier is **2** ☐ **NO** multiplier is **1**	***(see p.44)*** multiplier **<u>2</u>**
D	**<u>TOTAL</u> - Water Quality Functions** Multiply the score from D1 by D2 ***Add score to table on p. 1***	**28**

D	**Depressional and Flats Wetlands** HYDROLOGIC FUNCTIONS - Indicators that wetland functions to reduce flooding and stream degradation	**Points**
	D 3. Does the wetland have the potential to reduce flooding and erosion?	*(see p.46)*
D	D 3.1 Characteristics of surface water flows out of the wetland unit Unit is a depression with no surface water leaving it (no outlet) points = 4 Unit has an intermittently flowing, OR highly constricted permanently flowing outlet points = 2 Unit is "flat" depression (Q. 7 on key), or in the Flats class, with permanent surface outflow **and no obvious natural outlet** and/or is a man-made ditch points = 1 *(If ditch is not permanently flowing treat unit as "intermittently flowing")* Unit has an unconstricted, or slightly constricted, surface outlet (permanently flowing) points = 0	Figure 6 **4**
D	D 3.2 Depth of storage during wet periods *Estimate the height of ponding above the bottom of the outlet. For units with no outlet measure from the surface of permanent water or deepest part (if dry).* Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 The wetland is a "headwater" wetland"points = 5 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 Unit is flat (yes to Q 2 or Q. 7 on key) but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft points = 0	Figure 6 **3**
D	D 3.3 Contribution of wetland to storage in the watershed *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.* The area of the basin is less than 10 times the area of unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = 3 The area of the basin is more than 100 times the area of the unit points = 0 Entire unit is in the FLATS class points = 5	Figure 6 **3**
D	**Total for D 3** *Add the points in the boxes above*	**10**
D	**D 4. Does the wetland have the opportunity to reduce flooding and erosion?** Answer YES if the unit is in a location in the watershed where the flood storage, or reduction in water velocity it provides, helps protect downstream property and aquatic resources from flooding or excessive and/or erosive flows. Answer NO if the water coming into the wetland is controlled by a structure such as flood gate, tide gate, flap valve, reservoir etc. OR you estimate that more than 90% of the water in the wetland is from groundwater in areas where damaging groundwater flooding does not occur. *Note which of the following indicators of opportunity apply.* ☐ Wetland is in a headwater of a river or stream that has flooding problems ☐ Wetland drains to a river or stream that has flooding problems ☐ Wetland has no outlet and impounds surface runoff water that might otherwise flow into a river or stream that has flooding problems ☐ Other _____ ☐ **YES** multiplier is **2** ☒ **NO** multiplier is **1**	*(see p.49)* multiplier **1**
D	**TOTAL - Hydrologic Functions** Multiply the score from D 3 by D 4 ***Add score to table on p. 1***	**10**

These questions apply to wetlands of all HGM classes HABITAT FUNCTIONS – Indicators that wetland functions to provide important habitat	**Points** (only 1 score per box)
H 1. Does the wetland have the <u>potential</u> to provide habitat for many species?	
H 1.1 <u>Vegetation structure</u> ***(see p. 72)***	Figure **6**
Check the types of vegetation classes present (as defined by Cowardin)- Size threshold for each class is ¼ acre or more than 10% of the area if unit is smaller than 2.5 acres. ☐ Aquatic bed ☐ Emergent plants ☒ Scrub/shrub (areas where shrubs have >30% cover) ☐ Forested (areas where trees have >30% cover)	
If the unit has a forested class check if: ☐ Forested areas have 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the forested polygon	**0**
Add the number of vegetation types that qualify. If you have: 4 types or more — points = 4 3 types — points = 2 2 types — points = 1 1 type — points = 0 Map of Cowardin vegetation classes	
H 1.2 <u>Hydroperiods</u> ***(see p. 73)***	Figure **6**
Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ acre to count. (See text for description of hydroperiods.) ☒ Permanently flooded or inundated — 4 or more types present — points = 3 ☒ Seasonally flooded or inundated — 3 types present — points = 2 ☐ Occasionally flooded or inundated — 2 types present — points = 1 ☒ Saturated only ☐ Permanently flowing stream or river in, or adjacent to, the wetland ☐ Seasonally flowing stream or river in, or adjacent to, the wetland ☐ ***Lake-fringe wetland* = 2 points** ☐ ***Freshwater tidal wetland* = 2 points**	**2**
H 1.3 <u>Richness of Plant Species</u> ***(see p. 75)*** Count the number of plant species in the wetland that cover at least 10 ft^2. *(Different patches of the same species can be combined to meet the size threshold.)* *You do not have to name the species.* *Do not include Eurasian Milfoil, reed canarygrass, purple loosestrife, Canadian Thistle.* If you counted: > 19 species — points = 2 5 - 19 species — points = 1 *List species below if you want to:* <5 species — points = 0	**1**

Total for page: **3**

H 1.4 Interspersion of habitats ***(see p. 76)*** Decide from the diagrams below whether interspersion between Cowardin vegetation classes (described in H 1.1), or classes and unvegetated areas (can include open water or mudflats) is high, medium, low, or none.  NOTE: If you have four or more classes or three vegetation classes and open water the rating is always "high". Use map of Cowardin vegetation classes	**Figure 6** **0**
H 1.5 Special Habitat Features: ***(see p. 77)*** *Check the habitat features that are present in the wetland. The number of checks is the number of points you put into the next column.* ☒ Large, downed, woody debris within the wetland (>4in. diameter and 6 ft long). ☐ Standing snags (diameter at bottom >4 inches) in the wetland ☐ Undercut banks are present for at least 6.6 ft. (2m) and/or overhanging vegetation extends at least 3.3 ft (1m) over a stream (or ditch) in, or contiguous with the unit, for at least 33 ft (10m) ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (>30 degree slope) OR signs of recent beaver activity are present *(cut shrubs or trees that have not yet turned grey/brown)* ☒ At least ¼ acre of thin-stemmed persistent vegetation or woody branches are present in areas that are permanently or seasonally inundated *(structures for egg-laying by amphibians)* ☒ Invasive plants cover less than 25% of the wetland area in each stratum of plants *Note: The 20% stated in early printings of the manual on page 78 is an error*	**3**
H 1. TOTAL Score – potential for providing habitat *Add the scores from H1.1, H1.2, H1.3, H1.4, H1.5*	**6**

Comments:

H 2. Does the wetland have the opportunity to provide habitat for many species?*)*	
H 2.1 Buffers ***(see p. 80)*** *Choose the description that best represents condition of buffer of wetland. The highest scoring criterion that applies to the wetland is to be used in the rating. See text for definition of "undisturbed."* ☐ 100 m (330ft) of relatively undisturbed vegetated areas, rocky areas, or open water >95% of circumference. No structures are within the undisturbed part of buffer. (relatively undisturbed also means no grazing, no landscaping, no daily human use) **Points = 5** ☐ 100 m (330 ft) of relatively undisturbed vegetated areas, rocky areas, or open water >50% circumference. **Points = 4** ☐ 50 m (170ft) of relatively undisturbed vegetated areas, rocky areas, or open water >95% circumference. **Points = 4** ☐ 100 m (330ft) of relatively undisturbed vegetated areas, rocky areas, or open water >25% circumference. **Points = 3** ☐ 50 m (170ft) of relatively undisturbed vegetated areas, rocky areas, or open water for > 50% circumference. **Points = 3** **If buffer does not meet any of the three criteria above** ☐ No paved areas (except paved trails) or buildings within 25 m (80ft) of wetland > 95% circumference. Light to moderate grazing, or lawns are OK. **Points = 2** ☐ No paved areas or buildings within 50m of wetland for >50% circumference. Light to moderate grazing or lawns are OK **Points = 2** ☐ Heavy grazing in buffer. **Points = 1** ☐ Vegetated buffers are <2m wide (6.6ft) for more than 95% of the circumference (e.g. tilled fields, paving, basalt bedrock extend to edge of wetland) **Points = 0** ☒ Buffer does not meet any of the criteria above. **Points = 1** Aerial photo showing buffers	**Figure__** **1**
H 2.2 Corridors and Connections ***(see p. 81)*** H 2.2.1 Is the wetland part of a relatively undisturbed and unbroken vegetated corridor (either riparian or upland) that is at least 150 ft wide, has at least 30% cover of shrubs, forest or native undisturbed prairie, that connects to estuaries, other wetlands or undisturbed uplands that are at least 250 acres in size? *(dams in riparian corridors, heavily used gravel roads, paved roads, are considered breaks in the corridor).* ☐YES = **4 points** (*go to H 2.3*) ☒NO = go to H 2.2.2 H 2.2.2 Is the wetland part of a relatively undisturbed and unbroken vegetated corridor (either riparian or upland) that is at least 50ft wide, has at least 30% cover of shrubs or forest, and connects to estuaries, other wetlands or undisturbed uplands that are at least 25 acres in size? **OR** a **Lake-fringe** wetland, if it does not have an undisturbed corridor as in the question above? ☐YES = **2 points** (*go to H 2.3*) ☒NO = H 2.2.3 H 2.2.3 Is the wetland: within 5 mi (8km) of a brackish or salt water estuary OR within 3 mi of a large field or pasture (>40 acres) OR within 1 mi of a lake greater than 20 acres? ☐YES = **1 point** ☒NO = **0 points**	**0**

Total for page: **1**

H 2.3 Near or adjacent to other priority habitats listed by WDFW ***(see new and complete descriptions of WDFW priority habitats, and the counties in which they can be found, in the PHS report http://wdfw.wa.gov/hab/phslist.htm)***

Which of the following priority habitats are within 330ft (l00m) of the wetland unit? *NOTE: the connections do not have to be relatively undisturbed.*

- ☐ **Aspen Stands:** Pure or mixed stands of aspen greater than 0.4 ha (1 acre).
- ☐ **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife *(full descriptions in WDFW PHS report p. 152).*
- ☐ **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- ☐ **Old-growth/Mature forests:** (Old-growth west of Cascade crest) Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 20 trees/ha (8 trees/acre) > 81 cm (32 in) dbh or > 200 years of age. (Mature forests) Stands with average diameters exceeding 53 cm (21 in) dbh; crown cover may be less than 100%; crown cover may be less that 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80 - 200 years old west of the Cascade crest.
- ☐ **Oregon white Oak:** Woodlands Stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important *(fill descriptions in WLDFW PHS report p. 158).*
- ☐ **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- ☐ **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie *(full descriptions in WDFW PHS report p. 161).*
- ☐ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- ☐ **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. *(full descriptions of habitats and the definition of relatively undisturbed are in WDFW report.' pp. 167-169 and glossary in Appendix A).*
- ☐ **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- ☐ **Cliffs:** Greater than 7.6 m (25 ft) high and occurring below 5000 ft.
- ☐ **Talus:** Homogenous areas of rock rubble ranging in average size 0.15 - 2.0 m (0.5 - 6.5 ft), composed of basalt andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- ☐ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 51 cm (20 in) in western Washington and are > 2 m (6.5 ft) in height. Priority logs are > 30 cm (12 in) in diameter at the largest end, and > 6 m (20 if) long.

If wetland has **3 or more** priority habitats = **4 points**
If wetland has **2** priority habitats = **3 points**
If wetland has **1** priority habitat = **1 point** No habitats = 0 points

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list. Nearby wetlands are addressed in question H 2.4)

0

H 2.4 Wetland Landscape *(choose the **one** description of the landscape around the wetland that best fits)* ***(see p. 84)*** ☐ There are at least 3 other wetlands within ½ mile, and the connections between them are relatively undisturbed (light grazing between wetlands OK, as is lake shore with some boating, but connections should NOT be bisected by paved roads, fill, fields, or other development. points = 5 ☐ The wetland is Lake-fringe on a lake with little disturbance and there are 3 other lake-fringe wetlands within ½ mile points = 5 ☐ There are at least 3 other wetlands within ½ mile, BUT the connections between them are disturbed points = 3 ☐ The wetland is Lake-fringe on a lake **with** disturbance and there are 3 other lake-fringe wetlands within ½ mile points = 3 ☐ There is at least 1 wetland within ½ mile. points = 2 ☒ There are no wetlands within ½ mile. points = 0	**0**
H 2. TOTAL Score -opportunity for providing habitat *Add the scores in the column above*	**1**
TOTAL for H 1 from page 14	**6**
Total Score for Habitat Functions – add the points for H 1, H 2 and record the result on p. 1	**7**

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Please determine if the wetland meets the attributes described below and circle the appropriate answers and Category.

Wetland Type *Check off any criteria that apply to the wetland. Select the appropriate Category (from dropdown menu in Category column) when the appropriate criteria are met.*	**Category**
SC 1.0 Estuarine wetlands ***(see p. 86)*** Does the wetland meet the following criteria for Estuarine wetlands? ☐ The dominant water regime is tidal, ☐ Vegetated, and ☐ With a salinity greater than 0.5 ppt. ☐YES = Go to SC 1.1 ☐NO	
SC 1.1 Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? ☐YES = Category I ☐NO go to SC 1.2	Cat. I
SC 1.2 Is the wetland at least 1 acre in size and meets at least two of the following three conditions? YES = Category I NO = Category II ☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. If the non-native *Spartina* spp. are the only species that cover more than 10% of the wetland, then the wetland should be given a dual rating (I/II). The area of Spartina would be rated a Category II while the relatively undisturbed upper marsh with native species would be a Category I. Do not, however, exclude the area of Spartina in determining the size threshold of 1 acre. ☐ At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. ☐ The wetland has at least 2 of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands.	Cat. I Cat. II Dual rating I/II

SC 2.0 Natural Heritage Wetlands ***(see p. 87)*** — Cat. I

Natural Heritage wetlands have been identified by the Washington Natural Heritage Program/DNR as either high quality undisturbed wetlands or wetlands that support state Threatened, Endangered, or Sensitive plant species.

SC 2.1 Is the wetland being rated in a Section/Township/Range that contains a Natural Heritage wetland? *(this question is used to screen out most sites before you need to contact WNHP/DNR)*

S/T/R information from Appendix D ☐ or accessed from WNHP/DNR web site ☐

YES ☐ – contact WNHP/DNR (see p. 79) and go to SC 2.2 NO ☐

SC 2.2 Has DNR identified the wetland as a high quality undisturbed wetland or as or as a site with state threatened or endangered plant species?

☐YES = Category I ☐NO__not in a Heritage Wetland

SC 3.0 Bogs ***(see p. 87)***

Does the wetland unit (**or part of the unit**) meet both the criteria for soils and vegetation in bogs? *Use the key below to identify if the wetland is a bog.* ***If you answer yes you will still need to rate the wetland based on its functions.***

1. Does the unit have organic soil horizons (i.e. layers of organic soil), either peats or mucks, that compose 16 inches or more of the first 32 inches of the soil profile? (See Appendix B for a field key to identify organic soils)
   Yes ☐ - go to Q. 3 No ☐ go to Q. 2
2. Does the unit have organic soils, either peats or mucks that are less than 16 inches deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on a lake or pond?
   Yes ☐ - go to Q. 3 No ☐ - Is not a bog for purpose of rating
3. Does the unit have more than 70% cover of mosses at ground level, AND other plants, if present, consist of the "bog" species listed in Table 3 as a significant component of the vegetation (more than 30% of the total shrub and herbaceous cover consists of species in Table 3)?
   Yes ☐– Is a bog for purpose of rating No ☐-go to Q. 4
   NOTE: If you are uncertain about the extent of mosses in the understory you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16" deep. If the pH is less than 5.0 and the "bog" plant species in Table 3 are present, the wetland is a bog.
4. Is the unit forested (> 30% cover) with sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Englemann's spruce, or western white pine, WITH any of the species (or combination of species) on the bog species plant list in Table 3 as a significant component of the ground cover *(> 30% coverage of the total shrub/herbaceous cover)?*
   YES ☐ = Category I NO ☐ Is not a bog for purpose of rating

Cat. I

SC 4.0 Forested Wetlands *(see p. 90)* Does the wetland unit have at least 1 acre of forest that meets one of these criteria for the Department of Fish and Wildlife's forests as priority habitats? *If you answer yes you will still need to rate the wetland based on its functions.* ☐ **Old-growth forests**: (west of Cascade crest) Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/acre (20 trees/hectare) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 inches (81 cm) or more. NOTE: The criterion for dbh is based on measurements for upland forests. Two-hundred year old trees in wetlands will often have a smaller dbh because their growth rates are often slower. The DFW criterion is and "OR" so old-growth forests do not necessarily have to have trees of this diameter. ☐ **Mature forests**: (west of the Cascade Crest) Stands where the largest trees are 80 – 200 years old OR have average diameters (dbh) exceeding 21 inches (53cm); crown cover may be less that 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth. ☐YES = Category I ☐ NO not a forested wetland with special characteristics	**Cat. I**
SC 5.0 Wetlands in Coastal Lagoons *(see p. 91)* Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? ☐ The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks ☐ The lagoon in which the wetland is located contains surface water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon *(needs to be measured near the bottom)* ☐ YES = Go to SC 5.1 NO ☐ not a wetland in a coastal lagoon SC 5.1 Does the wetland meet all of the following three conditions? ☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of invasive plant species (see list of invasive species on p. 74). ☐ At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. ☐ The wetland is larger than 1/10 acre (4350 square feet) YES ☐= Category I NO ☐= Category II	**Cat. I** **Cat. II**

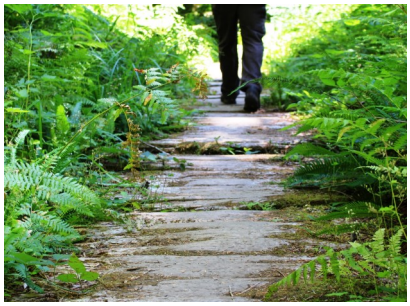
SC 6.0 Interdunal Wetlands ***(see p. 93)*** Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? ☐ YES = Go to SC 6.1 ☐NO -- not an interdunal wetland for rating ***If you answer yes you will still need to rate the wetland based on its functions.*** In practical terms that means the following geographic areas: • Long Beach Peninsula – lands west of SR103 • Grayland-Westport- lands west of SR 105 • Ocean Shores-Copalis- lands west of SR 115 and SR 109 SC 6.1 Is the wetland one acre or larger, or is it in a mosaic of wetlands that is one acre or larger? ☐ YES = Category II ☐ NO go to SC 6.2 SC 6.2 Is the wetland between 0.1 and 1 acre, or is it in a mosaic of wetlands that is between 0.1 and 1 acre,? ☐ YES = Category III	**Cat.II** **Cat.III**
Category of wetland based on Special Characteristics *Choose the "highest" rating if wetland falls into several categories, and record on p. 1.* If you answered NO for all types enter "Not Applicable" on p. 1.	**Select...**

Comments

RECEIVED
By C. ANDREWS at 1:41 pm, Feb 28, 2023

BUFFER MITIGATION PLAN

February 2023







YMCA Sports Complex
Gig Harbor, Washington

Prepared for

YMCA of Pierce and Kitsap Counties
Attn: Loren Johnson
4717 South 19th Street, Suite 201
Tacoma, Washington 98405
Phone (253) 534-7800

Prepared by
Ecological Land Services
1157 3rd Avenue, Suite 220A • Longview, WA 98632
(360) 578-1371 • Project Number 2933.02

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APPENDIX A

Phase 1A Site Plan

SIGNATURE PAGE

The information and data in this report were compiled and prepared under the supervision and direction of the undersigned.

Joanne Bartlett, PWS
Senior Biologist

Megan Mill
Biologist

INTRODUCTION

Ecological Land Services, Inc. (ELS) was contracted by YMCA of Pierce and Kitsap Counties to complete a buffer mitigation plan for the proposed Gig Harbor YMCA Sports Complex Phase 1A located within Pierce County Tax Parcels 4002470011, 4002470012, and 4002470030 (hereinafter referred to as the study area). The study area is located to the north and south of 10550 Harbor Hill Drive, in Gig Harbor, Washington, within a portion of Section 31, Township 22 North, Range 2 East of the Willamette Meridian, (Figures 1 and 2). This buffer mitigation plan has been prepared to offset impacts to the buffer of the offsite wetland (Wetland A) in accordance with the *Gig Harbor Municipal Code* (*GHMC*) *Chapter 18.08 Critical Areas, Chapter 18.08.038-.180 Wetlands (2007).*

Project History

The study area and two adjoining Gig Harbor owned parcels (4002470090 and 4002470100) were assessed by ELS in April of 2007, and again in April of 2019. The *Regional Sports Complex Wetland Delineation Report* (ELS 2019) contains detailed information regarding delineation methodology and field observations of the critical areas, as well as the 2004 wetland rating for Wetland A. The wetland rating figure has been updated to current conditions as several years have passed since the original delineation report in 2019 (Figure 4).

The two Gig Harbor owned parcels, one of which Wetland A is located within, are not included in this buffer mitigation plan as they will not be affected by the proposal. The wetland delineation and categorization within the delineation report are vested under the 2007 *GHMC, Chapter 18.08*, which requires the use of the 2004 wetland rating system. Wetland A was rated by functions according to *Washington State Wetlands Rating System for Western Washington-2004, 2008 Update* (Rating System) (Hruby 2004). Rating information is shown in Table 1 and information related to buffer widths is shown in Table 2.

Table 1. Summary of Wetland Categorization

Wetland	HGM Class	Vegetation Class	Hydroperiods	Total Score	Habitat Score	Category
A	Depressional	Scrub/Shrub	• Permanently Flooded • Seasonally Flooded • Saturated Only	55	7	III

Table 2. Summary of Wetland Buffers

Critical Area	Category/Type	Habitat Score	Land Use Impact	Standard Buffer[1]
Wetland A	III Depressional	7 (Low)	High (recreational uses)	80 feet

[1]*GHMC Chapter 18.08.110(A)(1)(b).*

STUDY AREA DESCRIPTION

The study area is composed of three parcels within a heavily developed area on the west side of Harbor Hill Drive in Gig Harbor (Figure 1). These parcels are within Planned Community Development zoning (PCD-BP) and surrounded by a mix of commercial and high-density residential development. The Tom Taylor YMCA lies between the parcels that make up the study area, dividing the study area into two sections (Figure 2).

The northern section of the study area consists of tax parcels 4002470011 and 4002470012. This area is bordered by Wetland A to the north, Harbor Hill Drive and Swift Water Elementary School to the east, the Tom Taylor YMCA to the south, and Costco and a housing development to the west. Currently, the northern portion of the study area is mostly undeveloped, except for a gravel pathway that accesses this area from Harbor Hill Drive. The pathway runs southwest through the northeast portion of the study area, turning south and running parallel to the housing development west of the study area. This trail was being used by community members during the 2019 site visit. There is a mowed grassy field located in the middle of the northern portion of the study area that appears to be maintained and used by the community. The rest of the northern portion of the study area is undisturbed and vegetated with a mixed coniferous and deciduous forest. Topography throughout this area slopes gently down from east to west.

The southern portion of the study area lies south of the Tom Taylor YMCA and consists of tax parcel 4002470030. The Gig Harbor Little League Fields border the western side of this parcel and Harbor Hill Drive runs adjacent to the eastern and southern parcel lines. This parcel also slopes from east to west and is composed of mixed coniferous and deciduous forest. The property is undeveloped except for a gravel road that runs along the southern and western property lines and appears to provide access to the stormwater pond west of the Tom Taylor YMCA.

EXISTING BUFFER CONDITIONS

Wetland A's buffer is 80 feet wide and densely vegetated with native, upland trees and shrubs including Douglas fir (*Pseudotsuga menziesii*, FACU), Western hemlock (*Tsuga heterophylla*, FACU), Western red cedar (*Thuja plicata*, FAC), salal (*Gaultheria shallon*, FACU), evergreen huckleberry (*Vaccinium ovatum*, FACU), and red huckleberry (*Vaccinium parvifolium*, FAC). The Costco parking lot borders the northwest portion of the wetland buffer, and an existing gravel trail crosses through the outer portion of the southern wetland buffer. Wetland A's buffer provides high levels of functions, including valuable screening and protection from surrounding land use; foraging and refuge opportunities for wildlife; filtration, shading, soil stabilization; and reduction of sediment and nutrient filtration from surrounding runoff.

PROJECT DESCRIPTION

The Gig Harbor YMCA Sports Complex Phase 1A includes the development of two multi-purpose synthetic turf athletic fields, together with a parking lot, storage building and field lighting that is located on city-owned property. It is located to the north of the existing Tom Taylor YMCA and the proposed Phase 1B City recreation area, all of which are part of a large master-planned Regional Sports Complex (Figure 3).

Grading for the site development and a portion of the proposed gravel trail will overlap with the outermost portion of Wetland A's southern buffer (Figure 5). To facilitate development of the proposed project, a buffer restoration plan will be implemented to mitigate buffer impacts from grading and construction activity, and buffer averaging will be used to offset impacts from the proposed trail (*GHMC 18.08.110(A)(3)* and *18.08.110(B)*). The project will observe the 15-foot building setback (Figure 6; *GHMC 18.08.100(H)*).

Best management practices (BMPs) including designating staging areas, establishing a standard construction entrance, and installing silt fencing to prevent sedimentation flowing offsite or the buffer and wetland area will be installed prior to construction. Once site preparation is complete, infrastructure will be installed, interior parking lots will be constructed, and the buildings will be constructed. Equipment used may include haul trucks, log trucks, bulldozers, excavators, and pavers. Upon completion of construction activities, disturbed areas that will not be paved will be seeded.

Table 3. Proposed Impacts

Critical Area	Proposed Impact	Impact Amount
Wetland A Buffer	Gravel Trail (*Permanent Impact*)	1,001 square feet
	Grading for Site Development (*Temporary Impact*)	4,424 square feet

FUNCTIONAL ASSESSMENT OF EXISTING BUFFER

Wetland buffers can provide functions of sediment and pollutant filtration, shading, soil stabilization, and habitat through screening, forage, and refuge. These functions are reduced or increased depending on vegetation and the amount of disturbance that occur within the buffer. The buffer of Wetland A is undisturbed and consists of native, upland trees and shrubs. Wetland A's buffer provides high functions of sediment trapping and slowing of water velocities as it is densely vegetated with rigid, persistent vegetation. The vegetation within the buffer also provides vegetative protection from surrounding land uses, and protection, foraging, and habitat opportunities for wildlife. The high-quality forested buffer does lack connectivity with offsite habitat, as the study area is located within an increasingly urban area of Gig Harbor and habitat corridors in the vicinity of the study area are extremely limited.

BUFFER IMPACTS ANALYSIS

As part of the YMCA Sports Complex Phase 1A project, grading related to site development and a portion of the proposed trail will overlap with Wetland A's southern buffer (Figure 5). The portion of the impacted buffer is composed of native, upland trees and shrubs that provide high buffer functions as detailed above. Impacts from the development will result in the loss of seven trees in this area. Buffer restoration that includes planting of native trees and shrubs will offset the impacts to existing vegetation within the buffer. Buffer averaging will maintain the area of the standard wetland buffer to incorporate the proposed development. Because of the robust vegetation within the remaining buffer and the proposed buffer restoration, there will be no permanent impacts to

buffer functions. The restoration area adjacent to the reduction will restore buffer functions to predevelopment conditions and establish a more diverse, multi-layered plant community. Buffer averaging will provide more shielding from noise, light, and stormwater runoff associated with Harbor Hill Drive located to the east of the study area (Figure 6).

BUFFER MITIGATION PLAN

BUFFER AVERAGING PLAN

A total of 1,001 square feet of the proposed development overlaps with the southern portion of Wetland A's buffer, which necessitates a slight reduction to the buffer width in two areas (Figure 5). To compensate for the reductions, Wetland A's buffer will increase by 1,001 square feet to the east of the reduction areas; thus, there will be a no net change in onsite buffer area (Figure 6). GHMC *18.08.110(B)* discusses parameters for buffer averaging that must be met. Quoted text is indicated with italics, and the ELS response is below.

1. *It will not reduce wetland functions or values;*

Buffer averaging will not reduce wetland functions or values as the area between the decreased buffers and the wetland contains dense trees and shrubs that provide high levels of buffer functions. Additionally, the buffer width will not be reduced to less than 91 percent of the standard buffer width, thus there will be no direct or indirect impacts to Wetland A (Figure 6).

2. The wetland contains variations in sensitivity due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation, and the wetland would benefit from a wider buffer in places and would not be adversely impacted by a narrower buffer in other places;

The wetland does not contain variations in sensitivity, and the character of the buffer does not vary in slope, soils, or vegetation. Yet, by increasing the southeastern buffer, Wetland A will have more protection from noise, light, and stormwater runoff associated with Harbor Hill Drive located to the east of the study area (Figure 6).

3. The buffer is increased adjacent to the higher-functioning area of habitat or more sensitive portion of the wetland and decreased adjacent to the lower-functioning or less sensitive portion;

Wetland A does not contain areas of more or less sensitivity, but the southern portion of the wetland unit is adjacent to an extremely limited and isolated area of higher-functioning habitat (Figure 4). The proposal intends to develop a large portion of this area to be consistent with the surrounding land uses. The averaging, however, will provide some ecological lift by offering additional shielding from noise, light, and stormwater runoff associated with Harbor Hill Drive located to the east of the study area (Figure 6).

4. The total area contained in the buffer area after averaging is no less than that which would be contained within the standard buffer; and

The project proposes to reduce the southern buffer by 1,001 square feet and increase the buffer by 1,001 square feet to the east of the reduction, thus the total area contained in the buffer area after averaging is no less than that which would be contained within the standard buffer (Figure 6).

5. The buffer width is not reduced, at any single point, to less than 75 percent of the standard buffer width.

The wetland buffer will be reduced from the 80-foot standard buffer to 73 feet (91 percent of the standard buffer) in one area and 75 feet (93 percent of the standard buffer) in another area. The remaining buffer surrounding the wetland will equal 80 feet, except the areas where the buffer has been increased by buffer averaging (Figure 6).

BUFFER RESTORATION PLAN

The project proposes to impact the southern portion of Wetland A's buffer as a result of grading for site preparation and development. This will result in approximately 4,424-square feet of temporary buffer impacts (Figure 5). Mitigation for the grading impacts include planting the remaining outer buffer area with native trees and shrubs at a 1:1 ratio (Figure 6). The plantings will provide a reestablishment of dense, native vegetation that occupied the area before, as well as added diversity to the plant community. Buffer functions will improve by creating a multi-layer canopy that will provide forage, habitat opportunity, screening, and refuge for wildlife, as well as better slow runoff velocity and facilitate infiltration.

Table 4. Proposed Mitigation

Critical Area	Impact Type	Impact Amount	Mitigation Ratio	Proposed Mitigation
Wetland A Buffer	Direct (Development)	1,001 square feet (Buffer Average Out)	1:1	1,001 square feet (Buffer Average In)
	Direct (Grading)	4,424 square feet	1:1	4,424 square feet of Buffer Restoration

NO-NET-LOSS ASSESSMENT

The buffer restoration plan proposes to reestablish dense, native vegetation that occupied the area prior to site grading, and the buffer averaging plan proposes to reduce the southern portion of Wetland A's buffer to accommodate a portion of the proposed gravel trail. Buffer functions will be restored from grading impacts by planting the restoration area with native trees and shrubs at a 1:1 ratio. The buffer will be increased directly east of the reduction to maintain the entire area of the standard buffer (Figure 6). There will be no net loss of wetland buffer functions because:

- The proposed buffer restoration will provide a reestablishment of dense, native vegetation that occupied the area before, as well as add diversity to the plant community that will

create a multi-layer canopy that will provide forage, habitat opportunity, screening, and refuge for wildlife, as well as better slow runoff velocity and facilitate infiltration.

- The reduction is relatively minor and does not reduce the buffer by more than 91 percent.
- Both areas where the wetland buffer will be decreased and increased are densely forested with native trees and shrubs and will provide highly functioning vegetative protection.
- The area of the increased buffer will provide additional ecological lift by further shielding noise, light, and stormwater runoff associated with Harbor Hill Drive located to the east of the study area.
- The proposed buffer averaging plan results in no net change in buffer area onsite.

GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS

The goal of the buffer restoration plan is to compensate for buffer impacts resulting from grading and to protect the integrity, function, and value of the wetland. The following objectives and performance standards will ensure the mitigation goals are accomplished:

Vegetative Structure

Objective 1: Restore 4,424 square feet of the impacted wetland buffer through the removal of invasive species, and the use of native species plantings.

Performance Standard 1a. Planting native species in the restoration area will achieve at least 80 percent survival in all years. Dead plants will be replaced if this performance standard is not met to ensure a minimum of 80 percent survival (GHMC *18.08.180(D)(3)*).

Objective 2: Control invasive species.

Performance Standard 2(a) During all years, non-native, invasive plant species will not exceed 10 percent aerial cover in the buffer restoration area.

Long-Term Protection

Objective 3: Protect the buffer area from human and pet intrusion.

Performance Standard 3(a): Install a fence around the perimeter of the wetland buffer, and buffer mitigation area. Document the fence in as-built report and document that the fence is in good condition in the annual monitoring reports. Repair as necessary to meet this performance standard.

Performance Standard 3(b): Install durable plastic or metal signs on the split-rail cedar fence that state "Protected habitat area. Please retain in a natural state" or similar approved wording. Signs will remain intact and legible for the duration of monitoring.

Objective 4. Provide legally binding protection for the buffer restoration area.

Performance Standard 4a. A conservation covenant or similar legal mechanism will be executed and recorded for the wetland buffer restoration areas. The covenant, absent amendment by mutual agreement between the grantor and the City, will prohibit development of the area identified in the covenant, but will allow for maintenance and

further mitigation opportunities. This performance standard shall be considered satisfied upon administrative approval of the covenant by the City, execution of the covenant by the grantor, and the covenant's recording in The City of Gig Harbor.

Table 5. Planting Specifications Buffer Restoration Area

Plant Species	Size	Spacing (feet on center)	Amount
Western hemlock (*Tsuga heterophylla*, FACU)	2-gallon	10	7
Red alder (*Alnus rubra*, FAC)	1-gallon	10	7
Bigleaf maple (*Acer macrophyllum*, FACU)	1-gallon	10	7
Indian Plum (*Oemleria cerasiformis*, FACU)	1-gallon	6	12
Beaked Hazelnut (*Corylus cornuta*, FACU)	1-gallon	6	12
Common snowberry (*Symphoricarpos albus*, FACU)	1-gallon	6	12
Tall Oregon grape (*Mahonia aquifolium*, FACU)	1-gallon	6	12
Salal (*Gaultheria shallon*, FACU)	1-gallon	6	12
		Total	**81**

SPECIFICATIONS FOR SITE PREPARATION AND MITIGATION INSTALLATION

Planting Schedule and Equipment

Trees and shrubs will be installed in the wetland buffer restoration area during the winter or early spring when the plants are dormant, the soil moisture conditions are favorable for planting, and after grading surrounding the restoration area is complete. The trees and shrubs are intended to create an intertwining, tiered understory stratum that provides for wildlife habitat, protection and food which mimics the undisturbed, existing native habitat onsite. The proposed species and planting specifications are shown above in Table 5. Figure 6 shows the planting plan details for the wetland buffer restoration. The plant species and quantities may be changed, depending on availability. Any substitutions must be approved by the environmental consultant and will be addressed in the as-built report required to document implementation of the buffer mitigation plan. The following equipment may be used to prepare and install plants within the restoration area: brush hog, weed eater, tractor, rototiller, tree shovel, garden shovel, and power auger.

Prepare Mitigation Area

- Stake or flag the reduced buffer area following grading.
- Install silt fencing where necessary to control runoff from the development
- Manually or chemically remove invasive species (preferably the summer prior to planting)
- Install trees and shrubs according to the planting plan.

- Install a minimum of 3-inch depth by 4-foot diameter mulch layer around the base of planted species
- Construct the fence around the buffer restoration area.
- Install signs on the fence.
- Expand temporary irrigation system to accommodate new plantings.
- Remove silt fencing following construction and once bare areas achieve 80% cover

Plant Materials & Installation

- Mitigation plantings will be purchased from a native plant nursery.
- The plants will be kept cool and moist prior to being planted.
- The potted plants will have well-developed roots and sturdy stems, with an appropriate root-to-shoot ratio.
- No damaged or desiccated roots or diseased plants will be accepted.
- Dig the receiving hole larger than the root system and the same width at the top and the bottom.
- Roughen the sides of the receiving hole and remove any rocks or debris.
- Plant trees with the root collar at ground level or slightly higher (approximately 2 inches) than its original location to allow for settling.
- Backfill the hole with soil about one-half full, lightly tamping to remove any air pockets.
- Water slowly to saturate the soil and remove any remaining air pockets.
- Finish filling the hole with soil. Remove any extra soil rather than mounding it around the base of the plant.
- Install anti-herbivory devices, such as seedling protection tubes or mesh protection netting, around the stems of planted species if needed. Secure with stakes.
- Irrigate all newly installed plants as site and weather conditions warrant. ELS recommends that watering occur at least every two weeks during the dry season for the first three years.

MONITORING, MAINTENANCE, AND CONTINGENCY MEASURES

Monitoring Plan

The buffer mitigation area will be monitored pursuant to the following schedule:

- At time of construction;
- Thirty days after planting;
- Early in the growing season of the first year;
- End of the growing season of first year;
- Twice the second year;

Following the initial monitoring, the buffer mitigation area will be monitored annually for a five-year period in Years 3, 4, and 5. Following plant installation, monitoring plots will be established throughout the planted restoration area and a plant count will be taken to determine baseline conditions. Plot locations will be documented in the as-built (Year 0) report. Additionally, photo stations will be established throughout the mitigation site to photo-document vegetation establishment. Photo station location and the direction in which the picture is taken will also be recorded in the monitoring reports. An as-built report will be submitted to the City of Gig Harbor

within 60 days of completion of the buffer mitigation measures and will document any deviations from the above prescribed measures, including changes to the planting plan and/or plant substitutions.

The mitigation area will be monitored once during the growing season, preferably during the same two-week period each year to better compare the data. The goal of monitoring will be to assess and ensure the growth of the restoration plantings. Monitoring reports will be submitted to the City by December 31st of each monitoring year. At minimum, the following items will be included in the report:

- Location map and as-built drawing, including any changes
- Historic description of project, including dates of plant installation, current year of monitoring, and remedial actions taken (if any)
- Description of monitoring methods
- Documentation of vegetative performance standards and overall development of plantings
- Assessment of non-native, invasive plant species and recommendations for management
- Photographs from established photopoint(s)
- Observations of wildlife, including, amphibians, invertebrates, reptiles, birds, and mammals (photographs will be included if taken)
- Summary of maintenance and contingency measures completed for the past year and proposed for the next year
- Summary of plant survival, overall health, and seedling establishment

Vegetation Monitoring

Monitoring will occur each monitoring year during the growing season, preferably during the same two-week period to better compare data. Plantings will be counted and assessed for overall health. The following information will be gathered during monitoring events:

- Percent survival of woody species in Years 1 through 5. Percent cover may be recorded in Years 3 and 5.
- Percent cover of invasive species in all monitoring years
- Overall assessment of plant health, noting specific problems and potential causes
- Photographic documentation of each established photopoint(s)
- Overall vegetative conditions within mitigation area

Maintenance

Maintenance will occur during the growing season for the duration of monitoring and will include the following:

- Irrigate planted species as necessary during the dry season, approximately July 1 through October 15
- Remove and control non-native and emergent vegetation around all newly-installed plants at least twice yearly to achieve performance standards
- Weed-eat, spray, or mow invasive species as needed during the growing season
- Replace dead or failed plants as described for the original installation to meet the minimum performance standards

- Protect new native seedlings with seedling tubes, as needed

Site Protection

The mitigation area will be owned, maintained, and managed by applicant until mitigation responsibilities are transferred another entity. The applicant or assigned entity will be responsible for maintenance and monitoring of the planting areas for the prescribed five-year period.

Contingency Plan

If the performance standards are not met, a contingency plan will be developed and implemented. All contingency actions, other than replanting and invasive species removal, will be undertaken only after consulting and gaining approval from the City of Gig Harbor. The applicant will be required to complete a contingency plan that describes (1) the causes of failure, (2) proposed corrective actions, (3) a schedule for completing corrective actions, and (4) whether additional maintenance and monitoring are necessary. In the event that replanting or invasive species removal is required to achieve performance standards, a contingency plan as specified above will be included within the annual monitoring report and will be implemented prior to the next monitoring event without consultation with the City of Gig Harbor.

LIMITATIONS

ELS bases this report's determinations on standard scientific methodology and best professional judgment. In our opinion, local, state, and federal regulatory agencies should agree with our determinations. However, the information contained in this report should be considered preliminary and used at your own risk until it has been approved in writing by the appropriate regulatory agencies. ELS is not responsible for the impacts of any changes in environmental standards, practices, or regulations after the date of this report.

REFERENCES

Ecological Land Services, Inc. (ELS) 2019. *Regional Sports Complex Wetland Delineation Report. Bremerton, Washington*.

Gig Harbor Municipal Code. 2007 *Chapter 18.08 Critical Areas.* Gig Harbor, Washington

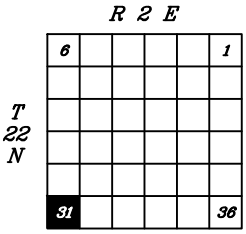
FIGURES

WASHINGTON

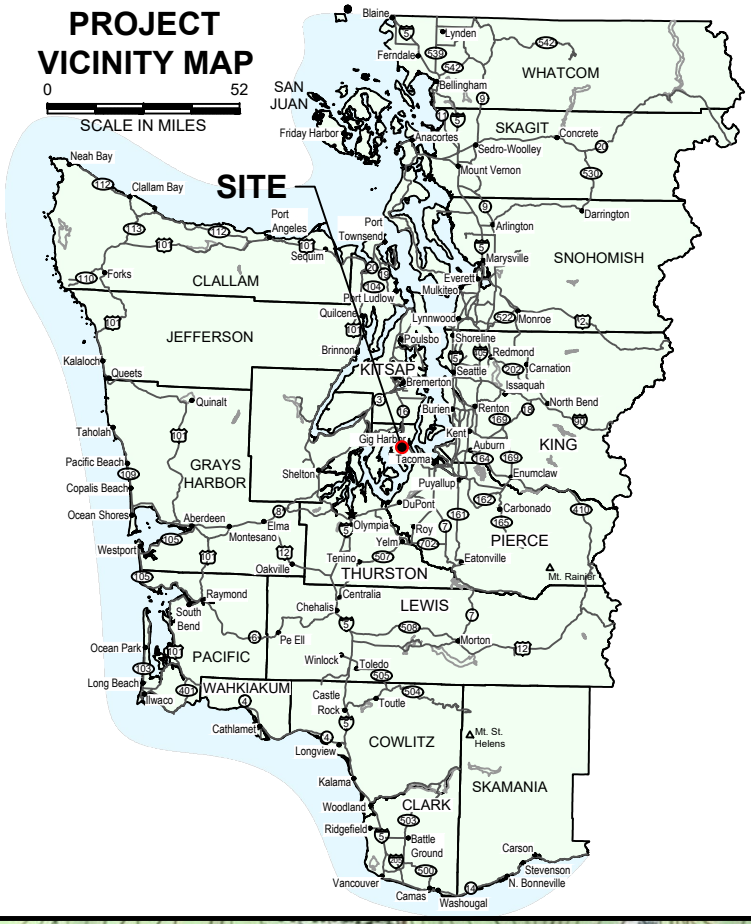


47.3560° Latitude
-122.6012° Longitude

LOCATION MAP



PROJECT VICINITY MAP



NOTE:
Quadrangle topographic map from USGS.

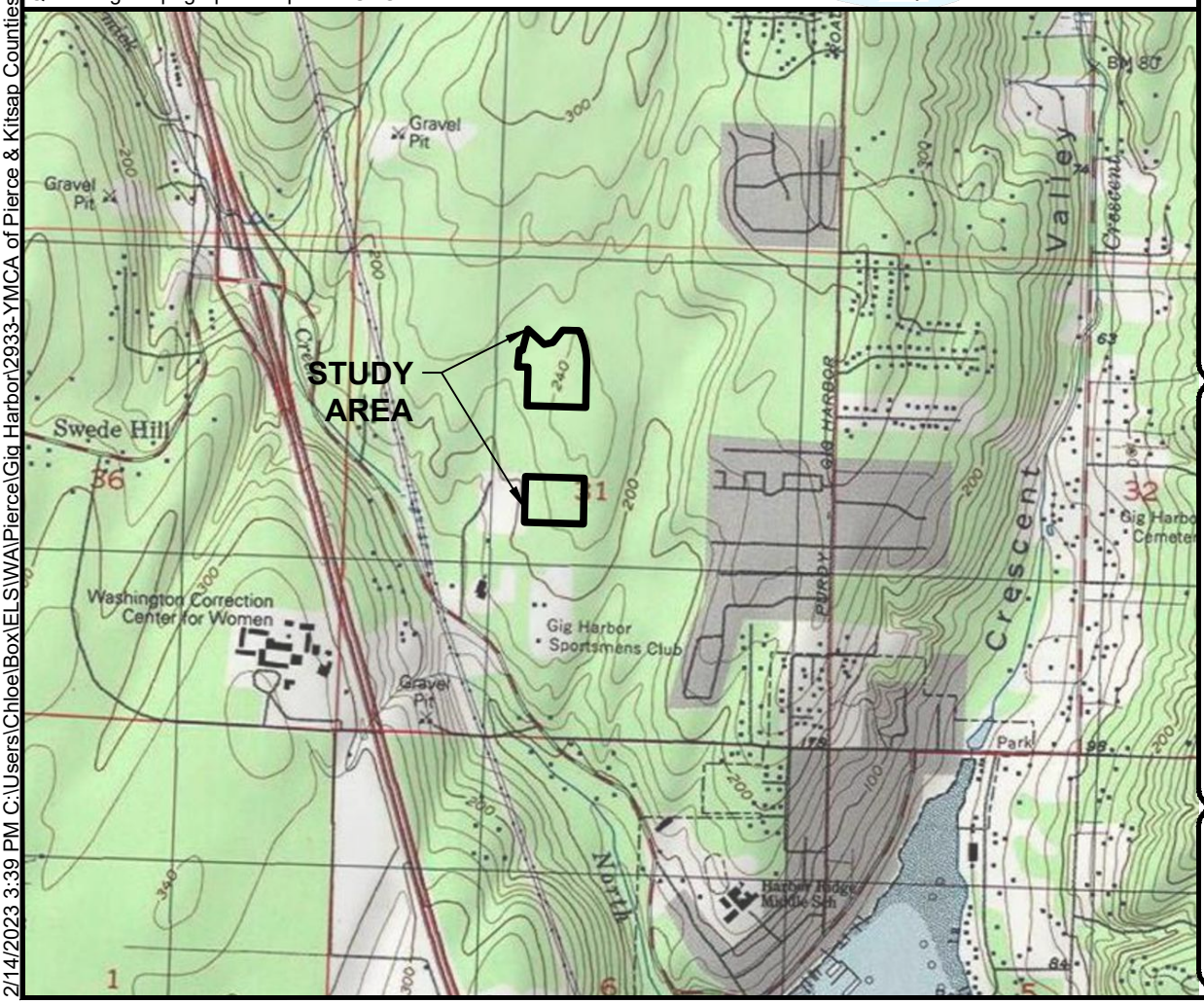


Figure 1
VICINITY MAP
YMCA Regional Sports Complex
YMCA of Pierce & Kitsap Counties
Gig Harbor, Pierce County, Washington
Section 31, Township 22N, Range 2E, W.M.

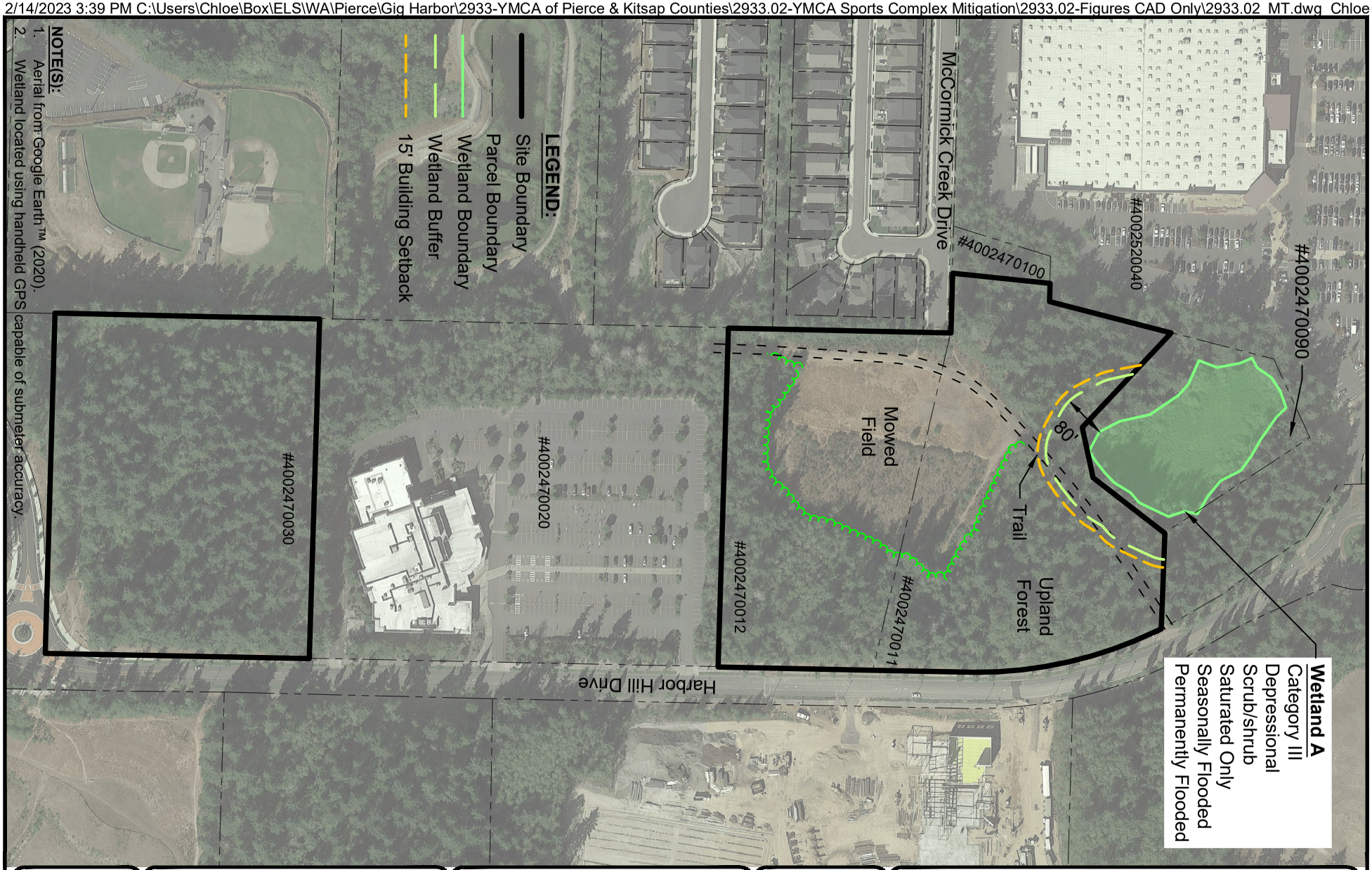
DATE: 2/14/23
DWN: CB
REQ. BY: MM
PRJ. MGR: MM
CHK:
PROJECT NO: 2933.02

1157 3rd Ave., Suite 220A
Longview, WA 98632
Phone: (360) 578-1371
Fax: (360) 414-9305
www.eco-land.com
Ecological Land Services

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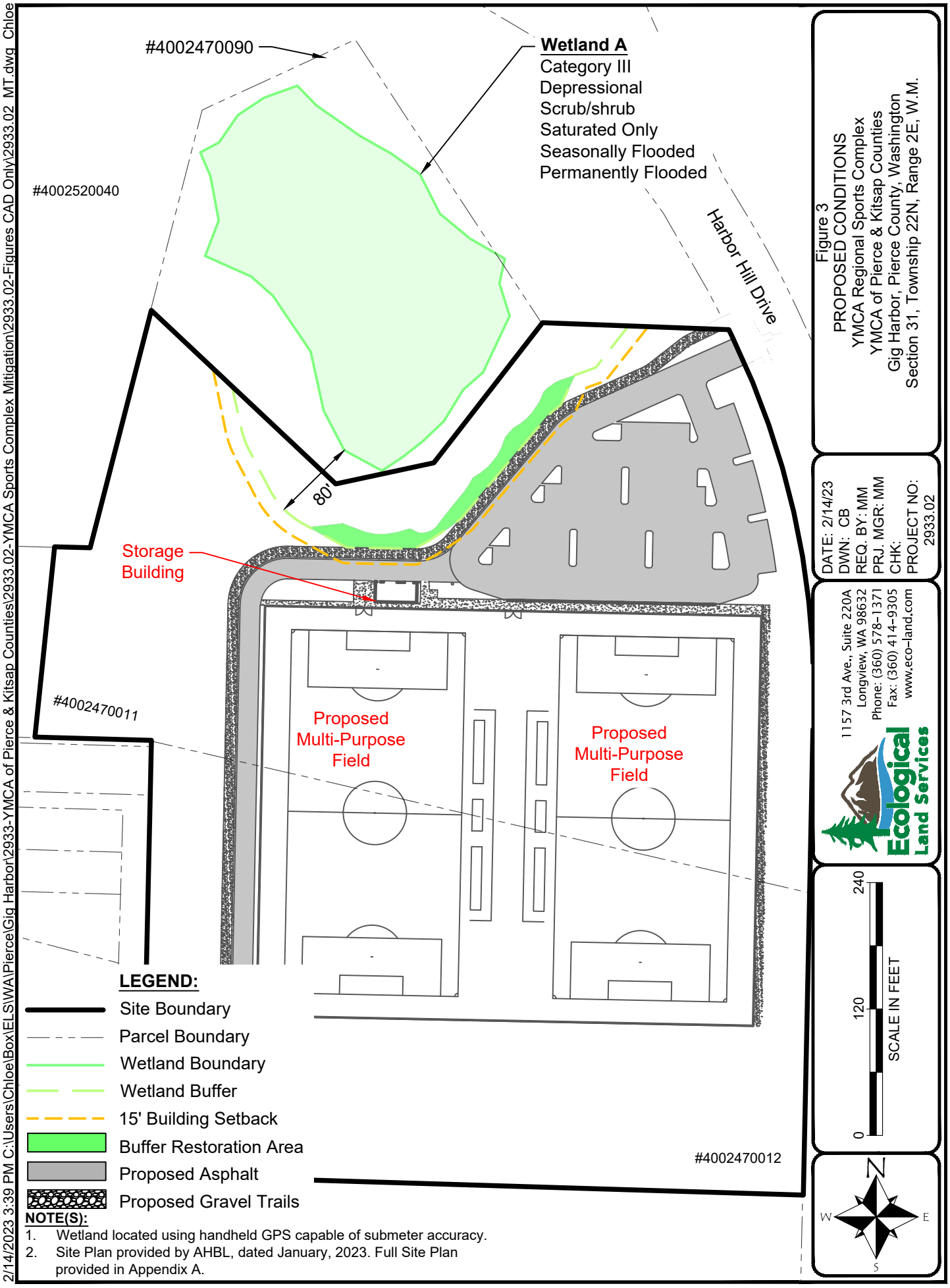
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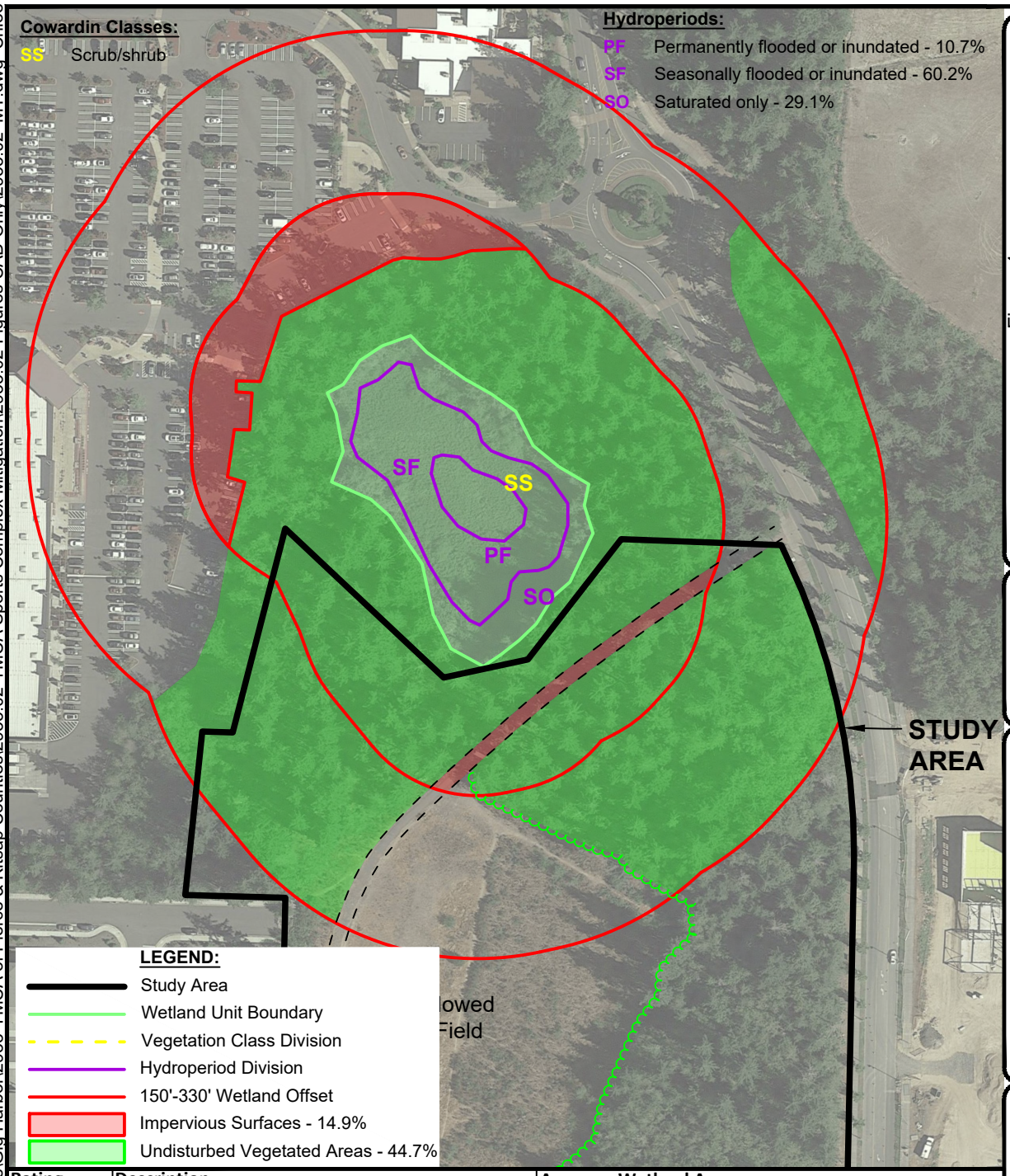
Ecological Land Services
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DATE: 2/14/23
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PROJECT NO: 2933.02

Figure 2
EXISTING CONDITIONS
YMCA Regional Sports Complex
YMCA of Pierce & Kitsap Counties
Gig Harbor, Pierce County, Washington
Section 31, Township 22N, Range 2E, W.M.



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Rating Question	Description	Answer - Wetland A
D 1.1, D 3.1	Characteristics of surface water flows out of the wetland	Unit is a depression with no surface water leaving it (no outlet).
D 1.3	Characteristics of persistent vegetation	Wetland has persistent ungrazed vegetation >= ½ of area
D. 1.4	Characteristics of seasonal ponding or inundation	Area seasonally ponded is > ½ total area of wetland
D 3.2	Depth of storage during wet periods	Marks of ponding at least 0.5 ft to <2 feet
D 3.3	Contribution of wetland to storage in the watershed	The area of the basin is 10 to 100 times the area of the unit
H 1.1	Cowardin Plant Classes	Scrub-shrub
H 1.2	Hydroperiods	Permanently flooded, seasonally flooded, and saturated only
H 1.4	Interspersion of Habitats	No interspersion of habitats
H 2.1	Buffers	330' of relatively undisturbed vegetated areas >25% of circumfrence

Figure 4
WETLAND RATING FORM-330' OFFSET
YMCA Regional Sports Complex
YMCA of Pierce & Kitsap Counties
Gig Harbor, Pierce County, Washington
Section 31, Township 22N, Range 2E, W.M.

DATE: 2/14/23
DWN: CB
REQ. BY: MM
PRJ. MGR: MM
CHK:
PROJECT NO: 2933.02

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Ecological Land Services

SCALE IN FEET
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Plant Species	Size	Spacing (feet on center)	Amount
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Beaked Hazelnut (*Corylus cornuta*, FACU)	1-gallon	6	12
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Salal (*Gaultheria shallon*, FACU)	1-gallon	6	12
		Total	81

Wetland A
Category III
Depressional
Scrub/shrub
Saturated Only
Seasonally Flooded
Permanently Flooded

Harbor Hill Drive

#4002520040

91% of Standard Buffer

93% of Standard Buffer

6'

10'

80'

73'

75'

Storage Building

Proposed Multi-Purpose Field

Proposed Multi-Purpose Field

#4002470011

#4002470012

LEGEND:

- Site Boundary
- Parcel Boundary
- Wetland Boundary
- Wetland Buffer
- 15' Building Setback
- Proposed Asphalt
- Proposed Gravel Trails
- Subtracted Buffer (1,001 sq. ft.)
- Added Buffer (1,001 sq. ft.)
- Buffer Restoration Area (4,424 sq. ft.)

NOTE(S):

1. Wetland located using handheld GPS capable of submeter accuracy.
2. Site Plan provided by AHBL, dated January, 2023. Full site plan provided in Appendix A.

Figure 6
BUFFER MITIGATION PLAN
YMCA Regional Sports Complex
YMCA of Pierce & Kitsap Counties
Gig Harbor, Pierce County, Washington
Section 31, Township 22N, Range 2E, W.M.

DATE: 2/14/23
DWN: CB
REQ. BY: MM
PRJ. MGR: MM
CHK:
PROJECT NO: 2933.02

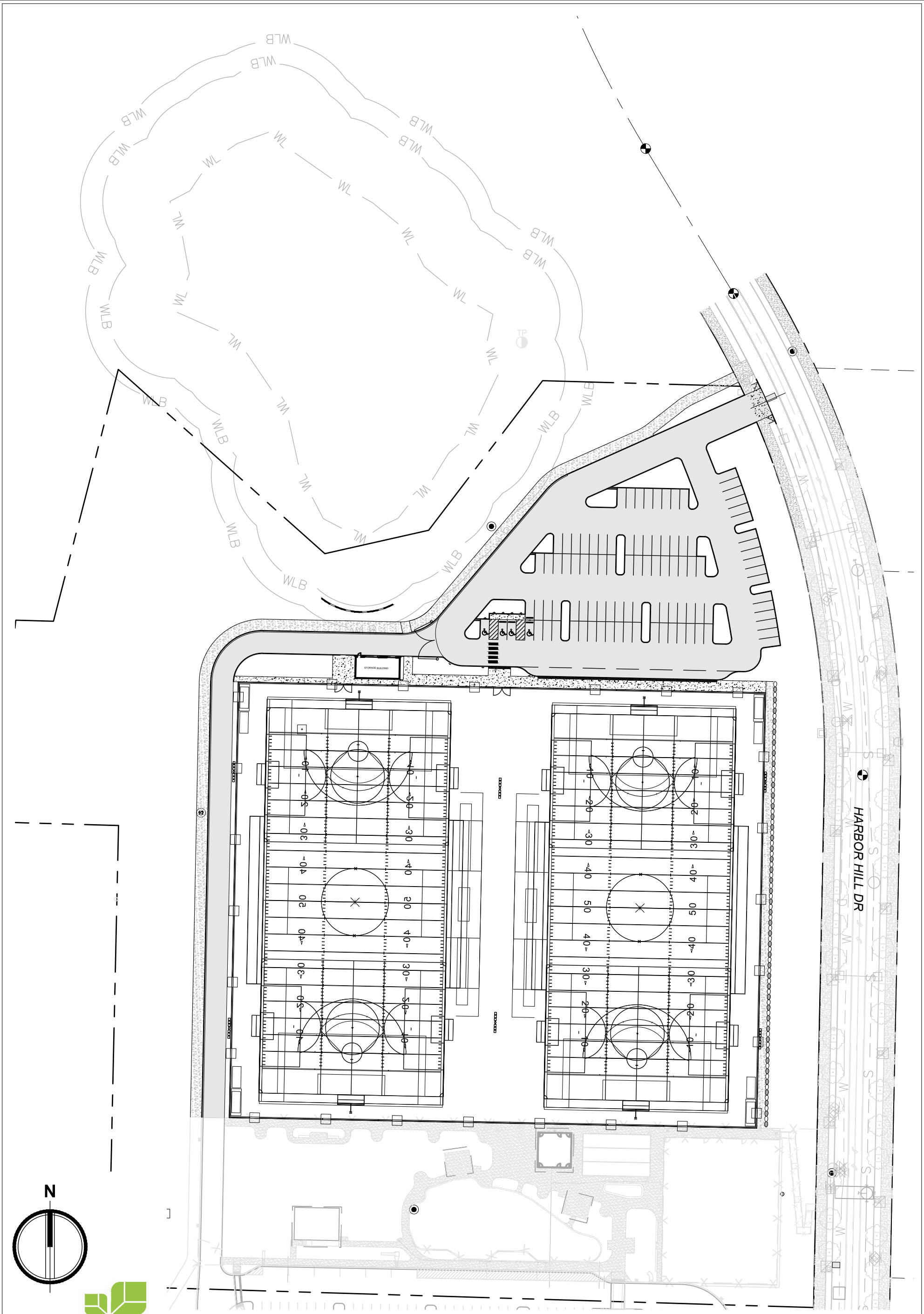
1157 3rd Ave., Suite 220A
Longview, WA 98632
Phone: (360) 578-1371
Fax: (360) 414-9305
www.eco-land.com
Ecological Land Services

SCALE IN FEET
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APPENDIX A



GRAPHIC SCALE

0 40 80 160

1" = 80 FEET

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GIG HARBOR SPORTS COMPLEX

PHASE 1A SITE PLAN

EX A

TECHNICAL MEMORANDUM

Prepared by: Grette Associates[LLC]
2709 Jahn Ave. NW, Ste. H-5
Gig Harbor, WA 98335

August 25, 2023

Prepared for: City of Gig Harbor
Attention: Roxanne Robles
3510 Grandview Street
Gig Harbor, WA 98335

File No.: 250.001.2093

Re: Gig Harbor Sports Complex: Phase 1A – Third Party Review

1 INTRODUCTION

The City of Gig Harbor (City) has contracted with Grette Associates (Grette) to assist in the review of the Wetland Delineation Report (the "Report"; dated April 22, 2019) and the Buffer Mitigation Plan (the "Plan"; revised June 2023) that were prepared by Ecological Land Services (ELS) in support of the Gig Harbor Sports Complex (Phase 1A) project that will be constructed within the subject property (Pierce County parcels 400247001, 4002470012, 4002470090, and 4002470100) north of the Tom Taylor YMCA facility.

The Report was submitted to the City to document all critical areas within the vicinity of the proposed project and the Plan was submitted to address the proposed wetland buffer modification as well as to provide a revised wetland rating for the identified feature summarized in the Report.

2 REVIEW METHODS

2.1 Site Visit

Grette completed a site visit on August 21, 2023 to assess the subject property as well as all accessible offsite areas for consistency with the information contained in the Report and Plan.

2.2 Document Review

A Grette biologist conducted a thorough review of the documents submitted to the City. The review focused on verifying the accuracy of the descriptions within the Report and Plan and for compliance with the current version of Title 18 of the Gig Harbor Municipal Code (GHMC).

3 REVIEW RESULTS

Based on Grette's review, the Report and Plan are compliant with the applicable requirements defined in Title 18 of the GHMC.

3.1 Site Visit Review

Grette assessed the subject properties to identify any potential critical areas as defined in Chapter 18.08 of the GHMC. Wetland A is accurately identified and mapped within the Report and Plan.

In addition to the area surrounding Wetland A, Grette evaluated the area within the southwest portion of the subject property where the National Wetland Inventory (NWI) and the Washington Department of Natural Resources (WDNR) map a stream. Grette concurs with ELS' findings that there is no defined channel or like conditions that suggest seasonal surface water flows through this area. This mapped feature does not appear to extend beyond the approximate area between the stormwater pond associated with the YMCA and the existing development west of the subject property. Based Grette's observations, it appears the that stormwater pond is functioning as a headwater feature to the stream mapped by NWI and WDNR.

No additional critical areas were identified by Grette Associates during the site assessment.

In summary, the Report and Plan accurately characterize the conditions on and within 300 feet of the subject property.

3.2 Critical Areas Review

3.2.1 Wetlands

Per GHMC 18.08.040, wetlands shall be rated according to Ecology's current version of the Wetland Rating System for Western Washington. The Plan contains an updated wetland rating using the appropriate version of the rating system (Hruby 2014) and classifies Wetland A as a Category III wetland with low habitat functions. Grette concurs with this rating.

Per GHMC 18.08.100, Category III wetlands that provide low habitat function with a proposed high land use are subject to an 80-foot buffer. The Plan assigns the appropriate buffer.

3.2.2 Wetland Buffer Averaging Plan

Per GHMC 18.08.110(B), an administrative buffer modification through averaging shall be considered on a case-by-case basis when it is adequately demonstrated that the criteria defined in said section of code is met.

The Plan has adequately demonstrated that the proposed project meets the requirements defined in GHMC 18.08.110(B). In summary, Grette concurs with the Plan that the proposed reduction will not reduce existing wetland functions and that the reduction would not adversely impact the wetlands with a reduced buffer. More specifically, the proposed location where the wetland buffer will be increased is situated east of Wetland A near Harbor Hill Drive. Grette agrees with ELS that increasing the buffer in this area will improve noise buffer functions to the wetland. Additionally, proposed reduction is limited to no more than eight percent of the standard 80-foot wetland buffer which is well under the maximum 25 percent allowed under GHMC 18.08.110(B).

3.2.3 Wetland Buffer Restoration Plan

According to the Plan, approximate 4,424 square feet of unavoidable temporary buffer disturbance (temporary clearing and grading) will occur during the construction of the proposed project. Based on the figures provided in the Plan, it appears that a large portion of this temporary disturbance and proposed restoration will occur within the existing gravel road that extends through the southern portion of Wetland A's buffer.

The proposed buffer restoration efforts include planting an assortment of native shrubs and trees where temporary disturbances will occur. Upon completion, the restoration areas will be monitored for a period of five years and will be evaluated against the performance standards defined in the Plan. These performance standards include 80 percent plant survival, as required

per GHMC 18.08.180, and a 10 percent maximum coverage requirement for non-native invasive species. Grette concurs with the performance standards defined in the Plan.

In summary, the proposed restoration plan includes the appropriate restoration actions and meets the minimum monitoring requirements defined in GHMC 18.08.180.

3.2.4 Streams

No stream features were identified within 200 feet of the subject property; therefore, this section does not apply.

3.2.5 Critical Fish and Wildlife Habitat Areas

No critical fish and wildlife habitat areas were identified within 300 feet of the subject property; therefore, this section does not apply.

4 SUMMARY AND RECOMMENDATIONS

In summary, the Report and Plan accurately summarize the existing critical area conditions within the subject property for compliance with Chapter 18.08 of the GHMC and the proposed buffer averaging and restoration plan meets the requirements defined in GHMC 18.08.110 and 18.08.180, respectively. As such, Grette recommends the City accept the Report and Plan.

The review of the submitted documents were conducted using the best available scientific information and methodologies and the best professional judgment of Grette Associates staff wetland biologists. Final acceptance and approval of the report is at the discretion of City staff.

If you have any questions on the document review, please contact me at (253) 573-9300, or by email at chadw@gretteassociates.com.

Regards,



Chad Wallin, PWS
Biologist
GRETTE ASSOCIATES^{LLC}

References:

Hruby, T. 2014. Washington State Wetland Rating System for Western Washington: 2014 Update. Washington State Department of Ecology Publication # 14-06-029.