AGENDA
GIG HARBOR CITY COUNCIL STUDY SESSION
Thursday, April 17, 2025 - 3:00 PM
Community Rooms

This meeting may also be accessed through Zoom at https://zoom.us/j/93216056382 or by calling (253) 215-8782 and entering Meeting ID 932 1605 6382.

CALL TO ORDER/ROLL CALL

DISCUSSION ITEMS

1. **38th Avenue Phase Two, Half-width Improvements – City Boundary Adjustment Agreement**
   Senior Engineer Stephanie Seibel, PE

2. **Peacock Hill Half Street Project**
   Associate Engineer Chloe Wiser

ADJOURN

PUBLIC COMMENT & DECORUM

Public comment will not be accepted at this study session.

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

ADA accommodations can be provided upon request. Those requiring special accommodations should contact the city clerk at cityclerk@gjgharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.

City of Gig Harbor
City Council Agenda Bill

Meeting Date: April 17, 2025

SUBJECT: 38th Avenue Phase Two, Half-width Improvements – City Boundary Adjustment Agreement

---

SUBMITTED BY: Senior Engineer Stephanie Seibel, PE
DEPARTMENT: Public Works **PHONE:** (253) 853-7626

SUGGESTED MOTION: None.

BACKGROUND INFORMATION: The city is in the final design stages of a project to improve 38th Avenue (between 56th Street and Hunt Street). These improvements will include installing pedestrian and bicycle facilities along the east side of 38th Avenue and replacing the existing traffic signal at the intersection of 38th/56th with a roundabout.

City staff engaged with county staff on this project initially about two years ago because, while the intersection is inside city limits, the west leg of the intersection is in unincorporated Pierce County and will require county input and coordination. One key coordination item is a request by the city to adjust the city limits boundary line. See the attached proposed city limits revision. Once the boundary line is adjusted, the city will begin to acquire private property on the west leg of the intersection.

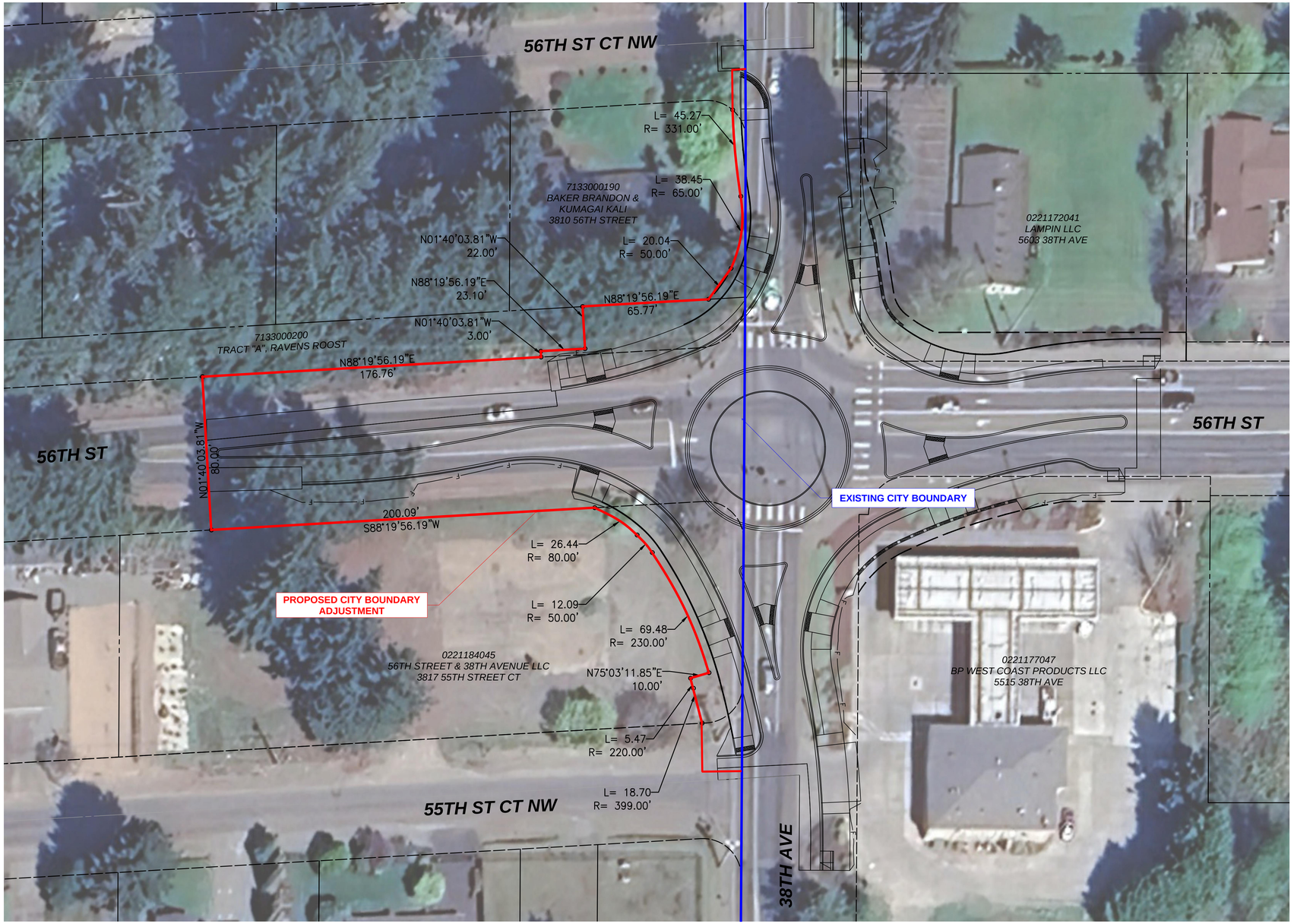
City staff are requesting authorization to advance a resolution to the next available city council meeting. The council action will authorize the mayor to enter into an agreement with the County for the boundary adjustment.

FISCAL CONSIDERATION: None.

ATTACHMENTS:
1. 38th Street City Boundary Change Aerial Map
2. DRAFT Resolution Authorizing a Boundary Adjustment

STRATEGIC PLAN PRIORITY: Strategic Plan Priority 2 - Ensure sustainable future for public services and facilities

SEC 18, T21N, R2E & SEC 17, T21N R2E



LEGEND:

- PROPOSED ROW
- EXISTING ROW
- PARCEL LINE
- PROPOSED CITY BOUNDARY ADJUSTMENT
- EXISTING CITY BOUNDARY

N
W E
S

SCALE: 1" = 30'
0 30' 60' FT

90% DESIGN - NOT FOR CONSTRUCTION

SHEET 27 OF 81

GIG HARBOR
THE MARITIME CITY

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

38TH STREET IMPROVEMENTS PROJECT

CITY BOUNDARY ADJUSTMENT

CITY OF GIG HARBOR

REVISIONS

NO.	DESC.	DATE	BY
1	#####		
2	#####		
3	#####		
4	#####		
5	#####		

PROJECT INFORMATION

PROJECT #	CSP-2206
KPFF PROJ #	2200415
PERMIT #	----------
DESIGNED BY	JRE
CHECKED BY	NDA
PUBLISH DATE	----------

ISSUED FOR

SHEET NUMBER

RWA

CITY OF GIG HARBOR
RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT REGARDING A REVISION TO GIG HARBOR'S CORPORATE BOUNDARY WITH PIERCE COUNTY.

WHEREAS, RCW 35A.21.210 authorizes code cities and counties to revise any part of a corporate boundary of a city which "coincides with the centerline, edge, or any portion of a public street, road or highway right of way by substituting therefor a right of way line of the same public street, road or highway so as fully to include or fully to exclude that segment of the public street, road or highway from the corporate limits of the city"; and

WHEREAS, the City of Gig Harbor (City) is in the process of planning and installing a new roundabout at the intersection of 56th Street and 38th Avenue which, based on the design of the improvement, extends the roundabout into the county; and

WHEREAS, the new roundabout will partially exist in the County as the 56th Street leg of the improvement extends to the West and into the County; and

WHEREAS, the City seeks to revise that portion of the corporate boundary of the City to include the westerly portion of 56th Street, to include all elements of the roundabout, in coordination with Pierce County (County); and

WHEREAS, the City has designed and will construct and maintain the roundabout right of way improvements at this intersection, including the westerly portions of 56th Street, under City street standards; and

WHEREAS, the existing 38th Avenue and easterly portion of 56th Street are within City limits and area maintained by the City; and

WHEREAS, the area for corporate boundary adjustment is legally described on **Exhibit "A"** and depicted on **Exhibit "B"** of the attached agreement and incorporated herein by reference (hereafter right of way); and

WHEREAS, the County agrees with the corporate boundary adjustment in order to facilitate the City's construction, operation, and maintenance of the full roundabout improvements; and

WHEREAS, the City and the County have the authority to enter into this agreement pursuant to RCW 35A.21.210.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Mayor is hereby authorized execute the attached Agreement regarding Revision of Corporate Boundary with Pierce County.

Section 2. This resolution shall be in effective immediately upon approval.

PASSED by the City Council for the City of Gig Harbor, Washington, this _____ day of _____ 2025.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

City of Gig Harbor
City Council Agenda Bill

Meeting Date: April 17, 2025

SUBJECT: Peacock Hill Half Street Project

SUBMITTED BY: Associate Engineer Chloe Wiser
DEPARTMENT: Public Works **PHONE:** (253) 853-8182

SUGGESTED MOTION: None.

BACKGROUND INFORMATION: Capital Improvement Project 2325 Peacock Hill-Half Street Improvement will be installing sidewalk and watermain from Ringold Street to Apollo Way (~3,000 LF). The city has received 30% design from our consultant, 3J Consulting, that shows roadway designed per city standard to include sidewalk, landscaping buffer, curb/gutter, and bike lane. City staff is concerned that a design per city standard will have challenges with tree removal, right of way acquisition, and cost due to steep slopes along the corridor and narrow property buffers.

At the February 27 study session, staff presented an alternative roadway design with no landscape buffer. Council gave direction to staff to create additional designs based on their preferences to prioritize a landscaping buffer for pedestrian safety.

At the April 17 study session, staff will present two new roadway design options, with each design's large cost items and impacts to trees and right of way acquisition. Both designs include sidewalk, bike lane, and landscaping buffer. City staff is seeking guidance from council on which design to develop for future construction.

Discussion on this project's storm system will be limited, with an in-depth presentation saved for a future study session.

FISCAL CONSIDERATION: None.

ATTACHMENTS:
1. CSP-2325-Peacock Hill-Roll Map
2. CSP-2325-Peacock Hill-Cost Analysis_roadway

STRATEGIC PLAN PRIORITY: Strategic Plan Priority 2 - Ensure sustainable future for public services and facilities

3J CONSULTING
THE ENGINEERING WITH REVEALED COMPLETE PLANNERS
THE WRIGHT 21, SUITE 301 TACOMA, WA 98402

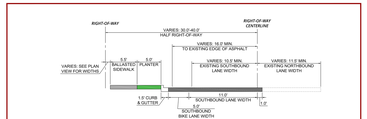
CSP-2325

PEACOCK HILL AVENUE HALF-STREET IMPROVEMENTS

CITY COUNCIL ROLL MAP - ALTERNATIVE COMPARISON
APRIL 17, 2025

LEGEND

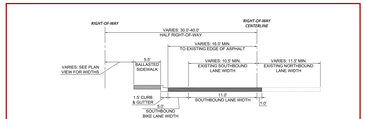
- EXISTING RIGHT-OF-WAY CENTERLINE
- EXISTING RIGHT-OF-WAY (ROW)
- PERMANENT SLOPE EASEMENT (PSE)
- PROPOSED RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY ACQUISITION AREA
- PROPOSED BALLASTED SIDEWALK
- PROPOSED ASPHALT PAVEMENT LANE WITH STRIPING
- PROPOSED PLANTER STRIP
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL WITH HANDRAIL
- PROPOSED STORM DRAIN PIPE
- PROPOSED STORMWATER QUALITY/DETENTION FACILITY
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- TREE - MARKED FOR REMOVAL
- TREE - POTENTIAL REMOVAL
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING FENCE LINE
- EXISTING TREE (CONIFEROUS/ DECIDUOUS)
- EXISTING SIGN



OPT. 'A'

PEACOCK HILL AVE - DETACHED SIDEWALK (5FT PLANTER) TYPICAL SECTION
MINOR ARTERIAL (RESIDENTIAL)

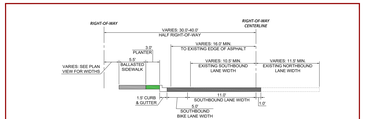
SCALE: NTS — LOOKING NORTH — 35 MPH POSTED SPEED



OPT. 'B'

PEACOCK HILL AVE - ATTACHED SIDEWALK TYPICAL SECTION
MINOR ARTERIAL (RESIDENTIAL)

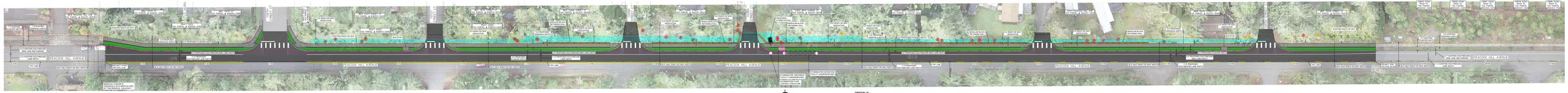
SCALE: NTS — LOOKING NORTH — 35 MPH POSTED SPEED



OPT. 'C'

PEACOCK HILL AVE - DETACHED SIDEWALK (3FT PLANTER) TYPICAL SECTION
MINOR ARTERIAL (RESIDENTIAL)

SCALE: NTS — LOOKING NORTH — 35 MPH POSTED SPEED



OPTION 'A'
PEACOCK HILL AVENUE (DETACHED SIDEWALK - 5FT PLANTER) - TYPICAL SECTION PLAN

TREE REMOVAL NOTES (OPTION 'A')

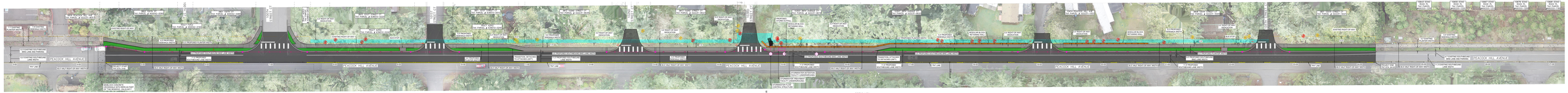
- 0 - ROW TREES REMOVED
- 0 - PRIVATE TREES REMOVED
- 0 - TOTAL TREES REMOVED
- 0 - CALIPER INCHES REMOVED (PRIVATE)

RIGHT-OF-WAY ACQUISITION NOTES (OPTION 'A')

- 0 SF OF PERMANENT RIGHT-OF-WAY NEEDED
- 0 SQUARE COST TO OBTAIN (SF PER SQUARE FOOT ASSUMED)

ESTIMATED RETAINING WALL EXTENTS (OPTION 'A')

- 0 LF OF RETAINING WALL REQUIRED FOR GRADE RETENTION (APPRX.)



OPTION 'B'
PEACOCK HILL AVENUE (ALTERNATING ATTACHED & DETACHED SIDEWALK - 5FT PLANTER) - TYPICAL SECTION PLAN

TREE REMOVAL NOTES (OPTION 'B')

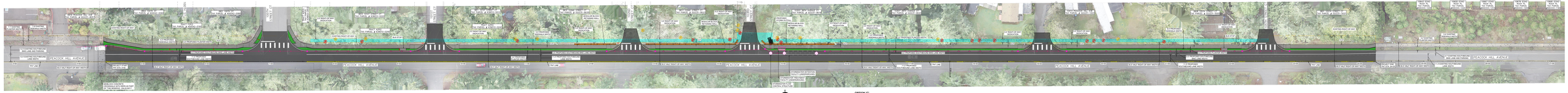
- 0 - ROW TREES REMOVED
- 0 - PRIVATE TREES REMOVED
- 0 - TOTAL TREES REMOVED
- 0 - CALIPER INCHES REMOVED (PRIVATE)

RIGHT-OF-WAY ACQUISITION NOTES (OPTION 'B')

- 0 SF OF PERMANENT RIGHT-OF-WAY NEEDED
- 0 SQUARE COST TO OBTAIN (SF PER SQUARE FOOT ASSUMED)

ESTIMATED RETAINING WALL EXTENTS (OPTION 'B')

- 0 LF OF RETAINING WALL REQUIRED FOR GRADE RETENTION (APPRX.)



OPTION 'C'
PEACOCK HILL AVENUE (DETACHED SIDEWALK - 3FT PLANTER) - TYPICAL SECTION PLAN

TREE REMOVAL NOTES (OPTION 'C')

- 0 - ROW TREES REMOVED
- 0 - PRIVATE TREES REMOVED
- 0 - TOTAL TREES REMOVED
- 0 - CALIPER INCHES REMOVED (PRIVATE)

RIGHT-OF-WAY ACQUISITION NOTES (OPTION 'C')

- 0 SF OF PERMANENT RIGHT-OF-WAY NEEDED
- 0 SQUARE COST TO OBTAIN (SF PER SQUARE FOOT ASSUMED)

ESTIMATED RETAINING WALL EXTENTS (OPTION 'C')

- 0 LF OF RETAINING WALL REQUIRED FOR GRADE RETENTION (APPRX.)

Cost Benefit Analysis - Comparison Summary

Project: Peacock Hill Avenue Half-Street Improvements
Location: 9916 SW Peacock Hill Ave. to 3801 105th St. Ct.
Project No. 3J #24923/ City of Gig Harbor #CSP-2325

Date: April 17, 2025
Client: City of Gig Harbor

Typical Section Option Comparison

Peacock Hill Ave.	(Option A)
Existing Tree Removal & Replacement	$38,000
Right-of-Way Acquisition ($9/sf assumed)	$93,600
Gravity Retaining Block Wall	$300,800
Total	**$432,400**

Peacock Hill Ave.	(Option B)
Existing Tree Removal & Replacement	$26,000
Right-of-Way Acquisition ($9/sf assumed)	$72,450
Gravity Retaining Block Wall	$206,800
Total	**$305,250**

Peacock Hill Ave.	(Option C)
Existing Tree Removal & Replacement	$17,000
Right-of-Way Acquisition ($9/sf assumed)	$72,450
Gravity Retaining Block Wall	$118,400
Total	**$207,850**