

AGENDA
GIG HARBOR CITY COUNCIL STUDY SESSION
Thursday, November 20, 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.

[IGNORE_INDENT]

CALL TO ORDER/ROLL CALL

DISCUSSION ITEMS

- 1. Rep Adison Richards**
City Administrator Katrina Knutson
- 2. Legislative Agenda Preparation**
Suggested Motion: N/A
 - a. Staff Report City Administrator Katrina Knutson
 - b. Clarifying Questions
 - c. Public Comment
 - d. Council Deliberation and Action
- 3. Crescent Creek Master Plan - Preferred Concept**
Suggested Motion: N/A
 - a. Staff Report Parks Manager Jennifer Haro
 - b. Clarifying Questions
 - c. Public Comment
 - d. Council Deliberation and Action
- 4. Laguna's on the Bay Utility Extension Agreement**
Suggested Motion: N/A
 - a. Staff Report Public Works Director Jeff Langhelm, P.E.
 - b. Clarifying Questions
 - c. Public Comment
 - d. Council Deliberation and Action

ADJOURN

PUBLIC COMMENT & DECORUM

PUBLIC COMMENT & DECORUM

The city council wants to hear from the public as much as possible. However, the business of the city must proceed in an orderly, timely manner. The primary purpose of council meetings is to conduct the city's business so we have created a variety of ways

the community can make their voices heard. Monday city council meetings are just one opportunity. These guidelines are designed to make sure every person who wants to be heard has both the opportunity to be heard and feels welcome to do so.

We receive comments three ways:

1. During council meetings
2. During council study sessions.
3. Email mayorandcouncil@gigharborwa.gov at any time about any issue. This email goes to the elected officials and leadership at the city.

Public Comment at City Council Study Sessions

We welcome comment at Council study sessions following the staff report and clarifying questions of each discussion item. Comments must be related to the discussion item at hand.

When the mayor calls for public comment, please come forward to the table (or raise your hand on Zoom). When it's your turn, we'll ask you to tell us your name and connection to the issue you want to discuss. You'll then have a maximum of two minutes to speak.

Unfortunately, this isn't a time for dialogue, but a staff person or councilmember may be available to talk with you at a break or after the meeting.

Additional guidelines

- Anyone making "out of order" comments may be subject to removal from the meeting.
- Please address your remarks to the city council as a body and not to any specific individual.
- Please be courteous and not engage in derogatory remarks or insinuations.
- No demonstrations, including clapping, are allowed.

Email

You are welcome to email the mayor and councilmembers about any issue facing the city by writing to the address above. Do remember that council sets the policy direction while city departments execute those decisions. A series of online reporting tools might help you resolve an issue more quickly so check them out too: <https://www.gigharborwa.gov/146/Submit>

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

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



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: November 20, 2025

SUBJECT: Rep Adison Richards

SUBMITTED BY: City Administrator Katrina Knutson

DEPARTMENT: Administration

PHONE: 851-8136

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: State Representative Adison Richards will attend the city council study session on Wednesday, November 20, to connect with the mayor and city council, share his legislative priorities, and hear directly from councilmembers regarding key issues for Gig Harbor prior to the upcoming session.

Representative Michelle Caldier and Senator Deb Krishnadasan will be offered the same opportunity to meet with the City Council at future study sessions.

No advance materials or talking points have been provided by Representative Richards.

FISCAL CONSIDERATION: N/A

ATTACHMENTS: None

STRATEGIC PLAN PRIORITY: Provide a safe, healthy, and inclusive community
Promote and enhance a dynamic and robust economy



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: November 20, 2025

SUBJECT: Legislative Agenda Preparation

SUBMITTED BY: City Administrator Katrina Knutson

DEPARTMENT: Administration

PHONE: 851-8136

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: Purpose

The purpose of this memorandum is to provide a consolidated summary of feedback received from City Councilmembers regarding potential priorities and positions for the City's 2026 State Legislative Agenda. This summary is intended to inform the Council's collective discussion and guide staff and the City's lobbyist as the draft agenda is refined for consideration later this year.

Input was received from three Councilmembers, reflecting a range of perspectives on housing, funding, infrastructure, governance, and community well-being. The comments are summarized below to capture the key themes, points of emphasis, and suggested focus areas for the City's legislative advocacy.

Overall Themes

Across the feedback received, several themes emerged:

- **Housing and Affordability:** All three Councilmembers emphasized the importance of expanding affordable and diverse housing options. Suggestions included supporting bills that reduce regulatory barriers, promote adaptive reuse (e.g., converting commercial or parking areas to housing), and preserve funding for housing-related programs.
- **Funding and Fiscal Stability:** Councilmembers consistently highlighted the need to protect key funding sources such as GMA planning grants, the Public Works Assistance Account, and VOCA funding, while also pursuing new or more flexible funding opportunities for local infrastructure and staffing support.
- **Practical Local Implementation:** Multiple comments focused on the challenges smaller cities face in accessing and managing grant programs. Councilmembers expressed support for streamlining applications, increasing formula-based funding, and providing state-funded technical or grant-writing assistance.
- **Nuanced Approach to Local Control:** Several comments suggested reevaluating the City's prior "blanket" opposition to any legislation perceived to limit local control, recommending instead a case-by-case analysis that balances Gig Harbor's community character with opportunities for thoughtful progress.
- **Public Safety and Community Health:** There was support for maintaining and enhancing victim services funding, law enforcement hiring support, and improvements to public defense, while also emphasizing accountability and oversight within public safety systems.

- **Environmental and Resilience Initiatives:** Interest was expressed in funding for energy efficiency, climate resilience, and sustainability positions at the local level, as well as ensuring polluters and high-impact industries bear a fair share of environmental mitigation costs.

Summary of Councilmember Input

Councilmember 1

- Recommended a proactive approach to legislative advocacy, emphasizing alignment between funding opportunities and the City's long-term goals.
- Identified concern over potential state budget cuts that could reduce or eliminate key local funding sources, including:
 - GMA implementation and permitting system grants
 - Public Works Assistance Account (PWAA)
 - Victim services (VOCA)
 - Law enforcement hiring grants
- Suggested tracking legislative use of PWAA for culvert replacements and infrastructure enabling housing development.
- Proposed reconsidering the City's categorical "local control" stance, noting that such a position may limit constructive engagement on beneficial policy changes.
- Expressed support for:
 - Housing supply and permitting reforms aligned with City values
 - Ongoing victim services funding
 - Expanded childcare access and licensing reforms
 - Potential local option tax expansions for affordable housing

Councilmember 2

- Proposed reducing administrative burdens for smaller jurisdictions by:
 - Structuring more grants as formula-based funding
 - Providing state-funded grant writing or technical assistance
- Suggested direct funding for sustainability or climate coordinator positions in under-resourced local governments.
- Recommended funding for community center upgrades (e.g., energy efficiency, communications systems) to enhance their ability to serve as climate resilience hubs.
- Emphasized equity in access to funding programs and the importance of aligning state resources with local capacity.

Councilmember 3

- Provided extensive feedback on emerging policy items under consideration statewide. Highlights include:
 - **Housing and Land Use:** Support for legislation promoting neighborhood cafés, adaptive reuse of parking areas for housing, commercial-to-residential conversions, kit homes, and affordable housing incentives.

- **Fiscal Policy:** Support for maintaining the property tax levy lid lift option and progressive REET models; cautious about protecting state-shared revenues during tight budgets.
- **Public Safety and Oversight:** Support for independent prosecution and oversight of law enforcement; expressed concern about overfunding without proportional results.
- **Transparency and Privacy:** Support for enhanced email privacy protections and skepticism toward public records request reforms seen as too permissive.
- **Elections and Governance:** Support for ranked-choice voting and even-year elections; mixed views on Voting Rights Act-related proposals.
- **Environmental and Infrastructure:** Support for road usage charges (particularly for EV owners), tribal transportation coordination, and sidewalk funding; opposition to weakening environmental accountability.
- **Opposed or Neutral on:** Public Works contracting changes perceived as benefiting consultants, impound fee assistance, and vehicle residence protections.
- Overall, this feedback reflects a focus on fiscal responsibility, environmental integrity, housing flexibility, and public accountability.

Next Steps

After discussion at the study session, staff and the City's lobbyist will use provided verbal and written feedback to refine the draft 2026 Legislative Priorities document, identifying areas of clear alignment and those requiring further Council discussion. The updated draft will be presented at a future Council meeting for consideration and adoption before the next legislative session.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:

1. Leg Priorities Attachment
-

STRATEGIC PLAN PRIORITY: Provide a safe, healthy, and inclusive community
Promote and enhance a dynamic and robust economy



2026 Legislative Priorities

Gig Harbor Community Center

The City of Gig Harbor envisions a modern community center to serve as a hub for recreation, wellness, learning, and connection for residents of all ages. With a rapidly growing and aging population, the city faces increasing demand for accessible public spaces and programs that foster social engagement, health, and community resilience. The proposed facility would offer diverse amenities—from fitness and wellness programs to educational and cultural events—while also providing critical support services for seniors and opportunities for civic involvement. The City is in the process of solidifying project partners, soliciting community input and developing a funding strategy. The City will be pursuing all sources of funding including private donations, local dollars, and grant funds. The City anticipates requesting support from the state's 2027-29 capital budget.

Important Topics

The City of Gig Harbor will emphasize the importance of the following issues when they are brought up for discussion by the Legislature.

Childcare: Access to quality, affordable, childcare is a significant barrier to economic development. We will support state efforts to increase access to childcare for working families, including subsidies for childcare providers and additional capital investment for facilities.

Fish Passage Funding: Given the significant number of culverts in the City that need to be replaced, this is a significant issue. The state must increase the assistance it provides to local governments for the cost of providing fish passage.

Indigent Defense: It is the State's responsibility to provide indigent defense services, and the burden of this responsibility has been delegated to cities and counties with little funding. This cost has skyrocketed and places a heavy burden on limited flexible funds available to the City. The City supports increased state funding for public defense services to comply with new caseload standards established by the Washington Supreme Court. Additionally, the City urges the state to invest in workforce development initiatives, such as incentives and training programs, to attract and retain qualified public defenders.

Infrastructure Funding: Cities require stable and growing infrastructure funding to meet the demands of the Legislature and our residents for: affordable housing, reliable utility services, public health and recreation, and access to other city services. The Legislature must protect and increase existing infrastructure programs relied upon by local governments.

GMA Reform: Under its current structure, the GMA emphasizes community engagement and local planning decision-making. However, increasingly prescriptive statewide zoning and land-use mandates risk undermining that foundational structure. The City requests the Legislature make statutory changes to either reflect a shift toward state-level planning or clarify goal-based local flexibility is consistent with the GMA's policy framework.

Housing Supply: The City supports policies that increase the production of housing by reducing costs, eliminating administrative barriers, and/or funding incentives. The City also supports policies to protect existing housing stock like mobile home parks.

Renter Protections: Nearly half of the City's residents are renters. The City supports policies that promote housing stability for renters and prevent displacement.

Juvenile Access to Attorney: The City supports clarifying statutes that govern law enforcement engagement with juveniles to promote community policing and eliminate unnecessary juvenile interaction with the criminal justice system.

The City of Gig Harbor supports the Association of Washington Cities' legislative agenda.



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: November 20, 2025

SUBJECT: Crescent Creek Master Plan - Preferred Concept

SUBMITTED BY: Parks Manager Jennifer Haro

DEPARTMENT: Public Works

PHONE: 253-853-8253

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: The city has been working with the community and HBB Landscape Architecture to develop the Crescent Creek Master Plan since late 2022. There has been an extensive public engagement process, including five city council meetings, nine city council study session discussions, 10 parks commission discussions, five community surveys, one historic preservation commission meeting and three public open house events. A separate community advisory committee was formed to provide an additional channel for regular community engagement and convened five meetings.

An executive summary of the project is included in the meeting packet, along with the complete timeline, for your reference.

Recommendations from city commissions, committees, and staff are as follows:

- Parks commission recommends adoption of the preferred alternative with removal of the vacant building and replacement with a shelter that honors the history of the former school at the site.
- Youth council recommends adoption of the preferred alternative with removal of the vacant building and replacement with a shelter that honors the history of the former school, with reuse of some materials of the existing building, if feasible.
- The Crescent Creek Park Community Advisory Committee recommends adoption of the preferred alternative with either a shelter to replace the vacant building or a remodel and addition to the existing building.
- The Historic Preservation Commission recommends a historic survey on the building before any decisions are made as to the vacant building's future.
- City staff recommends to (1) support the preferred master plan concept for final approval and (2) consider the decision on the vacant building once a historic review can be completed.

At the November 20 study session, staff will present an overview of the project and public process. The purpose of this presentation is to ask for direction for the final master plan and prepare councilmembers to approve the Crescent Creek Park Master Plan at the December 8 regular council meeting.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:

1. 2025_Crescent Creek Master Plan_Executive Summary
2. CCP Masonic Lodge TBD(1)
3. GH-Crescent-Creek-Park_master plan timeline
4. CCP_Preliminary Phasing
5. CCP_Cost Estimate

STRATEGIC PLAN PRIORITY: Maintain smalltown character and historic preservation while growing responsibly

Ensure sustainable future for public services and facilities

Provide a safe, healthy, and inclusive community

Crescent Creek Master Plan – Executive Summary

City of Gig Harbor

Overview

Following the city's foundational strategic pillar to **Ensure sustainable public services and facilities** and its supporting strategic pillar to **Maintain smalltown character and historic preservation while growing responsibly**, the city has been working with the community to develop the Crescent Creek Master Plan since early 2022. There has been an extensive public engagement process, including five city council meetings, nine (9) city council study session discussions, 10 parks commission discussions, five community surveys, and three public open house events. A separate community advisory committee was formed to provide an additional channel for regular community engagement and convened five meetings.

Sustainable civic infrastructure depends on disciplined investment and responsible stewardship. By aligning funding, infrastructure, and policy decisions with long-term community needs, the city ensures it delivers the high-quality services residents expect without compromising financial health or future flexibility.

Balancing growth with heritage takes foresight and stewardship. By preserving what makes our city special while making room for future generations, we're ensuring Gig Harbor stays a place where neighbors connect, history is honored, and life moves at a pace that feels right. The purpose of the master plan is to ensure the neighborhood park

Summary of stakeholder feedback

City council's original intent was incorporating the vacant lot and structure into a master plan for the whole park, expanding access to green space and meeting our community's need for sustainable infrastructure that meets family priorities within local neighborhoods.

Parks Commission insight and recommendations call for safer, more usable gathering space – The parks commission concluded that the broader community's priorities, as well as fiscal responsibility, call for reinvestment in a safer and more appropriate community gathering space. Their recommendations coalesced around replacing the building and incorporating the land with the other park amenities.

Park community advisory committee – While the advisory committee was empathetic to the small number of voices calling to keep the building, they acknowledged the city’s fiduciary duty for management of taxpayer dollars for the greatest benefit of the whole community. Key priorities identified were maintaining fiscal responsibility and incorporating community-identified priorities to the fullest extent possible.

Public feedback shows top community priorities rank preserving nature, fiscal responsibility – Survey and open house comments consistently emphasized protecting the park’s natural character while pursuing sustainable, accessible, and affordable design. As planning evolved, most residents expressed frustration with a vacant building that cannot meet community needs. Survey responses showed a shift toward removing the building, with a growing majority favoring making better use of the site by replacing it with a well-designed gathering space that fits naturally into the park.

Youth Council voices support for innovation to meet youth needs - Gig Harbor Youth Council held an advisory vote to show their support of the Crescent Creek Master Plan preferred option as presented by Parks Manager Jennifer Haro. The group also held an advisory vote to express their opposition to including the building in the final plan that has yet to be finalized by city council. Both votes passed unanimously.

Preservation Commission confirms 2023 evaluation – The Gig Harbor Historic Preservation Commission met on November 10, 2025, and recommended a historic survey on the building be completed before any decisions are made as to the vacant building’s future. This study is not currently budgeted and is between \$35,000 and \$60,000.

Staff recommendations

Repurposing the existing vacant building

Honoring the history of the schoolhouse is a priority. It is clear the community values preserving and honoring our shared history, and the city council is in full agreement. The Crescent Valley School, built in 1915, no longer exists. The cost estimates to rehabilitate what remains are substantial, are still not fully known, and would still require demolition.

Replacing the building is fiscally responsible, safer, and provides greater sustainability. The building has significant issues including mold, lead, and asbestos, in addition to a cracked foundation. These conditions raise serious safety and public health concerns and require costly remediation just to meet basic standards. In the most

recent master plan survey, 72% of responses from the community were either negative or indifferent about keeping the vacant building on the site.

Staff agree a need remains for a larger community center. All stakeholder groups have expressed desire for some kind of dedicated gathering space at Crescent Creek Park. The best fit use for this land remains a community park. City council can direct staff to engage with the Parks Commission and other stakeholders to open a new initiative to meet this greater need. **Staff recommendation is that the city consider the decision on the vacant building once a historic review can be completed.**

Preferred Master Plan Concept

Best fit for this land is a park. Significant evaluation of the landscape and surrounding neighborhoods has been carried out. The slope of the land in and around Crescent Creek Park would present additional construction costs for a more intensive development proposal. The property is located on the edge of unincorporated Pierce County, is not near a bus route, and lacks the space for significantly expanded parking. The city has received considerable public feedback that the traffic, noise, and activity that is associated with a larger-style community center does not fit well on this land or within the surrounding neighborhood. **Staff recommendation is that the land is best fit for a small, to mid-size, community park which will accommodate surrounding neighborhood characteristics and incorporate resident feedback to preserve and expand green space, as presented in the preferred master plan concept.**

Definitions

Discovering shared priorities - Throughout this process, we have come to realize a variety of stakeholder objectives are strikingly similar but are simply using different language to articulate priorities for Crescent Creek Park.

City-owned Parklands by Type: 2022 Existing Inventory

Crescent Creek Park (incl BMX & volleyball courts)

Current classification: Neighborhood Park; Proposed classification - Community Park;

Acreage - 10.89 ([Gig Harbor PROS Plan 2022](#), page 18)

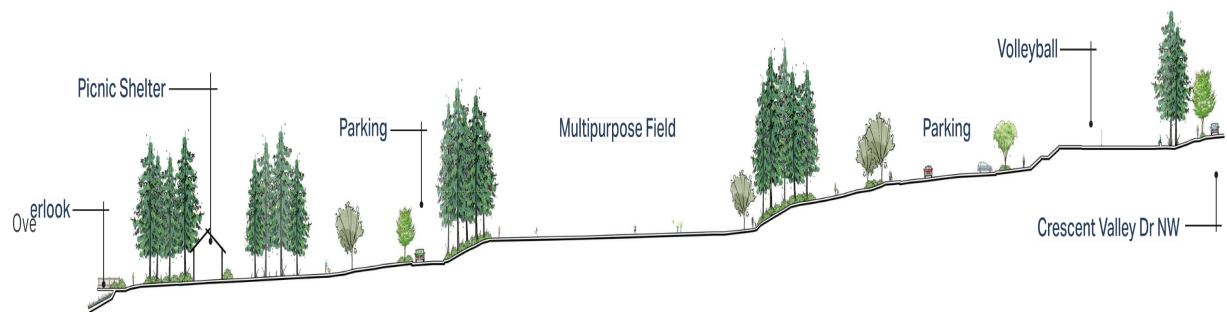
Community Parks: Typically, between 15-20 acres, that provide a wide variety of recreation opportunities that appeal to the entire community. These sites are designed for active recreation, supported by facilities such as sport fields, outdoor courts, skate parks and recreation centers. Community parks offer a wider variety of facilities than neighborhood parks, such as disc golf, volleyball, tennis courts, dog parks and group

picnic areas...Community parks can also serve as local neighborhood parks for their immediate areas, and they may be connected to schools or other community facilities. ([Gig Harbor PROS Plan 2022](#), page 16)

Neighborhood Parks: Neighborhood parks provide recreation opportunities for people living within approximately one-half mile of the park...Because they are usually located in neighborhoods, neighborhood parks are designed and operated to minimize, noise, traffic, light and other “spill-over” impacts. They are designed primarily for non-supervised, non-organized recreation activities. Neighborhood parks should be located and designed based on the scale and type of surrounding uses. ([Gig Harbor PROS Plan 2022](#), page 16)

Community Center: Observed references to a “community center” from public comment or other feedback channels range anywhere from a small space to accommodate up to 10 people, to a larger multipurpose gathering space similar to what the new [PenMet Parks](#) currently offers.

To the city, a **community center** is a publicly supported facility that serves as a hub for civic engagement, recreation, and community development. It is a multipurpose gathering place that provides residents with accessible opportunities to gather, connect, and take part in recreational, cultural and educational activities; offers policy influencers and elected officials a venue for public participation and collaboration; welcomes tourists and visitors to experience Gig Harbor’s culture and hospitality; supports city staff in delivering programs and services that strengthen community well-being; and fosters partnerships with the local business and development community to enhance the city’s social and economic vitality. We believe defining what this translates into for Gig Harbor should be something that is developed in collaboration with our community stakeholders.



SITE SECTION

City of Gig Harbor Crescent Creek Park Master Plan Timeline

2017 – City purchased land adjacent to Crescent Creek Park, originally called City Park, to incorporate the vacant land and crumbling structure into an expanded and upgraded park space.

2019 – City receives a complaint from the U.S. Department of Justice regarding lack of ADA access at the park.

Aug. 3, 2022 – Parks Commission, “Crescent Creek Master Plan Update”

Discussion: Public Works Director Jeff Langhelm reported that the city is working on a contract for consultant services to begin the Crescent Creek Master Plan.

Nov. 14, 2022 – City Council Meeting, “Professional Services Contract with HBB Landscape Architects for the Crescent Creek Park Master Plan”

Business: Public Works Director Jeff Langhelm introduced the agreement and recommended that Council approve the agreement with the optional addition of track 11.

Motion to approve and authorize the mayor to execute Professional Services Contract Amendment #2 with BCRA to include optional track 11 (Barber/Woock). Unanimously approved.

Dec. 1, 2022 – Study session, “Joint Meeting with Parks Commission”

Discussion: Parks Commission 2023-24 Work Plan. “Crescent Creek Park – Master Plan and Phase 1A Conceptual Design, and Construction,” is listed fourth on parks development goals for 2023-24. Parks Commission Chair Ben Coronado also addressed council and answered questions.

Feb. 1, 2023 – Parks Commission, “Crescent Creek Park Master Plan”

Discussion: Parks Manager Jennifer Haro reviewed the upcoming master planning process. Louise Tieman was selected as the Parks Commission's representative on the community advisory committee.

Feb. 28, 2023 – HBB Landscape Architecture and architectural and engineer sub-consultants Rolluda Architects building condition assessments.

Recommendations: Hazardous Building Materials are suspected. The building has been modified extensively, with the removal of the 2nd story of the original schoolhouse, the doubling of the building's footprint, the infilling of the main floor windows, the replacement of siding with vinyl siding, and the replacement of the roofing with standing seam metal roofing. Because there is little remaining of the original building fabric, the report concluded the building would not qualify for historic status. These reports were presented to council on May 11, 2023.

March 21, 2023 – Park community advisory committee

Community Advisory Committee shared what they value about the park and what they would like to see changed.

March 31, 2023 – PND Engineers building renovation assessment.

Construction cost estimate based preliminary structural plans from architectural design. The foundation reinforcement and the building connection to the foundation are not known. No geotechnical investigation has been conducted to confirm the building would meet current codes for soils bearing strength or liquefaction. The report estimated \$1.75 million for a minimal remodel of the building to enable it to be open to the public. These reports were presented to council on May 11, 2023.

April 2023 – Public survey #1

Feedback summary: Public feedback showed a strong support for the master plan to maintain the site's natural character and preserve ecological integrity. The next two identified priorities were sustainable and accessible design, and cost considerations.

April 19, 2023 – public open house

Feedback summary: Top priority, by a significant margin, expressed through public comment was for the master plan to "Maintain natural character/ecology," followed by two closely-ranked priorities of "Sustainable design" and "Add capacity or more variety of activities."

April 20, 2023 – Study session, "Proposed Crescent Creek Annexation"

Recommendations: Public Works Director Jeff Langhelm asked for council guidance on whether to pursue the annexation of all or just some of the right-of-way. Council consensus was to annex the entire right-of-way.

May 11, 2023, – Study session, "Masonic Lodge Discussion"

Recommendation: Council was supportive of demolishing the building and directed staff to prepare a resolution for consideration at the regular city council meeting on May 22. They also wanted to see the options and associated cost estimates for salvaging and reusing some materials from the existing building.

May 22, 2023 – City Council Meeting, "Resolution 1278 Stating the City Council's Determination to Demolish the Masonic Lodge Building and Include the Property in the Crescent Creek Park Master Planning Process"

Business item: Parks Manager Jennifer Haro presented the resolution. Josie Emmons Turner, Tamara Smilanich, John McMillan, Mary Manning, Stephanie Lile, and Steve Paris provided public comment on preserving the building. **No action was taken on the resolution.**

June 7, 2023 – Parks Commission, "Crescent Creek Park Master Plan Update"

Discussion: The project should be put on hold while determining the costs associated with saving the building on the site.

July 13, 2023 – Study session, “Crescent Creek Park Master Plan / Masonic Lodge”

Recommendation: Council consensus was to put the master planning process on hold for one year to allow a community group, known as the Museum Group, to develop a design, with a financial and management plan, for repurposing the building with a Memorandum of Understanding in place to establish expectations. Council asked that the group come up with a plan by July 2024.

August 2, 2023 – Parks Commission, “Crescent Creek Park Project Update”

Sept. 21, 2025 – Study session, “Masonic Lodge MOU with Harbor History Museum”

Recommendation: Haro reviewed the draft MOU and asked for council feedback and proposed amendments.

Oct. 23, 2023 – City Council Meeting, “Memorandum of Understanding with Harbor History Museum for Masonic Lodge Concept Planning”

Business item: Parks Manager Jennifer Haro introduced the MOU.

Motion to authorize the mayor to sign the memorandum of understanding with the Harbor History Museum (Woock/Barber). Unanimously approved.

Feb 2024 – Museum Group survey #1, “Masonic Lodge Community Use Survey”

Feedback summary: A majority opinion did not emerge from the 3 options proposed for the building, which did not include demolition as an option. Key trends in public comment provided were a focus on fiscal responsibility and desire to incorporate the building into park space.

June 2024 – Museum Group survey #2, “Masonic Lodge Community Survey 2”

Feedback summary: Concepts presented were: new addition (avg rank. 72/100), schoolhouse style (71), WPA style (35), basic lodge (33). Priorities identified were keeping a budget below \$4 million (68%), and restrooms. 55% of respondents answered they use the park once a year or less.

April 29, 2024 – WA Patriot Construction building estimate: \$4,583,077

Conceptual pricing includes construction costs only, **does not include**:

1. Design fees, permit fees, utility connection fees, special inspection and testing, Commissioning. (estimate 12-15% of construction costs)
2. Owner move-in, furniture, fixtures & equipment. (estimate 10-12% of construction costs)

May 2024 – Gig Harbor Cooperative Preschool moves out after decades due to condition of the building.

May 1, 2024 – Parks Commission, “Masonic Lodge Update”

July 11, 2024 – Study session, “Masonic Lodge Proposal”

Recommendation: Stephanie Lile from the Museum Group presented the findings of the Museum Group, survey results, a proposed site plan, proposed building layout, rough cost estimates, proposed funding plan and proposed management plan. Council expressed interest in the proposal and directed the building be incorporated into the long-range plans for the park.

August 7, 2024 – Parks Commission, “Masonic Lodge/Crescent Creek Park Master Plan Update”

Oct. 28, 2024 - City Council Meeting, “Professional Services Contract Amendment #1 for Crescent Creek Park Master Plan”

Business item: Parks Manager Jennifer Haro introduced the amendment, Stephanie Lile provided public comment.

Motion to authorize the mayor to execute Amendment 1 to the professional services contract for HBB Landscape Architecture for the master plan for Crescent Creek Park (Barber/Coronado). Unanimously approved.

Jan. 30, 2025 – Park community advisory committee

March 3, 2025 – Park community advisory committee

April 9, 2025 – Public open house

Feedback summary: The city and HBB presented three design alternates. The top-ranked program element was expanded parking; The second-most comments received were opposed to improving the vacant building.

May 7, 2025 – Parks Commission, “Crescent Creek Master Plan Update”

May 2025 – Public survey #2

Feedback summary: 72% of responses from the community were negative or indifferent about keeping the vacant building on the site.

May 29, 2025 – Study session, “Crescent Creek Park Master Plan Update”

Recommendations: Parks Manager Jennifer Haro reviewed the three layout options for the park and asked for council feedback. Council was supportive of Option 1. Council also wanted to see an option with the old building removed and a new building in its place.

July 23, 2025 – Park community advisory committee

July 31, 2025 - Study session, “Crescent Creek Park - Preferred Concept Options”

Recommendation: Parks Manager Jennifer Haro and the city’s consultant from HBB Landscaping Architects presented new concepts to council based on previous conversations. Council was supportive of concept 2A with the remodeled building as an alternative if funding to remodel the building can be found.

Aug. 6, 2025 – Parks Commission, “Crescent Creek Master Plan”

Sept. 3, 2025 – Parks Commission, “Masonic Lodge recommendation”

Recommendation: remove the old building and replace it with a new shelter and gardens designed to honor the site’s history as a former school.

Sept. 11, 2025 – Study session, “Parks Commission's Masonic Lodge Recommendation”

Recommendations: Parks Manager Jennifer Haro presented the parks commission’s recommendation to demolish the vacant building. John McMillan, Stace Gordon, Kit Kuhn, Steve Perris, Lita Dawn Stanton, and John Holmaas provided public comment.

Sept. 18, 2025 – Public open house, “Phasing”

Feedback summary: Public comment supported keeping natural character, parking expansion, and playground expansion such as nature play, sandbox, existing boat structure, athletic fields, trails, picnic shelters, open lawn. Cost and maintenance of a remodeled or new building was a top concern.

Oct. 6, 2025 – Public survey #3

Feedback summary: A majority (over 56%) ranked removing the vacant building as their **preferred option**. The majority (over 59%) ranked replacing the building with an appropriate gathering space as their **second choice**.

Oct. 27, 2025 – City Council Meeting, “Report from Gig Harbor Youth Council”

Presentation: Gig Harbor Youth Council Secretary Madaline Harding reported on the group’s initial meetings. The group held an advisory vote to show their support of the Crescent Creek Master Plan preferred option as presented by Parks Manager Jennifer Haro. The group also held an advisory vote to express their opposition to including the building in the final plan that has yet to be determined by city council. Both votes passed unanimously.

Nov. 3, 2025 – Park community advisory committee

Nov. 5, 2025 – Parks Commission, “Crescent Creek Park Master Plan – Final Recommendation”

Recommendation: The commission voted to recommend approval of the preferred master plan option removing the existing vacant building and replacing it with a shelter for community gatherings. Additional recommendations included adding additional right-of-way improvements, traffic calming measures, vegetation to support wildlife habitat, and minimize disturbances to the native garden.

Nov. 10, 2025 – Historic preservation commission

Recommendation: to be updated after Nov. 10.

Nov. 13, 2025 – Study session, City staff will request final direction on master plan option recommended by staf

Preliminary Phasing & Construction Budget

PHASE 1: Upper Terrace

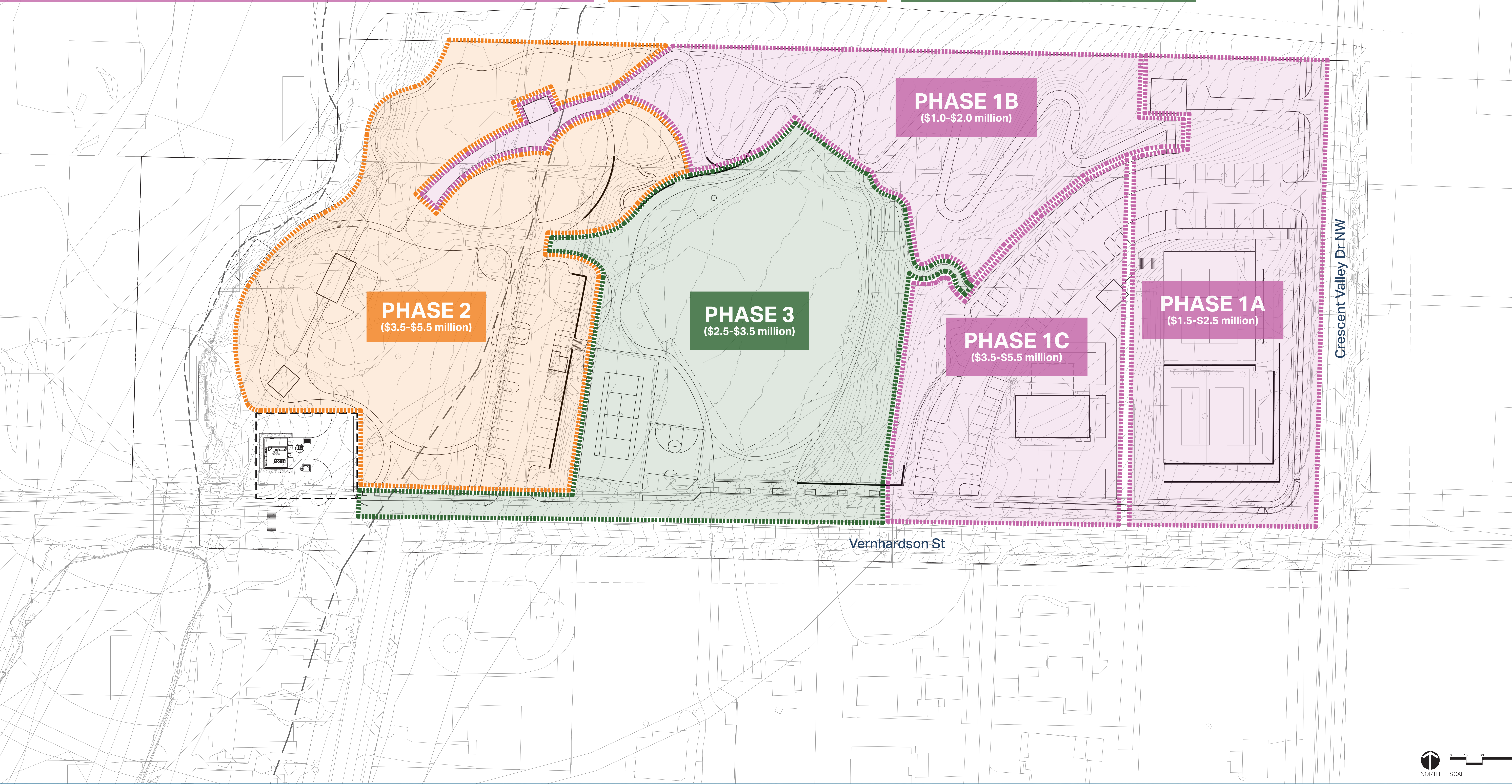
Phase 1A includes new parking, 2 new volleyball courts, and required right-of-way improvements. Phase 1B connects the upper terrace to the middle and lower terraces with an accessible trail. Phase 1C includes the remaining parking and the area around the existing vacant building (previously the Masonic Lodge). This area would include a new large rentable picnic shelter in the same footprint as the Masonic Lodge with historic interpretive features and a new restroom. However, if community fundraising efforts are successful, the existing vacant building could be renovated into a new community event space (with additional parking if needed). The area around the existing vacant building is shown as Phase 1C to allow time for community fundraising efforts, and could also be moved to a later phase if needed.

PHASE 2: Lower Terrace

Phase 2 includes an expand and universally designed play areas, nature trails, picnic shelter, gathering areas, and accessible paths to existing park amenities.

PHASE 3: Middle Terrace

Phase 3 includes a renovated multipurpose field, expanded stairs to the lower terrace, nature trail connection to the upper terrace, gathering areas, and remaining required right-of-way improvements.



Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: September 12, 2025

Project Name: Crescent Creek Park Master Plan
Project Number: 2022-18
Project Phase: Preferred Master Plan
Prepared By: J.Li
Checked By: J.Vong

Phase Total: \$2,781,429.39

Phase 1A - Upper Terrace (Low Cost Range)

Item	Description	Qty	Unit	Unit Cost	Item Total
1.00 Demolition/Site Preparation					
1.01	Tree Protection Fence and Signage	785	LF	\$5.50	\$4,317.50
1.02	Site Clearing and Grubbing (6" depth)	0.4	AC	\$15,000.00	\$6,200.00
1.03	Clear Brush and Sapling	1.00	LS		\$2,000.00
1.04	Existing Tree Removal	6	EA	\$500.00	\$3,000.00
1.05	Construction Fence (6' chainlink; temporary)	1,363	LF	\$12.00	\$16,356.00
1.06	Parking Lot Demo	0	SY	\$20.00	\$0.00
2.00 Earthwork					
2.01	Balance Cut/Fill on Site (6" average depth)	854	CY	\$10.00	\$8,536.67
2.02	Export Cut (12" average depth)	188	CY	\$22.00	\$4,136.22
2.03	Mass Grading (civil)	5,163	CY	\$25.00	\$129,066.75
2.04	Finish Grading (civil)	7,200	SY	\$2.00	\$14,400.00
4.00 Paving, Walls & Stormwater					
4.01	Asphalt Path - 6' wide (2" depth with 4" base)	0	SF	\$7.00	\$0.00
4.02	Pedestrian Concrete Paving - 6' wide (4" depth with 4" base)	4,542	SF	\$15.00	\$68,136.75
4.03	Pedestrian Staircase / Ramp with Handrails	473	SF	\$150.00	\$70,950.00
4.04	Plaza Paving (Color, unit paver, texture, etc.; approx. 1/4 of area)	0	SF	\$35.00	\$0.00
4.05	Soft Surface Trails (4" depth mulch)	0	CY	\$60.00	\$0.00
4.06	Planter Walls	0	LF	\$450.00	\$0.00
4.07	Seat Walls	105	LF	\$400.00	\$42,140.00
4.08	Parking / Driveway (civil)	7,087	SF	\$10.00	\$70,866.67
4.09	Parking Reseal / Striping	0	SF	\$3.00	\$0.00
4.10	Retaining Walls (civil)	1	LS		\$118,000.00
4.11	Stormwater Conveyance (civil)	1	LS		\$50,000.00
4.12	Stormwater Treatment (civil)	1	LS		\$50,000.00
4.13	Right-of-Way Improvements (civil) (NIC: lighting, median, ROW dedication) (seems low, need to confirm with civil)	1	LS		\$145,375.00
5.00 Site Improvements					
5.01	Bench	3	EA	\$2,000.00	\$6,000.00
5.02	Bike Rack	1	EA	\$1,200.00	\$1,200.00
5.03	Picnic Tables (NIC shelter area)	0	EA	\$3,500.00	\$0.00
5.04	Signage	1	LS		\$7,500.00
5.05	Play Area	0	EA	\$500,000.00	\$0.00
5.06	Nature / Hillside Play	0	EA	\$150,000.00	\$0.00
5.07	Seating / Gathering Area	0	EA	\$50,000.00	\$0.00
5.08	Wood Split-Rail Fence	0	LF	\$80.00	\$0.00
5.09	Volleyball Court (outdoor, subdrainage)	2	EA	\$50,000.00	\$100,000.00

5.10	Field Redevelopment (no lighting, natural turf, w/ subdrainage)	0	EA	\$875,000.00	\$0.00
5.10	Parking Lot Lighting	0	EA	\$12,000.00	\$0.00
5.11	Pedestrian Lighting	0	EA	\$7,000.00	\$0.00
5.12	Vehicular Entry Gates (manual)	1	EA	\$8,500.00	\$8,500.00

6.00 Planting

6.01	Trees	12	EA	\$400.00	\$4,800.00
6.02	Low Shrubs and Groundcovers (with soil prep and irrigation)	5,378	SF	\$20.00	\$107,555.00
6.03	Native Buffer Planting (with soil prep and irrigation)	2,557	SF	\$12.00	\$30,680.00
6.04	Seed Lawn (with soil prep, no irrigation)	5,000	SF	\$1.50	\$7,500.00
6.05	Shoreline Mitigation (restoration / buffer enhancement)	0	SF	\$12.00	\$0.00
6.06	Right-of-Way Low Shrubs & Groundcover (w/ soil prep and irr, NIC median)	2,142	SF	\$20.00	\$42,839.40
6.07	Right-of-Way Trees (NIC median)	17	EA	\$400.00	\$6,800.00

7.00 Structures

7.01	Masonic Lodge Demo	0	LS		\$280,000.00
7.02	Restroom (2 stall)	0	EA	\$350,000.00	\$0.00
7.03	Large Picnic Shelter (including tables, interpretive features, etc.)	0	EA	\$350,000.00	\$0.00
7.04	Small Picnic Shelter	0	EA	\$150,000.00	\$0.00
7.05	Existing Shelter Renovation (arch)	1	LS		\$50,000.00
7.06	Existing Restroom Renovation (arch)	(by City under separate contract)			

	<i>Subtotal</i>	\$1,456,855.95
	<i>Contractor Mobilization & Overhead (20%)</i>	\$291,371.19
	<i>Contingency (30%)</i>	\$437,056.79
	<i>Sales Tax (9.1%)</i>	\$132,573.89
	Phase 1A Construction Total	\$2,317,857.82
	Soft Costs (20%)	\$463,571.56
	Phase 1A Total Project Cost	\$2,781,429.39

Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: September 12, 2025

Project Name: Crescent Creek Park Master Plan
Project Number: 2022-18
Project Phase: Preferred Master Plan
Prepared By: J.Li
Checked By: J.Vong

Phase Total: \$1,622,810.77

Phase 1B - Upper Terrace (Low Cost Range)

Item	Description	Qty	Unit	Unit Cost	Item Total
1.00 Demolition/Site Preparation					
1.01	Tree Protection Fence and Signage	785	LF	\$5.50	\$4,317.50
1.02	Site Clearing and Grubbing (6" depth)	0.4	AC	\$15,000.00	\$6,200.00
1.03	Clear Brush and Sapling	1.00	LS		\$2,000.00
1.04	Existing Tree Removal	2	EA	\$500.00	\$1,000.00
1.05	Construction Fence (6' chainlink; temporary)	1,363	LF	\$12.00	\$16,356.00
1.06	Parking Lot Demo	0	SY	\$20.00	\$0.00
2.00 Earthwork					
2.01	Balance Cut/Fill on Site (6" average depth)	854	CY	\$10.00	\$8,536.67
2.02	Export Cut (12" average depth)	0	CY	\$22.00	\$0.00
2.03	Mass Grading (civil)	5,500	CY	\$25.00	\$137,500.00
2.04	Finish Grading (civil)	4,600	SY	\$2.00	\$9,200.00
4.00 Paving, Walls & Stormwater					
4.01	Asphalt Path - 6' wide (2" depth with 4" base)	950	SF	\$7.00	\$6,650.00
4.02	Pedestrian Concrete Paving - 6' wide (4" depth with 4" base)	0	SF	\$15.00	\$0.00
4.03	Pedestrian Staircase / Ramp with Handrails	237	SF	\$150.00	\$35,475.00
4.04	Plaza Paving (Color, unit paver, texture, etc.; approx. 1/4 of area)	0	SF	\$35.00	\$0.00
4.05	Soft Surface Trails (4" depth mulch)	0	CY	\$60.00	\$0.00
4.06	Planter Walls	0	LF	\$450.00	\$0.00
4.07	Seat Walls	0	LF	\$400.00	\$0.00
4.08	Parking / Driveway (civil)	0	SF	\$10.00	\$0.00
4.09	Parking Reseal / Striping	0	SF	\$3.00	\$0.00
4.10	Retaining Walls (civil)	1	LS		\$0.00
4.11	Stormwater Conveyance (civil)	1	LS		\$35,000.00
4.12	Stormwater Treatment (civil)	1	LS		\$0.00
4.13	Right-of-Way Improvements (civil) (NIC: lighting, median, ROW dedication) (seems low, need to confirm with civil)	1	LS		\$0.00
5.00 Site Improvements					
5.01	Bench	2	EA	\$2,000.00	\$4,000.00
5.02	Bike Rack	0	EA	\$1,200.00	\$0.00
5.03	Picnic Tables (NIC shelter area)	0	EA	\$3,500.00	\$0.00
5.04	Signage	1	LS		\$5,000.00
5.05	Play Area	0	EA	\$500,000.00	\$0.00
5.06	Nature / Hillside Play	0	EA	\$150,000.00	\$0.00
5.07	Seating / Gathering Area	0	EA	\$50,000.00	\$0.00
5.08	Wood Split-Rail Fence	0	LF	\$80.00	\$0.00

5.09	Volleyball Court (outdoor, subdrainage)	0	EA	\$50,000.00	\$0.00
5.10	Field Redevelopment (no lighting, natural turf, w/ subdrainage)	0	EA	\$875,000.00	\$0.00
5.10	Parking Lot Lighting	0	EA	\$12,000.00	\$0.00
5.11	Pedestrian Lighting	0	EA	\$7,000.00	\$0.00
5.12	Vehicular Entry Gates (manual)	0	EA	\$8,500.00	\$0.00

6.00 Planting

6.01	Trees	6	EA	\$400.00	\$2,400.00
6.02	Low Shrubs and Groundcovers (with soil prep and irrigation)	1,000	SF	\$20.00	\$20,000.00
6.03	Native Buffer Planting (with soil prep and irrigation)	5,113	SF	\$12.00	\$61,360.00
6.04	Seed Lawn (with soil prep, no irrigation)	10,000	SF	\$1.50	\$15,000.00
6.05	Shoreline Mitigation (restoration / buffer enhancement)	0	SF	\$12.00	\$0.00
6.06	Right-of-Way Low Shrubs & Groundcover (w/ soil prep and irr, NIC median)	0	SF	\$20.00	\$0.00
6.07	Right-of-Way Trees (NIC median)	0	EA	\$400.00	\$0.00

7.00 Structures

7.01	Masonic Lodge Demo	0	LS		\$280,000.00
7.02	Restroom (2 stall)	0	EA	\$350,000.00	\$0.00
7.03	Large Picnic Shelter (including tables, interpretive features, etc.)	0	EA	\$350,000.00	\$0.00
7.04	Small Picnic Shelter	1	EA	\$150,000.00	\$150,000.00
7.05	Existing Shelter Renovation (arch)	0	LS		\$50,000.00
7.06	Existing Restroom Renovation (arch)	(by City under separate contract)			

Subtotal \$849,995.17

*Contractor Mobilization & Overhead (**20%**)* \$169,999.03

*Contingency (**30%**)* \$254,998.55

Sales Tax (9.1%) \$77,349.56

Phase 1B Construction Total **\$1,352,342.31**

Soft Costs (20%) \$270,468.46

Phase 1B Total Project Cost **\$1,622,810.77**

Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: September 12, 2025

Project Name: Crescent Creek Park Master Plan
Project Number: 2022-18
Project Phase: Preferred Master Plan
Prepared By: J.Li
Checked By: J.Vong

Phase Total: \$3,890,979.07

Phase 1C - Upper Terrace (Low Cost Range)

Item	Description	Qty	Unit	Unit Cost	Item Total
1.00 Demolition/Site Preparation					
1.01	Tree Protection Fence and Signage	785	LF	\$5.50	\$4,317.50
1.02	Site Clearing and Grubbing (6" depth)	0.4	AC	\$15,000.00	\$6,200.00
1.03	Clear Brush and Sapling	1.00	LS		\$2,000.00
1.04	Existing Tree Removal	2	EA	\$500.00	\$1,000.00
1.05	Construction Fence (6' chainlink; temporary)	1,363	LF	\$12.00	\$16,356.00
1.06	Parking Lot Demo	906	SY	\$20.00	\$18,120.00
2.00 Earthwork					
2.01	Balance Cut/Fill on Site (6" average depth)	854	CY	\$10.00	\$8,536.67
2.02	Export Cut (12" average depth)	188	CY	\$22.00	\$4,136.22
2.03	Mass Grading (civil)	3,500	CY	\$25.00	\$87,500.00
2.04	Finish Grading (civil)	5,500	SY	\$2.00	\$11,000.00
4.00 Paving, Walls & Stormwater					
4.01	Asphalt Path - 6' wide (2" depth with 4" base)	0	SF	\$7.00	\$0.00
4.02	Pedestrian Concrete Paving - 6' wide (4" depth with 4" base)	4,542	SF	\$15.00	\$68,136.75
4.03	Pedestrian Staircase / Ramp with Handrails	0	SF	\$150.00	\$0.00
4.04	Plaza Paving (Color, unit paver, texture, etc.; approx. 1/4 of area)	3,985	SF	\$35.00	\$139,459.57
4.05	Soft Surface Trails (4" depth mulch)	0	CY	\$60.00	\$0.00
4.06	Planter Walls	0	LF	\$450.00	\$0.00
4.07	Seat Walls	0	LF	\$400.00	\$0.00
4.08	Parking / Driveway (civil)	14,173	SF	\$10.00	\$141,733.33
4.09	Parking Reseal / Striping	0	SF	\$3.00	\$0.00
4.10	Retaining Walls (civil)	1	LS		\$15,000.00
4.11	Stormwater Conveyance (civil)	1	LS		\$70,000.00
4.12	Stormwater Treatment (civil)	1	LS		\$55,000.00
4.13	Right-of-Way Improvements (civil) (NIC: lighting, median, ROW dedication) (seems low, need to confirm with civil)	1	LS		\$145,375.00
5.00 Site Improvements					
5.01	Bench	2	EA	\$2,000.00	\$4,000.00
5.02	Bike Rack	1	EA	\$1,200.00	\$1,200.00
5.03	Picnic Tables (NIC shelter area)	4	EA	\$3,500.00	\$14,000.00
5.04	Signage	1	LS		\$7,500.00
5.05	Play Area	0	EA	\$500,000.00	\$0.00
5.06	Nature / Hillside Play	0	EA	\$150,000.00	\$0.00
5.07	Seating / Gathering Area	0	EA	\$50,000.00	\$0.00
5.08	Wood Split-Rail Fence	0	LF	\$80.00	\$0.00

5.09	Volleyball Court (outdoor, subdrainage)	0	EA	\$50,000.00	\$0.00
5.10	Field Redevelopment (no lighting, natural turf, w/ subdrainage)	0	EA	\$875,000.00	\$0.00
5.10	Parking Lot Lighting	0	EA	\$12,000.00	\$0.00
5.11	Pedestrian Lighting	0	EA	\$7,000.00	\$0.00
5.12	Vehicular Entry Gates (manual)	1	EA	\$8,500.00	\$8,500.00

6.00 Planting

6.01	Trees	15	EA	\$400.00	\$6,000.00
6.02	Low Shrubs and Groundcovers (with soil prep and irrigation)	5,378	SF	\$20.00	\$107,555.00
6.03	Native Buffer Planting (with soil prep and irrigation)	1,000	SF	\$12.00	\$12,000.00
6.04	Seed Lawn (with soil prep, no irrigation)	2,500	SF	\$1.50	\$3,750.00
6.05	Shoreline Mitigation (restoration / buffer enhancement)	0	SF	\$12.00	\$0.00
6.06	Right-of-Way Low Shrubs & Groundcover (w/ soil prep and irr, NIC median)	2,142	SF	\$20.00	\$42,839.40
6.07	Right-of-Way Trees (NIC median)	17	EA	\$400.00	\$6,800.00

7.00 Structures

7.01	Masonic Lodge Demo	1	LS		\$280,000.00
7.02	Restroom (2 stall)	1	EA	\$350,000.00	\$350,000.00
7.03	Large Picnic Shelter (including tables, interpretive features, etc.)	1	EA	\$350,000.00	\$350,000.00
7.04	Small Picnic Shelter	0	EA	\$150,000.00	\$0.00
7.05	Existing Shelter Renovation (arch)	0	LS		\$50,000.00
7.06	Existing Restroom Renovation (arch)	(by City under separate contract)			

Subtotal \$2,038,015.44

Contractor Mobilization & Overhead (20%) \$407,603.09

Contingency (30%) \$611,404.63

Sales Tax (9.1%) \$185,459.40

Phase 1C Construction Total **\$3,242,482.56**

Soft Costs (20%) \$648,496.51

Phase 1C Total Project Cost **\$3,890,979.07**

Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: September 12, 2025

Project Name: Crescent Creek Park Master Plan
Project Number: 2022-18
Project Phase: Preferred Master Plan
Prepared By: J.Li
Checked By: J.Vong

Phase Total: \$4,519,994.00

Phase 2 - Lower Terrace (Low Cost Range)

Item	Description	Qty	Unit	Unit Cost	Item Total
1.00 Demolition/Site Preparation					
1.01	Tree Protection Fence and Signage	3,071	LF	\$5.50	\$16,890.50
1.02	Site Clearing and Grubbing (6" depth)	0.9	AC	\$15,000.00	\$13,500.00
1.03	Clear Brush and Sapling	1.00	LS		\$4,000.00
1.04	Existing Tree Removal	10	EA	\$500.00	\$5,000.00
1.05	Construction Fence (6' chainlink, temporary)	1,700	LF	\$12.00	\$20,400.00
1.06	Parking Lot Demo (civil)	1,372	SY	\$20.00	\$27,440.00
2.00 Earthwork					
2.01	Balance Cut/Fill on Site (6" average depth)	2,081	CY	\$10.00	\$20,810.00
2.02	Export Cut (24" average depth)	531	CY	\$22.00	\$11,678.70
2.03	Mass Grading (civil)	7,695	CY	\$25.00	\$192,366.75
2.04	Finish Grading (civil)	14,584	SY	\$2.00	\$29,168.00
4.00 Paving, Walls & Stormwater					
4.01	Asphalt Path - 6' wide (2" depth with 4" base)	0	SF	\$7.00	\$0.00
4.02	Pedestrian Concrete Paving - 6' wide (4" depth with 4" base)	6,514	SF	\$15.00	\$97,710.30
4.03	Pedestrian Staircase / Ramp with Handrails	236	SF	\$150.00	\$35,400.00
4.04	Plaza Paving (Color, unit paver, texture, etc.; approx. 1/4 of area)	0	SF	\$35.00	\$0.00
4.05	Soft Surface Trails (4" depth mulch)	44	CY	\$60.00	\$2,629.20
4.06	Planter Walls	0	LF	\$450.00	\$0.00
4.07	Seat Walls	0	LF	\$400.00	\$0.00
4.08	Parking / Driveway (civil)	1,743	SF	\$10.00	\$17,430.00
4.09	Parking Reseal / Striping	9,040	SF	\$3.00	\$27,120.00
4.10	Retaining Walls (civil)	1	LS		\$52,000.00
4.11	Stormwater Conveyance (civil)	1	LS		\$38,000.00
4.12	Stormwater Treatment (civil)	1	LS		\$42,500.00
4.13	Right-of-Way Improvements (civil) (NIC: lighting, median, ROW dedication) (seems low, need to confirm with civil)	0	LS		\$0.00
5.00 Site Improvements					
5.01	Bench	5	EA	\$2,000.00	\$10,000.00
5.02	Bike Rack	2	EA	\$1,500.00	\$3,000.00
5.03	Picnic Tables (NIC shelter area)	5	EA	\$3,500.00	\$17,500.00
5.04	Signage	1	LS		\$20,000.00
5.05	Play Area	2	EA	\$500,000.00	\$1,000,000.00
5.06	Nature / Hillside Play	1	EA	\$150,000.00	\$150,000.00
5.07	Seating / Gathering Area	0	EA	\$50,000.00	\$0.00
5.08	Wood Split-Rail Fence	0	LF	\$80.00	\$0.00

5.09	Volleyball Court (outdoor, subdrainage)	0	EA	\$50,000.00	\$0.00
5.10	Field Redevelopment (no lighting, natural turf, w/ subdrainage)	0	EA	\$875,000.00	\$0.00
5.10	Parking Lot Lighting	0	EA	\$12,000.00	\$0.00
5.11	Pedestrian Lighting	0	EA	\$7,000.00	\$0.00
5.12	Vehicular Entry Gates (Manual)	0	EA	\$8,500.00	\$0.00

6.00 Planting

6.01	Trees	23	EA	\$400.00	\$9,200.00
6.02	Low Shrubs and Groundcovers (with soil prep and irrigation)	10,308	SF	\$20.00	\$206,160.80
6.03	Native Buffer Planting (with soil prep and irrigation)	8,317	SF	\$12.00	\$99,809.04
6.04	Seed Lawn (with soil prep, no irrigation)	50,339	SF	\$1.50	\$75,508.73
6.05	Shoreline Mitigation (restoration / buffer enhancement)	6,022	SF	\$12.00	\$72,258.60
6.06	Right-of-Way Low Shrubs & Groundcover (w/ soil prep and irr, NIC median)	0	SF	\$20.00	\$0.00
6.07	Right-of-Way Trees (NIC median)	0	EA	\$400.00	\$0.00

7.00 Buildings

7.01	Masonic Lodge Demo	0	LS		\$0.00
7.02	Restroom (2 stall)	0	EA	\$350,000.00	\$0.00
7.03	Large Picnic Shelter (including tables, intepretive features, etc.)	0	EA	\$350,000.00	\$0.00
7.04	Small Picnic Shelter (inlcuding tables)	0	EA	\$150,000.00	\$0.00
7.05	Existing Shelter Renovation (arch)	1	LS		\$50,000.00
7.06	Existing Restroom Renovation (arch)	(by City under separate contract)			NIC

Subtotal \$2,367,480.62

Contractor Mobilization & Overhead (20%) \$473,496.12

Contingency (30%) \$710,244.19

Sales Tax (9.1%) \$215,440.74

Phase 2 Construction Total **\$3,766,661.67**

Soft Costs (20%) \$753,332.33

Phase 2 Total Project Cost **\$4,519,994.00**

Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: September 12, 2025

Project Name: Crescent Creek Park Master Plan
Project Number: 2022-18
Project Phase: Preferred Master Plan
Prepared By: J.Li
Checked By: J.Vong

Phase Total: \$2,936,765.63

Phase 3 - Middle Terrace (Low Cost Range)

Item	Description	Qty	Unit	Unit Cost	Item Total
1.00 Demolition/Site Preparation					
1.01	Tree Protection Fence and Signage	1,600	LF	\$5.50	\$8,800.39
1.02	Site Clearing and Grubbing (6" depth)	0.2	AC	\$15,000.00	\$3,000.00
1.03	Clear Brush and Sapling	1.00	LS		\$4,000.00
1.04	Existing Tree Removal	12	EA	\$500.00	\$6,000.00
1.05	Construction Fence (6' chainlink, temporary)	1,642	LF	\$12.00	\$19,699.04
1.06	Parking Lot Demo	0	SY	\$20.00	\$0.00
2.00 Earthwork					
2.01	Balance Cut/Fill on Site (6" average depth)	1,543	CY	\$10.00	\$15,434.00
2.02	Export Cut (12" average depth)	1,345	CY	\$22.00	\$29,585.60
2.03	Mass Grading (civil)	3465	CY	\$25.00	\$86,633.25
2.04	Finish Grading (civil)	9696	SY	\$2.00	\$19,392.00
4.00 Paving, Walls & Stormwater					
4.01	Asphalt Path - 6' wide (2" depth with 4" base)	0	SF	\$7.00	\$0.00
4.02	Pedestrian Concrete Paving - 6' wide (4" depth with 4" base)	2,457	SF	\$15.00	\$36,856.80
4.03	Pedestrian Staircase / Ramp with Handrails	1,190	SF	\$150.00	\$178,543.50
4.04	Plaza Paving (Color, unit paver, texture, etc.; approx. 1/4 of area)	0	SF	\$20.00	\$0.00
4.05	Soft Surface Trails (4" depth mulch)	30	CY	\$55.00	\$1,650.55
4.06	Planter Walls	0	LF	\$268.00	\$0.00
4.07	Seat Walls	0	LF	\$400.00	\$0.00
4.08	Parking / Driveway (civil)	0	SF	\$10.00	\$0.00
4.09	Parking Reseal / Striping	0	SF	\$3.00	\$0.00
4.10	Retaining Walls (civil)	0	LS		\$0.00
4.11	Stormwater Conveyance (civil)	1	LS		\$20,000.00
4.12	Stormwater Treatment (civil)	1	LS		\$8,000.00
4.13	Right-of-Way Improvements (civil) (NIC: lighting, median, ROW dedication) (seems low, need to confirm with civil)	0	LS		\$0.00
5.00 Site Improvements					
5.01	Bench	2	EA	\$2,000.00	\$4,000.00
5.02	Bike Rack	0	EA	\$1,500.00	\$0.00
5.03	Picnic Tables (NIC shelter area)	1	EA	\$3,500.00	\$3,500.00
5.04	Signage	1	LS		\$5,000.00
5.05	Play Area	0	EA	\$500,000.00	\$0.00
5.06	Nature / Hillside Play	0	EA	\$150,000.00	\$0.00
5.07	Seating / Gathering Area	0	EA	\$50,000.00	\$0.00
5.08	Wood Split-Rail Fence	0	LF	\$80.00	\$0.00

5.09	Volleyball Court (outdoor, subdrainage)	0	EA	\$50,000.00	\$0.00
5.10	Field Redevelopment (no lighting, natural turf, w/ subdrainage, no irr)	1	EA	\$875,000.00	\$875,000.00
5.11	Parking Lot Lighting	0	EA	\$12,000.00	\$0.00
5.12	Pedestrian Lighting	0	EA	\$7,000.00	\$0.00
5.13	Vehicular Entry Gates (Manual)	0	EA	\$8,500.00	\$0.00

6.00 Planting

6.01	Trees	23	EA	\$400.00	\$9,200.00
6.02	Low Shrubs and Groundcovers (with soil prep and irrigation)	3,018	SF	\$20.00	\$60,362.10
6.03	Native Buffer Planting (with soil prep and irrigation)	4,857	SF	\$12.00	\$58,281.78
6.04	Seed Lawn (with soil prep, no irrigation)	56,853	SF	\$1.50	\$85,278.90
6.05	Shoreline Mitigation (restoration / buffer enhancement)	0	SF	\$12.00	\$0.00
6.06	Right-of-Way Low Shrubs & Groundcover (w/ soil prep and irr, NIC median)	0	SF	\$20.00	\$0.00
6.07	Right-of-Way Trees (NIC median)	0	EA	\$400.00	\$0.00

7.00 Buildings

7.01	Masonic Lodge Demo	0	LS		\$0.00
7.02	Restroom (2 stall)	0	EA	\$350,000.00	\$0.00
7.03	Large Picnic Shelter (including tables, interpretive features, etc.)	0	EA	\$350,000.00	\$0.00
7.04	Small Picnic Shelter (including tables)	1	EA	\$150,000.00	\$150,000.00
7.05	Existing Shelter Renovation (arch)	0	LS		\$50,000.00
7.06	Existing Restroom Renovation (arch)	(by City under separate contract)			NIC

Subtotal \$1,538,217.91

Contractor Mobilization & Overhead (20%) \$307,643.58

Contingency (30%) \$461,465.37

Sales Tax (9.1%) \$139,977.83

Phase 3 Construction Total **\$2,447,304.69**

Soft Costs (20%) \$489,460.94

Phase 3 Total Project Cost **\$2,936,765.63**



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: November 20, 2025

SUBJECT: Laguna's on the Bay Utility Extension Agreement

SUBMITTED BY: Public Works Director Jeff Langhelm, PE

DEPARTMENT: Public Works

PHONE: 253-853-7630

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: The city received a request to allow for additional sewer flows from a property owned by Minterbrook by the Sea, LLC (Laguna's on the Bay). This proposed project would utilize an existing connection from the property to the sewer main within Purdy Drive NW.

The proposed UEA is requesting an additional nine (9) ERU's. The applicant's request letter and associated sewer hydraulic report are attached for your review.

The original Sewer Utility Extension for this property was completed on November 10, 1998 for 1 ERU. Recently, the Purdy area was removed from the city's urban growth area by Pierce County. Per GHMC Section 13.34.020, the city may extend sewer service outside the urban growth area in those limited circumstances shown to be necessary to protect basic public health and safety and the environment, and when such services are financially supportable at rural densities and do not permit urban development. The municipal code language also generally tracks the language of RCW 36.70A.110(4).

This site contains a designated shoreline. Pierce County does not allow any on-site sewage disposal systems to be placed within buffers or setbacks of shorelines. The site also contains a well-head protection zone of 100' for the Pederson Harold Well Water System well located on the edge of the shoreline at the back of the building. With the shoreline and well-head protection zones both being present, an on-site septic system option is not available to the applicant.

The project lies within the commercially developed area of Purdy that currently has an existing low pressure sewer system that pumps to the city's lift station 13. The site has an existing grinder pump system that the applicant proposes to add to, with a small gravity system from the structure to the grinder pump effluent tank

GHMC 13.34.020 states that sewer service outside the urban growth area may be provided "in those limited circumstances shown to be necessary to protect basic public health and safety and the environment..." In this case, the existing county restrictions already protect the basic public health and safety by not allowing the development to proceed with sewage disposal systems within buffers or setbacks and ensuring the necessary well-head protection zone. Therefore, there is no public health or safety issue addressed by the extension request. The apparent benefit of the extension

request is to facilitate development which would otherwise not be allowed per County code, which does not qualify as protection of basic public health and safety. As such, staff recommends denial of this application.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:

1. Sewer UEA Request Letter_Laguna's on the Bay_2025.09.12
2. EN-25-0069_Sewer Hydraulic Report_2025.07.24_JHf

STRATEGIC PLAN PRIORITY: Ensure sustainable future for public services and facilities



CIVIL ENGINEERING ♦ SURVEYING ♦ LAND PLANNING

Mailing: P.O. Box 949
Gig Harbor, WA 98335
Gig Harbor: 3733 Rosedale St, Suite 200
Gig Harbor, WA 98335
Tacoma: 945 Fawcett Ave
Tacoma, WA 98402
Phone: 253-857-5454
Email: info@contourpllc.com

September 12th, 2025

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

Regarding: **Laguna's on the Bay** (13810 Purdy Dr NW) Request for Sewer Utility Extension Agreement

To Mr. Langhelm,

I hope this letter finds you well. This letter was prepared on behalf of the property owner *Minterbrook by the Sea LLC* and submitted along with the Capacity Reservation Certificate Application and Sewer Hydraulic Report for the request of a Sewer Utility Extension Agreement (UEA) for the proposed redevelopment project Laguna's on the Bay restaurant to be located at 13810 Purdy Dr NW on Pierce County parcel 0122242031.

The proposed redevelopment will encompass the limited buildable area of the property where a previous structure (that was a non-restaurant) once stood that has since been demolished and removed. When this project and UEA request was initially proposed (November 2023), the property was within the City's Urban Growth Area (UGA), however due to delays with other jurisdictional entities, that UEA was not executed. Once those other jurisdictional hurdles were cleared and an updated application for UEA was submitted, the project area along with Purdy in general were no longer within the City of Gig Harbor's Urban Growth Area (UGA). As the property is now outside the City's UGA, GHMC 13.34.020 applies to this project and states:

Pursuant to RCW 36.70A.110(4), the city may only extend water and sewer outside the urban growth area in those limited circumstances shown to be necessary to protect basic public health and safety and the environment, and when such services are financially supportable at rural densities and do not permit urban development. (Ord. 1235 § 3, 2012).

This property along with all those adjacent are in the City of Gig Harbor's Wastewater Basin #13 and currently have wastewater service through the City. This property has an existing grinder pump system that connects to an existing 3" sewer force main that then proceeds north to the sewer lift station of Wastewater Basin #13. There are no proposed amendments to these existing sewer facilities associated with this project and UEA request. A new gravity side sewer will be constructed on-site for the proposed structure along with a grease interceptor, all connected to the existing grinder pump chamber.

The property contains designated shoreline with much of the property waterward of the shoreline and as Pierce County does not allow any on-site sewage disposal system to be placed within the buffer or setback of a shoreline, there is no availability for an on-site septic system. Additionally, the property contains a well

head and most of the water facilities (booster station, meters, etc.) for the *Pederson Harold Well Water System* (State ID#66727L) along with the required 100-ft Well Sanitary Control Area Radius. Given the shoreline and the well head with the 100-ft radius and water facilities on the property, any such on-site sewage disposal system is not feasible and would potentially create a risk to the environment and public health.

As there is an existing sewer system on the property that is currently serviced by the City and connects to an existing sewer system that serves the existing commercial development on the north side of SR302, this sewer service is financially supportable within this system area. Since the requested UEA and the project is contained within the single parcel and will connect to an existing sewer system, and that the properties tributary to this existing sewer system downstream are all generally built out, this request for an UEA would not allow for or otherwise promote increased urban development.

The project and property owner formally request an UEA for continued sanitary sewer service along with the proposed grease interceptor and an increase in sewer Equivalent Residential Units (ERU) to a total of 10 ERUs for the proposed redevelopment. That total requested ERU valuation includes both restaurant and office/retail. It should be noted that the number of requested ERUs decreased from that of the November 2023 request by five. Given the presence of shoreline and a well head on the property with the constraints and potential environmental and public health risks associated with a possible on-site sewage disposal system, as well as that this request would be financially supportable and it would not allow for or otherwise promote increased urban development, I believe the criteria and justification for this requested UEA as outlined in GHMC 13.34.020 has been met and satisfied. Therefore, we respectfully request the approval of this UEA as discussed within and request the earliest possible scheduling with City Council.

If there are any questions, please contact me directly at (253) 220-6537 or via email at the address below.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeremy Haug', with a stylized flourish at the end.

Jeremy Haug, P.E.

Project Engineer/Member

Jeremy.haug@contourengineeringllc.com



CIVIL ENGINEERING ♦ SURVEYING ♦ LAND PLANNING

Phone: (253) 857-5454 ~ Fax: (253) 509-0044 ~ Email: info@contourpllc.com

Mailing Address: P.O. Box 949, Gig Harbor, WA 98335

Gig Harbor Office: 3733 Rosedale St, Suite 200, 98335 ♦ Tacoma Office: 945 Fawcett Ave, 98402

PRELIMINARY SEWER HYDRAULICS REPORT

FOR

LAGUNAS ON THE BAY CITY OF GIG HARBOR, WASHINGTON

**MAY 2023
REVISED AUGUST 2023
REVISED OCTOBER 2023
REVISED JUNE 2025
REVISED JULY 2025**



**Prepared For:
Driftwood Laguna LLC
P.O. Box 432
Gig Harbor, WA 98335**

Prepared By:
Jeremy Haug, P.E., Project Engineer

Project # 14-152

I. Introduction and Summary

1. Report Certification

I hereby state that this Sewer Hydraulics Report for **Lagunas on the Bay** has been prepared by me or under my supervision and meets the standard of care and expertise that is usual and customary in this community of professional engineers. I understand that the City of Gig Harbor does not and will not assume liability for the sufficiency, suitability or performance of sanitary sewer facilities prepared by me.

2. Purpose of Report and Study Objectives

This Sewer Hydraulic Report accompanies the Sewer Capacity Reservation Certificate (CRC) Application and the Grease Interceptor Permit application for the proposed Lagunas on the Bay restaurant and retail building located within Pierce County at 13810 SR 302 NW in Gig Harbor, 98332.

The objective of this report is to provide the necessary information to show that the existing sewer facilities are adequate to serve the sewer service requirements of this new building.

This report and CRC Application have been updated from those previously submitted and accepted under EN-23-0087 as that application has since expired. Generally, the only element that was amended from that previous application is the number of ERU's which was due to a modification of the proposed floor and seating plan based on a re-evaluation of the market and adjusted objectives of the owner/developer.

II. Proposed Development

1. Project Description

Project proposes the construction of a new restaurant and retail building on parcel 0122242031 which is approximately 1.11 acres. The project property is located within unincorporated Pierce County with it recently being removed from the City of Gig Harbor's Urban Growth Area, but it is within the City of Gig Harbor's sewer service area as the site is currently being serviced. See Floor Plan Exhibit in Appendix B.

The existing sewer grinder pump and chamber will be utilized (see Section IV) for this new building. A new grease interceptor will be installed with waste lines connecting to the existing grinder pump chamber. See Sewer Plan exhibits in Appendix B.

The shared water well on-site will be maintained with a water storage tank constructed and incorporated into the building to provide adequate fire flow for the project. The existing overhead power and utility lines will be placed underground by Peninsula Light Company.

2. Location and Vicinity Map

See Appendix B for Vicinity Map.

3. Site Plan

See Appendix B for a Sewer Plan and Floor Plan exhibits.

4. Proposed Zoning

The parcel is in unincorporated Pierce County, within the Gig Harbor Community Plan, currently zoned as Activity Center. No change in zoning is proposed.

5. Proposed Land Use and Intensity

Proposed land use will be a restaurant and retail space.

6. Phasing and Timing of Project

The project will be constructed in a single phase starting once all necessary permits are granted. It is anticipated that construction will be completed within 18 months of starting.

III. Existing Conditions

1. Study Area

a. Limits of Sewer Collection Zone

The project appears to be located within Waste Water Basin #13. See Appendix B for map.

b. Existing Zoning

The parcel is in unincorporated Pierce County and currently zoned as Activity Center.

c. Existing Land Uses

The existing parcel is currently vacant with the previous structure having been removed. The project area surface contains a mix of grass, gravel and some pavement.

2. Existing Sewer Infrastructure

There are two existing separate grinder pump chambers and systems within the project area, one for the neighboring gas station/food mart and one for the previous business on this subject parcel which will be utilized for this new building.

These grinder pumps connect to an existing 3" force main which runs through the site, from the south property for which it also serves and then proceeds north under SR 302 to that neighboring Purdy shopping center.

There is no evidence of a previous septic system on or adjacent to the project site.

a. Invert Elevations at Connection Location on Sewer Main

The new building's sewer will connect to the existing grinder pump chamber at elevation 10.40-ft. From here, it connects to an existing 3" force main that proceeds north to the neighboring Purdy shopping center, then it is assumed it connects to the City's lift station on the east side of SR 302. From the lift station, a 6" force main proceeds south up Purdy Dr and eventually converts to a gravity system near Highway 16.

b. Nearest Manhole Location

The nearest manhole is assumed to be located near the City's lift station on the east site of SR 302, across from the Purdy shopping center.

c. Material type(s) at connection location on Sewer Main

The existing material at the City's lift station is unknown at this time.

IV. Proposed Design

1. Minimum Information

a. Site Sewer Flow Rates

See Appendix A for hydraulic calculations.

b. Site Sewer Pipe Material, slope(s) and size(s)

Sewer pipe from building to grease interceptor and into grinder pump chamber will be 6" PVC with minimum slope of 2.0%.

c. Connection to Existing System

Proposed project will connect to existing system at the grinder pump chamber.

2. Information Where Appropriate

a. Pressure main material and size(s)

Pipe material of existing 3" force main is assumed to be steel.

b. Grinder pump and tank, including pressures

There are two existing grinder pump chambers, one for the neighboring gas station/food mart and the other for this subject property and project. Each of the approximately 7-ft diameter chambers has an access hatch. The depth of each chamber from RIM to sump appears to be approximately 12-ft.

The pumps and associated controls for the subject property's chamber will be extracted and evaluated as the system has not been active for many years and the pumps were originally designed for a different use. The pumps and/or controls will be repaired and/or replaced based on assessment but it is anticipated that the existing grinder pump will be replaced with a new E-one manufactured grind pump along with associated controls as needed. If the existing pump is not an E-one grinder pump, it shall be replaced with an E-one manufactured grind pump and associated controls. Everything shall be installed per manufacture specifications.

The pumps and chamber for the gas station/food mart will be left as-is.

c. STEP tank and system, including pressures

Not applicable to this project

d. Lift station system, including pressures

Not applicable to this project

e. Grease traps / interceptors

A 1,500 gallon grease interceptor is proposed for this project. See the Sewer Plan exhibits in Appendix B.

Appendix A

Hydraulic Calculations

Per table within GHMC 13.32.060.B - Quality restaurant: 1 ERU per 8 seats
Commercial: 1 ERU per 1,600 sq. ft.

The project is proposing the following floor areas with associated ERUs:

Restaurant

Total seating area is approximately 3,030 sq. ft.

Total restaurant seating = 54

Inside table seating = 42

Outside seating = 12 (utilized only as weather permits)

54 total seats / 8 seats per ERU = 6.75 ERUs

Offices/Retail

Total available floor area = 3,772 sq. ft.

3,772 sq. ft. / 1 ERU per 1,600 sq. ft. = 2.36 ERUs

Total ERUs = 6.75 + 2.36 = 9.11 ERUs

Rounded up to Nearest Whole Number = **10 ERUs**

1 ERU = 150 GPD

10 ERU's x 150 GPD = 1,500 GPD

Total Sewer Usage = 1,500 GPD

Appendix B

Reference Material



VICINITY MAP

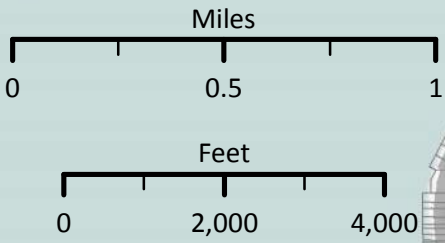
NOT TO SCALE

Sewer System Map

City of Gig Harbor



PROJECT SITE



Legend

- | | |
|-----------------------------|--------------------------|
| City Boundary | Gravity Sewer |
| UGA Boundary | 6-in |
| Parcel Boundary | 8-in |
| Waste Water Basin | 10-in |
| Sewer Manhole | 12-in |
| Waste Water Treatment Plant | 15-in |
| Lift Station | 18-in |
| Future Lift Station | 24-in |
| Sewer Force Main | Unknown |
| 1.5-in | Future |
| 2-in | Gravity Dry Sewer |
| 4-in | 8-in |
| 6-in | Unknown |
| 8-in | |
| 10-in | |
| 24-in | |
| Future | |

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The City assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS-IS' AND 'WITH ALL FAULTS.' The City makes no warranty of fitness for a particular purpose.

Name: Waste Water Comp Plan Map.mxd
Date: 8/8/2019; Author: msimmons

Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

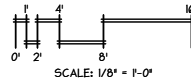
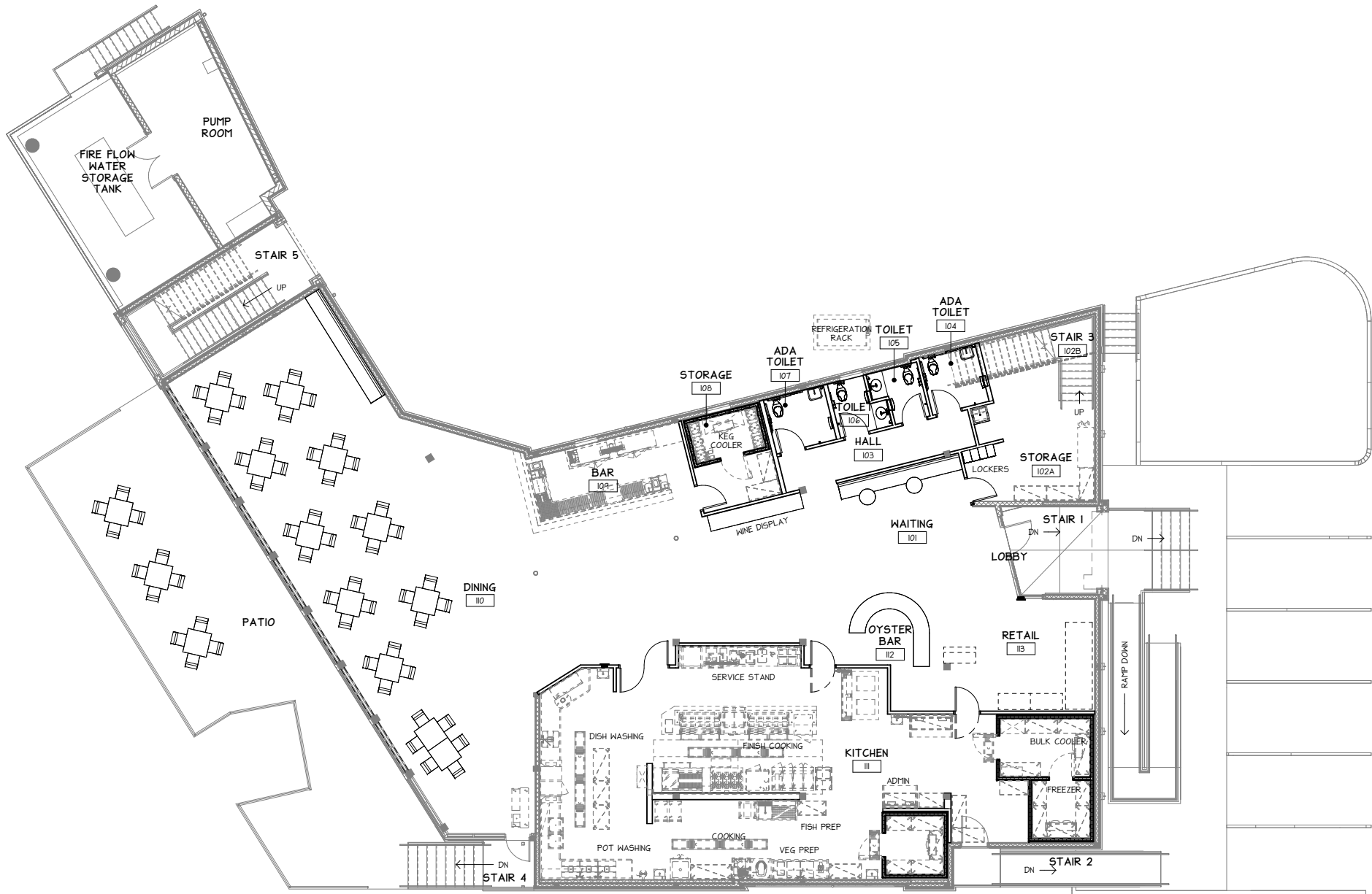
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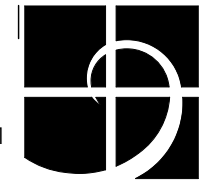
FURNITURE LEGEND	
DESCRIPTION	SYMBOL AND TEXT
ROOM IDENTIFICATION	ROOM NAME
room name	room number
	100

GENERAL NOTES	
NOTE	
1.	REFER TO SHEET G040 FOR STANDARD ABBREVIATIONS LIST.
2.	FURNITURE AND OFFICE EQUIPMENT IS F.I.O. (U.N.O. ON FURNITURE PLAN)
3.	PROVIDE POWER, PHONE AND DATA TO FURNITURE AND OFFICE EQUIPMENT AS REQUIRED. COORDINATE WITH OWNER.
4.	COORDINATE ROUGH-IN INSTALLATION REQUIREMENTS WITH F.I.O. EQUIPMENT.
5.	REFER TO ELECTRICAL DRAWINGS AND MECHANICAL DRAWINGS FOR ADDITIONAL INSTALLATION REQUIREMENTS.
6.	KITCHEN APPLIANCES ARE F.I.C. REFER TO SPECIFICATIONS.
7.	FURNITURE LAYOUT AND TYPE SHOWN ON FURNITURE PLANS IS CONCEPTUAL. REFER TO FURNITURE VENDOR'S SHOP DRAWINGS FOR FINAL LAYOUT, DIMENSIONS, TYPE AND INSTALLATION REQUIREMENTS.
8.	PROVIDE POWER, PHONE AND DATA AT WORKSTATION LOCATIONS. COORDINATE FLOOR BOX LOCATIONS AT ISLAND CONDITIONS.
9.	SECURE FILE CABINETS TO WALL OR FLOOR.

FURNITURE PLAN NOTES	
SYMBOL	NOTE
(FNO1)	REFER TO FOOD SERVICES DRAWINGS FOR ADDITIONAL INFORMATION.

FURNITURE PLAN - FIRST FLOOR
1/8" = 1'-0"





Helix
design group



AMERICAN INSTITUTE OF ARCHITECTS

HELIX DESIGN GROUP, INC.

FURNITURE PLAN - FIRST FLOOR

LAGUNA'S ON THE BAY T.I.

GIG HARBOR, WASHINGTON

REVISION	DATE

DATE	JOB NO.
06.15.23	a22-001

PERMIT SET

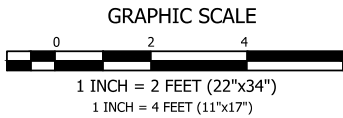
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Page 45 of 48





LAGUNA'S ON THE BAY

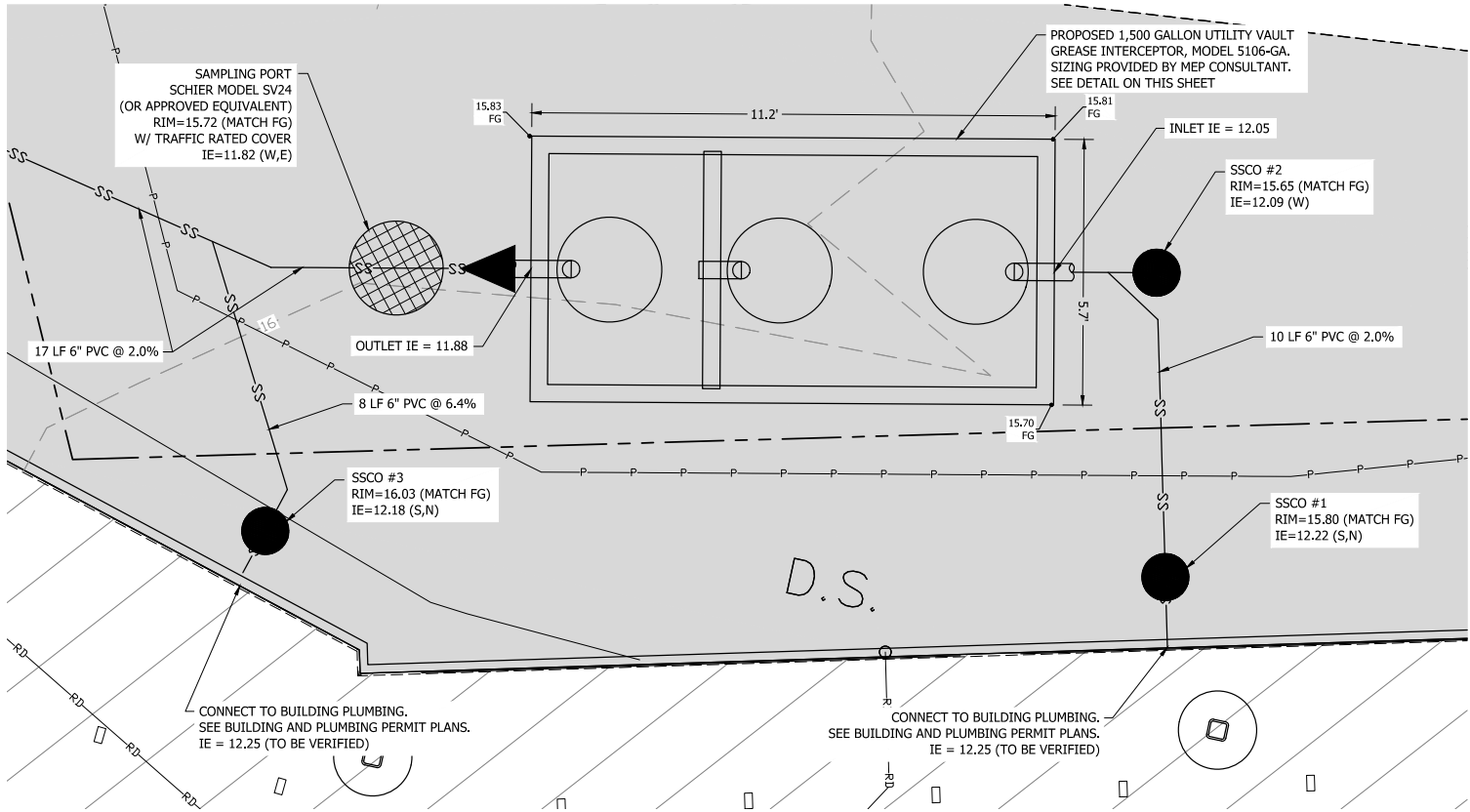
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PIERCE COUNTY, WASHINGTON

GREASE INTERCEPTOR

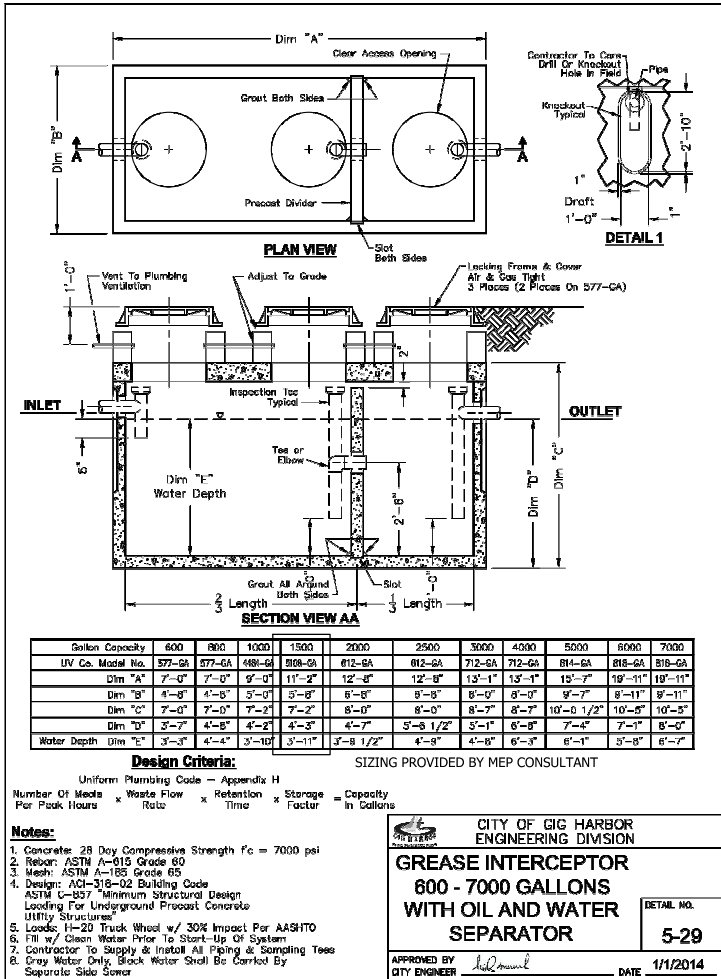
APPROVED SWLE# XXXXX

PLAN APPROVAL EXPIRES THREE (3) YEARS FROM THE DATE OF APPROVAL



GREASE INTERCEPTOR NOTES

1. THE GREASE INTERCEPTOR SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THIS APPROVED PLAN AND ALL CURRENT CITY ORDINANCES
2. THE INTERCEPTOR SHALL BE INSTALLED ON LEVEL UNDISTURBED SOIL WITH A MINIMUM TOTAL LOAD BEARING CAPACITY OF 2000 POUNDS PER SQUARE FOOT. THE INTERCEPTOR SHALL BE SET ON A LAYER OF PEA GRAVEL (PER PIERCE COUNTY DEPARTMENT OF UTILITIES STANDARD SPECIFICATIONS) A MINIMUM OF 12 INCHES COMPACTED DEPTH.
3. THE CONTRACTOR SHALL INSURE THAT THE INTERCEPTOR IS PLACED WITHOUT DROPPING OR DAMAGING IT DURING CONSTRUCTION.
4. THE INSIDE OF THE INTERCEPTOR SHALL BE CURED A MINIMUM OF 28 DAYS AND SHALL BE CLEAN AND DRY PRIOR TO COATING. IT SHALL BE WATER PROOFED BY THE MANUFACTURER AT THE MANUFACTURING FACILITY WITH TWO (2) COATS OF BITUMINOUS COAL TAR EPOXY COATING SPECIALLY FORMULATED FOR SUBMERGED SERVICE AND EXPOSURE TO RAW SEWAGE. COAL TAR EPOXY SHALL BE BITUMASTIC NO. 300M AS MANUFACTURED BY KOPPERS COMPANY, INC., OR SIMILAR COATING BY TNECMEC OR AMERON. THE MANUFACTURER SHALL RECEIVE PRIOR APPROVAL PRIOR TO USING ANY MATERIAL OTHER THAN BITUMASTIC NO. 300 M.
5. THE GREASE INTERCEPTOR SHALL BE SO INSTALLED AND CONNECTED TO THE SEWER SYSTEM SUCH THAT IT IS EASILY ACCESSIBLE FOR INSPECTION, CLEANING AND GREASE REMOVAL AT ALL TIMES. THE INTERCEPTOR SHALL BE PLACED AS CLOSE AS PRACTICAL TO THE FIXTURES SERVED. ALL MANHOLE COVERS SHALL BE GAS TIGHT IN CONSTRUCTION AND SHALL HAVE A MINIMUM OPENING OF 24 INCHES IN DIAMETER.
6. ALL SEWER LINE CONNECTIONS TO THE GREASE INTERCEPTOR SHALL BE CORE DRILLED AND SEALED WITH A NON-SHRINK GROUT UNLESS THE MANUFACTURER HAS PROVIDED IT WITH CONNECTION PORTS.
7. A GIG HARBOR BUILDING PLUMBING PERMIT IS REQUIRED FOR ALL INTERNAL PLUMBING CHANGES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LOCATION OF THE INTERCEPTOR AND FOR PUMPING AND FILLING OF ANY TANKS THAT MAY BE DISCONNECTED FROM THE EXISTING SYSTEM. ALL PUMPING AND FILLING OF THE TANKS SHALL BE IN ACCORDANCE WITH SECTION 1119 OF THE 1991 UNIFORM PLUMBING CODE OR THE MOST RECENTLY ADOPTED VERSION BY THE COUNTY.
9. VENTING OF THE GREASE INTERCEPTOR SHALL BE IN ACCORDANCE WITH CHAPTER 4, 5, & 7 OF THE 1991 UNIFORM PLUMBING CODE OR THE MOST RECENTLY ADOPTED VERSION BY THE COUNTY.
10. THE GREASE INTERCEPTOR AND ANY SEWER LINE CONNECTED TO THE EXISTING PUBLIC LINE SHALL REMAIN UNDER THE OWNERSHIP OF THE PROPERTY OWNER WHO SHALL ALSO BE RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE.
11. GREASE INTERCEPTORS LOCATED IN A PAVED AREA SHALL COMPLY WITH THE HS-20 LOADING STANDARDS.
12. ALL BUILDING SEWER INSTALLATION MUST COMPLY WITH GIG HARBOR PUBLIC WORKS STANDARDS AND SPECIFICATIONS. ALL POLYVINYL CHLORIDE PIPE SHALL HAVE A MINIMUM OF FIVE (5) FEET COVER IN A DRIVING SURFACE OR A MINIMUM OF 3 FEET OF COVER IS ACCEPTABLE IF CLASS 52 DUCTILE IRON PIPE IS USED OR IF PVC PIPE IS CONCRETE ENCASED.
13. PARALLEL WATER AND SEWER LINES SHALL HAVE A MINIMUM OF 10 FEET OF HORIZONTAL SEPARATION
14. ALL UTILITIES CROSSING SEWER LINES MUST HAVE PROPER VERTICAL CLEARANCE. THE STANDARD VERTICAL SEPARATION FOR WATER LINES IS 3 FEET ABOVE THE SEWER LINE AND 1.5 FEET FOR ALL OTHER UTILITIES. CONCRETE ENCASEMENT OF SEWER LINES WILL BE PERMITTED FOR WATER MAINS CROSSING AT LESS THAN 3 FEET BUT NO CLOSER THAN 1.5 FEET. THE SANITARY SEWER ENCASEMENT SHALL BE 10 FEET ON EACH SIDE OF THE CROSSING.
15. THE CONTRACTOR, DESIGN ENGINEER AND THE OWNER SHALL ATTEND A MANDATORY PRECONSTRUCTION CONFERENCE A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST OBTAIN AN ISSUED GREASE INTERCEPTOR PERMIT PRIOR TO SCHEDULING THE PRECONSTRUCTION CONFERENCE.



CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

FILE NUMBER: EN-23-0041

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES, CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

CONTOUR ENGINEERING • L.L.C.

CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS

PHONE: 253-857-5454 ~ FAX: 253-505-0044 ~ INFO@CONTOURPLLC.COM

MAILING: P.O. BOX 949, GIG HARBOR, WA 98335

PHYSICAL: 4706 97TH ST. NW, BLDG #2, GIG HARBOR, WA 98335

07.24.2025

SHEET TITLE: GREASE INTERCEPTOR

LAGUNA'S ON THE BAY

CLIENT: KENT & DONNA KINGMAN

CONTACT: KENT KINGMAN PHONE:

DESIGNER: J. HAUG

ENGINEER: J. HAUG

DRAWN: J. HAUG

S24 T22N R1E WM

DATE: 12.27.2022

REVISED: 07.24.2025

PROJECT: 14-152

DWG NAME: 14-152-C

SHEET SS2

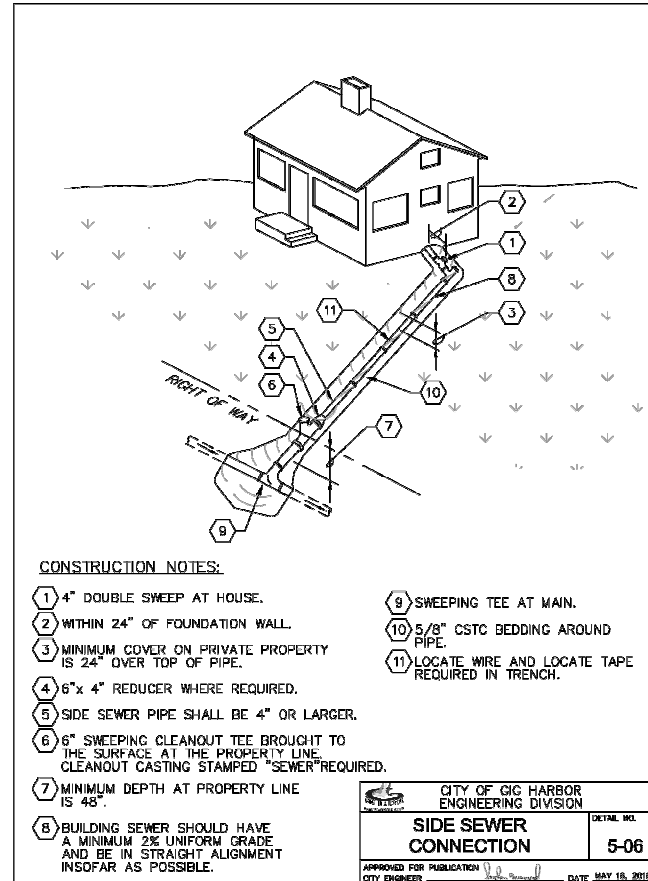
2 OF 3

REV. Δ

A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 1 EAST W.M.
PIERCE COUNTY, WASHINGTON

SWLE# XXXXX

1 END OF LINE CLEANOUT
NOT TO SCALE



2 SIDE SEWER CONNECTION

SHEET TITLE: NOTES AND DETAILS		07.24.2025	
DESIGNER: J. HAUG ENGINEER: J. HAUG DRAWN: J. HAUG S24 T22N R1E WM DATE: 12.27.2022 REVISED: 07.24.2025 PROJECT: 14-152 DWG NAME: 14-152-C		LAGUNA'S ON THE BAY CLIENT: KENT & DONNA KINGMAN CONTACT: KENT KINGMAN PHONE:	
SHEET SS3 3 OF 3		REV. 	