



Chambers Creek Properties Master Site Plan

February 2007



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r e c l a i m i n g o u r r e s o u r c e s



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- Appendix A Pierce County Ordinances
- Appendix B Chambers Creek Properties Master Site Plan Update Public Involvement Process
- Appendix C Chambers Creek Properties Master Site Plan Update Recommendation Issues Paper
- Appendix D Off-Leash Area Analysis Technical Memorandum

Supplemental Volumes (bound under a separate cover)

- Volume II Final Environmental Impact Statement (1997)
- Volume III Chambers Creek Properties Joint Procedural Agreement (JPA)
- Volume IV Chambers Creek Properties Standards and Guidelines
- Volume V Chambers Creek Properties Master Site Plan Update Final Supplemental Environmental Impact Statement (December 21, 2005)

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Summary of the Update

When adopted in 1997, the Chambers Creek Properties Master Site Plan (MSP) included direction to update the Master Site Plan every ten years. This document, and its companion Final Supplemental Environmental Impact Statement (Final SEIS), presents the first update (Update).

Though many elements of the MSP have been implemented since adoption, more projects are currently underway, or planned for future phases of implementation.

The Update:

- Identifies projects implemented to date.
- Adds compatible new uses.
- Refines and adds detail to existing MSP elements.
- Reflects changes since MSP adoption (policy, regulatory, context, community, etc).
- Analyzes, through the Final SEIS, potential impacts of new uses and adds them to 1997 Final Environmental Impact Statement (FEIS) analysis.

Mix of Uses

The MSP contains a broad mix of uses to be developed over time. Site uses are a balance of utility, government services, public access/recreation, revenue-generation, and public education uses.

Existing and future utility and government services uses include:

- Expanded Wastewater Treatment Plant.
- Production Nursery.
- Water Reclamation.
- Water Production.
- Surface Water Management Facilities.
- County Maintenance and Administrative Facilities.
- Environmental Education Center.

Existing and future public access/recreational site uses include:

- Arboretum.
- Multi-Purpose Playfields.
- Urban and Nature Trails.
- Beach and Pier Access.
- Passive Open Space.
- Boat Launch.

- Golf Course.
- Mooring Buoys and Day Use Moorage.
- Off-Leash Dog Area(s).

Existing and future commercial and recreational uses that would generate revenue to off-set costs of non-revenue generating public access/recreational facilities include:

- Golf Course and Lodging.
- Restaurants.
- Boat Launch.
- Production Nursery.
- Environmental Institute.

Existing and future site uses which provide environmental education include:

- Environmental Services Building.
- Arboretum.
- Environmental Education Center.
- Environmental Institute.

Table 1 summarizes the existing (implemented), adopted (1997), and new (update uses which comprise the Update).



Figure 1 *Aerial Photo, 1996*

TABLE 1
SUMMARY OF EXISTING, ADOPTED, AND NEW USES

Existing implemented MSP uses and projects underway:

- Playfields
- Buffers
- Environmental Services Building (wastewater, surface water, water, and solid waste utilities offices)
- Golf Course
- Labyrinth
- Mining and Reclamation
- Urban and Nature Trails
- Production Nursery
- Concessions
- Water Production
- Water Reclamation

Additional future site uses identified in the adopted MSP:

- Administration/Maintenance
- Arboretum
- Boat Launch
- Commercial Offices
- Expansion of Existing Site Uses
- North Meadow
- Open Space
- Play and Picnic Areas
- Shoreline Public Access (north and south docks)
- Urban and Nature Trails
- Restaurants
- Visitor Center/Environmental Education Center
- Off-Leash Dog Area(s)

MSP Update

Addition of:

- Boardwalks for Shoreline Access
- Environmental Institute (research, laboratory, and meeting facilities)
- Lodging (casita-style units and small lodge to support the golf course)
- Central Meadow

Revisions To:

- Location of Arboretum
- Location of Environmental Education Center
- Square footage and parking for some adopted site uses including restaurants and concessions and increased parking for a number of areas of the Properties

Deletion of:

- Area 4 (sold to the City of University Place)
- Botanical Garden
- Railroad relocation

Phasing out of:

- Bus Storage and Maintenance Facility



North Area



Wastewater Treatment Plant (WWTP) Area



Grandview Trail Area



Environmental Services Area

Site Areas

Chambers Creek Properties have been divided into seven planning sub-areas, which are listed below and illustrated in Figure 3. Future site uses are described by location.

North Area

Located in the northern portion of the former Lone Star Northwest Gravel Mine, the North Area has varied topography and sweeping regional views. The site will become a mixed-use public recreation area with access to the North Dock and North Beach Areas.

Development of the North Area will include the Chambers Bay Golf course, Central Meadow, and a portion of Soundview Trail.

Wastewater Treatment Plant (WWTP) Area

Located in the central portion of the former Lone Star Northwest Gravel Mine, the WWTP Area houses the existing Pierce County Regional Wastewater Treatment Plant. The Chambers Creek Regional Wastewater Treatment Plant and its associated uses are not part of the Master Site Plan but is included to provide a comprehensive picture of the uses of the Properties. This portion of the site is reserved for future Utility expansion. A Production Nursery, specializing in native plants, is currently under development. The future research facilities of the Environmental Institute will be located in this expansion area. The WWTP Area will not be open for public use except for the portion of Soundview Trail on western edge of the Area.

Grandview Trail Area

The flat narrow band of land west of Grandview Drive West on the bluff above the North Area provides sweeping regional views and includes the future North Meadow. The Grandview Trail opened in phases for public use beginning in 2001.

Environmental Services Area

The former site of the Pierce County Road Shop and gravel mine has relatively flat terrain and provides views on an axis from Mount Rainier to the southeast to the Olympic Mountains to the northwest. The western edge of the Environmental Services Area is situated on a bluff above the former Lone Star Northwest gravel mine and provides sweeping views of Puget Sound, islands and the Olympic Mountains. The Environmental Services Building opened in 2002 and the trails, playfields, meadows and labyrinth opened for public use soon after. The environmental institute and environmental education center will be adjacent to this area.

South Area

Located on the shores of Puget Sound and Chambers Bay with varied topography created by mining, the South Area provides sweeping regional views of Puget Sound, islands, and the Olympic Mountains. Future uses include an arboretum, meadows, open space, off-leash dog area(s), and trails. The South Area will also provide access to shorelines, South Dock, and the boat launch.

Chambers Creek Canyon Park Area

A two-and-a-half mile stretch of Chambers Creek flows through the canyon, which is characterized by steep slopes and primarily healthy native plant communities. Parts of the Canyon are currently accessible to foot traffic via discontinuous trails. The Canyon will remain a natural area that will become more accessible as a linked system of nature trails is developed.

Shoreline Areas

The Chambers Creek Properties occupy two miles of Puget Sound shoreline and more than two-and-a-half miles of the freshwater shoreline along the banks of Chambers Creek. The BNSF Railway mainline separates the Chambers Creek tidelands from the uplands along the entire length of the marine shoreline of the Properties, creating a barrier to public access.

The public can access the freshwater shoreline at various points along Chambers Bay and Chambers Creek Canyon. A small freshwater impoundment behind Chambers Creek Dam is popular with local citizens as a recreation and fishing attraction.

As the site is developed, piers, boardwalks, mooring buoys, day use moorage, off-leash dog area(s), and trails will give access to limited beach and tideland areas. A boat launch will be provided on Chambers Bay.



South Area



Chambers Creek Canyon Park Area



Shoreline Areas

Key Map

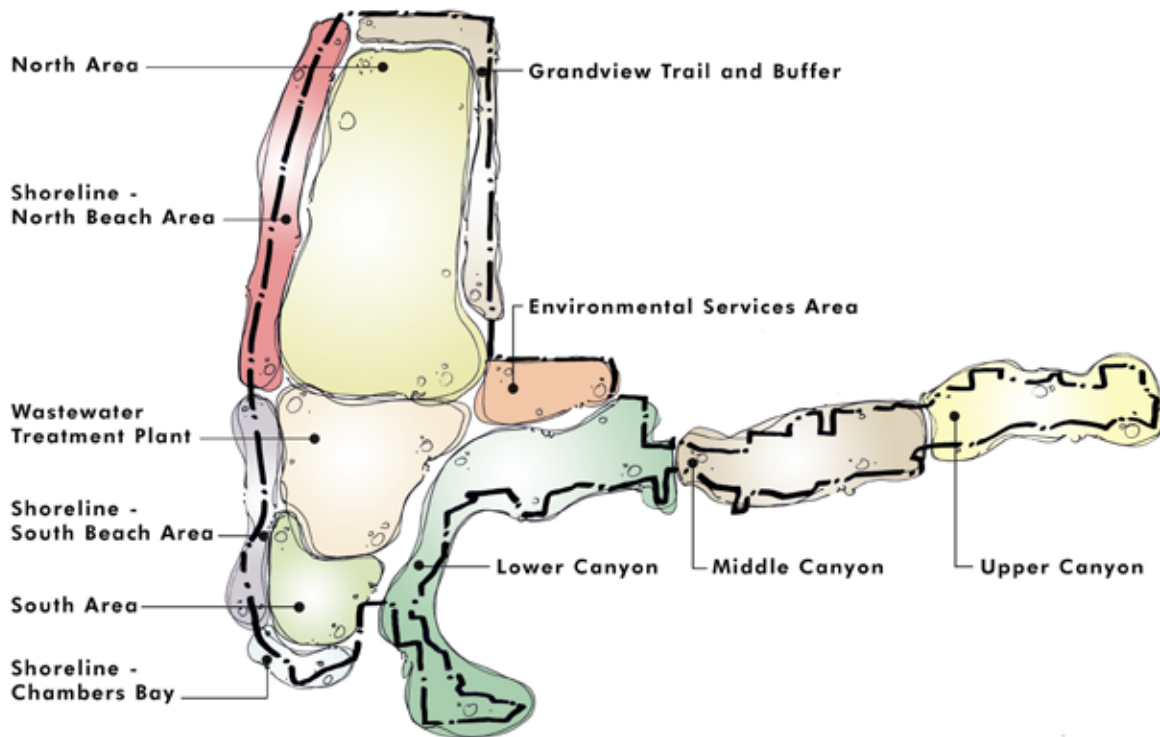


Figure 2 Planning Areas

Update Planning Process

The MSP Update was developed through the same public process as the original MSP ten years ago with participation from the following entities:

- Pierce County Management Team—guides MSP implementation and development and operations of the Properties.
- Citizens Committee (appointed by County Council)—reviewed project data and public input and made recommendations on the Update to Management Team and County Council.
- Resource Team (comprised of representatives from governments, agencies and organizations)—reviewed project data and public input and provided comment on the Update to Management Team and County Council.
- Community—provides comment through public workshop process, web-based commenting, and other testimony on an on-going basis.

Project Schedule

Spring 2005

Public Workshops

- Workshop #1—April 14–16, 2005
Where Are We Now – Ideas for Update
- Workshop #2—May 5–7, 2005
Evaluate and Narrow Alternatives/ Draft SEIS Scoping Meeting
- Workshop #3—May 26–28, 2005
Preliminary MSP Update Proposal

Summer 2005

- Citizens Committee recommended a Draft Update Proposal to the Chambers Creek Properties Management Team.
- Resource Team commented on proposed Update.
- Draft Update documents prepared and published.
- Draft Supplemental Environmental Impact Statement (DSEIS) prepared and published on August 31st.

Fall 2005

- Public Hearings on Draft Update.
- Final Supplemental Environmental Impact Statement (Final SEIS) published.

Spring/Summer 2006

- Council Briefings (Pierce County, University Place, Lakewood and Steilacoom).

Winter 2006–07

- Council adoption of the Update.



Public Workshop, 2005



Foreword

Purpose of Master Site Plan Documents

This Chambers Creek Properties Master Site Plan Update (Update) and accompanying documents serve a number of purposes:

- Acknowledges implementation that has occurred since the MSP was adopted in 1997.
- Defines a framework for continued use and development of the Chambers Creek Properties.
- Provides the basis for capital facilities planning and other financial mechanisms to further fund MSP implementation.

Contents of Documents

- Volume I of the Master Site Plan Update summarizes the results of an innovative public planning process (used to develop both the MSP and the Update), which identified uses of the Properties that would benefit the greatest number of people and at the same time allow Pierce County to continue using the site to provide essential services and facilities. Appendix A includes Pierce County Ordinances and Resolutions which guide the development of the Chambers Creek Properties. Appendix B describes the public process used for this Update. Appendix C describes issues raised during the development of this Update.
- Volume II is the *Chambers Creek Properties Master Site Plan Final Environmental Impact Statement* (FEIS), April 11, 1997.
- Volume III is the *Joint Procedural Agreement*, executed by the cities of University Place, Lakewood and Pierce County June 8, 2000.
- Volume IV is the *Chambers Creek Properties Standards and Guidelines*, adopted by the cities of University Place, Lakewood and Pierce County in 2003.
- Volume V is the *Master Site Plan Update Supplemental Environmental Impact Statement*, November 1, 2005.

Additional details of the Master Site Plan can be found in the 3 volume Final EIS.



Chapter 1

The Opportunity: Reclaiming Our Resources

1.1 Site Description

The opportunities provided by the Chambers Creek Properties are unparalleled in the Puget Sound region and in the United States. With over 930 acres including two miles of Puget Sound shoreline and more than two-and-a-half miles of forested canyon, the Chambers Creek Properties are among the largest undeveloped public land holdings in the urbanized Puget Sound region and offer spectacular views of the Sound, Islands, Olympic Mountains, and Mount Rainier. The Properties include the former largest producing gravel mine in the nation and a regional wastewater treatment plant. They are located in an area of Pierce County that has limited parks, no public access to the shoreline, limited views to the water, and distant boating access.

Pierce County owns approximately 930 acres of land purchased at different times with various funding sources, collectively known as Chambers Creek Properties. At the time of this Update the Properties house the former gravel mine, Environmental Services Building, the Chambers Creek Regional Wastewater Treatment Plant, Grandview Trail, informal nature trails, multi-purpose playfields, the Chambers Creek Labyrinth, and related facilities. The Properties include several parcels in the Chambers Creek Canyon purchased since MSP adoption, and Pierce County continues efforts to acquire additional parcels in the Canyon.

The Properties are located along the shores of Puget Sound south of 48th Street West in the City of University Place. They are bounded to the east by Grandview Drive West and 64th Street West, and Chambers Creek Road West to Phillips Road SW in the City of Lakewood. The Town of Steilacoom and the southern rim of the Chambers Creek Canyon form the southern boundary. The Properties lie within the cities of University Place (77% of the site) and Lakewood (14%), and unincorporated Pierce County (8%).

1.2 Site History

The Chambers Creek Properties have been transformed since Judge Chambers staked his claim at the mouth of Chambers Creek 150 years ago. What was once a forested 250-foot bluff above Puget Sound became two miles of gravel mines. More than 100 years of



Vicinity Map
(Chambers Creek Properties in green)



Historic Byrd Mill

intensive mining in one of the largest producing gravel mines in the United States, plus other industrial uses, created a barren wasteland. Chambers Creek Canyon was logged from the early 19th century until the mid 20th century; in recent years, second and third growth forests have returned.

The site was originally the territory of the Steilacoom, the native people who inhabited the village at Chambers Bay when the Europeans arrived. (Section 2.11 of the FEIS contains an extensive description of history and cultural resources.) In 1838, the Hudson's Bay Company established the Puget Sound Agricultural Company, which acquired lands for planting and pasturage, and claimed territory between the Nisqually and Puyallup Rivers, including the lands adjoining the Steilacoom village on Chambers Creek. This action opened the area to additional settlement and development.

Since 1850, Chambers Bay has been home to a number of mills (grain, lumber, pulp and paper). In 1892, the Tacoma-Steilacoom Railroad was completed, consisting of one track along the south side of the Chambers Creek Canyon terminating on the south spit of Chambers Bay. In 1914, the Northern Pacific Railroad began constructing the double tracks along Puget Sound shoreline; they are still in use today as the BNSF Railway mainline. Some of the hillsides south of Chambers Bay were sluiced away for the construction of the mill site in Chambers Creek Canyon presently owned by Abitibi Consolidated Incorporated.

Mining began on the site in the 1890's, accompanied by the manufacture of asphalt and concrete. Lone Star Northwest purchased both mines on the site in the 1980s and changed its name to Glacier Northwest in 2000.



Working Mine

1.3 Pierce County Site Purchases

This section describes the acquisition and current uses of the Chambers Creek Properties. Section 1.3 of the Final EIS and the Final SEIS describes these uses in detail.

1.3.1 Environmental Services Area

This 64-acre parcel, located on both sides of Chambers Creek Road West, was the first public purchase of the Chambers Creek Properties. Originally purchased by Pierce County in the 1950s for a gravel mine and road shop, the County's Public Works and Utilities Department provided road and wastewater maintenance services from this site until 2002.

The site is now occupied by the Environmental Services Building, which houses the administrative offices of the Sewer Utility, Water Programs, Water Utility and Solid Waste Divisions. Additionally, the site

contains two playfields, a concession stand/restroom, the Chambers Creek Labyrinth and pathways connecting to the Grandview/64th Street Trail.

About six acres are provided to the University Place and Steilacoom School Districts for a bus storage and maintenance facility. The current use agreement will expire in 2030.

1.3.2 Chambers Creek Canyon

Beginning in 1977, the Pierce County Parks and Recreation Department acquired more than 200 acres of land extending over two-and-a-half miles in the Chambers Creek Canyon through a series of donations and purchases. These properties extend from the mouth of Chambers Bay east to Phillips Road SW.

Many parts of the canyon were logged between the 1800s and 1950. Second and third generation trees have replaced the original forest. Discontinuous segments of an unimproved trail system weave through the Canyon. Some portions of the Canyon properties were paid for with outside or non-county funds and are limited to development as natural parks, open space and public access.

1.3.3 Chambers Creek Regional Wastewater Treatment Plant

Pierce County's Chambers Creek Regional Wastewater Treatment Plant (WWTP) occupies 48 acres of the Chambers Creek Properties. This parcel was purchased in 1978 from Glacier Sand and Gravel Company, and the facility began operating in 1984. It serves more than 168,000 people in the Chambers Creek Sewer Service Area with a capacity of 28.7 million gallons per day (MGD).

The plant is expected to double its capacity to accommodate anticipated regional growth and to meet increasingly stringent water quality regulations. Public access to the WWTP is restricted for operational security and safety.

Planning and permitting for utility uses and the WWTP is accomplished through the *Unified Sewer Plan for the Pierce County Wastewater Utility*, 2001, which is updated every six years. However, the WWTP is discussed in the MSP to provide a comprehensive picture of the uses of the Properties, ensure compatibility of uses, and to define future site traffic volumes.



Aerial view of the Wastewater Treatment Plant circa 1992

1.3.4 Former Lone Star Northwest Gravel Mine

In 1992, Sewer Utility funds were used to purchase the remaining 600 acres of gravel mine from Lone Star Northwest "for the purposes



Aerial Historic Pit, 1954

of expansion of the wastewater treatment plant” and provision of “other compatible public uses” (Pierce County Council, Resolution No. R92-91). Approximately 140 acres are reserved by the Master Site Plan for continued expansion of the WWTP.

Purchase of the former gravel mine included all mineral rights, industrial water rights, two commercial piers and two commercial mooring buoys. The two piers on the Puget Sound shoreline have been decommissioned for public safety. Pierce County has formed a Water Utility and is converting the water rights from industrial to domestic.

As part of the purchase agreement, Pierce County leased the mine to Lone Star Northwest for commercial mining. This lease expired December 31, 2003 and the bulk of the mine (except the WWTP Area and South Area) was decommissioned for commercial mining and most of the mine structures and infrastructure removed. Mining of the site will continue throughout the Properties to support on-site development and mine reclamation. At the time of this Update, the un-reclaimed areas of the mine are lightly vegetated with low-value invasive species. Mine reclamation is taking place over time as site redevelopment occurs. Mine elevations range from sea level to 250 feet.

1.3.5 Properties Not Owned By Pierce County

Several parcels of land within the outer boundary of the Chambers Creek Properties are not owned by Pierce County:

- BNSF Railway mainline rail tracks, which occupy much of the Puget Sound shore area. The tracks are used by approximately 60 high-speed trains per day, severely restricting access to the shoreline.
- Washington State Department of Fish and Wildlife (WDFW) fish ladder/counting facility on Chambers Creek.
- Washington State Department of Natural Resources (WDNR) property in Chambers Bay near the railroad bridge.

1.4 Site Transformation

The Properties are undergoing a second transformation. With the various Properties combined into one integrated site, the Chambers Creek Properties Master Site Plan (MSP) ensures future generations access to once empty stretches of the abandoned gravel mines and to the tree-canopied Chambers Creek Canyon. The MSP opens what has been a barren wasteland for public use, ensuring a balance of multiple uses, including public utilities, other government services, recreation and education.

The transformation of the Properties through implementation of the MSP is made possible by the Pierce County Sewer Utility, the primary site owner and occupant. As the Chambers Creek Regional Wastewater Treatment Plant (WWTP) expands to serve the growing population, it will develop an innovative array of sustainable resource management practices including production of biosolids for site reclamation, water reclamation for irrigation and water production for domestic use.

These utility services and additional revenue generating activities will ensure that the Properties can be operated and maintained in perpetuity for public benefit. In addition to utilities, the site ultimately will include ten miles of trails, beach access, a boat launch, world class golf course complex, restaurants, scenic overlooks, playfields, parks, off-leash dog areas, an arboretum, environmental research institute, and environmental education activities.

1.5 Character and Context

1.5.1 Neighborhood Context

Located in urbanized Pierce County, the site is bounded on three sides by primarily residential neighborhoods in the cities of Lakewood, University Place and the Town of Steilacoom. With its unparalleled scale, shoreline, views and history, the site is an asset to the County and the region. Given the site scale and location, it is visible from the surrounding communities and from across the water.

The Nisqually, Puyallup and Squaxin Island Indian Tribes (referred to as the Medicine Creek Treaty Tribes) have usual and accustomed treaty fishing rights in Chambers Bay. The Steilacoom people are not a federally recognized tribe and as a result do not have fishing rights in Chambers Bay. However, Pierce County acknowledges the Steilacoom people as a “tribe” and as “operating like” a federally recognized tribe for purposes of giving public notice and consideration as an interested or affected party.

Neighborhood context and character are described in detail in Section 2.10 of the Final EIS and the Final SEIS.

1.5.2 Site Topography

Site elevations range from sea level to more than 250 feet. The WWTP/ gravel mine site is an excavated steeply sloping hillside with little plant cover.

Chambers Creek Canyon is a steep, wooded ravine on either side of the creek. Along the Puget Sound shoreline, a portion of the terrain is riprap, where a rocky embankment protects the railroad right-of-way.

There are also narrow areas of sandy beach near north and south dock.

Other portions of the site are relatively level or gently sloping. As mining, reclamation and development continue, the terrain will continue to be altered.

Site topography is described in detail in Section 2.1 of the Final EIS and in the Final SEIS.

1.5.3 Shoreline Areas

Access to the shoreline along Puget Sound is currently very limited due to the BNSF Railway mainline that runs parallel to the water. The land owned by the railroad varies between 60 and 180 feet in width.

Most of the Puget Sound shoreline owned by Pierce County is tidelands, which are under water much of the time. Only a few small areas of dry land or uplands lie between the railroad property and the tidelands. Approximately six acres of sandy beach at the South Dock, and narrow stretches of beach near North and South Docks offer a land base for public access and recreation use.

The shorelines of Chambers Creek and Chambers Bay are largely inaccessible due to heavy vegetation and steep slopes.

Shoreline conditions are described in detail in Section 2.5 of the Final EIS and in the Final SEIS. Implementation of the MSP will greatly increase public access to the marine shoreline in this area.

1.5.4 Plants and Animals

The gravel mine has little plant cover other than invasive species, low-value shrubs and brush and a native plant buffer along the site perimeter. Birds are the primary wildlife in the gravel mine areas, although coyote and deer have been seen. A small Class III wetland in the northwest corner of the former gravel mine was delineated as part of the permitting and development of the Chambers Bay golf course. The wetland is geographically and topographically isolated from most of the site and access is very limited.

Chambers Creek Canyon is heavily vegetated with native and non-native species. Chambers Creek Canyon includes valuable wildlife habitat in both the upland and wetland areas. Canyon wildlife includes birds; mammals such as fox, deer, raccoon, squirrel, rabbit and beaver; and amphibians and reptiles. Wetlands have been delineated in the lower portion of Chambers Creek Canyon. Any additional wetlands in the Canyon will be delineated at the time of project design.

Chambers Creek and its tributaries provide habitat for salmonid fish species including Coho, Chinook, Pink and Chum salmon. In addition, Steelhead and Cutthroat trout have been planted at the outlet of Lake

Steilacoom. Since MSP adoption in 1997, the Puget Sound Chinook salmon has been listed as a Threatened Species under the federal Endangered Species Act.

Plants and animals are described in detail in Section 2.3 of the Final EIS and in the Final SEIS. Plant and animal habitat and communities are designed to improve with implementation of the MSP, with its emphasis on environmental quality and the reestablishment of native plant communities.



Chapter 2

The Framework: Building the Foundation

2.1 MSP Update Purpose and Direction

Though many MSP projects have been implemented since the MSP's 1997 adoption, its primary purpose has not changed. It is to provide public access and uses on the site that are compatible with further development of the County's existing regional services currently provided at the site. These regional services include wastewater treatment, utilities, parks and trails, and other government services.

2.2 MSP Policy Direction

The Lone Star Northwest Gravel Mine was purchased by the Pierce County Sewer Utility in 1992, "for the purposes of expansion of the wastewater treatment plant," and provision of, "other compatible public uses," (Pierce County Council Resolution No. R92-91). The MSP was developed to define those "other public uses." Because of this Sewer Utility funding source, the site uses must be compatible with the wastewater utility uses. The key question which emerged was:

What are the best uses of these combined Properties so that the public may enjoy them while Pierce County is able to provide essential public services?

2.2.1 Project Objectives

The following project objectives are based upon the original objectives which guided development of the adopted MSP; they have been further refined for the Update:

- Accomplish short- and long-term reclamation of the gravel mines in a manner that allows for multiple public uses of the site and utilizes reclaimed water and other recycled waste products.
- Develop an MSP which retains flexibility in design while ensuring that the unique characteristics and qualities of the site are protected.
- Be responsive to the development constraints and opportunities of the site and adjacent areas and design the MSP to mitigate potential adverse impacts.
- Include design features in the MSP that retain natural features,

provide buffers and open spaces, provide for safe public access, and maintain environmental quality.

- Develop a MSP that provides economically viable uses.
- Create compatible land uses around the Chambers Creek Regional Wastewater Treatment Plant (WWTP) to buffer the nearby communities from the WWTP and mitigate the impacts of future expansion.

2.2.2 Project Assumptions

The following assumptions, derived from those used by Pierce County in developing the MSP in 1997, remain as the basis of direction for the Update:

- Site use is based upon a balance of utilities, government services, public access/recreation, revenue generation and educational opportunities.
- “Reclaiming Our Resources” is the underlying theme for a sustainable approach that focuses on reclamation using treated waste products.
- Public process, similar to the process used to develop the MSP, builds upon public understanding and acceptance of the project.
- Pierce County will own the Properties in perpetuity, unless change in ownership would further augment the objectives and directives of the MSP.
- Adopted MSP uses will remain in the Plan unless removed or relocated in this or subsequent updates.
- New uses must be compatible with the Project Objectives, Project Assumptions and with existing and adopted future MSP uses.
- New uses must be compatible with existing and future expansions of the WWTP.

2.3 MSP Decision-Making Criteria

The Chambers Creek Properties are unique because of the dramatic Pacific Northwest location, the size, utility ownership and mandate, and the variety of physical environments and ecosystems, from marine shoreline, meadows, and steep wooded canyon.

County-wide, the demand for recreation uses is greater than the County land base, which resulted in more suggestions for use of the Properties than could be accommodated. In response, a set of evaluation criteria (summarized in Table 2) were developed to screen potential site uses during the development of the MSP and this

TABLE 2
DECISION-MAKING CRITERIA

LEVEL ONE PRIORITY

Consistency ... Is/Does the Use or Activity:

- Consistent with Pierce County plans/policies/CFP
- Consistent with future County on-site uses
- Compatible with implemented MSP uses
- Viable without affecting or interrupting County utility operations and maintenance
- Support innovative use of the County's Properties, programs & resources
- Maintain the Properties' national stature and reputation for innovation and leadership
- Able to sustain normal wear and tear with minimal maintenance

Pierce County ... For this Use or Activity:

- Demonstrated need
- Pierce County responsibility to provide it

Potential Significant Adverse Impact/Permit Viability

Will the following issues significantly affect the ability to permit or develop the use or activity?

- Traffic/Parking
- Fisheries
- Habitat (plants & animals)
- Water Quality (surface, groundwater, wetlands)
- Noise
- Safety/Crime
- Public Health Hazard
- Aesthetic/Views/(light & glare, impacts to existing views)
- Air Quality (dust, odor, pollutants)
- Cultural Resources (historic, archaeological)
- Shoreline policies & regulations
- State & Federal permits

LEVEL TWO PRIORITY

Economic Feasibility ... Will the Use or Activity:

- Be a revenue generator
- Be revenue neutral
- Require public subsidy to develop & operate
- Provide ongoing revenue

Site Dependence/Uniqueness ... Does the Use:

- Need to be on the water (water-dependent, water-related, or water-oriented)
- Use the canyon
- Provide public views to the Sound

Resource Utilization... Does the Use or Activity:

(preference given to uses that can use County utility services & products)

- Use biosolids
- Use methane
- Use reclaimed water
- Use solid waste
- Use treated stormwater
- Use potable or non-potable water
- Use more than 1 of the above

LEVEL THREE PRIORITY

Type of Service Provided ... Does the Use or Activity provide:

- Regional service
- Local service
- Access/benefit the public at large
- Ability for multiple uses
- Function as program without requiring dedicated space and/or facilities

Update. The criteria placed high priority on uses that made use of treated waste products, allowed for multiple uses, and took advantage of the Site's unique attributes.

2.4 What's Changed Since 1997 MSP Adoption

The following physical, operational and regulatory changes have occurred since adoption of the 1997 MSP and affect the preparation and implementation of the Update:

Physical Changes

- Grandview Drive West and 64th Street West reconstructed and site entrances relocated.
- Commercial mining ceased (mine available for MSP implementation earlier than anticipated).
- Abitibi Consolidated Mill closed and the future of the site is unknown.
- Additional properties acquired by both Pierce County and University Place in the Canyon for preservation, low impact trails and public access.
- Environmental Services and South Areas reclaimed using organic products and green building technology, demonstrating sustainable development methods that can be used for mine reclamation and other MSP projects.
- County began manufacturing SoundGRO, pelletized biosolids instead of manufactured soils. The dry, lightweight, easily transported material is simpler to manufacture, with more consistent results, and does not require plant material as a bulking agent.

Chambers Creek Properties Operations and Implementation

- Policy and Code amendments adopted with each jurisdiction's Growth Management Plan (1998–2002).
- *Joint Procedural Agreement* (JPA) adopted. It defines coordinated permitting, MSP Update and public involvement procedures (2000).
- Review Team established to review and approve project plans and permits implemented through the JPA (2000).
- Project permits, issued, as specified in the JPA (ongoing).
- Process developed to update plan after ten years, as established in the JPA.
- *Chambers Creek Properties Standards and Guidelines*, 2003, adopted by each jurisdiction to serve as the development code

for the Properties.

- Non-profit Chambers Creek Foundation created (formed by citizens to assist with MSP implementation; has raised funds and participated in the Chambers Creek Labyrinth and Grandview Trail and Canyon Trail improvements).

Regulatory and Operational Changes

- Puget Sound Chinook salmon, listed as Threatened under the federal Endangered Species Act, restricts development along shorelines.



Chapter 3

The Process: Public Participation and Partnerships

When Pierce County decided to create a Master Site Plan for the entire Chambers Creek Properties, it was realized that extensive public involvement would ensure that the site would serve a wide variety of public needs and be sensitive to the needs of, and impacts to, the surrounding communities of Lakewood, University Place and Steilacoom.

The public involvement process was designed to be both general and focused. Outreach was accomplished through a variety of means, including both general County-wide notification and information programs and specific outreach to adjacent communities and residents. Stakeholders were identified and invited to participate. The process was guided by the County's initial policy direction and objectives and decision-making criteria for the MSP.

3.1 Project Partnerships

3.1.1 Joint Procedural Agreement

The three jurisdictions where the Properties are located (Pierce County and the Cities of University Place and Lakewood) are jointly responsible for land use and development decisions and MSP amendments and updates. Pierce County has partnered with the cities during MSP preparation and implementation. All three jurisdictions adopted the *Joint Procedural Agreement* (2000), which governs joint funding of projects, integrated project permitting, and ongoing support for implementation. They also adopted the *Chambers Creek Properties Standards and Guidelines*, 2003, to ensure uniform application of design standards, native plant community restoration, and sustainable development and operation.

3.1.2 Chambers Creek Foundation

Pierce County is also partnering with the non-profit Chambers Creek Foundation, organized by citizens to support the development of the Chambers Creek Properties.



Workshop, May 2005

3.2 Plan Developed by Consensus through Public Process

During Plan development, in 1995–1997, a Citizens Committee and Resource Team, together with hundreds of Pierce County citizens, spent many hours thinking and talking about the Chambers Creek Properties and working to prepare the Master Site Plan.

The MSP Update was developed through a similar process, with a Citizens Committee, Resource Team and public workshop process. (See Appendix B; Public Involvement Process, 2005.)

3.2.1 Public Workshops

The initial public involvement process revolved around five three-day workshops, which were held in 1995–1996 to develop the 1997 MSP. During these workshops participants worked with designers using physical model of the site. The workshops were conducted:

- September, 1995—*Public Orientation and Brainstorming.*
- November, 1995—*Opportunities and Constraints.*
- January, 1996—*World of Alternatives.*
- March, 1996—*Narrow and Select Alternatives.*
- April–May, 1997—*Select Preferred Alternative.*

MSP Update workshops were:

- Workshop #1—April 14–16, 2005
Where Are We Now – Ideas for Update.
- Workshop #2—May 5–7, 2005
Evaluate and Narrow Alternatives/ Draft SEIS Scoping Meeting.
- Workshop #3—May 26–28, 2005
Preliminary MSP Update Proposal.

3.2.2 Public Notification and Updates

In addition to the workshops as opportunities for hands-on participation in the developing the MSP and Update, the public has been notified at each step of the planning process in 1996–1997 and 2005 through press releases, a project website and direct mailings. Since MSP adoption in 1997, a project newsletter has been distributed biannually and the Chambers Creek Properties website was created (www.piercecountywa.org/ccp).

3.2.3 Continued Public Involvement

As the Chambers Creek Properties Master Site Plan is implemented, each project will include public involvement to ensure that the public has a continuing voice in how the opportunity becomes reality.

3.3 Environmental Impact Statements

Potential impacts of the four MSP alternatives were evaluated in the Final Environmental Impact Statement (FEIS), published in April 1997. Phase I projects (scheduled to occur during the first ten years after MSP adoption) were analyzed at a “project” level and subsequent phase projects at a “programmatic” level. The FEIS identified no significant adverse impacts that could not be mitigated.

For the Update, proposed new uses were analyzed in a Final Supplemental Environmental Impact Statement (Final SEIS). The Final SEIS supplements information presented in the 1997 FEIS, adds new information about the environment, and analyzes the new proposed uses at a “programmatic” level. Subsequent implementation projects will be analyzed at a project specific level of detail at the time of project design.



Chapter 4

Site-Wide Uses and Operations

The overall purpose of the Chambers Creek Properties Master Site Plan is to develop and provide land uses and activities compatible with continuing development of the County's regional services: wastewater treatment, utilities services and administration, parks and trails maintenance, and other government services.

Existing and future use of the site will include a balanced mix of expanded wastewater treatment plant and related utility uses, revenue generating uses, public access and recreational uses, and environmental education uses. Administrative and maintenance facilities for County Parks and Recreation, and Public Works and Utilities Departments are included; maintenance facilities for non-related uses are not proposed to be located on the Properties. Chapter Five discusses future site uses in detail.

While the Wastewater Treatment Plant and other County facilities will continue to restrict public access, other utility uses such as reclaimed water and water production and treatment facilities will be intermingled with compatible public access and other uses where possible.

The Master Site Plan has a number of goals and policies to guide development. Many of these goals or "Decision Making Factors" were developed to review and screen proposed uses to the Master Site Plan.

As the Master Site Plan begins its second ten-year phase of development it is important that these goals and policies continue to be implemented within the Master Site Plan parameters.

4.1 Site-Wide Goals and Policies/ Guidelines

A set of site-wide goals and policies/guidelines were developed to:

- Ensure the cohesive development of the Properties over time.
- Ensure uniform implementation of the overall site purpose and vision.
- Develop the Properties with a unified identity which is specific to this particular place.
- Create a cohesive experience for all users.
- Fully express the unique characteristics of the site.
- Enable the operation of the Properties to support Utilities development and reuse of treated waste materials.

Goals provide broad general direction for the MSP, while policies/guidelines are fuller statements of intent. These policies/guidelines will continue to guide the second ten-year phase of development.

Goal 1

Design mitigation into projects. Design mitigation into specific projects to avoid potential adverse impacts, to protect natural resources and to buffer site uses from adjacent neighbors.

Policy 1.1: Buffer Wastewater Treatment Plant (WWTP) with compatible public uses. Create a buffer between the WWTP and the nearby community, mitigating the impacts of the existing WWTP and future expansions.

Policy 1.2: Mitigation designed into projects should focus on:

- Fisheries.
- Habitat (plants and animals).
- Water quality (surface, groundwater, wetlands).
- Noise.
- Public safety and crime prevention through environmental design.
- Views/aesthetics (light, glare and impacts to unique views).
- Protection of cultural resources.
- Habitat viewing areas such as bird watching platforms.
- Wildlife corridors.

Policy 1.3: Perform project-specific environmental review at the time of individual project design, as specified in the *Joint Procedural Agreement* (2000).

Goal 2

Use the project credo of “Reclaiming Our Resources”. This credo is the basis for a sustainable approach with a focus on reclamation using treated waste products.

Policy 2.1: Use treated wastewater products to reclaim and fertilize the mine sites and return them to biological productivity. Treated waste

products used on-site may include Exceptional Quality (EQ) pelletized fertilizer, and reclaimed wastewater for irrigation. The use of reclaimed water and EQ pelletized fertilizer on the project site will also reduce the need to discharge treated wastewater into Puget Sound.

Policy 2.2: Redevelop existing water resources (groundwater and surface water) for municipal use, distribute groundwater wells across the entire site, and update and modify existing surface water withdrawal facilities.

Policy 2.3: Over the long term reclaim and utilize wastewater on-site for irrigation, wetland and aquatic habitat enhancement, groundwater recharge, industrial uses, and for potential uses off-site.

Goal 3

Maintain a balance of uses. MSP uses are a broad balanced mix of utilities, government services, public access/recreation, revenue generation and public education activities.

Policy 3.1: Retain public property ownership in perpetuity unless needed to generate additional revenues to supplement the Chambers Bay golf course (Ordinance 2005–63).

Policy 3.2: Provide economically viable and revenue-generating uses on the site.

Policy 3.3: Provide for public education activities on the site.

Goal 4

Design with sensitivity to site and its neighbors. In designing projects, consider the unique characteristics, development constraints and opportunities of the site and adjacent areas and neighbors.

Policy 4.1: Retain flexibility in design while ensuring that the unique characteristics and qualities of the site are protected.

Policy 4.2: Include design elements that retain natural features, provide buffers and open spaces, provide for safe public access and maintain environmental quality.

- Policy 4.3:** Implement the MSP in a manner which retains access, views and interpretation of unique site characteristics:
- Views of Puget Sound and Islands
 - Views of the Olympic Mountains
 - Views of Mt. Rainier
 - Chambers Creek Shoreline
 - Puget Sound Shoreline
 - Chambers Bay Shoreline
 - Chambers Creek Canyon
- Policy 4.4:** Design public art into buildings, infrastructure and development projects to interpret the site history and uses. Leverage public art budgets to further Pierce County's approach of tying every action and dollar spent into the MSP credo of "Reclaiming Our Resources." Use of recycled materials that relate to the Properties' history, utilities and other uses provide a strong link to the Properties and their multiple purposes.
- Policy 4.5:** Design interpretive materials, displays, and elements into each project to provide environmental education about site-reclamation, Pierce County utilities, ecosystems and sustainable development.
- Policy 4.6:** Develop the site in a manner which requires minimal maintenance and a natural look where possible.
- Policy 4.7:** Develop native plant communities where possible to provide habitat, reduce on-going maintenance and provide interpretive opportunities.
- Policy 4.8:** Design appropriately sized and scaled facilities for their intended use, and for the most efficient and cost effective maintenance and operation.
- Policy 4.9:** Design public parking areas based on what the land base can support and the quality of the site and desired experience.

Goal 5

Develop environmentally responsible buildings and landscapes.

Develop buildings and landscapes that demonstrate sustainability, low-impact development, recycling and re-use, native and restored plant communities, interpretation of site history, environmental features and public art.

Policy 5.1: Use treated and recycled waste products in public use areas of the site to make the reclamation and re-use processes visible to the public, provide education and allow joint use of utility areas.

Policy 5.2: Implement the *Chambers Creek Properties Standards and Guidelines*, 2003, as amended.

Goal 6

Continue public involvement. Continue to build public understanding of the Chambers Creek Properties overall purpose in MSP implementation.

Policy 6.1: Continue to use public processes similar to those used to develop the MSP including workshops, displays, mailings, briefings and the project web site (www.piercecountywa.org/ccp).

Policy 6.2: Prepare Site History report to consolidate and maintain the site history and related information into formal documents and a database.

Policy 6.3: Include site history and cycles of use in project design using interpretive opportunities, public art, materials, and other means.

Policy 6.4: Retain historic mine features where possible and include in project design and interpretation.

Goal 7

Continue implementing the MSP. Continue to implement the MSP within the established time frame.

Policy 7.1: As specified in the JPA, begin implementation planning for subsequent phases in the seventh

year of each ten-year period.

- Policy 7.2:** Include MSP projects within the County's six-year Capital Facilities Plan and update every year.

Goal 8

Build partnerships. Build partnerships with other local governments, agencies and organizations to continue implementing the MSP.

- Policy 8.1:** Continue to assist the Chambers Creek Foundation in their support of the development of the Chambers Creek Properties.
- Policy 8.2:** Work in partnership with local organizations for the construction and ongoing maintenance of an off-leash area(s) at the Chambers Creek Properties.

Goal 9

Ensure compatibility of MSP uses with surrounding community. Ensure that future site uses are compatible with neighbors living near the site and that all public access areas may be safely used.

- Policy 9.1:** Design of each project will include provisions for public safety and security.
- Policy 9.2:** Locate parking within each site area for employees and site visitors except where not possible due to barriers such as steep slopes or railroad barriers.
- Policy 9.3:** In general, allow use of public areas during daylight hours, typically, sunrise to sunset. Certain facilities, such as the Chambers Bay golf course, boat launch facilities and office facilities may be open in the early mornings and evenings to accommodate programmed uses. The hours of operation for these facilities should be determined prior to facility opening.

4.2 Site-Wide Uses and Operations

4.2.1 Future Mining Activity

Commercial gravel mining on the site ceased on December 31, 2003; however mining will continue throughout the site to support redevelopment and reclamation.

4.2.2 Mine Reclamation

It is anticipated that this Master Site Plan Update as implemented will be approved by the Washington State Department of Natural Resources as the Mining Reclamation Plan. Reclamation of the site areas will be undertaken with the redevelopment of specific implementation projects. Interim grading and planting was completed in the South Area when mining ceased there in 1998. For the other site areas affected by mining, completion of redevelopment will constitute completed reclamation.

Barriers such as fencing and vegetation will continue to be used to control access to areas of the site that are not yet reclaimed. Specific techniques to control access for safety and security are identified in the *Chambers Creek Properties Standards and Guidelines, 2003*, and will be specifically determined at the time of project design.

4.2.3 Water Production

Existing water resources (groundwater and surface water) are planned to be developed for domestic use (potable water, irrigation and other uses). New groundwater wells will likely be distributed across the entire site (North, WWTP and South Areas), and existing surface water withdrawal facilities in Chambers Creek will be modified and updated for on-site and commercial uses. Water production facilities will be developed according to local, state and federal public health standards to ensure safe public use in the vicinity of these facilities.

4.2.4 Water Reclamation

In the long-term, a portion of the wastewater treated on the site will be reclaimed and reused for irrigation, wetland and aquatic habitat, groundwater recharge, industrial, municipal and commercial uses. Irrigation facilities using reclaimed water will be integrated throughout the Chambers Creek Properties. Design of these facilities will include signage and/or barriers as necessary to allow safe public access in accordance with local, state and federal health standards.

4.2.5 Site Safety and Security

The Master Site Plan is designed to assure that future site uses are compatible with site neighbors and that all public access areas may be safely used. The FEIS and Final SEIS identify areas where specific project design will need to address public safety and security. These include:

- Retention and maintenance of the existing vegetative buffer and fencing on the northern site boundary.
- Vegetative buffers between the public use areas of the site and the WWTP and other County facilities.
- Barriers between public use areas and active mining and reclamation activities.
- Barriers to block public access to the railroad tracks.
- Retention of existing planted buffers along Grandview Drive West and the northern site boundary.
- Barriers and signage to separate canyon users from encroachment upon adjacent private properties.
- Vegetation and barriers on steep slopes.
- Staircases, facilities, or services to assist with hill access where feasible.
- Use fencing or natural containment and signage to control movement in off-leash areas(s).

4.2.6 On-Site Parking

Parking will generally be located within each Planning Area for employees and visitors. The number and amount of parking spaces identified in the tables in Chapter 5 represent the maximum that will be developed. The design of these parking areas will be based on established parking standards, what the land base can support, the quality of the site, and the desired experience of the visitors. Shared parking, in an adjacent Area, may be used to reduce parking where possible. Parking for the shoreline areas will be provided in adjacent upland areas (North and South Areas).

4.2.7 Hours of Operation

In general, public areas of the site will be open during daylight hours, typically, sunrise to sunset. Certain facilities, such as the Chambers Bay golf course, boat launch facilities and office facilities may be open in the early mornings and evenings to accommodate programmed uses. The hours of operation for these facilities should be determined prior to facility opening.

4.2.8 Implementation

MSP implementation is planned and executed through Pierce County's Capital Facilities Plan which outlines six-year cycles and is updated each year. Specific details regarding the timing of the individual projects within the Master Site Plan are unknown; however, it is anticipated that full implementation could take another 40 years.

4.2.9 Design Guidelines

The adopted *Chambers Creek Properties Standards and Guidelines, 2003*, identify design measures to create a site-specific identity and guide future on-site development in a coordinated and cohesive manner. The Guidelines include:

- A signage program, including identification, directional and interpretive signs.
- Site lighting for safety and security.
- Site entrances, gateways, and fencing.
- Landscaping and buffer materials.
- Structures and facilities.
- Utilities.
- Roadways, path and trail design.
- Other standards.

4.2.10 Site-Wide Design Intent

Habitat. Develop native plant communities where possible to provide habitat, reduce ongoing maintenance, and to provide interpretive opportunities.

Maintenance. Develop the site in a manner which requires minimal maintenance and a naturalized look where possible.

Interpretive. Design interpretive materials, displays, and elements into each implementation project to provide environmental education about site reclamation, Pierce County Utilities, ecosystems, and sustainable development.

Public Art. Design public art into buildings, infrastructure, and development projects to interpret the site history and uses, leverage art budgets and further Pierce County's approach of tying every action and dollar spent into the credo of "Reclaiming Our Resources." Use of recycled materials which relate to the Properties' history, utilities, and other uses would provide the strongest link to the Properties and their multiple purposes.

4.2.11 Allowed Site Activities

The following activities, which do not require development and operation of specific facilities, may occur at the Chambers Creek Properties:

- Plant sales to support Production Nursery or Arboretum.
- Forestry and horticulture classes.
- Fishing at North and South Docks.
- Swimming at South Beach.
- Public events in multi-use areas and meadows (as approved by Pierce County and allowed by applicable city or County rules and regulations based on location of event).



Chapter 5

The Plan: A Unique Mix of Services and Recreation

Future site uses are defined in detail in this Chapter. Table 3 provides a summary list of existing and future site uses and Tables 4–10 show detailed uses for each Planning Area. Locations of existing and future site uses are illustrated in Figure 6.

5.1 North Area

Topography of the North Area (380 acres) varies from sea level to 250 feet in elevation. Originally this area was a fairly level plain traversing west to a high bank above the Puget Sound shoreline. The existing topography was created through gravel mining operations over more than 100 years. The varied topography provides sweeping views of Puget Sound, islands, and the Olympic Mountains. Table 4 identifies North Area uses in detail.

The North Area is designated as a regional mixed-use area. Chambers Bay golf course, a world-class, links-style championship course with supporting facilities, will form the core of the North Area development and will be the primary revenue-generating use at the Chambers Creek Properties. Uses integrated with the golf course development include the Soundview Trail (urban trail with multiple trailheads and overlooks), the Central Meadow (open space), picnic and play areas, lodging and restaurants.



Picnic Area

5.1.1 Golf Course Complex

When fully developed the Chambers Bay golf course complex will include a golf course, clubhouse (with restaurant), event pavilion, teaching academy, lodging, and other support facilities.

Lodging. Lodging at the Properties will support the Chambers Bay golf course. The lodging will be small in scale and could be included within the clubhouse and/or developed as low-profile attached units which can be added incrementally (e.g. casitas or cabin style). The largest area reserved for potential lodging is located on the slopes adjacent to the main drive to North Area.

**TABLE 3
LAND USE SUMMARY**

Use	Area	Utility	Government Services	Public Access/ Recreation	Revenue Generator	Public Education Opportunity
Arboretum	South Area	*		*	*	*
Golf Course	North Area	*		*	*	*
Lodging	North Area			*	*	*
Central Meadow	North Area	*		*		*
Grandview Trail	Grandview, Environmental Services			*		*
Soundview Trail	North Area, WWTP, South Area			*		*
Other Urban Trails	North Area, WWTP, Grandview, Environmental Services, South Area			*		*
Nature Trails	Canyon Park			*		*
Overlooks/Trailheads	North Area, Grandview, Environmental Services, South Area			*		*
Shoreline Public Access	Shoreline, Canyon Park			*		*
Concessions	North Area, Environmental Services, Shoreline, South Area			*	*	*
Picnic and Play Areas	North Area, Grandview, Environmental Services, South Area, Shoreline			*		*
Water Production	North Area, WWTP, Grandview,	*	*	*	*	*
Water Reclamation	North Area, WWTP, Grandview, South Area, Shoreline	*	*	*	*	*
Visitor Center/ Environmental Education Center	Environmental Services	*	*	*	*	*
Administration/Maintenance	North Area, WWTP, Environmental Services, South Area	*	*			*
Environmental Institute– Research & Conference Center	Environmental Services	*	*	*	*	*
Environmental Institute– Research & Laboratory	South Area, WWTP	*	*	*	*	*
Mining & Reclamation	North Area, WWTP, Grandview, South Area, Canyon Area, Shoreline	*				*
Wastewater Treatment Plant	WWTP	*	*		*	*
Production Nursery	WWTP	*	*		*	*
Restaurants	North Area				*	*
Commercial Offices	Environmental Services, WWTP				*	*
Multi-Purpose Playfields	Environmental Services	*		*	*	*
Open Space	North Area, Grandview, Environmental Services, South Area, Canyon Area, Shoreline	*		*	*	*
Boat Launch	Shoreline, South Area			*	*	*
Mooring Buoys	Shoreline			*	*	*
Day Use Moorage	Shoreline			*	*	*
Boardwalks	North Area, Shoreline			*		*
Off-Leash Dog Area(s)	South Area, Canyon, Shoreline			*		



Figure 3 *Chambers Bay golf course*

Chambers Bay golf course. The golf course is an 18-hole links-style golf course designed to take advantage of the unique attributes of the Properties. Many of the holes were designed to make players feel as if they were directly adjacent to Puget Sound , while other golf holes provide a sense of solitude.

The golf course will be a Silver-rated Audubon International Signature Course. A Silver Signature Course is guided by a Natural Resource Management Plan (NRMP). The NRMP includes such features as a Site Specific Integrated Pest Management Program (including Best Management Practices), Water Quality and Conservation Strategies, Environmental Monitoring and a Wildlife and Habitat Enhancement Plan.

Practice Facility. A large practice facility will be located south of the main drive to North Area. The practice facility will allow for a teaching academy, double-ended driving range and a short game area. Future additions could also include a three-hole practice course.

Clubhouse Complex. The clubhouse complex will sit at the base of the entry hill just north of the main drive into North Area. The complex includes parking, a pro-shop, a clubhouse with restaurant and a large event pavilion. Future additions to the complex could include an area for lodging and locker room facilities.

5.1.2 Central Meadow

Located south of the Chambers Bay golf course is Central Meadow. The meadow is 22 acres in size with parking for up to 250 cars to accommodate visitors to the meadow, shoreline areas and trails. A new restroom facility will serve both trail users and other visitors to the site. A large formal lawn could be used for passive recreation or as a staging area for large events such as golf tournaments. Trails will link the Meadow to the Soundview and Grandview trail systems.

Existing mining relics have been saved on this portion of the site forming a strong link to the historic use of the site. Remnants of sorting bins and a conveyor tunnel are located on the north side of the Meadow and serve as a buffer between the 18th hole of the golf course and the Meadow. A tall circular mound located adjacent to the west end of the sorting bins will serve as the anchor for a future bridge



Figure 4 Central Meadow

Figure 5 Master Site Plan Graphic

North Area

Public Recreation Area

- Chambers Bay golf course (E)
- Soundview Trail (E)
- View Restaurants (F)
- Water Production (F)
- Water Reclamation (IP)
- Utilities (F)
- Parking (IP)
- Environmental Education Center (F)
- Clubhouse Complex (F)
- Mining and Reclamation (E,F)
- Lodging (F)
- Central Meadow (IP)

Shoreline - North Beach Area

- Shoreline Public Access
- Mining and Reclamation (E,F)
 - Beach Access (F)
 - North Dock Restoration (F)
 - Day Use Moorage (F)
 - Boardwalk (over water) (F)
 - Mooring Buoys (F)
 - Off-Leash Area (F)

Wastewater Treatment Plant

Non-MSP Uses
Pierce County Utilities

- (No Public Access)
- Long Term WWTP Expansion Area (F)
 - Existing WWTP/Utilities Facilities (E,F)
 - Water Production (E,F)
 - Water Reclamation (E,F)
 - Administration and Maintenance (E,F)

MSP Uses

- Environmental Institute (F)
- Laboratories, research, and offices
- Native Plant Buffer (F)
- Production Nursery (interim use) (F)
- Soundview Trail (F)
- Mining and Reclamation (E,F)

Shoreline - South Beach Area

- Shoreline Public Access
- South Dock Restoration (F)
 - Native Plant and Beach Restoration (F)
 - Mining and Reclamation (E,F)
 - Beach Access (F)
 - Mooring Buoys (F)

South Area

Public Recreation and Education

- Soundview Trail (F)
- Native Plant Arboretum (F)
- South Meadow (F)
- Trails (F)
- Water Production (F)
- Water Reclamation (F)
- Mining and Reclamation (E,F)
- Parking (F)
- Administration and Maintenance (F)
- Off-Leash Area (F)

Shoreline - Chambers Bay

Shoreline Public Access

- Boardwalk (over land) (F)
- Boat Launch (4 lanes) (F)
- Mining and Reclamation (E,F)

Grandview Trail and Buffer
Trails and Open Space

- North Meadow (IP)
- Parking (F)
- Grandview/64th Street Trail (E)
- Native Plant Buffer (E)
- Picnic/Play Area (F)

Environmental Services Area

Environmental Services/Recreation

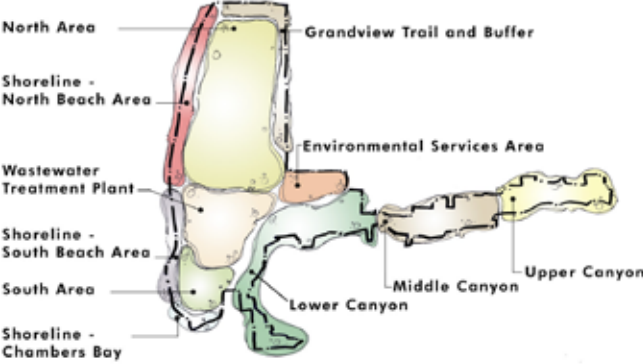
- Public Recreation (E)
- Environmental Services Building (E)
- Native Plant Meadows (E)
- Administration and Maintenance (E,F)
- Parking (E,F)
- Picnic/Play Area (F)
- Playfields and Labyrinth (E)
- Water Reclamation (F)
- Trails (E)
- Environmental Institute, Research and Conference Center (F)

Chambers Creek Canyon

Natural Area and Trails

- Native Habitat Area and Public Access (E,F)
- Nature Trails and Passive Recreation (E,F)
- Off-Leash Area (F)

Key Map and Legend



- E = Existing
F = Future
IP = In Progress

Chambers Creek Properties Master Site Plan



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This graphic is for illustrative purposes only and is not to scale.

February 2007





Figure 6 *Soundview Trail with Narrows Bridge in Background*

across the railroad tracks to connect to the existing public pier once restoration has taken place.

Native grasses will be used extensively throughout Central Meadow in combination with native shore pines and other trees.

5.1.3 Restaurants

One or more restaurants (revenue generating) and concession stands may be located in the southern portion of the North Area to support the development of the Chambers Creek Properties. The exact nature and timing of these facilities is unknown at this time.

5.1.4 Trails Network

Several trails will link the North Area to other areas of the site. The primary trail is the Soundview Trail, which will extend along the easterly side of the railroad right-of-way, linking the North Area with the North and South Beach Shoreline Areas and the South Area. A portion of the Soundview Trail is being built with the Chambers Bay golf course.



Figure 7 Pedestrian Bridge

The Soundview Trail will be built as an urban trail with a 12-foot wide paved surface and two-foot-wide soft shoulders, per the adopted *Chambers Creek Properties Standards and Guidelines, 2003*. The Soundview Trail is designed to accommodate non-motorized users, such as pedestrians, bicycles and in-line skaters, and will not be open to equestrian use. Other trail segments will link the Soundview Trail with the Grandview Trail, Environmental Services Area and Chambers Creek Canyon.

5.1.5 Planted Site Buffers

A new vegetative buffer (a minimum 100-foot wide strip of mixed deciduous and coniferous plants) will separate the WWTP Area and the public uses in the North Area, screening views and buffering light and sound. This buffer will be designed to appear as a natural landscape.

Existing buffers required along Grandview Drive West and the northern site boundary will remain and will be maintained to control noise and dust. Specific planting and maintenance plans will be developed at the time of project design. Native vegetation will be used where possible and invasive species will be removed.

5.1.6 Mining and Reclamation

Mining and reclamation will continue to facilitate site redevelopment and reclamation.



Vegetative Buffers

**TABLE 4
NORTH AREA USES**

Uses	Square Feet (up to)	Employees	Parking (up to)
Restaurants	20,000	150	200
Restrooms	600	*	(a)
Chambers Bay golf course (b)	*	115	(c)
Lodging	100,000	(d)	200
Clubhouse	30,000	(d)	265
Natural Resources Building (maintenance)	10,000	(d)	20
Golf Course Support Facilities (e)	28,000	(d)	48
Soundview Trail	*	*	(a)
Central Meadow	*	*	250
Administration/Maintenance	*	(f)	(f)
Picnic and Play area	*	*	(a)
Water Reclamation	*	(g)	(g)
Water Production	*	(g)	(g)
Concessions	*	3	(h)
Buffer	*	*	*
Mining and Reclamation	*	*	*
Trailheads/Overlooks	*	*	(a)
Other Trails	*	*	(a)
TOTALS	188,900	268	983

NOTES

* Not applicable.

a) Parking is provided at Central Meadow.

b) Includes clubhouse restaurant.

c) Parking is provided at the Clubhouse.

d) Employees are included within estimates for the Chambers Bay golf course.

e) Golf course support facilities include: pro-shop, practice facility, event pavilion, and Tournament facilities.

f) Administrative/Maintenance employee and parking numbers are found on Table 8, South Area

g) Included in the WWTP.

h) Parking included with restaurant parking numbers.

5.1.7 Water Production Facilities

Water production facilities will be integrated with other North Area uses as required for utility development and use. Such utility features will appear as natural elements within the overall North Area landscape.



Figure 8 *Soundview Trail*

5.1.8 Water Reclamation Facilities

Water reclamation facilities will be intermingled with North Area uses as required for utility development and uses. Such utility features will appear as natural elements of the overall North Area landscape.

5.1.9 Parking and Vehicular Access

North Area parking will be located in surface lots near the primary uses, as illustrated in Figure 6. Parking for Shoreline Area access adjacent to the North Dock and North Beach will be provided at Central Meadow.

Public vehicular access to North Area will be provided via the roundabout on Grandview West and 62nd Street Court West, with an emergency and service access to the site from the parking lot at North Meadow, located north of the intersection of Grandview Drive West and Cirque Drive.

The North Area will also provide parking and access to the North Dock and North Beach via a pedestrian bridge over the railroad.

5.1.10 Implementation

The initial development phase of the Chambers Bay golf course will be open to the public in Spring 2007. This initial phase includes the

golf course, interim clubhouse, first phase of Soundview Trail and continuation of Grandview Trail (two-and-a-half miles of new trail) and support/maintenance facilities.

Future phases will be developed as golf course revenues increase or as other opportunities arise.

5.1.11 North Area Design Intent

Chambers Bay golf course. Design the golf course to be Audubon Silver Rated, or equivalent, with a Natural Resource Management Plan that identifies among other things appropriate use and storage of fertilizer, pesticides, herbicides and other chemicals.

Lodging. Lodging will be provided to support the development of the golf course. The lodging should be of appropriate size and scale to complement the site and be in keeping with the *Chambers Creek Properties Standards and Guidelines*, 2003. Lodging within the clubhouse will be limited to no more than 18 units. The remainder of the lodging units will be comprised of attached or detached single story units. The total amount of lodging on site will not exceed 124 units.

North Beach Access. Provide parking in conjunction with Central Meadow. Access to the North Dock and North Beach will be via a pedestrian overpass with elevator or other methods to meet Americans with Disability Act requirements. If possible, integrate public art into the overpass structure.

Trails Network. Develop the Soundview Trail in the North Area as an urban trail for non-motorized use linked to the Grandview Trail and other site areas and trails. The trail network will be developed as described in the *Chambers Creek Properties Standards and Guidelines*, 2003.

Planted Site Buffers. Develop a new vegetative buffer (a minimum 100-foot average width) to separate the North Area and the WWTP Area, screen views and buffer light and sound. Retain, maintain and restore native plant communities in the existing required buffers along Grandview Drive West and the northern site boundary.

Native Plant Communities. Develop the Central Meadow and Chambers Bay golf course with native plants and grasses, as appropriate to create a healthy plant community and native habitat for birds and small mammals. Develop the meadows in a manner that requires minimal irrigation, fertilizers and pesticides, such as limiting the turf areas.



Clarifiers at WWTP



Chambers Creek Regional
Wastewater Treatment Plant

5.2 Wastewater Treatment Plant Area

The WWTP Area (160–180 acres) is reserved for existing and future wastewater treatment facilities and other utility uses. In general, public access to the WWTP will continue to be restricted for safety and security reasons. Table 5 identifies WWTP Area uses in detail.

Planning and permitting for utility uses and the WWTP is accomplished through a separate process (the *Unified Sewer Plan for the Pierce County Wastewater Utility*, 2001) and the WWTP is not included as a MSP use. However, the WWTP is discussed in the MSP in order to provide a comprehensive picture of the uses of the Properties, to ensure compatibility of uses, and to define future site traffic volumes.

MSP uses create a buffer between the WWTP and the nearby community, mitigating the impacts of the existing WWTP and future expansions. These compatible MSP uses will specifically serve to mitigate future WWTP expansions.

5.2.1 Wastewater Treatment Plant

Pierce County's Chambers Creek Regional WWTP currently serves more than 168,000 people in the Chambers Creek Sewer Service Area. The WWTP is currently rated at a capacity of 28.7 million gallons per day (MGD) and operates at an average of 17 MGD (2005). The facility is under continuous construction to meet the needs for increased flows and system improvements. The *Unified Sewer Plan for the Pierce County Wastewater Utility* estimates the WWTP will need to expand incrementally over time to 44 MGD capacity to meet full build out of the 2001 Sewer Service Area and service regional growth as it occurs.

As proposed, continued expansion will occur generally north and west of the existing plant (see Figure 4).

5.2.2 Production Nursery

The Production Nursery is a long-term interim use so land reserved for WWTP expansion may be used productively. The nursery will support re-use of treated waste, generate revenue and provide environmental education. The nursery will propagate trees and shrubs for on- and off-site landscaping, the arboretum, educational purposes about native plants and re-use of treated waste. Portions of the Production Nursery, such as demonstration gardens, may be open to the public.



Production Nursery

5.2.3 Soundview Trail

The Soundview Trail (described in Section 5.1.5, North Area) will parallel the railroad tracks west of the WWTP Area and link the North and South Areas. The trail will be integrated into the buffer area west

TABLE 5
WASTEWATER TREATMENT PLANT AREA USES (WWTP)

Uses	Square Feet (up to)	Employees	Parking (up to)
WWTP	*	399 (a)	250
Administration/Maintenance	(b)	(b)	(b)
Production Nursery	10,000	29	40
Water Reclamation	*	(b)	(b)
Water Production	*	(b)	(b)
Mining and Reclamation	*	*	*
Environmental Institute—Research & Laboratory (c)	10,000	29	40
Soundview Trail	*	*	*
TOTALS	*	457	330

NOTES

WWTP: Wastewater Treatment Plant

* Not applicable.

a) Existing and future employees.

b) Included in WWTP.

c) Vendors may operate the Environmental Institute, commercial offices, production nursery and related WWTP uses. Environmental Institute parking and facilities may be collocated in portions of the South Area.

of the WWTP Area, creating a physical and visual separation between the WWTP and public use areas.

5.2.4 Environmental Institute

An Environmental Institute will be located in both the WWTP Area and Environmental Services Area. It is envisioned as complementary to the environmental missions of Pierce County and its development and delivery of innovative and sustainable utility systems.

The Institute will be developed in partnership with the County and other state and local agencies, jurisdictions and organizations. It will explore ways to:

- Take advantage of emerging utilities technologies.
- Increase the sustainability of Pierce County utility delivery.
- Re-use treated waste products.

Research and laboratory facilities located in the WWTP Area may utilize the facilities provided by the Production Nursery and WWTP. Office, meeting and research facilities will be located in the Environmental Services Area.

The County will partner with other public and private research and education entities to develop and operate the Environmental Institute.



Figure 9 *Soundview Trail*

5.2.5 Mining and Reclamation

Mining and reclamation will continue to facilitate site redevelopment and reclamation.

5.2.6 Water Production Facilities

Water production facilities, such as production wells and pump stations, will be integrated with other WWTP uses as required for utility development and use.

5.2.7 Water Reclamation Facilities

The initial water reclamation facility will be a Class A production facility including membrane filtration and on-site storage. Future projects may include the use of constructed wetlands for the treatment of reclaimed water, or other technologies available at the time of development.

5.2.8 Parking and Vehicular Access

Parking for utility employees and authorized visitors will be provided in the WWTP Area in phases to meet demand as facilities are developed. No general public parking facilities are proposed for the WWTP Area.

Vehicular access to the WWTP Area will be primarily off Chambers Creek Road West and limited to utility business.

5.2.9 Implementation

Timing of the build-out of the WWTP Area is undetermined at this time; *The Unified Sewer Plan for the Pierce County Wastewater Utility*, 2001, identifies the necessary facilities and uses for the WWTP Area, including:

- Volume of wastewater coming to the plant.
- Appropriate level of wastewater treatment.
- Facilities needed to reach that level of treatment.
- Size and location of pump stations and major pipelines.

Other plans and engineering reports for water re-use, water reclamation and other utility uses will detail design features and policy intentions. Individual improvement projects will require permits and environmental review.

5.2.10 Wastewater Treatment Plant Area Design Intent

Long-Term Sewer Planning Process. Continue planning for utility uses and the WWTP through the Unified Sewer Plan. Include discussions of the WWTP area in the MSP to ensure compatibility of uses, joint uses, traffic management and increased public awareness of utility operation and services.

WWTP Expansion. Continue WWTP expansion generally north and west of the existing plant. Expansion of the WWTP is planned and permitted through a separate Essential Public Facilities process and evaluated under the *Unified Sewer Plan for the Pierce County Wastewater Utility* and associated environmental review.

Manufacture Exceptional Quality (EQ) pelletized biosolids. Use treated waste water treatment plant products to manufacture EQ pelletized biosolids (fertilizer) for on- and off-site use.

Environmental Institute. Develop, in conjunction with facilities in the Environmental Services Area, an Environmental Institute that complements the environmental missions of Pierce County and is focused on the development and delivery of innovative and sustainable utility systems. The Institute should be a research, laboratory and education facility developed in conjunction with other public and private sector partners to undertake research and development in such areas as: emerging utilities technologies, increased sustainability of Pierce County sewer service delivery, reduction of utility usage, and re-use of treated waste material. Laboratory facilities located within the WWTP Area and developed in partnership with the Chambers Creek Regional Wastewater Treatment Plant would be permitted as part of the treatment plant's Essential Public Facilities Permit.



Fertilizer Manufacturing Facility



Grandview Trail

Production Nursery. Continue to develop and operate the production nursery as a long-term interim use in the WWTP area to:

- Make productive use of the land reserved for long-term WWTP expansion in a manner which supports re-use of treated waste.
- Generate revenue.
- Provide environmental education.
- Actively cultivate plant material to be used for on- and off-site landscaping, the arboretum and educational purposes.
- Develop demonstration gardens open to the public.

Soundview Trail. Develop the Soundview Trail west of the WWTP in the buffer area parallel to the existing railroad tracks to link the North and South Areas.

5.3 Grandview Trail Area

The Grandview Trail Area parallels Grandview Drive West to the west and is situated close to the original (pre-mining) elevation. The Trail corridor is a former mining road. Situated above the rest of the site, the trail offers sweeping views to Puget Sound, islands, and the Olympic Mountains.

The Grandview Trail Area provides the mix of public recreation uses listed in Table 6, including urban trails, passive open space (North Meadow) and picnic and play areas.

5.3.1 Grandview/64th Street Trail and Buffer

The Grandview/64th Street Trail was completed in phases between 2001-2003. The existing landscaped buffer corridor (up to a maximum of 100 feet wide) along Grandview Drive West and northern site boundary will be maintained and improved to buffer noise, dust and invasive species. The trail was built as an urban trail with a 12-foot wide paved surface and two-foot-wide soft shoulders per the adopted *Chambers Creek Properties Standards and Guidelines*, 2003. The trail is designed for non-motorized users, such as pedestrians, bicycles and in-line skaters and will not be open to equestrian use. Additional trails throughout the Properties will link the Grandview Trail to the future environmental education center. Additional overlooks may be added in the future phases.



North Meadow

5.3.2 North Meadow

Located near 48th Street West and Grandview Drive West, North Meadow is 6 acres in size with parking for 38 cars. Access to the parking lot will be from a one-way entrance and exit off of Grandview Drive West. A restroom facility will serve both trail users and visitors

TABLE 6
GRANDVIEW TRAIL AREA USES

Uses	Square Feet (up to)	Employees	Parking (up to)
Trail	*	0	(a)
Trailhead/Overlooks	*	*	(a)
Restroom	300	*	(a)
Buffer	*	*	*
Mining and Reclamation	*	*	*
Water Reclamation	*	(b)	(b)
Water Production	*	(b)	(b)
North Meadow	*	*	38
Picnic & Play Areas	*	*	(a)
TOTALS	300	0	38

NOTES

* Not applicable.

a) Parking included within North Meadow parking area.

b) Included in the WWTP.

to the meadow. Visitors will have excellent views to Puget Sound and the Chambers Bay golf course from a lookout at the west end of the meadow. The panoramic views to the south and west will provide spectacular opportunities to view sunsets over Anderson and McNeil Islands. A two-and-a-half acre lawn area at the east end of the meadow can be utilized for passive recreation and a larger native wild flower field will characterize the west end of the meadow. The Grandview Trail extends through North Meadow, connecting with Soundview Trail.

5.3.3 Mining and Reclamation

Mining and reclamation will continue to facilitate site redevelopment and reclamation.

5.3.4 Water Production Facilities

Water production facilities will be integrated with other Grandview Trail Area uses as required for utility development and use. Such utility features will appear as natural elements within the overall Grandview Trail landscape.



Cirque Plaza



Environmental Services Building

5.3.5 Parking and Vehicular Access

There will be two parking sites in the Grandview Trail Area. A 167-stall parking lot is provided off of the 62nd Street entrance to service the environmental education center, Grandview Trail, and interim Chambers Bay clubhouse (future view restaurant(s)). A small 38-stall parking lot will be located near Cirque Plaza and North Meadow. Additional parallel parking stalls were constructed by the City of University Place as part of the Grandview Drive West street improvements.

Public vehicular access to Grandview Area is from Grandview Drive West.

5.3.6 Implementation

The Grandview/64th Street trail and buffer were completed and opened to the public in two phases between 2001—2003. Buffer restoration along Grandview Drive West is ongoing and will continue with the removal of invasive species and restoration of native species.

The North Meadow and parking lot will be developed as defined in the County's Capital Facilities Plan.

5.3.7 Grandview Trail Area Design Intent

Trail Enhancements. Continue to improve the trail with enhancements such as: restrooms, water fountains, observation areas, buffer restoration, picnic and play areas and interpretive displays.

5.4 Environmental Services Area

The Environmental Services Area is the former site of the Pierce County Road Shop and gravel mine. The Area now provides utility administration and environmental services, environmental education and recreational facilities. From the western edge of the Area, situated on the bluff above the former mine, there are sweeping views of Puget Sound, islands and the Olympic Mountains.

The Environmental Services Area provides a mix of government and recreational uses as listed in Table 7.

5.4.1 Environmental Services Building

The first phase of the Environmental Services Building was completed in 2002. It houses Pierce County administrative offices for the Wastewater, Solid Waste and Stormwater utilities. The building was the first significant project to be built under the *Chambers Creek Properties Standards and Guidelines*, 2003, and sets the tones for



Kite flying at the Environmental Services Building

TABLE 7
ENVIRONMENTAL SERVICES AREA USES

Uses	Square Feet (up to)	Employees	Parking (up to)
Trails	*	*	(a)
Trailhead/Overlook	*	*	(a)
Environmental Services Building (b)	66,000	150	330
Two Multi-purpose Playfields (c)	70,000 (c)	*	(c)
Commercial Offices	(b)	(b)	(b)
Administration/Maintenance	(a)	(a)	(a)
Concession (d)	900	*	(d)
Restrooms	(e)	*	(c)
Environmental Education Center (f)	16,000	(b)	(c)
Environmental Institute– Research & Conference Center (g)	10,000	10	200
Picnic & Play Area	*	*	(a)
Labyrinth	*	*	(a)
School Bus Barn (h)	*	42	*
TOTALS	162,900	202	530

NOTES

* Not applicable.

a) Included in Environmental Services Building and Parking.

b) Existing and future square feet and employees, includes Administration/Maintenance uses.

c) Parking included in Environmental Services Building numbers.

d) Included within the Environmental Institute.

e) Restroom square footage included in Concession Building.

f) Moved from North Area; parking included in golf course and Environmental Services areas; some parking may also be located in the North Area. Small scale commercial office could be included within this facility.

g) Includes lobby, 5000 square feet of meeting rooms, catering kitchen, two 1000-square foot meeting rooms. Small scale commercial office space could be included within this facility.

h) School Bus Barn to be phased out and replaced with commercial offices and Environmental Institute.

future development at the Properties. The building is the first “green building” at the Properties embodying the values of energy efficiency, uses of recycled and non-toxic materials, sustainable site design and passive storm water systems. Native plant materials were used on the surrounding grounds as part of the reclamation of this former gravel mine. The second phase of development will include a 16,000 square foot addition to the building and relocation of the existing secured parking.



Woman painting at the ESB

5.4.2 Trails

The Grandview/64th Street Trail and Buffer (described in Section 5.3, Grandview Area) continues along 64th Street West and links to a system of pathways circulating through the Area. Future trail links will connect the Environmental Services Area to the South Area.

5.4.3 Multi-Purpose Playfields

Two multi-purpose playfields opened in 2004 are used for soccer, rugby, and other field based recreational uses.

5.4.4 Environmental Education Center

The environmental education center will complement the existing environmental education services that the County currently provides through the Department of Public Works and Utilities. The center will provide opportunities for people of all ages to learn about the sustainable delivery of utilities and reuse of treated waste, mining and reclamation, estuarine and other environmental systems, and topics related to the Chambers Creek Properties and Master Site Plan. The facility may include a visitors center, reception, displays, classrooms and support facilities. The facility is intended in the future to be programmatically part of the larger Environmental Institute provided at the Properties.

5.4.5 Environmental Institute

The Institute is envisioned as complementary to the environmental mission of Pierce County and the development and delivery of innovative and sustainable utility systems, such as emerging utilities technologies, increased sustainability of Pierce County Utility delivery, and re-use of treated waste material. The County will partner with other research and education entities in the public and private sectors to develop and operate the Institute. Institute facilities to be developed in the Environmental Services Area may include space for research, conferences, and retreats (day use). Environmental Institute facilities in the WWTP Area may include a research laboratory and education facility (See Section 5.2, WWTP Area).

The Environmental Institute will be developed on the bus storage and maintenance facility at the east end of the Environmental Services Area. This site is leased by the University Place and Steilacoom School Districts until the year 2030. Existing facilities will not be expanded under the Master Site Plan and the bus facility will be phased out.



Entrance Sign to Environmental Services Area



Chambers Creek Meadows

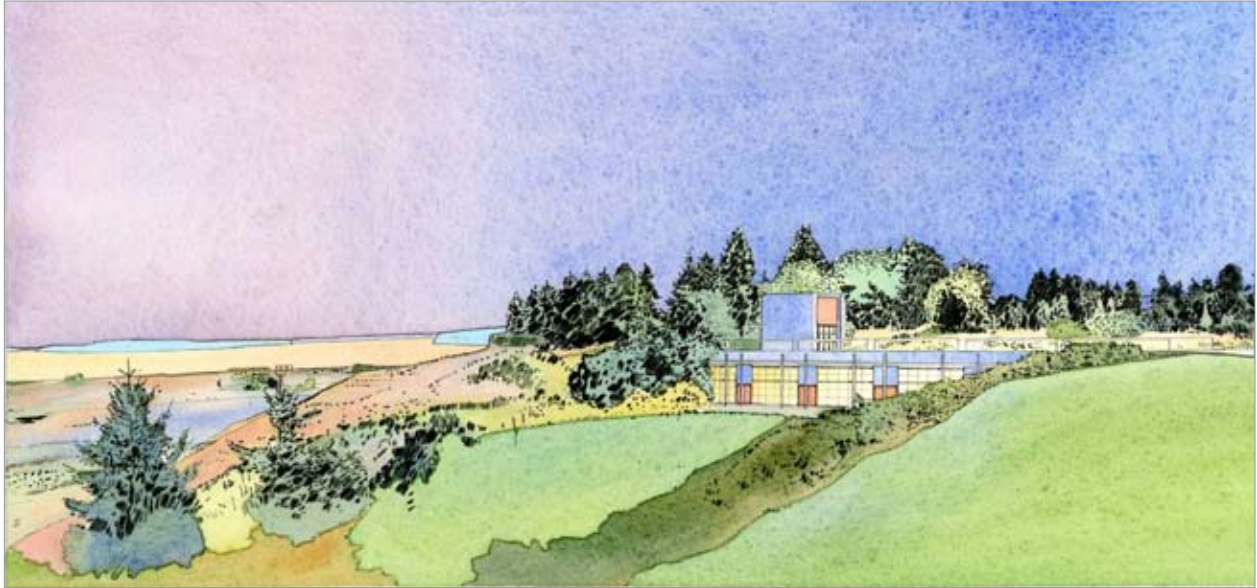


Figure 10 *Environmental Education Center*

5.4.6 Commercial Offices

Small-scale commercial offices may be incorporated into the Environmental Institute, not in a separate facility.

5.4.7 Mining and Reclamation

Mining and reclamation for this area has been completed per Washington State Department of Natural Resources standards and is no longer covered by a state mining and reclamation permit.

5.4.8 Parking and Vehicular Access

Parking is currently provided in two areas near the Environmental Services Building and playfields. Parking for the environmental education center will be provided at the Environmental Services Building and in the vicinity of the restaurants (North Area) near the Grandview Drive West and 62nd Street Court West entrance. Parking for the Environmental Institute will be adjacent to these facilities and/or close to the playfields and Environmental Services Building.

Primary vehicular access for the Environmental Services Area (with the exception of the bus barn) will be via the roundabout on Grandview Drive West and 64th Street West. Access to the future Environmental Institute will be from Chambers Creek Road West.

5.4.9 Implementation

The environmental education center will be developed as planned in the County's Capital Facilities Plan and/or as other opportunities arise. The timing of the transition from bus storage and maintenance facility to Environmental Institute is unknown and will depend upon factors such as School District transition to another site, funding, and partnerships with other entities.

5.4.10 Environmental Services Area Design Intent

Environmental Services Building. Expand the Environmental Services Building to its full planned capacity to support Pierce County environmental programs.

Environmental Education Center. Develop an environmental education center to provide environmental learning opportunities about Pierce County utilities and the Chambers Creek Properties for people of all ages, with a focus on the sustainable delivery of utilities and reuse of treated waste, mining and reclamation, and estuarine and other environmental systems. Design the center to be able to provide reception, displays, classrooms and support facilities. Incorporate the use of native plants as educational opportunities where ever possible. In the future, the Education Center may be part of the overall programming of the Environmental Institute.

Environmental Institute. Phase out the existing bus facilities to develop a use compatible with the purpose and goals of the Chambers Creek Properties and develop an Environmental Institute that complements the environmental missions of Pierce County Utilities and that is focused on the development and delivery of innovative and sustainable utility systems. Develop the Institute in conjunction with other public and private sector partners to undertake research and development of emerging utilities technologies, increased sustainability of Piece County Utility delivery, reduced utility usage, and re-use of treated waste material. Institute facilities in the Environmental Services Area may support research, conference and retreat (day use) activities. Environmental Institute facilities in the WWTP Area may include a laboratory and research center associated with the WWTP, Pierce County Utilities, the production nursery or other Institute activities. Incorporate the use of native plants as educational opportunities where ever possible.



Sorting Bins

5.5 South Area

Located on the shores of Puget Sound and Chambers Bay, with varied topography created by mining, the South Area provides sweeping regional views of Puget Sound, islands, and the Olympic Mountains.



Figure 11 South Area Conceptual Plan

When developed, the South Area will be an environmental education and recreation area open to the public. South Area uses are identified in Table 8. Future South Area uses will include a native plant arboretum and meadows, passive open space, off-leash dog area(s), a segment of the Soundview Trail, water production and water reclamation facilities, administration and maintenance facilities, and parking. A boat launch, boardwalk, South Dock and South Beach access and parking also will be provided in the South Area.

5.5.1 Arboretum

The Arboretum will emphasize and interpret the use of native plants and treated waste products in site reclamation. The arboretum will include forest and meadow communities integrated into the passive open spaces and off-leash dog area(s). Demonstration gardens may be developed in association with the Production Nursery.

5.5.2 Open Space/Passive Recreation

The South Meadow open space will be designed to integrate passive recreation, off-leash dog area(s), and the forest and meadow communities of the arboretum. Support facilities will include a combined administration and maintenance facility, restrooms and a picnic and play area. The passive open space/recreation areas will be located at elevations sufficient to provide broad sweeping regional views.

5.5.3 Mining and Reclamation

Mining and reclamation will continue to facilitate site redevelopment and reclamation.

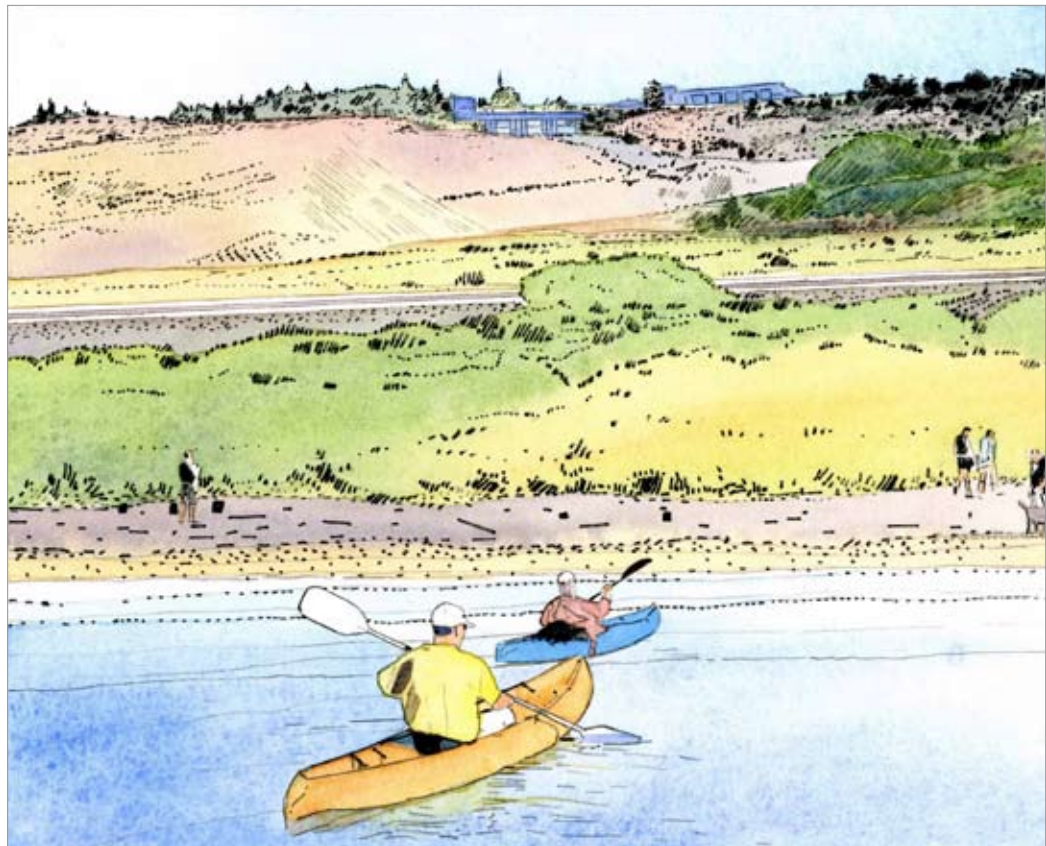


Figure 12 Kayakers

**TABLE 8
SOUTH AREA USES**

Uses	Square Feet	Employees	Parking
Open Space and Beach Parking	*	*	140
Boat Launch Parking (a)	*	*	80
Soundview Trail	*	*	(b)
Trails	*	*	(b)
Trailheads/Overlooks	*	*	(b)
Arboretum	*	3	20
Picnic & Play Areas	*	*	(c)
Water Production	*	(d)	(d)
Water Reclamation	*	(d)	(d)
Demonstration Garden(e)	*	*	(c)
Restrooms	300	*	(c)
Administration/Maintenance	20,000	23	(c)
Concessions	(f)	3	(c)
Buffer	*	*	*
Mining and Reclamation	*	*	*
TOTALS	20,300	29	240

NOTES

* Not applicable.

a) Boat launch parking consists of trailer stalls (double length parking stalls).

b) Parking included in Open Space and Beach Parking.

c) Parking included in Arboretum and Open Space and Beach Parking.

d) Employees and parking included in the WWTP.

e) Demonstration Garden linked to water reclamation and may be collocated with facilities in the WWTP area.

5.5.4 Water Production Facilities

Water production facilities will be integrated with other South Area uses as required for utility development and use. Such utility features will appear as natural elements within the overall South Area landscape.

5.5.5 Water Reclamation Facilities

Water reclamation facilities will be intermingled with South Area uses as required for utility development and uses. Such utility features will appear as natural elements of the overall South Area landscape.

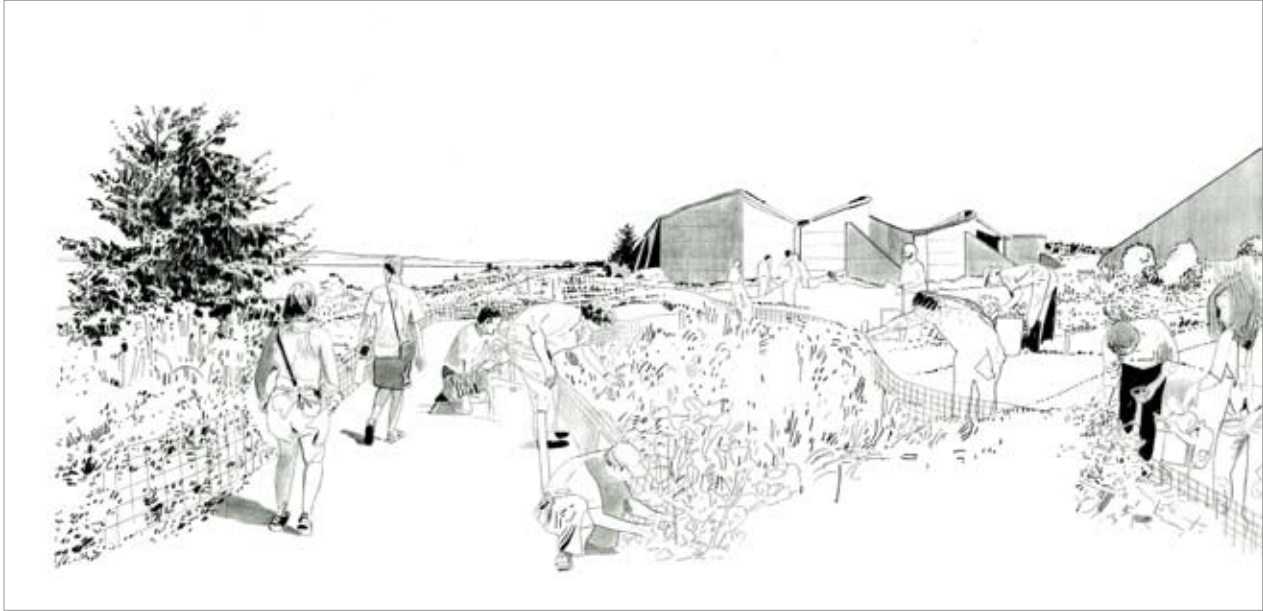


Figure 13 *Arboretum*

5.5.6 Trail System

The Soundview Trail will follow the perimeter of the South Area and link the South Area to the northern portions of the site. Shorter trail segments will link the trail with other sections of the South Area and the Chambers Creek Canyon Trails and other site areas. The location and type of trails will be determined at the time of project design.

5.5.7 Parking and Vehicular Access

Parking will be provided along the entry road, near the boat launch (with some double-sized stalls to allow for boat trailer parking), and near the access to the South Beach. Boat launch parking will be located and screened so it is not visually prominent. Parking for the Production Nursery and Environmental Institute may be co-located in the South Area.

5.5.8 Implementation

The implementation of the South Area development will occur according to the County's Capital Facilities Plan or other opportunities as they arise.

5.5.9 South Area Design Intent

Native Plant Arboretum and Meadows. Develop the native plant arboretum with the emphasis on use of native plants and treated waste water products for site reclamation. Where possible, a native

plant arboretum consisting of forest eco-communities and meadow eco-communities will be integrated into the passive open space, off-leash dog area(s), and historic mine remnant (concrete sorting bins). Develop demonstration gardens in association with the Production Nursery and Environmental Institute.

South Meadow. Develop the South Meadow in conjunction with the arboretum and off-leash dog area(s) as a passive open space. Include a combined administration and maintenance facility, restrooms, and a picnic and play area as support facilities. Locate the Meadow at elevations sufficient to provide broad sweeping views.

Boat Launch Access and Parking. Provide parking and access for the boat launch facility located in Chambers Bay. Provide shared parking facilities where possible and screen parking so it does not dominate or infringe upon the views from the South Meadow.

South Beach Access. Provide parking and access to the South Beach and South Dock, which will be located in South Beach Area of the Shoreline.

Trail System. Develop the southern segment of the Soundview Trail along the perimeter of the South Area to link with the northern portions of the site and other trails in the South Area and elsewhere including the Chambers Creek Canyon Trails. The location and type of trails will be determined at the time of specific project design.

Native Plant Communities. Develop the South Meadow and arboretum with native plants to create healthy plant communities and native habitat for birds and small mammals. Develop the meadows in a manner which requires minimal irrigation, fertilizers and pesticides.

Off-leash dog area(s). Develop off-leash dog area(s) to be integrated into the design of the South Area. Design should provide numerous locations to allow for rotation of areas to maintain health of the landscape. Security gating and stormwater run-off and treatment will be designed into the landscape.

5.6 Chambers Creek Canyon Area

The Properties include over 200 acres of the Chambers Creek Canyon along a two-and-a-half mile stretch of Chambers Creek. The Canyon is characterized by steep slopes and primarily healthy native plant communities, including second and third growth forest, and provides habitat for many wildlife species. There is a dam on Chambers Creek, just south of where Chambers Creek Road crosses the creek near the South entrance to the site. The freshwater impoundment area above the dam can be accessed from several trails in the Canyon. The Canyon will remain a natural area, accessible to foot traffic via a linked system of nature trails as identified in Table 9. The Canyon area will be designed to integrate passive nature trails with an off-leash dog area.



Chambers Creek Impoundment



Canyon Trailhead



Canyon Trail

5.6.1 Nature Trail System

The existing trail system in the Canyon consists of a series of discontinuous informal segments which are accessed from different points in the Canyon and on the perimeter. These trails have existed for many years and are used by the public. No formal parking is currently provided for Canyon access.

The existing trails will eventually be linked by new segments and pedestrian bridges over the Creek to create a continuous system of nature trails throughout the Canyon. Potential new trailheads are planned for lower Chambers Creek Road, Phillips Road SW, Chambers Lane West and Zircon Drive SW (across from the Oakbrook Golf and Country Club).

Trails in the Canyon will be constructed to nature trail standards to accommodate foot travel only (*Chambers Creek Properties Standards and Guidelines*, 2003). They will consist of narrow footpaths with a soft surface of native soil. Trail width will be determined by the physical condition of the site. Bicycles, horses and motor vehicles (except emergency and maintenance vehicles) will continue to be prohibited. An off-leash dog area, including off-leash trails, will be integrated in the Canyon trail system. Fencing and natural barriers will be integrated in the design to protect sensitive areas. In addition, some of the existing informal pathways in the Canyon may be blocked to discourage public use in sensitive areas. The exact locations and specific components of the trail connections and trailheads will be determined during project design. Trailhead design will be determined in part by the need to ensure public visibility and safety and to avoid disrupting adjacent neighborhoods.

Signage, fencing and vegetation may be needed to block access to adjacent private property to ensure the privacy, safety and security of residents and owners. Specific design solutions for individual situations will be addressed during specific project design.

Some portions of Chambers Creek Canyon have steep slopes and other sensitive areas which, based upon historic events, have a high probability of occasional failure. Especially after heavy rainfall, these areas will continue to require maintenance and/or stabilization: replacing and/or installing drainage culverts under trails, stabilizing banks near trails, re-routing trails and closing unauthorized pathways, adding structural soil material, repairing and replacing adjacent storm-sewer facilities (non-County), and/or adding perimeter fencing. These activities are expected to continue indefinitely.

Some existing trails will also need to be modified and/or relocated because of sensitive areas, including wetlands and stream channels. Modification could include improving trail delineation, or closing unauthorized pathways that could significantly impact the quality and

**TABLE 9
CHAMBERS CREEK CANYON AREA USES**

Uses	Square Feet	Employees	Parking
Nature Trails	*	*	*
Lower Canyon			
Trailhead Chambers Creek Road (a)	*	*	20
Middle Canyon			
Trailhead Zircon Drive SW (a)	*	*	20
Upper Canyon			
Trailhead Phillips Road SW (a)	*	*	8
Trailhead Chambers Lane West (a)	*	*	20
TOTALS	*	*	68

NOTES

* Not applicable.

a) Trailheads may include restrooms or equivalent facilities depending on site location and conditions.

functional integrity of a wetland, stream or other sensitive area.

Additional improvements will include: small parking areas and interpretive kiosks at the main trailheads in the Chambers Creek Canyon Area with historic, trail, wildlife and site information.

5.6.2 Parking and Vehicular Access

Limited parking will be located at three trailheads in the canyon: Chambers Creek Road West, Zircon Drive SW and Chambers Lane West. No off-street public parking will be provided at the Tiffany Park (91st Street) subdivision access point.

5.6.3 Implementation

The implementation of Canyon Trails will occur according to the County's Capital Facilities Plan or other opportunities as they arise.

5.6.4 Chambers Creek Canyon Area Design Intent

Passive Natural Area. Retain the Chambers Creek Canyon as a natural area which is accessible to foot traffic via a linked system of nature trails. Link the Canyon to other County and City owned properties via an integrated trail system.

Nature Trail System. Improve the existing informal trail segments that are accessed from different points in the Canyon. In the long



Figure 14 *Boardwalk along Beach*

term, link the existing trails with new segments and pedestrian bridges over the Creek to provide access throughout the Canyon. Add potential trailheads at Phillips Road SW, Chambers Lane West, and Zircon Drive SW (across from the Oakbrook Golf and Country Club). Work in cooperation with the cities in creating a trail link between County and City owned properties. Construct the nature trails to accommodate foot traffic only and determine the width based upon the physical capability of the individual site areas. Continue to prohibit bicycles, horses and motor vehicles (except emergency and maintenance vehicles).

Where needed, block existing informal pathways to divert public and off-leash dog area activities. Design trailheads to ensure public visibility and safety and to not disrupt adjacent neighborhoods. Use signage, fencing, and vegetation as needed to block access. Determine the specific locations of the connections at the time of specific project design.

Provide maintenance as necessary, for example: installing drainage culverts under trails, stabilizing banks near trails; re-routing trails and closing unauthorized pathways, adding structural soil material, repairing and replacing adjacent storm-sewer facilities (non-County) and adding perimeter fencing.

Provide additional improvements as needed including interpretive kiosks at the main trailheads in the Chambers Creek Canyon Park

**TABLE 10
SHORELINE AREA USES**

USES	Square Feet	Employees	Parking
North Beach	*	*	(a)
North Dock (access via overpass) (b)	*	*	(a)
Day Use Moorage (c)	*	*	*
Boardwalk above Beach (over water)	*	*	(a)
Mooring Buoys (d)	*	*	*
South Beach			(e)
Shoreline Public Access	*	*	(e)
South Dock (access via tunnels)	*	*	(e)
Chambers Bay	*	*	(e)
Boat Launch 4-lanes	*	*	(e)
Boardwalk above Bay (over land)	*	*	(e)
Mining and Reclamation	*	*	*
Water Production	*	(f)	(f)
Water Reclamation	*	(f)	(f)
Trailhead/Overlooks	*	*	(e)
TOTALS	*	*	*

NOTES

- * Not applicable.
- a) Parking included in Central Meadow, North Area.
- b) Beach and pier access provided via overpass.
- c) Ten boats, 35' length.
- d) Six total off North and South docks.
- e) Parking located in South Area.
- f) Employees and parking included in the WWTP.

and off-leash dog area entry point with historic, trail, wildlife, and site information; small parking areas; slope and trail stabilization and maintenance; improved trail delineation; and closure of existing trail segments in sensitive areas such as wetlands.

Parking and Vehicular Access. Provide limited parking at three trailheads in the Canyon: Chambers Creek Road West, Zircon Drive SW, and Chambers Lane West and do not provide off-street public parking areas at the Tiffany Park (91st Avenue Court SW) subdivision access point.

Off-Leash Dog Area. Develop an off-leash dog area and trails to be integrated into the Canyon nature trail system design. The design should include fencing, vegetation, and other natural barriers to



Dock Renovation

restrict off-leash access to sensitive areas. Clear signage identifying the boundaries of the off-leash area will also be included in the design.

5.7 Shoreline Area

The Chambers Creek Properties occupy two miles of Puget Sound shoreline and two-and-a-half miles freshwater shoreline along the banks of Chambers Creek. The Puget Sound shoreline is also home to the BNSF Railway mainline, which separates the Chambers Creek tidelands from the uplands along the entire length of the Properties' marine shoreline, forming a barrier to public access. Chambers Bay borders the site on the southern end.

Most of the Puget Sound shoreline owned by Pierce County is tidelands, which are underwater much of the time. Pierce County also owns tideland along Chambers Bay. The Bay is intertidal to the Chambers Creek dam just south of where Chambers Creek Road crosses the creek near the south entrance to the site.



Figure 15 Beach



Figure 16 Chambers Bay

For planning purposes, the Shoreline area is divided into three sub-areas: North Beach Area, South Beach Area, and Chambers Bay. Table 10 identifies future Shoreline Area uses in detail.

5.7.1 North Beach Area

North Dock Renovation. The existing North Dock, formerly used for loading gravel barges, has been decommissioned and is not open to the public. The dock will be renovated as a public access pier, accessed via a pedestrian overpass at the railroad crossing, with fencing and/or berming along the railroad track for safety. Seasonal food vendors/concessions may also be included.

Beach Access and Boardwalk. North Dock will provide access to the beach and to an over-water boardwalk south of the Dock; the boardwalk will provide safe shoreline access in that narrow beach section at high tide.

Day Use Moorage. A floating dock will be provided at North Dock for day-use moorage.

Mooring Buoys. Existing industrial mooring buoys will be modified, repaired, or replaced to provide short-term moorage.

Parking and Vehicular Access. Vehicular access and parking will be provided in the Central Meadow; only maintenance and emergency vehicles will have direct beach access across the railroad tracks.

Off-Leash Dog Area. An off-leash dog area will be provided along the beach north of the North Dock.



View of Tacoma Narrows Bridge from North Beach



Boat Launch



Bridge Tender

5.7.2 South Beach Area

The South Beach Area was created by accretion of material from Chambers Bay and mining stockpiles. It provides the largest expanse of marine beach (six acres) on the Chambers Creek Properties for shoreline access. The South Dock, formerly used for loading gravel barges, has been de-commissioned and is not open to the public.

South Dock Restoration. The existing South Dock will be renovated as a public access pier. Access to South Beach will be provided via a pedestrian underpass. Fencing, berming and/or vegetation along the railroad will create a barrier to prevent pedestrians from crossing at grade. Design of the underpass will be decided during project design.

Beach Restoration. The beach area around the South Dock will be accessible to the public. The beach area is dominated by invasive and non-native species requiring ongoing restoration. Beach restoration may be accomplished in conjunction with the Arboretum and Production Nursery to demonstrate restoration of marine and intertidal plant ecosystems.

Mooring Buoys. Existing industrial mooring buoys will be modified or repaired to provide short-term moorage.

Parking and Vehicular Access. Vehicular access and parking will be provided east of the railroad in the South Area; only maintenance and emergency vehicles will have direct beach access across the railroad tracks.

5.7.3 Chambers Bay

Boat Launch. The boat launch facility will be located on Chambers Bay and accessed via the South Area. It will provide up to four launch lanes. Fees will be charged to generate revenue and offset operation and maintenance costs. The timing of boat launch development is unknown. A boat launch permit feasibility analysis conducted in 2002 determined that permitting was not possible at that time due to the recent listing of Chinook salmon as a Threatened Species, under the Endangered Species Act (ESA). Since 2002, additional information, and understanding of ESA conditions have allowed for re-examination of the boat launch permit conditions.

Chambers Bay Boardwalk and Shoreline Access. A boardwalk will be provided within Chambers Bay over land to protect inter-tidal habitat along the shoreline of Chambers Bay while providing for public shoreline access.

5.7.4 Shorelines Area Design Intent

North Beach Area. Rehabilitate North Dock to provide shoreline access and access to North Beach and provide for seasonal food vendors and concessions. Develop a pedestrian bridge over the railroad to link parking in the Central Meadow, North Area, North Beach, and the off-leash dog area. Provide vegetative buffers and fencing along the railroad right-of-way for public safety. Provide an over-water boardwalk south of the Dock for shoreline access at high tide. Renovate the Dock in a manner that improves inter-tidal habitat. Modify mooring buoys for short-term use and add a floating pier for day-use moorage.

South Beach Area. Rehabilitate South Dock to provide shoreline access. Restore the native beach plant community in conjunction with the arboretum and the Production Nursery to demonstrate restoration of marine and inter-tidal plant ecosystems. Develop a pedestrian tunnel under the rail line to link the Beach to parking in the South Meadow (South Area). Provide vegetative buffers and fencing along the railroad right-of-way for public safety. Renovate the Dock in a manner which improves inter-tidal habitat. Modify mooring buoys for short-term use.

Chambers Bay. Develop a four-lane boat launch in Chambers Bay. Provide a boardwalk over land to protect inter-tidal habitat along the shoreline of Chambers Bay while allowing for public shoreline access (visual access).



Chapter 6

Implementation: Making it Happen

The specific timing of individual projects within the Master Site Plan is unknown; however, full implementation could take up to 40 years. Timing and funding for MSP implementation is defined in the Pierce County six-year Capital Facilities Plan, which is updated annually.

6.1 Subsequent Project Design

The MSP identifies site uses at a programmatic level (locations and amounts of development). Each use will be further defined with additional public involvement at the time of project design.

The Master Site Plan Update outlines future uses and their intensity and locations. The 1997 FEIS evaluated future MSP projects at a programmatic level. The Final SEIS updates the 1997 FEIS and adds new information specific to this Update.

6.2 Subsequent Environmental Review

No unavoidable significant adverse impacts that could not be mitigated were identified in the FEIS or Final SEIS. Further environmental review based on specific project design has taken place for projects implemented to date and will take place prior to implementation of future projects. This subsequent environmental review could take several forms depending upon the size and nature of each project. These include: (1) an addendum to the Master Site Plan FEIS & SEIS covering specific site design, (2) an SEIS, or (3) an environmental checklist.

6.3 Intent for Funding

Pierce County is responsible for implementing the MSP and for long-term operation and maintenance of the Properties. Much of the funding will be through the Pierce County Capital Facilities Plan.

Different funding mechanisms have been used for the projects implemented to date. Funding from sources other than Pierce County will likely be needed to implement some of the MSP projects. Potential funding sources include:

- State and federal government grants.
- Neighboring jurisdictions.



Public Workshop, 1997

- On-site revenue generating uses (golf course, restaurants, playfields, and boat launch).
- Partnerships with private and non-profit entities.
- Other sources such as loans and endowments.

6.4 Operation and Maintenance

Pierce County will continue to own the Chambers Creek Properties and will operate and maintain on-site facilities and services directly or by contract. Depending on timing and future mutual use agreements, the County could enter into agreements with other governments, volunteer groups, or agencies for shared or cooperative site operation and maintenance. As an example, Pierce County is responsible for police services on the Properties; however, it will likely contract with local jurisdictions for police services to assure adequate response time. The local fire districts will likely continue to provide fire protection and emergency services to the site.

6.5 Continued Public Involvement

The MSP and this Update were developed through an open public decision-making process, setting the tone for continued public involvement during the implementation. As each project is designed, permitted and implemented, the public will have a continuing voice in the particular decisions about making the opportunity become a reality.

6.6 Interjurisdictional Coordination

Successful and timely implementation of the Master Site Plan depends on the coordinated approval and permitting system implemented among the three jurisdictions where the Properties are located (Pierce County and the cities of University Place and Lakewood). The 2000 *Joint Procedural Agreement* (JPA) created a coordinated, efficient, economical and predictable MSP permit and review process. The JPA was modeled after the jurisdictional cooperation standards set forth in the Growth Management Act and Senate Bill 1724 (Regulatory Reform). Since County Council adoption of the Master Site Plan in 1997, the following implementation actions have occurred:

- Policy and Code Amendments, adopted with each jurisdiction's Growth Management Plans (1998–2002).
- *Joint Procedural Agreement* adopted 2000.
- Review Team. Establishment of a Review Team for review and approval of implementation plans and permits, implemented with the JPA, 2000.

- Project Permits. Ongoing, as specified in the JPA.
- *Chambers Creek Properties Standards and Guidelines* adopted 2003.
- Funding ongoing on annual basis through Pierce County's Capital Facilities.

6.7 Future Plan Revisions

The 1997 Master Site Plan divided implementation and plan development into ten year phases or increments. Subsequent phases of planning would begin around the seventh year of each ten year period to ensure that an updated Master Plan is adopted prior to the beginning of the next ten year phase. The Update is the first of such plan revisions. Amendments to the MSP prior to such a time are possible through the process identified under Section G of the *Joint Procedural Agreement* (2000).

As part of the Update process a number of uses were proposed and evaluated using the Evaluation Criteria found on Table 2. Uses which met the criteria were included within this Update. A Recommendation Issues Paper can be found in Appendix C for further detail. While not all proposed uses were included within this Update, future updates may re-examine uses which were not considered such as:

- Band Shell
- Skate Park
- Climbing Rock
- Additional Play Fields

6.8 Intent for Implementation

The Master Site Plan Update (Update) continues the overall direction and intensity of uses defined in the 1997 MSP. Implementation of Update projects will likely require additional environmental review before permitting of individual projects and some minor changes may be required due to site specific conditions and other factors. As specified in the JPA, projects are expected to be developed in ten-year increments, with implementation planning for subsequent phases to begin around the seventh year of each ten-year period. While some details of the MSP may change as implementation proceeds, the overall direction and the general location and intensity of uses identified in this document are not expected to change.

MSP capital projects are planned and implemented through Pierce County's annual Capital Facilities Plan, which identifies projects to be budgeted and implemented in the next six years.

Credits

Citizens Committee Members (2005)

Ron Adams
Nell Batker
Ben Brossard
Jocko Burks
Jan Chamberland
Louis Gage
Ross Jensen
Roger Malfait
John Medved
Bruce Murray
Cheryl Phillips
Jennifer Policani
Alex Polson
Don Powell
Jennifer Smith
Dick Thurston

Citizens Committee Members (1997)

Bill Atchison (deceased)
Caroline Belleci
Jocko Burks
Ron Burns
Mary Ann Cinquini-Davis
Lou Dunkin
Eugene Green
Ron Herbel (deceased)
Mark Kahley
Alex Polson
Ken Randles (deceased)
Florence Reeves
Brady Smith

Resource Team (2005)

The 2005 Resource Team members represent Cities; Tribes; Federal, State, and Local Agencies; Local Special Interest Groups; School and Fire Districts; Community/ Neighborhood Associations; Educational Institutions; and the Chambers Creek Foundation and includes the following 64 members:

Kathy Arnberg	John Darling	Dave Hall	Alec Ross
Patti Banks	Randy Davis	Judy Hanson	Lorna Smith
Caroline Belleci	Brigid Dean	John Heinzinger	Tom Smith
Rick Bleecker	Sarah Deming	Dr. Arthur Himmeler	Steve Smith
Bradley Bogue	Doug Dillow	Dr. Michele Johnson	Lois Stark
Alisha Bright	Norman Dion	Laura Johnson	Susan Suess
John Bromley	Mary Dodsworth	Bruce Kendall	Bill Taylor
Dave Bugher	Denise Dyer	Debbie Klosowski	John Trent
John Burk	Rich Eltrich	Paul Loveless	Joe Tyo
Mark Burlingame	Stan Flemming	Danny Marshall	George Walter
Ken Campbell	Bryan Flint	Sharon McGavick	Wynnae Wright
Kevin Clegg	Doug Fortner	Melissa Montgomery	Vernon Young
Marv Cole	Mary Fries	James Moore	Val Zeeck
Pat Collinge	Olga Fusté	Andrew Neiditz	
Mark Crisson	Budd Greco	Bryan Phinney	
Stan Cummings	John Guizzetti	Raul Ramos	
Ruth Dalenius	Ron Hall	Doug Richardson	

Resource Team (1997)

The Resource Team in 1997 included 62 members representing:

Cities

Tribes

Federal, State, and Local Agencies

Local Special Interest Groups

School and Fire Districts

Community/Neighborhood Associations

Master Site Plan Update Team

Adonais Clark, *Senior Planner, Pierce County Planning and Land Services*

John Caulfield, *Assistant City Manager, City of University Place*

Deborah Johnson, *Senior Planner, City of Lakewood*

Pete Philley, *Attorney, Pierce County Prosecuting Attorney's Office*

Anne-Marie Marshall-Dody, *Senior Planner, Pierce County Public Works and Utilities*

Sheryl Purdy, *Office Assistant, Pierce County Public Works and Utilities*

Joseph Scorcio, *Assistant Director, Public Works and Utilities*

David Swindale, *Development Services Director, City of University Place*

Julia Walton, *Associate Principal, AHBL*

Val Zeeck, *Chambers Creek Foundation*

Chambers Creek Properties Management Team (2005)

Susan Clark, *Senior Planner, Public Works and Utilities*

Skip Ferrucci, *Superintendent, Parks and Recreation*

Karen Goon, *Special Assistant to the Executive, Executive's Office*

Bob Griebenow, *Senior Project Manager, Berger Abam Engineers*

Patrick Kenney, *Director, Budget and Finance*

Anne-Marie Marshall-Dody, *Senior Planner, Public Works and Utilities*

Pete Philley, *Attorney, Prosecuting Attorney's Office*

Tim Ramsaur, *Wastewater Utility Manager, Public Works and Utilities*

Toby Rickman, *Deputy Director, Public Works and Utilities*

Joseph Scorcio, *Assistant Director, Public Works and Utilities*

Harold Smelt, *Water Programs Manager, Public Works and Utilities*

Brian Stacy, *County Engineer, Public Works and Utilities*

Tony Tipton, *Administrative Services Manager, Environmental Services, Public Works and Utilities*

Julia Walton, *Associate Principal, AHBL*

Steve Wamback, *Solid Waste Administrator, Public Works and Utilities*

Jan Wolcott, *Director, Parks and Recreation (Retired)*

Brian Ziegler, *Director, Public Works and Utilities*

Pierce County Management Team (1997)

Tom Ballard, *County Engineer, Public Works and Utilities*

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Jerry Hendricks, *Water Programs Manager, Public Works and Utilities (Retired)*

Debora Hyde, *Director, Planning and Land Services*

Francea McNair, *Deputy Executive, Executive's Office*

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John Trent, *Director, Public Works and Utilities*

Jan Wolcott, *Director, Parks and Recreation*

Former County Officials

Joe Stortini

Former County Executive

Barbara Skinner

Former Council Member

Bill Stoner

Former Council Member

Barbara Gelman

Former Council Member

Dennis Flannigan

Former Council Member

Cathy Pearsall-Stipek

Former Council Member

Sally Walker (deceased)

Former Council Member

Paul Cyr

Former Council Member

Consultant Team (2005)

Berger/ABAM Engineers, *Prime Consultant*

AHBL, Inc., *Master Plan Update Lead*

Entrix, *Natural Resources*

Heffron Transportation, *Transportation Analysis*

Consultant Team (1997)

Arai/Jackson Architects & Planners, *Lead Consultant*

Sasaki Associates

Adolfson Associates

Berger/ABAM Engineers

GeoEngineers

Heffron Transportation

Property Counselors

Langlow and Associates

Larson Anthropological and Archaeological Services