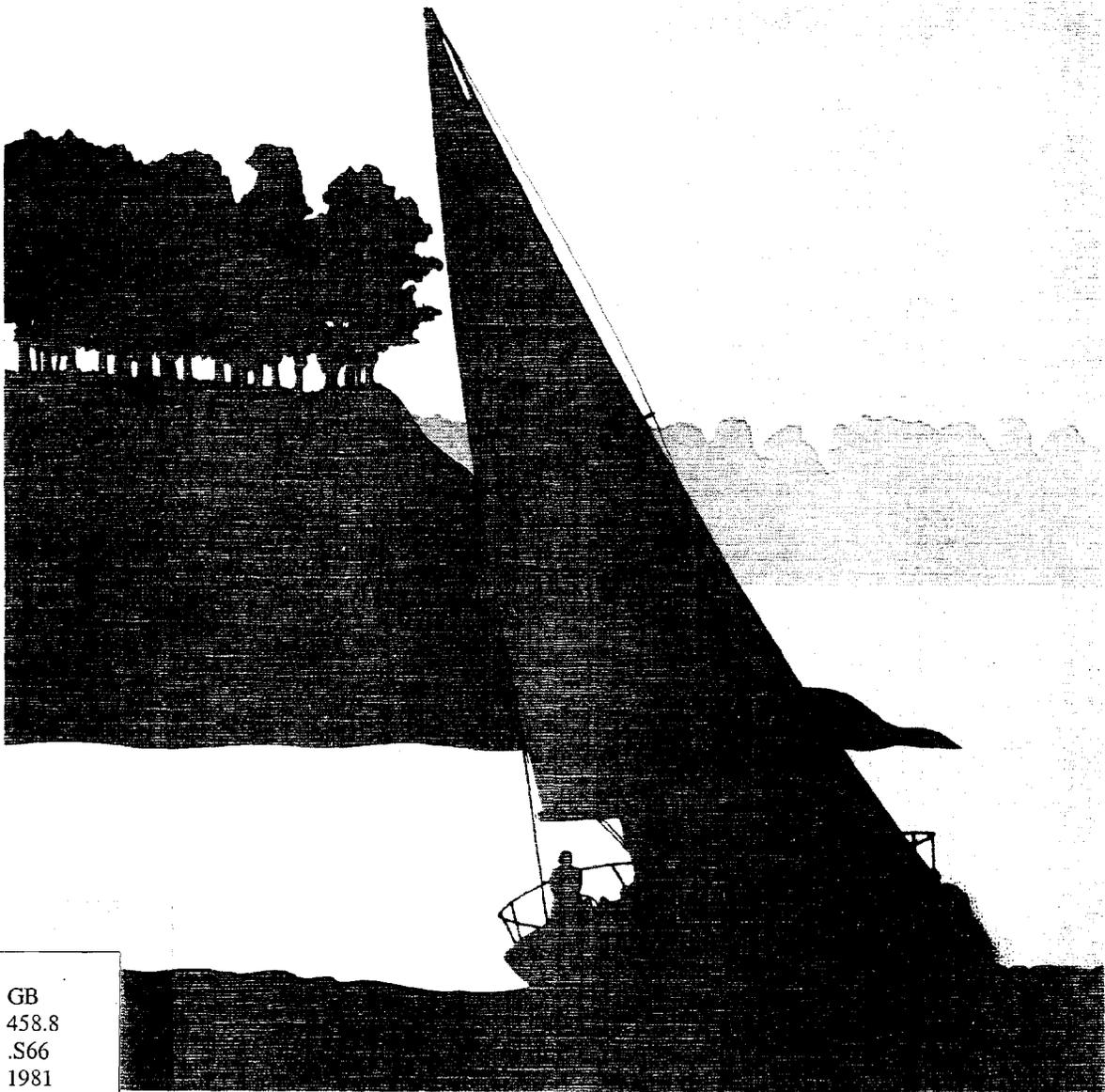


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Shoreline Amenities Study

City of Tacoma, Washington

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SHORELINE AMENITIES STUDY

**June, 1981
City of Tacoma, Washington**

The preparation of this report was financially aided through a grant from the Washington State Department of Ecology with funds obtained from the National Oceanic and Atmospheric Administration and appropriated for Section 306 of the Coastal Zone Management Act of 1972.

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Introduction

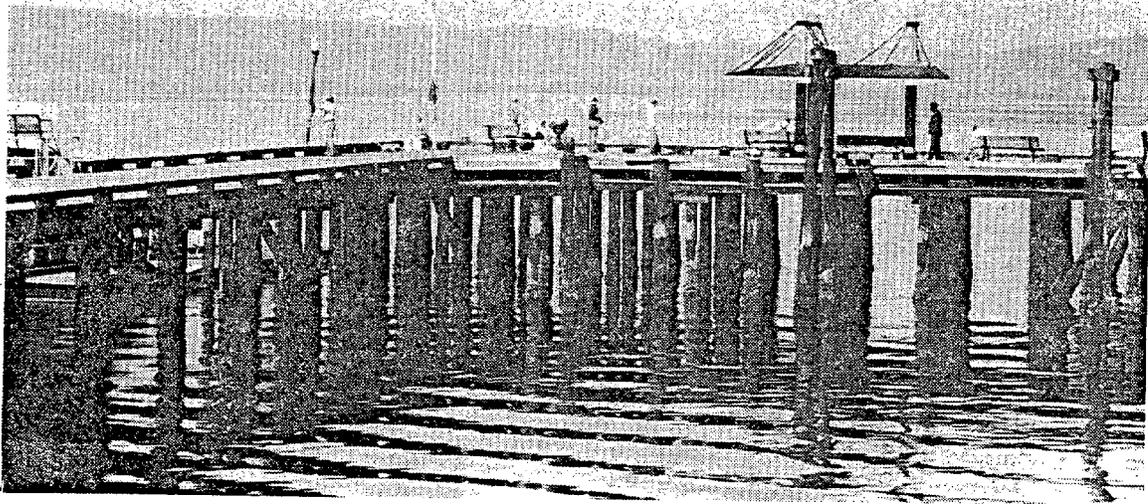
INTRODUCTION

Purpose and Intent

Few cities offer such spectacular waterfront views as the City of Tacoma. Bounded on three sides by shorelines, Tacoma offers its citizens magnificent vistas of the waters of Puget Sound. Although the City's topography with its steep cliffs presents a serious obstacle in getting to the water, this same topography provides excellent vantage points to view the waters of Puget Sound.

Cities across the nation are rediscovering their waterfronts as valued resources for public use, scenic viewing or both. Tacoma is no exception in rediscovering its waterfront. The purpose of the study is to identify existing and potential waterfront viewing and public access sites. The study will also set forth proposals for public development at selected sites, propose unifying design elements that will assist in creating continuity for shoreline areas and propose guidelines for public art along City shorelines.

This study is a technical report; however, it is intended that the information and proposals contained within will provide the impetus for continued City efforts in waterfront projects and will spur residents and visitors to seek out and enjoy Tacoma's shorelines.

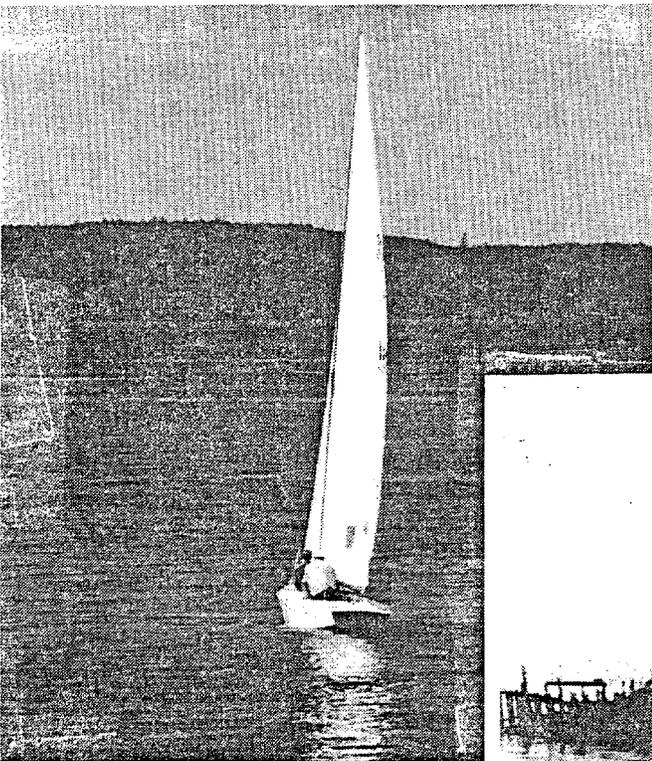


INTRODUCTION

Scope

The SHORELINE AMENITIES STUDY encompasses the waterfront areas within the boundaries of the City of Tacoma. Discussion in the study is limited to the potential for scenic viewing or physical access to the water on publicly-owned properties and proposed public improvements for some of these properties.

The design proposals and cost estimates for planned public improvements are preliminary and may be refined after a more thorough investigation and analysis. Specific project proposals will be reviewed in greater detail and will require approval by the City Council prior to construction.



INTRODUCTION

Methodology

This study was prepared under the direction of the Tacoma Planning Commission. Draft copies of this document were circulated to City Departments, citizen groups, other public agencies and private organizations for their review and comment. These comments were carefully reviewed and modifications were made to the study when deemed appropriate.

Potential and existing sites were surveyed, rated and analyzed by Planning Department staff. The sites were identified using the following criteria: (1) the property must be publicly-owned; (2) the property must have a view of the water; (3) the property must be of sufficient size to accommodate anticipated public use; and (4) the property must be located on or be immediately accessible to an arterial.

Using the above criteria, aerial photos and shoreline inventory maps and topography maps were reviewed to identify potential sites. Two types of sites were identified; those that are developed and those that have potential for development. These sites were then surveyed and rated. A complete list of all surveyed sites and a sample rating sheet can be found in the Appendix.

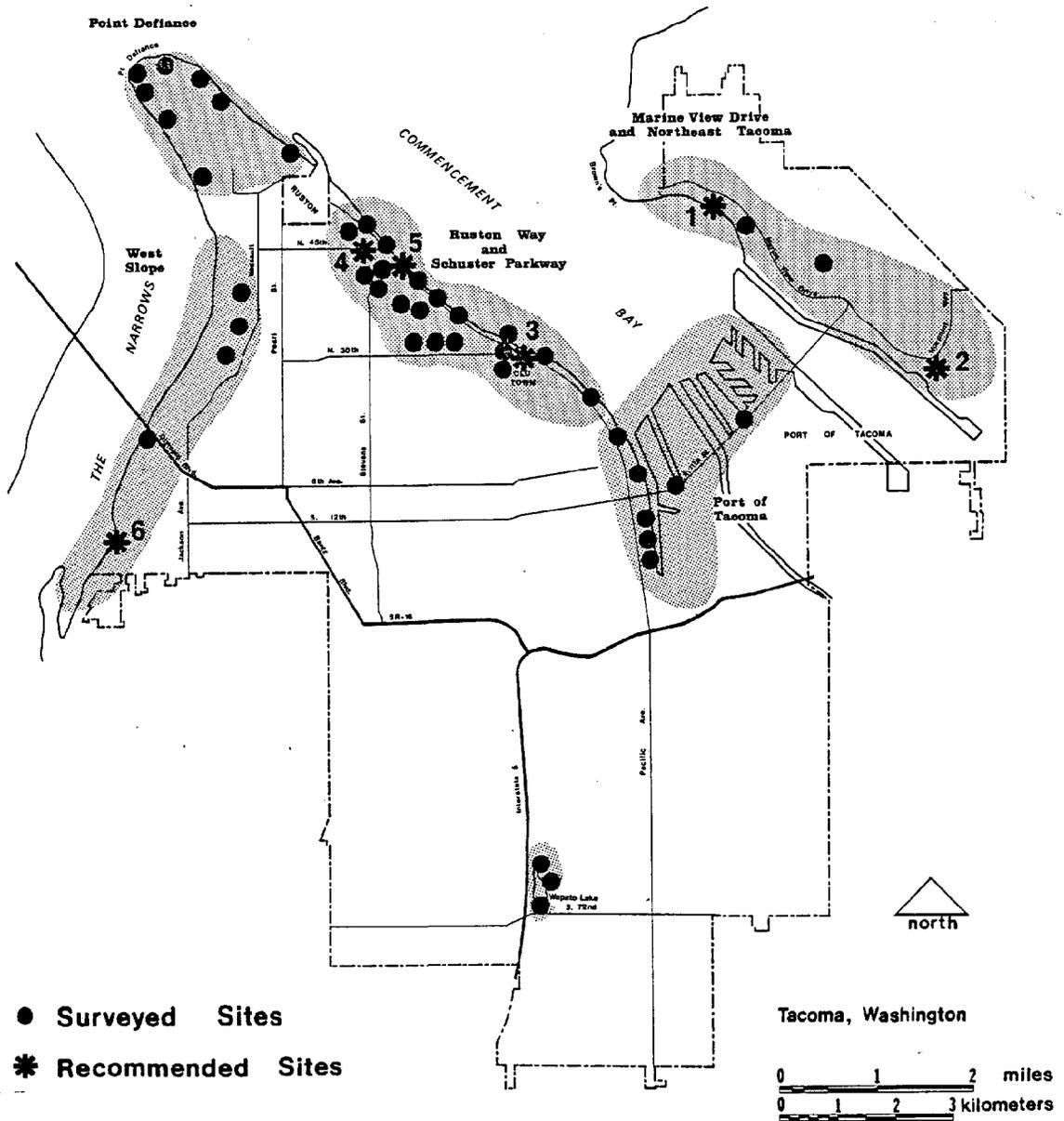
A general discussion and analysis of all of the surveyed sites by general area of the city follows in the next section of this document. Six sites emerged as having the best potential for public improvements. Design concepts for potential public improvements were prepared for each of these sites and are included in this study document.



Site Identification and Analysis

SITE IDENTIFICATION AND ANALYSIS

Site Location Map



This map depicts all of the sites surveyed for this study. The six numbered sites emerged as those with the greatest potential for public development and are discussed in more detail in this document.

SITE IDENTIFICATION AND ANALYSIS

General Area Descriptions

All of Tacoma's shoreline areas were surveyed as part of this study. Publicly-owned properties were reviewed and analyzed for their development potential as scenic viewing areas or shoreline access points. A complete list of sites surveyed can be found in the Appendix.

For ease of presentation the surveyed sites were grouped by geographic areas of the city. Following is a general discussion by general area of the City of the surveyed sites. Six sites emerged at the end of the survey as having the best development potential. These sites are noted by an asterisk in the margin. Further discussion and analysis and preliminary design concepts of these sites are presented in the next section of this study.

1. West Slope:

* Five sites were surveyed along the west slope of the city (see Site Location Map, page 9). The first site, the 6th Avenue extended street right-of-way, is an undeveloped property located near Titlow Park. The site provides low-level panoramic views of the Narrows, Narrows Bridge and Olympic Peninsula. Limited access to the water is also possible although it requires climbing over strewn rock. The site is presently used for parking and was selected as one of the sites with the greatest development potential.

The second site along the west slope shoreline is the War Memorial Park near the Tacoma entrance to the Narrows Bridge. The Park was constructed to honor veterans from the Tacoma area. The Park primarily functions as a site for viewing the Narrows Bridge. Amenities are limited to parking, landscaping, and an interpretive center located at the Bridge level which explains the history of the Narrows Bridge. No additional improvements for the Park are proposed in the draft RECREATION AND OPEN SPACE FACILITIES PLAN. The Park is a popular stopping point for visitors to the Tacoma area.

The third site is located along Narrows Drive. This site is an existing narrow pull-off area along the roadway. Views from this area include the Narrows Bridge and the Narrows. Near this pull-off is a large piece of publicly-owned right-of-way for high voltage transmission lines. This property extends to the bluff overlooking the Narrows. This site was rated very high in the survey but several issues of concern would need to be resolved before the public could fully benefit from this site. These issues include access, safety, impact of adjacent private development and anticipated high development costs. Further investigation of this site regarding its public use potential should continue.

SITE IDENTIFICATION AND ANALYSIS

The remaining site which is located on View Ridge Drive was considered impractical for development as the site is surrounded by residences.

2. Point Defiance Park:

The Point Defiance Park facility is located at the tip of a steep-cliffed peninsula that juts out into Puget Sound. Commanding views of the water are possible from the edges of these cliffs. Five viewpoints are designated on Five Mile Drive, which courses through the Park (see Site Location Map, page 9). These viewpoints are a major attraction of the park facility.

Waterfront access and water-related recreation are an important aspect of the Park's appeal to residents and visitors. The saltwater environment attracts a wide variety of users, especially sports fishermen and boaters. The Boathouse/Boat launch area is a center for many water-related activities. The Boathouse structure houses a restaurant, curio shop, boat storage facilities, bait and tackle sales, boat lift, park department offices, public fishing areas, and a marine sales/service shop.

Nearby is a four-lane public boat launch. A terminal for the Washington state ferry that operates between Point Defiance and Vashon Island is also located in the area.

A promenade along the water connects the Boathouse area with Owen Beach, the largest saltwater public beach in Tacoma. The beach is also accessible from Five Mile Drive and is a popular spot for picnicking, sun-bathing and some, limited swimming.

The draft COMPREHENSIVE IMPROVEMENT PLAN for Point Defiance Park recommends general improvements for the viewpoints along Five Mile Drive. These recommended improvements include more aesthetically pleasing fencing, better signing, additional benches, picnic tables and facilities and improved pedestrian walks.

Improvements recommended for the waterfront area from the Boathouse/Boat launch area to Owen Beach are much more extensive. These recommended improvements include: renovation or replacement of the Boathouse structure; additional fishing piers; expanded boat rental and storage; improved facilities for waterfront viewing and picnicking; and the construction of facilities for group activities. Also recommended are the upgrading of the waterfront promenade with a railing, seating, shelters and restroom; re-design of Owen Beach to enhance public use by expanding the beach area; renovating or replacing existing restrooms, concession and shelters; upgrading picnic facilities; and improving parking and vehicular circulation. It should be noted that the COMPREHENSIVE IMPROVEMENT PLAN is a draft and modifications may be made to the recommendations prior to the Plan's adoption.

SITE IDENTIFICATION AND ANALYSIS

General Area Descriptions

3. Ruston Way/Schuster Parkway:

The Ruston Way/Schuster Parkway shoreline area is part of the City's scenic "Kla How Ya" drive. Panoramic views of Commencement Bay, Vashon Island, Port of Tacoma, Olympic and Cascade Mountain ranges including Mt. Rainier and the City skyline are possible along this entire shoreline stretch. Some of the best opportunities for viewing and getting to the water can be found along this shoreline. Several sites were surveyed along this shoreline area and three sites emerged as those recommended for development, (see Site Location Map, page 9).

Several of the sites that were surveyed are located at the top of the bluffs. Although these sites offer spectacular views of the water, they are located within residential areas. It was felt that developing these sites would encourage expanded public access and use which may result in the disruption of neighborhoods and an intrusion on the privacy of nearby residents.



Only the bluff site located off of North Stevens Street at North 45th Street did not have this problem. This site emerged as one of the six sites recommended for public improvement.

The City Council recently adopted a plan for the Ruston Way shoreline area that sets forth guidelines for the revitalization of this waterfront. The plan closely looked at all public properties on the shoreline and recommended development proposals that would enhance their public recreation potential. The City owns about one-half of the shorefront properties with the majority concentrated in three large properties. The first large public ownership is the Commencement Park/Old Town Dock complex which is presently the only developed site along this shoreline.

Commencement Park is an excellent location for viewing Commencement Bay and ships from all over the world passing on their way to and from the Port industrial area. Mt. Rainier and downtown Tacoma are also visible. A small beach area at the Park is used for sun-bathing, limited swimming and other water-related activities. A short promenade connects the Park to the Old Town Dock, a popular fishing location.

The second major public ownership lies toward the middle of the Ruston Way shoreline area. A marine park is proposed for the property which will provide beach access, picnic facilities and a pedestrian/bicycle path. A large public fishing pier is proposed for the site which will provide viewing as well as fishing opportunities. The City has been successful in acquiring some funding to partially develop the site. Part of this public ownership segment is also the location of the Harbor Service Craft/Fireboat station. A public display and viewing area is also located at the station.

SITE IDENTIFICATION AND ANALYSIS

General Area Descriptions

The third large ownership located near the northwesterly end of Ruston Way will also be developed for public recreation. A general development concept has been developed for the area which proposes picnic facilities and beach improvement. More detailed plans for this area will be developed in the future. Besides the three large areas there are other smaller parcels that are publicly-owned along the shoreline ranging in size from sixty to one hundred linear feet. The majority of these properties are undeveloped street rights-of-ways. These "street ends" as they are commonly called are very important as they provide access to the water and view opportunities. As stated in the RUSTON WAY PLAN, it is intended that these properties will be primarily developed as viewing areas. One such site, the right-of-way of Marshall Street was selected during this survey as having excellent development potential because of its size, location, and view potential. The remaining street rights-of-way should also be developed as funding becomes available.



Two sites were considered in the Old Town area, one of which was recommended for its development potential. This site, the extended street right-of-way of Starr Street at North 30th Street, possesses an excellent view overlooking the Bay and Commencement Park.



No public properties exist along the Schuster Parkway shoreline, although superb viewing opportunities are possible from the roadway. Adjacent to the roadway, located in the banks of the steep slopes, is the Bayside Trail System. From these trails, one can enjoy first-rate views of Port of Tacoma activities, Commencement Bay, the Cascades, and Mt. Rainier. The trail system runs along the bluffs for two and one-half miles from near downtown to Garfield Gulch. The trails were constructed in 1975 and are one of less than 150 trails nationwide to be recognized as part of the "National Trails System". A large variety of plant and animal life can be found in the twenty acre green-belt in which the trail is located.

4. Downtown/Port of Tacoma:

Although downtown Tacoma is located on a bluff adjacent to City Waterway, for the most part, the waterway is not visible. Large buildings block most views. However, there are some viewing opportunities.

Fireman's Park, located at the foot of South 9th Street and "A" Street, is a nice respite from the surrounding office towers. The park sits on a "lid" built over Schuster Parkway. Views of City Waterway, the Port district, Commencement Bay and Mt. Rainier are available to the park visitor. The park includes benches, a courtyard, and a sheltered area. Downtown workers use the park frequently for lunch breaks.

SITE IDENTIFICATION AND ANALYSIS

General Area Descriptions

City Waterway is being transformed from its former industrial use to a more people-centered place. The City has invested over eight million dollars for public improvements along the waterway which has been matched with an equal amount of private investment. A public float was constructed and installed just north of the 15th Street Bridge. The float is used as a guest moorage facility for visiting seaplanes and pleasure boats and for fishing. From the float, one can watch the construction of tuna boats at a firm located across the waterway and the passing of various pleasure craft. Several marinas have been developed along the waterway. Public access for viewing marina activities is possible at these developments.

Access and viewing areas are limited in the Port of Tacoma industrial district. Industrial activities pose safety and access problems. The Port is constructing new office headquarters at the end of the Sitcum Waterway. A small public viewing area will be located at the office site. Other viewing and access sites may be possible and should continue to be investigated.

5. Marine View Drive/Northeast Tacoma:

 Marine View Drive is an aptly named city street. The roadway ascends the edge of a bluff providing magnificent views overlooking Commencement Bay. Marine View Drive is also a designated State Highway. Several pull-off points are present on the roadway in various sizes and elevations. The three uppermost pull-off areas were selected for further development analysis. They are excellent locations for viewing the Port of Tacoma, Commencement Bay, downtown Tacoma and the Olympics.

The steep hillsides on either side of the roadway present some development limitations. The slide potential, erosion concerns and the narrow, winding configuration of the street will require care in developing these sites in order to minimize safety hazards.

 Located in Northeast Tacoma just off of Norpoint Way is a partially developed scenic viewpoint. The site is quite large with a paved circular loop driveway and parking area. Some landscaping is also present. The site was developed as part of road construction.

Distant views of the Bay and the Port Industrial District, as well as of Mt. Rainier, are possible at this site. This site is one of the six chosen as having the greatest development potential, primarily because of its size and ease of access.

SITE IDENTIFICATION AND ANALYSIS

General Area Descriptions

6. Wapato Park:

In addition to the waterfront areas, Tacoma is fortunate to have within its boundaries a large, scenic lake. The park grounds that abut the lake offer the visitor beautiful gardens, picnicking areas, play fields, trails and beaches. In the summer, the park is a very popular location for sun-bathing, swimming and fishing. Paddle boats are also available for a small rental fee. Private homes share the lakeside properties. These homes are primarily confined to the western shore.



SITE IDENTIFICATION AND ANALYSIS

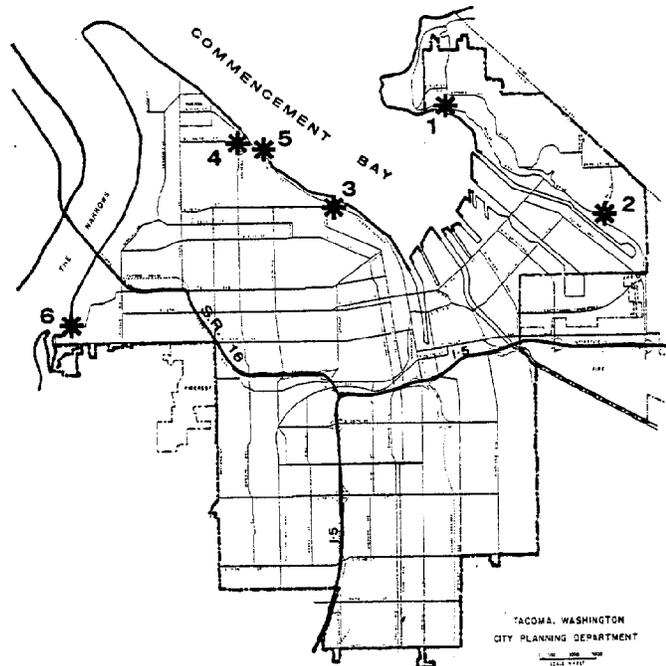
Recommended Sites

Six sites emerged from the survey as having the best potential for public development. Factors that were considered in selecting these sites included property size, vehicle access, pedestrian and bicycle access, "quality" of view and neighborhood impact. Consideration was also given to the geographic location of sites.

Although some sites possessed excellent views, problems associated with their development were felt to be too difficult to resolve easily. The six recommend sites offer the best potential for public recreational use. These sites are listed below according to geographic location.

1. Marine View Drive
2. Norpoint Way
3. North 30th and Starr
4. North 45th and Stevens
5. Marshall Street
6. Sixth Avenue Extended

Following are design concepts and preliminary cost estimates for each of these sites.



**POTENTIAL SITES FOR
SHORELINE ACCESS & SCENIC VIEWING**

Proposed Public Improvements

PROPOSED PUBLIC IMPROVEMENTS

Design Proposals for Recommended Sites

The following section discusses the six sites recommended for public improvement. Preliminary design concepts were prepared for each site. Actual development may differ from the concepts proposed in this study depending on funding constraints, environmental considerations and other factors. The cost estimates are also preliminary and indicate approximate construction costs only.

The size and scale of the majority of these development proposals as well as their close proximity to nearby residential areas make them attractive neighborhood improvement projects. The active involvement of neighborhood groups in the development of the recommended sites in their area is strongly encouraged to reduce costs and gain community participation.

1. Site #1 - Marine View Drive

a. Site Description

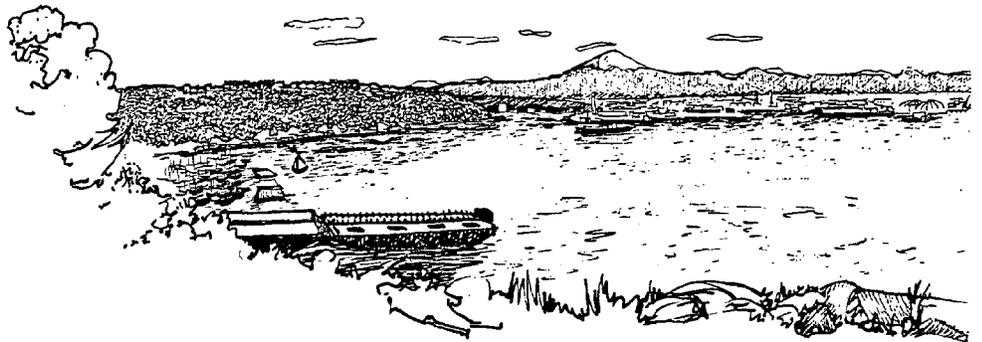
This site consists of three informal pull-off areas on Marine View Drive (see accompanying design concept map). Marine View Drive is a two-lane route which provides access to the downtown area for residents in the Northeast Tacoma and Brown's Point area. The road is designated as State Route 509. The three pull-off areas are in close proximity to each other and consequently are considered as a single site. The three pull-off areas have been utilized by citizens for years for scenic viewing.

Area A, located on the upper-most portion of Marine View Drive, is approximately 170' x 60'; Area B, located a short distance away and down Marine View Drive, is approximately 135' x 65'; and Area C, located further down the drive is 105' x 50'. Fronting each site are steep slopes that drop sharply to the beach below.

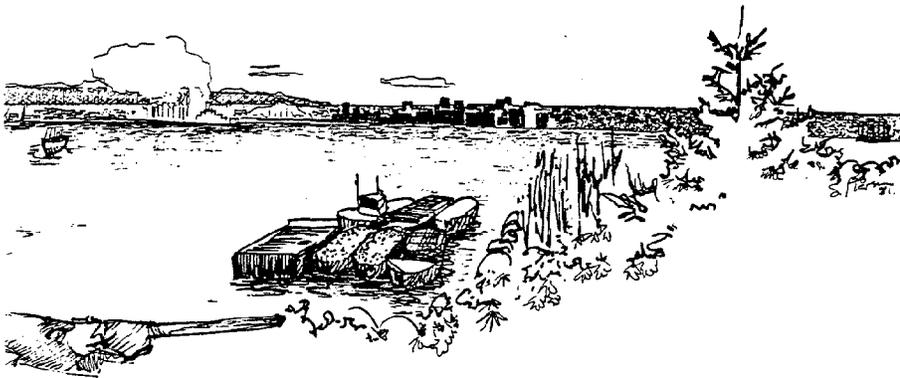
PROPOSED PUBLIC IMPROVEMENTS

b. Views

Marine View Drive offers scenic views to the south and east along a major portion of its roadway. At the site selected, sweeping views of Mount Rainier, the Port Industrial District, Tacoma and Commencement Bay are possible.



PROPOSED PUBLIC IMPROVEMENTS



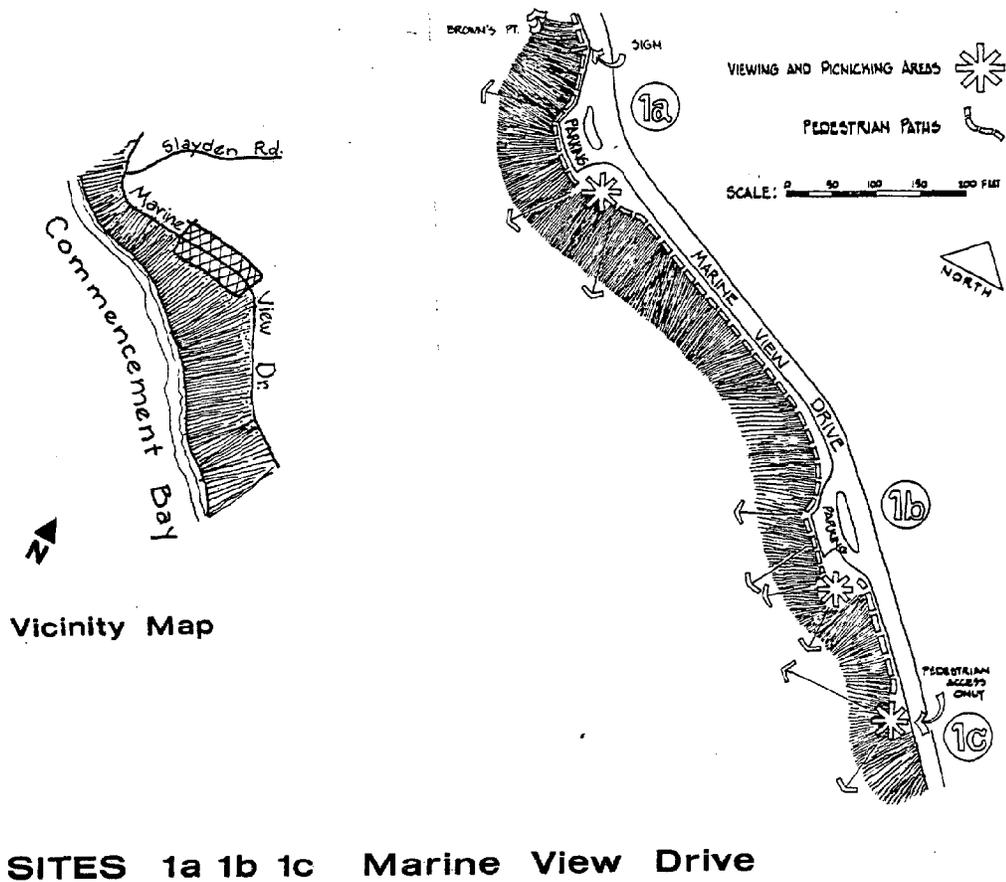
PROPOSED PUBLIC IMPROVEMENTS

c. Proposed Development

The proposed design concept connects Areas A, B, and C in a coordinated development. A trail system will be constructed to allow visitors to walk to the area of their choice. Parking will only be provided at Area A and Area B. Area C is not large enough to accommodate parking stalls and will be developed only as a viewing area.

Each area will be landscaped and will contain amenities such as benches and tables. Selective pruning or removal of trees on publicly-owned properties may be necessary to provide better viewing access.

The narrowness of the site and road configuration will require careful planning. The roadway is heavily used especially during commuter hours. Some safety measures may be necessary to reduce traffic hazards from vehicles entering and leaving the site and to reduce conflicts between pedestrians and vehicles.



PROPOSED PUBLIC IMPROVEMENTS

Special care in the design and development of the site is necessary because of the steepness of the slope, soil stability, and erosion and slide potential.

d. General Development Cost

<u>Proposed Improvements</u>	<u>Cost Estimates</u>
Landscaping	\$20,000
Parking Area Development	18,000
Benches, Tables	15,000
Railing	28,000
Signs	8,000
Path (700 lin. ft. @ \$6/lin. ft.)	4,200
Tree Pruning and Cutting	<u>\$ 3,000</u>
SUBTOTAL	\$ 96,000
1% for Art	960
Design and Engineering	<u>\$ 10,000</u>
TOTAL	\$106,960

PROPOSED PUBLIC IMPROVEMENTS

2. Site #2 - Norpoint Way

a. Site Description

The site is approximately one-half acre in size and is the largest site selected. The site is partially developed as a small roadside viewing area. It has a loop drive entering and leaving the site, a parking area, large lawn areas and some trees. Despite the development that has occurred; the property is not routinely maintained.

The site is bounded on the north by Norpoint Way and on the west by steep slopes. On the south and east boundaries are gulch and ravine areas.

b. Views

Views are in a primarily south and easterly direction. Views are of the Point Industrial District, downtown Tacoma and Mount Rainier. A faraway view of Commencement Bay is possible toward the western boundary.

c. Proposed Development

The site is of sufficient size to accommodate park furnishings such as benches, tables, shelters, designated viewing areas and informal activity/play areas.

Additional landscaping including trees would be incorporated to supplement the existing vegetation. Care should be taken so as not to block or enclose the view site when planting additional landscaping.

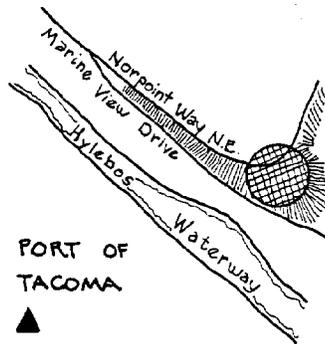
This site has the potential for being an attractive addition to outdoor recreational areas for residents in Northeast Tacoma.

PROPOSED PUBLIC IMPROVEMENTS

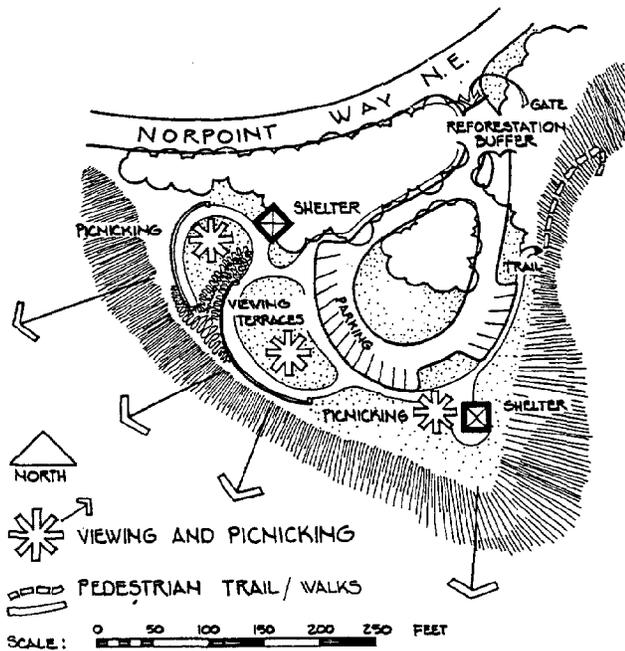
Design Proposals for Recommended Sites

d. General Development Cost

<u>Proposed Improvements</u>	<u>Cost Estimate</u>
Landscaping, trees, shrubs vegetation	\$ 35,000
Benches, tables	10,000
Fence/wall	25,000
Signage	7,000
Designated viewing areas	15,000
Shelters	60,000
Patios	\$ 8,000
SUBTOTAL	\$160,000
1% for Art	\$1,600
Design and Engineering	<u>\$ 18,000</u>
TOTAL	\$179,600



Vicinity Map



SITE 2 Norpoint Way

PROPOSED PUBLIC IMPROVEMENTS

3. Site #3 - North 30th and Starr

a. Site Description

This site is located at the foot of North Starr Street on the periphery of the Old Town Commercial District. It is approximately 80' x 70' and is a vacant unused street right-of-way. The site was the location of the first jail in Tacoma.

b. Views

Excellent views of Commencement Park, Commencement Bay, Brown's Point, Vashon and Maury Islands and the Olympic Mountains are possible.

c. Proposed Development

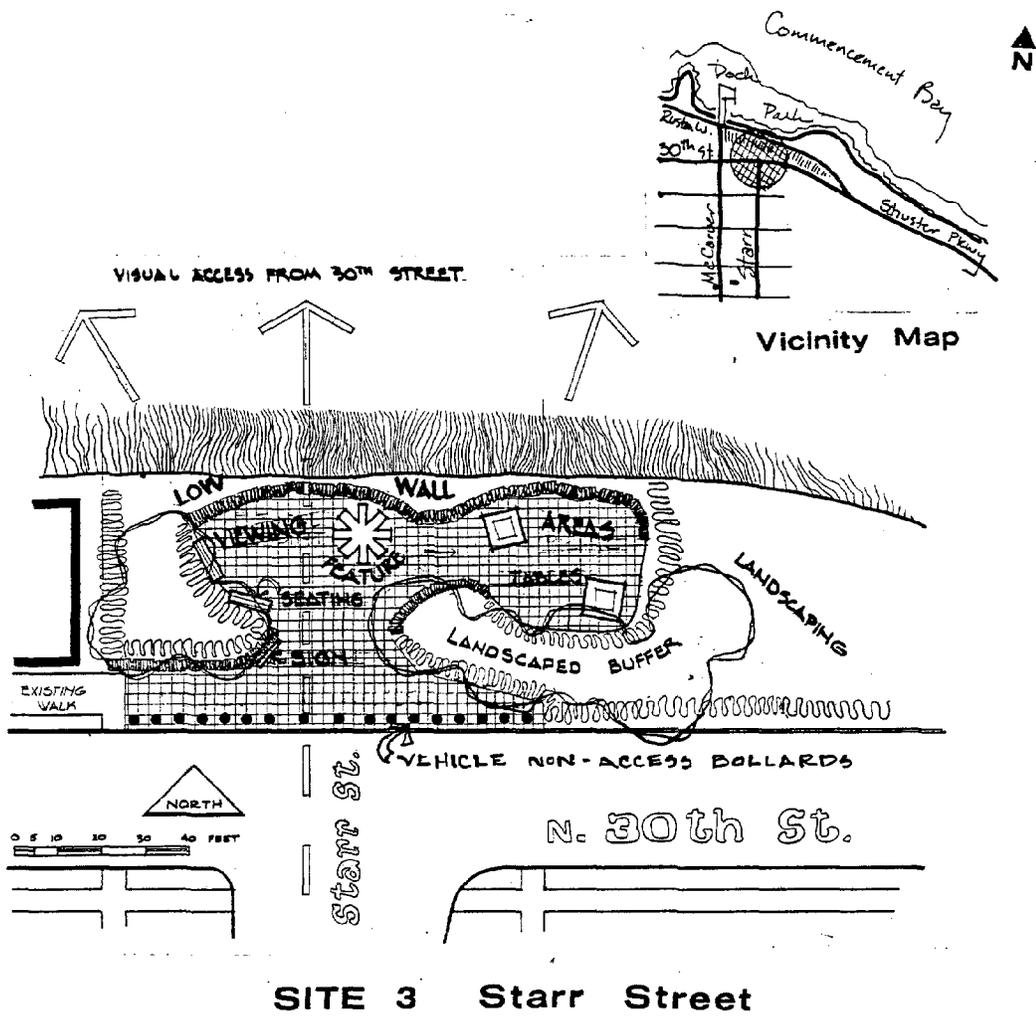
The development concept for this site includes landscaping, seating, picnic areas and a "unique feature". This "unique feature" could be an interpretive center, a historic display or any of several other possibilities. The site layout including type of surface and amenities will need to be further examined at a later date.

This site could be a special pedestrian focal point for workers and shoppers in the Old Town Commercial District as well as for residents living in the surrounding neighborhood. This concept is compatible with the draft North Slope Plan which encourages pedestrian-oriented facilities in the area.

d. General Development Cost

<u>Proposed Improvements</u>	<u>Estimated Cost</u>
Landscaping	\$15,000
Tables, benches	5,000
Unique feature	15,000
Low Wall	12,000
Pedestrian Surface Area	<u>\$10,000</u>
SUBTOTAL	<u>\$57,000</u>
1% for Art	570
Design and Engineering	<u>\$ 5,000</u>
TOTAL	<u>\$62,570</u>

PROPOSED PUBLIC IMPROVEMENTS



PROPOSED PUBLIC IMPROVEMENTS

Design Proposals for Recommended Sites

4. Site # 4 - North 45th and Stevens

a. Site Description

This property is the undeveloped street right-of-way of North 45th Street where it intersects with North Stevens Street. The site is approximately 70' x 80'. Nearby residents use this site for parking cars and trailers.

An entrance for an existing unmarked trail is located on this site. This trail travels down the steep slopes and terminates on Waterview Street. Access from Waterview Street to the Ruston Way waterfront via the North 40th Street railroad underpass is possible.

b. Views

Sweeping, panoramic views of Commencement Bay, Vashon and Maury Islands, Quarter Master Harbor, Dalco Passage, Brown's and Dash Points and the Olympic and Cascade mountain ranges are afforded from this site.

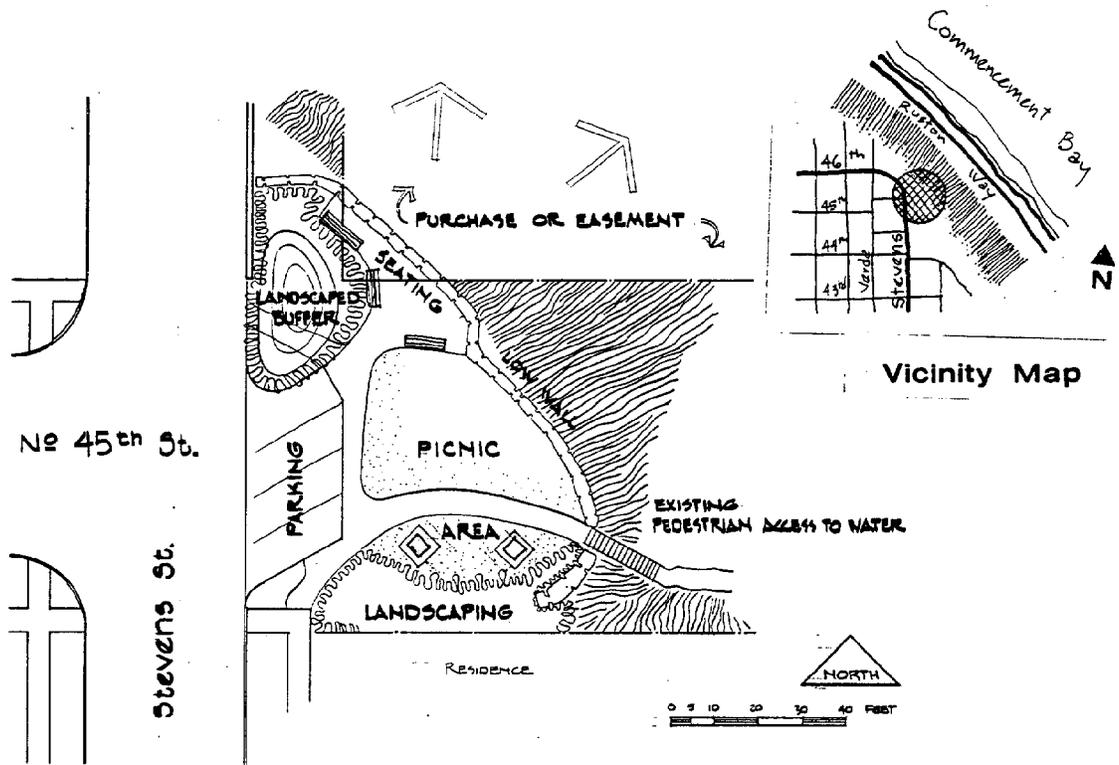
c. Proposed Development

The proposed development concept for this site would enhance the viewing opportunities. This site would be landscaped and include a small picnic area. Purchase or easement of a small portion of adjoining properties may be necessary. Pruning or selective cutting of vegetation fronting the site may be necessary to maintain views.

d. General Development Cost

<u>Proposed Improvements</u>	<u>Cost Estimate</u>
Landscaping	\$15,000
Benches, tables	5,000
Low Wall	22,000
Signage	7,000
Path/Pedestrian Areas	8,000
Parking (4 stalls)	<u>\$10,000</u>
SUBTOTAL	<u>\$67,000</u>
1% for Art	670
Design and Engineering	<u>\$ 5,000</u>
TOTAL	<u>\$72,670</u>

PROPOSED PUBLIC IMPROVEMENTS



SITE 4 North 45th & Stevens Street

PROPOSED PUBLIC IMPROVEMENTS

5. Site # 5 - Marshall Street End

a. Site Description

This site is the Marshall Street right-of-way that extends into Commencement Bay from the Ruston Way roadway. It is approximately 60' X 200'. This site also allows access to the waters of Commencement Bay.

b. Views

Sweeping views of Commencement Bay, Northeast Tacoma, Vashon Island, the Cascades and the Olympic mountain ranges, the Port of Tacoma and the downtown area are possible from this site.

c. Proposed Development

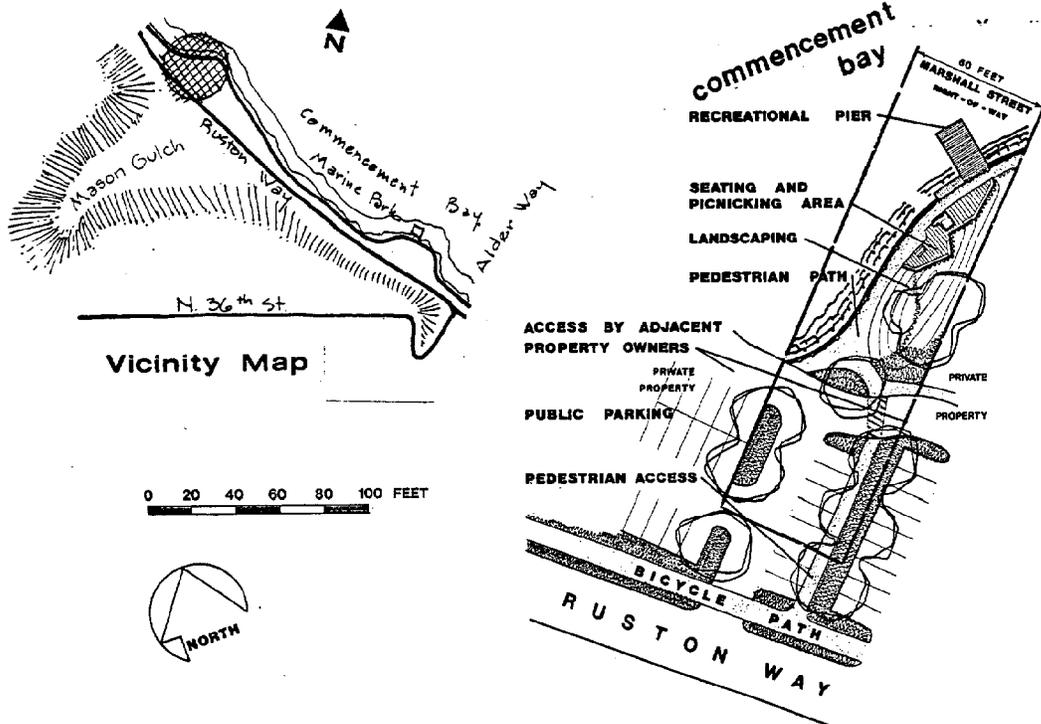
The development concept for this site would include a recreational pier, seating and picnicking area, and landscaping. The site extends substantially into Commencement Bay and offers excellent potential for scenic viewing and shoreline access. Parking can also be provided for the site in the Ruston Way street right-of-way. A new seawall will be required to protect the shoreline edge.

The development concept for this site is also included in the adopted RUSTON WAY PLAN. Of the undeveloped street rights-of-way that front the Bay along Ruston Way; the Marshall Street site has the largest amount of dry land. However, its unusual shape will require a large expenditure for shoreline protection (riprap).

d. General Development Cost

<u>Proposed Improvements</u>	<u>Cost Estimates</u>
Landscaping	\$ 15,000
Benches, tables	5,000
Recreation Pier	20,000
Signage	7,000
Parking	20,000
Riprap (150' lin. ft. @ \$550/lin. ft.)	82,500
Path	2,000
SUBTOTAL	\$151,500
1% for Art	1,515
Design and Engineering	\$ 18,000
TOTAL	\$171,015

PROPOSED PUBLIC IMPROVEMENTS



SITE 5 Marshall Street

PROPOSED PUBLIC IMPROVEMENTS

6. Site # 6 - Sixth Avenue

a. Site Description

This site is located near Titlow Park at the westerly extension of Sixth Avenue as it enters the Narrows. The site is approximately 40' x 80'. The upland area is used as a parking area and roadway. No improvements are on the site except a wooden bulkhead which needs some repair. A Burlington Northern rail line is adjacent to the site on the east, which impedes vehicle and pedestrian access.

The site is a popular viewing area and is extensively used by nearby residents. The site is also important for its use as a scuba diving area. Parking is limited at the site. Acquisition or lease of nearby properties should be explored. The possible joint use of parking facilities at Titlow Park should be investigated.

b. Scenic Views

Views of Point Fosdick, Hale Passage, Fox Island, the Narrows and the Narrows Bridge are afforded from this site.

c. Proposed Development

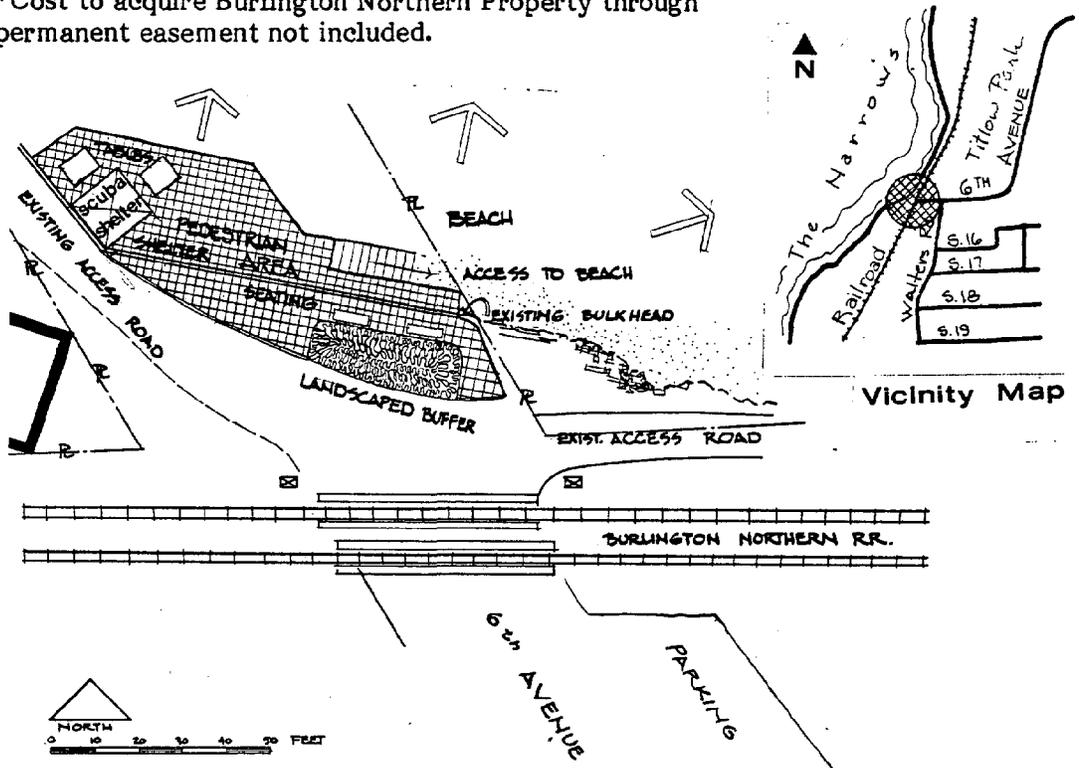
The proposed development concept provides for the development of a large pedestrian area with a shelter, tables, benches, stairs to the beach and some landscaping. Approximately one-half of this pedestrian area would consist of decking constructed over the water. The development of a parking area for approximately twenty cars would be desirable. Coordination with Burlington Northern officials is necessary to ascertain the feasibility of parking development between the rail lines and Titlow Park. Development of unneeded public right-of-way may also be a possibility for additional parking.

PROPOSED PUBLIC IMPROVEMENTS

d. General Development Cost

<u>Proposed Improvements</u>	<u>Estimated Costs</u>
Landscaping	\$ 5,000
Tables, Benches	3,000
Shelter	60,000
Deck Structure (2,400 sq. ft. @ \$50/ sq. ft)	120,000
Stairs to Beach	15,000
Signage	7,000
Pedestrian Surface Areas	15,000
Parking Area (20 Cars)*	48,000
Bulkhead Repair	\$ 30,000
SUBTOTAL	\$303,000
1% for Art	3,030
Design and Engineering	\$ 25,000
TOTAL	\$331,030

*Cost to acquire Burlington Northern Property through permanent easement not included.



SITE 6 Sixth Avenue

PROPOSED PUBLIC IMPROVEMENTS

Unifying Design Elements

The use of "unifying design elements" are encouraged in an effort to coordinate shoreline access and scenic viewing areas. The use of the same or similar design elements such as landscaping, signs and lighting will provide visual continuity. Although each site will retain its distinct and individual character, the presence of unifying design elements will link diverse areas of the shoreline together.

Some of these unifying elements may be installed at the recommended sites. The size of the public parcel and activities possible in the area will determine exactly what unifying element will be placed. These unifying elements are:

1. Benches
2. Tables
3. Signs
4. Bollards
5. Bicycle racks
6. Light standards
7. Trash receptacles
8. Drinking fountain

Private property owners along the shoreline will be encouraged to incorporate these elements in their developments whenever possible to aid in establishing a unified character for waterfront areas.

PROPOSED PUBLIC IMPROVEMENTS

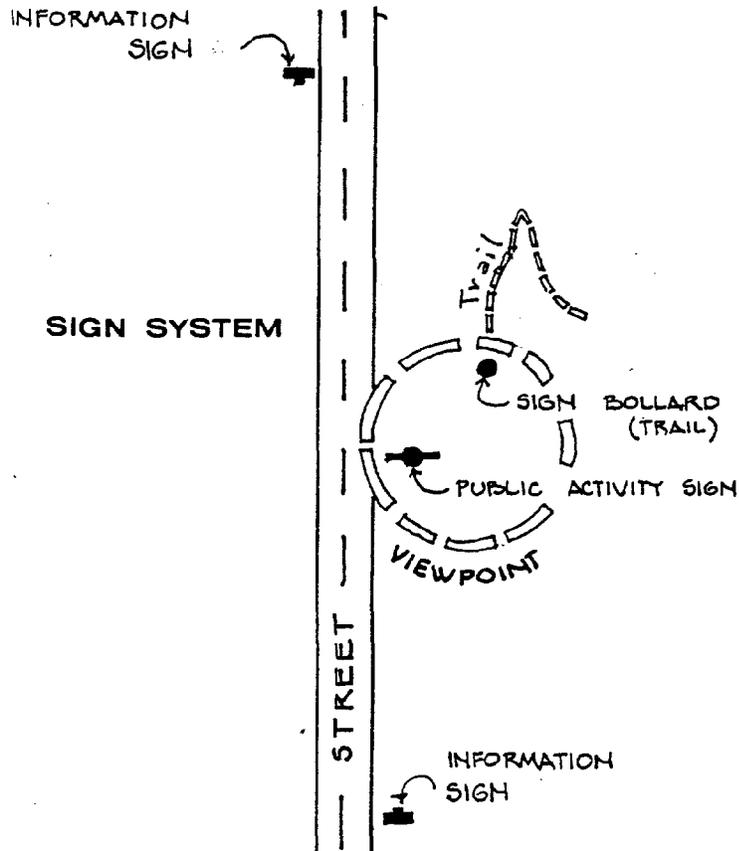
1. Signs and Logos

Signs and logos will be used to indicate the presence of a shoreline access area or scenic viewpoint.

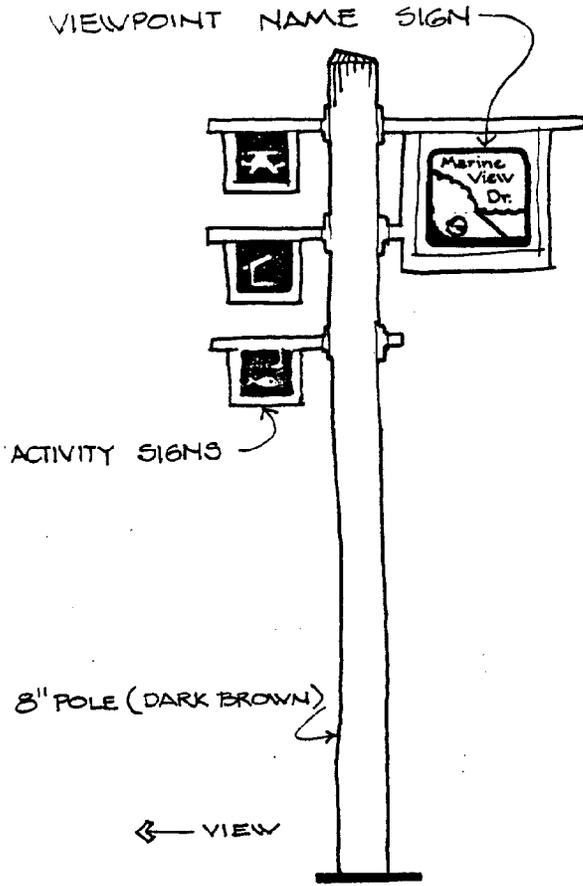
Signs will be used along the street approaching the sites to inform the motorist that the site is there. The sign will depict both a symbol and words so as to ensure clarity of meaning.

Within shoreline access and scenic viewing areas, signs and logos will be used to identify activities, give directions and indicate special information such as the location of parking areas. The use of international sign symbols will be encouraged wherever appropriate. Size will be determined by where the sign will be placed and its purpose.

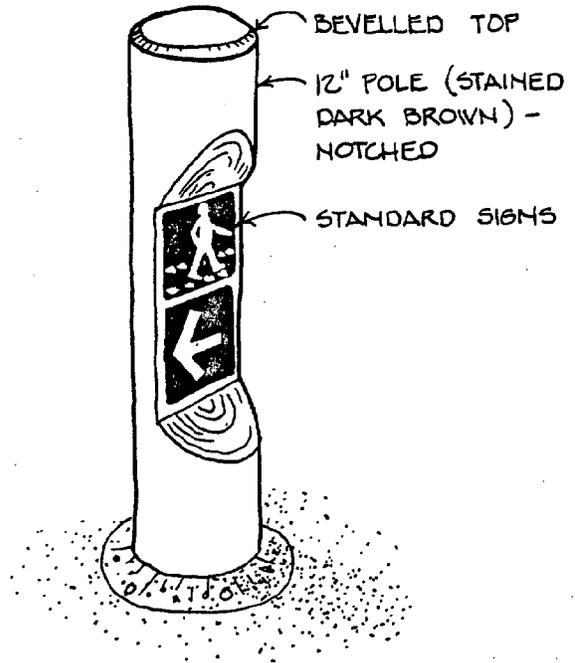
Signs will generally conform to Federal Recreation/National Park Service sign system symbols and specifications. This will lend continuity and uniformity to all shoreline access and scenic viewing areas.



PROPOSED PUBLIC IMPROVEMENTS



PUBLIC ACTIVITY SIGN



DOUBLE SIGN BOLLARD

PROPOSED PUBLIC IMPROVEMENTS

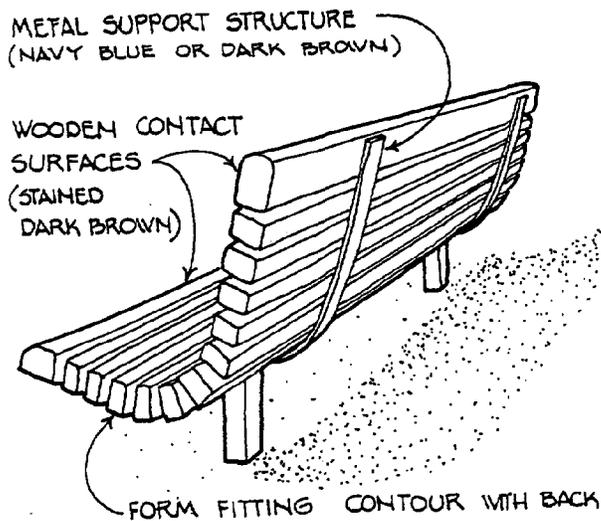
FEDERAL RECREATION SYMBOLS

GENERAL						
Firearms*	RS-001					
Smoking*	RS-002					
Automobiles*	RS-003					
Trucks*	RS-004					
Tunnel	RS-005					
Lookout Tower	RS-006					
Lighthouse	RS-007					
Falling Rocks	RS-008					
Dam	RS-009					
Fish Hatchery	RS-010					
Deer Viewing Area	RS-011					
Bear Viewing Area	RS-012					
Drinking water*	RS-013					
Information	RS-014					
Ranger Station	RS-015					
Pedestrian Crossing*	RS-016					
Pets on Leash*	RS-017					
Environmental Study Area**	RS-076					
ACCOMMODATIONS OR SERVICE						
Lodging	RS-018					
Food Service	RS-019					
Grocery Store	RS-020					
Men's Restroom	RS-021					
Restrooms	RS-022					
Women's Restroom	RS-023					
First Aid	RS-024					
Telephone	RS-025					
Post Office	RS-026					
Mechanic	RS-027					
Handicapped	RS-028					
Airport	RS-029					
Lockers	RS-030					
Bus Stop	RS-031					
Gas Station	RS-032					
Vehicle Ferry	RS-033					
Parking*	RS-034					
Showers	RS-035					
Picnic Shelter	RS-039					
Trailer Sites*	RS-040					
Trailer Sanitary Station	RS-041					
Campfires*	RS-042					
Trail Shelter	RS-043					
Picnic Area*	RS-044					
Kennel	RS-045					
Laundromat	RS-085					
Litter***	RS-086					
WATER RECREATION						
Marina	RS-053					
Launching Ramp*	RS-054					
Motor Boating*	RS-055					
Sailboating*	RS-056					
Row Boating*	RS-057					
Water Skiing*	RS-058					
Surfing*	RS-059					
Scuba Diving*	RS-060					
Swimming*	RS-061					
Diving*	RS-062					
Fishing*	RS-063					
Canoeing*	RS-079					
Boat Tours	RS-087					
Wading*	RS-088					
LAND RECREATION						
Horse Trail*	RS-064					
Trail Bike Trail*	RS-065					
Bicycle Trail*	RS-066					
Recreation Vehicle Trail*	RS-067					
Hiking Trail*	RS-068					
Playground	RS-069					
Amphitheater	RS-070					
Tramway	RS-071					
Hunting*	RS-072					
Stable	RS-073					
Interpretive Trail	RS-074					
Interpretive Auto Road	RS-075					
Point of Interest	RS-080					
Rockclimbing*	RS-081					
Climbing*	RS-082					
Rock Collecting*	RS-083					
Spelunking*	RS-084					

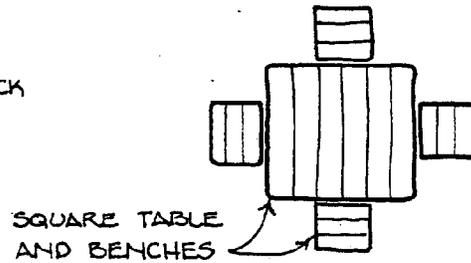
PROPOSED PUBLIC IMPROVEMENTS

2. Furniture

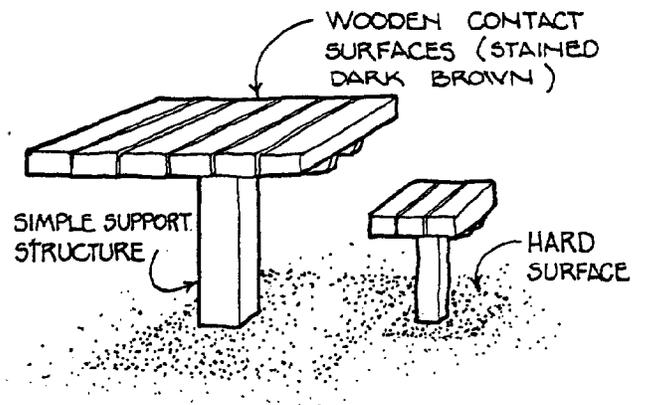
Furnishings will be used to enhance shoreline access and scenic viewing areas. The selection of furnishings will depend on the size of the area being developed, the views afforded and the activities possible at the site. Small areas in general will have fewer furnishings, while large areas, generally will be able to accommodate a variety of furnishings.



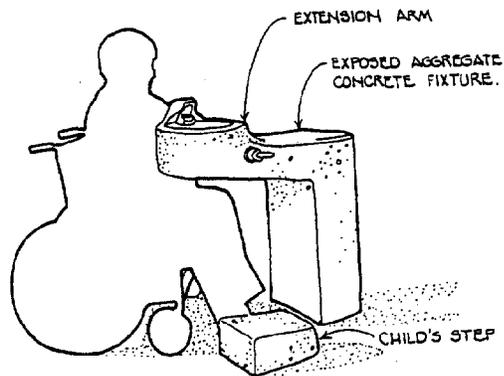
CONTOURED BENCH



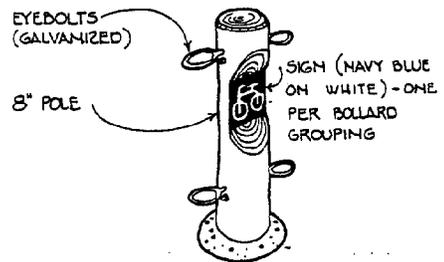
PICNIC TABLE • PLAN VIEW •



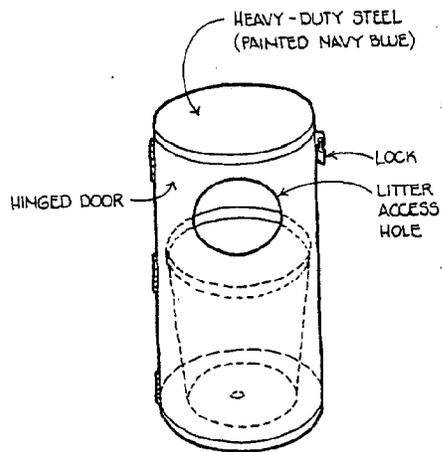
PROPOSED PUBLIC IMPROVEMENTS



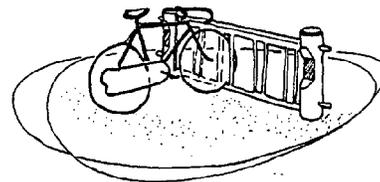
DRINKING FOUNTAIN



BICYCLE BOLLARD

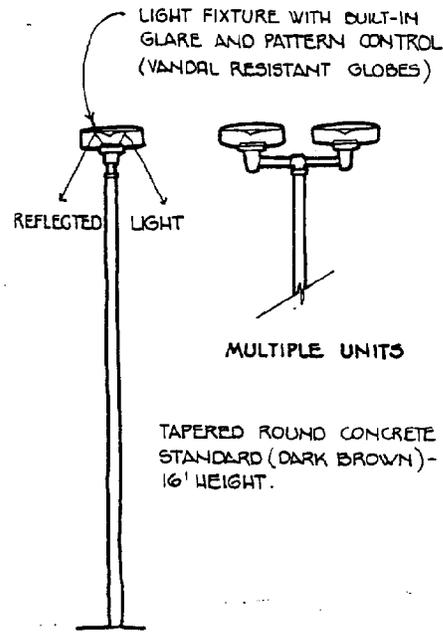


TRASH RECEPTACLE

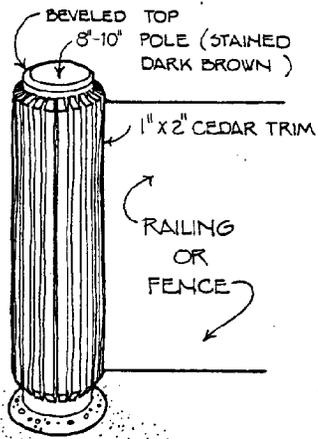


BICYCLE RACK

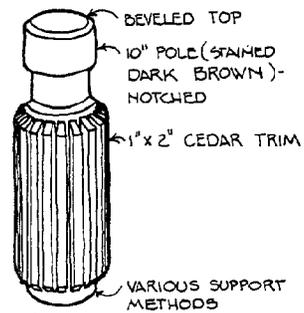
PROPOSED PUBLIC IMPROVEMENTS



AREA LIGHTING



RAILING BOLLARD



SEPARATING BOLLARD

PROPOSED PUBLIC IMPROVEMENTS

Waterfront Public Art

1. Background:

Public art can contribute immensely to the enjoyment of the waterfront through innovative and unexpected uses of form, texture, color, energy, and imagery. Successful waterfront art works can cause the viewer to see the edge between the natural environment and the urban area in a different manner. Public art can also provide an interpretation of Tacoma's heritage and its connection with various cultures and past events. Art projects can emphasize the natural and physical processes found in a shoreline environment; such as tides, currents, wind, storms, erosion, biological systems, etc.

The sites identified in this study were selected because of the opportunities they offer for physical or visual access to the waterfront. Public improvements proposed for the recommended sites are intended to make these areas more accessible and enjoyable. Public art projects, in conjunction with these improvements, or with other public waterfront projects can enhance this enjoyment.

Since 1975, the City of Tacoma has had an adopted policy to encourage the inclusion of works of art in public construction. To further this policy, the City Council has directed, by ordinance, that at least one percent of City construction project monies be set aside for public art. City construction projects include any construction or remodeling project paid for wholly or in part by the City. This does not include Department of Public Utility projects unless authorized by the Public Utility Board. Monies appropriated for art, but not spent on a project, may be accumulated and expended for art in other City projects.

2. Guidelines:

The Tacoma-Pierce County Civic Arts Commission is charged with overseeing the public art efforts for the City. The Commission solicits, reviews, and recommends to the City Council works of art to be purchased or artists to be commissioned under the 1% for Arts Program.

The Civic Arts Commission has developed general guidelines to facilitate the implementation of this program. These guidelines define the types of art work, specifications which may be funded under this program, items for which funding is not allowed and a selection procedure.

PROPOSED PUBLIC IMPROVEMENTS

Waterfront Public Art

In the development of the SHORELINE AMENITIES STUDY, consideration has been given to the provision of public art at shoreline sites. Because of the special nature of shoreline areas, the following guidelines for public art were developed. These guidelines would be in addition to the general guidelines developed by the Civic Arts Commission.

- a. Shoreline public art projects should be located on sites with a high degree of public access or sites with unique opportunities for incorporation of works of art.
- b. All proposed public improvements along Tacoma's shorelines, whether for the specific sites identified in this study or for others, and regardless of the funding source, should provide for public art as part of the project cost. Proposed public improvements include Public Utility Department projects, Community Development Block Grant funded projects and various projects funded through grants and entitlements to the City.
- c. In cases when the cost of a proposed public improvement does not generate sufficient funds for the acquisition of public art, or where the property size or type of proposed project is not an appropriate location for public art; monies allocated for public art should be deposited, upon approval of the City Council, into the Arts Fund for use on future public shoreline art projects.
- d. Public art works acquired or commissioned for Tacoma's shoreline areas should relate to the waterfront character in general or emphasize the unique character of the particular site, or serve to interpret some aspect of Tacoma's maritime heritage.

Findings and Recommendations

FINDINGS AND RECOMMENDATIONS

During the development of this study, several key points surfaced which have an impact on the successful implementation of the recommended proposals. It became apparent that the information collected during the study should logically and appropriately be contained in related planning documents. Further review and public hearings would be necessary as part of any review procedure and official inclusion into any other planning documents. It also was very clear that efforts should continue in the enhancement of the City's shoreline areas. Tacoma's greatest asset is its natural beauty. Providing opportunities for citizens to enjoy these natural surroundings should be one of the City's primary objectives.

Therefore it is recommended that:

1. the design concepts for the six recommended sites and the proposal for the placement of a uniform sign system be incorporated into the RECREATION AND OPEN SPACE FACILITIES PLAN.
2. the recommended unifying design elements and the guidelines for waterfront public art be incorporated into the MASTER PROGRAM FOR SHORELINE DEVELOPMENT to encourage continuity along the City's shorelines.
3. the City actively seek funding for the development of the six recommended sites and for the placement of a uniform sign system and other design elements as deemed appropriate along all of the City's publicly-owned waterfront areas to establish continuity and the desired character.
4. the City identify funds for annual, complete and regular maintenance of all public improvements along the City's shorelines.
5. private developers be encouraged to use unifying design elements whenever possible and appropriate in shoreline area improvements.
6. further investigation of the recreation potential of the Narrows Drive transmission line public property be considered.
7. efforts to provide scenic viewing and shoreline access areas in the Port of Tacoma industrial area be strongly supported and encouraged.

Appendix

APPENDIX

Surveyed Sites

The following sites were surveyed as part of this study to evaluate their water view and access potential. Refer to the Site Location Map, page 9, for the location of these sites.

1. 6th Avenue, extended
2. War Memorial Park
3. Narrows Transmission Lines
4. Narrows Drive
5. View Ridge Drive
6. Boathouse/Boat Launch, Point Defiance
7. Owen Beach, Point Defiance
8. Scenic Viewpoints (5), Point Defiance
9. North 47th and Verde Streets
10. North 45th and Steven Streets
11. North 43rd and Mason Streets
12. North 39th and Mason Streets
13. North 37th and Mason Streets
14. North 38th and Adams Streets
15. North 31st and Proctor Streets
16. North 31st and Washington Streets
17. North 31st and Union Streets
18. North Area, Ruston Way
19. Knox Street End, Ruston Way
20. Marshall Street End, Ruston Way
21. Marine Park, Ruston Way
22. Alder Street End, Ruston Way
23. Junett Street End, Ruston Way
24. Carr Street End, Ruston Way
25. Commencement Park/Old Town Dock, Ruston Way
26. North 31st and Carr Streets
27. North 30th and Carr Streets
28. Schuster Parkway/Bayside Trails
29. Stadium Way
30. South 4th and Dock Streets
31. Fireman's Park
32. Municipal Floating Dock
33. City Waterway Sites (3)
34. Middle Waterway and East 11st Street
35. Sitcum Waterway and East 11st Street
36. Norpoint Way
37. Browns Point Boulevard and McMurray Road
38. Marine View Drive (5)
39. Wapato Park (3)

SHORELINE AMENITIES STUDY
SURVEY FORM
(Sample)

SITE DESCRIPTION

Location:

Ownership:

Size:

Arterial Access:

Utilities:

SITE ANALYSIS

High Medium Low

View Potential

Water Access Potential

General Development Costs

Environmental Impact

Comments:

Safety?

Problems?

Gut Reaction?



US Department of Commerce
NOAA Coastal Services Center Library
2234 South Hobson Avenue
Charleston, SC 29405-2413

