

Ruston Comprehensive Plan Review
June 2008

The Point Ruston Development Plan (Plan) is developed in conformance with the Town of Ruston Municipal code 25.01.060 and includes development criteria for building uses, height, parking, park and open space provisions, private road and utility standards and design guidelines. The plan is intended to meet the pertinent goals of the Town's Comprehensive Plan. This Comprehensive Plan was prepared in accordance with Section 36.70A.070 of the State Growth Management Act.

The following is an analysis of the Plan and its relationship to Ruston's Comprehensive Plan.

Chapter 1 Overview - Section 1.4 Consistency with the State of Washington Growth Management Act (GMA)

Goal 1 Urban Growth. Encourages development in urban areas where adequate public facilities and public services exist or can be provided in an efficient manner.

Response: Point Ruston is in the Urban Growth Boundary of the Town and is of a density suitable for an urban setting. Public facilities such as sewer, water, storm sewer, gas electrical and communications systems owned by public and private utility providers have sufficient system capacity. Point Ruston will provide infrastructure on-site suitable to accommodate the development. These services were analyzed in the 1997 Environmental Impact Statement and further analyzed in the 2008 Supplemental Environmental Impact Statement. Public services, Police and Fire were analyzed in the SEIS according to the existing level of service standards adopted by the Town.

Goal 2 Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low density development.

Response: Point Ruston is developing a remediated Superfund site into a compact, medium density mixed use neighborhood containing 240+/- residential units, a hotel, retail and commercial uses and services.

Goal 3 Transportation. Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

Response: Point Ruston will be providing significant traffic mitigation in accordance with the 2008 SEIS. Additionally, Point Ruston will be realigning Ruston Way which will allow the addition of transit services. This has not previously been possible due to the restrictions of the vehicle tunnel which could not accommodate larger vehicles. Bus stops will be provided and coordinated with Pierce Transit.

Goal 4 Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Response: Point Ruston will provide a variety of residential densities. Stack Hill is being built out as a Single-Family Residential plat of 35 lots. The waterfront property will provide medium density housing of approximately 225 - 240 residential units in Ruston. The market-rate units will vary in price point and size to accommodate singles, couples, and families. Federally-subsidized low-income housing is neither anticipated nor required for Point Ruston.

Because of accelerating construction costs, rising interests rates on consumer mortgages, and site remediation costs that influence the base cost of a unit, for-sale units are not expected to be a viable affordable housing option at Point Ruston. Point Ruston plans for the entire site include for-rent residential product with approximately 150-200 market rate apartments and senior rental housing. Point Ruston is researching programs and grants, as well as community partnerships, to enable 10-15 percent of the for-rent units to be made available and affordable to households earning 80% of the Annual Median Income with rental rates established at the time the units are offered for rent.

Point Ruston has no existing housing; therefore, preserving existing housing is not applicable.

Goal 5 Economic Development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services and public facilities.

Response: Point Ruston is providing economic development. The construction phase will provide 8-10 years of construction related jobs. Thereafter, the hotel and retail/commercial uses will provide employment opportunities for the long-term.

Provisions of the HUB & LEAP programs in use on the Tacoma portion of Point Ruston will be voluntarily carried over into Ruston to bring employment and training opportunities during construction.

Goal 6 Property Rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

Response: Point Ruston is working with the Town of Ruston to ensure that permit decisions by the Town are in accordance with the standard of care customary in municipal permitting.

Goal 7 Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

Response: By providing a development plan consistent with the Town's Comprehensive Plan and Zoning Code (Article 25) and encouraging the plan to be a replacement for the out-of-date Asarco Master Development Plan currently in effect, Point Ruston is providing the pathway for Ruston to issue permits in a timely, fair and predictable manner. Point Ruston also prepared a Supplemental Environmental Impact Statement adopted by Tacoma in 2008. Ruston must accept an environmental document that has been completed, but may add to it if necessary through the use of an addendum process.

Goal 8 Natural Resource Industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

Response: Point Ruston is redeveloping a federal Superfund site. The site remediation will be completed and habitat restoration will occur with oversight by the Environmental Protection Agency (EPA).

Goal 9 Open Space and Restoration. Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Response: Point Ruston will provide 25.4 acres of open space in Ruston intended for public access and recreation. The On-site Containment Facility (OCF) will be set aside for open space. The entire shoreline will be open to public enjoyment in an area that has not been accessible to the public for over one hundred years. Fish and wildlife habitat will be enhanced especially fish habitat.

Goal 10 Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

Response: The environment is being protected and enhanced through the remediation of the former Asarco property and redeveloped as an environmental showcase

using “Built Green” technology and receiving “Built Green” certification both on a “community” level as well as for each individual building.

Goal 11 Citizen Participation and Coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to resolve conflicts.

Response: Planning for the Asarco property has included a high level of public participation over a 20 year period during the EPA process, the 1997 EIS process, the 2008 SEIS process, and through Point Ruston’s public outreach efforts.

Prior to adoption, a public hearing will be held to gather public comments regarding the Point Ruston Development Plan.

Goal 12 Public Facilities and Services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Response: The 2008 SEIS analyzed public services and prescribed mitigation for each facility and service. Additionally, the 2008 financial analysis conducted by Ruston (commonly referred to as the ‘Marcotte Study’) indicated that “new revenues from new development including Point Ruston have the potential to provide the Town will remain economically viable and capable of providing municipal services at the current level only if the development of Point Ruston goes forward.

Goal 13 Historic Preservation. Identify and encourage the preservation of lands, sites, and structures that have historical or archeological significance.

Response: Not applicable

Comp Plan Compliance

The Point Ruston Development Plan conforms to the 13 Comprehensive Plan goals. The goals in the Comp Plan were developed to seek balance with GMA’s 13 Goals.

Comp Plan Section 1.6 indicates that the plan establishes policies for the Asarco property that are flexible and allow for a variety of uses. Section 3.2 of the Comp Plan state that over time the Asarco Master Development Plan (MDP) may need modification for proposals that are not consistent with the Asarco plan. Further, Ruston’s Zoning Code requires a Development Plan be adopted for future development, and allows for the evaluation of alternative master development plans such as the Point Ruston MDP.

Chapter 2. Community Profile - Section 2.2 Year 2010 Population Forecast

The Comp Plan assumes a density of 30 units per acre and 2.5 people per unit resulting in an estimated population increase of 709 residents as the result of the redevelopment of the Asarco property. The Point Ruston development, by comparison, is anticipated to generate 225 - 240 residential units in Ruston and a population increase of approximately 400 residents.

Chapter 2. Community Profile – Section 2.3 Employment Forecast

Point Ruston is estimated to create 447 construction jobs and 318 new full-time jobs in Ruston. Construction related jobs are expected to begin in 2009 with the realignment of Ruston Way and the construction of a waterfront hotel.

Chapter 3. Land Use - Section 3.3 Overall Concept

Goal 1 Develop a balance of residential, commercial, industrial and open space uses that create a fiscally sound community while maintaining the character of the town.

Response: Point Ruston, as a mixed-use neighborhood in Ruston, is anticipated to generate 225-240 residential units, 133,500 sq. ft. of commercial/retail, and a 150-room waterfront hotel. Point Ruston is expected to generate 447 construction jobs and 318 full-time permanent jobs in Ruston. Gross receipts generated by Point Ruston within the Town of Ruston include \$95 million during construction and \$44 million after build-out. One-time revenues, such as retail sales tax on construction and the Real Estate Excise Tax (REET), is estimated at \$1.2 million total. A lodging tax, if imposed by the Town of Ruston, would generate additional revenue. The Point Ruston site plan and Development Plan provide the framework to develop an urban neighborhood while respecting and maintaining the character of the Town.

Goal 2 A Master Planned Development (MPD) designation is established and applied to the Asarco Inc. property. Zoning controls and/or performance standards are established in the adopted Asarco Master Development Plan for uses and the following elements: site preparation and grading, building design, vehicular/transit/non-motorized access, storm drainage and erosion control, air pollution controls, landscaping, parking, noise control, lighting, signing, water quality, public access, view corridors and the use and disposal of toxic and hazardous materials.

Response: The Point Ruston Development Plan replaces the Asarco Master Development Plan. However, the Point Ruston Development Plan contains all elements outlined in Goal 2 except the use and disposal of toxic and hazardous materials, which is regulated by EPA rather than the Town.

The overall development concept in this section discusses public services. The Comp Plan envisions the development being designed for the efficient provision of public services and utilities. It also states that the development will pay its share of all new infrastructure.

Chapter 3. Land Use - Section 3.4 Residential Development Concepts & Goals

Goal 1 Protect & enhance the character and vitality of established residential neighborhoods.

Response: The Point Ruston project is not in an existing residential neighborhood. The project is, however, being designed with a Northwest Craftsman-style architecture which will complement existing architecture in the Town.

Goal 2 Promote residential design that is environmentally sensitive, energy efficient, and aesthetically pleasing. Implement state regulations related to energy conservation and environmental preservation in addition to Town regulations. View protection is addressed in the height limit aspects of the zoning code. Encourage building types and designs that respect the natural landscape and are compatible in scale and character with any significant historic properties and nearby residential development.

Response: The Point Ruston development will meet all state regulations relating to energy conservation and environmental law. The project will also participate in the "Built Green" program and have various environmental features which will transform the Superfund site into an environmental showcase.

Chapter 3. Land Use - Section 3.5 Commercial Development Concepts and Goals

Goal 1 Encourage development of a range of retail, commercial and office uses to support local community and regional needs.

Response: Point Ruston will provide a wide range of retail, commercial and office uses to support local community and regional needs (see attached retail brochure).

Goal 2 Promote mixed commercial and residential development as part of the development plan for the Asarco property

Response: Point Ruston is a mixed-use project containing residential, commercial, hotel/conference center, and retail. These uses are specified in the Point Ruston Development Plan.

Goal 3 Provide neighborhood shopping facilities easily accessible to residential areas.

Response: Point Ruston is providing neighborhood shopping, dining, and recreation facilities that are easily accessible to adjacent residential neighborhoods.

Goal 4 Encourage commercial uses to locate in areas suitable for intensive development.

Response: Point Ruston is suitable for intensive development as stated in the commercial development concepts of this section.

Goal 5 Promote site sensitive and efficient commercial design .

Response: Point Ruston has been designed using contemporary urban mixed-use design concepts. The pedestrian friendly nature of the site plan is intended to provide a vibrant shopping working and living environment which is sensitive to waterfront enjoyment, which is an efficient use of the property.

Goal 6 Provide convenient and safe pedestrian and vehicular access to and within commercial areas.

Response: As prescribed in the FSEIS, Point Ruston will construct Ruston Way, Yacht Club Road, Baltimore Street, realign adjacent portions of North 51st Street, and provide additional off-site traffic mitigation as prescribed in the SEIS. The internal private road system will be designed using the appropriate accepted standards. Pedestrian and bicycle access is being provided as stipulated in the SEIS.

Goal 7 Design commercial development so that it is aesthetically compatible with surrounding buildings, significant historic properties, and natural features.

Response: The Point Ruston development Plan will contain design standards which establish perimeters for building design, site layout, pedestrian access and circulation, bicycle linkages, landscaping and sign requirements. The development theme will incorporate special designs of Northwest Craftsman feel and will provide extensive artwork.

Chapter 3. Land Use - Section 3.6 Master Planned Development (MPD)

The Asarco Master Development Plan (MDP) will be replaced by the Point Ruston MDP. This will become the development regulation in the Master Planned Development (MPD) Land Use District.

Goal 1 it is important to create a mixed-use development as part of a development plan within the Master Planned Development district to assure a strong tax base and to provide employment and residential space.

Response: Ruston's "Analysis of Current Financial Condition" study completed in February 2008 concludes: "Pt. Ruston, along with other development occurring in the Town has the potential for providing Ruston with sufficient new revenues to be financially viable for the long term" and, "it does not appear that Ruston is financially viable without the Pt. Ruston development." It should be noted that the February 2008 financial analysis was based on Point Ruston's assumption of "best case," or aggressive, market conditions.

Point Ruston is expected to generate 447 construction jobs and 318 full-time permanent jobs in Ruston. Gross receipts generated by Point Ruston within the Town of Ruston include \$95 million during construction and \$44 million after build-out. One-time revenues, such as retail sales tax on construction and the Real Estate Excise Tax (REET), is estimated at \$1.2 million total. Another financial benefit of the mixed-use project would be a lodging tax, should it be imposed by the Town of Ruston on the waterfront hotel being planned for Point Ruston.

Goal 2 Maximize the development potential of areas within the MPD designated for mixed-use in the adopted development plan.

Response: The Point Ruston Development Plan is balancing aesthetics and density to the extent possible to meet the goals of the Comp Plan and to minimize impacts as analyzed in the SEIS.

Goal 3 Encourage the development of commercial and retail services needed to support mixed uses within the MPD.

Response: Point Ruston will be developed with a wide range of services to serve residents, businesses, and employees on-site and within the Town of Ruston as well as regional visitors.

Goal 4 Promote safety and minimize nuisances and minimize nuisances associated with new development operations within the MPD by ensuring that mixed-use development complies with applicable local, state and federal regulations.

Response: Point Ruston will not have industrial uses that generate nuisance noise or fumes. The project will employ CPTED principles aimed at crime prevention and will have covenants in place prohibiting nuisances and providing means of enforcing the covenants.

Mixed-Use Development Concept

“Development of the existing Asarco property is important to creating a strong tax base. These uses will have stringent development standards that would include:”

1. Significant Landscaping

Response: The Point Ruston Development Plan includes landscape standards for street trees and parking lots. The promenade and open spaces will be extensively landscaped.

2. Screening of storage, maintenance and loading areas from building areas and perimeter streets.

Response: Point Ruston Development Plan includes a provision for screening of storage, maintenance and loading areas from perimeter streets and open space.

3. Discourage on-street loading

Response: Point Ruston Development Plan provides for off-street loading.

4. Pedestrian and bicycle access to waterfront

Response: Point Ruston Development Plan provides pedestrian and bicycle access in accordance with the SEIS.

5. Compatibility with residential use on the same or adjacent sites

Response: Point Ruston Development Plan embraces an urban mixed-use neighborhood including residential, commercial, retail, hotel, etc. In a mixed-use setting the interactions between residential and commercial uses is inherently compatible. The site is buffered from adjacent uses by streets and open space. The project will have architecture of a Northwest flavor. Unlike The Commencement, Point Ruston’s scale and mass is compatible with residential uses on adjacent sites.

Chapter 3. Land Use – Section 3.7 Natural Features and Open Space

Goal 1 Encourage development in areas where natural systems present the fewest environmental constraints and exercise responsible stewardship over natural resources and amenities

Response: Point Ruston is being developed on a federal Superfund site and there are no natural systems to disturb. Rather, Point Ruston is restoring the site environmentally.

Goal 2 Encourage development that minimizes the adverse effects of development on the region's marine and freshwater resources.

Response: Point Ruston will enhance marine and fresh water resources by remediating the site in accordance with the Consent Decree administered by EPA.

Goal 3 Maintain the visual quality of the town as seen from Puget Sound and public roads and provide scenic viewpoints within the town to Puget Sound.

Response: Point Ruston will provide visual quality in an area that was previously blighted. View corridors, the On-Site Containment Facility (OCF) and the promenade will provide scenic view points to Puget Sound.

Goal 4 Establish performance standards and/or development guidelines for development in steep slope areas over 15%. (Special geotechnical studies may be required in these areas under the current zoning code.)

Response: Point Ruston contains only two steep slopes: The OCF slopes and those adjacent to the cooling pond on Ruston Way. These areas will be left as open space.

Goal 5 Establish development guidelines for bluffs to prevent over loading and undercutting.

Response: This is a goal to be developed by the Town. No work on bluffs is anticipated by Point Ruston.

Goal 6 Ensure that all development meets or exceeds applicable federal, state, and regional air quality requirements.

Response: Point Ruston will meet all required regulations.

Goal 7 Include air quality performance standards as a part of industrial zoning regulations. (Note: The Ruston zoning code requires this issue be addressed in the Master Development Plan if industrial use is proposed. Specific standards are not addressed in that document. State and Puget Sound air Quality authority regulations do cover this issue.)

Response: The Town of Ruston will be responsible for accomplishing this goal. Point Ruston does not anticipate any industrial uses other than possibly smaller artist studios or facilities.

Goal 8 Protect critical areas from inappropriate land uses, activities or development in order to ensure public health and safety.

Response: The Point Ruston site contains no critical areas other than the shoreline. Habitat restoration projects the part of the EPA-approved remediation plan.

Goal 9 The Town should coordinate with the City of Tacoma to protect ground water recharge areas and sources. The Town of Ruston should actively participate in any of Tacoma's water conservation activities.

Response: Point Ruston is coordinating with Tacoma Public Utilities Water and Power Divisions regarding water and energy conservation measures.

Goal 10 Recognize that development on lands adjacent to designated shorelines, unless carefully regulated, can have significant adverse impacts on shoreline areas and jeopardize the intent of the Shoreline Management Act.

Response: Point Ruston has evaluated the impacts to the shoreline and other impacts in the SEIS. The shoreline permitting process will further evaluate impacts. This in-water quality is being significantly improved with remediation as required by EPA.

Goal 11 Shoreline resources should be preserved and protected. To the extent possible, shoreline areas will be reserved for water-dependent (marinas, small craft, cruise ships, fishing, etc.). Commercial, industrial and other uses that are not water-oriented will be encouraged adjacent to but not within the shoreline jurisdiction (200 feet from the designated shoreline).

Response: Point Ruston will develop a promenade with an average width of 100 feet. Uses will be classified largely as "water enjoyment."

Goal 12 Preserve sensitive areas as passive open spaces where feasible.

Response: Point Ruston will be providing approximately 25.4 acres of parks and open space. The slopes associated with the on-site containment facility cooling pond will be preserved.

Goal 13 Critical areas in the Town including wetlands, streams, ponds, shorelines, landslide hazard areas, seismic sensitive areas, fish and wildlife habitats, and potential mineral locations will be protected and preserved to the maximum extent possible as established by the town's Critical Areas Ordinance and Shoreline Master Program.

Response: Point Ruston does not have critical areas on the property that is include in this Development Plan.

The site shoreline requires remediation under a federal Consent Decree with EPA oversight. Asarco completed the design and biological assessment for the required remediation and began shoreline armoring. Point Ruston will complete shoreline armoring and capping of the nearshore sediments per EPA requirements. The remediation design for shoreline stabilization and protection was focused on avoidance and minimization of impacts to habitat. A Habitat Characterization and functional assessment of the quality and quantity of intertidal habitat present prior to and following construction of shoreline protection was completed. The remediation design provides for enhancement of 6.0 acres of shoreline with riprap and fish mix and creation of 1.2 acres of new intertidal habitat on adjacent property owned by Metro Parks. EPA consulted with the US Army Corps of Engineers, Washington Department of Fish and Wildlife, the National Oceanic and Atmospheric Administration, and the National Marine Fisheries Service during review and approval of the shoreline remediation design.

Goal 14 All projects should consider alternatives to limit impacts on critical areas as much as possible.

Response: Point Ruston is limiting impacts to critical areas. There are no critical areas existing on the upland site, and the shoreline habitat area is being restored as described above in Goal 13.

Chapter 3. Land Use – Section 3.8 Essential Public Facilities

Response: No essential public facilities are planned for Point Ruston.

Chapter 4. Housing

Chapter 4. Housing – Section 4.3 Housing Concepts

The majority of the discussion within this section involves actions necessary for the Town of Ruston with the exception of the last goal, namely, “Encourage housing as a part of a development plan within the Master Planned Development to take advantage of views and proximity to water.”

Response: Point Ruston plans 225 - 240 residential units to be built in Ruston as a part of the Point Ruston Development Plan. The units will take advantage of views and proximity to water.

Chapter 5. Transportation – Section 5.4 Transportation Concepts and Goals

Goal 1 Maintain an efficient, safe and well designed road system that promotes desired development patterns.

Response: Traffic improvements to be completed by Point Ruston include the realignment of Ruston Way, the reconnection of Baltimore Street and improvements between Ruston Way and North 46th, and construction of Yacht Club Road between Ruston Way and Metropolitan Parks' peninsula property adjacent to Point Ruston. A street vacation and dedication process will be necessary as a part of the development.

Goal 2 Ensure that transportation facilities necessary to support new development are adequate to serve the development at the time the development is available for occupancy and use. The Town should coordinate with the City of Tacoma and the Washington State Department of transportation to ensure that adequate transportation facilities in the region are available concurrent with new development.

Response: The 2008 SEIS analyzed traffic impacts of Point Ruston. Mitigation prescribed in that document will be provided to assure adequate transportation systems for the project.

Goal 3 Assure adequate right-of-way to accommodate future roadways, utilizing the development approval process (e.g. zoning, subdivision and building permit process) to secure right-of-way where appropriate.

Response: Point Ruston, as mentioned above, will undertake a street vacation and dedication process to provide adequate rights-of-way. Adequate internal circulation, parking and pedestrian access will also be provided.

Goal 4 Utilize sound and environmentally responsible design principles in road construction.

Response: Point Ruston will meet all applicable design and construction standards for road construction.

Goal 5 Recognize the role of water borne commerce has played in the Town's past and will continue to play in its future due to Ruston's unique proximity to deep, navigable water.

Response: Although Point Ruston will provide extensive public access to the shoreline water borne commerce is not included at this time.

Goal 6 Promote increased public transit services to serve residents of Ruston as warranted by population and demand.

Response: Point Ruston will provide bus stops as outlined in the 2008 SEIS and will work with Pierce Transit in the design process to bring transit services to the project.

Goal 7 Maintain adequate traffic flow while recognizing that it may not be economically feasible to improve major transportation corridors such that no peak hour congestion occurs.

Response: The 2008 SEIS analyzed the traffic impacts of the project. The Town of Ruston adopted Level of Service "D" for the "PM Peak Hour" for arterials. With the mitigation prescribed in the SEIS, the project will meet the designated Level of Service.

Goal 8 Encourage development of safe sidewalks, bikeways, and paths as part of a non-motorized vehicular circulation system to provide transportation, enhance public enjoyment of natural areas and take advantage of scenic views.

Response: Point Ruston will provide non-motorized circulation systems on all abutting public streets and will provide extensive sidewalks and bikeways internal to the project.

Goal 9 Work with City of Tacoma, the Metropolitan Park District and the Washington State Department of Transportation to resolve traffic issues associated with Point Defiance Park and the Vashon Island Ferry Terminal.

Response: Point Ruston is providing a public street (Yacht Club Road) to serve as a linkage to Point Defiance Park and will continue to work with the park District to improve vehicular and pedestrian circulation at the adjoining property line.

The circulation system for the site while different from the Asarco Master Development Plan provides similar access concepts. A central street access will be provided as well as arteries to provide internal circulation. The realignment of Ruston Way as it connects to 51st, the Baltimore Street reconnection, and the construction of Yacht Club Road is being coordinated with EPA, Tacoma, Ruston and Metro Parks.

Chapter 6. Capital Facilities

Chapter 6. Capital Facilities - Section 6.1 Overall Capital Facilities Concepts & Goals

Capital facilities include water systems, sewer systems, drainage systems, police, fire, maintenance, administration, parks and schools.

Goal 1 Identify Ruston's long-range needs for capital facilities and services and establish priorities for construction and/or delivery.

Response: Point Ruston has analyzed capital facilities in the public services section of the 2008 SEIS and will provide the mitigation required. The Town will address long-range needs outside of the project.

Goal 2 Coordinate with other public agencies as appropriate to ensure adequate levels of service delivery.

Response: Point Ruston is coordinating with the appropriate public agencies to assure adequate service to the site.

The Point Ruston Master Development Plan contains provisions for utilities adequate to serve the site, including the addition of residential uses to the site plan. The 2008 SEIS analyzed the road and sewer needs along with other public services, and prescribes necessary mitigation. (Note: The utility projects listed in this Section of the Comp Plan are not affected by the Point Ruston project.)

Chapter 6. Capital Facilities - Section 6.2 Water System Concepts and Goals

Goal 1 Ensure continued coordination between the Town of Ruston and the City of Tacoma Public Works Department to provide efficient and reliable water service. Ruston actively participates in current and future water conservation activities undertaken by the City of Tacoma.

Response: Point Ruston is coordinating with Ruston and Tacoma Water to provide efficient and reliable water source for the project. The water system will be designed and installed in accordance with Tacoma Water Division standards.

Goal 2 Ensure that the water system necessary to support development meets Town requirements and is adequate to serve the development at the time the development is available for occupancy and use.

Response: Point Ruston will have an adequate water system installed at the time of occupancy and use.

Goal 3 Design new development to allow for efficient and economical provision of water service and require new development to pay its fair share of the cost of providing service.

Response: Point Ruston, at its expense, will install a water system designed to Tacoma Water Division standards.

Chapter 6. Capital Facilities - Section 6.3 Sanitary Sewer System Concepts and Goals

Goal 1 Ensure that the sanitary sewer system necessary to support development means Town requirements and is adequate to serve the development at the time the development is available for occupancy and use.

Response: Point Ruston will provide the sanitary sewer system to serve the project and will relocate the sewer system in Ruston Way. (Is this right? I thought it was moving to the parallel internal road). The work will be done in accordance with Ruston requirements.

Goal 2 Upgrade any existing deficiencies in the sewer system.

Response: This is a responsibility of the Town.

Goal 3 Design new development to allow for efficient and economical provision of sanitary sewers and require new development to pay its fair share of the cost of providing service.

Response: Point Ruston, at its expense, will provide sanitary sewers in public rights-of-way or public easements, will meet all applicable standards, and will dedicate the completed sewer system to the appropriate public agency.

Goal 4 Ensure coordination between Ruston's sanitary sewer system and the City of Tacoma's sanitary sewer system.

Response: Point Ruston will coordinate between the Town and the City of Tacoma for sanitary sewers.

Goal 5 Pursue funding sources and maintain reserve funds to pay for replacement and/or rehabilitation of existing facilities.

Response: This is a responsibility of the Town.

Chapter 6. Capital Facilities - Section 6.4 Storm Drainage System Concepts and Goals

Goal 1 Ensure that storm drainage facilities necessary to support construction activities and long-term development are adequate to serve the development at the time construction begins and when the development is available for occupancy and use.

Response: Point Ruston will provide on-site drainage to serve the project. The work will be done in accordance with the applicable standards.

Goal 2 Design new development to allow for efficient and economical provision of storm drainage facilities and require new development to pay its fair share of the cost of providing service.

Response: Point Ruston will, at its expense, provide storm drainage systems meeting all applicable standards.

Goal 3 Existing and new development should minimize increases in total runoff quantity, should not increase peak storm water runoff, and should avoid altering natural drainage systems to avoid flooding and water quality degradation.

Response: Point Ruston will design and install a storm water system meeting all applicable standards.

Goal 4 Pursue funding sources and maintain reserve funds to pay for replacement and/or rehabilitation of existing facilities.

Response: This is a responsibility of the Town.

Goal 5 Take action to comply with Phase II NPDES requirements as necessary.

Response: This is a responsibility of the Town.

Chapter 6. Capital Facilities - Section 6.5 Parks and Recreation Concepts and Goals

Goal 1 Retain and develop as appropriate existing park sites within or adjacent to the Town and add new park sites as appropriate to serve the citizens.

Response: Point Ruston is providing open space to serve the citizens. The on-site Containment Facility (OCF), steep slopes, shoreline promenade and view corridors are being provided as part of the project. Parks and open space was analyzed in the 2008 SEIS, and mitigation will be provided as identified.

Goal 2 Permit recreational use of tidelands, including public fishing, where such uses are consistent with the Town's Shoreline Master Plan.

Response: Point Ruston is providing a public promenade and grand plaza to facilitate recreational uses.

Goal 3 Protect and enhance the dominant natural features and open space structure (including viewpoints and view corridors) which characterize Ruston.

Response: Point Ruston will protect and enhance the On-Site Container Facility (OCF), view corridors and promenade in a manner that is in keeping with the character of Ruston.

Goal 4 Incorporate the parks and recreation provisions of the Asarco Master Development Plan and obtain adequate funding to provide the additional recreation improvements.

Ruston Comp Plan, page 48: "Development on the Asarco site will provide public access to the water by extending the Ruston Way Promenade across the entire shoreline and onto the peninsula. The final configuration of the access and relocated park areas will be determined as part of the Development Plan for the area."

Response: The Point Ruston Development Plan contains the final configuration of access and relocated park areas. The Town's plan for parks, open space and special facilities, while different from the MDP, is provided in a manner consistent with contemporary concepts.

Goal 5 Cooperate with the Metropolitan Park District in planning facilities related to the Asarco site and explore establishing working agreements to assist in planning, developing and maintaining parks in the Town of Ruston.

Response: Point Ruston has coordinated with Metropolitan Parks District throughout design and SEIS analysis. The District needs were analyzed in the 2008 SEIS, and mitigation will be provided as outlined.

Chapter 6. Capital Facilities - Section 6.6 Municipal Services

Goal 1 Ensure that those public services and facilities necessary to support development are adequate to service the development at the time it is available for occupancy and use.

Response: Point Ruston has analyzed police and fire services in the 2008 SEIS. The Level of Service (LOS) standard for both services is based on population. Point Ruston will participate in providing for the increased demand in a proportionate manner. Ruston must evaluate and establish service needs for this to occur.

Goal 2 Increase the Town's fiscal base in order to maintain or improve the current level of public services.

Response: Point Ruston will add substantially to the Town's tax base. An estimated 447 construction jobs and 318 permanent full-time jobs will be created. The financial analysis completed in February 2008 estimated that, with Point Ruston's development at full-build out, the Town's property taxes will increase from an estimated \$170,000 in 2008 to \$432,000 in 2014. Furthermore, total revenues, not including a potential lodging tax on the waterfront hotel, would increase from \$809,056 in 2008 to \$1.4 million in 2014.

Goal 3 Design new development to allow for efficient and economical provision of necessary public services.

Response: Point Ruston will be designed using "Crime Prevention Through Environmental Design" (CPTED) design principles thereby creating a safe, easy policed development.

All buildings will be constructed in accordance with the most current codes. Fire safety will be provided in accordance with those codes to minimize fire risk.

Goal 4 As growth occurs provide for necessary additional services while recognizing that the cost per capita for increased service is greater in a small town.

Response: Point Ruston is designed to minimize the need for public services. The design concepts and increased tax base will help reduce the cost per capita.

Chapter 6. Capital Facilities - Section 6.7 Schools

Response: This section of the Comp Plan is directed toward the Town's involvement with Tacoma Public Schools. The impact of Point Ruston was analyzed in the 2008 SEIS and mitigation measures were identified. Point Ruston will continue to work with Tacoma Public Schools to implement appropriate mitigation measures.

Chapter 6. Capital Facilities – Section 6.8 Six-Year Capital Facilities Improvement Plan

Response: The Town's Six-Year Capital Facilities Improvement Plan was adopted in 2003 as part of Ruston's Comp Plan. Projects 5 and 6 are directed towards improvements to the transportation system impacted by the development of

Point Ruston. The 2008 SEIS analyzed the impacts of Point Ruston. Significant improvements to Ruston Way, Baltimore Street and the connection to North 51st Street will be made at the developer's expense. All mitigation in the 2008 SEIS will be constructed in conjunction with the development.

The increase in tax base created by Point Ruston will provide the Town with funding options for other improvements to transportation systems, sanitary systems, electrical systems and storm systems.

The Town is responsible for planning for storm system facilities and pursuing NPDES permitting based on population requirements called out in the Comp Plan.

Chapter 7. Utilities

Chapter 7. Utilities – Section 7.3 Utilities Concepts and Goals

Goal 1 Encourage utility development, which anticipates full development of the Town in order to avoid the environmental and economic consequences of incremental utility extensions.

Response: Point Ruston will design and construct all public and private utilities based on standards provided by the Town and other appropriate utility providers. Each system will be of a capacity suitable to serve the site as well as provide future utility stubs to Metro Parks to the north.

Goal 2 Recognize that the responsibility for financing utility construction generally rests with developers, users and others directly benefiting from the improvement.

Response: Point Ruston will provide all utilities to the site at its expense.

Goal 3 Facilitate the provision of utilities and ensure environmentally sensitive, safe and reliable service that is aesthetically compatible with the surrounding land uses and results in reasonable economic costs.

Response: Point Ruston will design and construct all public and private utilities based on standards provided by the Town and other appropriate utility providers. All utilities will be underground within the site. The new utilities will give the Town sufficient time to plan for repair and replacement costs to be built into its rate structure at a reasonable cost to the user. Repair and replacement of the site utilities will not be needed for many years providing the Town sufficient time to build reserves for future needs.

Goal 4 Process permits and approvals for utility facilities in a fair and timely manner and in accord with development regulations, which encourage predictability.

Response: Point Ruston is relying on the Town to achieve this goal.

Goal 5 To limit the need for facility expansion, areas that currently exceed capacity for utility service should be identified and conservation measures for these areas should be encouraged.

Response: This is a function of the Town and is not applicable to Point Ruston.

Goal 6 Pursue grant funding whenever feasible to assist with funding needed utility system extensions, rehabilitation and upgrades.

Response: This is a responsibility of the Town and is not applicable to Point Ruston.