

July 10, 2008

Mayor Bob Everding
Town of Ruston
5117 N. Winnifred St.
Ruston, WA 98407

RE: Point Ruston Additional View Impact Analysis for the Town of Ruston

Dear Mayor Everding:

This letter and accompanying exhibits, is a response to the Town's request that additional locations be analyzed for view impacts in association with the proposed Point Ruston project. This view impact analysis is an addition to the previous view impact analysis prepared for the Point Ruston Project and published in the Point Ruston Supplemental EIS, dated March 27, 2008. It should be noted that the locations selected for the Point Ruston Supplemental EIS represented the most impacted locations, therefore, the locations currently requested by the Town will be of lesser impact than the locations previously analyzed. The locations selected in response to the Town's request for additional view analysis include 1) From the deck of 5328 N. Bennett Street; 2) From the edge of the front yards of 5038 and 5042 N. Highland Street; 3) From the deck of 5414 N. Court Street; and 4) From the deck of 4906 N. Baltimore Street. The following is a summary of the methodology and an analysis of the additional locations for view impacts.

Methodology

The additional locations selected in response to the Town's request for additional view analysis have been analyzed in the same manner as the locations in the Point Ruston Supplemental EIS. The view impact analysis assesses the impact of near shoreline, far shoreline, and far skyline impacts. The process of analysis included taking the photos from each location, loading them into a computer graphics program that inserts the three dimensional Point Ruston site plan, and analyzing the graphics for impacts. If a structure from the proposed Point Ruston project impedes a previous view of the near shoreline, far shoreline, or far skyline the degree of the impact is measured and the percentage of view impact is calculated from the degree of view available. View impacts are then given a low, medium, and high rating based on their percentage of impact. A low impact is 0 to 24 percent, a moderate impact is 25 to 50 percent, and a high impact is over 50 percent. The overall view impact can be assessed by dividing the total degrees of blockage from the near shoreline, far shoreline, and far skyline by the total degrees of available view from the near shoreline, far shoreline, and far skyline to obtain the overall percent of blockage. Finally, some consideration, while subjective, is given to significant views. Views of water and mountains are traditionally given higher importance than territorial or landscape views. While significant views cannot be quantified, they can be commented on in evaluating a view impact.

Analysis

- **Location 1**

- **Viewpoint Location:** Front deck of 5328 N. Bennett Street looking Northeast (Exhibit 1)
- **Elevation of the View Point:** Approximately 120 ft.
- **Viewshed:** The northeast view from this location is of an area that includes the proposed Point Ruston project. The northeast significant view features include Tacoma, Commencement Bay, the Puget Sound, Brown's Point, Maury Island, the Cascade Mountain Range, and Mount Rainier.
- **View Analysis and Impact:** Analysis of the graphics in Exhibit 1 has concluded that there is no impact from the proposed Point Ruston project to the far shoreline or the far skyline from this location. The view of the near shoreline, which is approximately 74 degrees, has been impacted 62 percent. The overall view impact of this location is 18 percent which is categorized a low view impact. The significant views of Tacoma, Commencement Bay, the Puget Sound, Brown's Point, Maury Island, the Cascade Mountain Range, and Mount Rainier are not impacted by the proposed Point Ruston project. Therefore, since the significant views are not impacted and the overall percentage of view impact is low, then the overall view impact of the proposed Point Ruston project at Location 1 is low.

- **Location 2**

- **Viewpoint Location:** The edge of the front yards of 5038 and 5042 N. Highland Street at the top of the stairs above the street and looking Northeast (Exhibit 2). Because this analysis is of the view impacts of the proposed Point Ruston project and because 5038 Highland does not have a view of the proposed Point Ruston project, no further analysis of 5038 was conducted. Nevertheless 5042 Highland Street was analyzed.
- **Elevation of the View Point:** Approximately 165 ft.
- **Viewshed:** The northeast view from 5042 Highland Street is of an area that includes the proposed Point Ruston project. The northeast significant view features include Commencement Bay, the Puget Sound, a portion Brown's Point, and the Cascade Mountain Range. A very small portion of the near shoreline is visible through a gap in the trees on railroad property.

- **View Analysis and Impact:** Analysis of the graphics in Exhibit 2 has concluded that there is no impact from the proposed Point Ruston project to the far shoreline or the far skyline from this location. The view of the near shoreline, which is approximately 1 degree, has been impacted 100 percent. The overall view impact of this location is 4 percent which is considered a low view impact. The significant views of Commencement Bay, the Puget Sound, a portion Brown's Point and the Cascade Mountain Range are not impacted by the proposed Point Ruston project. In this specific location it is also important to note that the near shoreline view is currently available through a narrow gap between trees located on railroad property. Because of tree growth rates and the unmaintained nature of railroad property, it is reasonable to assume that the near shoreline view will not be available from this location in the future. Therefore, since the significant views are not impacted, the overall percentage of view impact is low, and the near shoreline view is likely to be impacted by tree foliage in the future, then the overall view impact of the proposed Point Ruston project at Location 2 is low.

- **Location 3**

- **Viewpoint Location:** Front porch of 5414 N. Court Street looking Northwest (Exhibit 3)
- **Elevation of the View Point:** Approximately 155 ft.
- **Viewshed:** The northwest view from 5414 Court Street is of an area that includes the proposed Point Ruston project. The northwest significant view features include the Puget Sound, Maury Island, Vashon Island, and Quartermaster Harbor. From this location the near shoreline is obstructed by the ASARCO onsite containment facility (OCF), so there is no near shoreline impact to analyze.
- **View Analysis and Impact:** Analysis of the graphics in Exhibit 3 has concluded that there is no impact from the proposed Point Ruston project to the far shoreline or the far skyline from this location and there is no view of the near shoreline available. The significant views of the Puget Sound, Maury Island, Vashon Island, and Quartermaster Harbor are not impacted by the proposed Point Ruston project. Therefore, since the significant views are not impacted and there is no view impact to the near shoreline, far shoreline, or far skyline, then the proposed Point Ruston project at Location 3 has no or minimal impact.

- **Location 4**

- **Viewpoint Location:** Back deck of 4906 N. Baltimore Street looking Northwest (Exhibit 4)
- **Elevation of the View Point:** Approximately 196 ft.

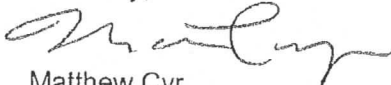
- **Viewshed:** The northwest view from 4906 Baltimore Street is of an area that includes the proposed Point Ruston project. A portion of the view will be blocked by the new Stack Hill residential development that has already been approved and is evaluated as an existing blockage. The northwest significant view features include the Puget Sound, Maury Island, Vashon Island, Quartermaster Harbor, and Sunrise Beach near Gig Harbor.
- **View Analysis and Impact:** Analysis of the graphics in Exhibit 4 has concluded that there is no impact from the proposed Point Ruston project to the far shoreline or the far skyline from this location. The view of the near shoreline, which is approximately 17 degrees, has been impacted 100 percent. The overall view impact of this location is 9 percent which is considered a low view impact. The significant views of the Puget Sound, Maury Island, Vashon Island, Quartermaster Harbor, and Sunrise Beach are not impacted by the proposed Point Ruston project. Therefore, since the significant views are not impacted and the overall percentage of view impact is low, then the overall view impact of the proposed Point Ruston project at Location 4 is low.

Conclusion

Analysis of the view impact by the proposed Point Ruston project at each of the four additional locations requested by the Town of Ruston concluded that there was low to no visual impact from the project. Each location received no impact to their far shoreline, far skyline, and significant views according to this analysis. Some locations received a percentage of view impact to their near shoreline view, but mitigation measures have been proposed for this impact. Providing a 100 foot wide open space with a fully developed public promenade along the Town's only waterfront will provide a public benefit that has not existing before. The public accessed promenade will permit the public to see the near shoreline at this location which has not been available to the public previously. This public shoreline will provide views without impact of the Puget Sound, Commencement Bay, Vashon Island, Maury Island, Quartermaster Harbor, Brown's Point and the mountains. Therefore, since the significant views are not impacted and the overall percentage of view blockage is low, then it is concluded by this analysis that the overall view impact of the proposed Point Ruston project from the four additional locations request by the Town is low.

On behalf of Point Ruston this analysis of views requested by the Town is submitted for your review. If you have any questions regarding the materials submitted in this analysis, please contact me at (253) 380-7654.

Sincerely,



Matthew Cyr
Land Development Planner/Project Manager

Enclosures: Point Ruston Supplemental EIS
Exhibits 1 through 4

Cc: Mike Cohen, Point Ruston

Exhibit 1

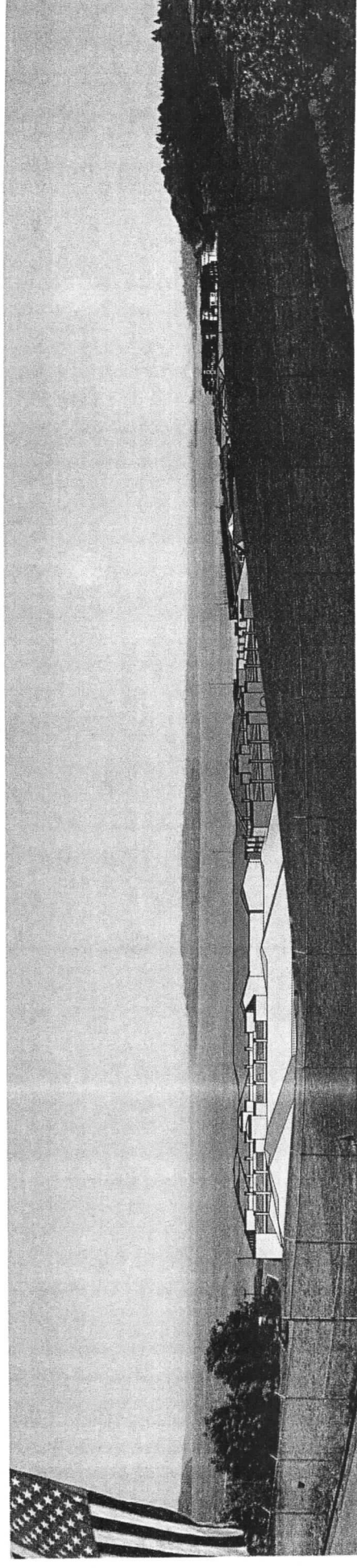
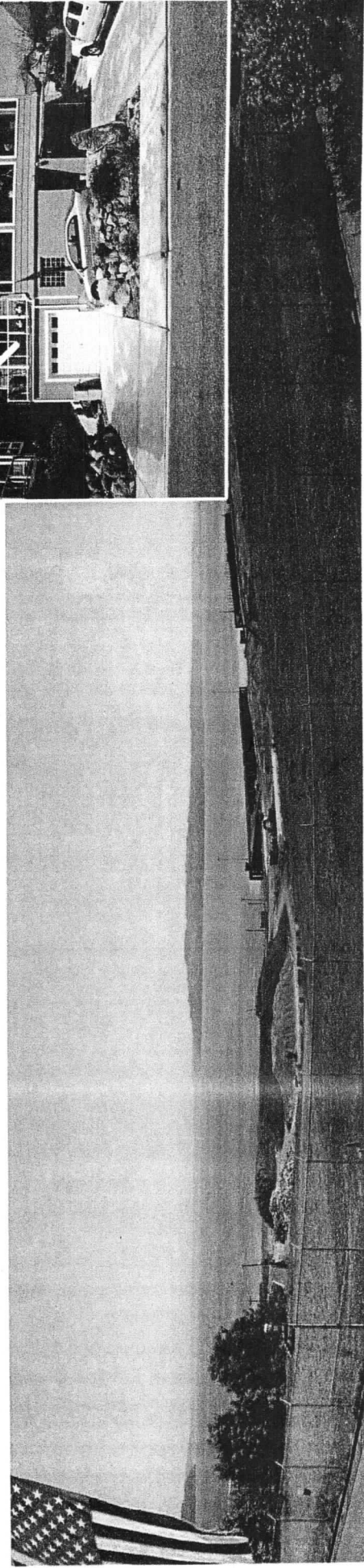
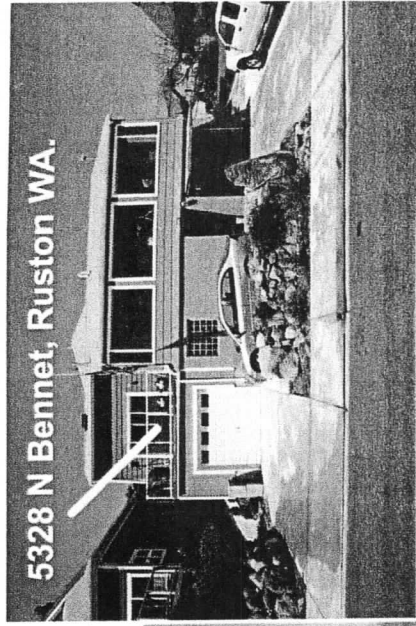
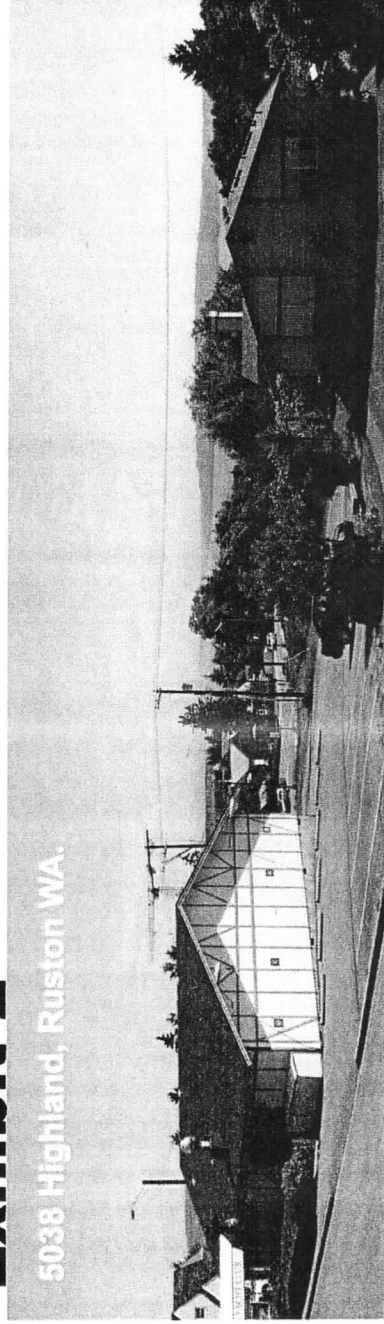
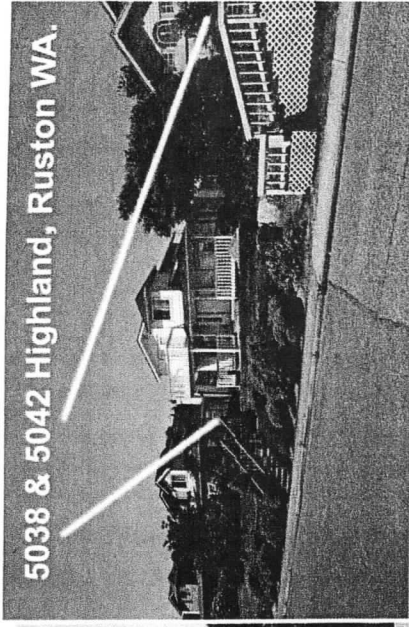


Exhibit 2

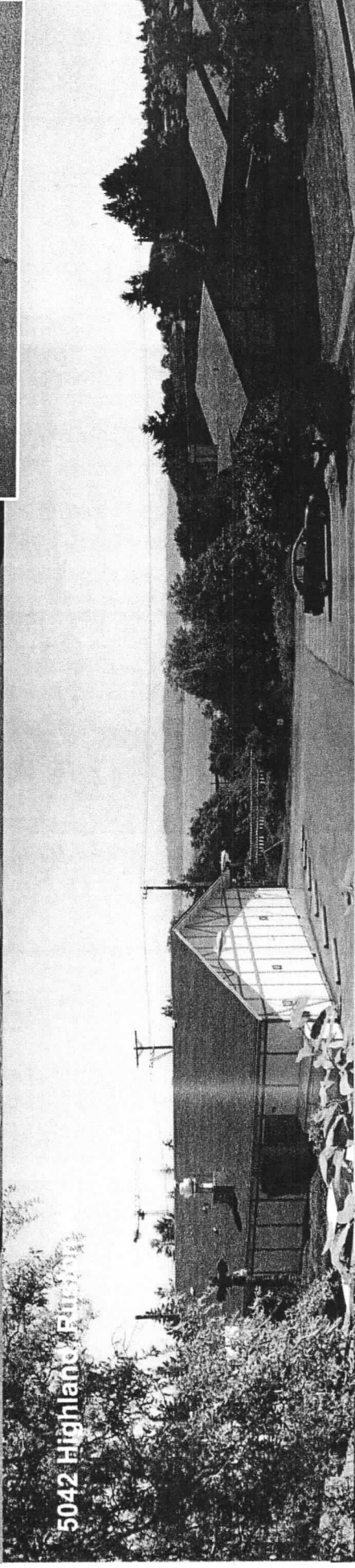
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5038 & 5042 Highland, Ruston WA.



5042 Highland, Ruston WA.



5042 Highland, Ruston WA.

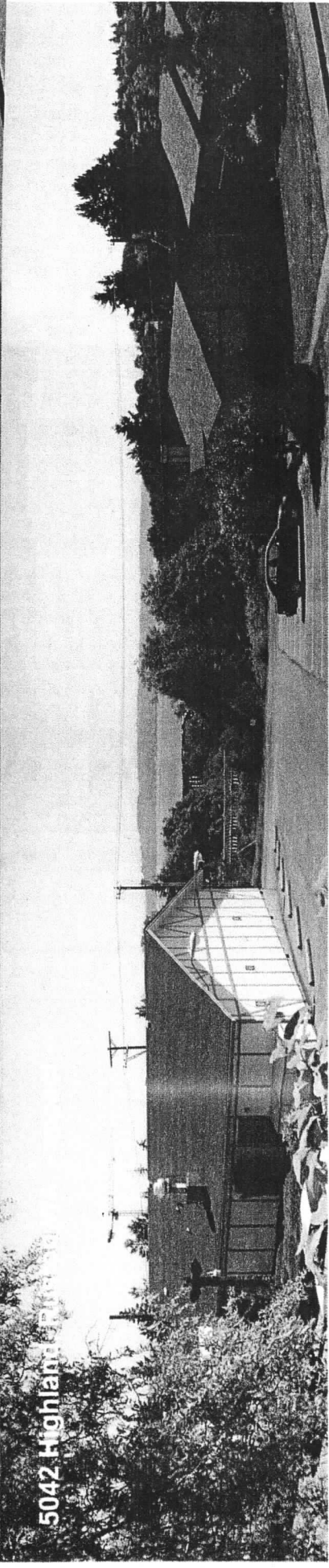


Exhibit 3

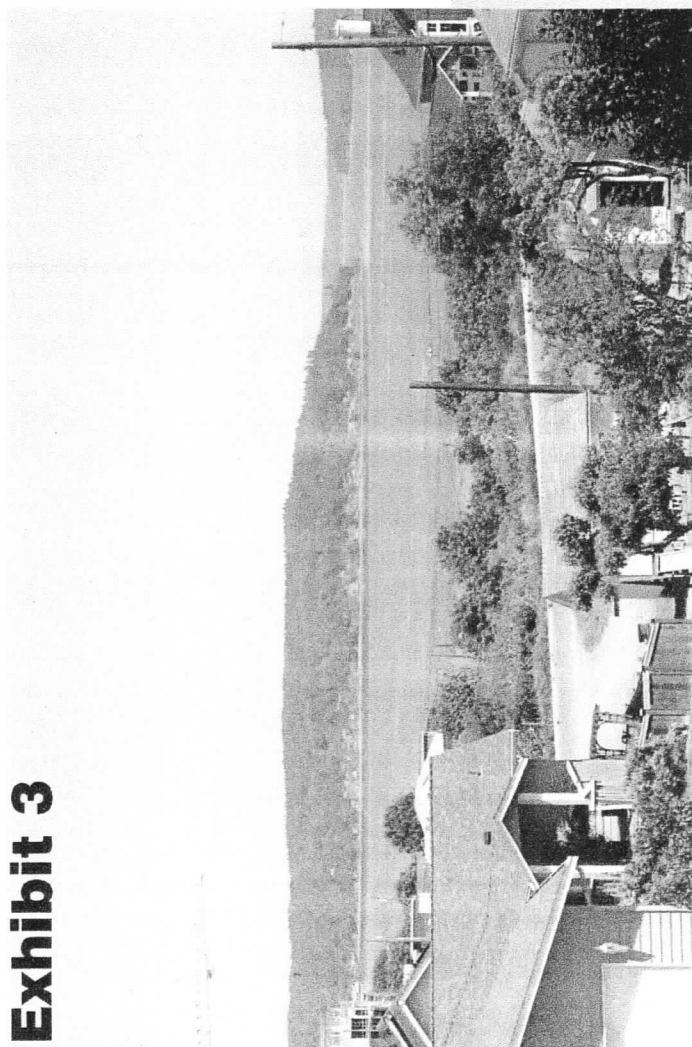
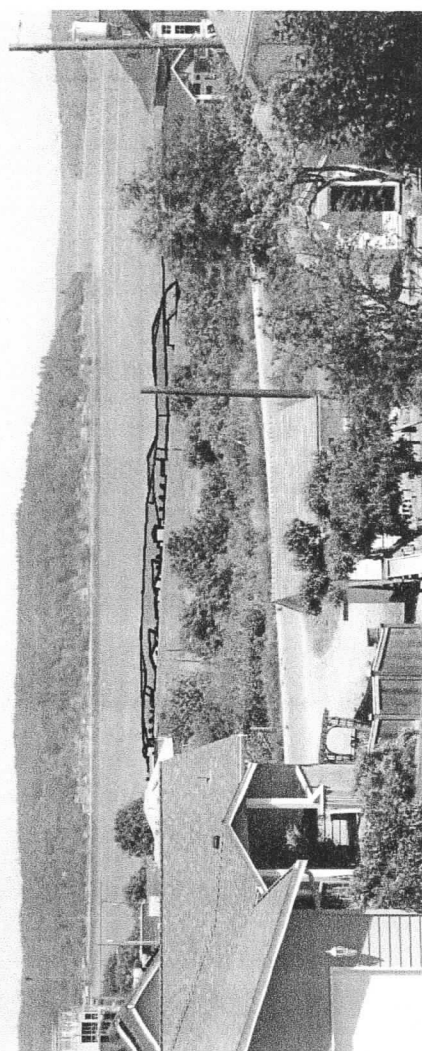
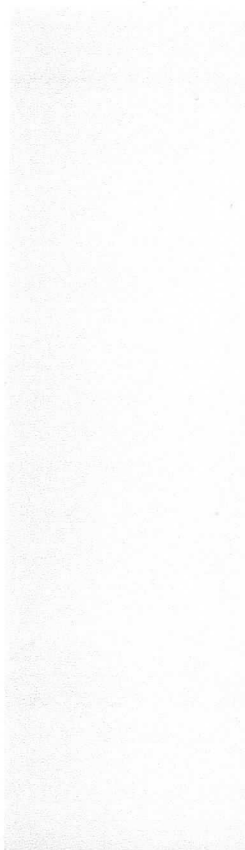
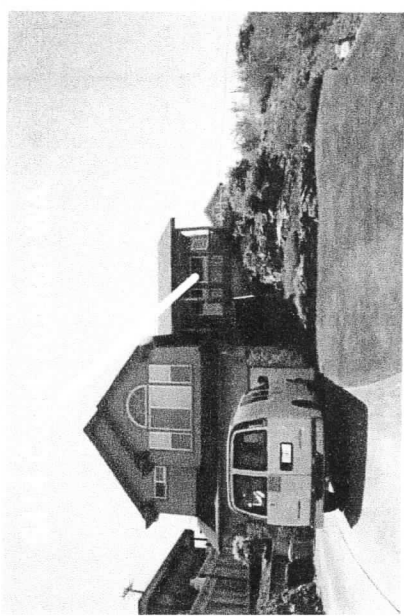
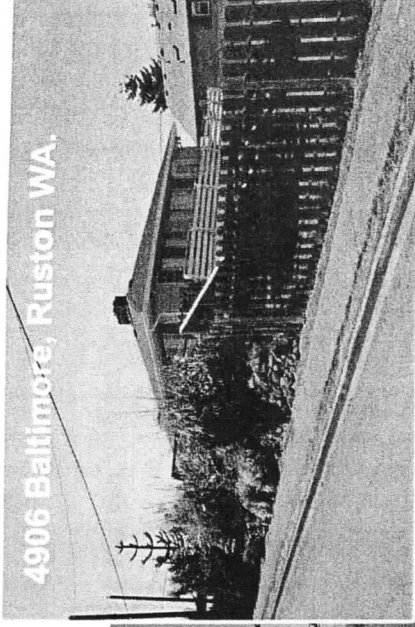
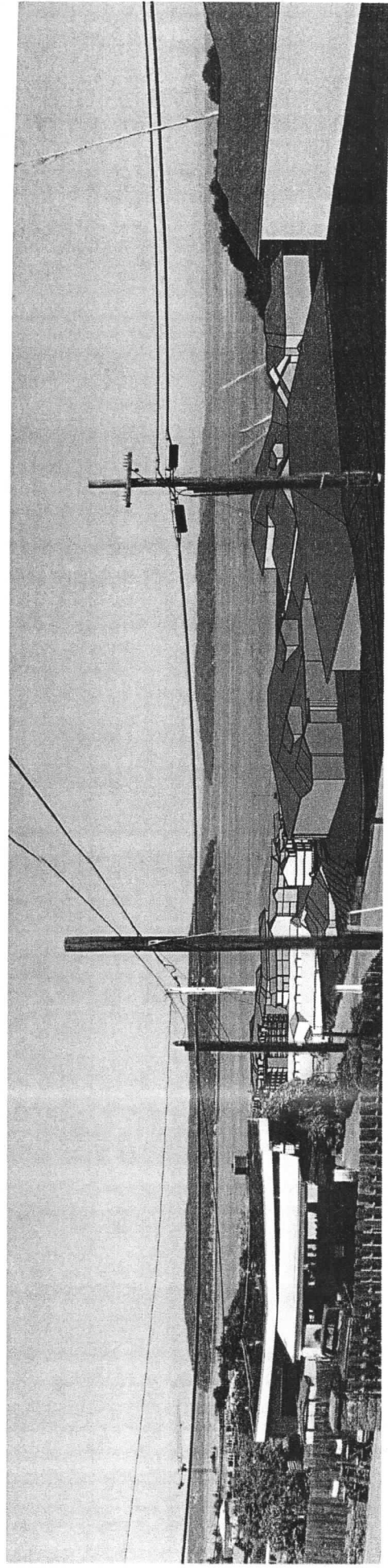
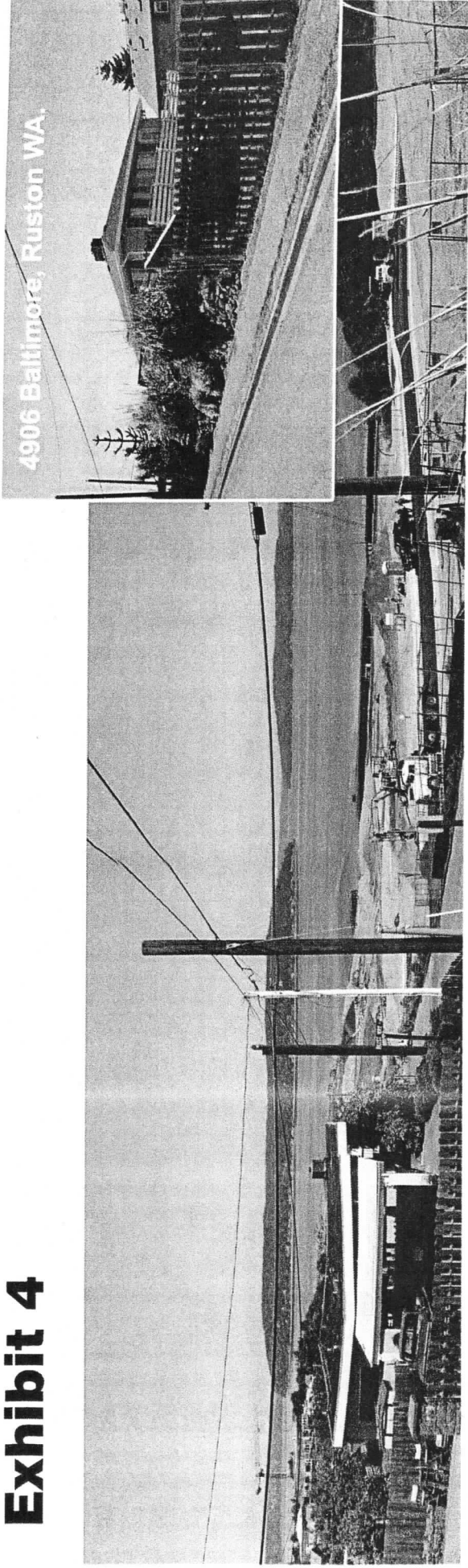


Exhibit 4



4906 Baltimore, Ruston WA.