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FILE

February 20, 2007

Ms. Jennifer Ward  
Tacoma Public Works Dept.  
747 Market Street, Room 345  
Tacoma, WA 98402

Via E-mail ([jward@cityoftacoma.org](mailto:jward@cityoftacoma.org)), fax (253-591-5433) & US Mail

**RE: FILE #07-100880-00-IA;  
THE POINT AT NORTSHORE PRELIMINARY PLAT, VARIANCES, SITE APPROVAL, REZONE  
MODIFICATION AND ASSOCIATED SEPA REVIEW, CITY OF TACOMA FILE NUMBERS 40000089069,  
40000089068, 40000089065, 40000089067, & 40000089066**

Dear Ms. Ward:

Thank you for the opportunity to comment on the above-referenced project, which is located in close proximity to the City of Federal Way. We understand that the proposed application is for a subdivision totaling and the creation of multiple tracts. The site would contain 372 single-family detached homes and 488 attached zero lot line residential town homes on a 116-acre site currently occupied by the Northshore Golf Course.

We also understand that the applications were submitted to the City of Tacoma on January 29, 2007, and a determination of completeness is pending at this time. A timeline for environmental determination and public hearing has not been established. Further, your February 6, 2007, notice notes that we have until February 20, 2007, to provide comments or recommend conditions on the project or to request additional information or studies as necessary for a complete review of this project.

We appreciate the opportunity to review plans and provide comments on the preliminary plat and environmental review of the Point at Northshore. We have received and reviewed sheets 1 through 9 of the Preliminary Plat of the Point at Northshore, a modification to the Northshore Country Club Estates P.R.D (Apex Engineering, 1/9/07); Transportation Impact Study (Transportation Engineering NW, LLC 01/29/07); and SEPA checklist (dated November 24, 2006), and provide the following comments.

***Surface Water Drainage - Joe's Creek***

The environmental checklist section B.3.a.1 states that the site has six ponds and one concrete drainage course created by previous golf course development, and notes that Joe's Creek is a regulated stream that passes under Northshore Parkway from the northeast corner of the site. Checklist section B.3.c.1 states that "storm water will be collected and treated per City and state Department of Ecology rules and regulations. Storm water detention is anticipated for the northerly portion of the property (approximately 30%), and storm water will be properly treated and detained prior to discharge into the existing drainage system which leaves the site to the north."

