FEASABILITY

Address withheld, Tacoma, WA

Parcel withheld · City of Tacoma, Pierce County · Prepared Nov 2026 · sample report



NO-GO

The lot is public open space owned by a public agency, and its own mapped wetland and steep-slope coverage leave no part of it clear for new construction under the city's critical areas rules. A private new single-family home cannot be built here unless the park district first declares the parcel surplus and conveys it, and a wetland delineation and a geotechnical slope report then confirm whether any reasonable-use footprint survives the critical areas code.

WHAT HOLDS IT BACK MOST

- Public park district ownership: the land is not for private sale COULD END IT +16 if it clears
  Likely bad
- Steep-slope landslide hazard mapped over 100 percent of the lot +16 if it clears
  COULD END IT
  Likely bad

- Category II wetland over about two-thirds of the lot with a 100 to 300 ft buffer **+16 if it clears**

  COULD END IT

  Likely bad

8	81	73
today	is a GO	to go

WHAT MOVES THE METER	IF A DOCUMENT SETTLES IT	IF YOU CHECK ITS STEP
Public park district ownership: the land is not for private sale **COULD END IT** Likely bad If it goes wrong: ends the plan; no private owner can build	+16	**No score change**
Steep-slope landslide hazard mapped over 100 percent of the lot **COULD END IT** Likely bad If it goes wrong: no legal building area; new home barred Settle it: Commission a geotechnical slope-hazard report.	+16	**No score change**
Category II wetland over about two-thirds of the lot with a 100 to 300 ft buffer **COULD END IT** Likely bad If it goes wrong: buffer swallows any spot the slope leaves Settle it: If ownership clears and ANY area survives steps 2 and 3, apply for a Reasonable Use exception and request a pre-application meeting.	+16	**No score change**
The plan as asked: zero square feet clear of critical areas, so a home depends on a discretionary Reasonable Use exception **COULD END IT** Likely bad If it goes wrong: exception denied ends the plan; granted caps disturbance near 3,600 sq ft Settle it: Commission a geotechnical slope-hazard report.	+16	**No score change**

WHAT MOVES THE METER	IF A DOCUMENT SETTLES IT	IF YOU CHECK ITS STEP
Moratorium or interim control check was only a partial sweep **COULD END IT** Remote If it goes wrong: permits frozen	+2	**No score change**
Grading, driveway and foundation on 105 ft of relief with 80 percent slopes, unpriced Likely bad If it goes wrong: six-figure walls, deep footings and driveway work Settle it: Commission a geotechnical slope-hazard report.	+8	**No score change**
Not checked: stormwater facilities for new hard surface on a steep forested slope Likely bad If it goes wrong: engineered facility with nowhere easy to discharge Settle it: Confirm street classification, right-of-way width and the exact sewer connection distance.	+8	**No score change**
Stream about 40 ft away with an unknown type and buffer Toss-up If it goes wrong: another buffer shrinks or erases any footprint	+5	**No score change**
Frontage improvements and right-of-way work on about 300 ft of frontage Toss-up If it goes wrong: large unbudgeted street work bill Settle it: Confirm street classification, right-of-way width and the exact sewer connection distance.	+5	**No score change**
Not checked: tree removal and replacement under Tacoma's tree rules on a fully forested lot Likely bad If it goes wrong: replacement costs or a forced shift in footprint	+4	**No score change**

WHAT MOVES THE METER	IF A DOCUMENT SETTLES IT	IF YOU CHECK ITS STEP
Impact fees, sewer charges and the full new-home water charge, none priced Likely bad If it goes wrong: certain unbudgeted fees in the tens of thousands Settle it: Confirm street classification, right-of-way width and the exact sewer connection distance.	+4	**No score change**
Side sewer run of 60 to 80 ft to the main on steep ground, plus unconfirmed power service Toss-up If it goes wrong: costly extension, pump or service run Settle it: Confirm street classification, right-of-way width and the exact sewer connection distance.	+3	**No score change**

The requested plan remains a NO-GO. These steps verify the findings; completing them does not establish an available approval path. Only new evidence and a reviewed reassessment can change the verdict.

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03 Critical areas

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Figure 1. The parcel as it sits today: unbroken forest canopy over the full about 36,000 sq ft lot, with no structure, clearing or driveway visible. Pierce County 2020 orthophoto.

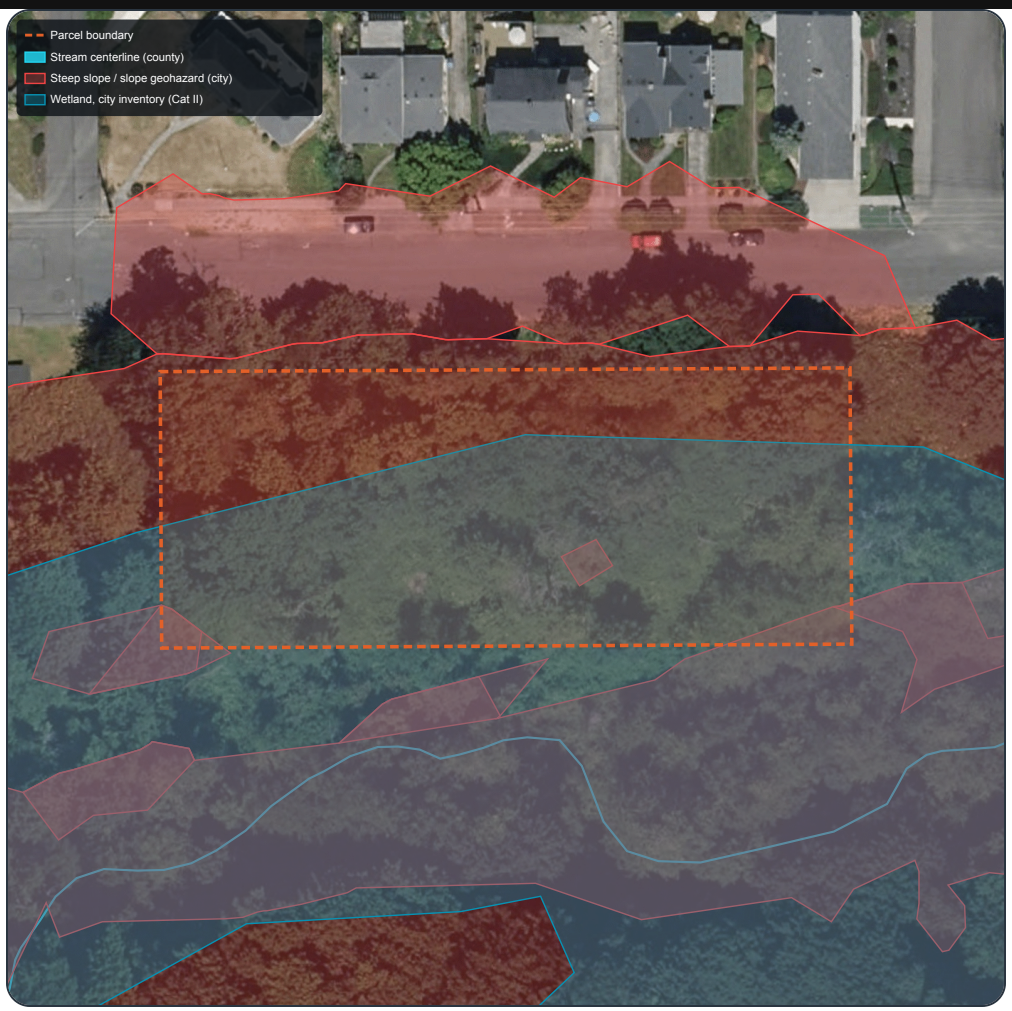

Figure 2. The mapped wetland and steep-slope geohazard polygons over the parcel boundary. It shows what the city's own advisory layers record, not a survey-grade delineation. Pierce County 2020 orthophoto base.



Figure 3. Sewer and storm mains near the parcel. No main crosses the parcel itself; the nearest mains sit roughly 60 to 80 ft from the frontage edge. Pierce County 2020 orthophoto base.

The parcel

FINDING	STATUS	SOURCE
Pierce County tax parcel withheld, Address withheld, Tacoma, WA, Pierce County, Washington (zip withheld).	VERIFIED	Pierce County Tax Parcels, retrieved 2026-11-11
Lot size: about 36,000 sq ft by county GIS polygon (about 0.8 acres by the assessor's own acreage figure, about 36,000 sq ft). Legal description: plat lots withheld, Map of Tacoma City plat.	VERIFIED	Pierce County Tax Parcels, retrieved 2026-11-11

FINDING	STATUS	SOURCE
No structure on the lot. Improvement value $0. Assessor land-use code 9166, described "VAC LND NOT A BLDG SITE." No building permit, septic record, or code-enforcement case was found for this parcel.	VERIFIED	Pierce County PALS permit search; Tacoma-Pierce County Health Department eDocs; see Already on file, below
Owner of record: a public agency ("Parks Tacoma"), an independent municipal corporation. The city's own land-use designation for the parcel is "Parks and Open Space." This is public open space, not a privately held lot.	VERIFIED	City of Tacoma Parcel Analysis, parcel withheld, retrieved 2026-11-11
Recorded documents: no plat-level utility or access easement was found in county or city GIS layers. One recorded instrument references this parcel: a 1978 "in lieu of assessment or connection charge" tied to the Local Improvement District that built the adjacent sewer main, not an ingress, egress or utility easement.	VERIFIED	City of Tacoma Parcel Analysis, retrieved 2026-11-11
Sewer and water: no main crosses the parcel. The nearest public storm main and the nearest public sanitary sewer main both sit roughly 60 to 80 ft from the the street frontage edge. Tacoma Water is the water purveyor for this address. No septic system exists or is needed; public sewer is available nearby and a connection would be required.	VERIFIED	City of Tacoma Environmental Services OpenData, retrieved 2026-11-11; see Utilities, below
Flood zone: the parcel does not intersect the FEMA-regulated 100-year floodplain or floodway. It also does not intersect Pierce County's separate landslide-hazard or erosion-hazard inventory layers, but that county layer does not govern here and its empty result does not mean the lot is clear of landslide hazard: the City of Tacoma's own steep-slope layer, which does govern, maps the lot as discussed under Critical areas.	VERIFIED	Pierce County Regulated Floodplain 2017, FEMA Floodway, Landslide Hazard Areas and Erosion Hazard Areas layers, retrieved 2026-11-11

Zoning

The parcel is zoned UR-1 with a View-Sensitive overlay capping new structures at 25 ft (not the 20-ft version of that overlay), confirmed against the City of Tacoma's own current zoning layer (Tacoma Municipal Code 13.06.070.A). UR-1's minimum lot size is 2,500 sq ft with 25 ft of width and frontage; at roughly 300 ft of frontage and about 36,000 sq ft, this lot clears that minimum by a wide margin, so lot size is not what stops this project. UR-1's standard setbacks are 15 ft front, 15 ft rear and 5 ft on each side (8 ft on a side a unit's entrance faces), under Tacoma Municipal Code 13.06.020.F.

The current UR-1 designation traces to the city's "Home in Tacoma" rezone package, adopted citywide on 2024-11-19 and effective 2025-02-01; a public commenter on that package specifically asked for added density "near green space off the street." No parcel-specific rezone case was found for this address. The parcel is vacant, so there is no existing structure and no nonconforming-use question to resolve.

Zoning is not the governing constraint here. The binding limits are the parcel's critical areas, covered next, and its ownership, covered under What stands in the way.

Critical areas

Two critical areas, both mapped directly on this parcel, govern everything else in this report.

Wetland. The City of Tacoma's Wetland Inventory maps "a mapped wetland," a Category II wetland delineated in [year withheld] by [consultant withheld] for the city's Environmental Services division, intersecting this parcel. Overlaying the wetland polygon on the parcel's own boundary shows the wetland covers about 67 percent of the lot (roughly 24,100 of about 36,000 sq ft) by the city's own mapping, before any buffer is added. Tacoma Municipal Code 13.11.320, as rewritten by Ordinance No. 29114 (adopted 2026-07-14), sets the Category II buffer at 100 ft, 150 ft or 300 ft depending on a habitat-function score not yet rated for this specific wetland, plus a further 10-ft building setback beyond the edge of that buffer (TMC 13.11.250.B).

Steep slope. The City of Tacoma's Steep Slopes layer maps this parcel almost entirely inside an "Over 40% High Potential Slope Geohazard" polygon. Overlaying that polygon

on the parcel boundary shows it covers the entire mapped lot area, 100 percent, with no part of the parcel left outside it. USGS elevation sampling across the lot independently confirms the terrain: 105.4 ft of relief over a roughly 300-by-120-ft lot, with sampled slopes as steep as 80.7 percent, consistent with the underlying Alderwood-Everett soil complex mapped here at 35 to 60 percent slopes. Under TMC 13.11.720.A.2.i, slope of 40 percent or more with at least 10 ft of vertical relief is a landslide hazard area. TMC 13.11.730.B.1 sets a standard 50-ft geo-setback from the hazard area's boundary, reducible to 30 ft where relief runs 10 to 20 ft, or to a minimum of 10 ft only where a licensed geologic-hazards specialist's geotechnical report demonstrates no significant risk. A full waiver applies only where relief is 10 ft or less, and the 30-ft reduction only where relief runs 10 to 20 ft; neither applies on this lot, whose relief is 105.4 ft. Only the geotechnical-report pathway to a 10-ft setback remains open here. Tacoma's Category II buffer can also be reduced, to 75, 110 or 225 ft, on a higher habitat-function outcome; whether Ordinance 29114 carried that reduction forward was not separately confirmed.

What this triggers. TMC 13.11.730.C.1 bars new construction, grading, clearing and impervious surface inside a landslide hazard area and its geo-setback by default, with only narrow listed exceptions (utility lines, trails, fences, small accessory structures on lots platted before October 1992), none of which cover a new single-family home on this vacant lot. The same default bar applies inside a wetland and its buffer. Because the mapped hazard area alone already covers the full parcel, and the wetland covers two-thirds of it, there is no part of this lot that GIS mapping shows clear of both constraints, before any buffer or geo-setback is even added. The only code pathway to build anything here absent a reduction is the Reasonable Use exception, TMC 13.11.240.B, which caps the disturbed footprint at the greater of 10 percent of the combined critical-area-and-buffer area on the lot or 2,500 sq ft: 10 percent of this lot's about 36,000 sq ft is about 3,600 sq ft, so roughly 3,600 sq ft is the governing cap if that exception were granted. Granting it requires showing no feasible on-site alternative, maximum practicable mitigation and no self-created hardship.

Stream. A mapped stream centerline sits about 40 ft from the parcel boundary, not on it. Tacoma's stream buffers commonly run about 100 ft for a Type Np stream under TMC 13.11.420 and .430, which would likely reach this parcel, but this specific segment's Tacoma stream-type classification was not found in the county layer that carries it; this does not change the result given the wetland and slope findings already cover the lot.

What is clear. The parcel does not intersect the FEMA-regulated floodplain, the floodway, or the county's mapped landslide-hazard or erosion-hazard layers (a separate county

inventory from the city's own steep-slope layer above). Those four are genuinely clear findings, not unknowns.

the ravine as public open space. "a mapped wetland" is simply the city's inventory name for this wetland feature; no separate zoning or open-space designation attaches to this parcel by that name in the critical areas code. But the broader the ravine gulch system is adopted city infrastructure elsewhere in Tacoma's planning documents: the Comprehensive Plan's Open Space Habitat and Recreation Element lists a 3.38-acre city-owned "the ravine" parcel (a different location, near a nearby street and a nearby street, about eight blocks from this address) and a long-term, unfunded "the ravine Pedestrian Trail" project; the city's 2017 Strategic 20-Year Passive Open Space Plan separately lists 4.40 acres of the ravine, including 3.26 acres at 40 percent slope or steeper, managed by Environmental Services specifically for stormwater quality and quantity benefit. Neither document names this specific parcel, withheld, so these plans do not by themselves prove city ownership of this lot, but they establish that the gulch this parcel sits in is treated as part of the city's working open-space and stormwater system, consistent with the parcel's own public ownership confirmed under What stands in the way.

Utilities

Tacoma Water is the confirmed water purveyor for this address; the parcel sits inside its mapped service area. Tacoma Water's drinking-water operating permit is in Green status, valid through 31 May 2027, meaning no utility-wide bar on new connections; it is not an unlimited-growth clearance, and whether a lateral or stub already exists at this address was not found in public records.

Sewer and storm service for this address run through City of Tacoma Environmental Services. Querying the city's own current wastewater and stormwater main layers directly against the parcel shows no main crosses the parcel boundary itself; the nearest public storm main (10-inch pipe) sits about 60 ft from the the street frontage, and the nearest public sanitary sewer main (8-inch pipe) sits roughly 60 to 80 ft away. Both are the correct serving mains for this address by the city's own basin designations for the parcel. A connection would need a side sewer extension of that rough distance; neither utility's own main-line data shows a stub already installed.

Power availability at this address was not found in public records. The traffic impact fee area is UNKNOWN (open question 3).

Slope

The ground here is not flat, and slope is the parcel's defining physical feature. USGS elevation sampling across the lot shows 105.4 ft of relief (from 74.0 ft to 179.4 ft) over a lot roughly 300 ft wide and 120 ft deep, with a maximum sampled slope of 80.7 percent. The underlying soil is Alderwood-Everett complex, 35 to 60 percent slopes, classified somewhat-excessively to moderately-well drained by the USDA's own soil survey. This terrain is what the city's own steep-slope geohazard layer maps as covering the entire parcel (see Critical areas, above); the regulatory consequence of that mapping, not just the raw grade, is what drives this report's verdict.

What fits

MEASURE	VALUE	SOURCE
Lot area	about 36,000 sq ft (county GIS polygon); about 36,000 sq ft by the assessor's own acreage field	Pierce County GIS
Lot dimensions (oriented frame)	about 300 ft along the street-facing edge, about 120 ft deep	Pierce County GIS
Zoning setbacks (UR-1)	front 15 ft, rear 15 ft, side 5 ft each side	TMC 13.06.020.F
Buildable envelope by setback alone	289 by 90 ft, about 26,000 sq ft	computed from the lot's recorded outline and these setbacks
Area inside the mapped Over-40% slope geohazard polygon	about 36,000 sq ft, 100 percent of the lot	computed from City of Tacoma Steep Slopes layer overlaid on the parcel boundary
Area inside the mapped Category II wetland	about 24,100 sq ft, about 67 percent of the lot	computed from City of Tacoma Wetland Inventory layer overlaid on the parcel boundary

MEASURE	VALUE	SOURCE
Area outside both mapped critical areas, before any buffer	0 sq ft, 0 percent	same overlay computation
Maximum disturbed footprint under a Reasonable Use exception, if granted	about 3,600 sq ft (the greater of 10 percent of the lot or 2,500 sq ft)	TMC 13.11.240.B, computed

PATH	CAN IT BE DONE?	WHAT DECIDES IT
New single-family home	No, not under current ownership and mapping.	The parcel is public open space held by a public agency, and the entire lot sits inside a mapped steep-slope geohazard with two-thirds of it also inside a mapped wetland, leaving no area clear of either constraint under Tacoma Municipal Code 13.11.

Setback math by itself would clear about 26,000 sq ft of this lot, enough for a conventional single-family footprint. That math is beside the point here: the city's own critical-area mapping shows the entire parcel, including that setback-cleared area, falls inside a slope geohazard the zoning setbacks do not touch at all. Critical areas, not zoning, are what leave this lot with no buildable area, and ownership is what keeps the question from ever reaching that point in the first place.

What stands in the way

FINDING	STATUS
The parcel is owned by a public agency, a public agency, and is designated "Parks and Open Space" by the city. It is not a privately purchasable lot absent a park-board surplus or disposal action, and none was found on record.	VERIFIED
The entire parcel is mapped inside an "Over 40% High Potential Slope Geohazard" area under Tacoma Municipal Code 13.11.720, which bars new construction and grading inside the hazard area and its geo-setback by default.	VERIFIED

FINDING	STATUS
About two-thirds of the parcel is mapped inside a Category II wetland, "a mapped wetland," carrying a 100 to 300-ft buffer plus a further 10-ft building setback under TMC 13.11.320 and .250.B.	VERIFIED
A mapped stream sits about 40 ft from the parcel boundary; its Tacoma stream-type classification, and therefore its exact buffer width, is UNKNOWN (open question 5).	UNKNOWN
Whether the six underlying platted lots (plat lots withheld) remain six separate legal lots of record or were formally combined into one buildable parcel is UNKNOWN (open question 4); this only matters if ownership and critical areas were ever resolved and a future lot split considered.	UNKNOWN
The street is local/residential (City of Tacoma CLASS 3, 25 mph), publicly owned and maintained by the city, confirmed against the city's own street-centerline data.	VERIFIED
Neither a sewer nor a storm main crosses the parcel; both sit roughly 60 to 80 ft from the frontage, meaning a side sewer extension of that distance would be needed before any connection.	VERIFIED

What it takes

1. **Confirm chain of title for parcel withheld and whether it is available for private purchase at all.** A title company or the Pierce County Assessor-Treasurer's office settles this with a title report or a direct ownership pull; this is the cheapest and fastest question that could end the project outright, since the city's own parcel-analysis tool already points to public park-district ownership.

   COST **$250 to $600** TIME **3 to 7 days**

   Tells us: whether a private build is even possible here before any other study is worth commissioning.

2. **Commission a wetland delineation and habitat-score rating for "a mapped wetland."** A qualified wetland professional settles this, under the Washington State Wetland Rating System for Western Washington.

   COST **$2,500 to $6,000** TIME **3 to 8 weeks**

   Tells us: the wetland's exact category score and therefore its exact required buffer, 100, 150 or 300 ft, and whether any area on the lot sits outside it.

3. **Commission a geotechnical slope-hazard report.** A geotechnical engineer settles this.

   COST **$2,500 to $5,000** TIME **3 to 6 weeks**

   Tells us: whether the standard 50-ft geo-setback from the mapped landslide hazard area can be reduced toward the 10-ft code minimum, and whether any area on the lot would then sit outside both the hazard area and its reduced setback.

4. **If ownership clears and ANY area survives steps 2 and 3, apply for a Reasonable Use exception and request a pre-application meeting.** A land-use planner at Tacoma Planning and Development Services handles this, including the critical areas report required to support the exception.

   COST **$3,000 to $8,000 for the critical areas report** TIME **4 to 9 weeks**

   Tells us: whether the city will permit the roughly 3,600 sq ft maximum disturbed footprint the exception allows, and under what mitigation conditions.

5. **Confirm whether the six platted lots behind this tax parcel remain separate legal lots of record.** Tacoma Planning and Development Services or a title company settles this.

   COST **$0 to $50 for a written inquiry, more for a title report already covered in step 1**

   TIME **1 to 4 weeks**

   Tells us: whether any future lot-level analysis, if the land ever became available, would run against one buildable parcel or six.

6. **Confirm street classification, right-of-way width and the exact sewer connection distance.** The city's Public Works or Environmental Services office settles this.

   COST **$0 to $50 for a written inquiry** TIME **1 to 4 weeks**

   Tells us: the frontage improvement obligation and the side sewer extension length, if the project ever reaches that stage.

Already on file

No earlier records were found for this property.

Also checked

- Septic and on-site sewage: none on file. Searched Tacoma-Pierce County Health Dept eDocs on-site document search by parcel withheld / Address withheld.
- Building permits: none on file. Searched Pierce County PALS permit search (webPermitSearchList API) by parcel withheld.
- Land use cases: none on file. Searched Pierce County PALS permit/land-use case search; web search of Tacoma Planning Commission and Hearing Examiner records for 'the ravine'/the frontage street by parcel withheld.
- Environmental review and site reports: none on file. Searched City of Tacoma Wetland Inventory and Steep Slopes/Slope Geohazard GIS layers (live map data, not a saveable document) by parcel withheld geometry.
- Code enforcement: none on file. Searched Pierce County PALS code-enforcement (SRS) case search by parcel withheld.
- Recorded documents: not available online. Held by the Pierce County Auditor recording division; ask for recorded documents (plat, easements, covenants, deeds) by parcel number withheld or by legal description.
- Wells and water: not available online. Held by the Washington Department of Ecology well report program; ask for well logs near the parcel by section, township and range.
- Utility records: not available online. Held by the utility that serves the parcel (Tacoma Environmental Services for sewer/storm; Tacoma Water for water); ask for the service card and connection records by address.
- Flood records: none on file. Searched Pierce County GIS Regulated Floodplain 2017 (FEMA) and FEMA Floodway feature layers by parcel withheld geometry.
- Assessor detail: none on file. Searched Pierce County Assessor-Treasurer parcel records and the City of Tacoma Parcel Analysis tool (live records, not a saveable document) by tax parcel withheld.

Studies and reports it needs

STUDY	WHY THIS PARCEL NEEDS IT	WHO PREPARES IT	WHAT IT SETTLES	WHEN IT CAN BE DONE
Wetland delineation and habitat-score rating	The parcel is two-thirds inside a mapped Category II wetland, and the exact buffer (100, 150 or 300 ft) depends on a habitat score not yet rated	a qualified wetland professional	the wetland's category score, its exact buffer width, and whether any part of the lot sits outside it	No season limit on file
Geotechnical slope-hazard report	The entire parcel is mapped inside an Over-40% slope geohazard area carrying a 50-ft default geo-setback	a geotechnical engineer	whether the geo-setback can be reduced toward the 10-ft code minimum, and whether any part of the lot sits outside the hazard area and its reduced setback	No season limit on file
Critical areas report supporting a Reasonable Use exception	Without it, TMC 13.11.730.C bars any new construction inside the mapped hazard area and wetland buffer	a qualified wetland or critical areas professional	whether the city will grant the exception and what footprint and mitigation it would allow	No season limit on file
Title report	Confirms legal ownership and whether the parcel is available for private acquisition at all	a title company	the parcel's actual owner of record and any recorded restriction on sale or use	No season limit on file

The numbers

No dollar estimate can be shown for this project: the lot has no buildable footprint to price, and the land itself is not currently available for private construction.

New single-family home
No buildable area: wetland and steep-slope mapping cover the whole lot, which is also public park-district land.

ITEM	LOW	LIKELY	HIGH
Construction	UNKNOWN	UNKNOWN	UNKNOWN
Permit and impact fees	UNKNOWN	UNKNOWN	UNKNOWN
Utility connections	UNKNOWN	UNKNOWN	UNKNOWN
Total	UNKNOWN	UNKNOWN	UNKNOWN

What this budget covers

Included:

- Nothing: no line above could be priced, because the project has no confirmed buildable footprint and no confirmed access to the land.

Not included:

- Construction, permit and impact fees, and utility connections cannot be priced until ownership is resolved and a wetland delineation and geotechnical report establish whether any buildable footprint exists at all.

Site-work costs cannot be ranged either, for the same reason: without a confirmed buildable footprint there is no grading, clearing or drainage scope to price.

Fees the city publishes

FEE	AMOUNT
Building permit and impact fees	Not computed: no confirmed floor area exists to apply the schedule to. Planning and Development Services, (253) 591-5030, computes actual fees once a scope exists.
Water system development charge	the published schedule's figures on file (Water SDC, shared service $175.88; separate service $879.38; meter upsize 5/8 to 3/4 in, $850.00) are rated for an accessory dwelling connection and do not state a full new-home rate; confirm the applicable rate with Tacoma Water once a scope exists.

The fee lines Feasa has on file come from Tacoma's PDS Fee Schedule, effective 2026-01-01, and Tacoma Public Utilities' ADU utility rate document dated 2025-04-07. Neither covers a full new single-family home's traffic, school or park impact fees, or its sewer system development charge; those were not found published in a form that applies without a confirmed scope.

The civic record

DATE	FINDING	SOURCE DOCUMENT	STATUS
2026-07-14	Tacoma City Council adopted Ordinance No. 29114, rewriting the wetland buffer table and the geologically-hazardous-areas standards in TMC 13.11, including the figures this report relies on. This postdates this study's own code reference, last confirmed 2026-07-01, by 13 days.	Ordinance No. 29114 (Legistar)	VERIFIED
2024-11-19	Tacoma City Council adopted the citywide "Home in Tacoma" rezone package, effective 2025-02-01, which set this parcel's current UR-1 zoning; a commenter on the package specifically asked for added density near green space off the street.	Home in Tacoma rezone advances	VERIFIED
2008-12-09, amended 2014-07-22	The city's Comprehensive Plan lists the broader the ravine gulch system as part of its adopted open space and habitat inventory, with a long-term, unfunded pedestrian trail project; the specific inventory entry names a different, nearby parcel, not this one.	Comprehensive Plan, Open Space Habitat and Recreation Element	VERIFIED
January 2017	The city's Strategic 20-Year Passive Open Space Plan lists the ravine (4.40 acres) as managed by Environmental Services for stormwater quality and quantity benefit.	Strategic 20-Year Passive Open Space Plan	VERIFIED

DATE	FINDING	SOURCE DOCUMENT	STATUS
through 2026-11-11	No currently active building or development moratorium covering critical areas, steep slopes, or the the neighborhood/Proctor neighborhood was found in a keyword-level search of recent Council and Planning Commission records; this was a partial sweep, not a full meeting-by-meeting read (open question 1).	search of Tacoma City Council (Legistar) and Planning Commission records	UNKNOWN

What was checked

BODY	DOCUMENTS READ	COVERS	COULD NOT REACH
Tacoma City Council (Legistar)	1	2026-11 only (ordinance-text fetch + targeted web search, not a full meeting-by-meeting read)	not swept meeting-by-meeting for last three sessions -- budget-limited; targeted keyword/ordinance search only
Tacoma Planning Commission	1	2025-05 to 2026-04 (Critical Areas Ordinance update packet/findings only)	not swept meeting-by-meeting for last three sessions -- budget-limited; the CAO update packet was read directly because it was the decisive document
City of Tacoma Comprehensive Plan (Open Space Habitat and Recreation Element)	1	adopted 2008-12-09, last amended 2014-07-22	Nothing
City of Tacoma Environmental Services (Passive Open Space Plan)	1	adopted January 2017	Nothing

BODY	DOCUMENTS READ	COVERS	COULD NOT REACH
Washington Dept. of Health, Office of Drinking Water (Tacoma Water operating permit)	1	permit as of 2026-11-11, valid through 2027-05-31	Nothing
Pierce County Assessor-Treasurer (ownership/title)	0	n/a	owner-name field is behind an authenticated login (ATIP portal); not posted on the open parcel GIS layer -- ask the Assessor-Treasurer's office or pull title
Tacoma City Council	1	2021-11 to 2026-11	Nothing
Tacoma Planning Commission	1	2021-11 to 2026-11	Nothing
Tacoma Hearing Examiner	0	2021-11 to 2026-11	No published, web-searchable index of Hearing Examiner decisions for 'the ravine' or the street parcels was found; web search only, not the examiner's own case docket.
Pierce County PALS (land use/environmental review register, parcel level)	1	2021-11 to 2026-11	Nothing
Tacoma Environmental Services / SEPA register	0	2021-11 to 2026-11	No standalone SEPA threshold determination for this parcel or the immediate the ravine segment turned up in a web search of the city's SEPA/environmental pages; the register itself was not queried directly, as no public parcel-level API for it was found.

Nearby development

- the ravine Filter Cartridge Vault Maintenance, a stormwater capital project within the broader the ravine drainage system, roughly 0.6 mile from this parcel per its reported coordinates, the ravine drainage area, Tacoma (discussed, May 2025). Source
- a public park and the ravine Trail (2.7-acre city park/greenbelt where the ravine meets the street, ongoing volunteer habitat restoration), 2412 the street, Tacoma (discussed, September 2026). Source
- 'Home in Tacoma' citywide rezone and development-standards package; public comment specifically raised UR-2 density near green space off the street/the neighborhood, Citywide, including the the neighborhood/the street area (adopted, November 2024). Source
- Upper the ravine restoration / Landscape Management Plan covering the a nearby slope from a nearby gulch to the 705 offramp, 31 acres of habitat and slope-stability restoration in the broader the ravine watershed, a nearby slope area, Tacoma (discussed, October 2022). Source

What would change this verdict

1. The park district declaring this parcel surplus and conveying it to a private owner: see What it takes, step 1.
2. A wetland delineation setting the governing buffer at the low end of its range, and a geotechnical report reducing the slope geo-setback toward its 10-ft code minimum, together leaving enough of the lot clear for the roughly 3,600 sq ft Reasonable Use footprint: see What it takes, steps 2 and 3.
3. Confirmation of the stream's Tacoma classification, which could add a further buffer on top of the wetland and slope findings rather than ease them (open question, see Open questions, row on the stream classification raised in Critical areas).

Open questions

THE QUESTION	WHAT IT CHANGES	HOW TO SETTLE IT	WHO SETTLES IT	COST	TIME
1. Is there a currently active RCW 36.70A.390 moratorium or interim control touching critical areas, steep slopes, or the the neighborhood/Proctor neighborhood that would bar development at this site?	A moratorium in effect would be a GATE regardless of zoning/critical-areas analysis.	Not published in a form Feasa can read yet. full-text search of Tacoma City Council (Legistar) and Planning Commission agenda/minutes platforms for 'moratorium' and 'interim control' over the last 24 months, read in full	agency	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)
2. What is the exact required buffer width (100/150/300 ft) for the on-parcel a mapped wetland?	Determines exactly how much of the lot is consumed by the wetland buffer.	A qualified wetland professional / wetland biologist settles this. Commission a wetland delineation and habitat-score rating under the Washington State Wetland Rating System for Western Washington (2014 Update) by a qualified wetland professional	qualified wetland professional / wetland biologist	$2,500 to $6,000 (Feasa estimate, get a quote to confirm)	3 to 8 weeks (Feasa estimate, confirm when you book it)

THE QUESTION	WHAT IT CHANGES	HOW TO SETTLE IT	WHO SETTLES IT	COST	TIME
3. Which traffic impact fee area is the lot in?	Sets the traffic impact fee.	Not published in a form Feasa can read yet. Ask the road or utility agency named for this address	Pierce County	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)
4. Do the six platted lots behind this tax parcel remain separate legal lots of record, or were they formally combined for buildable-parcel purposes?	Material to any future lot-level or subdivision analysis, if the land ever became available for private development.	Not published in a form Feasa can read yet. Ask Tacoma Planning and Development Services whether a formal Lot Combination, distinct from the tax-only combination on file, was ever filed for this parcel.	Tacoma Planning and Development Services	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)
5. What is the Tacoma stream-type classification of the mapped stream about 40 ft from the parcel boundary?	Decides whether an additional stream buffer reaches this parcel on top of the wetland and slope findings already on file.	Not published in a form Feasa can read yet. Ask Tacoma Planning and Development Services or Environmental Services for the stream's Tacoma type under TMC 13.11.	Tacoma Planning and Development Services	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)

Who to contact next

Start with the Pierce County Assessor-Treasurer to confirm ownership before any other step: it is the fastest, cheapest question that could end this project, and the city's own Parcel Analysis tool already names a public agency as taxpayer of record, which points to public ownership, though a title report would confirm the chain of title. A pre-application meeting with Tacoma Planning and Development Services would only make sense after that, and after a wetland delineation and geotechnical report establish whether any buildable footprint survives; whether this specific project would require a pre-application meeting, and its fee, was not found on the office's own site, so confirm directly with the office listed below.

OFFICE	WHAT TO CONTACT THEM ABOUT	HOW TO REACH THEM	STATUS
Pierce County Assessor-Treasurer	Confirming legal ownership of parcel withheld (What it takes, step 1).	(253) 798-6111 · piercecountywa.gov/91/Assessor-Treasurer · ATIP parcel portal	VERIFIED 2026-11-11
Washington State Dept. of Licensing / Board of Registration for Professional Engineers and Land Surveyors	Verifying the license of any geotechnical engineer engaged for the slope-hazard report (What it takes, step 3).	professions.dol.wa.gov/s/license-lookup · brpels.wa.gov	VERIFIED 2026-11-11
Washington's one-call utility-locate service	Required before any test borings or exploratory digging for a geotechnical report (What it takes, step 3).	811	VERIFIED 2026-11-11

OFFICE	WHAT TO CONTACT THEM ABOUT	HOW TO REACH THEM	STATUS
Tacoma Planning and Development Services	The Reasonable Use exception application and pre-application meeting (What it takes, step 4), and confirming legal lot of record status (What it takes, step 5).	(253) 591-5030 · Permits@tacoma.gov · tacomapermits.org · permit portal	VERIFIED 2026-11-11
City of Tacoma Environmental Services	Confirming the sewer and storm main connection distance and any frontage stormwater requirement (What it takes, step 6).	(253) 591-5030 (site development) / (253) 591-5585 (general) · tacoma.gov/government/departments/environmental-services	VERIFIED 2026-11-11
Tacoma Water	Confirming water service availability and connection charges, if the project ever reaches that stage.	(253) 502-8247 · waterconstruction@tacoma.gov · Water Construction & Development Services	VERIFIED 2026-11-11

OFFICE	WHAT TO CONTACT THEM ABOUT	HOW TO REACH THEM	STATUS
Tacoma-Pierce County Health Department, On-Site Sewage program	Not needed here: this address is served by nearby public sewer, not a septic system or a well (a connection, not yet built, would be required to use it), so this office has no role unless that changes.	(253) 649-1925 · ehsepticsystems@tpchd.org · tpchd.org	VERIFIED 2026-11-11
Tacoma Fire Department	Fire plan review, once and if a project scope exists to review.	(253) 591-5737 · tacomafiredepartment@tacoma.gov · tacoma.gov/government/departments/fire	VERIFIED 2026-11-11

Sources

Septic, water & sewer

- Tacoma-Pierce County Health Department eDocs on-site sewage document search, queried by parcel and address, retrieved 2026-11-11

Permits, plans & recorded documents

- USDA SSURGO soil survey (sdmdataaccess.sc.egov.usda.gov), retrieved 2026-11-11
- Pierce County permit and code-enforcement record search, queried by parcel withheld, retrieved 2026-11-11

- Washington Dept. of Health, Office of Drinking Water, Tacoma Water operating permit (WS Id 86800), retrieved 2026-11-11
- Tacoma Permits: Lot Segregations and Combinations, retrieved 2026-11-11
- Washington Board of Registration for Professional Engineers and Land Surveyors, retrieved 2026-11-11
- Tacoma Permits, Planning and Development Services, retrieved 2026-11-11

Property, parcel & tax records

- Pierce County parcel data, retrieved 2026-11-11
- City of Tacoma Parcel Analysis, parcel withheld, retrieved 2026-11-11
- City of Tacoma Environmental Services OpenData, Wastewater and Surfacewater Network (staffmaps.tacoma.gov), queried against the parcel, retrieved 2026-11-11
- Pierce County Request for Tax Purposes Only Segregation/Combination form, retrieved 2026-11-11
- Pierce County Assessor-Treasurer, retrieved 2026-11-11

Environmental & shoreline records

- City of Tacoma wetland inventory map data, retrieved 2026-11-11
- Pierce County wetland, floodplain, floodway, landslide hazard, erosion hazard and stream map data, retrieved 2026-11-11
- Critical Areas Ordinance Update project page, retrieved 2026-11-11
- City of Tacoma Comprehensive Plan, Open Space Habitat and Recreation Element, retrieved 2026-11-11

Zoning & land use

- City of Tacoma zoning map data, retrieved 2026-11-11
- RCW 36.70A.681, retrieved 2026-11-11
- Tacoma Municipal Code Title 13, Land Use, retrieved 2026-11-11

Civic decisions & utilities planning

- Tacoma Ordinance No. 29114, full text (Legistar), retrieved 2026-11-11
- Tacoma City Council Adopts Stronger Environmental Protections, retrieved 2026-11-11

Contacts & agencies

- Tacoma-Pierce County Health Department, retrieved 2026-11-11
- City of Tacoma Fire Department, retrieved 2026-11-11

Other sources

- City of Tacoma steep slope geohazard map data, retrieved 2026-11-11
- USGS Elevation Point Query Service (epqs.nationalmap.gov), retrieved 2026-11-11
- City of Tacoma Strategic 20-Year Passive Open Space Plan, January 2017, retrieved 2026-11-11
- Home in Tacoma rezone advances, retrieved 2026-11-11
- Tacoma Water service area map data, retrieved 2026-11-11
- Washington Dept. of Licensing, professional license lookup, retrieved 2026-11-11
- Tacoma Water Construction & Development Services, retrieved 2026-11-11
- City of Tacoma Environmental Services, retrieved 2026-11-11

Costs

- Title report cost and time: Feasa's own planning estimate; no reliable published Washington price list was found for a stand-alone title report, retrieved 2026-11-10.
- Wetland delineation cost and time: Feasa's own planning estimate; no reliable published Washington price list was found, retrieved 2026-11-10.
- Geotechnical report cost and time: Feasa's own planning estimate, cross-checked against general contractor-marketplace cost pages where a Washington-specific public price list could not be found, retrieved 2026-11-10.
- Critical areas report cost and time: Feasa's own planning estimate; no reliable published Washington price list was found, retrieved 2026-11-10.
- Written agency inquiry cost and time: Feasa's own planning estimate for a routine written question to an agency, retrieved 2026-11-10.

Preliminary feasibility study prepared by Feasa for the person who ordered it. All budget figures are preliminary estimates, not quotes. Facts are tagged verified / inferred / unknown with their sources; verify anything marked unknown before committing money. This is not a survey, a legal opinion, an engineering report, or an appraisal.