

# Staff Report

## Conditional Use Permit: Pierce County Crisis Stabilization Center

**Application Numbers: 911473, 913591, 911470, 911472**  
**Tax Parcel Number: 0319101091**

**Mid-County Advisory Commission (MCAC) Public Meeting: July 9, 2019, at 6:30 p.m.,** at the Mid County Community Center, 10205 - 44th Avenue East Tacoma, WA 98446

**Examiner's Hearing: July 24, 2019, at 9:00 a.m.** at the Pierce County Public Services Building (Annex), South Entrance, Public Meeting Room, 2401 South 35<sup>th</sup> Street, Tacoma, WA.

**Proposal:** Construction of a 9,600 square foot, single-story structure to be used as a crisis recovery center. The center will serve up to 16 individual patients at any given time. Patients are transported to and from the facility by law enforcement, ambulance, family, or contracted transport. The center will be served by Tacoma Water, Puget Sound Energy, and Pierce County sanitary sewer.

**Project Location:** 1420 - 112th Street East, Tacoma WA, within the NE 1/4 of Section 10, Township 19 North, Range 03 East, W.M., Council District #5.

**Staff Recommendation:** County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations. Staff is recommending approval of the proposal.

**State Environmental Policy Act (SEPA):** This proposal requires SEPA review.

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Pierce County Online Permit Information:  
<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=911473>



## Project Data

Application Complete: May 24, 2019

Project Review Mailed: July 2, 2019

Owner / Applicant: Pierce County Facilities Management  
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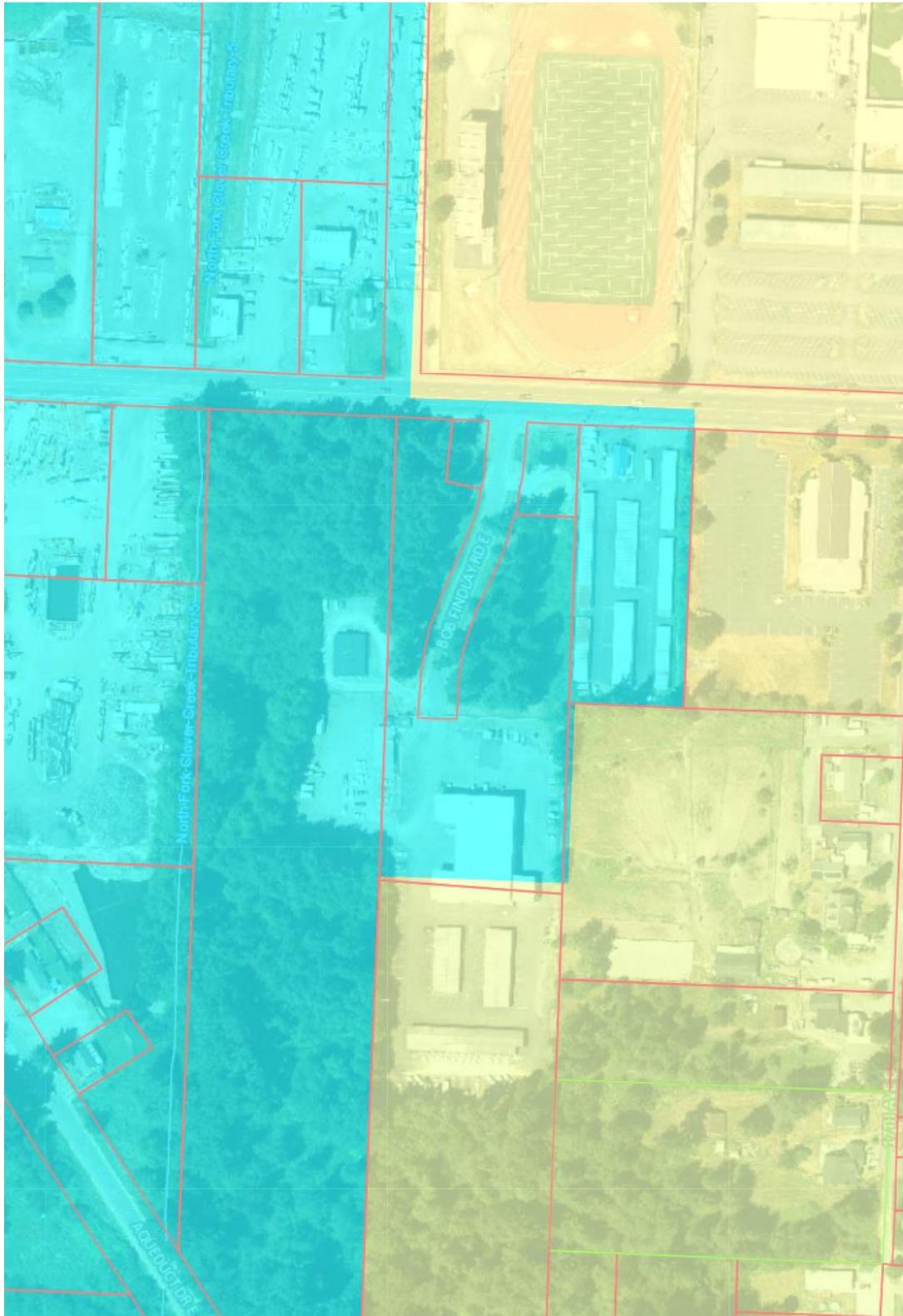
## Public and Legal Notice

- *June 3, 2019:* Notice of Application and Public Meeting Notice was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- *June 6, 2019:* Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *June 25, 2019:* Legal notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the public meeting to be held by the Mid County Advisory Commission.
- *July 10, 2019:* Legal notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the public hearing to be held by the Pierce County Hearing Examiner.

## Surrounding Land Use/Zoning Classification

|              | LAND USE  | ZONING                           |
|--------------|---|----------------------------------|
| <b>North</b> | Franklin Pierce HS and Contractor/Construction Uses | Single Family (SF)               |
| <b>South</b> | Vacant and Residential                              | Residential Resource (RR)        |
| <b>East</b>  | Mini-storage, Religious Assembly and Residential    | Community Employment (CE) and RR |
| <b>West</b>  | Industrial/Construction                             | Community Employment (CE)        |

# Zoning Map



2016 GoogleEarth



**Site Photos**

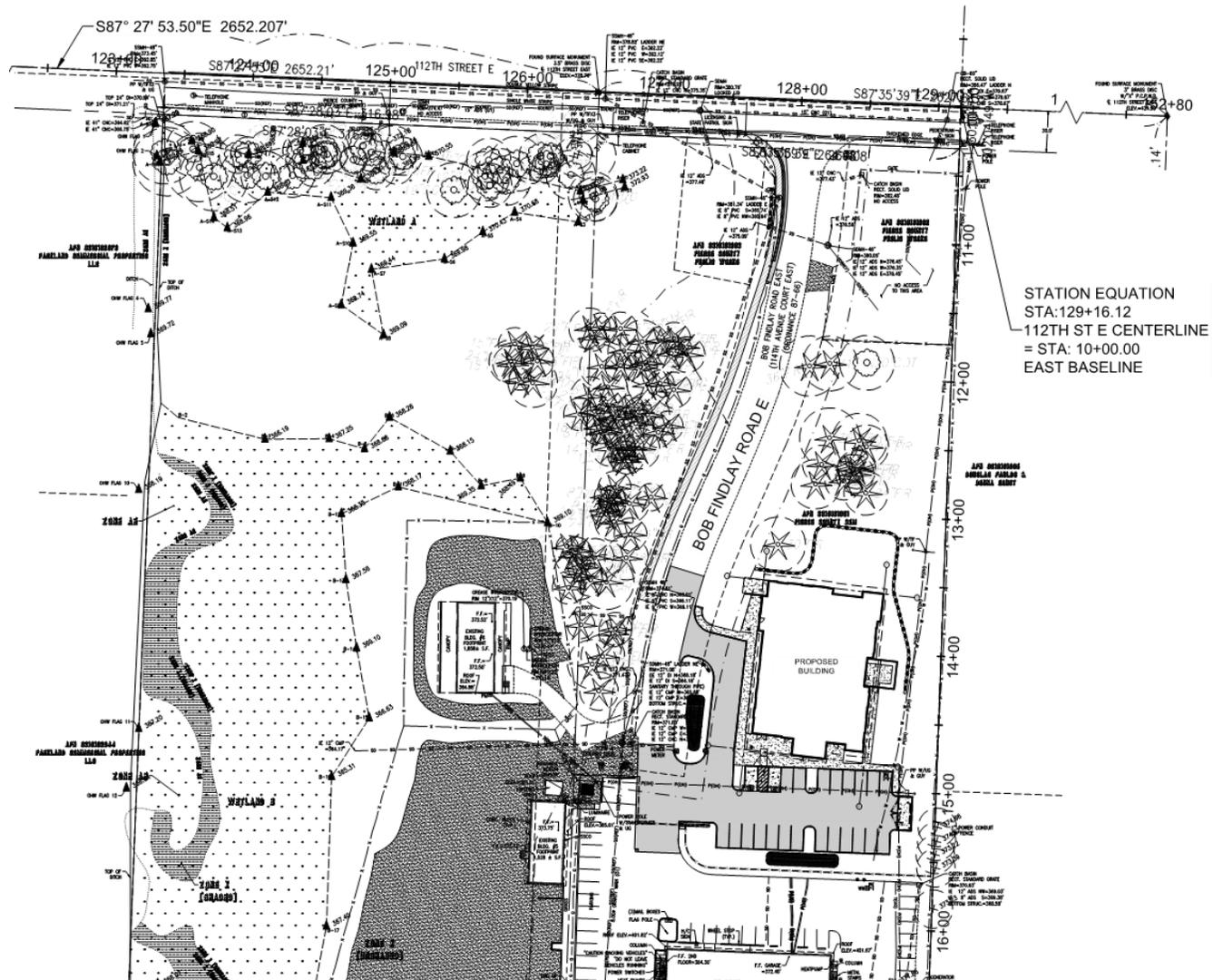


Looking south on Bob Findlay Road East.



Looking south from 112<sup>th</sup> Street East.

# Proposed Site Plan



## Staff Summary

Staff has completed a detailed review of the proposal for conformance with applicable regulations and finds that with the proposed conditions of approval, the proposal is consistent with or exceeds the Development Regulations and the Pierce County Comprehensive Plan.

The “Crisis Center” proposal meets the definition of “Health Services (Level 2)” under the Civic Use Category as described in Subsection 18A.33.220.E of Title 18A, Zoning. This use is allowed within the CE zone classification of the Mid-County Community Plan with approval of a Conditional Use Permit (CP).

## Comments

- Comments received on this proposal may be found by accessing the online permit information referenced on page 1. The substance of these comments is reflected, where appropriate, in the conditions at the end of this report.

- At the time this staff report was written, no comments opposing the proposal have been received from the public.

## **Staff Review for Consistency with Applicable Land Use Policies and Regulations**

The proposal is subject to review for conformance with Pierce County plans, codes and regulations. The review is addressed as follows:

### **State Environmental Policy Act (SEPA)**

The National Environmental Policy Act (NEPA) review of the proposal was completed. This approval for NEPA was adopted to fulfill State and local Pierce County environmental regulations.

### **Title 19A Pierce County Comprehensive Plan**

The proposal is consistent with the Pierce County Comprehensive Plan. The proposal furthers the goals of the Pierce County Comprehensive Plan by expanding services in an appropriate location.

### **Title 18A Development Regulations – Zoning (September 20, 2016)**

The project site is classified as Community Employment (CE) by Title 18A, Zoning. The proposed facility is a civic use type, specifically Health Services Level 2, and is adjacent to 112<sup>th</sup> Street.

- Civic Use Category (18A.33.220.E.) and Mid-County Community Plan Use Table (18A.27.010)  
Community Employment (CE) –Health Services Level 2 are allowed uses with the approval of a Conditional Use Permit.

E. **Health Services.** Health Services Use Type refers to any health related facilities and services such as, but not limited to, hospitals, surgical facilities, ambulance services, emergency medical facilities providing 24-hour walk-in services, and respite facilities for the elderly, terminally ill, or handicapped.

**Level 1:** Medical and dental offices, emergency medical facilities providing 24-hour walk-in service.

**Level 2:** Hospitals and institutional facilities. Such facilities may involve surgical and medical procedures as well as mental health related care.

**Level 3:** Supervised drug consumption sites.

- Setback and Height (18A.15.040)
  - 15-foot front setback from Bob Findlay Road East (non-arterial).
  - 0-foot side/interior setbacks (however the landscaping found in PCC Table 18J.15.040-1 standards dictate minimum buffer widths)
  - Height of structures is allowed up to 60 feet.
- Parking (18A.35.040)
  - Hospitals and Institutions are required 1 per 4 beds plus 1 per employee on a maximum shift. The maximum being 1 per 2 beds plus 1 per employee on a maximum shift.

- For churches, hospitals, group homes, institutions, rooming and lodging houses, nursing and convalescent homes, community clubs, and club rooms, parking facilities shall be located not farther than 150 feet from the facility.
- Conditional Use Permit (18A.75.030)  
The following criteria must be met:
  1. **Required Findings.** The Examiner may use Design Standards and other elements in this Code to modify the proposal. A Conditional Use Permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record:
    - a. That the granting of the proposed Conditional Use Permit will not:
      - (1) be detrimental to the public health, safety, and general welfare;
      - (2) adversely affect the established character and planned character of the surrounding vicinity; nor
      - (3) be injurious to the uses, planned uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.

*Staff Comment: A crisis stabilization facility, also referred to as “triage facility,” is certified by Department of Social and Health Services (DSHS) under RCW 71.24.035, and offers assessment and stabilization services for patients with mental health and/or substance use disorders, including short-term inpatient beds for up to 72 hours. The proposed facility is a crisis stabilization facility. Once patients are stabilized, they are typically transported to a community-based health care program, or transferred to a longer-term inpatient facility, such as an evaluation and treatment facility. The facility is staffed 24 hours a day. This proposal will provide much needed public health services that will be supportive of the local Pierce County population. This will be a fully staffed and licensed facility.*

*Apart from Franklin Pierce High School, much of the vicinity is in use by light industrial and commercial buildings. The proposed building will be located on a site that currently has several Pierce County maintenance shops, warehouses, and offices. The site is heavily screened by wooded areas from 112th Street and the building will be set back from 112th approximately 300 feet with 14 mature trees remaining providing a screen. It will also be a single-story building with some sloping roofs and a residential style design and materials.*

*The role of the Community Employment (CE) classification is to provide for areas in the communities where low to moderate intensity industrial activities (manufacturing, assembly, warehousing, and industrial services), research activities, and/or office park development may locate.*

*The granting of the Conditional Use Permit will not be detrimental to the public health, safety, and general welfare. It will not adversely affect the established character and planned character of the surrounding vicinity. It will not be injurious to the uses, planned uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.*

- b. That the granting of the proposed Conditional Use Permit is consistent and compatible with the intent of the goals, objectives and policies of the County's Comprehensive Plan, appropriate Community Plan (provided that, in the event of conflict with the Comprehensive Plan, the Comprehensive Plan prevails), and any implementing regulation.

*Staff Comment: The Mid-County Community Plan Vision Statement includes: To provide public facilities and services and amenities in appropriate areas. Granting of the Conditional Use Permit is consistent and compatible with the intent of the goals, objectives, and policies of the County's Comprehensive Plan (specifically LU-119), Community Plan and any implementing regulations. See previous sections in this report for how the proposal meets these specific requirements.*

- c. That all conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.

*Staff Comment: This project is carefully designed and has a working operational plan in place to manage, monitor and control issues that may arise that might otherwise create a negative impact. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced. No issues have arisen during the review.*

- d. That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such hazard.

*Staff Comment: This proposal will provide much needed public health services that will be supportive of the local Pierce County population. This will be a fully staffed and licensed facility and not be detrimental to the immediate area. The proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such a hazard. The activity will not introduce hazardous conditions to the site or the community or adversely affect the character of the surrounding vicinity.*

- e. That the conditional use will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.

*Staff Comment: Crisis stabilization facilities are a critical component to a well-functioning, regional crisis system. They serve as the entry point for individuals suffering serious mental illness and substance abuse, and where their conditions can be diagnosed, triaged, and stabilized. Patients are then transferred to longer term facilities; or released, case-managed, and connected to appropriate community-based behavioral health and social services. The location will improve timely and reliable service to south Pierce County by First Responders. The conditional use will be supported by, and not adversely affect, adequate public facilities and services. No issues have arisen during the review.*

- f. That the Level of Service standards for public facilities and services are met in accordance with concurrency management requirements.

*Staff Comment: The Level of Service standards for public facilities and services are met in accordance with concurrency management requirements. No issues have arisen during the review.*

## **Title 18J Development Regulations – Design Standards and Guidelines (September 20, 2016)**

### **Countywide Standards**

- **Tree Conservation (18J.15.030)**  
A minimum of 5 tree units per developable acre, i.e., gross acreage minus critical areas, and road rights-of-way, is required, per Section 18J.15.030.F.3. (Table 18J.15.030-2). Based on the 3.79-acre project site, a minimum of 19 tree units are required on site. Street trees and parking lot landscaping can be counted towards this requirement. There is a requirement to preserve a minimum of 30% of significant trees, as defined in Table 18J.15.030-1. The landscape plan identifies 38 significant trees are to remain.
- **Landscape Buffers (18J.15.040)**  
See descriptions of Landscape Buffer in PCC 18J.15.040.H.
  - No landscape buffers required, the proposal does not directly abut a use type requiring buffering. No buffer required from Bob Findlay Road East.

*Staff Comment: There are existing large evergreens currently on site. The proposed landscaping will provide for adequate additional screening to the neighboring parcels to the east. Staff has reviewed the landscape and tree conservation plans submitted by the applicant and determined they meet the standards in Title 18J.*

- **Interior Parking Lot Landscaping (18J.15.090.D.3)**  
Areas devoted to truck loading and turn around do not require interior parking lot landscaping.
  - One of the following options shall be met for interior parking lot landscaping:
    - (1) Landscaped area shall be provided within the parking lot at the rate of 25 square feet of landscaped area per stall or alternatively, 10 percent of the total parking area ("parking area" includes the parking stalls, aisles, entry ways), shall be landscaped, whichever is greater. At least 1 tree must be planted for every 200 square feet of landscaped area; or
    - (2) One tree shall be installed for every five parking spaces provided.
- **Off-Street Parking, Pedestrian, Bus and Bicycle Facilities (18J.15.080)**
- **Exterior Illumination (18J.15.085 D and E)**
- **Mechanical Equipment and Outdoor Storage Screening (18J.15.155)**
- **Stormwater Facilities (18J.15.170.D.2)**  
Stormwater facilities must be designed to comply with one of three options, per Section 18J.15.170.D.2.

## **Mid County Community Plan Standards**

- Building Design and Placement (18J.70.080)
  - Architectural concepts and relationship objectives for CE zone are required. Building points are required for each building face; 4 points per face are required for buildings less than 10,000 square feet.
- Pedestrian Oriented Features
  - At least one primary building entry shall be oriented to a public street or intersection. Primary building entrances shall be clearly visible or recognizable from the right-of-way

*Staff Comment: Staff has determined that the proposal meets all applicable design standards. All architectural and landscaping components of Title 18J for a health care facility within the Mid County Community Plan area must be adhered to and will be administered at the time of the Building Permit review.*

Pierce County Crisis Center SR MCAC-CR.docx