

Initial Project Review

Conditional Use Permit: Tacoma Gateway II

Application Numbers: 917923, 917929
Parcel Numbers: 5003220012, 5003220054, 5003220072

Parkland – Spanaway - Midland Advisory Commission (PSMAC) Public Meeting:
December 4, 2019, at 6:30 p.m., at the Central Pierce Fire Station #61, 100 – 114th Street South, Tacoma, WA.

Proposal: The applicant proposes to redevelop the site currently occupied by a trucking distribution company. A Boundary Line Adjustment application will reconfigure the lots to a new layout that accommodates the addition of trailer parking for the existing use, and removal of trailer parking on the easterly portion of the site to make room for the construction of two new warehouses and their associated parking. One warehouse (Building A) will be 271,750 square feet and the other (Building B) will be 105,450 square feet.

Project Location: 11727 Steele Street South, Tacoma, WA, in the Community Employment (CE) zone classification of the Parkland-Spanaway-Midland Communities Plan (PSMCP) area, within the NE ¼ of Section 07, T19N, R 3E, W.M., in Council District # 6.

Review Summary: The project can be conditioned to comply with all applicable policies and objectives of the Pierce County Code, Shoreline Regulations, Comprehensive Plan, and PSMCP area. Staff has reviewed this proposal for compliance with all policies, codes, and regulations and intends to recommend approval with conditions ,based on the submitted application and current information.

State Environmental Policy Act (SEPA): The proposal is being reviewed pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, the Pierce County Environmental Official designate. No determination has been reached at this time.

County Contact: Dan Buhl, Senior Planner, 253-798-3268, dan.buhl@piercecountywa.gov

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=917923>



Project Data

Complete Application Date: September 5, 2019

Initial Project Review Mailed: November 27, 2019

Owners: Ilahie Tacoma, LLC
c/o Saltchuk Resources, Inc.
450 Alaskan Way South, Suite 706
Seattle, WA 98104

Applicant: Panattoni Development Company
Attn: Donnie Belk
1821 Dock Street, Suite 100
Tacoma, WA 98402
dbelk@panattoni.com

Agent: Barghausen Consulting Engineers, Inc.
Attn: Dan Balmelli
18215 72nd Avenue South
Kent, WA 98032
dbalmelli@barghausen.com

Legal Notice

- *September 12, 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.
- *September 19, 2019*: The site was posted on this date and confirmed with a Declaration of Posting.
- *November 20, 2019*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the public meeting to be held by the Parkland-Spanaway-Midland Advisory Commission (PSMAC).

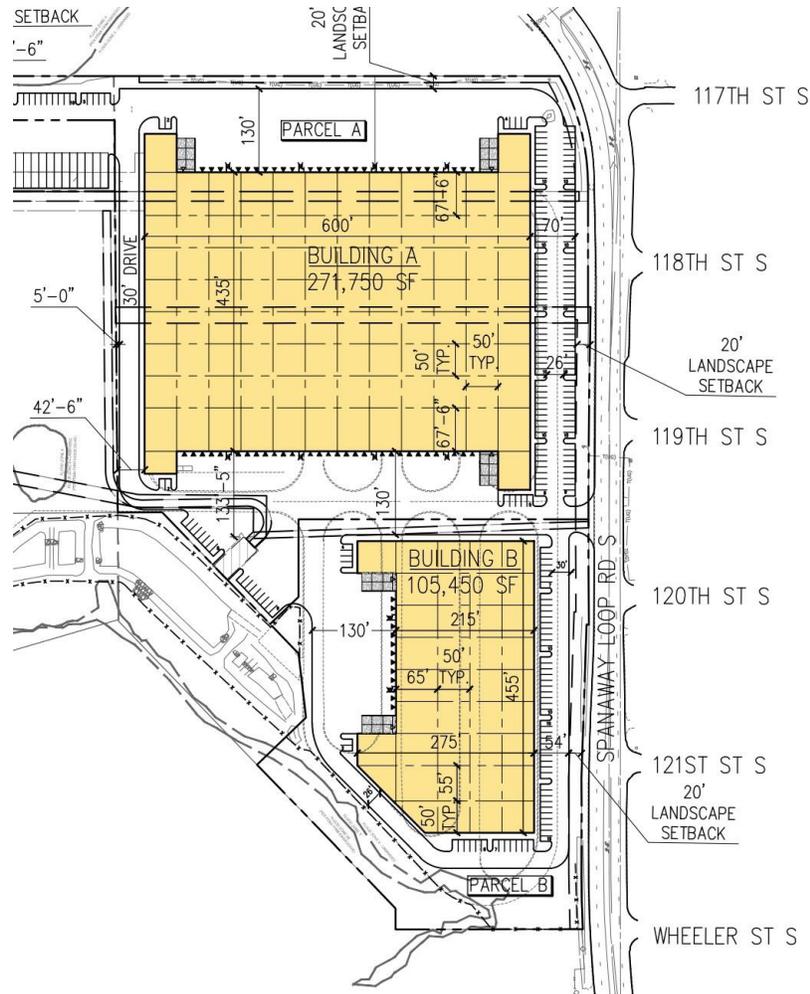
Vicinity Map



2017 Aerial Photo



Site Plan



Review Responsibility

The following list includes examples of jurisdictional areas for various County departments and divisions typically involved in the review and administration of this proposal:

A. Planning and Public Works (PPW):

- Current Planning verifies compliance with the Pierce County Comprehensive Plan, applicable community plans and Development Regulations such as, but not limited to, zoning, critical areas, natural resource lands, shoreline management, design review, and potential environmental impacts.
- Development Engineering reviews for drainage, erosion control, site development, flood, survey, landslide and erosion hazard, lot dimensions, and road standards.
- Cartography reviews road names and addresses.
- Resource Management reviews for consistency with the County wetland and fish & wildlife regulations.

B. Parkland-Spanaway-Midland Advisory Commission (PSMAC):

The PSMAC's role in the review process for a land use proposal includes the following:

- Review the proposal for consistency with the goals and policies in the Community Plan.

- Provide a local perspective that includes input from the community and insights of which PPW staff or the Hearing Examiner may not be aware.
- Offer recommendations for project design to fit with the community's vision while remaining consistent with the Community Plan.

PCC Chapter 2.45 Land Use Advisory Commissions provides regulations that apply to the PSMAC. Per PCC 2.45.130, Land Use Advisory Commission (LUAC) recommendations on a land use application shall be to approve, modify and approve, deny, or make no recommendation.

Review Criteria

The following regulations and policies shall be used during the review process including, but not limited to:

- A. Pierce County development regulations and construction and infrastructure regulations;
- B. Pierce County Comprehensive Plan and Parkland-Spanaway-Midland Communities Plan;
- C. Applicable state statutes; and
- D. All applicable notes on related previously recorded County documents.

Site Characteristics

- The County Assessor lists the parcels 5003220012, 5003220054, and 5003220072 as being a combined 19.91 acres in size.
- The parcel is currently accessed from Steele Street South but will be accessed via a newly proposed access from Spanaway Loop Road near the center of the largest parcel.
- Currently, the site is used for semi-trailer parking and the parcel to the north is a regular vehicle parking lot. The site is partially paved, with the remainder being graveled.
- The site is relatively flat as it has been developed and maintained as a parking area.
- There is a mature landscape buffer along Spanaway Loop Road South that will be retained.

Agency Review Comments

The proposed project has been routed to interested departments and agencies for review. Comments received from various departments and agencies may be found by accessing the Online Permit Information referenced on page 1.

Comments have been received, and corrections and/or additional information requested by the following agencies on the application:

- Development Engineering is awaiting the review of the requested Traffic Impact Analysis prior to providing final development requirements.
- The Pierce County Sewer division requires the site to connect to sewer.

Public Comments

A public comment opposing the proposal has been received from a residential neighbor to the east. A commercial neighbor to the west of the subject parcels has commented about the proposed access and easements and hopes to resolve certain logistical issues.

Initial Planning and Public Works Staff Review for Consistency with Development Regulations and Policies

Parkland-Spanaway-Midland Communities Plan (Pierce County Code, Title 19B)

Community Employment Center

PSM LU-15.1 Locate where such uses are or can be made compatible with surrounding nonindustrial uses through adequate separation, buffering, and sensitive placement of buildings, loading areas, materials storage, and parking.

PSM LU-15.5 All developments on the periphery of the industrial area shall be designed, screened, bermed, or other means implemented to mitigate undesirable impacts upon surrounding areas.

Commercial and Industrial

GOAL PSM D-14 Organize the site plan to provide an orderly and easily understood arrangement of building, landscaping, and circulation elements that support the functions of the site.

GOAL PSM D-15 Architectural and site design of non-residential developments should reflect desired neighborhood or community character.

Staff Comment: The site is currently an industrial use, but current regulations require the site to increase compatibility with the surrounding residential uses. The applicant plans to screen the property within its new layout in compliance with the general Title 18J standards and the PSMCP standards and guidelines.

Title 18A Development Regulations – Zoning

18A.28 Parkland-Spanaway-Midland Use Table

This Chapter provides the Use Tables and Density and Dimension Tables for the PSMCP area.

Staff Comment: Under the Industrial Use Category in Table 18A.28.010 Warehousing, Distribution, and Freight Movement Use Type is listed as permitted outright under Levels 1 and 2 and a Conditional Use under Levels 3 and 4.

18A.33 Use Category Descriptions

18A.33.280 Industrial Use Category – Description of Use Categories

18A.33.280 I – Warehousing, Distribution, and Freight Movement Use Type. Large scale warehousing and distribution of manufactured or processed products for one or more businesses, the large-scale distribution of raw, manufactured, or processed products for one or more businesses at a central location, and the central dispatch and servicing of a delivery truck fleet, where no reloading (transfer facility), warehousing, or consolidation of materials takes place on site. Materials may be stored inside a building or in outdoor storage areas.

Staff Comment: As the subject parcels combined exceed 5 acres in size the proposed project falls under Level 3 of this use category per the PSMCP and is categorized as a Conditional Use in areas with a CE zoning classification.

18A. 35 Parking. The purpose of this Section is to regulate off-street and on-street parking areas to ensure adequate parking, lessen traffic congestion, and create uniform standards which provide sufficient on-site areas for parking and maneuvering of motor, transit, and nonmotorized vehicles.

Staff Comment: As this is an Industrial Use, the required parking is 1 stall per 1,000 square feet or 1 per each 3 employees on a maximum shift. The submitted application states there will be 214 parking stalls. The applicants estimate a maximum shift will be 170 employees, meaning the number of proposed stalls is adequate.

18A.75 Use Permits

18A.75.030 Conditional Use Permits

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;

Applicants Comment: The project is located in the Community Employment (CE) zone and will comply with the development, dimension and design standards for this Community Plan area as implemented through Pierce County Code. The Applicant's project is not proposed to involve the storage of any hazardous or explosive materials.

- (2) adversely affect the established character and planned character of the surrounding vicinity; nor

Applicant Comment: The project is located near Joint-Base Lewis McChord (JBLM); is adjacent to established industrial, office and manufacturing businesses (to the west, north and south); and near moderate density single family (to the north and east across Spanaway Loop Road). The site is intended to be used for industrial development.

- (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.

Applicant Comment: The project will not be injurious to existing or planned adjacent uses. The site is in a designated Employment Center and the Applicant's proposal will comply with applicable standards for dimensions, design and landscaping which are established in code specifically to implement the Community Plan.

- 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.

Applicant Comment: The applicant provided a document outlining their consistency with the Community Plan and Comprehensive Plan.

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

Applicant Comment: The Applicant's project will comply with the County's development regulations and design standards. Thus, the Applicant does NOT anticipate any unique conditions of approval. As established by code, typical conditions associated with the drainage, constructed improvements, performance, maintenance or etc. of like projects can be monitored and enforced.

- 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.

Applicant Comment: The Applicant's project will not create hazardous conditions at the site. Further, the Applicant does not reasonably anticipate any future use of the site for the storage of hazardous or explosive materials. Any such future use would be required to obtain the necessary approvals from Pierce County.

- 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.

Applicant Comment: Adequate public facilities (transportation, water, sewer, power and natural gas) are available adjacent to Applicant's project and they will make connections to and/or improvements to such facilities as may be necessary or required for this project.

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

Applicant Comment: No concurrency issues are anticipated. As part of its application a Traffic Impact Analysis, other required studies, and letters of availability (water, sewer, etc.) to demonstrate the project can be served and will not cause any level of service to fall below its adopted standard.

Staff Comment: *Per the submitted responses to the review criteria the applicants note they will be in compliance with the Conditional Use review criteria.*

Title 18J Development Regulations – Design Standards and Guidelines

The required design standards and guidelines to promote compatibility between land uses by reducing visual, noise, and lighting impacts of development on users of the site and abutting uses are outline in this section. The following are a list of the relevant standards and guidelines:

18J.15.030 Tree Conservation. The purpose of this Section is to retain and/or restore the overall tree canopy in the County by using plant materials as a unifying element and tool to protect the health, safety and welfare of the public.

Staff Comment: *The proposal will need to provide 5 tree unit credits per acre. The site is 19.91 acres per the Assessor-Treasurer records, requiring 99.57 tree units. However, the new Boundary Line Adjustment (BLA) notes the eastern side of the property will be 81.31 acres. The landscape plan shows 69.75 tree unit credits for deciduous trees and 30 provided for conifers for a total of 99.75 tree unit credits, meeting the requirement of the section.*

18J.15.040 Landscape Buffers. The purpose of this Section is to use landscaping and buffering concepts to promote compatibility between land uses by reducing the visual, noise, and lighting impacts of development on users of the site and abutting uses.

Staff Comment: Level 3 landscape buffers are required along the northern property line and along Spanaway Loop Road South, an arterial roadway. As the property to the west is being developed simultaneously and the properties to the south are vacant and a contractor's yard (also industrial) no landscape buffering is required. Retention of existing screening vegetation along Spanaway Loop Road will be required to be retained where feasible.

18J.15.085 Exterior Illumination. Provide safe and visible public areas exterior lighting that accents and complements the space and/or building architectural details.

Staff Comment: The new buildings and parking areas will be required to meet the exterior illumination requirements.

18J.15.090 Parking Lot Landscaping. The intent of parking lot landscaping is to provide visual and noise relief to adjacent uses from parking lots by enhancing public and private open spaces, and to facilitate aquifer recharge.

Staff Comment: Parking areas along the eastern property boundary are within 20 feet of the right-of-way (ROW) and require parking lot landscaping.

18J.15.100-130 Landscaping Plant and Soil Requirements. The intent of these code sections is to foster the use of plants native to Western Washington and drought tolerant plants common to this area, ensure compliance of applicable plant related design standards through installation concurrent with development of a project site, and ensure that vegetation required by this Chapter is healthy and continues to meet the objectives for the life of the project.

Staff Comment: All proposed landscaping must meet the requirements of these sections.

18J.15.155 Mechanical Equipment and Outdoor Storage Screening. Protect the aesthetic quality of developments and surrounding properties by screening service areas for mechanical equipment and outdoor storage.

Staff Comment: Rooftop mechanical and outdoor storage areas must be screened per this section.

18J.15.170 Stormwater Facilities. The following standards apply to development proposals for industrial uses. The standards set forth in this Section are supplementary to the requirements of the Pierce County Stormwater Management and Site Development Manual.

Staff Comment: The proposal must meet the requirements of this section.

18J.30 Parkland-Spanaway-Midland Communities Plan Area Design Standards and Guidelines. A review of the PSMCP Table 18J.30.020-1 Type of Review Required for Regulated Activities found the following section will require compliance:

18J.30.090 A.1 Design Objective – Architectural Relationships. Each face of a building that is visible to the traveled way shall incorporate elements based on the building's gross square footage that equal or exceed the number of points found in Table 1.A. Projects shall be required to incorporate any combination of features as provided in Table 1.B – Relating Design and Scale of Building Elements to the Building's Overall Form and Massing. The building faces fronting Spanaway Loop Rd S will require 7 points each.

Staff Comment: New structures proposed for the project must comply with the Architectural Relationships of this section.

18J.30.090 Commercial and Industrial Building Design Standards and Guidelines.

Commercial and Industrial Building Design Standards and Guidelines. The purpose of this Section is to encourage better design in commercial and industrial building projects.

Staff Comment: As noted in 18J.30.090 A.1.b 3 building materials used for site features such as outdoor furniture, lighting, fences and screen walls should be consistent in architectural character with the primary on-site structures.

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