



2401 South 35th Street
Tacoma, Washington 98409-7460

COMBINED AMENDMENT:

**C-6 COMMUNITY PLAN AMENDMENT: Frederickson Community Plan
Employment Services (ES) Zone**

**M-4 AREA-WIDE MAP AMENDMENT: Employment Center (EC) Designation with
Employment Service (ES) Zone, Frederickson Area**

Applicant: FRETOC, LLC

General Description

The proposed community plan amendment incorporates policies in the Frederickson Community Plan that expand the type of uses allowed within the Employment Services (ES) zoning classifications. The proposed Area-Wide Map amendment does not change the existing Employment Center land use designation; rather, the proposal changes the zoning classification on portions of a 53.34 acre area from Community Employment (CE) to ES.

Proposed Community Plan Amendment

Amend the Frederickson Community Plan to read as follows:

LAND USE ELEMENT

EMPLOYMENT CENTER POLICIES

Intent: Promote the continued existence and viability of the Frederickson Employment Center.

Objective 7. Create a well-defined commercial and civic service area within the Employment Center that will meet the daily goods and service needs of the employees of the center and local residents.

Principle 1. Designate identified properties around the intersection of 176th Street East and Canyon Road East as Employment Service.

Standards

7.1.2 The boundaries and size of the area zoned as Employment Service shall be based upon the employment capacity of the Employment Center, land ownership patterns, and natural and built environment features. The Employment Service area should not exceed 8095 acres in size. Any Employment Service rezone shall be contiguous to other Employment Service properties.

~~7.1.6 The type of retail and commercial services allowed within the Employment Service zone should serve a market not greater than Frederickson residents and businesses.~~

~~7.1.7 The area of individual tenant space within commercial buildings shall be limited.~~

COMMERCIAL POLICIES

Intent: Provide well-designed, appropriately scaled retail and service development at limited locations in the community.

Objective 8. Retail and service development within the plan area should be scaled to meet neighborhood and community needs, rather than regional needs, in recognition of abundant regionally oriented shopping centers in other nearby communities. Anchor tenants that may serve a larger area shall be allowed in the Central Place since they are necessary to attract other desirable tenants.

Principle 1. Strive for the development of well-designed, well-placed neighborhood and community scale commercial development within the plan area that meet the needs of the Frederickson area and discourage travel to commercial developments in nearby communities.

Standards

8.1.1 Retail and service uses should be oriented primarily to meeting the needs of the Frederickson community. The type and intensity of retail uses within the plan area should be regulated to discourage the development of “destination” or “big-box” retailers that draw customers from a large geographic area determined by the marketplace and include anchor tenants as necessary to allow for successful development of the Central Place.

Principle 2. Control the location, scale, and range of commercial uses within the community in a manner as appropriate to accomplish the objectives of the community plan.

Standards

~~8.2.1 Allow for the continued existence of a limited mixed use commercial area at the intersection of 160th Street East and Canyon Road East. This area should be sized based upon existing retail, service, and civic uses.~~

Preliminary Staff Recommendation

Staff does not support the proposed policy amendment to the Frederickson Community Plan. The amendment significantly expands the range and size of uses allowed in the ES zone classification. This expansion is not consistent with policies in the Pierce County Comprehensive plan that limit commercial uses in the Employment Center land use designation to those that service the area’s workforce. In addition, policies within the Frederickson Community Plan call for commercial uses within the Employment Center designation to be subordinate to and supportive of employment uses. Expanding the allowed uses within the ES zoning classification undermines the objectives for the Employment Center land use designation.

Staff does not support the proposed Area-Wide Map amendment. The proposed amendment is not a change of land use designation; rather, it is a change of zoning classification. Rezoning a parcel to another zoning classification allowed within the overarching land use designation is a quasi-judicial rezone application. Pierce County Code 18A.95 provides the procedures and decision criteria utilized to this process. Rezone applications are considered by the Hearing Examiner, and must be accompanied by an application for a planned development district (PDD).

Implementation Requirements

N/A

Impact Analysis

Procedures for Amendments to the Comprehensive Plan, PCC 19C.10, requires all amendments to the Plan to be evaluated based on the following (PCC 19C.10.065 A.):

1. Is there a community or countywide need for the proposed amendment? If so what is that need?
No. There is a countywide need to retain the Frederickson EC as a significant land base for industrial and manufacturing development to maintain opportunities for job creation. To support this countywide need, commercial uses in the Frederickson ES zone need to be subordinate to and supportive of employment uses.
2. Is the infrastructure available to support the requested amendment, such as sewer, water, roads, schools, fire support?
Yes. Infrastructure is available to serve the area:
Sewer: Pierce County Utilities sewer mains and private sewer mains have been installed within and abutting the CE and ES area.
Water: The City of Tacoma is the water purveyor to the CE and ES area.
Roads: Canyon Road and 176th Street East traverse the area. Both are urban principal arterials.
Schools: The area is in Bethel School District #403.
Fire: The CE and ES area west of Canyon Road is in Central Pierce Fire Protection District #6.
3. Would the requested amendment provide public benefits? If so, what sorts of public benefits?
The amendment would increase opportunities for commercial and service development. Resulting public benefits include an increase in options for retail shopping and obtaining consumer services. Commercial and service development would generate tax revenue and jobs; however, those benefits would likely come at the cost of lost revenues and jobs that could be generated by potential industrial and business opportunities that would be displaced.
4. Are there physical constraints on the property?
Pierce County data identifies the following physical constraints:
 - Wetlands or potential wetlands in the north portion of the site, primarily in the area in the CE zone.

- Possible fish and wildlife habitat in the northeast corner of the site.
- The entire site is in the Clover/Chambers Creek Aquifer, EPA Sole Source Aquifer, and an aquifer recharge area. The northwest portion of the site is in a Vulnerable Deep Aquifer Area.
- A FEMA flood hazard area is located at the north boundary of the site. The south portion of the site includes areas with 20 to 40 percent slopes.
- The north and east portions of the site are in an open space corridor.

Pierce County Development Regulations address development impacts related to these constraints.

5. Are there environmental constraints, such as noise, access, traffic, hazard areas on or adjacent to the proposed amendment?

The following constraints exist on or adjacent to the site:

- Canyon Road East and 176th Steet East provide the primary means of access to the EC area. Increased traffic congestion on these heavily used roads would result from traffic generated by large scale commercial development occurring in the current and proposed expanded ES area.
- Clover Creek flows roughly parallel to the north boundary of the site, approximately 400 for 500 feet to the north.

6. What types of land use or activities are located on the property?

The parcels zoned as CE and ES in the amendment are area are currently vacant, with infrastructure improvements.

7. What types of land use or activities are located on neighboring properties?

Developments and uses on properties abutting amendment area include:

- North: Single-family residences
East: Sportsman's club, commercial vacant land, gas station
South: Commercial vacant land
West: Railroad track, single-family residences

8. Is the proposed amendment consistent with all applicable state and local planning policies?

The proposal is not consistent with the policies of the Comprehensive Plan and the Frederickson Community Plan. Existing policies allow for commercial uses in the EC land use designation only to support, or serve the daily needs of the EC workforce. Expanding allowed uses in the ES zone classification to include "big box" stores and other commercial uses that serve a regional population, would no longer consist of commercial uses that are subordinate to and supportive of employment uses. The proposal could result in extensive commercial development and undermine the objectives for the Employment Center land use designation.

The proposal is within a regionally designated Manufacturing/Industrial Center (MIC) as identified in VISION 2040. VISION 2040 recognizes this area as an important employment location that serves both current and long-term regional economic objectives. Accordingly,

VISION 2040 discourages non-supportive land uses, such as retail or non-related offices, in regional designated MICs.

Applicable Policies

Vision 2040

REGIONAL MANUFACTURING/INDUSTRIAL CENTERS GOAL AND POLICIES

Goal: The region will continue to maintain and support viable regional manufacturing/industrial centers to accommodate manufacturing, industrial, or advanced technology uses.

MPP-DP-8: Focus a significant share of employment growth in designated regional manufacturing/industrial centers.

MPP-DP-9: Provide a regional framework for designating and evaluating regional manufacturing/industrial centers.

MPP-DP-10: Give funding priority - both for transportation infrastructure and for economic development - to support designated regional manufacturing/industrial centers consistent with the regional vision. Regional funds are prioritized to regional manufacturing/industrial centers. County-level and local funding are also appropriate to prioritize to these regional centers.

Comprehensive Plan Policies

Chapter 19A.30 LAND USE ELEMENT

19A.30.030 Employment Centers.

LU-EC Objective 9. Provide large planned Employment Center development sites, properly zoned and serviced with infrastructure.

- A. Provide for the development of Employment Centers, geographically dispersed throughout the County, to meet the industrial and manufacturing needs of a growing jobs-based economy.
 - 1. Land intensive type uses such as heavy industrial (e.g. manufacturing, product assembling, fabrication, processing) and heavy trucking are encouraged to locate in the Employment Centers.
 - 2. Uses such as light manufacturing, assembly and wholesale activities and corporate offices are encouraged to locate in the Employment Centers, especially where they would have less impact on surrounding residential areas in terms of nuisance factors or hazards than would heavy industrial and heavy trucking activities.
- K. Allow commercial/service development that supports and serves the daily needs of the workforce at the Employment Center. Community plans may allow for expanded opportunities for commercial and service development within the Employment Center when such development can be made compatible with existing and future industrial uses.

19A.30.150 Industry.

As one part of the overall Land Use Element, the Land Use-Industry policies meet all the mandates established by Washington State for the development of the Pierce County Comprehensive Plan. Together with the Economic Development Element, the Land Use-Industry policies have been coordinated with other pertinent elements throughout the planning processes.

B. General.

1. **LU-In Objective 52.** Provide a predictable development atmosphere, emphasizing diversity in the range of goods and services provided and ensuring that as the economy changes, employment opportunities are balanced with a wide range of other land uses.
 - a. Ensure an adequate supply of industrial land in appropriate areas.
 - (1) Allow industrial development in urban areas on sites where sanitary sewer, storm water management, water, and police and fire protection are available and adequate prior to or concurrent with development.
 - (2) Sites should be located in an Urban Growth Area where they can be served economically and adequately by these services, including sanitary sewers, storm water management, water, police and fire protection, and roadways.
 - f. Residential and most commercial land uses are generally prohibited in industrial areas except for those which serve the needs of the area's workforce.

Frederickson Community Plan Policies

**LAND USE ELEMENT
EMPLOYMENT CENTER POLICIES**

Intent: Promote the continued existence and viability of the Frederickson Employment Center.

Objective 5. Recognize that the Frederickson Employment Center is a regional economic asset and foster its continued viability.

Principle 1. Ensure that changes in land use designations, zoning, and development standards within the community do not adversely affect the viability of the Employment Center.

Standards

5.1.2 Utilize the industrial land location criteria set forth in the Pierce County Comprehensive Plan when evaluating Employment Center zoned lands for possible rezoning.

5.1.3 Evaluate the benefits of any proposed change in land use designations, zoning, or development standards within or adjacent to the Employment Center against the impacts to businesses within the center.

Objective 6. Provide an orderly transition from the Employment Center to residentially zoned properties and environmentally sensitive areas.

Principle 1. Review the zoning atlas and recommend changes to create logical boundaries and transitions from the Employment Center to residentially zoned properties and environmentally sensitive areas.

Standards

6.1.2 Zone areas within the Employment Center designation along Clover Creek as Community Employment (CE).

Objective 7. Create a well-defined commercial and civic service area within the Employment Center that will meet the daily goods and service needs of the employees of the center and local residents.

Principle 1. Designate identified properties around the intersection of 176th Street East and Canyon Road East as Employment Service.

Standards

7.1.1 The Employment Service zone shall be considered a light industrial zone and shall only be permitted under the Employment Center land use designation.

7.1.2 The boundaries and size of the area zoned as Employment Service shall be based upon the employment capacity of the Employment Center, land ownership patterns, and natural and built environment features. The Employment Service area should not exceed 80 acres in size. Any Employment Service rezone shall be contiguous to other Employment Service properties.

7.1.3 The Employment Service area shall permit a range of light industrial, office, retail, service, utility, and civic uses. Permitted uses shall be identified in the Pierce County Development Regulations - Zoning.

7.1.4 Residential uses shall be prohibited within the Employment Service zone.

7.1.6 The type of retail and commercial services allowed within the Employment Service zone should serve a market not greater than Frederickson residents and businesses.

7.1.7 The area of individual tenant space within commercial buildings shall be limited.

COMMERCIAL POLICIES

Intent: Provide well-designed, appropriately scaled retail and service development at limited locations in the community.

Objective 8. Retail and service development within the plan area should be scaled to meet neighborhood and community needs, rather than regional needs, in recognition of abundant regionally oriented shopping centers in other nearby communities.

Principle 1. Strive for the development of well-designed, well-placed neighborhood and community scale commercial development within the plan area.

Standards

8.1.1 Retail and service uses should be oriented primarily to meeting the needs of the Frederickson community. The type and intensity of retail uses within the plan area should be regulated to discourage the development of “destination” or “big-box” retailers that draw customers from a large geographic area.