



Application

To Amend

The Comprehensive Plan or Land Use Regulatory Code

Application No.:

#2017-18 -

Date Received:

Year of Amendment	2017-2018	
Application Deadline	Friday, March 31, 2017, 5:00 p.m.	
Application Fee	\$1,400	
Type of Amendment (Check all that apply)	<input type="checkbox"/> Comprehensive Plan Text Change <input type="checkbox"/> Regulatory Code Text Change <input checked="" type="checkbox"/> Land Use Designation Change <input type="checkbox"/> Area-wide Rezone <input type="checkbox"/> Interim Zoning or Moratorium	
Summary of Proposed Amendment (Limit to 100 words)		
Applicant	Name	CAR WASH ENTERPRISES INC.
	Affiliation / Title	VICE PRESIDENT, GENERAL COUNSEL, OWNER
	Address City, State & Zip Code	3977 LEARY WAY NW SEATTLE WA 98107
	E-mail	lance.odermute@brownbear.com
	Phone / Fax	Phone 206 274 2603 Fax
Contact (if not Applicant)	Name	
	Affiliation / Title	
	Address City, State & Zip Code	
	E-mail	
	Phone / Fax	Phone Fax
	Relationship to Applicant	

I hereby state that I am the applicant listed above and the foregoing statements and answers made, and all the information and evidence submitted are, in all respects and to the best of my knowledge and belief, true and complete. I understand that submitting this application does not result in automatic acceptance of this application or guarantee its final approval.

Signature: _____

Date: _____

CITY OF TACOMA
APPLICATION TO AMEND THE COMPREHENSIVE PLAN
OR
LAND USE REGULATORY CODE

Applicant: Car Wash Enterprises, Inc. (“CWE”) d/b/a Brown Bear Car Wash
3977 Leary Way NW, Seattle WA 98107

Applicant Representative: Lance V. Odermat, Vice President, General Counsel, Owner
Direct Tel. 206-274-2603
E-mail: lance.odermat@brownbear.com

- 1. Description of Proposed Amendment:** Land Use Designation Change. Specifically, the rezoning of the real properties at 6918 6th Ave. and 6902 6th Ave (Pierce County Parcel Nos. 448500591, 4485000372, and 4485000373—collectively, the “Properties”) located within the City of Tacoma from NCX to UCX.
- 2. Purpose of Proposed Amendment:** To allow car washing facilities as a permitted use at the Properties.
- 3. How the Proposed Amendment is consistent with the *One Tacoma* Comprehensive Plan and how it is consistent with the criteria for amending the Comprehensive Plan/development regulations:**

In *One Tacoma*, the City makes reduction of contaminated stormwater runoff a primary environmental goal.¹ To that point, the Washington State Department of Ecology (“DOE”) has determined that stormwater runoff is the largest contributing source of pollution impacting the quality of Washington’s streams, lakes, and marine urban areas.² It is estimated that seventy-five (75%) of all pollution in Puget Sound comes from stormwater runoff that starts in neighborhoods.³ A common contributing source of such pollution is residential car washing where the wastewater is flows into the storm drain system and empties untreated directly into the nearest natural body of water. As a result, DOE stormwater permits now mandate cities and counties to adopt ordinances that prohibit residents from putting soapy or other polluted water down storm drains.⁴

¹ *One Tacoma*, Book Four. Policy EN-1.1. Page 4-5.

² Publication 08-10-086. 2008. Washington State Department of Ecology.

³ <http://www.pugetsoundstartshere.org/articles/impacts-on-the-sound#.V2GjL7srLX4>.

⁴ Smith, David and Shilley, hollie. 2009. “*Residential Car Washing*” Stormwater Magazine, 1 September 2009 ed. Citing 40 CFR part 122.

There are eight different watersheds located within the city limits of Tacoma. The Properties are situated within the Western Slopes watershed and in close proximity to the Leach Creek watershed. The Western Slopes watershed is a particularly sensitive area because it is the only Tacoma watershed that drains to the Narrows Passage. Several small creeks are present within the Western Slopes watershed. It encompasses a predominantly residential geographic area.⁵

The Properties are also situated near the border of the Leach Creek watershed which comprises both residential and commercial land uses. While that watershed does not contain any saltwater shorelines, it does contain riparian corridors that are important for salmon spawning.⁶

There is a community need to provide residents of these watersheds with an eco-friendly alternative for washing their vehicles where wastewater is captured, treated, and safely discharged to treatment facilities. For this reason, the United States Environmental Protection Agency (“EPA”) and DOE both recommend citizens use commercial car wash facilities instead of washing at home.⁷ Applicant’s facility would serve the community in that regard. The Properties are also well situated to be conveniently accessed by the communities comprising the Western Slopes and Leach Creek watersheds.

For the reasons set forth above, granting a land use designation change to allow for construction of a car wash facility at the Properties would be consistent and effective in meeting *One Tacoma’s* goal of reducing contaminated stormwater runoff. It would also serve to assist the City in complying with the DOE mandate of prohibiting soapy and other polluted water from entering the City’s storm drain system.

4. **Geographic Area:** The relevant geographic area for analysis is set forth in Exhibits A-D attached hereto.
5. **The proposed amendment is compatible with the existing and planned land uses and development patterns of the adjacent neighborhood and would serve to enhance the area.**

Currently, there is little economic activity at the Properties. The Properties are situated along a section of 6th Ave. that has seen little investment or economic growth for a long period of time. At the 6902 6th Ave. property, there is currently a dated, and soon to be vacated, one story building. See Exhibit E-1. At the 6918 6th Ave. property (which comprises two tax parcels), there is a long-abandoned gas station in dilapidated condition. See Exhibit E-2 (both Properties shown in Exhibit E-3). In their current state, neither property generates meaningful tax revenue for the City or provides employment opportunities to the community. Applicant’s proposed project would do both.

⁵ *One Tacoma*, Book Four. Page 4-26.

⁶ *Ibid.* Page 4-33.

⁷ <https://www.epa.gov/nutrientpollution/what-you-can-do-your-home>

Construction of a car wash facility would not represent a departure from the previously allowed automotive uses at the Properties. Similar to its recent project in Puyallup (depicted in Exhibit F), Applicant would build a state-of-the-art facility with attractive aesthetics and landscaping which in addition to being eco-friendly, would serve as an enhancement to the surrounding neighborhood. Applicant is aware that the current zoning encourages pedestrian use and would take steps to create a pedestrian friendly area on the the Properties featuring a bear sculpture(s), water feature, and bench or sitting area.

An additional relevant consideration to this application is the fact Applicant currently owns and operates a car wash facility approximately .5 miles to the east of the Properties at 5950 6th Ave. The 5950 6th Ave. facility is becoming increasingly obsolete due to its limited building size and is unable to accommodate customer demand. Given the size limitations and age of the building, renovation is not feasible. Applicant’s plan would therefore be to close the 5950 6th Ave facility upon opening of the proposed new facility. Applicant would then look to redevelop the 5950 6th Ave property into a higher and better use. This would generate additional economic activity and revenue for the City.

6. Applicant’s Interest in the Property and Plans for Future Activity:

Applicant is currently under contract for the purchase of the Properties with a scheduled closing in April 2017. Applicant’s future plans for the Properties have been summarized above.

The current owners of the Properties have been notified, are aware, and approve of this application as evidenced by their signatures below: See Exhibit G

Owner/6918 6th Ave., Tacoma, WA 98465

Signature	Printed Name(s)	Date
Signature	Printed Name(s)	Date

Owner/6902 6th Ave., Tacoma, WA 98465

Signature	Printed Name(s)	Date

7. Community Outreach

Applicant is a 60-year old, family-owned, Washington-based business that has owned and operated car wash cites in Tacoma since 1970 and is well known to the surrounding

community. Its existing location on 6th Ave is .5 miles away from the Properties and has been in operation since 1986.

Applicant has an established history of operating well-maintained sites and providing meaningful employment opportunities.⁸ Applicant also has history of significant charitable giving to the communities it does business in. Its charity car wash program has raised over \$4.0 million dollars for local charities since its inception in 2007. The bulk of those funds going to groups and teams associated with local schools.

8. Supplemental Information

The environmental benefit of commercial car washing to the City of Tacoma is quantifiable based upon findings from a 2014 scientific study conducted by the City of Bothell concerning residential car washing.⁹ The Bothell study found that an average of 2,329,017 gallons of residential car wash water enters that city's storm drain system each year.¹⁰ The study noted that the findings equated to 1.1 bathtubs of residential car wash water being discharged per-resident, per-year into local waters.¹¹ The City of Bothell has a population of 35,576 residents versus the City of Tacoma with a population of 203,446—5.71 times the population of Bothell. Accordingly, based on the same scientific analysis, it can be assumed that Tacoma residents generate approximately 13,318,787 gallons of residential car wash discharge per year. Even if only half that amount enters Tacoma's local waterways, it still represents a huge source of contamination and adverse environmental impact and underscores why the EPA and DOE recommend that citizens utilize commercial car wash facilities.

An additional environmental benefit of Applicant's proposed facility would be in the area of water conservation. With water demand in Pierce County projected to increase by 63 percent over the next 50 years, water conservation will become an increasingly important consideration.¹² Commercial car washes provide a direct benefit in this area. Today's commercial car washes utilize equipment and technologies designed to maximize cleaning while consuming the least amount of fresh water possible. Research has shown that commercial conveyerized car washes such as Applicant proposes average approximately 34.9 gallons of water per vehicle.¹³ However, it is important to realize that not all the consumed water is fresh. Modern conveyerized car wash facilities also treat and recycle varying amounts of water used in the wash process. Conversely, residential car washing has the potential to waste large volumes of water given that standard garden hoses have a flow rate of 10 gallons per minute and consume entirely fresh water. The net result is that

⁸ Applicant voluntarily instituted a \$15 starting wage company-wide in 2016.

⁹ City of Bothell Car Washing, Education, & Outreach Program Final Report, December 2014
<http://www.bothellwa.gov/documentcenter/view/1268>

¹⁰ *Ibid.*

¹¹ *Ibid.*

¹² 2009 Regional Municipal Water Outlook. <http://www.watersupplyforum.org/home/regional-water-supply.html>

¹³ *Ibid.*

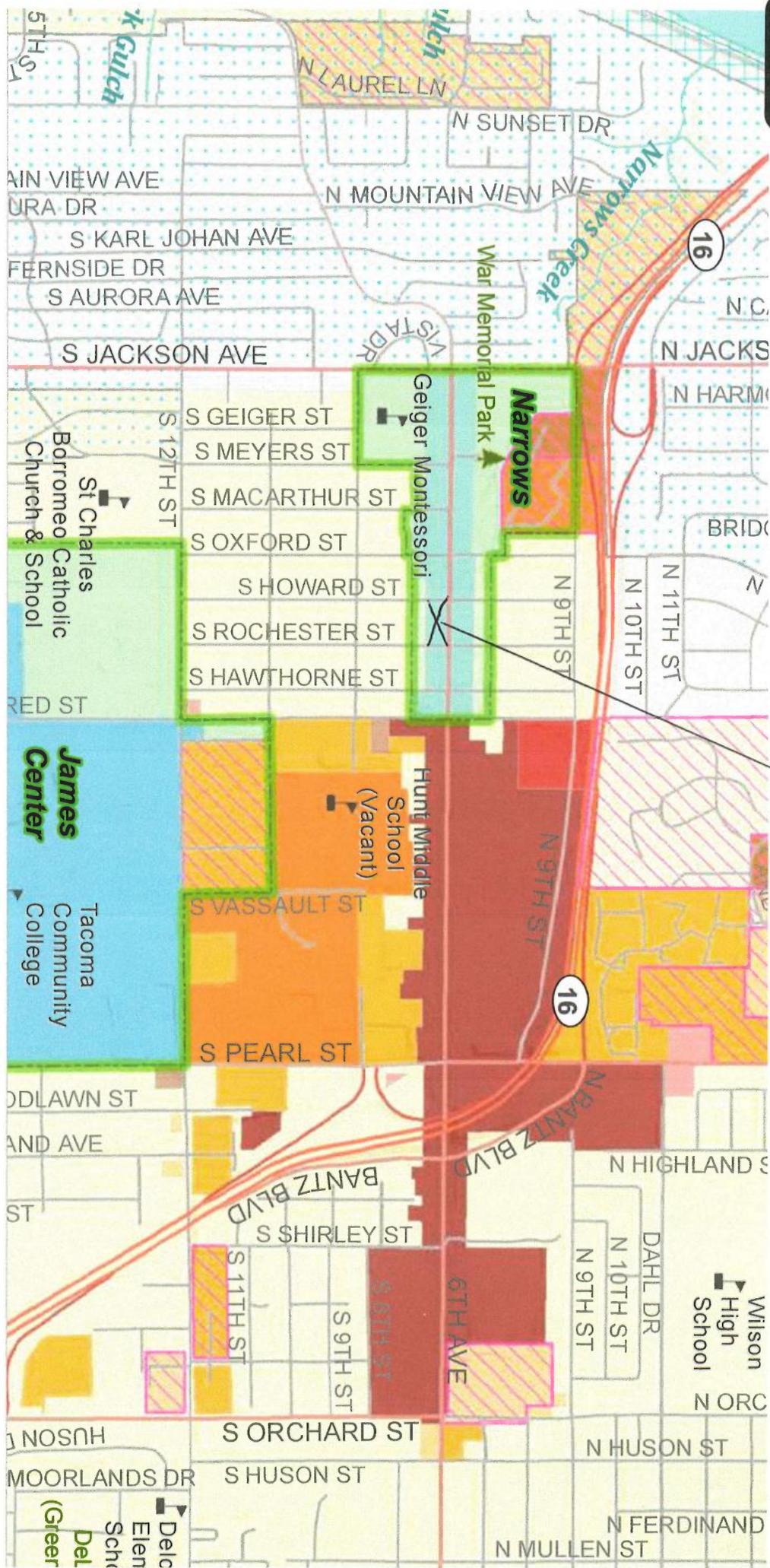
it is nearly impossible for the residential car washer to use less water than a commercial car wash.

9. **Conclusion:** Given the current underutilization and distressed state of the Properties, and with interest rates rising, declining Applicant's request would most certainly guarantee that the Properties would sit idle indefinitely into the future. Conversely, Applicant's proposed project would provide a direct environmental benefit to the surrounding watersheds and ecosystems. It would further provide immediate and sustained economic benefit to the City in the form of increased tax revenue and employment opportunities for the surrounding community. The proposal set forth in this application is entirely consistent with the policy goals set forth in *One Tacoma*. Accordingly, Applicant respectfully requests that the land use designation change be granted.

Respectfully submitted,

**Lance Odermat
Vice President
Brown Bear Car Wash**

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SUBJECT PARCELS

W N E

EXHIBIT
B

W
S + N
E

UHAUL

SMOKE
BEER
+
MORE
6TH AVE
GROCERY

LIBRARY

PAO'S
DINUTS

TRUSTED
PLANS
SERVICE
CORP.

SUBJECT PARCELS

IMPERIAL
DRAGON
RESTAURANT

FUZION
CAFE

BISCUITS
DOGGY
D'ARCARE

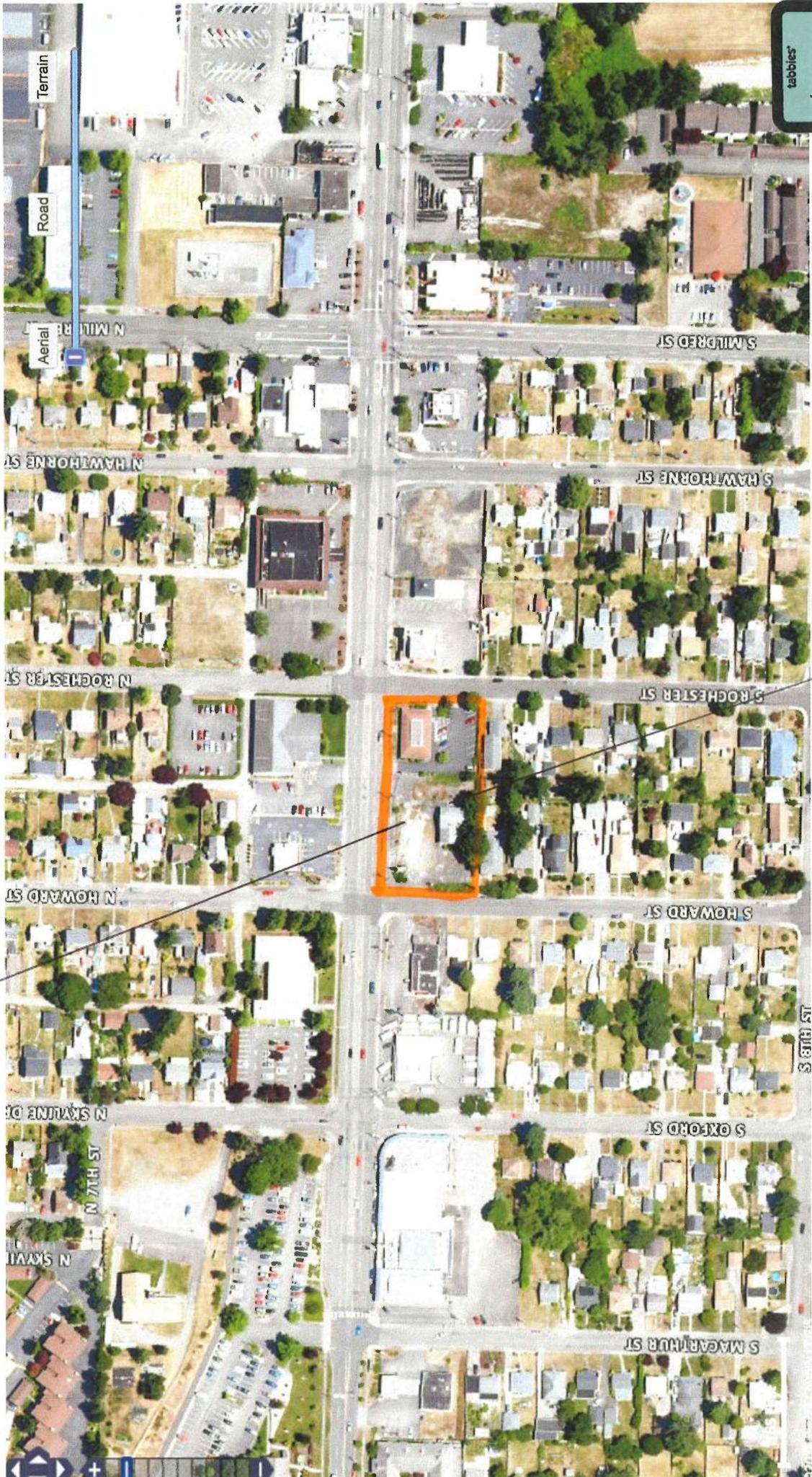
VACANT
LOT

JALIC
N
THE BIX
RESTAURANT

Aerial
Road
Terrain

CHEVRON





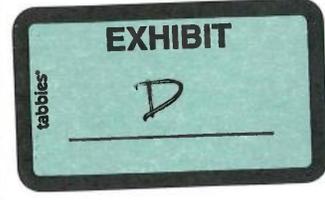
SUBJECT PARCELS

E
N + S
W

SUBJECT PARCELS



CURRENT APPLICANT / BROWN BEAR CAR WASH LOCATION
5950 6TH AVE



0.5 MILES BETWEEN

SUBJECT PARCELS & PROPOSED NEW LOCATION FOR BROWN BEAR CAR WASH



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6th / Howard
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EXHIBIT
E-1

EXHIBIT

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E-2

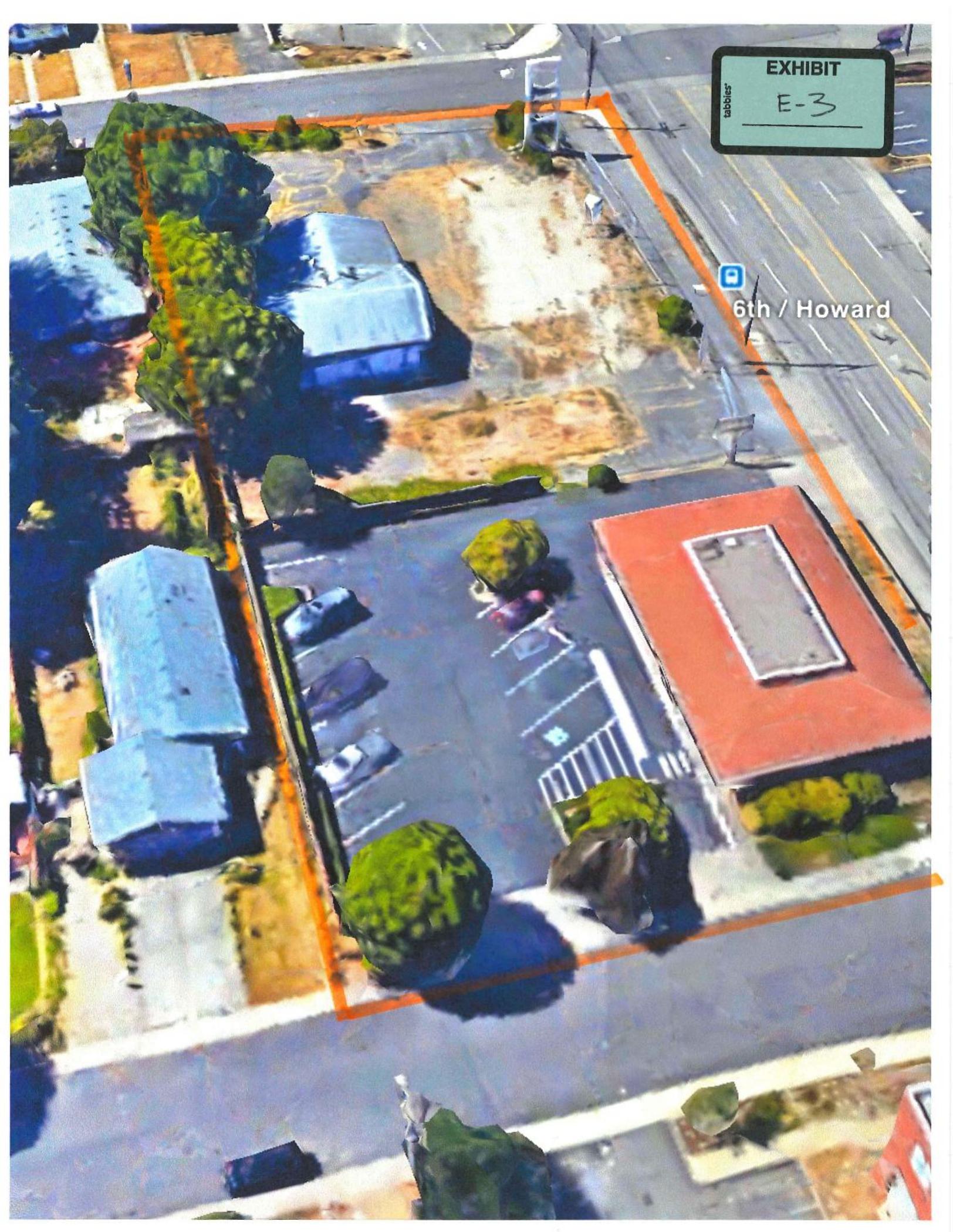
6902

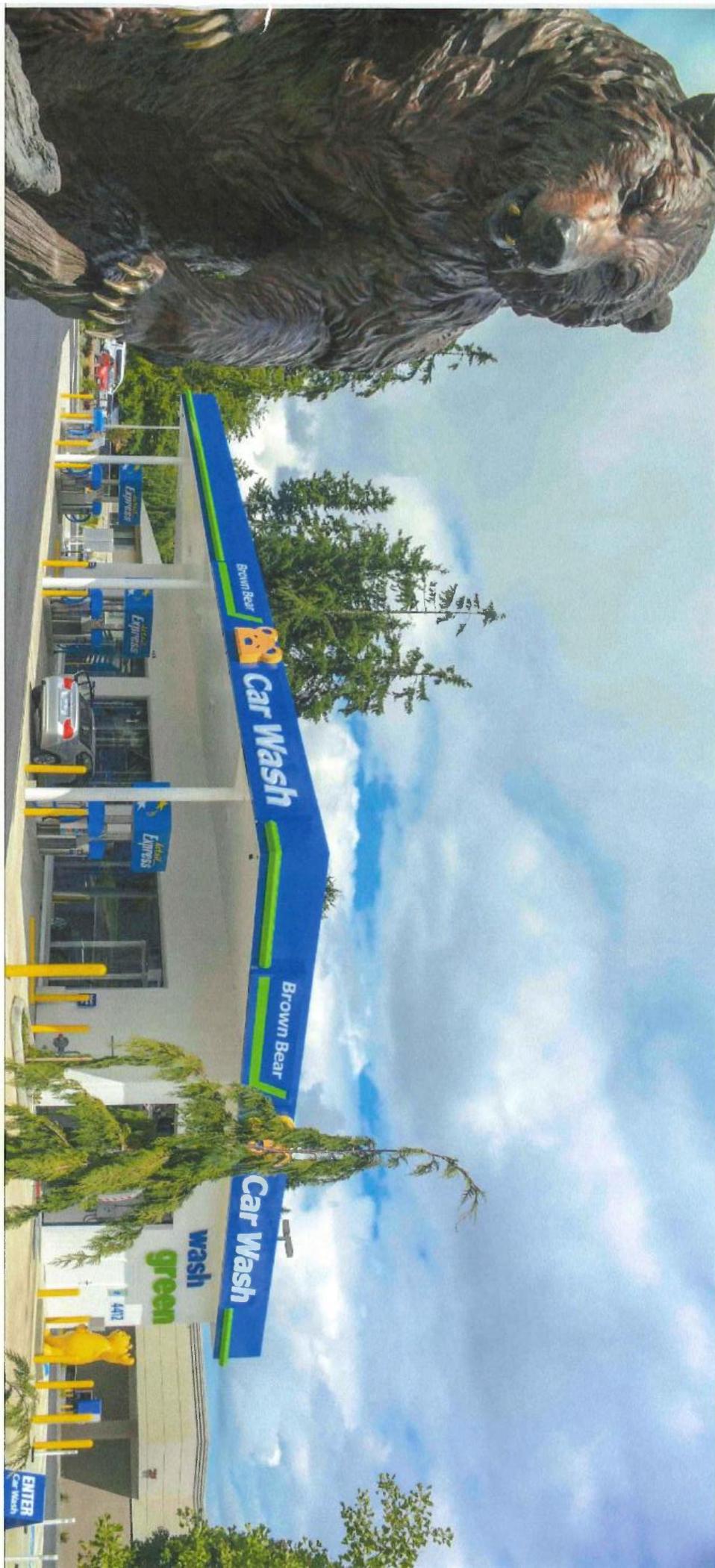
E.E.D.

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EXHIBIT
E-3

 6th / Howard





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EXHIBIT

F



Construction of a car wash facility would not represent a departure from the previously allowed automotive uses at the Properties. Similar to its recent project in Puyallup (depicted in Exhibit F), Applicant would build a state-of-the-art facility with attractive aesthetics and landscaping which in addition to being eco-friendly, would serve as an enhancement to the surrounding neighborhood. Applicant is aware that the current zoning encourages pedestrian use and would take steps to create a pedestrian friendly area on the the Properties featuring a bear sculpture(s), water feature, and bench or sitting area.

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Owner/6918 6th Ave., Tacoma, WA 98465

Owners currently out of country - signatures forthcoming

Signature Printed Name(s) Date

Signature Printed Name(s) Date

Owner/6902 6th Ave., Tacoma, WA 98465

Douglas R. Warner DOUGLAS R. WARNER 12/29/2016
Signature Printed Name(s) Date
Laura J. Warner LAURA J. WARNER 12/29/16

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