



ORDINANCE NO. 28819

1 AN ORDINANCE relating to land use and zoning; amending the land use
2 designation for the NewCold three-acre site, located at 4601 South Orchard
3 Street, from a Light Industrial land use designation to a Heavy Industrial
4 land use designation, as recommended by the Planning Commission as part
of the 2022 Annual Amendment to the Comprehensive Plan and Land Use
Regulatory Code.

5 WHEREAS the 2022 Annual Amendment to the One Tacoma
6 Comprehensive Plan and Land Use Regulatory Code (“2022 Amendment”)
7 includes four applications: (1) a change to the land use designation on the
8 NewCold site; (2) changes to the land use designations on several parcels owned
9 by South Sound Christian Schools and the CenterPoint Christian Fellowship;
10 (3) the work plan for Tacoma Municipal Code (“TMC”) amendments pertaining to
11 the South Tacoma Groundwater Protection District; and (4) minor plan and TMC
12 amendments, and
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14 WHEREAS NewCold Seattle, LLC (“NewCold”) has submitted an
15 application seeking to change the land use designation for the three-acre site
16 located at 4601 South Orchard Street in Tacoma, from Light Industrial to Heavy
17 Industrial, which would allow NewCold to request a future site rezone and apply for
18 permits for development on the subject site to expand its existing 140-foot tall cold
19 storage facility, and
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22 WHEREAS the Planning Commission (“Commission”) completed its review
23 of the 2022 Amendment through an extensive and inclusive public engagement
24 process, including a public hearing on April 6, 2022, and
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WHEREAS the Commission has forwarded to the City Council, and filed with the City Clerk’s Office, the Planning Commission’s Findings of Fact and Recommendations Report for the 2022 Amendment (“Report”), along with a letter of recommendations, both dated May 4, 2022, incorporated herein by reference, and

WHEREAS the Report, as on file in the office of the City Clerk, documents the public review and community engagement process and the Commission’s deliberations and decision-making concerning the four applications, and

WHEREAS the Commission has recommended that the City Council adopt the proposed land use designation change for the NewCold site and acknowledge potential issues and concerns associated with future development of the subject site, as set forth in Exhibit “A,” attached hereto and incorporated herein, and

WHEREAS the Commission’s recommendations are consistent with the Growth Management Act, the One Tacoma Comprehensive Plan, Tacoma 2025, and the City’s health, equity and sustainability policy, and

WHEREAS, pursuant to TMC 13.02.070.I.1, the City Council shall hold a public hearing before enacting any proposed amendments to the Comprehensive Plan and development regulations, as recommended by the Planning Commission, and

WHEREAS, in future site rezoning or permit processes for this site, the City Council requests that the City’s administration consider conducting a cumulative traffic impact study of the existing facility and any proposed expansion with an



1 emphasis on multi-modal conflicts specifically assessing potential conflicts among
2 trucks, bicycles, other non-motorized transportation and pedestrians, and

3 WHEREAS, in future site rezoning or permit processes for this site the City
4 Council requests that the City's administration consider conducting a
5 comprehensive, detailed noise study, with particular attention paid to noise levels
6 at residential properties, including during times of extreme heat, and ensure
7 implementation of necessary design and other mitigations to ensure the existing,
8 and any expanded, facilities on the site will be operated consistent with the City's
9 noise ordinance, and
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11 WHEREAS, on June 7, 2022, the City Council conducted a public hearing
12 on all four applications for the 2022 Amendment; Now, Therefore,
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BE IT ORDAINED BY THE CITY OF TACOMA:

That the land use designation for the NewCold three-acre site, located at 4601 South Orchard Street, is hereby amended from a Light Industrial land use designation to a Heavy Industrial land use designation, as recommended by the Planning Commission as part of the 2022 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code, as set forth in the attached Exhibit "A."

Passed June 28, 2022



Mayor

Attest:



City Clerk

Approved as to form:



Deputy City Attorney



Exhibit A

2022 Annual Amendment
to the Comprehensive Plan and Land Use Regulatory Code



PLANNING COMMISSION RECOMMENDATION SUMMARY
May 4, 2022

Application:	NewCold Land Use Designation Change
Applicants:	NewCold Seattle, LLC
Summary of Proposal:	The proposal is to change the Land Use Designation for a 3-acre parcel located at 4601 S. Orchard Street owned by NewCold, LLC, from “Light Industrial” to “Heavy Industrial.” This would allow NewCold to request a future site rezone and apply for permits to expand its existing 140-foot tall cold storage facility.
Location and Size of Area:	4601 S Orchard St Tacoma, WA 98466 (APN: 0220133049) Site is approximately 3 acres/130,500SF
Current Land Use and Zoning:	Designated: Light Industrial Zoning District: M1- STGPD (Light Industrial District with South Tacoma Groundwater Protection District Overlay)
Neighborhood Council Area:	South Tacoma
Staff Contact:	Larry Harala, (253) 318-5626, lharala@cityoftacoma.org

Planning Commission Recommendations:

The Planning Commission conducted a public hearing on April 6, 2022, concerning the 2022 Annual Amendment Package that includes this application and three others, and accepted written comments through April 8, 2022.

Approximately 24 public comments were received on this application and a key concern was regarding potential traffic impacts to area streets. Also, many of those commenting on the South Tacoma Groundwater Protection District item, made comments on this item as well as it involves an application to redesignate the subject site to Heavy Industrial. Those comments were general and ranged from general environmental concerns to general concerns about heavy industry and potential impact to the STGPD. Concerns about hazardous specific to the light industrial use of cold storage were also expressed.

The Planning Commission determines that the proposed change to the land use designation for the current site is consistent with the Comprehensive Plan, and fulfills the goals of supporting the container port and providing equitable jobs within the regional growth center. While members of the public have expressed concerns, and the Planning Commission shares those concerns, there will be continued review and analysis during any subsequent site-specific rezoning request and then any following development permits.

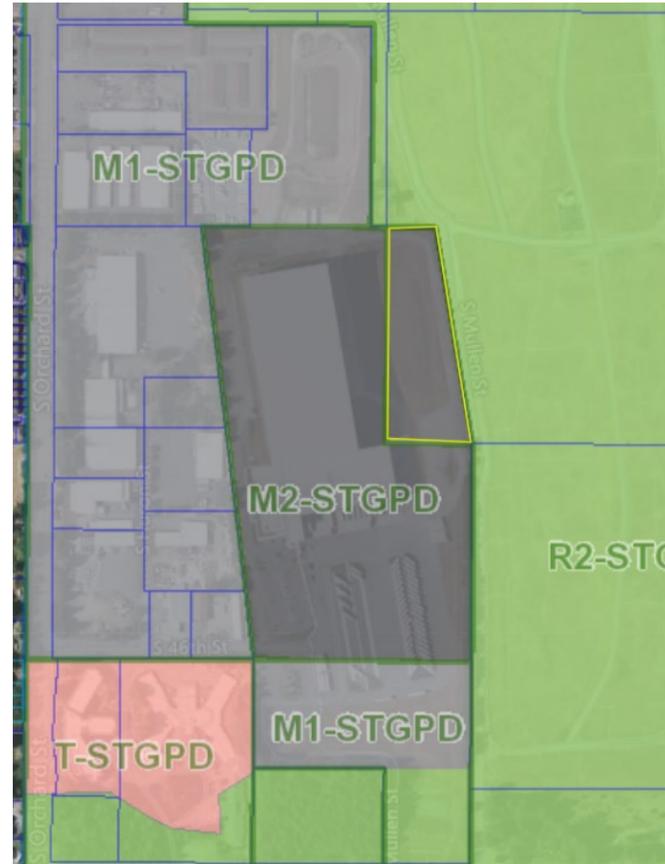
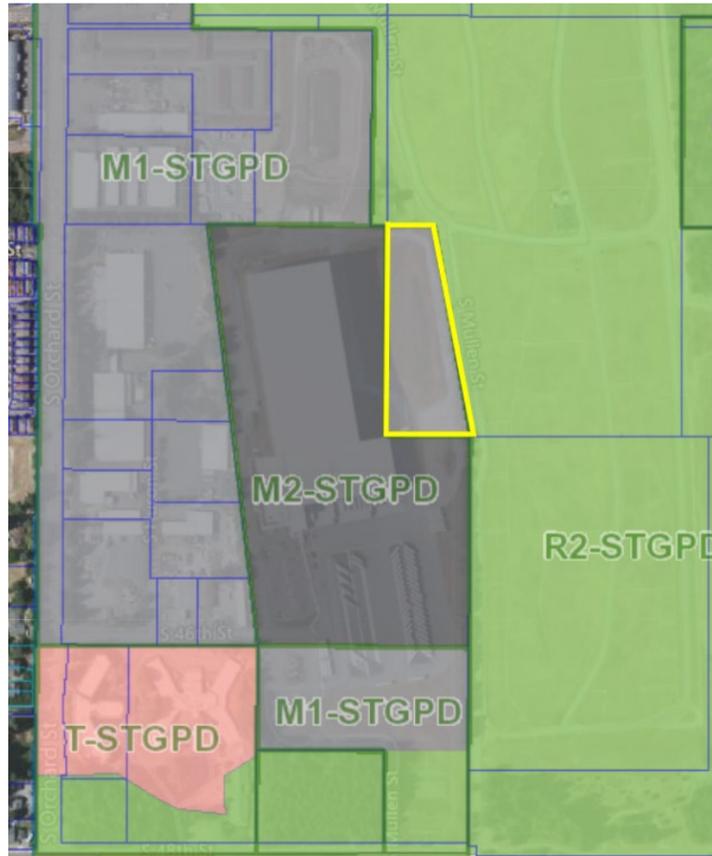
The Planning Commission recommends that the City Council approve the proposed land use designation change to the subject site from “Light Industrial” to “Heavy Industrial”, as set forth in Exhibit A. The Commission further recommends that, as the proposal moves into the site rezoning and permit process, the City work with the applicant to consider the viability of a S. Mullen Street extension through the former landfill site, to route freight access in a manner that provides access to Highway 16 and minimize impacts to adjacent neighborhoods. The Commission also supports City efforts to incentivize and encourage the transition to electric vehicles and non-carbon based fuels to mitigate these potential impacts and consider these efforts to be critical to mitigate the long term air quality impacts of growth and economic activity within the City.

2022 Comprehensive Plan and Land Use Code Amendments

**CURRENT LAND USE DESIGNATION:
LIGHT INDUSTRIAL**

**PROPOSED LAND USE DESIGNATION:
HEAVY INDUSTRIAL**

EXHIBIT A: NewCold



APPLICANT: NewCold Seattle, LLC

SITE LOCATION: 4601 S Orchard Street, Tacoma WA

AMENDMENT TYPE: Comprehensive Plan Future Land Use Map Amendment

WHY IS THIS CHANGE PROPOSED?

NewCold is applying for a Comprehensive Plan Land Use Designation amendment to update a parcel of the Tacoma site to allow for future expansion of an existing facility. The parcel in question is currently designated as “Light Industrial” and NewCold is requesting that the parcel be re-designated to Heavy Industrial. The existing cold storage complex sits on approximately 34 acres, and the subject parcel is an adjacent 3-acre property, directly to the east of the existing approximately 140-foot tall cold storage building.

The NewCold heavy industrial cold storage facility was completed in 2018, the facility has a storage capacity of over 25 million cubic feet in a vertical cold storage layout, with an approximate 100,000 pallet capacity. The facility is utilized by large food companies such as Trident Seafoods as a cold storage link in their supply chains.

If granted, the land use designation change to Heavy Industrial would enable NewCold to apply for a rezone to an M-2 Heavy Industrial Zoning District.

Light Industrial Designation Description:

This designation allows for a variety of industrial uses that are moderate in scale and impact, with lower noise, odors and traffic generation than heavy industrial uses. This designation may include various types of light manufacturing and warehousing and newer, clean and high-tech industries, along with commercial and some limited residential uses. These areas are often utilized as a buffer or transition between heavy industrial areas and less intensive commercial and/or residential areas.

Heavy Industrial Designation Description:

This designation is characterized by higher levels of noise and odors, large-scale production, large buildings and sites, extended operating hours, and heavy truck traffic. This designation requires access to major transportation corridors, often including heavy haul truck routes and rail facilities. Commercial and institutional uses are limited and residential uses are generally prohibited.

To learn more: visit www.cityoftacoma.org/2022amendment or email at planning@cityoftacoma.org.