



Status of Analysis and Outreach (Private Applications)

**2022 ANNUAL AMENDMENT TO
THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE**

PLANNING COMMISSION MEETING 12/15/21

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Agenda

- **2022 Amendment Docket**
- **2022 Amendment Process and Timeline**
- **Status of Analysis and Outreach**
- **Next Steps**

2022 Amendment Docket

1. **“NewCold”**
2. **“South Sound Christian Schools”**
3. **“South Tacoma Economic Green Zone”**
4. **“Minor Plan and Code Amendments”**

2022 Amendment Process and Timeline

- Spring 2021 – Initial Assessment of Applications
- Fall 2021 – Analysis and Public Outreach *We are here*
- Q1 2022 – Planning Commission Public Hearing
- Q2 2022 – Planning Commission Recommendation
- Q2 2022 – City Council Review and Adoption

Application: “NewCold”

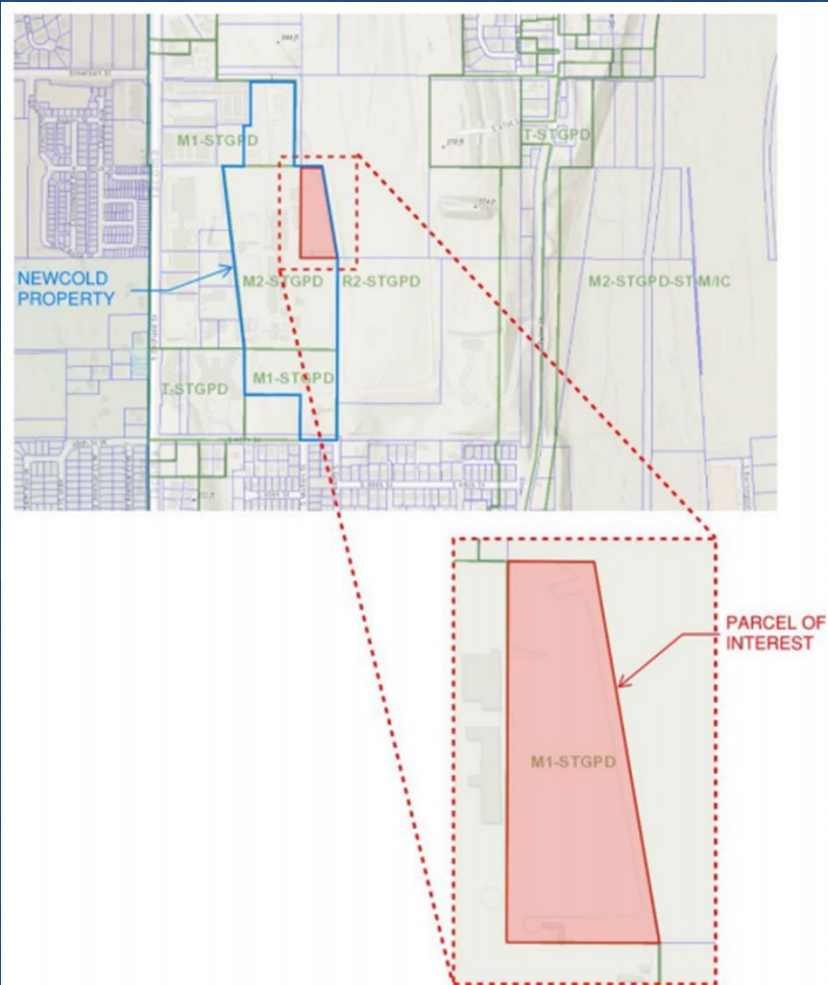
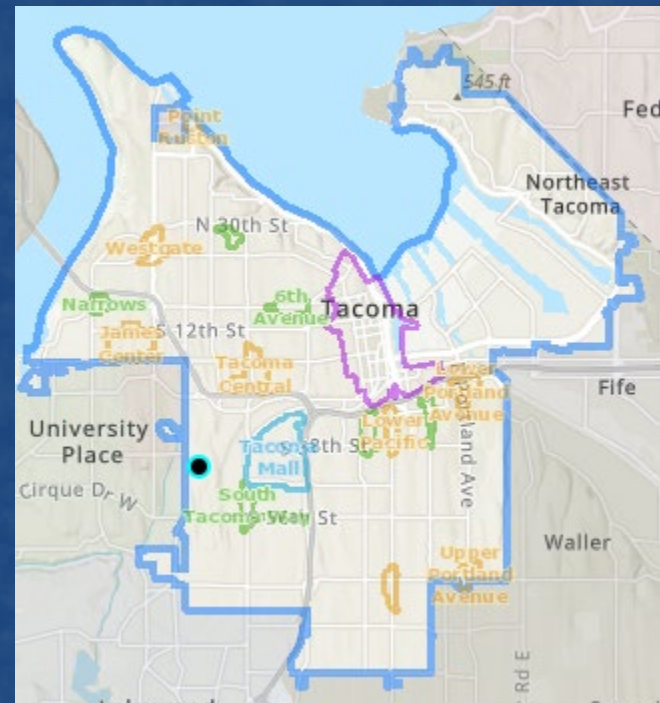
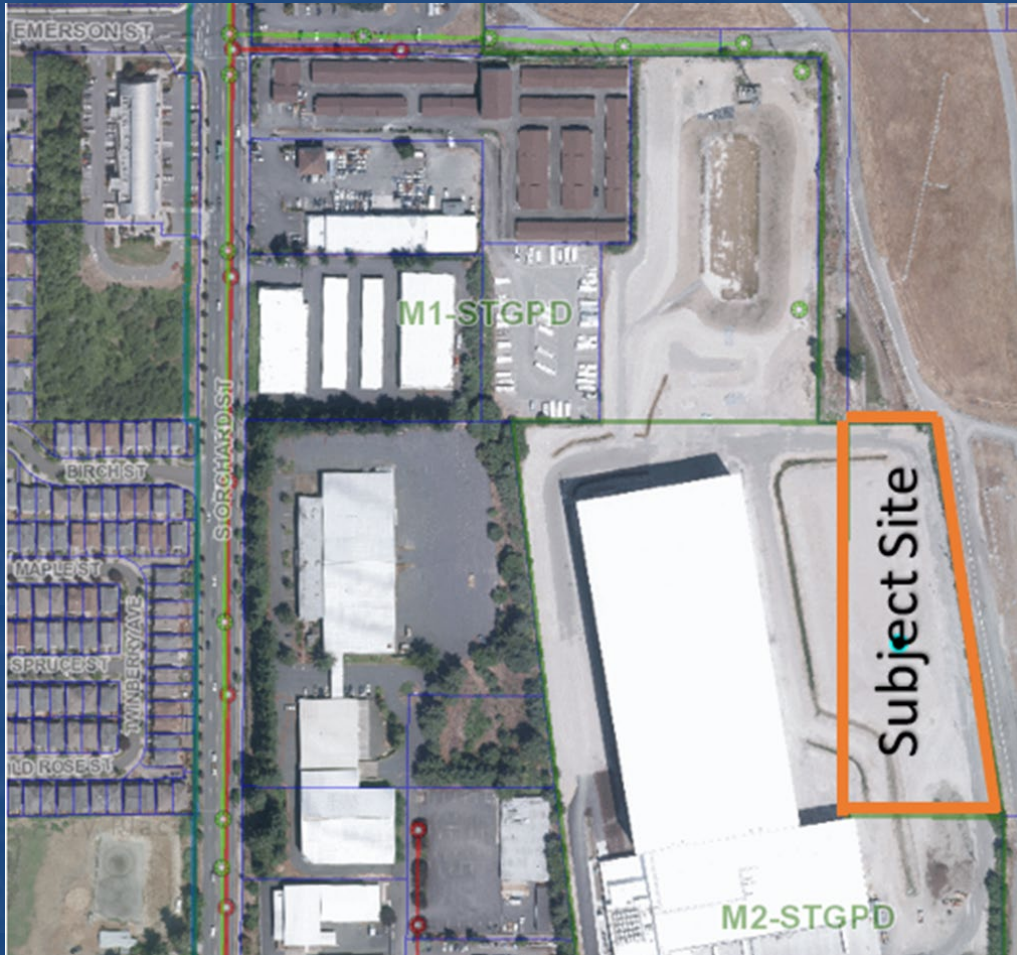


Figure 1: NewCold Property & Parcel of Interest

4601 S Orchard St
APN: 0220133049



NewCold's Land Use Designation Request



**3-acre portion adjacent
to existing NewCold
heavy-industrial cold
storage facility.**

Land Use Designations

Light Industrial

Allows for a variety of industrial uses that are moderate in scale and impact with lower noise, odor, and traffic generation.

Heavy Industrial

This designation is characterized for higher levels of noise, odor, and heavy truck traffic.



NewCold – Status of Analysis and Outreach

1. Community Meeting: December 6, 2021, 6:00 p.m.

2. Analysis:

- Preliminary Traffic/Noise and Light

3. Concerns:

- Potential for possible traffic impacts

Application: “South Sound Christian Schools”



Application: “South Sound Christian Schools”

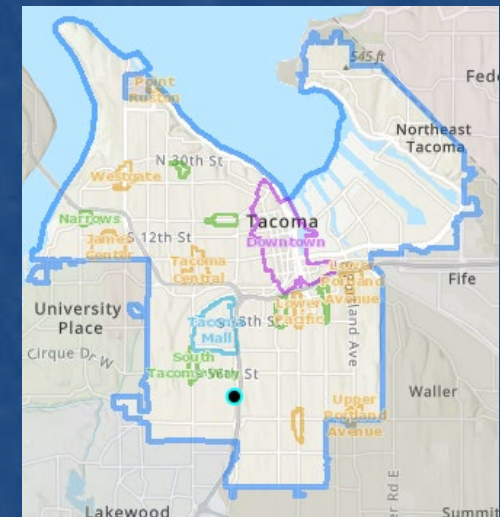


SITE:

**8 Parcels totally
approximately 15.96 acres.**

Address:

2052 South 64th Street



Application: “South Sound Christian Schools”

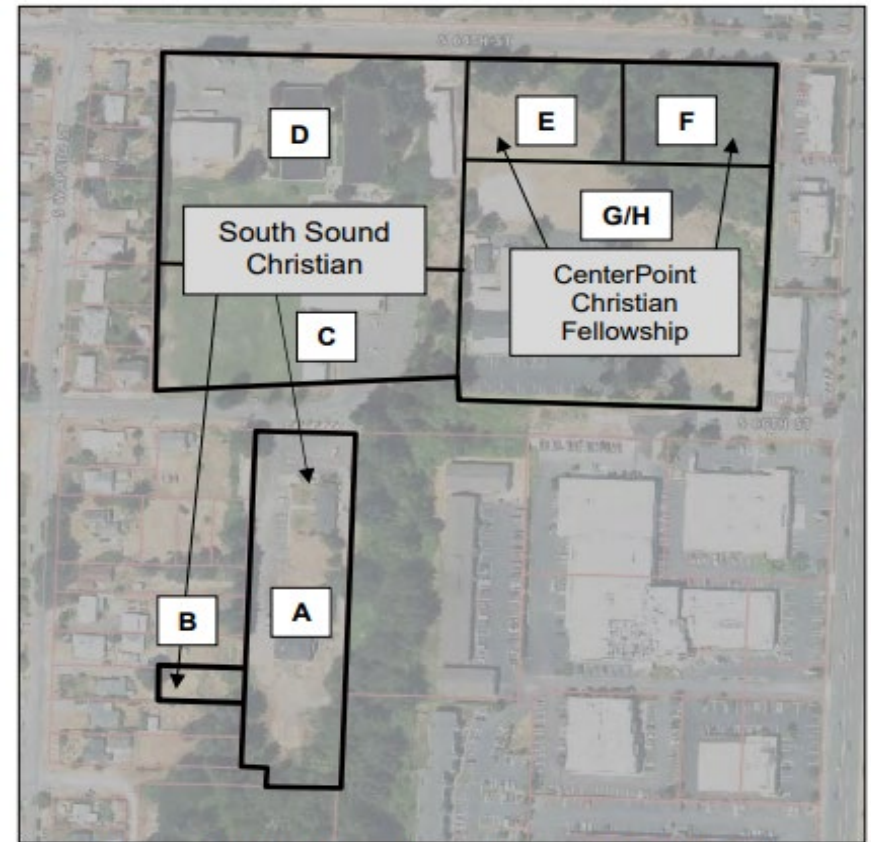


Figure 1: Project Parcels and Owner Identification

Land Use Designations

Single Family Residential	Multi-Family (low-density)
Low scale, typically detached single family residential development. 6-12 units per acre.	Low-density multi-family shares characteristics with single family, typically more proximate to transit. Typically 14-36 units per acre.



Land Use Designations

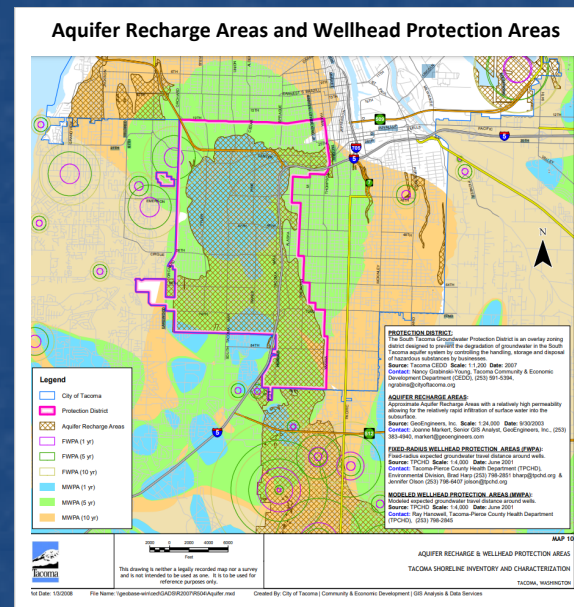
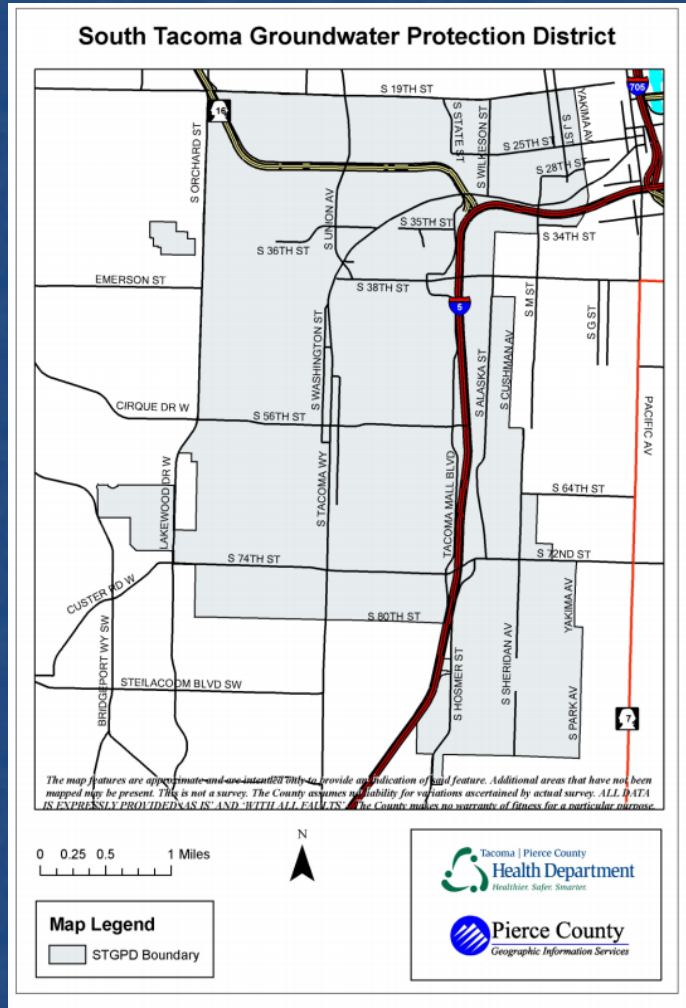
Single Family Residential	General Commercial
Low scale, typically detached single family residential development. 6-12 units per acre.	This designation allows for medium to high intensity commercial uses. Broad range of other uses such as institutional, community facilities and even residential or mixed development. Typically situated along major transit corridors. Moderate to high traffic generation, longer hours. 45-75 units per acre (when applicable)

South Sound Christian Schools – Status of Analysis and Outreach

- 1. Community Meeting: December 2, 2021, 6:00 p.m.**
- 2. Analysis:**
 - Preliminary traffic
- 3. No community concerns expressed**

Application: “South Tacoma Economic Green Zone”

- Improve regulations to address environmental risks
- Transform the area into an “Economic Green Zone”



Scoping for “South Tacoma Economic Green Zone”

Planning Commission’s Assessment and Determination (7/21/21):

**Accept the application and move it forward for
technical analysis, with a 2-pronged approach:**

1. STGPD Code Amendments

- **Work Plan Development (2021-2022)**
- **Work Plan Implementation (2022-2023)**

2. Economic Green Zone Designation

- **(Scope of Work and Timeline TBD)**

STGPD – Work Plan

1. Major Issues:

- General Program Awareness
- Enforcement
- Definition of Periodic Update
- Options for Code Location
- Infiltration Policy
- Program Funding

2. Code Sections to Be Amended:

- TMC 13.06.070.D STGPS
- TMC 13.01.090 Definitions

STGPD – Work Plan (continued)

3. Community Engagement and Outreach:

- Neighborhood Councils (South Tacoma, South End, Central)
- Businesses, Homeowners, Taxpayers
- TPCHD, Tacoma Water, ES, and PDS
- Interagency coordination as appropriate
- Planning Commission and City Council
- Surveys; Targeted Ads; Community Meetings
- Focus on equity

4. Potential Need for Consultant Services

5. Implementation (2022-2023)

STGPD – Community Meeting

1. A listening session, December 9, 2021, 4:30 p.m.

2. Comments:

- **Protecting the aquifer**
- **Updating requirements to meet new uses**
- **Questions about technical aspects of the water system**
- **General support for the proposal**

Next Steps (Tentative)

- **12/15/21 – Planning Commission Review**
- **01/19/22 – Planning Commission Review**
- **02/16/22 – Release for Public Review; Set Hearing Date**
- **03/16/22 – Public Hearing**
- **04/20/22 – Planning Commission Recommendation**
- **May/June – City Council Review and Adoption**