

2022 Annual Amendment – Summary of Private Applications

April 27, 2021

Project ID	NewCold	South Sound Christian Schools	South Tacoma Economic Green Zone
Proposed Amendment	Land Use Designation Change	Land Use Designation Change	Changes to Comprehensive Plan, Land Use Designations and Regulatory Code
Applicant	NewCold Seattle, LLC	South Sound Christian Schools and CenterPoint Christian Fellowship	South Tacoma Neighborhood Council
Location and Size of Area	<ul style="list-style-type: none"> • 4601 S. Orchard Street • 3 acres 	<ul style="list-style-type: none"> • Vicinity of 2052 S. 64th Street • 8 parcels • 16 acres 	<ul style="list-style-type: none"> • South Tacoma Groundwater Protection District Overlay (STGPD) • 5000+ acres
Current Land Use and Zoning	<ul style="list-style-type: none"> • Designation: Light Industrial • Zoning: M-1-STGPD Light Industrial District with South Tacoma Groundwater Protection District Overlay 	<ul style="list-style-type: none"> • Designation: Single Family Residential • Zoning: R-2-STGPD Single Family Dwelling with South Tacoma Groundwater Protection District Overlay 	<ul style="list-style-type: none"> • South Tacoma Groundwater Protection District Overlay • Multiple/various land use designations and zoning districts <p>(See Exhibit 3)</p>
Proposal Summary	<p>The request is to change the land use designation at the 3-acre subject site from “Light Industrial” to “Heavy Industrial.”</p> <p>The subject site is a portion of a larger 34-acre parcel already developed with a heavy industrial cold storage facility. The parcel, except the subject site, is currently designated Heavy Industrial and zoned M-2. The proposal, with a subsequent rezone, would keep the designation and zoning of the entire parcel consistent and allow for future expansion of the existing facility.</p> <p>(See Exhibit 1)</p>	<p>The request is to change the land use designation from Single Family Residential to Multi-Family Residential (Low Density) on the western 4 parcels and General Commercial on the eastern 4 parcels.</p> <p>The proposed designations would allow multi-family development on a certain portion of the western 4 parcels (with a subsequent rezone to R4-L) and commercial use on a certain portion of the eastern 4 parcels (with a subsequent rezone to C-2).</p> <p>(See Exhibit 2)</p>	<p>The request is to conduct a broad review of the South Tacoma Manufacturing/Industrial Center and STGPD/aquifer recharge areas, along with progressive changes to the Comprehensive Plan, Land Use Designations and Regulatory Code, to eliminate environmental and health risks and promote an Econ-Industrial Park and Economic Green Zone (“EIP-EGZ”) concept.</p> <p>Such a designated review would align the Comprehensive Plan, the Urban Tree Canopy, Tacoma Environmental Act, Climate Justice Action Plan and STGPD Code into a new unified EIP-EGZ that would be more consistent with Tacoma’s economic and environmental goals, leverage existing possibilities of undeveloped sites within the STGPD and aquifer recharge areas, avoid further environmental contamination and negative health impacts, and bring additional economic opportunities and revitalization.</p>

Exhibit 1

NewCold Property and Parcel of Interest
(4601 S. Orchard Street)

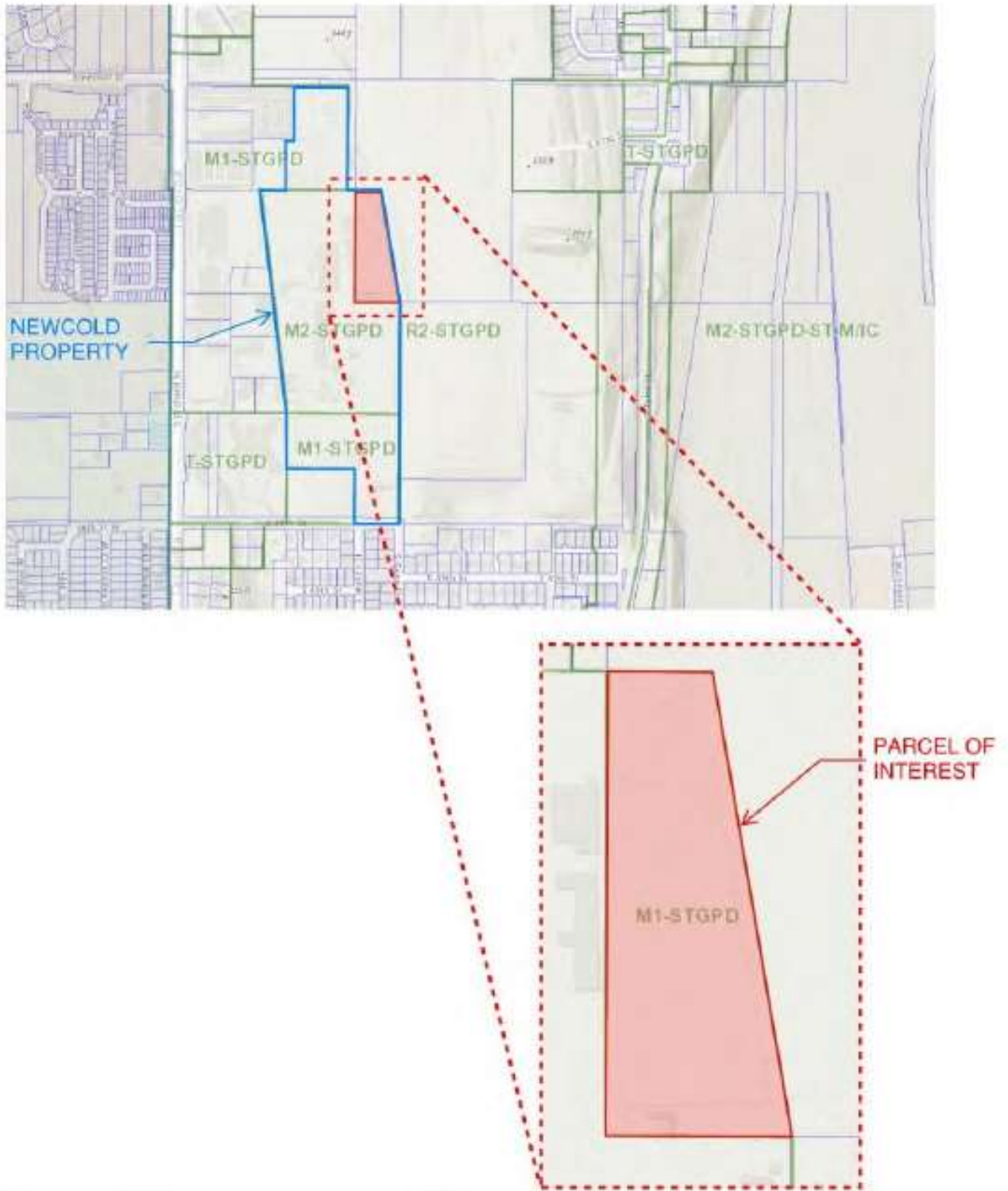


Figure 1: NewCold Property & Parcel of Interest

Exhibit 2

South Sound Christian Schools
(In the vicinity of 2052 S. 64th Street)
(Western Parcels: A, B, C & D; Eastern Parcels: E, F, G & H)

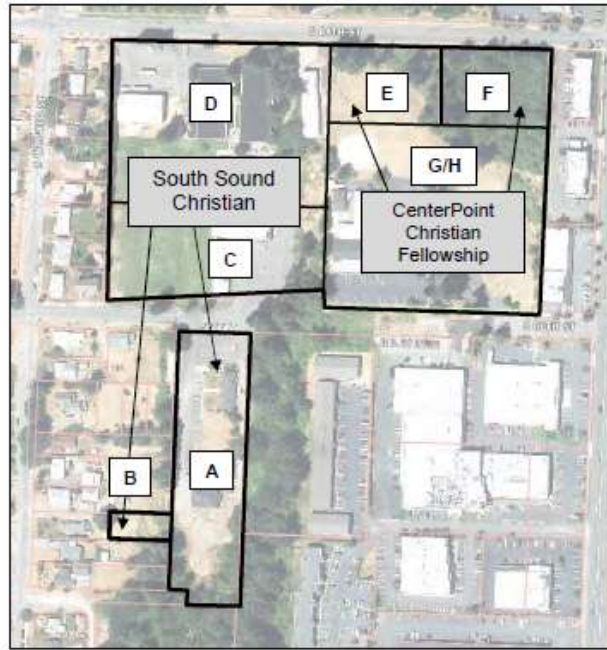


Figure 1: Project Parcels and Owner Identification

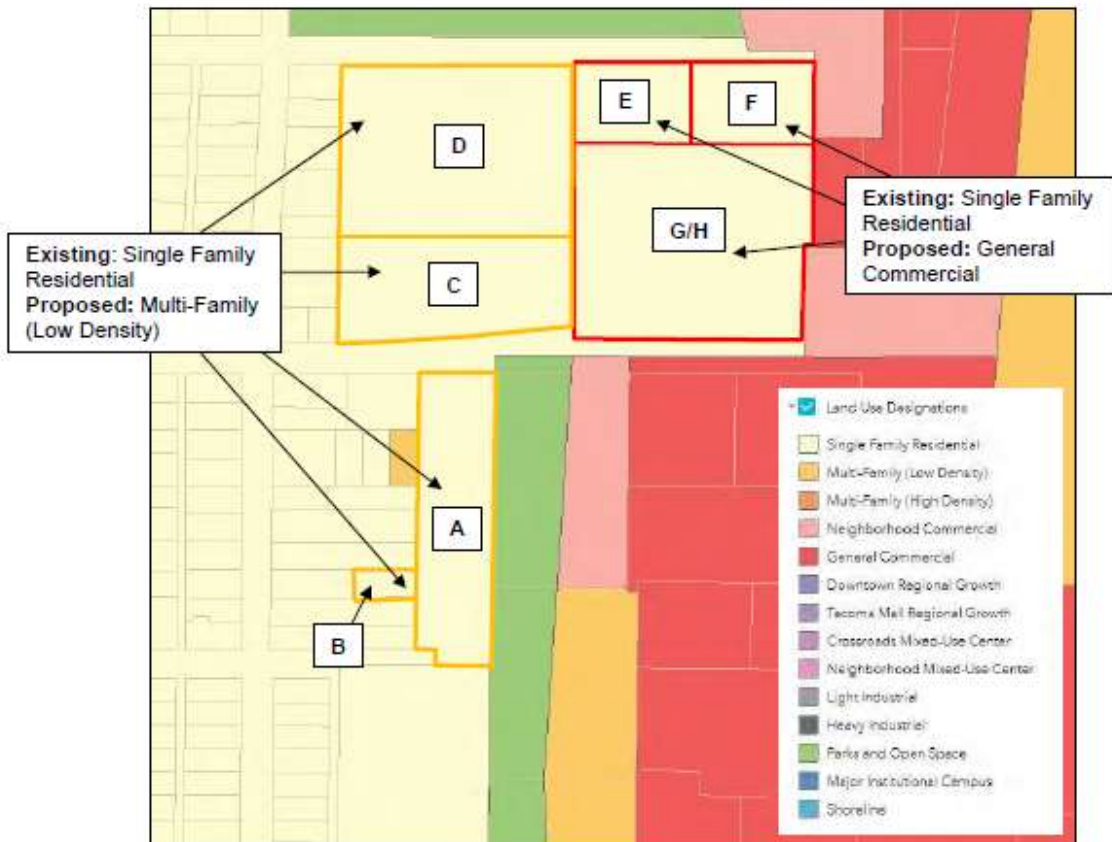


Figure 2: Existing and Proposed Site FLUM Designations

Exhibit 3

South Tacoma Groundwater Protection District General Area and Land Use Designations

