

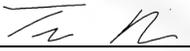


AMENDMENT APPLICATION PACKET

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

APPLICATION

Proposed Amendments to the Comprehensive Plan and/or Land Use Regulatory Code

For Office Use Only	Application No.:	
	Date Received:	
	Application Fee: <input type="checkbox"/> \$1,400	
Type of Amendment <i>(Check all that apply)</i>	<input type="checkbox"/> Comprehensive Plan Text Change <input checked="" type="checkbox"/> Land Use Designation Change <input type="checkbox"/> Interim Zoning or Moratorium	<input type="checkbox"/> Regulatory Code Text Change <input type="checkbox"/> Area-wide Rezone
Summary of Proposed Amendment <i>(Limit to 100 words)</i>	NewCold is applying for a 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 redesignated to Heavy Industrial. The developed portion of NewCold's 34-acre property is currently designated as Heavy Industrial, and the parcel we are requesting the change in designation for is approximately 3 acres. This redesignation is critical for the facility's expansion as well as NewCold's growth throughout the United States.	
Applicant	Name	NewCold
	Affiliation / Title	NewCold Seattle, LLC
	Address City, State, Zip Code	4601 S Orchard St Tacoma, WA 98466
	E-mail	
	Phone	253-753-9810
Co-Applicant, or Additional Contact <i>(If applicable)</i>	Name	Matt Richardson
	Affiliation / Title	NewCold - Business Manager
	Address City, State, Zip Code	4601 S Orchard St Tacoma, WA 98466
	E-mail	matt.richardson@newcold.com
	Phone	253-753-9818
	Relationship to Applicant	Employee
<p>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.</p> <p>Signature: _____  Date: 3/29/21</p>		





AMENDMENT APPLICATION PACKET

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

Required Questionnaire

The applicant is responsible for providing complete and accurate information in response to the following questions. You may type in the space under each question or provide your answers in text and/or graphic form on separate sheets of paper and reference the question numbers in your answer. List and label all applicable attachments that are included with the application. The Planning Commission and Department staff reserve the right to request additional information as needed. Any modification to the application must be submitted prior to the deadline. A pre-application meeting with staff before submitting an application is strongly advised.

1. Project Summary – Please provide the following information:

(a) A description of the proposed amendment, including the amendatory language, if applicable

NewCold is proposing a Land Use Designation Change from Light Industrial to Heavy Industrial for the 3-acre northeastern portion of parcel number 0220133049.

(b) A description, along with maps if applicable, of the area of applicability and the surrounding areas, including identification of affected parcels, ownership, current land uses, site characteristics, and natural features

The parcel in question is located east of South Orchard Road, off South 46th Street. The site was graded previously for development and is flat and vacant, with no trees or other substantial vegetation. The parcel is in the northeast section of NewCold's property located at 4601 South Orchard Street. The parcel is highlighted on the following page, along with the rest of NewCold's property, in Figure 1.





AMENDMENT APPLICATION PACKET

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

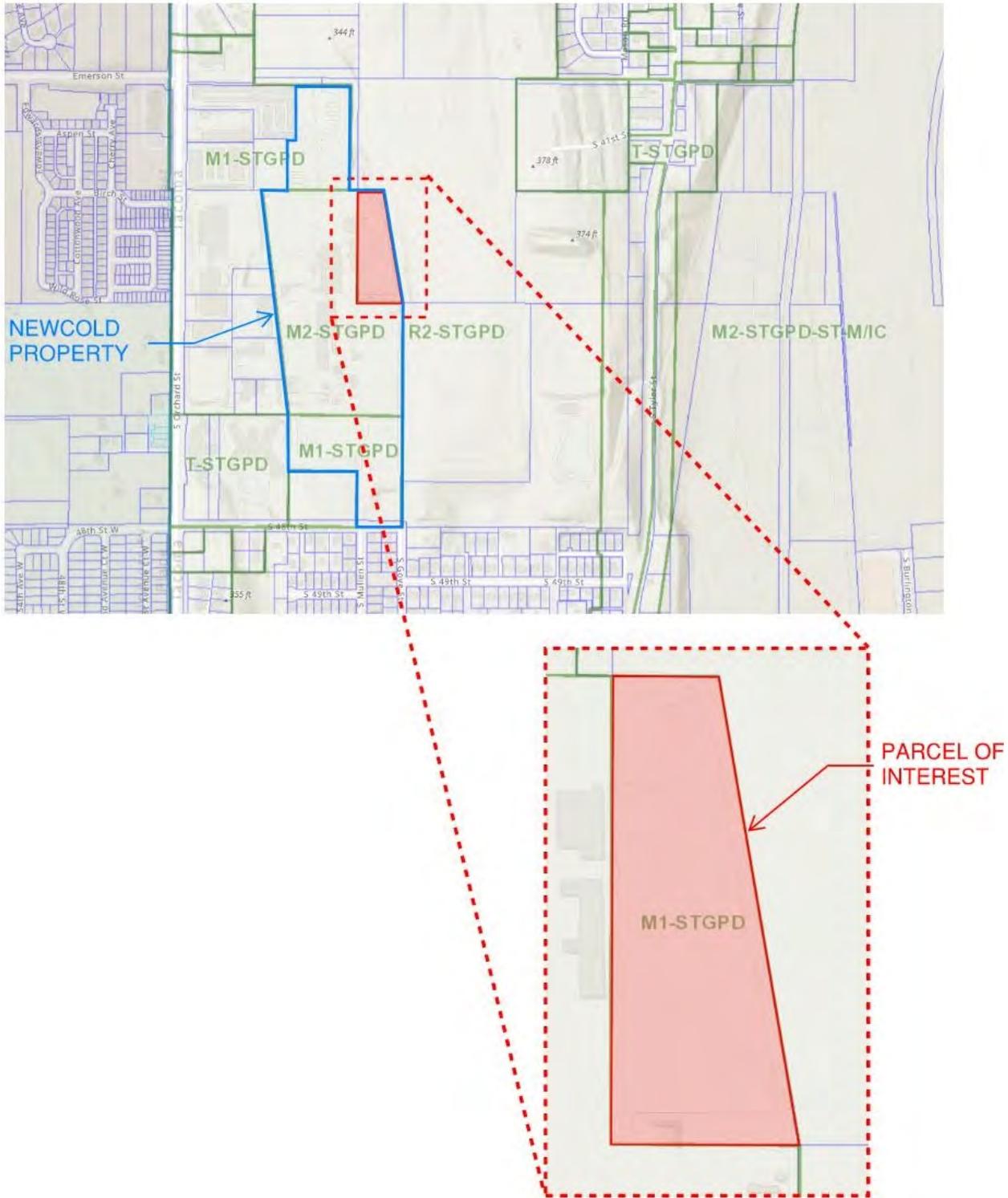


Figure 1: NewCold Property & Parcel of Interest





AMENDMENT APPLICATION PACKET

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

(c) The current and proposed Comprehensive Plan land use designation and zoning classification for the affected area

The current designation of the parcel is Light Industrial and the current zoning is M-1. This designation of the parcel is not consistent with the Heavy Industrial designation and M-2 zoning of the remainder of the developed property.

Under the One Tacoma Comprehensive plan, the Light Industrial “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.”

Additionally, the Heavy Industrial “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.”





AMENDMENT APPLICATION PACKET

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

2. Policy Review – Please identify and cite any applicable policies of the Comprehensive Plan and/or Land Use Regulatory Code that provide support for the proposed amendment.

Upon review of the Comprehensive Plan and the Land Use Regulatory Code, the proposed amendment would correct what appears to be an anomaly in the comprehensive plan designation, would result in the most efficient possible use of the land, and would make possible future development of the site which would benefit the neighborhood, community, and economy. NewCold believes this application is aligned with the goals and policies detailed in the Comprehensive Plan and Land Use Regulatory Code, as supported by the following examples:

Urban Form:

Goal UF-1: *Guide development, growth, and infrastructure investment to support positive outcomes for all Tacomans.*

Policy UF-1.1: *Ensure that the Comprehensive Plan Land Use Map establishes and maintains land use designations that can accommodate planned population and employment growth. See Figure 2, Comprehensive Plan Future Land Use Map.*

Policy UF-1.4: *Direct the majority of growth and change to centers, corridors, and transit station areas, allowing the continuation of the general scale and characteristics of Tacoma’s residential areas.*

Policy UF-1.6: *Support energy-efficient, resource-efficient, and sustainable development and transportation patterns through land use and transportation planning.*

Policy UF-1.11: *Evaluate the impacts of land use decisions on the physical characteristics of neighborhoods and current residents, particularly underserved and under-represented communities.*
a. Avoid or reduce negative development impacts, especially where those impacts inequitably burden communities of color underserved and under-represented communities, and other vulnerable populations. b. Make needed investments in areas that are deficient in infrastructure and services to reduce disparities and increase equity and where growth and change are anticipated.

Design + Development:

GOAL DD-4: *Enhance human and environmental health in neighborhood design and development. Seek to protect safety and livability, support local access to healthy food, limit negative impacts on water and air quality, reduce carbon emissions, encourage active and sustainable design, and integrate nature and the built environment.*

- NewCold constructs energy-efficient warehouses to minimize development and operational impacts on climate change. The building design allows NewCold to store more product vertically, therefore maximizing land use efficiency. When compared to traditional





AMENDMENT APPLICATION PACKET

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

warehouses, the footprint and the total surface area used are much smaller for the same quantity of goods.

- In existing NewCold facilities, all of the stacker cranes in the cold store run in the dark. In addition, NewCold's storage facilities use solely LED lighting for energy and maintenance efficiency. The material handling systems to move the pallets only run when necessary to ensure minimal door openings for pallets entering and leaving the cold storage. Such an approach optimizes power consumption leading to responsible energy usage. Our case study showed that NewCold's warehouses on average consume 40% less energy per cubic meter annually compared to traditional cold storage facilities.

GOAL DD-7: *Support sustainable and resource efficient development and redevelopment.*

- This parcel is owned by NewCold and is immediately adjacent to the existing NewCold Tacoma facility. If the parcel designation were to be consistent with the existing facility, it would maximize the efficiency of any future development and operations vs having to duplicate common elements at an alternate site/location.
- While developing the existing facility, NewCold made design decisions with future expansion in mind in collaboration with the City of Tacoma. There are efficiencies to be gained via power, electrical, and cooling usage by expanding the current development, rather than developing a new location.
- Allowing for the maximized use of the existing property would result in ridesharing potential, efficient operations, and resource maximization.

GOAL DD-9: *Support development patterns that result in compatible and graceful transitions between differing densities, intensities and activities.*

Policy DD-9.2a: *Improve the interface between non-residential activities and residential areas, in areas where commercial or employment areas are adjacent to residential zoned land.*

- Due to the absence of residential activity immediately adjacent to the parcel, the impact of redesignation is limited.
- One of the primary themes of these policies is to create smooth transitions between incompatible densities, intensities, and activities. Given that there are no residential or other sensitive uses adjacent to the parcel, the parcel is inappropriately located as a Light Industrial designation. The site adjoins the Tacoma landfill and there are no sensitive uses to buffer or to require a transition.

GOAL DD-10: *Ensure that all citizens have nearby, convenient and equitable access to healthy foods.*

- NewCold's design and scale provide great value to the food manufacturers we partner with
 - Food Supply Chain reliability
 - Increased resilience to unforeseen challenges





AMENDMENT APPLICATION PACKET

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

- 2020 Examples include COVID-19, container shortage, labor shortage
- Food Safety (“cold chain” never broken)
- Hedge against future cost increases (60% less energy, 75% less labor), providing price stabilization to consumers

Economic Development:

GOAL EC-1: *Diversify and expand Tacoma’s economic base to create a robust economy that offers Tacomans a wide range of employment opportunities, goods and services.*

- The requested designation change would allow NewCold to expand the site in the most optimal way to provide long-term value to our customers and therefore Tacoma’s economy.
- Provide more family-wage jobs in a “new” sector – automated cold logistics.
- Further anchors food manufacturers to the Port of Tacoma

Policy EC-1.12: *Actively seek investments to grow Tacoma’s presence in the following target industries: a. Bio-medical and medical b. Information technology and cyber security c. Professional services d. Industrial and manufacturing e. Tourism and hospitality f. Creative economy g. International trade h. Finance and Insurance*

- Information Technology – Automated logistics
- Industrial and manufacturing – NewCold’s warehouse is an essential component of this industry and partners with “blue-chip” food manufacturers.
- International Trade – The site’s strategic focus is to enhance and bring value to this industry. Allowing the site to expand in an optimal way supports this and helps stabilize port operations.

GOAL EC-2: *Increase access to employment opportunities in Tacoma and equip Tacomans with the education and skills needed to attain high quality, living wage jobs.*

- Phase 1 of the site brought approximately 100 jobs to Tacoma
 - Phase 2 (with the designation requested) would generate an estimated 100 new permanent jobs, temporary jobs during any development or construction activities, and seasonal jobs once operations commence.
- Many of the roles NewCold employs require a unique skillset and robust training in the following practices:
 - IT, Logistics, Automation, Engineering, Maintenance, etc.
- NewCold empowers its employees with the on-the-job training to be successful
 - Continually invests in training and mentorship of employees
- Pierce County Average Annual Salary = \$44,553
- NewCold Tacoma Average Annual Salary = \$64,280



AMENDMENT APPLICATION PACKET

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

Container Port:

GOAL CP-3: *Promote the continued growth and vitality of port and port related industrial activity.*

NewCold's core business in Tacoma is to promote the growth and vitality of the port and port related industry. The majority of the products that flow through the Tacoma site pass through the Port of Tacoma, and the same would be true for any future expansion.

GOAL CP-6: *Identify, protect and preserve the transportation infrastructure and services needed for efficient multimodal movement of goods within and between the Core Area, Industrial/Commercial Buffer Area, and the regional transportation system.*

- The NewCold Tacoma site is a key link in the transportation of goods within the region from manufacturers to consumers. Due to NewCold's highly automated operations and technology, we generate efficiencies within the transportation system that the supply chain otherwise would not offer.

Land Use Regulatory Code:

Under the Land Use Regulatory Code for Industrial zones (13.06.060), a M-1 Light Industrial district (which is appropriate on Light Industrial land under the Comprehensive Plan) "is intended [to act] as a buffer between heavy industrial uses and less intensive commercial and/or residential uses". The parcel NewCold would like to redesignate is bordered on the north and east by a landfill, and by the remainder of NewCold's property, which is designated Heavy Industrial and M-2 to the south and west. Though designated as a residential district R-2, the landfill does not and will not function as a residential neighbor to the property. Given that this parcel is not functioning as a true buffer between an industrial use district and a residential use district, NewCold proposes to redesignate this parcel to Heavy Industrial designation, to create consistency with the remainder of the development.





AMENDMENT APPLICATION PACKET

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

3. Objectives – Please describe how the proposed amendment achieves the following objectives, where applicable:

(a) Address inconsistencies or errors in the Comprehensive Plan or development regulations;

The proposed amendment will address the current inconsistency in NewCold's property. The small area of Light Industrial adjacent to the landfill and to the balance of the Heavy Industrial designated land appears to be an oversight or error. It is not consistent with the purpose and other policies cited above. The proposal would correct that.

(b) Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services;

There is a growing need for support of port industries and demand for warehousing capacity in the area. The automation and technology within NewCold's adjacent building requires the Heavy Industrial designation only because of the height of the equipment in the building. Given that this technology was not anticipated in the past, the current designation no longer fits the site and surrounding area or the requirements of the food storage industry.

(b) Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and

There are no nearby residences at the parcel with which the proposal would be incompatible. They are separated by distance and existing improvements. The parcel is essentially within the existing developed footprint.

The existing NewCold site development consists of highly automated, heavily industrial equipment. The NewCold High Bay structure is approximately 140 feet tall, consisting of structural steel racking and automated cranes, which operate independently to store and retrieve goods. Additionally, there are thousands of feet of conveyor systems within the warehouse. These are some of the systems that require a Heavy Industrial site designation.

Any future expansion of the facility would also need to be in a Heavy Industrial designated area and this would be consistent with and support the existing facility.

The redesignation of this parcel to Heavy Industrial would encourage NewCold to utilize the area for future expansion in line with our core business. Consistent designation would allow for efficient sharing of existing site infrastructure and resources if an expansion were to occur.

(c) Enhance the quality of the neighborhood.

NewCold believes that this redesignation which would allow for further expansion of the site would enhance the quality of the neighborhood, or at the very least have no adverse neighborhood impacts for the reasons outlined above. Further project-specific impacts and neighborhood issues can be considered with a specific rezone proposal in the future, which would require public notice



AMENDMENT APPLICATION PACKET

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

and comment. Any proposed future development owned by NewCold would be a facility consistent with the existing building or have another compatible use.

4. Community Outreach – Please provide a description of any community outreach that you have conducted, and the response received, with respect to the proposed amendment.

NewCold has participated in significant community outreach. Some examples of our engagement with the community are:

- NewCold Internship Program with Clover Park Technical College
- Local Charitable Donations/Sponsorships
 - Rainier Highlanders Junior Rugby Club
 - Employee coached AAU Basketball teams
 - Emergency Food Network
 - Community Youth Services

5. Supplemental Information – Please provide supplemental information as you deem appropriate and necessary and/or as may be requested by the Department, which may include, but is not limited to, completion of an environmental checklist, wetland delineation study, visual analysis, or other studies.

Supplemental information is available upon request.

Please see below for photos of the existing site conditions and general area referenced:





AMENDMENT APPLICATION PACKET

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

