



June 16, 2015

Pierce County Council
930 Tacoma Avenue South, Room 1046
Tacoma, Washington 98402

Re: COMBINED AMENDMENT:
C-6 COMMUNITY PLAN AMENDMENT: Frederickson Community Plan Employment Services (ES) Zone
M-4 AREA-WIDE MAP AMENDMENT: Employment Center (EC) Designation with Employment Service (ES) Zone, Frederickson Area
Applicant: FRETOC, LLC

Dear Council Members:

At the public hearing on June 15, 2015 the Committee asked staff some questions regarding the current zoning etc. We would like to take this opportunity to clarify the answers staff presented.

- Binding Site Plan

Staff indicated that the development of the site is governed by a binding site plan that shows a variety of different uses, including movie theatres, motels and a grocery store. A binding site plan was submitted for review and processing for the site on January 28, 2005 under application no. 400095. The application expired on September 15, 2013.

While the binding site plan application was being processed, companion applications for site development work were also submitted. The engineering plans were approved and all site improvements were constructed to provide access, storm drainage facilities, sanitary sewer, water, landscaping, street lights etc. to the lots in the binding site plan.

The final binding site plan was never recorded due to a downturn in the economy and the site was repossessed by the lender.

The binding site plan no longer controls the development of the site.

- Commercial Short Plats

Two commercial short plats were submitted by FRETOC, LLC in November of 2013. The two short plats received preliminary approval with conditions in May of 2014. The short plats were subject to environmental review, including review and approval of a TIA. An MDNS was issued on March 21, 2014. The MDNS required the construction of two traffic signals and the lengthening of an existing turn lane on Canyon Rd. E.

All conditions were met on the two commercial short plats and the final short plats were recorded in October 4014.

The uses of the 20 platted lots on the Frederickson Town Center site are now governed by the allowed uses in the ES and CE zones in the Frederickson Community Plan as published in Table 18A.22.010.



- Commercial Uses Allowed in ES and CE Zones

The following table lists the current uses allowed in the ES and CE zones:

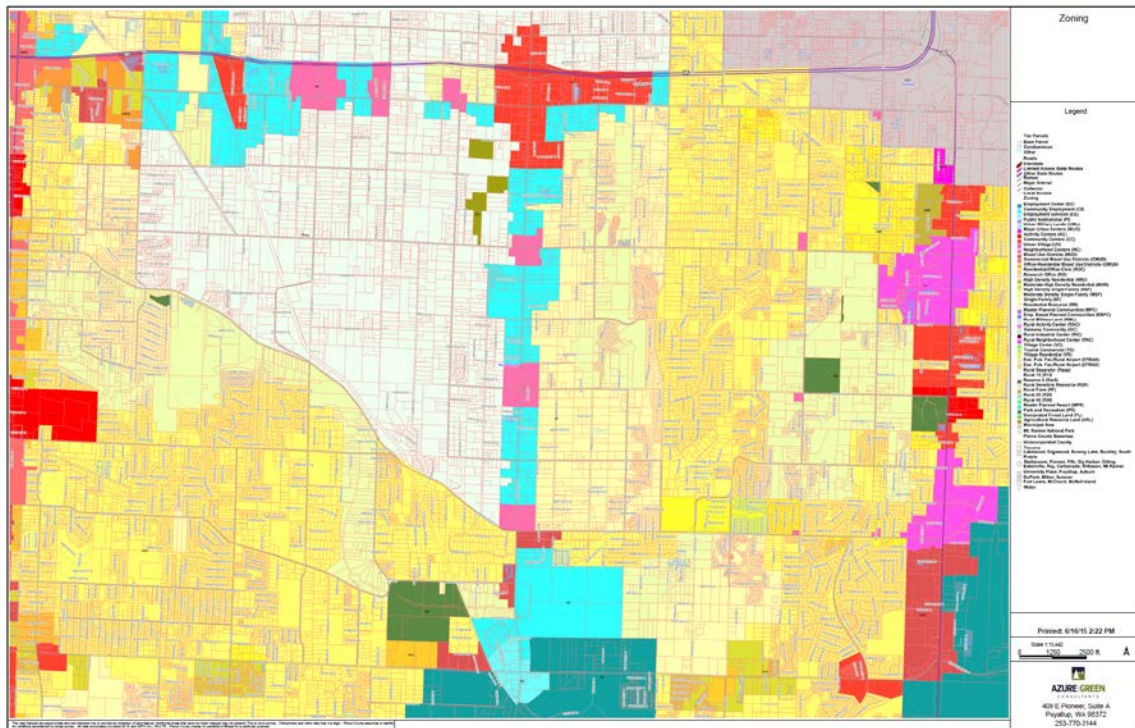
Use Categories and Use Types	Urban Districts and Other Zones			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/Office-Civic	PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	MUD	ROC	PR	EC	CE	ES*	
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation	P1-4;C7,8	P1;A2,3			P1,2,4,5	P1,2,5	
Billboards							
Building Materials and Garden Supplies	P1-5;C6				P1,2	P	
Bulk Fuel Dealers				P			
Business Services	P	P1,2		P	P	P	
Buy-Back Recycling Center				P			
Commercial Centers	P1;C2					P1,2;C3	
Eating and Drinking Establishments	P1-3;A4;C5	P3;A4			P3-4;C1-2	P3-4;C1-2	
Food Stores	P	P1				P	
Lodging	A1;P2					P2	
Mobile, Manufactured and Modular Home Sales				P			
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	A1-3	C1-3		P1	P1,3	P1-3	
Personal Services	P	P1,2				P1	
Pet Sales and Services	P	A1			P1	P	
Rental and Repair Services	P	P1			P1;C2	P1	
Sales of General Merchandise	P	P1				P1,2;C3,4	
Storage and Moving					C		
Wholesale Trade	P			P	P	P1	



- Canyon Road Corridor

It was mentioned that there was concern that Canyon Road will eventually become congested in a fashion similar to Meridian with strip commercial all along its length.

When Pierce County adopted the Mid County Community Plan they redesignated most of the commercial properties along Canyon to prevent continuous strip commercial development in the Canyon corridor.



The red areas are CC or MUD commercial zones. The pink areas are neighborhood center zones. The turquoise areas are EC zones. Canyon used to be pretty much commercial zones the whole length between 176th and SR 512.

The road widening project on Canyon also includes a center median that precludes access from center turn lanes to adjoining properties. All of these features have made it a certainty that Canyon will not turn into another Meridian from a traffic congestion standpoint.



Impact of Rezone of 34 Acres of CE to ES

The 2014 Buildable Land Inventory Report projects 8.25 jobs per acre from industrial land and 19.37 jobs per acre from commercial/retail uses.

The total jobs that are projected for the 34 acres as CE would be $34 \times 8.25 = 280$ jobs

The total jobs that would be projected for the 34 acres as ES would be $34 \times 19.37 = 658$ jobs.

Consequently the proposed amendments would result in increased employment of 378 jobs.

Impact of Actual Development of MUD and ROC Land in Frederickson

There are 4 significant areas of MUD and ROC zoned land in the Frederickson Community Plan.

- 22.93 acres south of 160th and east of Canyon Rd.
This property used to include a grocery store and other commercial uses. It has been developed for non-retail uses since the bulk of it was sold to the Bethel School District.
- 17.58 acres on Military Rd west of Canyon Rd.
This property has all been developed as multi family or County storm ponds and has been lost for retail uses.
- 33.12 acres north of 176th west of railroad tracks.
This property is topographically challenged and in a number of small pieces with private roads etc. It will never be developed with 65% of it being retail/commercial. It likely will be 100% multi-family.
- 42.98 acres of ROC north of 176th approved for the 757 unit Rosemont project.
This zoning was contemplated to have 65% of the acreage providing retail/commercial uses in the buildable land inventory. That would have provided approximately 30 acres of retail and approximately 581 jobs.

The existing development and/or approved development of these properties has removed approximately 75 acres from potential retail development and provided significantly more multi-family than contemplated in the buildable land inventory.

Many of the citizens in the area that participated in the development of the Frederickson Community Plan have commented on this loss of retail opportunities to multi-family and school developments. They have further commented that we need the additional 34 acres of ES zoned land to partially compensate for this loss.



2014 Buildable Lands Report Land Supply for Commercial/Industrial Employment

Table 9 on pages 152 – 154 of the 2014 Buildable Lands Report tabulates the net acres available for development for commercial/industrial employment by zone.

The total net acres available for development by zone is as follows:

AC	51.09 acres
CC	126.63 acres
CE	567.31 acres
CMUD	57.26 acres
EC	1,400.74 acres
ES	14.99 acres
MUC	1.57 acres
MUD	150.75 acres
NC	75.49 acres
OMUD	15.21 acres
ROC	68.04 acres
UV	45.28 acres
Total	2,574.36 acres

The EC zone is the only industrial zone in the County that allows for heavy industry that supports lots of jobs. The CE zone allows for light industrial uses and most warehouse and distribution uses.

The approval of the proposed C-4 and M-6 amendments will result in the potential of 378 more jobs in Pierce County along with 34 acres of new retail acreage to replace approximately 75 acres that have been lost due to development patterns that were different than contemplated by the Buildable Land Reports.

Thank you in advance for your consideration.

Paul E. Green

Paul E. Green, P.E.
Director of Planning and Engineering

