



AGENDA

MEETING: Regular Meeting (Virtual)

DATE/TIME: Wednesday, July 20, 2022, 5:00 p.m.

ZOOM INFO: Link: <https://www.zoom.us/j/81358095104>

Dial-in: +1 253 215 8782

ID: 813 5809 5104

A. Call to Order

- Quorum Call
- Land Acknowledgement

B. Approval of Agenda

C. Approval of Minutes

- There are no meeting minutes to approve.

D. Public Comments

- Written comments on Discussion Items are accepted via e-mail and must be submitted by 12:00 noon on the meeting day; e-mail to planning@cityoftacoma.org.

E. Disclosure of Contacts

F. Discussion Items

1. South Tacoma Groundwater Protection District – Consideration of a Moratorium

- Description: Continue to review background information.
- Action: Informational; Comment
- Staff Contact: Stephen Atkinson (SAtkinson@cityoftacoma.org)

2. BRT Stream System Expansion Study (SESS)

- Description: Pierce Transit will provide an update on the SSES focusing on the two corridors most likely to move forward into project development.
- Action: Comment
- Staff Contact: Lihuang Wung (LWung@cityoftacoma.org)

3. 2023 Amendment – Assessment of “Mor Furniture” Application

- Description: Review the scope of work for the 2023 Amendment, focusing on the private application submitted by Mor Furniture.
- Action: Assessment and Determination
- Staff Contact: Adam Nolan (ANolan@cityoftacoma.org)



G. Upcoming Meetings (Tentative Agendas)

(1) August 3, 2022:

- STGPD Moratorium
- Tidelands Subarea Plan and EIS
- Planning Commission Annual Report and Work Program
- Proposed College Park Historic District (Communication Item)

(2) August 17, 2022

- STGPD Moratorium
- 2023 Amendment – Shipping Containers
- 2023 Amendment – Electric Fences
- 2023 Amendment – Minor Amendments

H. Communication Items

- (1) **“STGPD Moratorium” Community Meeting** – Staff is conducting a community meeting on Wednesday, July 27, 2022, at 5:00 p.m. concerning the potential STGPD Moratorium. To join the virtual meeting, please access <https://www.zoom.us/j/86584808707> or dial 253-215-8782, with Webinar ID: 865 8480 8707. (The notice of the community meeting is included in the packet for Discussion Item F-1 above.)
- (2) **Status Reports by Commissioners** – TOD Advisory Group, Housing Equity Taskforce.
- (3) **IPS Agenda** – The Infrastructure, Planning, and Sustainability Committee’s next meeting is scheduled for Wednesday, July 27, 2022, at 4:30 p.m.; the agenda (tentatively) includes updates on the Climate Action Plan and the Pierce Conservation District. (Webinar Link: <http://www.zoom.us/j/86227234162>, Passcode: 614650)

I. Adjournment



To: Planning Commission
From: Stephen Atkinson, Principal Planner, Planning and Development Services
Subject: **South Tacoma Groundwater Protection District – Consideration of a Moratorium**
Memo Date: July 14, 2022
Meeting Date: July 20, 2022

Action Requested:
Informational.

Discussion:

At the meeting on July 20, 2022, staff will facilitate the Planning Commission’s continued review of the subject (see “Project Summary” below for the background).

Based on input from the Planning Commission at the last meeting on July 6, the discussion on July 20 will outline known information on the characterization of the aquifer, water quantity and quality, stormwater management, and current roles and responsibilities in monitoring water quality within the South Tacoma Groundwater Protection District (STGPD).

In support of this discussion, staff from the Tacoma-Pierce County Health Department, Tacoma Water, and City of Tacoma Environmental Services will present and be available for questions and discussion with the Commission. Attached are the draft presentations prepared by these agencies.

Following this meeting staff will be conducting a community informational meeting on Wednesday, July 27, 2022, from 5:00 – 7:00 p.m. To join the virtual meeting, please access <https://www.zoom.us/j/86584808707> or dial 253-215-8782, with Webinar ID: 865 8480 8707. The notice for the community meeting is attached.

At the subsequent Planning Commission meeting on August 3, staff will provide a summary of comments from the community meeting, information about City’s permit processes and case studies within the STGPD, and other pertinent information.

Project Summary:

On June 28, 2022, the City Council adopted Amended Substitute Resolution No. 40985 adopting the Work Plan for the STGPD code review and update, as part of the 2022 Amendment as recommended by the Planning Commission. The resolution also initiated consideration of a moratorium for the STGPD, and provided the following direction to guide the Planning Commission’s deliberations:

“Immediately following the adoption of the South Tacoma Groundwater Protection District Work Plan, as part of the first phase of that Work Plan, the Planning Commission will conduct a public process to develop findings of fact and recommendations as to whether a moratorium on heavy industrial uses and



storage of hazardous materials within the South Tacoma Groundwater Protection District is warranted, and if so, to recommend the scope, applicability, and duration for City Council consideration within 60 days of the effective date of this resolution.”

Based on the 60 day timeframe, the intended deadline for Planning Commission recommendation is August 27, 2022. The Commission has four scheduled meetings with which to deliberate and determine if a moratorium is warranted: July 6, July 20, August 3, and August 17.

Staff Contact:

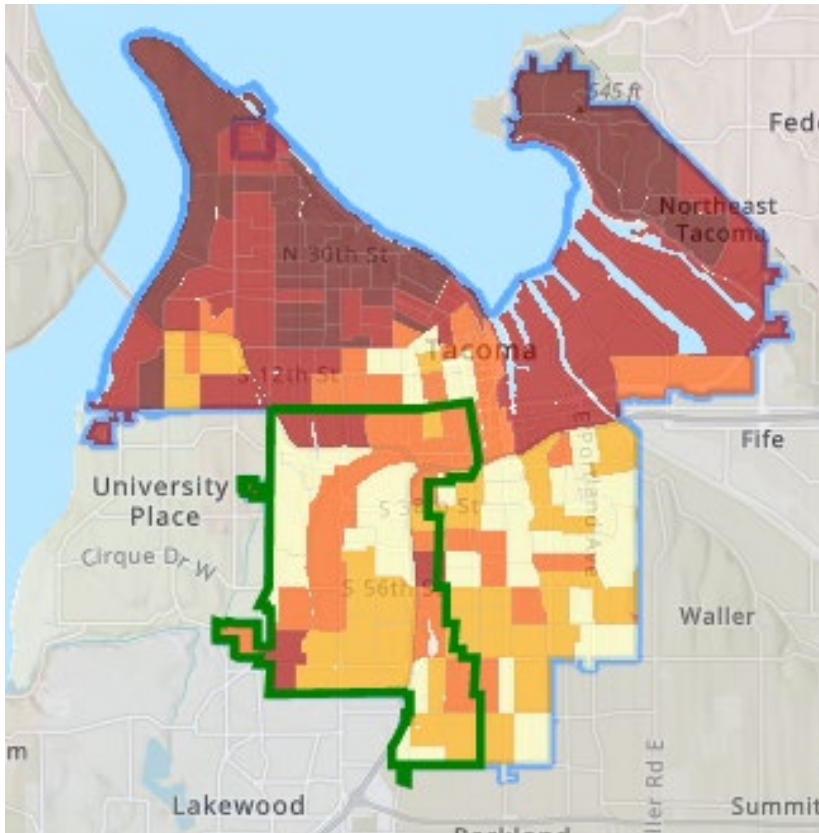
- Stephen Atkinson, Principal Planner, satkinson@cityoftacoma.org, (253) 905-4146

Attachments:

1. Draft presentation materials prepared by:
 - Tacoma-Pierce County Health Department
 - Tacoma Water
 - Environmental Services Department
2. “STGPD Moratorium” Community Meeting Notice, July 27, 2022

cc. Peter Huffman, Director

STGPD, what, where, why



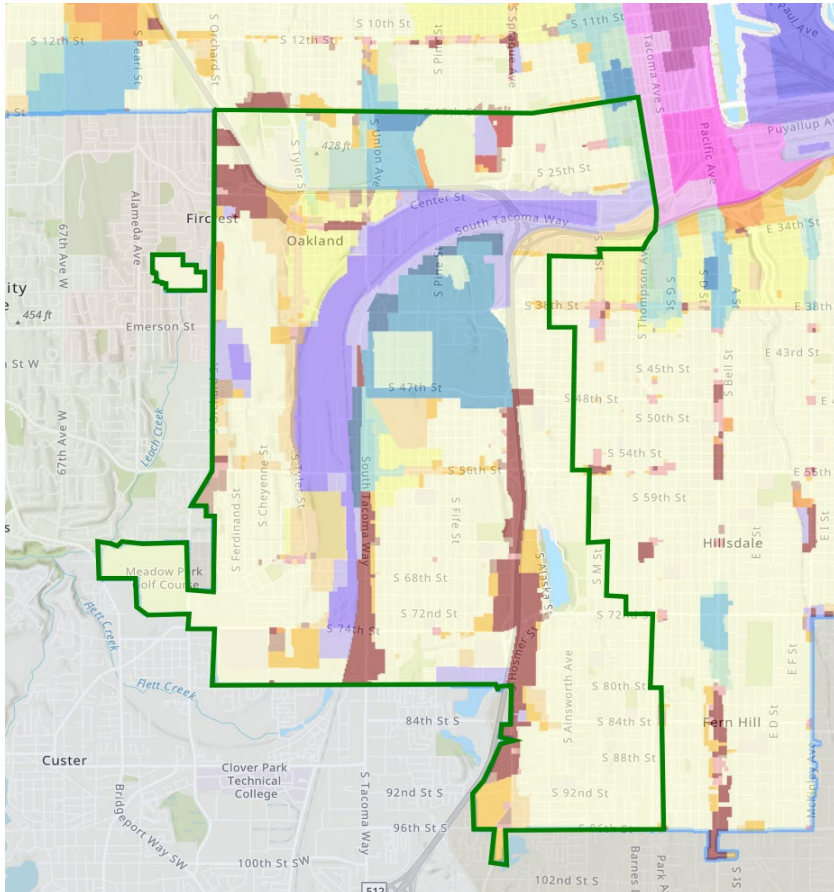
- Created in 1988 as an overlay zone in Title 13 of the TMC.
- Encompasses the South Tacoma aquifer recharge area.
- Created to protect aquifer drinking water from contamination.
- Boundaries expanded in 2006.
- Updated in 2011.

●●● STGPD: Agency roles



- Tacoma Water
- Tacoma-Pierce County Health Department
- City of Tacoma
 - Environmental Services
 - Site Development
 - Planning & Development Services

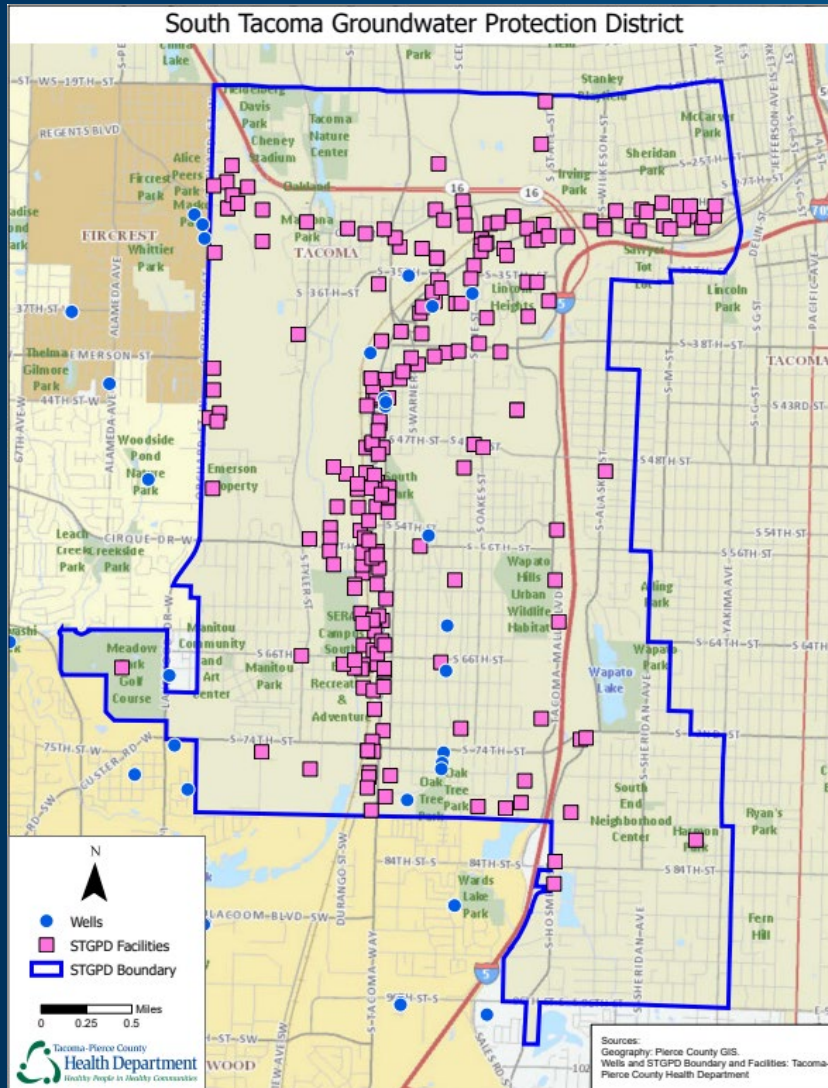
STGPD: Prohibited Land Use Activity



Prohibited uses

- Chemical manufacture and reprocessing.
- Creosote/asphalt manufacture or treatment.
- Electroplating activities.
- Manufacture of Class 1A or 1B flammable liquids.
- Petroleum and petroleum products refinery.
- Wood products preserving.
- Hazardous waste treatment, storage, or disposal facilities.

Health Department Permitted Facilities



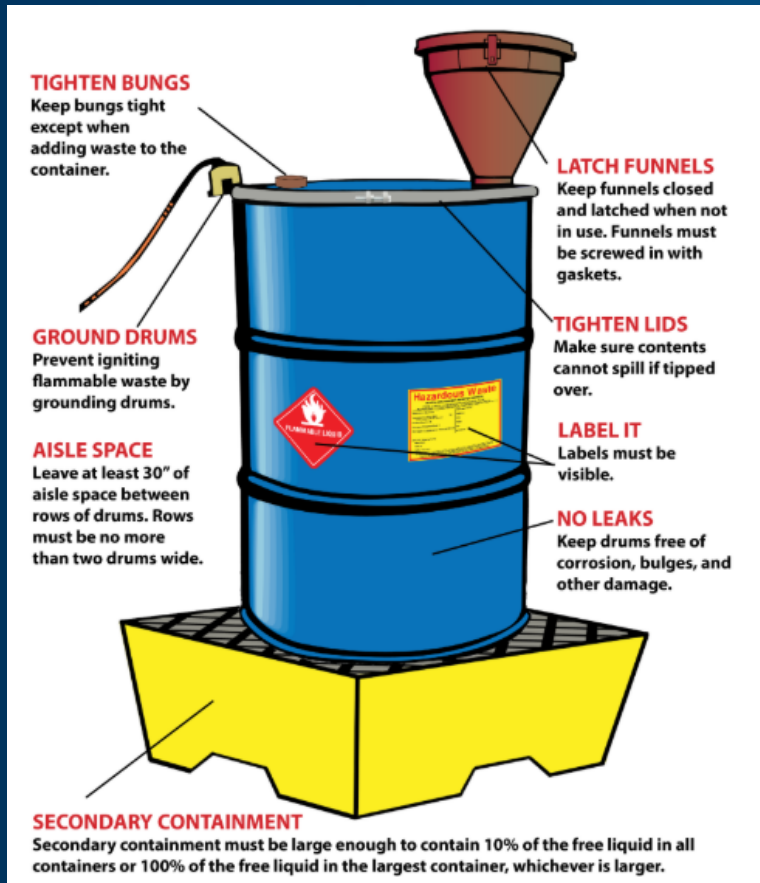
- 205 permitted facilities.
- Some business types include:
 - Automotive (repair, painting, supply).
 - Manufacturing.
 - Gas stations.
 - Apartment complexes.
 - Schools.
 - Big box and paint.

Focusing on Pollution Prevention STGPD Permitting and Inspections



- Hazardous substance management.
- Spill prevention.
- Monitoring for underground (UST) and above ground storage tanks (AST).
- Infiltration system maintenance.

Hazardous Substance Storage Requirements



Hazardous substances must be:

- Stored in containers in good condition.
- Handled in a way to prevent leaks.
- Labeled.
- Closed, except when adding or removing materials.
- Within secondary containment sufficient to contain 10% of the volume of all containers or 100% of the largest container.
- Stored in a covered area out of the weather.

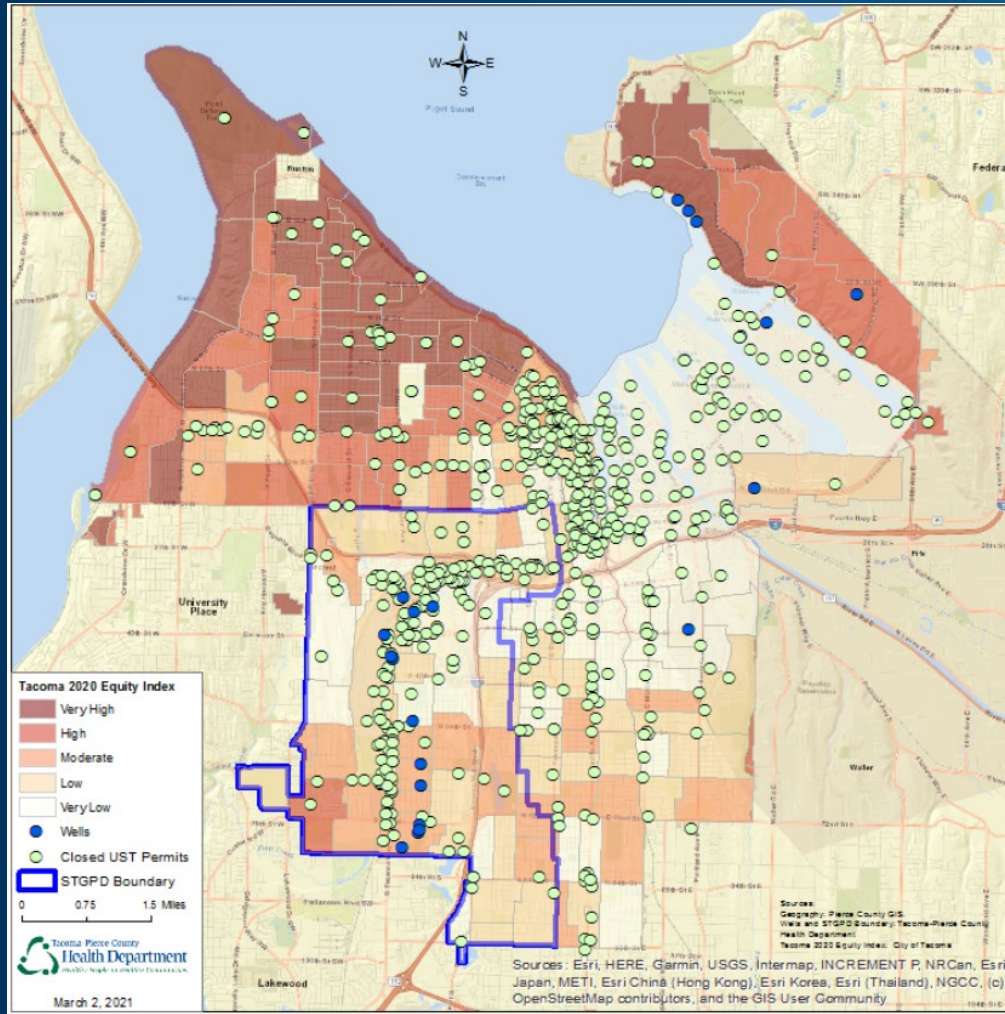
Hazardous Substance Storage – AST & UST Requirements

•Above ground storage tanks (ASTs) and Underground Storage Tanks (USTs) must:

- Be designed, located, operated and maintained to not endanger health or the environment.
- Be double walled or within secondary containment.
- Conduct corrosion and leak prevention testing.
- Closed, except when adding or removing materials.
- Within secondary containment sufficient to contain 10% of the volume of all containers or 100% of the largest container.

Most USTs are also regulated by Department of Ecology's Underground Storage Tank program.

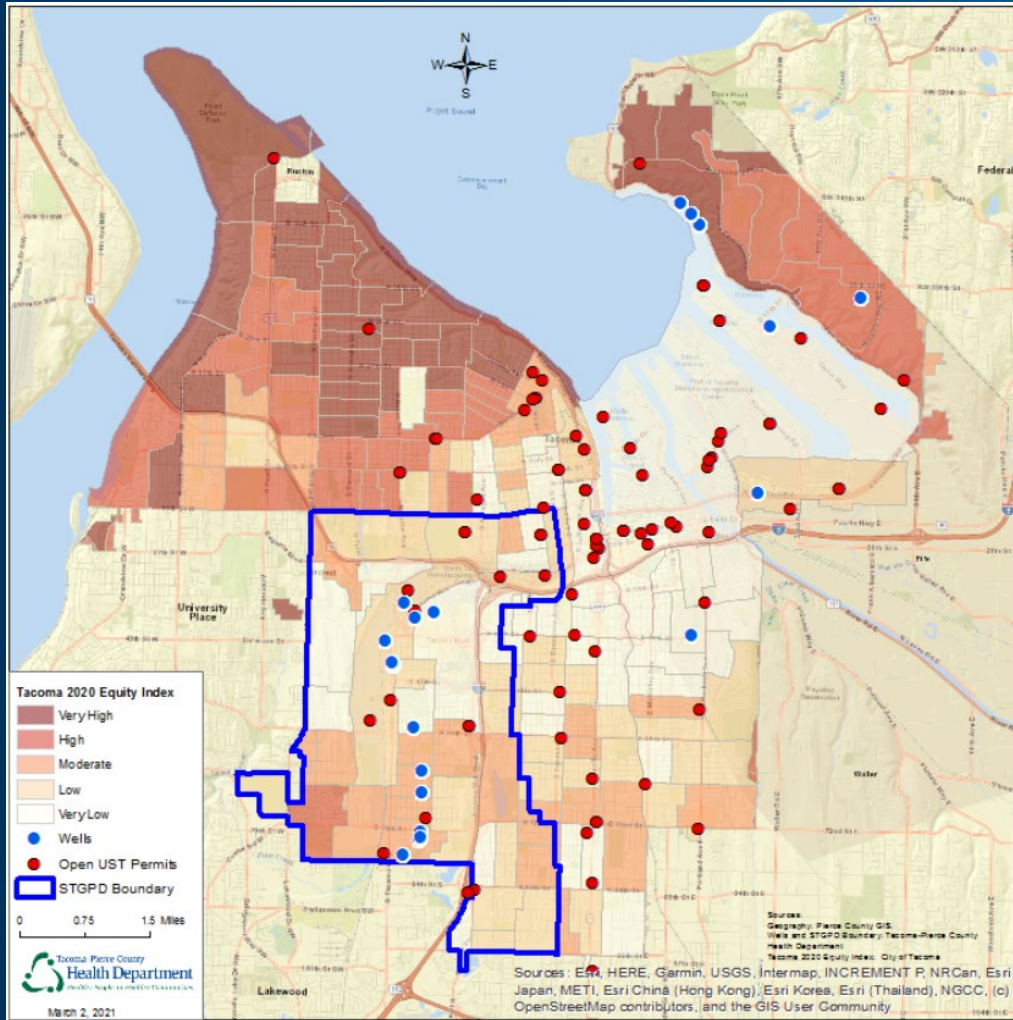
Completed Cleanups



Our actions:

- Restore economic, environmental and public health.
- Help start and maintain cleanups.
- Coordinate with stakeholders.

Contaminated UST Sites



The Health Department:

- Maintain surveillance of contaminated UST sites.
- Maintain property owner cleanup accountability.
- Focus on vulnerable populations and resources.
- Collaborate with public and private stakeholders.

STGPD Infiltration System Permitting



- Facility overview and site plan.
- Construction permit documents.
- Covenant and easement agreement.
- Operations and maintenance manual for stormwater.
- Quality assurance project plan.

TACOMA'S GROUNDWATER

WELLS ARE LESS AFFECTED BY DROUGHTS THAN ARE RIVER FLOWS AND ADD VALUABLE DIVERSITY TO THE SOURCES AVAILABLE TO TACOMA WATER. THOUGH THEY NORMALLY MAKE UP ONLY ~5% OF OUR PRODUCED WATER, IN YEARS WHEN THE RIVER SOURCE IS STRESSED, THEY MAY BE USED TO PROVIDE UP TO 40% - 50% OF OUR SUMMER DEMAND.

- TACOMA'S WELLS ARE USED ON A SEASONAL AND CONVENIENCE BASIS RATHER THAN CONTINUOUSLY.
- THESE WELLS PROVIDE A CRITICAL SUPPLEMENTAL AND BACKUP WATER SUPPLY. TACOMA HAS 25 WELLS (LOCATED MOSTLY IN SOUTH TACOMA) THAT PRODUCE AT LEAST 40 MILLION GALLONS PER DAY (MGD).



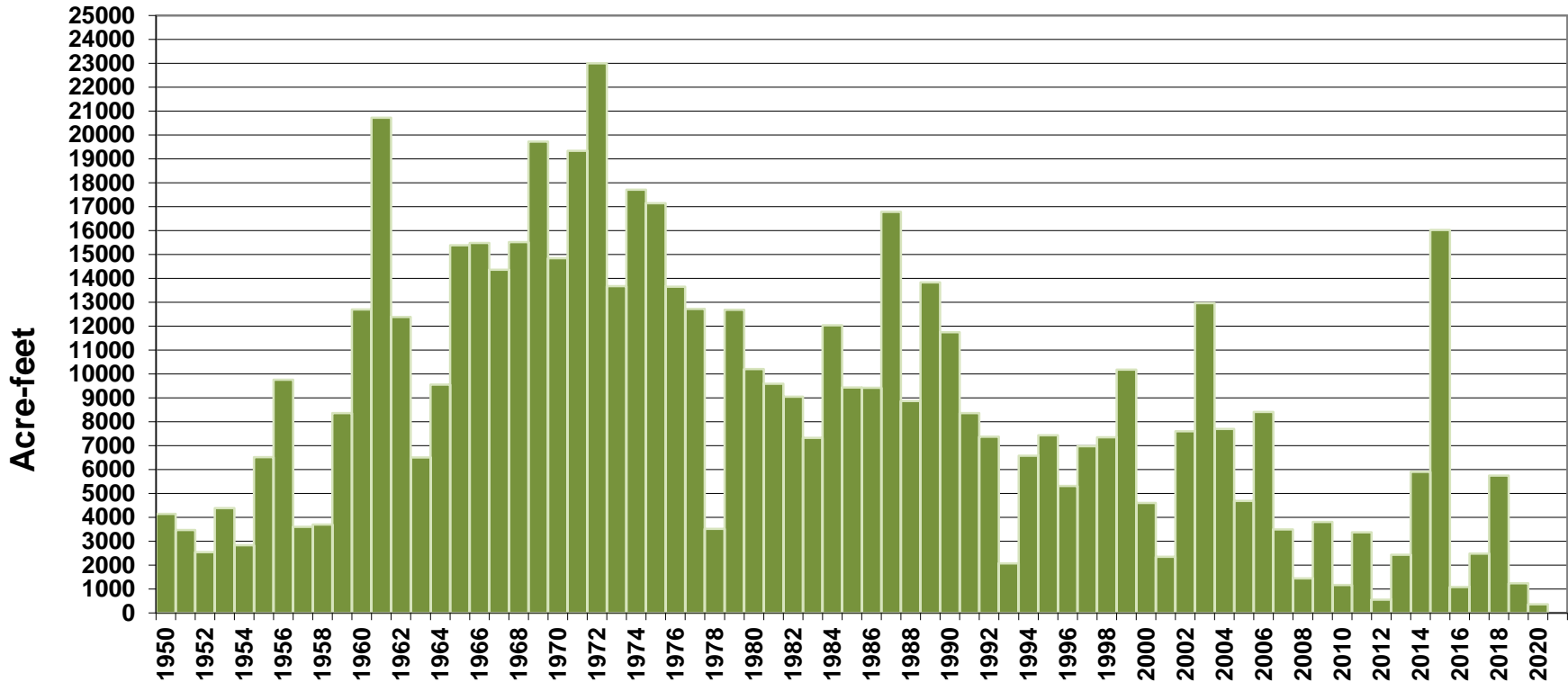
SOUTH TACOMA WELLFIELD

TACOMA HAS A TOTAL OF OVER 55 MGD OF IN-TOWN GROUNDWATER CAPACITY. WE HAVE THE ABILITY TO PUMP AT LEAST 40 MGD AT ANY GIVEN TIME. A MAJORITY OF THIS CAPACITY IS LOCATED IN AQUIFERS UNDER SOUTH TACOMA:

- 13 WELLS ALONG SOUTH TACOMA WAY – HIGHLY PRODUCTIVE
- WELLS RANGE IN CAPACITY FROM 0.6 MGD TO 10.5 MGD
- WELLS DISCHARGE TO THE WELLS PIPELINE
- THE WELLS PIPELINE CARRIES THE WATER TO TWO TREATMENT FACILITIES
- SOUTH TACOMA WELLS CAN PRODUCE OVER 33 MGD, ALSO HAVE SEVERAL OTHER WELLS THAT PRODUCE AN ADDITIONAL 7 MGD



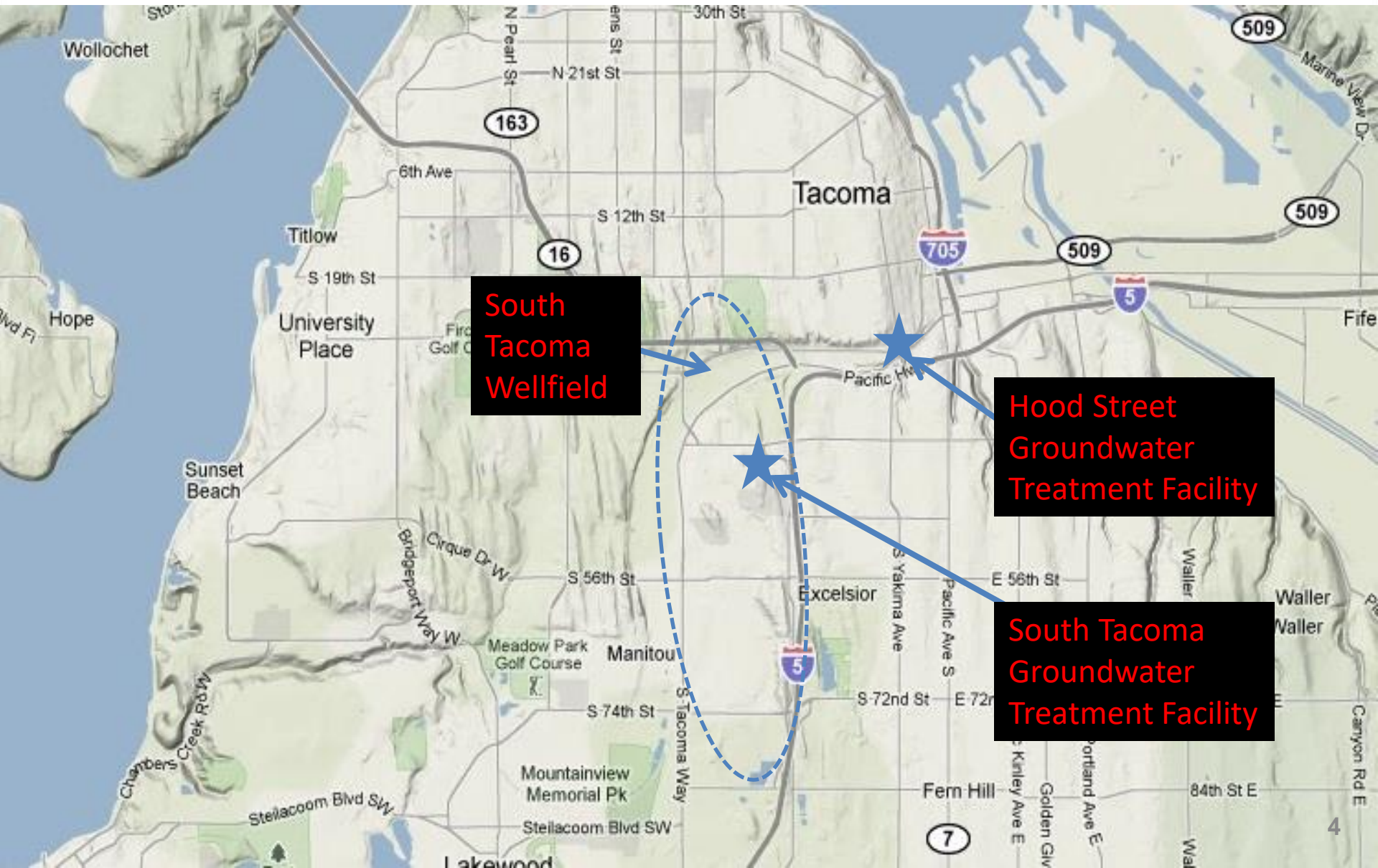
ANNUAL WELL PRODUCTION



THE AQUIFER SYSTEM IN SOUTH TACOMA IS LARGE, AND PRODUCTIVE. THE AQUIFERS COULD DELIVER OVER 27000 ACRE-FEET EACH YEAR (ADDITIONAL PUMPS WOULD BE NEEDED TO PRODUCE THIS AMOUNT).



TACOMA'S SOUTH TACOMA AQUIFER LOCATION



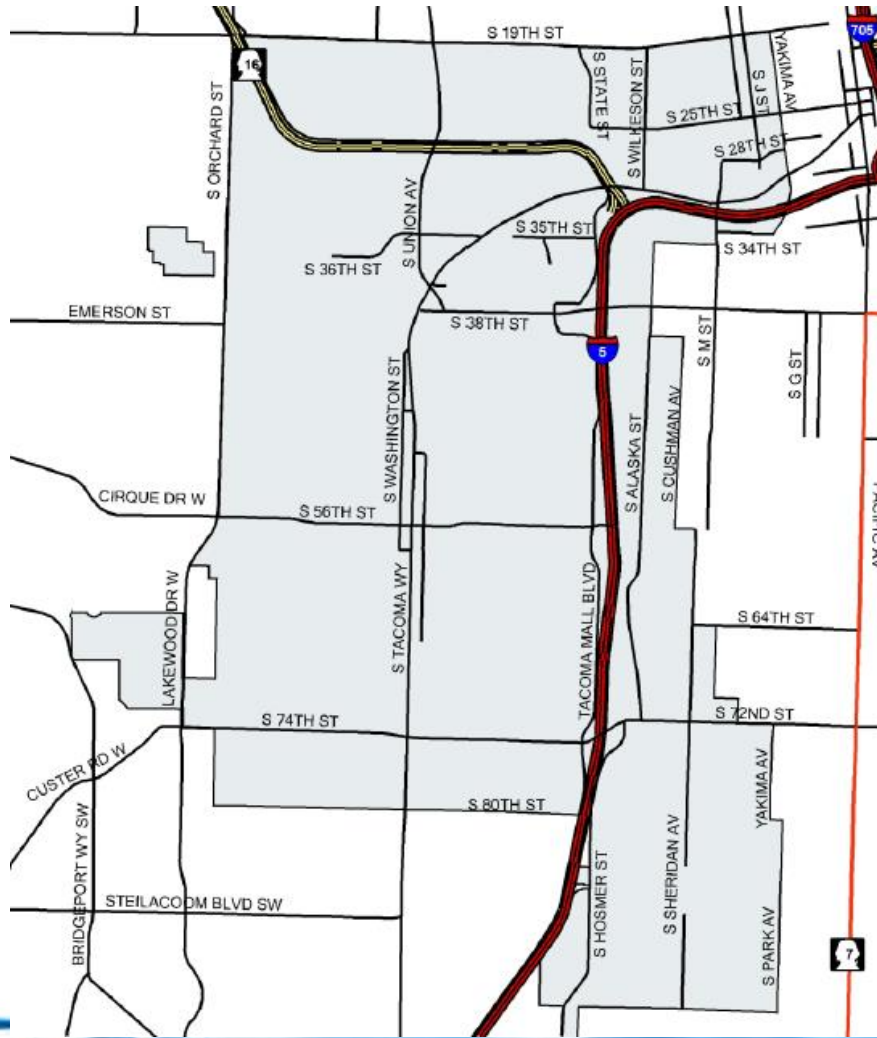
SOUTH TACOMA GROUND WATER PROTECTION DISTRICT (STGWPD)

OUR GROUNDWATER RESOURCE IS PROTECTED BY CAREFULLY MONITORING AND MANAGING ACTIVITIES IN THE AREAS OF THE CITY THAT RECHARGE THE AQUIFER SYSTEM:

- TACOMA WATER, TACOMA/PIERCE COUNTY HEALTH DEPARTMENT (TPCHD), CITY OF TACOMA ENVIRONMENTAL SERVICES, AND CITY OF TACOMA PLANNING DIVISION WORK TOGETHER ON ALL MATTERS OF DEVELOPMENT/LAND USE WITHIN THE STGWPD
- ALL DEVELOPMENT/BUSINESS ACTIVITY WITHIN THE STGWPD IS PERMITTED AND REGULATED PER TMC 13.06.070D
- TACOMA WATER CONTRACTS WITH TPCHD TO IMPLEMENT STGWPD REQUIREMENTS
- TACOMA WATER CONDUCTS SAMPLING AT 10-12 DIFFERENT LOCATIONS SEMIANNUALLY THROUGHOUT THE DISTRICT TO MONITOR AQUIFER HEALTH AND SERVE AS AN EARLY WARNING OF POTENTIAL CONTAMINANTS BEFORE THEY REACH OUR PRODUCTION WELLS



SOUTH TACOMA GROUND WATER PROTECTION DISTRICT (STGWPD)



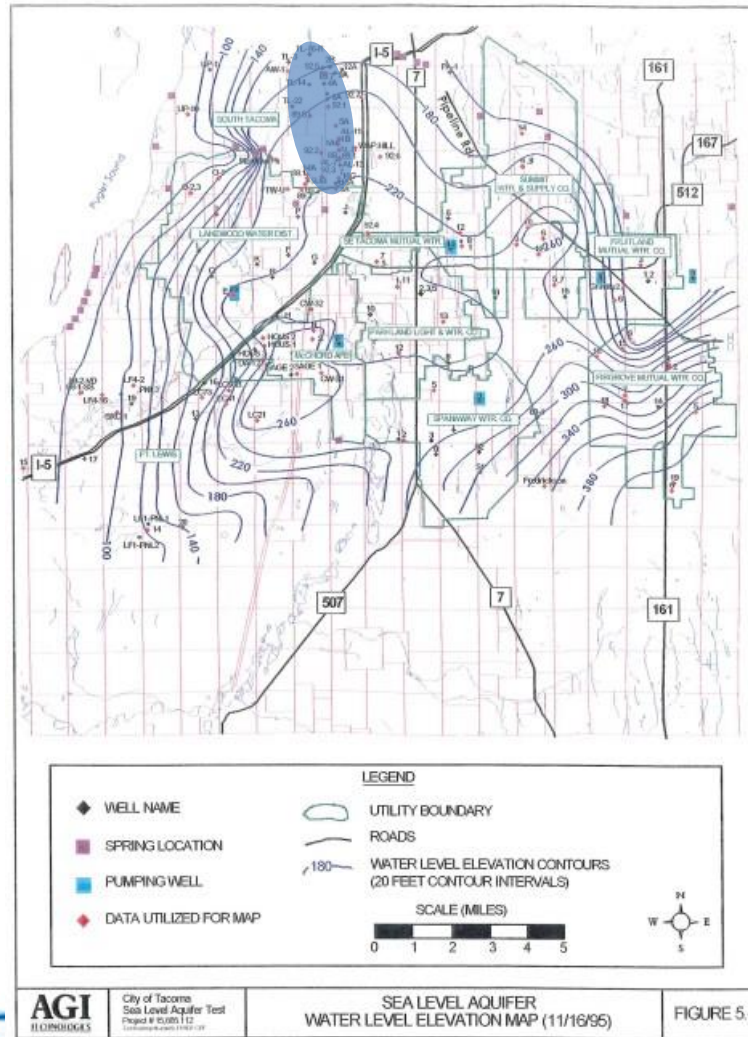
RECHARGE OF SOUTH TACOMA GROUNDWATER

THE SOUTH TACOMA AQUIFER SYSTEM IS GENERALLY COMPOSED OF THREE AQUIFERS: THE SHALLOW AQUIFER, THE SEA LEVEL AQUIFER AND THE DEEP AQUIFER:

- THE RECHARGE AREA FOR THE SHALLOW AQUIFER IS ESTIMATED TO BE APPROXIMATELY 180 SQUARE MILES IN AREA (ENCOMPASSING UPLAND AREAS INCLUDING SOUTH TACOMA, THE ROY 'Y', AND FREDRICKSON).
- TO SOME EXTENT, THE SHALLOW AQUIFER GROUND WATER RECHARGES THE SEA LEVEL AQUIFER, WHICH THEN RECHARGES THE DEEP AQUIFER.
- IN GENERAL, GROUND WATER MOVES FROM THE SOUTHERN PART OF THE GREATER UPLAND AREA NORTHWARD IN EACH AQUIFER TO DISCHARGE ALONG THE MARGINS OF PUGET SOUND AND THE LOWER PUYALLUP VALLEY.



RECHARGE AREA – 180 SQUARE MILES



City of Tacoma Stormwater Management Program



The City of Tacoma has been issued a SW NPDES Permit by the Washington State Dept. of Ecology. Environmental Services administers the Permit for the City.

The Permit requires the City to have a Stormwater Management Program and to do various actions and activities that are protective of surface water and groundwater.

The Permit requires Tacoma to make low impact development (LID) the preferred and commonly-used approach to site development. One element of LID is stormwater infiltration.

The City has developed a Stormwater Management Program Plan to outline how SW NPDES Permit compliance will be achieved.

TMC 12.08D codifies Tacoma's Stormwater Management Program and outlines specific stormwater requirements.

The City has a Stormwater Management Manual which outlines requirements for stormwater mitigation and ongoing source control best management practices.



- Equivalent to Ecology's Stormwater Management Manual for Western Washington and as such is protective of receiving waters, including both surface waters such as creeks, lakes and Puget Sound and groundwater
- Outlines stormwater mitigation requirements for new construction and redevelopment projects
- Includes information of operational and structural Best Management Practices
- Within the South Tacoma Groundwater Protection District, additional protective requirements have been enacted through ES Directive ESD17-1 for stormwater infiltration. This document outlines when additional stormwater mitigation measures are required for new development and redevelopment activities in the South Tacoma Groundwater Protection District and includes coordination with the Tacoma Pierce County Health Department.
- The directive and Tacoma's Stormwater Management Manual is available on the City's website cityoftacoma.org/stormwatermanual.



SW NPDES Permit requires that Tacoma has a business inspection source control program and an illicit discharges, connections and spills program.

ES staff work with businesses and residents throughout the City including within the STGPD.

ES Inspectors work cooperatively with Tacoma Pierce County Health Department staff to ensure that businesses are following best management practices (BMPs)

ES Inspectors ensure that hazardous materials are stored and used in ways will not allow pollution of stormwater.

ES inspectors report and investigate spills and other illicit discharges into our stormwater system, facilitate clean ups and if appropriate, ensure elimination of illicit discharges.

ES inspectors also provide technical assistance to businesses and residents to ensure Tacoma's codes and regulations are being followed.

ES has a progressive enforcement policy to ensure regulations are followed.



Operational Best Management Practices include:
sweeping of outside areas,
moving activities that have a potential to pollute stormwater under cover or indoors,
containment and cover of hazardous substances,
installing stormwater treatment facilities,
ensuring that dumpsters do not leak
and other pollution prevention activities for specific hazards.

Structural Best Management Practices include:
stormwater treatment facilities,
Flow control facilities
oil/water separators



Community Informational Meeting Wednesday, July 27, 2022, 5:00 p.m.

Subject: Consideration of a Moratorium on Heavy Industrial Uses and Storage of Hazardous Materials within the South Tacoma Groundwater Protection District (STGPD)

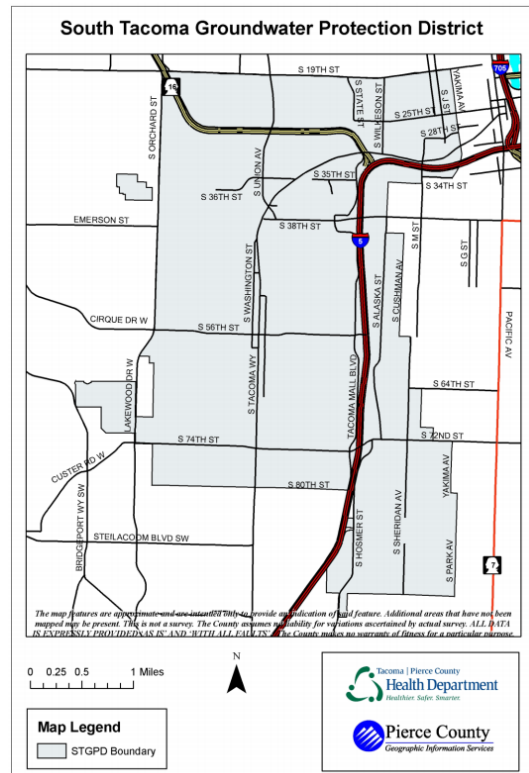
On June 28, 2022, the Tacoma City Council adopted Amended Substitute Resolution No. 40985, directing the Tacoma Planning Commission to develop findings of fact and recommendations as to whether a moratorium on heavy industrial uses and storage of hazardous materials is warranted within the South Tacoma Groundwater Protection District. The Commission is requested to provide a recommendation within 60 days of the Council Resolution.

In support of this effort, staff is conducting a community informational meeting on July 27, 2022, at 5:00 p.m. to discuss the process, the scope of the review, and to get community input on a potential moratorium.

The meeting will be conducted virtually via Zoom. Please use the link below to join.

- **Link to join:** <https://www.zoom.us/j/86584808707>
- **Or dial to join:** 253-215-8782
 - **Webinar ID** – 865 8480 8707

In addition, this subject will be on the Planning Commission’s agendas for the meetings of July 20, August 3, and August 17, 2022. Written comments on this subject can be provided to the Planning Commission prior to 12:00 noon on the day of each meeting, via e-mails to planning@cityoftacoma.org. To attend the Commission’s meetings or to review agendas, please visit [Planning Commission Agendas](#).





To: Planning Commission
From: Lihuang Wung, Planning Services Division
Subject: **Stream System Expansion Study (SSES) Update**
Memo Date: July 13, 2022
Meeting Date: July 20, 2022

Action Requested:
Review and Comment.

Discussion:

At the Planning Commission’s meeting on July 20, 2022, Pierce Transit, along with its consultant team, will provide an update on the BRT Stream System Expansion Study (SSES), focusing on the two corridors where the technical analysis is showing they most closely match the quantitative criteria to move forward into project development, including identifying the routing and termini. (See attached “SSES Project Description and Fact Sheet”)

The presenters will be soliciting feedback on the analysis and decision tools to date, along with answering questions on this initial planning process and introducing next steps for once a single corridor is identified for Stream BRT 2.

Prior Actions:

- 02/16/22 – Review BRT (joint session with the Transportation Commission)
- 03/04/20 – Review BRT

Staff Contact:

- Lihuang Wung, lwung@cityoftacoma.org

Attachment:

- Stream System Expansion Study (SSES) Project Description and Fact Sheet

c. Peter Huffman, Director



Stream System Expansion Study (SSES)

Project Description

July 2022

Introduction

The Pierce Transit BRT System Expansion Study (SSES) project goals include completing a planning level feasibility study and program prioritization for potential BRT transit service expansion within four current Pierce Transit fixed corridors (the 2, 3, 4, and 402). The study goals include:

- Prioritization recommendations of four existing corridors to BRT service conversion with consideration of geographic and socioeconomic equity, plus current and future transit service needs.
- Concept plan development of all four corridors for BRT service conversion.
- Evaluation of zero emissions fleet technology adoption as part of the expansion program.
- Receiving support from local agencies, Pierce Transit system users, and key project stakeholders for the Study findings and recommendations.
- Highlighting “best practices” and “lessons learned” from peer agencies with similar BRT expansion programs.
- Developing a program which is implementable and financially viable.
- Aligning the preferred corridor with key discretionary grant program schedules, such as the PSRC’s call for projects under both FTA and FHWA programs in 2022.

Assumptions

The following are general project assumptions for the Scope of Work; other assumptions are found within the project tasks.

1. The figure below is a general overview of the four fixed routes to be studied.
2. Concept plan development shall include review of a wide range of potential speed and reliability improvements, such as Transit Signal Priority implementation, Transit Use Only Lane conversion, Queue Jumps and curb line revision to prioritize transit reliability.
3. The program is federalized, and work produced by the team shall meet FTA funding requirements identified by Pierce Transit.
4. Zero Emission study work shall focus on battery electric bus (BEB) BRT vehicles.
5. The overall study area is ~250,000 feet of route or 48 miles of Transit Service alignment.



Schedule

- Notice to Proceed – July 2021
- BRT Expansion Study Completion– December 2022
- Recommended Route enters FTA Preliminary Engineering/Design phase – Fall 2023

Key Stakeholders

Pierce Transit staff, local residents, local businesses, transit riders, Cities of Tacoma, Lakewood, Fircrest, University Place, Edgewood, Puyallup, Pierce County, Washington State Department of Transportation (WSDOT), Sound Transit, Tacoma Community College (TCC), Joint Base Lewis-McChord (JBLM), Puyallup Tribe of Indians, Downtown: On the Go!, Tacoma-Pierce County Health Department, MultiCare Health System, Tacoma Metro Parks, and others.



Bus Rapid Transit System Expansion Study

Bus Rapid Transit (BRT) systems are designed to carry large numbers of riders with greater speed, reliability and frequency than standard fixed route buses. In 2020, Pierce Transit updated its Destination 2040 Long Range Plan, which includes expanding BRT and the four currently high performing routes that will be evaluated through a System Expansion Study: Routes 2, 3, 4, and 402. In addition to high ridership, these four routes also have direct connections to Regional Growth Centers, including two to Sounder commuter rail stations. Furthermore, they travel along arterial corridors that have been or will be rezoned to accommodate new high-density, mixed-use infill development, including multi-family housing.

Project Objectives:



Develop and compare a range of high capacity rapid transit alternatives and alignments to explore the feasibility of upgrading these four routes to BRT corridors.



Create objective and quantifiable criteria for prioritizing the next four BRT routes, while also ensuring geographic equity and socioeconomic data are included in the selection criteria, in order to serve the greatest number of riders.



Identify which new BRT route(s) have the operating characteristics to utilize zero-emissions battery electric buses (BEBs).



Identify potential BRT station locations with optimized spacing between them to enhance system performance (e.g., faster bus travel times), along with identifying the existing fixed route bus stops that could be removed.



Identify the non-motorized, "first mile/last mile" connections to BRT stations, including safety and direct access enhancements to each station for bicyclists, pedestrians, wheelchairs, and other mobility device users.

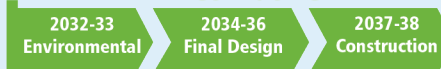
BRT Corridor A



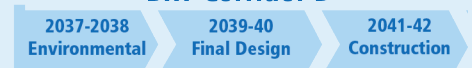
BRT Corridor B



BRT Corridor C



BRT Corridor D

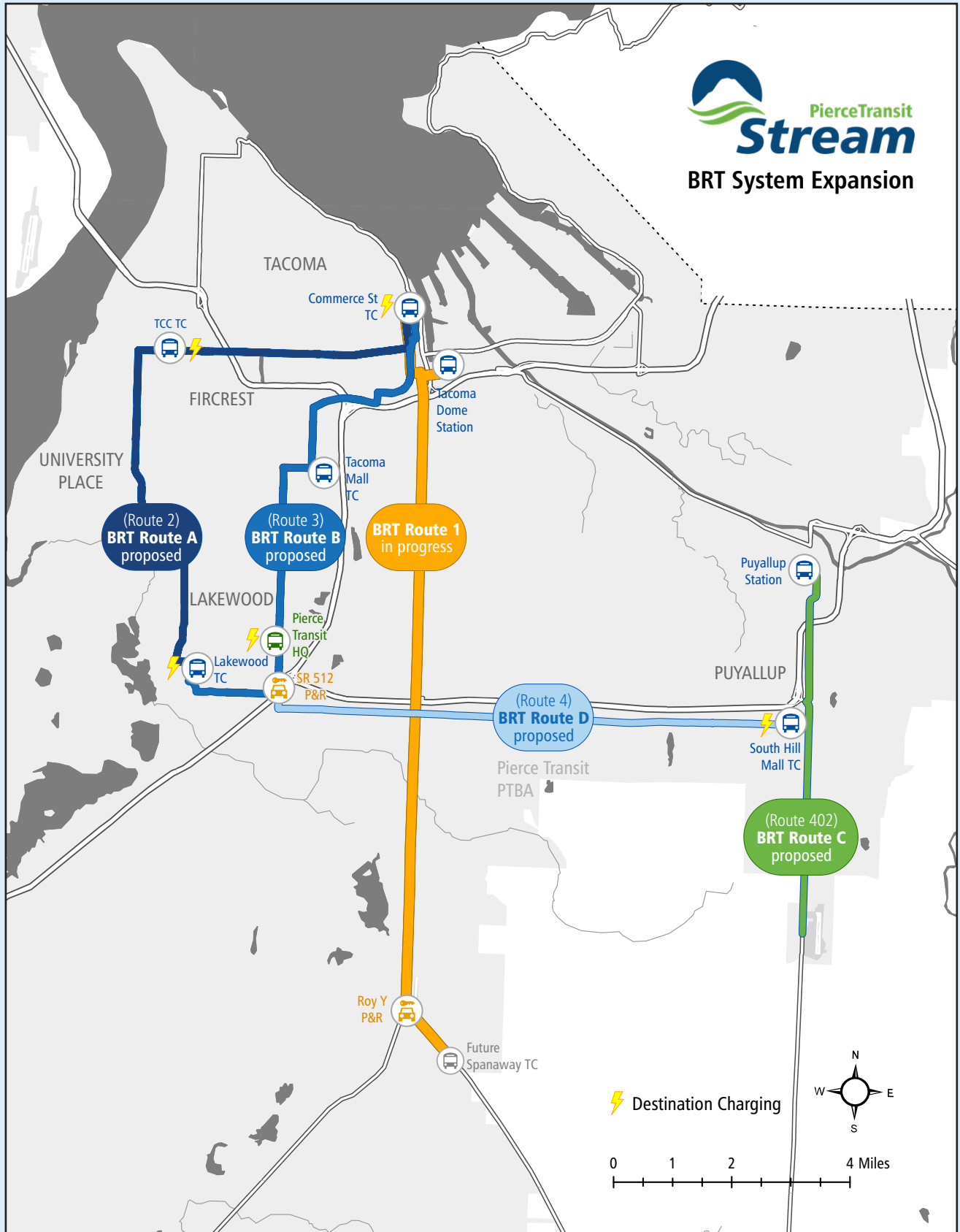


Estimated Project Schedule

Final BRT route order and implementation timeline to be determined by the outcome of the study.



**PierceTransit
Stream**
BRT System Expansion





To: Planning Commission
From: Adam Nolan, Planning Services Division
Subject: **2023 Amendment – Assessment of “Mor Furniture” Application**
Memo Date: July 14, 2022
Meeting Date: July 20, 2022

Action Requested:
Comment and Determination.

Discussion:

At the next meeting on July 20, 2022, the Planning Commission will conduct an assessment of applications for the 2023 Annual Amendment to the [One Tacoma Comprehensive Plan](#) and [Land Use Regulatory Code](#) (“[2023 Amendment](#)”), focusing on private applications.

By the deadline of April 1, 2022, the Commission received one application from private (non-City government) entities. For identification purposes, the application is referenced as “Mor Furniture.” The Commission will review this application and determine, in accordance with the requirements of the [Tacoma Municipal Code](#) (TMC), Section 13.02.070.E, whether the application would be accepted and moved forward for technical analysis.

Attached to facilitate the Commission’s assessment and determination is the Assessment Report for “Mor Furniture.” Also attached is the application packet submitted by the applicant.

The 2023 Amendment Package also includes proposed amendments being prepared by department staff. Staff will bring these amendments forward at a later date for the Commission’s consideration.

Project Summary:

The Comprehensive Plan and its elements, as well as development regulations and regulatory procedures that implement the Comprehensive Plan, shall be adopted and amended by ordinance of the City Council following the procedures identified in TMC 13.02.070. Proposed amendments may be considered annually, for which the amendment process shall begin in July of any given year and be completed, with appropriate actions taken by the City Council by the end of June of the following year. The process for the [2023 Amendment](#) began with accepting applications during January-March 2022 and is slated for completion in June 2023.

Staff Contact:

- Adam Nolan, anolan@cityoftacoma.org
- Lihuang Wung, lwung@cityoftacoma.org

Attachments:

1. Assessment Report – “Mor Furniture”
2. Application Packet – “Mor Furniture”

c. Peter Huffman, Director





**2023 ANNUAL AMENDMENT
TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE**

**Application:
Mor Furniture Land Use Designation Change
and Site-Specific Rezone**

**Assessment Report
July 20, 2022**

This application is a request for a land use designation change on the City of Tacoma Future Land Use Map (Figure 2 of the *One Tacoma Plan*) at the subject site from “Low-Scale Residential” designation to “General Commercial” and with a site rezone from R2 STGPD to C2 STGPD, as part of the 2023 Annual Amendment to the One Tacoma Comprehensive Plan and the Land Use Regulatory Code (“2023 Amendment”).

Per TMC 13.02.070.E.3, the Planning Commission will review this assessment and make its decision as to:

- Whether or not the application is complete, and if not, what information is needed to make it complete;
- Whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and
- Whether or not the application will be considered, and if so, in which amendment cycle.

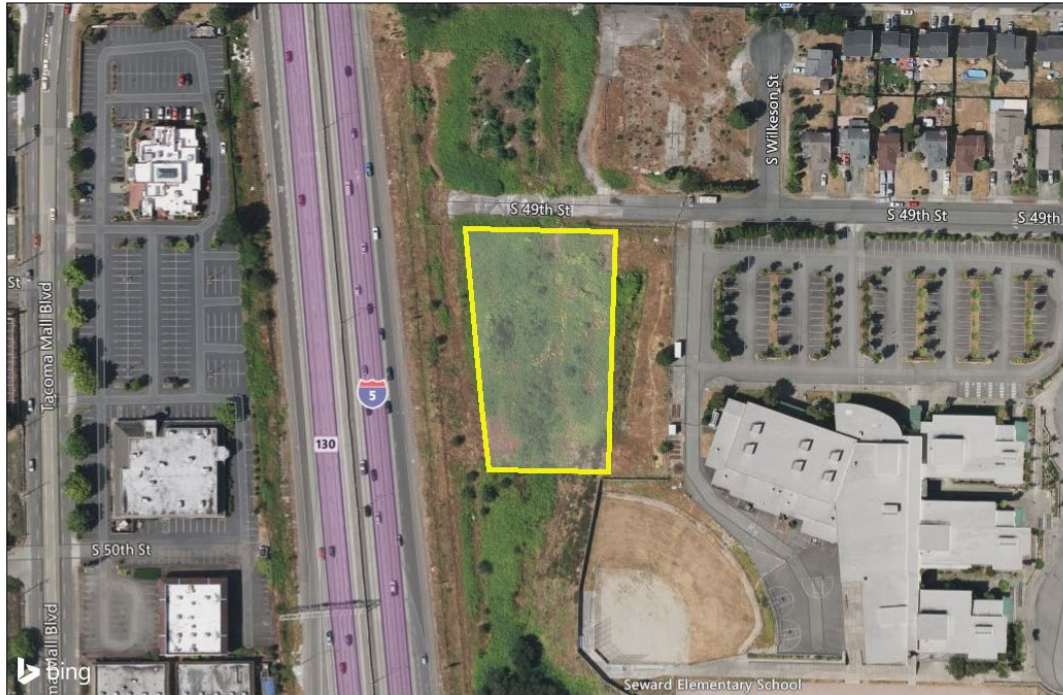
Project Summary	
Application ID:	“Mor Furniture” Land Use Designation Change and Rezone
Applicant:	Wesco Management LLC (the parent company of Mor Furniture)
Staff Contact:	Adam Nolan, Associate Planner, anolan@cityoftacoma.org
Location and Size of Area:	1824 S 49th St, Tacoma, WA 98408 (APN 2110000331) Site is approximately 1.24 acres/53,878 SF
Current Land Use and Zoning:	Land Use Designation: Low-Scale Residential Zoning District: R-2 STGPD (Single-Family Dwelling District & South Tacoma Groundwater Protection District)
Neighborhood Council Area:	South End
Project Proposal:	This application is a request for a land use designation change on the City of Tacoma Future Land Use Map (Figure 2 of the <i>One Tacoma Plan</i>) at the subject site from “Low-Scale Residential” designation to “General Commercial” and with a site rezone from R2 STGPD to C2 STGPD. (See Attachment A: Application Submitted)



Section A. Proposed Scope of Work

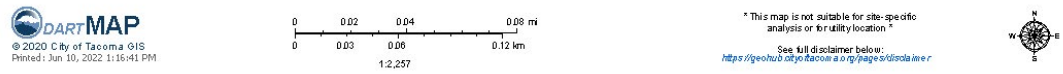
1. Area of Applicability

Subject Site (Parcel A) - 1824 S 49th St.

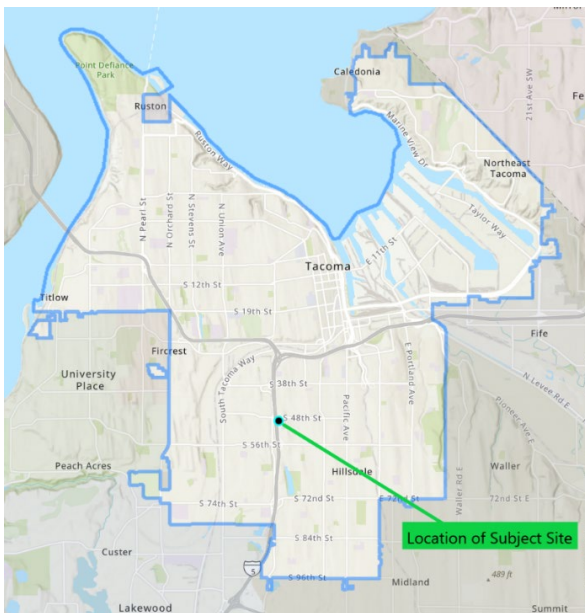


SITE LOCATION:
1.24-acre portion
adjacent to existing
Mor Furniture site
(Currently under
development).

Address:
1824 S 49th St
APN: 2110000331



Map 1. Subject Site (Parcel A), outlined in Yellow, is located near I-5 off of S. 49th St.



Map 2. Subject Site (Parcel A) location in city of Tacoma.

2. Background

Wesco Management LLC (the Applicant) owns property (Parcels A-E) that is intended to be the new location of a proposed Mor Furniture store/s. Parcels C and D were rezoned to C2 General Commercial in 2014 and will be incorporated into the Mor Furniture project along with Parcels B and E (zone C2), and vacated portion of South 49th Street (HEX 2014-12, Ord 28239 & 28240).

Wesco Management LLC purchased the currently vacant subject property, Parcel A, from Tacoma School District #10 in 2018. Currently, Parcel A has a Low-Scale Residential land use designation; is zoned R2- STGPD, Single-Family Dwelling District; and is within the South Tacoma Groundwater Protection District (TMC 13.09).

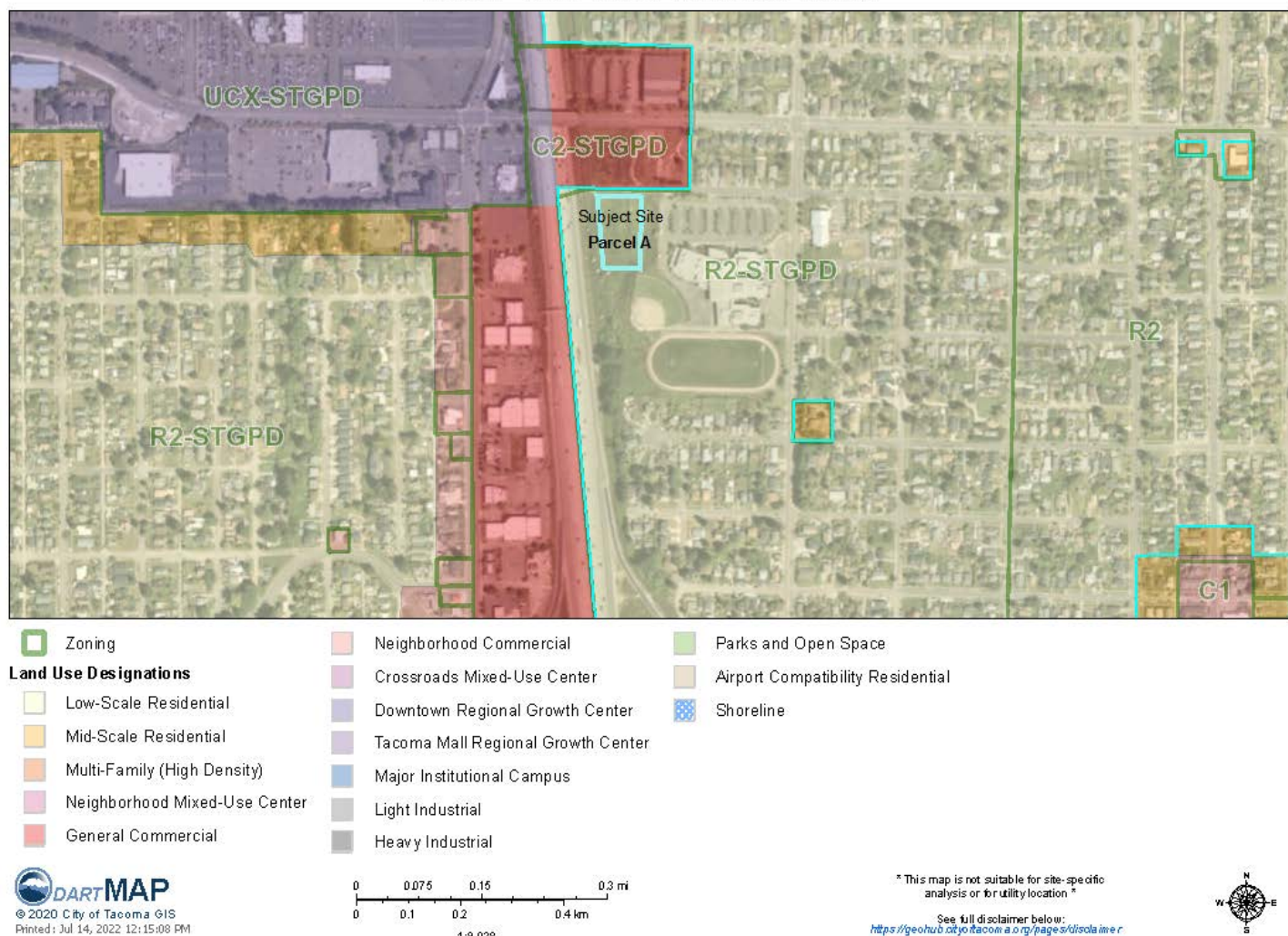
The parcel in question (Parcel A) is located south of S 49th Street and is bordered by Interstate 5 to the west and Gaudrone Middle School properties to the east and south. Parcel A is currently incorporated in the grading plan for the adjoining C2 Commercial zoned lots (Parcels B-E) to the north (approved site development plan SEDV 17-0146).

The Applicant has provided a preliminary site plan layout for intended development of Parcel A (See Attachment A: Application Submitted). The applicant is seeking land use designation change for Parcel A from Low-Scale Residential to General Commercial, and is requesting a subsequent site rezone of Parcel A from R2-STGPD to C2-STGPD.



Map 3. Subject site (Parcel A) has Low-Scale Residential land use designation and is zoned R2-STGPD. The subject site directly borders Gaudrone Middle School parcels to the East and South, and Mor Furniture properties (Commercial, C2) to the north. The area has additional commercial business in vicinity, along with single family dwellings (Low-scale, R2) that abut some commercial properties.

Land Use and Zoning Map



Map 4. Subject site (Parcel A), currently has Low-Scale Residential land use designation and is zoned R2-STGPD. Subject Site abuts Mor Furniture parcels to the north that are General Commercial land use designation and zoned C2-STGPD.

3. Policy Framework

As part of the Planning Commission’s review and recommendations, the Commission must determine if a proposed amendment is consistent with the goals and policies of the Comprehensive Plan. According to TMC 13.02.070.D.5.c, the applicant must initially cite any applicable policies of the Comprehensive Plan that provide support for the proposed amendment.

Staff generally concurs with the applicant’s cited policies and goals, listed in Table 1, as appropriate to support the land use change proposal moving forward into technical analysis. In addition, staff suggests consideration of the goals and policies specified in Table 2 to inform the Commission’s evaluation of the application.

<i>One Tacoma Plan Chapter</i>	TABLE 1: Relevant Goals and Policies Cited by Applicant
URBAN FORM Element	GOAL UF-1: Guide development, growth, and infrastructure investment to support positive outcomes for all Tacomans.
	Policy UF-1, Policy UF-1.2, and Policy UF 1.4 all pertain to ensuring implementation of land use and zoning designations in accordance with the established Comprehensive Plan land use designations to accommodate planned population and employment growth.
	<i>*Policy UF–1.4 pertains to directing 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. Staff cautions that this policy may not be totally applicable especially in terms of the characteristics of the residential area and public school located adjacent to the subject parcel. The subject site is not located in a designated center or transit station area, and while located in proximity to Interstate 5 and S 48th street corridor overpass, is not directly accessible off of a designated corridor</i>
ECONOMIC DEVELOPMENT Element	GOAL EC-1 and GOAL EC-3 pertain to diversifying and expanding Tacoma’s economic base to create a robust economy offering a wide range of employment opportunities, goods and services, and in cultivating a business culture to support existing and inviting of new firms.
	Policy EC-1.5, Policy EC-1.8, and Policy EC-3.1 all pertain to providing appropriate zoning and infrastructure to encourage commercial and industrial development and expansion needed for commercial businesses to provide jobs, produce goods locally, increase economic activity, generate tax revenue, and expand access to goods and services for local residents.
	Policy EC-6.14 encourages utilizing incentives and other assistance in promoting development or redevelopment of vacant, underutilized, or surplus properties that can be a catalyst for economic development.
ENGAGEMENT, ADMINISTRATION, IMPLEMENTATION Element	GOAL AD–6: Maintain Tacoma’s Comprehensive Plan in order to ensure that it remains relevant and is consistent with current regulatory and policy frameworks.
	Policy AD–6.2 pertains to considering proposed Comprehensive Plan amendments concurrently to best evaluate cumulative effect of the proposals, including evaluating site-specific rezones as part of area-wide proposal studies.

Table 1. Applicant citation of applicable policies from Tacoma Comprehensive Plan

<i>One Tacoma Plan</i> Chapter	TABLE 2: Additional Goals and Policies to be considered (Staff Suggested)
URBAN FORM Element	Policy UF–1.11 pertains to evaluating the impacts of land use decisions and development on the physical characteristics of neighborhoods and current residents, particularly underserved and under-represented communities.
	Policy UF–8.4 encourages considering the land development and transportation needs of Tacoma’s employment geographies when creating and amending land use plans and making infrastructure investments.
DESIGN AND DEVELOPMENT Element	GOAL DD–7 and GOAL DD–9 pertains to supporting sustainable and resource efficient development/redevelopment, and development patterns that result in compatible and graceful transitions between differing densities, intensities and activities.
	Policy DD–9.1, Policy DD–9.2, Policy DD–9.3, Policy DD–9.4, Policy DD–9.7, and Policy DD–9.8 pertain to design and land use development considerations especially related to higher density/intensity uses being sited adjacent to residential zoned land, including adequate transitions and mitigating nuisance (odors, noise, light pollution, etc.) and environmental impacts (auto-oriented traffic, pollution, habitats, etc.).
	GOAL DD–11 and GOAL DD–12 pertain to protecting people, property and the environment from environmental hazards, while also integrating and harmonizing development with the natural environment.
	Policy DD–11.4, Policy DD–12.1, Policy DD–12.2, and Policy DD–12.3 pertain to encouraging development, infrastructure, and building design that reduces negative impacts on environmental health, ecosystems, and sensitive areas, and on community health and safety.
TRANSPORTATION MASTER PLAN Element	Policy 6.1 pertains to ensuring reasonable access for all modes to places of employment, schools, libraries, parks, transit centers, civic buildings, and other attractions in development and land use considerations, including accounting for the effects of development patterns and designs on the transportation system.

Table 2. Staff citations of relevant policy from OneTacoma Comprehensive Plan as it relates to amendment application

4. Objectives

As outlined in TMC Section 13.02.070.D.5.d, the application must adequately respond to the following objectives to be considered in the Annual Amendment docket:

- Address inconsistencies or errors in the Comprehensive Plan or development regulations;

Staff Response: The application would not address any errors or inconsistencies in the Comprehensive Plan or development regulations.

- 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;

Staff Response: The application responds to changing circumstances of ownership of the subject parcel, which was surplus by the Tacoma School District. The applicant, Wesco Management LLC (Mor Furniture), purchased the parcel from Tacoma Public Schools in 2018. While the applicant proposed a specific change to “General Commercial” land use and C2-STGPD rezone, staff concurs that given the change in ownership from the School District to a private owner, this is an appropriate time to consider the future land use of the site.

- Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and/or

Staff Response: The subject parcel (Low-Scale Residential; R-2 STGPD) is bordered/constrained on the west by Interstate 5; the Tacoma Public School properties to the east and south; and the Mor Furniture commercial development (General Commercial; C2 STGPD) parcels neighboring to the north. The site does not abut, but is within proximity to single family dwellings (Low Scale Residential; R2-STGPD) (approximately 1800 taxpayers and/or occupants within 2500 feet of site). Staff concludes that based on the change in ownership, an evaluation of the future land use designation on this site is appropriate to ensure compatibility with the planned land uses and surrounding development patterns (See Maps 3 and 4 for a description of surrounding uses).

- Enhance the quality of the neighborhood.
- **Staff Response:** The applicant provided support for how this proposal will enhance the quality of the neighborhood. However, staff concludes that there is not enough information at this time to adequately comment on how this proposal may/may not enhancement the quality of the affected neighborhood/s, including residential land uses and Giardrone Middle School. While City goals and policies support enhanced economic activity and employment growth, and development of this site would put the property into economic use, more study, technical analysis, and public comment is needed to better determine the degree to which the project proposal would enhance the overall quality of the neighborhood.

5. Impacts Assessment

Staff notes that the applicant is not required to provide any impact analysis/statement as part of the amendment application. However, the applicant has been advised that if the application moves to the technical analysis stage, impacts analysis will be needed, as stated in TMC Title 13.02.070.F.2.d.

As part of the annual amendment cycle, staff conducts an environmental review, including a non-project action SEPA checklist, to consider the potential environmental impacts of the proposals. In addition, the City Council has adopted a policy to consider equity in all Council actions. As a result, potential impacts need to be assessed through an equity lens utilizing the Tacoma Equity Index and other tools, including the historical context of planning in the area. For instance, a 1929 map used by the Home Owners’ Loan Corporation (HOLC) rated the area of subject site (C-20) a “C- Definitely Declining” rating, and residential area (D-7) in close proximity to the subject site a “D-Hazardous” rating (Redlining). It also appears that the area may have been significantly impacted by the building of Interstate 5 and possibly other urban renewal projects. In the current context, data from the Tacoma Equity Index indicates that the area (within 2500 feet of the subject site) falls into “Low” to “Very Low” equity thresholds across several of the primary indicators (Livability, Accessibility, Economy, Education, Environmental Health).

Furthermore, staff notes that it will be important to consider the impacts not only of the specific proposal, but of the range of uses that could be allowed under the potential Commercial Designation and Commercial Zoning. With a change

in land use designation and subsequent rezone to Commercial, there will be the potential for a variety of different types of commercial activity now and into the future. The level of analysis conducted related to this specific application and proposed land use can in no way cover all the potential impacts that could arise from the different types of commercial activity that may take place at this site in the future. If the Comprehensive Plan land use designation request is approved, future site rezones and permits would also be subject to compliance with City development standards, SEPA review, and will include public notifications and opportunities to provide comment.

6. Proposed Outreach

From TMC Section 13.02.070.D.5.e.1, the applicant is required to provide a description of any community outreach and response related to the proposed amendment:

Staff Response: The applicant conducted a community outreach ZOOM meeting on March 24, 2022. Leading up to the meeting date, flyers were mailed to neighbors within 400 feet of the subject parcel and the additional four parcels owned by Mor Furniture. No neighbors, city staff, agencies, or other members of the public attended. A copy of the meeting flyer, distribution map and list, digital recording of the meeting and a copy of the Community Outreach Neighborhood Meeting PowerPoint presentation are attached.

Staff acknowledges the applicant's community outreach effort. More outreach will be necessary during the technical analysis stage. Staff will consult with the Media and Communications Office for assistance with communications strategies, and work with applicant with outreach to, at the minimum, engage with:

- Neighboring properties, including Taxpayers/Occupants within 2500 feet of subject property
- The South End Neighborhood Council
- Tacoma Public School District and Parent Teacher Association (Giaudrone Middle School)
- Tacoma Fire Department (Station #8)
- Tacoma Pierce County Health Department (STGPD)
- City departments (Tacoma Public Utilities, Environmental Services) and Commissions

Based on the Tacoma Equity Index data, Staff recognizes that translation and other accessibility measures may need to be implemented to more equitably conduct outreach and engagement in the communities within proximity to the subject site.

7. Supplemental Information

Per TMC 13.02.070.D.f, supplemental information 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

At this time, the applicant has provided the following application materials included in Attachment A:

- City of Tacoma Application Packet
- Preliminary Site Plan Layout
- Preliminary Landscaping Plan
- Preliminary Project Elevation Perspectives
- Community Outreach Neighborhood Meeting Package

Staff acknowledges the supplemental information provided by applicant. At this time staff has not requested additional supplemental information. Staff will work with the applicant to inform them of any necessary supplemental information (checklists, analysis, studies) that will be needed as the project moves into the technical analysis stage.

Section B. Assessment

Per TMC 13.02.070.E.2, the application was reviewed against the following assessment criteria:

- If the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review.

Staff Response: The application request is for both 1) A Comprehensive Plan land use designation change, and 2) A site-specific rezone. The land use designation change is legislative and properly subject to Planning Commission review, as detailed in TMC 13.02.070.

Concerning the rezone request, it is important to briefly note the procedural distinctions between area-wide and site-specific zoning reclassification (rezones). Area-wide zoning reclassification requests are legislative and properly subject to Planning Commission review (TMC 13.02.030.B). Conversely, site specific zoning reclassification requests are quasi-judicial and not properly subject to Planning Commission review (TMC 13.05.030.C).

According to 13.01.050.Z, area-wide zoning reclassifications, unlike site-specific zoning reclassifications, are generally of area-wide significance, usually involving many separate properties under various ownerships, and often utilize several of the City's zoning classifications to implement the City's Comprehensive Plan. An area-wide zoning reclassification consisting of a single ownership but having a broader impact of significance on the community may be considered to be an area-wide reclassification if it is being undertaken in order to maintain consistency of the City's Comprehensive Plan.

Based on the definition in 13.01.050.Z, staff concludes that this rezone request is site-specific in nature and therefore is not subject to Planning Commission review.

- If there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into.

Staff Response: Staff is unaware of any recent commercial zoning studies, plans, or processes completed regarding the subject site that would warrant a denial of the application. While Home in Tacoma Phase 1 was completed in 2021, that process did not consider a commercial land use designation for this site or include a site specific review of this property.

As part of the 2023 Annual Amendment Docket, the Planning Commission will be considering the inclusion of the Commercial Zoning Update, which is a high priority project to ensure consistency of the commercial zoning districts with the Future Land Use Map. However, this project will largely be an area-wide commercial zoning review, focused on areas where there are identified inconsistencies between commercial zoning districts and commercial land use designations. Given the site-specific nature of this application, staff recommends maintaining it as a stand-alone application rather than consolidating it as part of the commercial zoning update.

- If the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

Staff Response: In reviewing the submitted proposal, staff concludes that the land use designation change element of the code amendment request could be reasonably accomplished as part of the 2023 Annual Amendment Docket. The site-specific rezone element of the code amendment request is quasi-judicial and not subject to Planning Commission review.

Section C. Recommendation

Per TMC 13.02.070.E.3, the Planning Commission will review this assessment and make its decision as to:

- Whether or not the application is complete, and if not, what information is needed to make it complete;
- Whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and
- Whether or not the application will be considered, and if so, in which amendment cycle. The Planning Commission shall make determinations concerning proposed amendments.

Staff Recommendation:

- Staff concludes that the application is complete and includes the information necessary to move forward into the technical analysis phase of the amendment process.
- Staff recommends that the scope of the application be amended to include only the land use designation amendment request and that the rezone proceed as a subsequent site-specific zoning reclassification application.
- Based on the review of the proposal against the assessment criteria, staff concludes that this application is ready for technical analysis. Staff recommends that the Planning Commission accept the application as part of the 2023 Annual Amendment docket.

Attachment:

- A. "Mor Furniture" Application Packet

Date: March 31, 2022

To: Mr. Lihuang Wung
City of Tacoma
Planning and Development Services
747 Market Street
Tacoma, WA 98402

From: Grant Middleton P.E., Larson and Associates LLC
Scott Clark, Larson and Associates LLC

Subject: Mor Furniture for Less Outlet Store: Request for Comprehensive Plan
Land Use Designation Change -and- Rezone

Dear Mr. Wung;

Thank you for providing the opportunity to apply for a Comprehensive Plan Amendment and Rezone application concurrently. Your earlier review and valuable input regarding our pre-application submittal as well as your research regarding the rezone process is very much appreciated; thank you.

With that, for your formal review and consideration please find below and attached the Mor Furniture for Less Outlet Store materials requesting a Land Use Designation Change and Rezone submittal for the 2023 Amendment Cycle. The following are the Applicant's responses to the City required Comprehensive Plan Amendment/Rezone application questionnaire:

1. Project Summary

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

Applicant Response:

General Project Description: Land Use Designation reclassification and rezone of a 1.24 acre parcel from residential to commercial, as detailed below.

Project Title: Mor Furniture for Less Outlet Store Land Use Designation Change and Rezone.

Applicant: Wesco Management LLC (*the parent company of Mor Furniture*)

Location & Area: 1824 S 49TH St (APN 2110000331) - 53,878 SF (1.24 Acres)

Current Land Use Designation: "Low-Scale Residential"

Requested Land Use Designation: "General Commercial"

Current Zoning: R-2 STGPD

Requested Zoning: C2 STGPD

(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:

Applicant Response: In summary, the project parcel (*Parcel A - 2110000331*) is currently vacant land west of the Gaudrone Middle School parking lot, westerly sloping downward to the Interstate 5 Freeway. The parcel was described as Surplus School district property and purchased by Wesco Management, LLC from Tacoma School District #10, recorded February 2018.

NORTH: The adjoining parcels to the north (*Parcels B - 2110000310, C - 2110000285 and D - 2110000294*) are designated General Commercial, zoned C2 STGPD, and include a vacated portion of S 49th St. These three northly adjoining northly parcels and a fourth parcel (*Parcel E - 2110000271*), totaling approximately 2.76 acres are also owned by Wesco Management LLC and are the planned site of the Mor Furniture store (*HEX 2014-012 7/23/14*). Macy's Furniture is directly north across South 48th Street, which is also designated General Commercial and zoned C2 STGPD.

SOUTH & EAST: The adjoining parcels to the south (*2110000333*) and east (*2110000331*) are part of the Gaudrone Middle School ownership, which are designated Single Family Residential and zoned R-2.

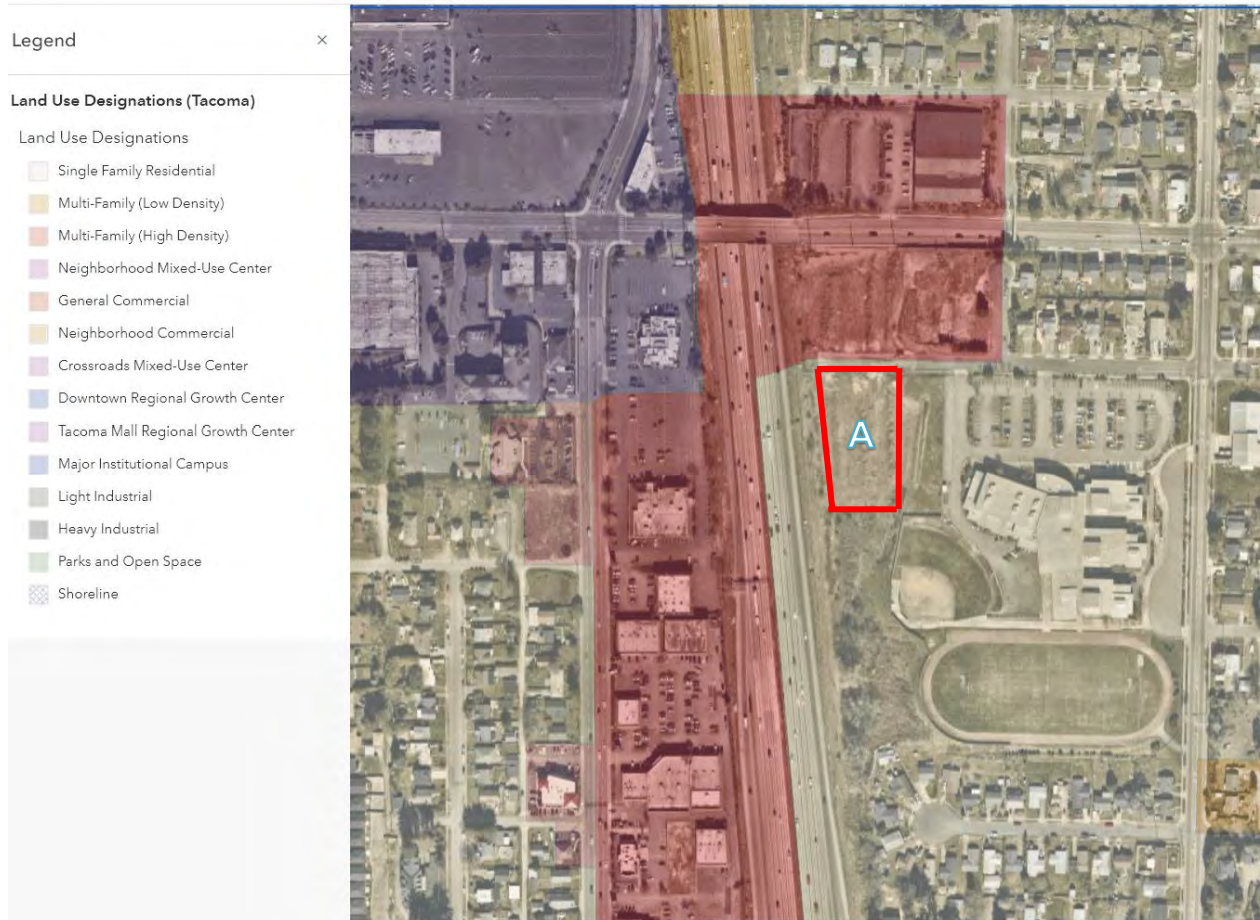
WEST: The Interstate 5 corridor abuts the project to the west, with the westerly lands along I-5 identified as General Commercial and Tacoma Mall Regional Center, which are zoned GC and UCX (Chuck E. Cheese, Azteca, Ben Bridge Jeweler and Tacoma Mall, respectively).

Area of Applicability – Parcel A is the Project Site



(Parcels B through E are currently being developed as the Mor Furniture site under permit SEDV 17-0146. Parcel A is currently being utilized under the same permit exclusively for balancing earthwork in support of the Mor Furniture project on Parcels B through E; other than grading, no other development is currently permitted on Parcel A.

Current Tacoma Land Use Designations in the Vicinity of the Site:



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

Applicant Response: The current Land Use Designation of Parcel A is “Low-Scale Residential”, which is implemented with R2 STGPD zoning. The abutting properties to the east and south are both owned by the Gaudrone Middle School and are designated Single Family Residential and have R2 zoning. The properties immediately west of the I-5 Freeway corridor are designated General Commercial and Tacoma Mall Regional Center, with C2 and UCX zoning respectively. The properties directly north, which are also owned by Westco Management LLC and are being developed for a Mor Furniture outlet are also designated General Commercial and zoned C2. Based on the existing physical constraints of this site (*see pages 7-8*) with Mor Furniture to the north, the school properties to the south and east, and the westerly I-5 corridor, there are no accessible or visually connected residential neighborhoods to Parcel A. With the proposed General Commercial designation and contemplated C2 zoning, the site would provide a location for a Mor Outlet warehouse that includes shipping support, customer pick-up and additional parking for the planned Mor Furniture store to the immediate north.

Current Tacoma Zoning Designations in the Vicinity of the Site:

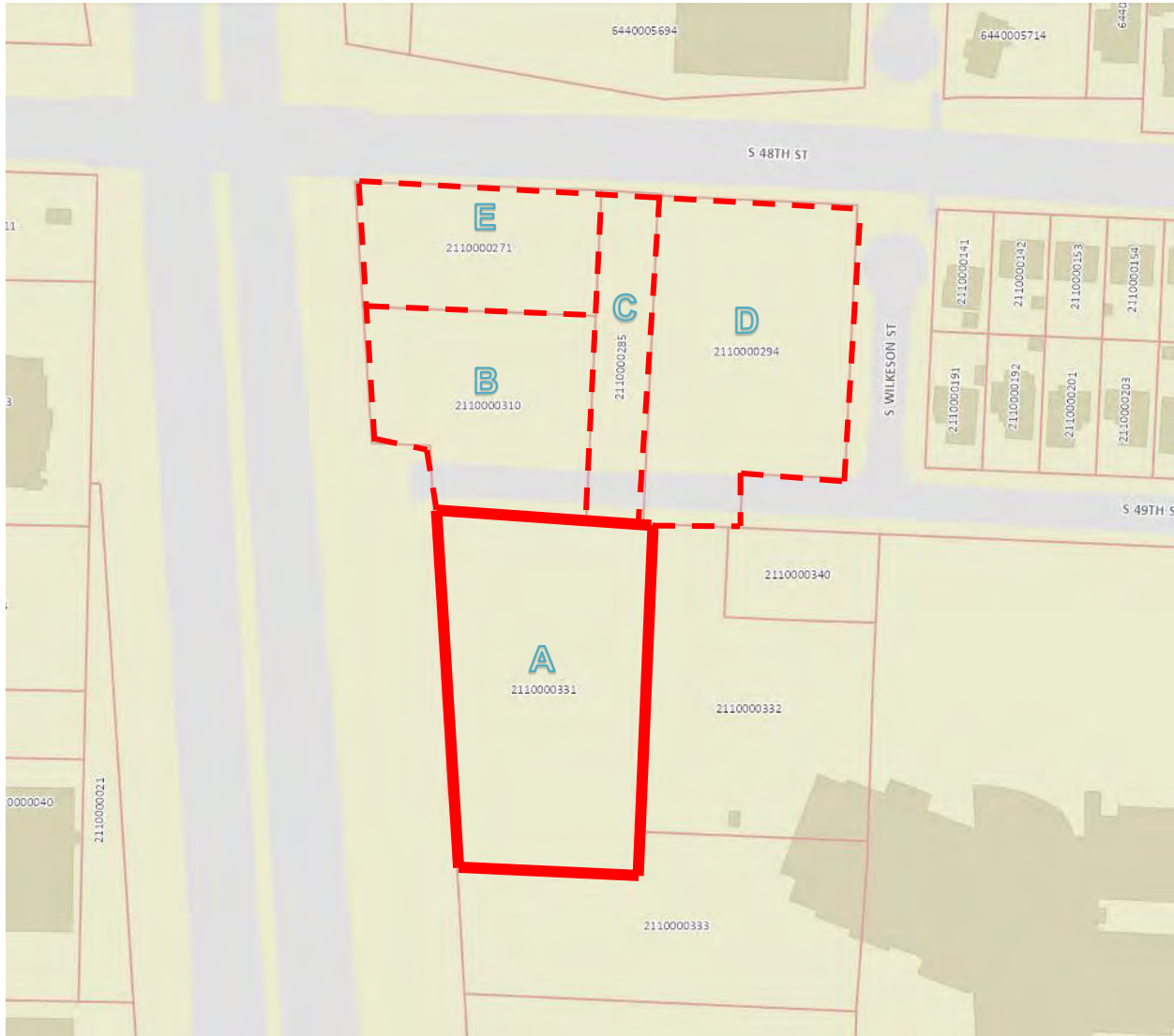


2. Background

Please provide appropriate history and context for the proposed amendment, such as prior permits or rezones, concomitant zoning agreements, enforcement actions, or changes in use.

Applicant Response: Parcel A was sold by Tacoma School District #10 as surplus property to Wesco Management LLC in 2018. Currently the property is zoned R2 residential and currently incorporated in the grading plan for the adjoining C2 zoned lots to the north (*approved site development plan SEDV 17-0146*). The northerly lots (B through E) are also owned by Wesco Management LLC, which is the new location of the proposed Mor Furniture store. In 2014 Parcels C and D were rezoned to C2 and incorporated into the Mor Furniture project, along with existing Parcels B and E, which were already zoned C2, and the vacated portion of South 49th Street (HEX 2014-12, Ord 28239 & 28240). Commercial access for Parcel A will be from S 48th Street, through the planned Mor Furniture development to the north, the alignment of which is approximately consistent with Parcel C. South 49th Street will be a gated access for emergency vehicle use/access only. Given the unique circumstances and physical constraints (*see pages 7-8*) of this parcel, changing the land use designation from residential to commercial and changing the zoning from R-2 STGPD to C2 STGPD only makes sense.

Parcelization/Roads/Buildings Map in the Vicinity of the Site:



3. 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.

Applicant Response: Upon review of the One Tacoma Comprehensive Plan and Land Use Regulatory Code, the proposed amendments would provide a consistent and efficient use of the land and allow for an expanded Mor Furniture development that would benefit the neighborhood, community in general, and the economy. Wesco Management LLC, and Mor Furniture believe the application for Land Use Designation Amendment and Rezoning is closely aligned with and supported by the following One Tacoma goals and policies:

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.

Policy UF-1.2: Implement Comprehensive Plan land use designations through zoning designations and target densities shown in Table 3, Comprehensive Plan Land Use Designations and Corresponding Zoning.

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 while accommodating quality, context-sensitive urban infill through design standards, project review procedures, and zoning requirements.

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.

Policy EC-1.5: Encourage commercial and industrial development by ensuring the availability of suitable sites for development and providing appropriate zoning and infrastructure.

Policy EC-1.8: Encourage the establishment and expansion of commercial businesses that produce goods locally, increase local spending and provide needed goods and services to local residents and businesses in Tacoma.

GOAL EC-3: Cultivate a business culture that allows existing establishments to grow in place, draws new firms to Tacoma and encourages more homegrown enterprises.

Policy EC-3.1: Support efforts to attract, expand and retain large, medium and small businesses that offer high quality jobs, generate local tax revenue and/or provide needed goods or services to residents.

Policy EC-6.14: Promote development or redevelopment of vacant, underutilized or surplus properties, particularly those with potential to serve as a catalyst for economic development, through the use of incentives and other assistance.

ENGAGEMENT, ADMINISTRATION + IMPLEMENTATION

Goal AD-6 Maintain Tacoma's Comprehensive Plan in order to ensure that it remains relevant and is consistent with current regulatory and policy frameworks.

Policy AD-6.2: Consider proposed Comprehensive Plan amendments concurrently so that the cumulative effect of the proposals can be determined. Similarly, where the City is evaluating an area-wide rezone to implement the Future Land Use Map land use designations, site specific rezones within the study area should primarily be evaluated as part of the area-wide proposal.

4. Objectives

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

Applicant Response: This parcel was created through a statutory warranty deed in 2018 and did not exist as a separate parcel at the time the *One Tacoma Plan* was developed. Since the parcel was sub-divided by the school district, it remained in the "Low-Scale Residential" land use designation and residential R-2 zoning district even though it is only accessible through the General Commercial C2 Mor Furniture project to the north. Given the unique circumstances and physical constraints (*see pages 7-8*) of this parcel, changing the existing residential land use designation to commercial makes sense. Moreover, rezoning the site to C2 STGPD would implement the amended land use designation, provide consistency with the surrounding areas, and further goals and policies of the *One Tacoma Plan*.

The current land use designation is Low-scale Residential, which contemplates providing a density range of 10 to 25 units per acre, with a range of housing choices including detached three-story houses, attached

and/or detached accessory dwelling units, duplexes, triplexes, townhouses up to 3 units, cottage housing, and cohousing. Typical lot sizes are anticipated to range from 2,500 square feet up to 7,500 square feet. Low-scale residential designations are generally located in quieter settings of complete neighborhoods that are a short to moderate walking distance from parks, schools, shopping, transit and other neighborhood amenities. Given the unique circumstances and physical constraints (*see pages 7-8*) of this site, the Low-scale Residential designation and R-2 zoning does not make sense at this location. Without direct access to a public street and with I-5 immediately to the west (*not a quieter setting*), the Applicant does not believe the development of 12 to 31 dwelling units currently contemplated in the comprehensive plan and zoning code makes good policy or practical sense. That said, if the site remains in the “Low-Scale Residential” land use designation with an R-2 STGPD zoning district, Mor Furniture feels it will not be utilized effectively, particularly without residential access to a City street.

The proposed General Commercial land use designation encompasses areas for medium to high intensity commercial uses that serves a large community base with a broad range of larger scale uses. These areas will also allow for a wide variety of residential development, community facilities, institutional uses, and some limited production and storage uses. These areas are generally located along major transportation corridors. Given the unique circumstances and physical constraints (*see pages 7-8*) of this site, the General Commercial land use designation and C2 STGPD zoning makes sense at this location. The project is flanked on two sides with commercially zoned properties that are developed with major commercial uses (*e.g., Mor Furniture, Macys, Azteca and the Tacoma Mall Regional Center, etc.*). The project site will include a complementary commercial/warehouse building serving a large residential base and will have commercial access to a major transportation corridor (*South 48th Street*) through the Mor Furniture site.

In contrast to the residential development currently contemplated, Mor Furniture believes the proposed development of a single-story commercial building makes good policy and practical sense. Approval of a commercial land use designation and rezone to C2 will allow the site to be developed in coordination and in concert with the northerly Mor Furniture commercial development, which will solve access problems and create a consistent and compatible development environment (*please see the attached exhibits: Preliminary Site Plan Layout; Preliminary Landscaping Plan; and, Preliminary Project Elevation Perspectives*). Moreover, the scale of the commercial development proposed (*a single-level building*) and the extensive landscaping improvements proposed to beautify the site will address any concerns with potential area visual impacts and make the commercial development of this site a community asset. The amendments will allow for a unified and consistent development pattern that will improve and enhance the overall quality of the neighborhood. The Applicant feels the requested land use designation amendment and rezone will correct and harmonize the historic oversight/inconsistency and allow reasonable use of the property, which will be in the best interests of the immediate neighborhood and Tacomans City-wide.

(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;

Applicant Response: Amending the comprehensive plan land use designation to “General Commercial” and rezoning the site to “C2 STGPD” would be responsive to the change in circumstances at this site, which would provide consistency with the surrounding areas furthering the goals and policies of the One Tacoma Plan.

Change in Circumstances/Unique Circumstances/Physical Constraints:

- 1) A change in circumstances has occurred with a change in ownership from being a school district property to being privately owned by Wesco Management LLC (Mor Furniture); with the ownership change, school facilities/improvements are obviously no longer contemplated;
- 2) The site has no direct access to a City right-of-way;
- 3) Access is limited to utilizing the northly commercially zoned Mor Furniture properties access to South 48th Street;

- 4) Because of the limited access, the site should be developed in conjunction with and coordinated with the northerly commercial properties;
- 5) The site is bordered/constrained on the west by Interstate 5;
- 6) The site is bordered/constrained by the remaining school district properties to the east and south;
- 7) The site is bordered/constrained by the commercial Mor Furniture development currently underway to the north;
- 8) The land use designation of the abutting properties to the north are “General Commercial”, which is consistent with this request;
- 9) The land use designation of the properties across I-5 to the west are “General Commercial”, which is consistent with this request;
- 10) The C2 STGPD zoning of the properties to the north and west are consistent with the requested rezone;
- 11) The site has no abutting residential developments; only public facilities (*Giadrone Middle School grounds*) or commercial development;
- 12) The site is currently being used for cut and fill earthwork balancing in support of the development of the Mor Furniture site to the north (*permit SEDV 17-0146*);
- 13) The site has had unauthorized activities that will be eliminated once development commences following the land use designation and rezone approval, which will greatly improve the neighborhood;
- 14) Adequate City services will be available to support the requested land use designation and rezone, which will actually be an overall reduction in service need compared to the overall service need generated with “R-2” residential development densities;

Because of the noted unique circumstances and physical constraints, it is the Applicants contention the current residential land use designation and residential zoning classification is not representative of the appropriate goals, policies and implementation strategies for this site.

For the reasons stated above, the applicant believes and respectfully suggests the site would better serve the City’s Comprehensive Plan as well as the needs, benefits and desires of our community with the approval of a land use designation change to “General Commercial” and rezone to C2 STGPD.

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

Applicant Response: As designated in *One Tacoma*, the site would be accessible from a Planned High-Capacity Transit Route, adjacent to a Regional Growth Center and Planned Employment Area, and adjacent to a designated Freight Haul route. The parcel is across the I-5 freeway from the Tacoma Mall and would be accessible from S 48th Street through the Mor Furniture store parking entrance. The site is a physically isolated parcel with a surrounding development pattern consisting of the Mor Furniture commercial project currently under development to the north, the Giadrone Middle School grounds to the south and east, and the Interstate-5 corridor to the west. Given the unique existing circumstances in this case, the site will be compatible with both existing and future adjacent uses and will blend into the neighborhood seamlessly.

(d) Enhance the quality of the neighborhood.

Applicant Response: Once the land use designation is changed to “General Commercial” and the zoning is C2 STGPD, the development of the site will include extensive plantings that will benefit views from the I-5 corridor, benefit the views from South 48th Street and will benefit the immediate neighbors. We do not anticipate any visual impacts to any of the area residential neighbors due to distance from our site and the geographical seclusion of the site from area residences. There will also be no daily traffic impacts to our area neighbors to the northeast along South 49th Street since all vehicle movement will be

through the northerly Mor Furniture development, which accesses South 48th Street. Additionally, all homes need furniture, access to both new *and almost new furniture* from a local source is a benefit to the whole community. Incorporating this parcel into the proposed Mor Furniture development would provide convenience to local shoppers, provide additional co-located shopping choices, and reduce transportation trips, all with minimal impact on the surrounding community. The completion of the land use designation and rezone will result in the development of a single level building along with extensive landscape buffering that will beautify, improve and enhance the overall quality of the neighborhood.

5. Community Outreach

Applicant Response: A community outreach ZOOM meeting was conducted Thursday, March 24, 2022 between 6:00 pm to 7:00 pm. A meeting flyer was mailed out to neighbors within 400 feet of all five (5) parcels owned by Mor Furniture. Meeting attendance included the project planner, project engineer and project architect; there were no neighbors present, no City Staff present, no agencies and no members of the public attended. A copy of the meeting flyer, distribution map and list, digital recording of the meeting and a copy of the Community Outreach Neighborhood Meeting PowerPoint presentation are attached. The property has already been incorporated into the grading plan for the adjacent Mor Furniture project for cut and fill soil balancing. Tacoma School District #10, the seller of the parcel, was consulted during the negotiations for the parcel purchase and no known concerns have been expressed. The preliminary design of the warehouse is not visible from the nearby residential areas and will be below the view line of the Giardrone Middle School. With access to Parcel A from S 48th Street, through the Mor Furniture development, there will be no traffic impact to the nearby residential community.

6. Supplemental Information

Applicant Response: With the proposed General Commercial designation and C2 zoning, the site would provide an outlet warehouse, shipping support, and additional parking for the planned Mor Furniture store to the north.

Supplemental Attachments:

City of Tacoma Application Packet

Preliminary Site Plan Layout

Preliminary Landscaping Plan

Preliminary Project Elevation Perspectives

Community Outreach Neighborhood Meeting Package

Community Outreach Neighborhood Meeting Video Recording

Property Owner Free Consent Form



APPLICATION PACKET

Proposed Amendments

to the Comprehensive Plan and/or Land Use Regulatory Code

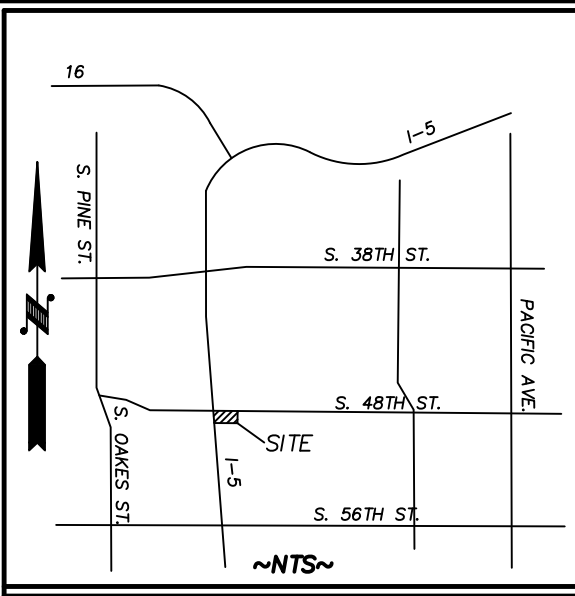
APPLICATION

For Office Use Only	Application No.:	
	Date Received:	
	Application Fee: <input type="checkbox"/> \$1,400	
Type(s) 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 checked="" type="checkbox"/> Area-wide Rezone
Summary of Proposed Amendment <i>(Limit to 120 words)</i>	Tacoma Management LLC (formerly Wesco Management LLC) is applying to: 1) Reclassify a land locked 1.24 acre parcel (APN 2110000331) from "Low-Scale Residential" to "General Commercial". 2) Rezone APN 2110000331 from "R-2 STGPD" to "C2 STGPD" and incorporate the property into the adjacent proposed commercial development, known as Mor Furniture for Less.	
Applicant	Name	Tacoma Management LLC
	Affiliation / Title	Richard D. Haux Jr. / Managing Member
	Address City, State, Zip Code	6965 Consolidated Way San Diego CA 92121
	E-mail	rhjr@morfurniture.com
	Phone	858 547-1616
Co-Applicant, or Additional Contacts <i>(If applicable)</i>	Name	Charles E. Jackson Grant Middleton P.E.
	Affiliation / Title	Architect Larson & Assoc. Engineer
	Address City, State, Zip Code	1560 Via Del Corvo 9027 Pacific Ave, Suite 4 San Marcos CA 92078 Tacoma, WA 98444
	E-mail	cejackson@cox.net gmiddleton@rllarson.com
	Phone	760 744-6014 253-625-3340
Relationship to Applicant	Project Architect Project Engineer	
I hereby state that I am the applicant listed above and the foregoing statements and answers made, and all the information and evidence submitted here, 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.		
Signature: 		Date: <u>3/31/22</u>

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;
 - (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; and
 - (c) The current and proposed Comprehensive Plan land use designation and zoning classification for the affected area.
- 2. Background** – Please provide appropriate history and context for the proposed amendment, such as prior permits or rezones, concomitant zoning agreements, enforcement actions, or changes in use.
- 3. 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.
- 4. 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;
 - (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;
 - (c) Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and
 - (d) Enhance the quality of the neighborhood.
- 5. Community Outreach** – Please provide a description of any community outreach that you have conducted, and the response received, with respect to the proposed amendment.
- 6. 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.



SITE ADDRESS

1824 S 49TH ST
TACOMA, WA

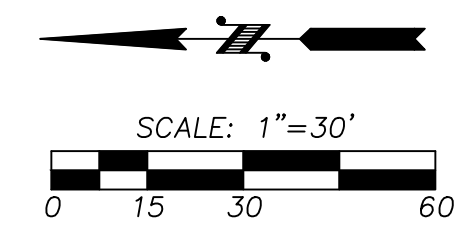
PARCEL NUMBER

2110000331

MOR FURNITURE OF TACOMA

NW 1/4, SECTION 20, TOWNSHIP 20 NORTH, RANGE 3 EAST, W.M.
CITY OF TACOMA, PIERCE COUNTY WASHINGTON
COMPREHENSIVE PLAN LAND USE DESIGNATION AND REZONE
PRELIMINARY COMMERCIAL SITE PLAN

JOB NUMBER	8346
SCALE	1"=30'
DESIGNED SC	PB
DRAWN	GJM
CHECKED	N/A
VERT.	N/A

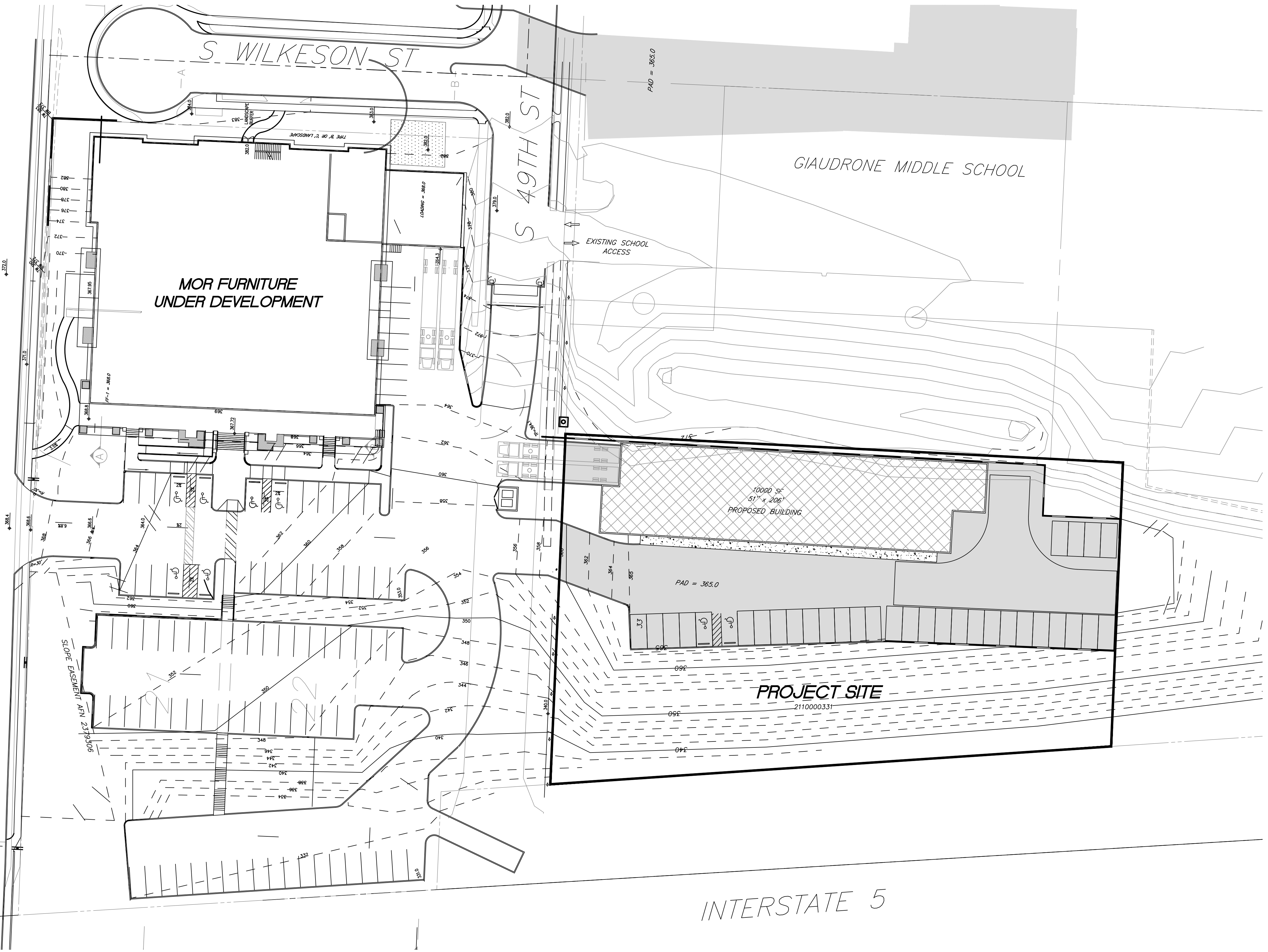


BASIS OF BEARING: CITY OF TACOMA
BASED ON:
MONUMENT No. 121 SURFACE BRASS CAP AT
48TH ST AND ALASKA ST (WESTERLY MON)
N: 691785.193
E: 1153788.956
MONUMENT No. 152 SURFACE BRASS CAP AT
48TH ST AND ASOTIN ST
N: 691767.331
E: 1154258.361
S87°52'10"E 469.73'(R) 469.76'(M)
VERTICAL DATUM: (NGVD29)
CITY OF TACOMA BENCHMARK No. 857
ELEVATION = 338.534'
CONTOURS = 2'

CONTOUR INTERVAL=2'
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

LEGEND

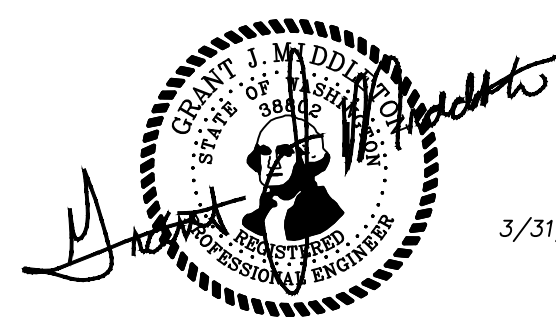
- P/L — PROPERTY LINE
- R/W LINE
- - - EASEMENT LINE
- - - ADDITIONAL 10' UTILITIES EASEMENT
- - - 456 - - - PROPOSED CONTOUR
- 456 - - - EXISTING CONTOUR
- EXISTING EDGE OF PAVEMENT
- ⊙ EXISTING SANITARY SEWER MANHOLE
- SS — EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MANHOLE
- S — PROPOSED SEWER PIPE
- PROPOSED SANITARY SEWER STUB
- ⊙ EXISTING STORM MANHOLE
- SD — EXISTING STORM MAIN
- EXISTING CATCH BASIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM YARD DRAIN
- PROPOSED STORM CATCH BASIN
- S — PROPOSED STORM PIPE
- T — PROPOSED STORM STUB
- ⊙ EXISTING POWER POLE
- ⊥ EXISTING WATER GATE VALVE
- W — EXISTING WATER MAIN
- ⊥ PROPOSED WATER VALVE
- W — PROPOSED WATER LINE
- ⊥ PROPOSED WATER METER
- ⊥ EXISTING TELEPHONE RISER
- ⊥ EXISTING POWER J-BOX
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED STANDARD ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED EXTRUDED CURB
- PROPOSED PORED-IN-PLACE CURB
- PROPOSED RETAINING WALL



PROPOSED BY:
WESCO MANAGEMENT, LLC
8996 MIRAMAR RD., SUITE 300
SAN DIEGO, CA 92126

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVENUE, SUITE 4
TACOMA, WA 98444 (253) 474-3404

PRELIMINARY COMMERCIAL SITE PLAN



DATE	3/31/2022
DRAWING NO.	8346BASE
SHEET 1 OF 1	

CVR



SOURWOOD

JAPANESE MAPLE



FLOWERING DOGWOOD



ARBORVITAE



SHORE PINE



WEeping ALASKA CEDAR

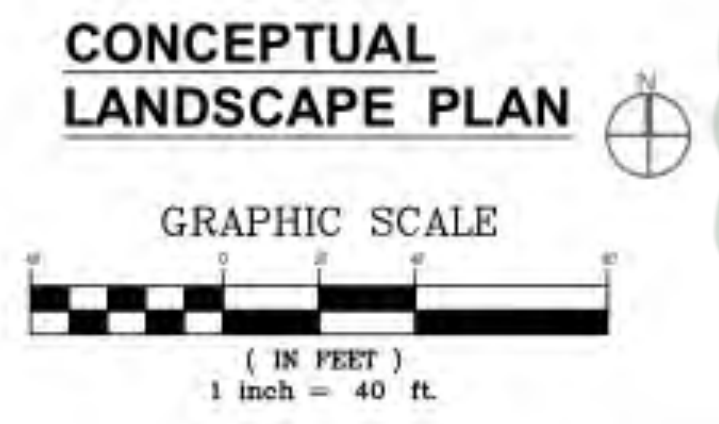


GRAPE MYRTLE

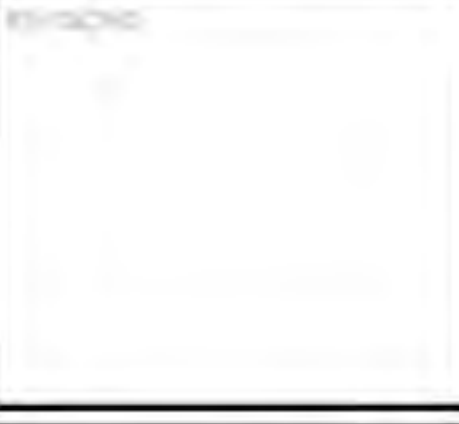


JAPANESE SNOWBELL

PLANT LEGEND			
TREES			
SYMBOL	QTY	DESCRIPTION	SIZE
		Oxydendrum arboreum Sourwood	2" Cal. Min Well Formed
		Acer palmatum Red or Green Red or Green Japanese Maple	2" Cal. Min Well Formed
		Gleditsia triacanthos var. inermis Thornless Honey Locust	2" Cal. Min Well Formed
		Cornus kousa Flowering Dogwood	2" Cal. Min Well Formed
		Thuja o. 'Emerald Green' Emerald Green Arborvitae	
		Pinus contorta Shore Pine	
		Chamaecyparis nootkatensis 'Pendula' Alaskan Weeping Cedar	6' HT.
		Laegerstromia indica Grape Myrtle	1.5" Cal. Min.
		Styrax japonica Japanese Snowbell	2" Cal. Min Well Formed



MOR FURNITURE
 1824 S 49TH ST Parcel: 211000331
 Tacoma, Washington
 Parcel: 211000331



PROJECT NO.: 2218
 FILE NAME: 2218LSA
 DRAWN BY: KLO
 CHECKED BY: KLO
 X-REFS:
 PLOT SCALE:
 DRAWING SCALES:

DRAWING CONTENTS
CONCEPTUAL PLANTING PLAN
 DRAWING NO.:

L1

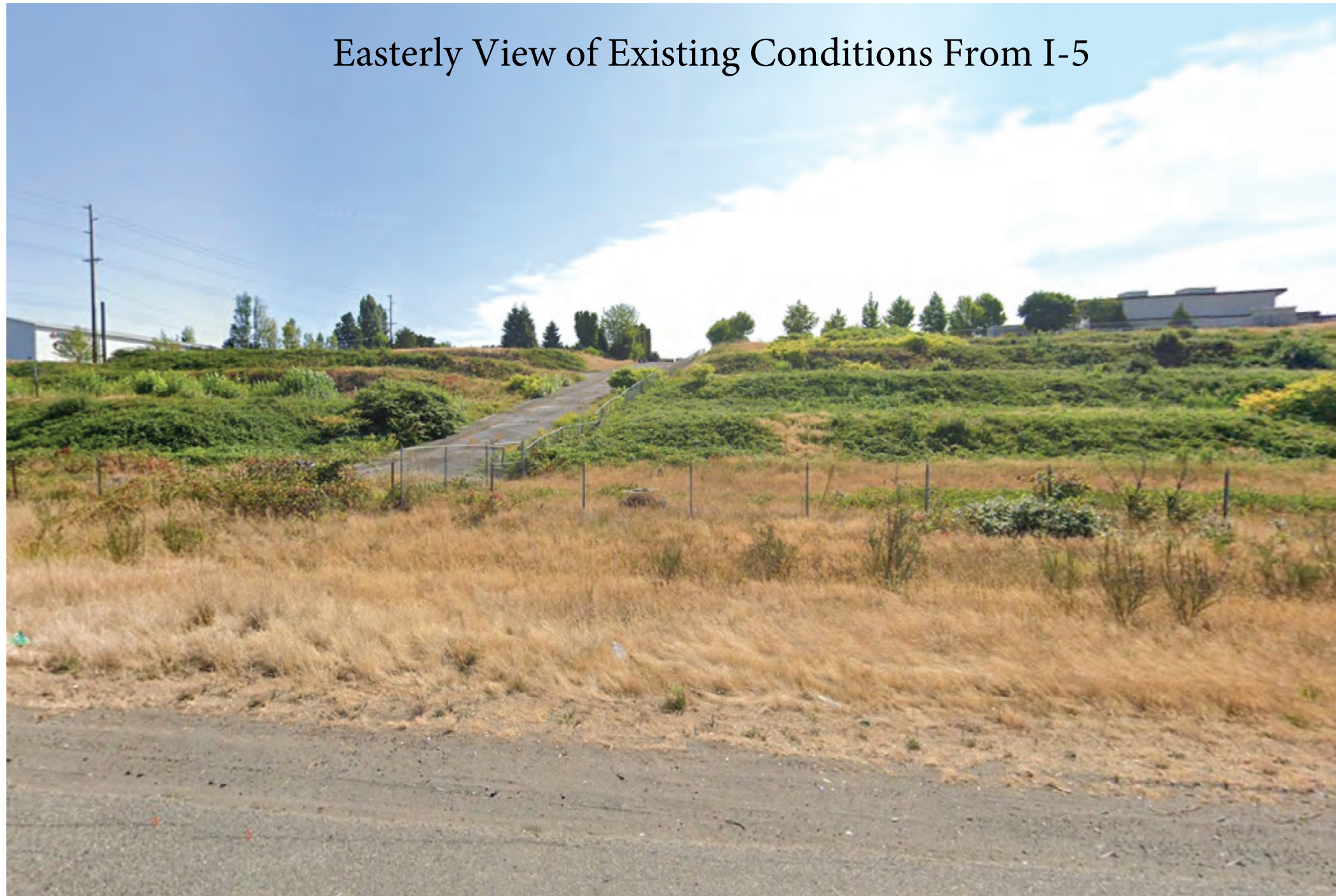


Know what's below.
 Call before you dig.

Easterly View from S 48th Street I-5 Crossing



Easterly View of Existing Conditions From I-5



Easterly View of Project Site From I-5



Elevated Northeasterly Project View



Elevated Southeasterly View of Project Site



Southbound Easterly Project View



Southbound Northeasterly Project View



Southerly View From S 48th Driveway Entrance



Southerly View From S 48th



MOR FURNITURE LAND USE DESIGNATION AMENDMENT *NEIGHBORHOOD OUTREACH ZOOM MEETING*

*You are cordially invited to the Mor Furniture
Land Use Designation Amendment Neighborhood Outreach ZOOM Meeting*

Mor Furniture (*Wesco Management LLC*) is the owner of the 1.24-acre site located at 1824 S 49th ST, Tacoma WA; Parcel 2110000331. We are in the process of submitting an application for a Comprehensive Plan Land Use Designation amendment proposing to change from “Low-Scale Residential” to “General Commercial”. Although not a requirement of the City of Tacoma, we view hosting a neighborhood outreach meeting as an excellent opportunity to introduce ourselves while addressing neighbor’s questions and comments. We plan to make a brief presentation, which will be followed by community questions and answers. We look forward to seeing you there!

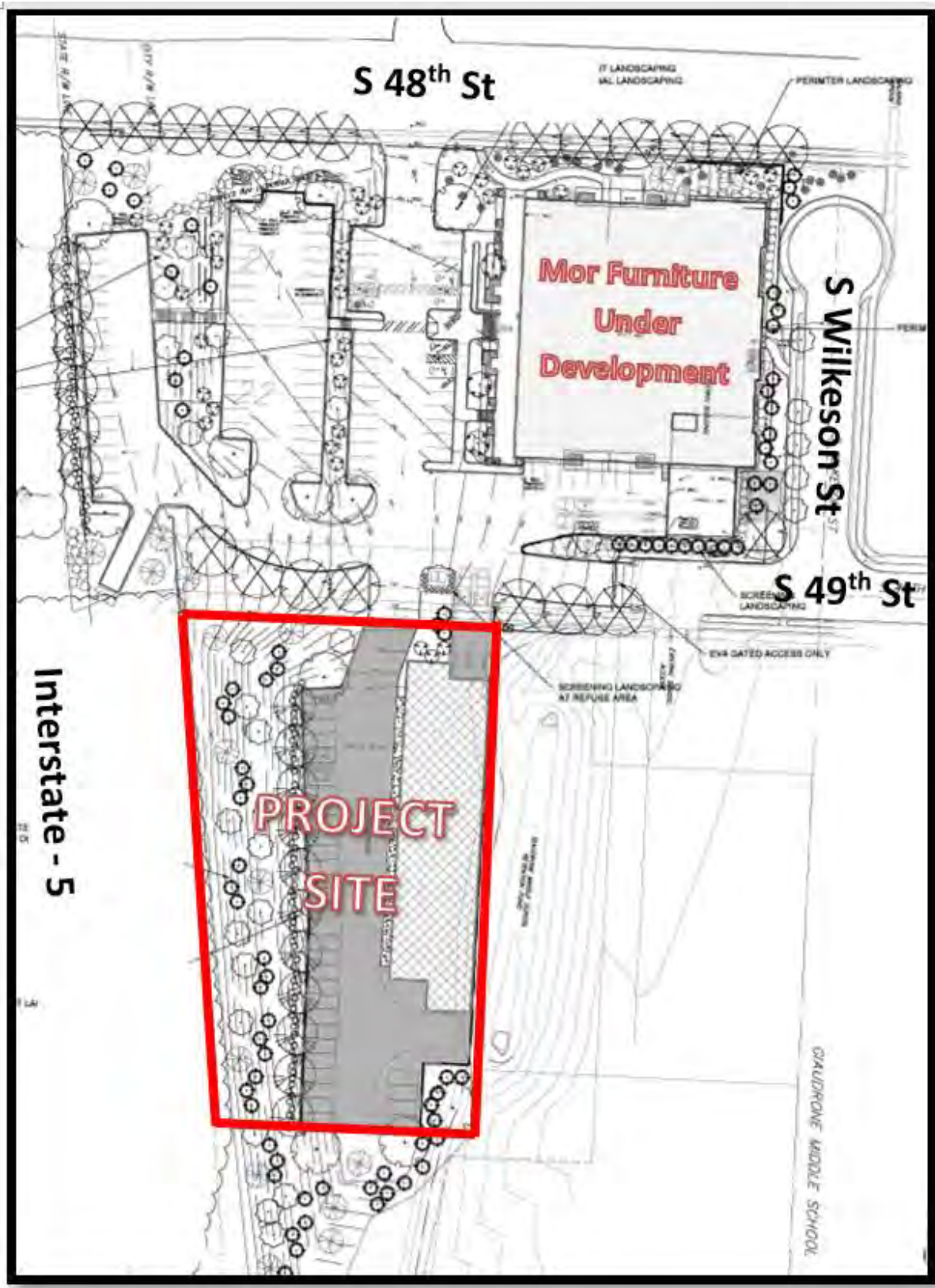
ZOOM Meeting:	<p>Join the Zoom Meeting by Phone: 253-215-8782 US (Tacoma) 669-900-9128 US (San Jose)</p> <p>Or Join the Zoom Meeting Virtually: https://us02web.zoom.us/j/82496036459?pwd=VTJmdVZlU1hscHhREw4VnZTWnVJUT09</p> <p>Meeting ID: 824 9603 6459 Passcode: 352117</p>
Contacts:	<p>Grant Middleton P.E., Engineer -or- Scott Clark, Planner (253) 474-3404 gmiddleton@rrlarson.com sclark@rrlarson.com www.rrlarson.com</p>
When:	Thursday, March 24, 2022
Time:	<p>6:00 – 6:10 PM Mor Furniture Land Use Designation Amendment Overview 6:10 – 7:00 PM Community Q & A</p>
Vicinity Map:	

**Should you be unable to attend, please direct your questions and/or comments to Grant Middleton or Scott Clark.

Mor Furniture for Less Outlet Store - 1824 S 49th St, Tacoma WA - www.rrlarson.com



MOR FURNITURE LAND USE DESIGNATION AMENDMENT NEIGHBORHOOD ZOOM MEETING



OBJECTID	TaxParcelNum	Tax_Payer_Name	Delivery_Address	City_State	Zipcode	Site_Address
93010	2110000201	DAVIS HAROLD & FRANKIE J	1364 E 51ST ST	TACOMA, WA	98404-3615	1721 S 49TH ST
93011	2110000203	NGUYEN TU VAN	6224 62ND AVE W	UNIVERSITY PL, WA	98467-4942	1717 S 49TH ST
93012	2110000204	FLAGG ELBERT JR	1711 S 49TH ST	TACOMA, WA	98408-1460	1711 S 49TH ST
93013	2110000211	CARIAGA CARL B & CRESENCIA V	1709 S 49TH ST	TACOMA, WA	98408-1460	1709 S 49TH ST
93026	2110000294	WESCO MANAGEMENT LLC	6965 CONSOLIDATED	SAN DIEGO, CA	92121	4810 S WILKESON ST
93027	2110000310	WESCO MANAGEMENT LLC	6965 CONSOLIDATED	SAN DIEGO, CA	92121	1829 S 49TH ST
93028	2110000331	WESCO MANAGEMENT LLC	6965 CONSOLIDATED	SAN DIEGO, CA	92121	1824 S 49TH ST
93029	2110000332	TACOMA SCH DIST #10	PO BOX 1357	TACOMA, WA	98401-1357	1822 S 49TH ST
97038	2320000011	RAMOS PROPERTIES LLC	133 SW 158TH ST	BURIEN, WA	98166-2539	4801 TACOMA MALL BLVD
97039	2320000023	RAMOS PROPERTIES LLC	133 SW 158TH ST	BURIEN, WA	98166-2539	4801 TACOMA MALL BLVD
97040	2320000024	ESW GROUP	2201 FRANCISCO DR	EL DORADO HILLS, CA	95762-3713	4911 TACOMA MALL BLVD
239547	6440005083	MEFFERD MARION R	1759 S 47TH ST	TACOMA, WA	98408-1537	1759 S 47TH ST
239548	6440005084	RAKNES KRISTINE M & CORDERO-NIEV	1763 S 47TH ST	TACOMA, WA	98408-1537	1763 S 47TH ST
239613	6440005567	OROSCO CYNTHIA D	1702 S 47TH ST	TACOMA, WA	98408-1507	1702 S 47TH ST
239614	6440005571	2017-1 IH BORROWER LP	1717 MAIN ST STE 20	DALLAS, TX	75201	1728 S 47TH ST
93006	2110000184	ROBINSON RUDY	1706 S 48TH ST	TACOMA, WA	98408-1403	1706 S 48TH ST
93008	2110000191	PENOR JOSEPH F & VALERIE	1729 S 49TH ST	TACOMA, WA	98408-1460	1729 S 49TH ST
93015	2110000220	TACOMA SCH DIST #10	PO BOX 1357	TACOMA, WA	98401-1357	4902 S ALASKA ST
93024	2110000271	WESCO MANAGEMENT LLC	6965 CONSOLIDATED	SAN DIEGO, CA	92121	1830 S 48TH ST
93031	2110000340	TACOMA SCH DIST #10	PO BOX 1357	TACOMA, WA	98401-1357	XXX S 49TH ST
93033	2110000430	TACOMA SCH DIST #10	PO BOX 1357	TACOMA, WA	98401-1357	XXX I5 HWY N
97041	2320000030	ESW GROUP	2201 FRANCISCO DR	EL DORADO HILLS, CA	95762-3713	4911 TACOMA MALL BLVD
97043	2320000050	ESW GROUP	2201 FRANCISCO DR	EL DORADO HILLS, CA	95762-3713	4911 TACOMA MALL BLVD
97077	2320000512	EMERALD ESTATES INC	PO BOX 98922	LAKEWOOD, WA	98496-8922	5003 TACOMA MALL BLVD
239549	6440005085	ONGOCO RENCIO A & PACITA B	306 SOUTHCREEK LN	FIRCREST, WA	98466-6734	1767 S 47TH ST
239551	6440005088	WILFORD MARGARET V	1224 CORAL DR	FIRCREST, WA	98466-5830	1771 S 47TH ST
239560	6440005131	TRAN THANH T	1727 S 47TH ST	TACOMA, WA	98408-1508	1727 S 47TH ST
239610	6440005564	ANDERSON SARAH C	1716 S 47TH ST	TACOMA, WA	98408	1716 S 47TH ST
239615	6440005572	ADAMS SAMANTHA D & AARON L	1724 S 47TH ST	TACOMA, WA	98408	1724 S 47TH ST
239617	6440005580	FARRELL 48TH TACOMA LLC	7 W 7TH ST	CINCINNATI, OH	45202-2424	1767 S 48TH ST
239619	6440005591	FARRELL 48TH TACOMA LLC	7 W 7TH ST	CINCINNATI, OH	45202-2424	1767 S 48TH ST
239624	6440005707	LE VAN TUONG & TRUONG JIMMY	1715 S 48TH ST	TACOMA, WA	98408-1404	1715 S 48TH ST
239626	6440005714	LAM HIO PUI	5210 NE 8TH PL	RENTON, WA	98059	1731 S 48TH ST
93000	2110000141	MOORE ONEAL	4801 S WILKESON ST	TACOMA, WA	98408-1420	4801 S WILKESON ST

93005	2110000183	TILLMAN COREY I	1710 S 48TH ST	TACOMA, WA	98408-1403	1710 S 48TH ST
93009	2110000192	VAN TRAN HIEN	1725 S 49TH ST	TACOMA, WA	98408-1460	1725 S 49TH ST
93014	2110000212	SIMMONS LOVINGS SHIRLEY A	1705 S 49TH ST	TACOMA, WA	98408-1460	1705 S 49TH ST
93025	2110000285	WESCO MANAGEMENT LLC	6965 CONSOLIDATED	SAN DIEGO, CA	92121	4810 S WILKESON ST
93030	2110000333	TACOMA SCH DIST #10	PO BOX 1357	TACOMA, WA	98401-1357	1822 S 50TH ST
93032	2110000400	TACOMA SCH DIST #10	PO BOX 1357	TACOMA, WA	98401-1357	XXX I5 HWY N
97042	2320000040	ESW GROUP	2201 FRANCISCO DR	EL DORADO HILLS, CA	95762-3713	4911 TACOMA MALL BLVD
239550	6440005087	KIRK TYLER & DOYLE ASHLYN	1779 S 47TH ST	TACOMA, WA	98408	1779 S 47TH ST
239552	6440005089	WILLIAMS DIANNA M	1775 S 47TH ST	TACOMA, WA	98408-1537	1775 S 47TH ST
239609	6440005563	BAEZ CRISTIAN	1710 S 47TH ST	TACOMA, WA	98408-1507	1710 S 47TH ST
239616	6440005573	MISYURA LILIYA	1720 S 47TH ST	TACOMA, WA	98408-1507	1720 S 47TH ST
239618	6440005590	FARRELL 48TH TACOMA LLC	7 W 7TH ST	CINCINNATI, OH	45202-2424	1767 S 48TH ST
239625	6440005713	BATES KENNETH	1718 S 47TH ST	TACOMA, WA	98408	1718 S 47TH ST
92987	2110000021	ESW GROUP	2201 FRANCISCO DR	EL DORADO HILLS, CA	95762-3713	4911 TACOMA MALL BLVD
93001	2110000142	OLLISON SAMUEL G SR	1726 S 48TH ST	TACOMA, WA	98408-1403	1726 S 48TH ST
93002	2110000153	EDGE COLLEEN R & MELVIN	1722 S 48TH ST	TACOMA, WA	98408-1403	1722 S 48TH ST
93003	2110000154	KONE KAMELEGORO	1718 S 48TH ST	TACOMA, WA	98408-1403	1718 S 48TH ST
93004	2110000155	COOPER ANDEL	1714 S 48TH ST	TACOMA, WA	98408-1403	1714 S 48TH ST
97079	2320000561	AURORA MINI WAREHOUSE LLC & EVE	8451 SE 68TH ST STE	MERCER ISLAND, WA	98040	5037 TACOMA MALL BLVD
239553	6440005090	EHRET CHARLES P	1751 S 47TH ST	TACOMA, WA	98408	1751 S 47TH ST
239620	6440005672	4733 TACOMA MALL LLC	4733 TACOMA MALL	TACOMA, WA	98409	4733 TACOMA MALL BLVD
239621	6440005673	4733 TACOMA MALL LLC	4733 TACOMA MALL	TACOMA, WA	98409	4733 TACOMA MALL BLVD
239622	6440005694	FARRELL 48TH TACOMA LLC	7 W 7TH ST	CINCINNATI, OH	45202-2424	1767 S 48TH ST

CVWeb

Find address or place

Buffer/Query

Select Buffer Query

Field Name Refresh Fields

Query Builder Operator Total: 57

Apply Query OR Countywide Search

Save results in CSV GeoJson Clear

OBJECTID: 93010
TaxParcelNumber: 2110000201
TaxParcelType: Base Parcel
TaxParcelLevel: 0
TaxParcelUnit:
TaxParcelUnitType:
EffectiveDate:
RetiredDate:
TaxParcelMultiPartCount: 1
SubtypeCD: 0
TaxParcelComment:
EditDate: 4/30/97
Tax_Payer_Name: DAVIS HAROLD & FRANKIE J
Delivery_Address: 1364 E 51ST ST
City_State: TACOMA, WA
Zipcode: 98404-3615
Site_Address: 1721 S 49TH ST
Business_Name:
Land_Acres: 0.1377
Land_Value: 142500
Improvement_Value: 242500
Taxable_Value: 385000
Use_Code: 1101
Tax_Area_Code: 005
Landuse_Description: SINGLE FAMILY DWELLING
Tax_Senior_Exemption:
Legal_Description: Section 20 Township 20 Range 03 Que
Exemption_Code:
RTSQQ:
X_Coordinate: 1153470.8373
Y_Coordinate: 601622.6006

MOR FURNITURE
LAND USE
DESIGNATION
AMENDMENT

*NEIGHBORHOOD
OUTREACH ZOOM
MEETING*

WELCOME!!

Thanks: Thanks for attending tonight's neighborhood meeting. We appreciate the opportunity to meet with you here tonight and present our proposal. As neighbors, we really appreciate your time and thoughtful comments.

Presenters: Scott Clark, Planner with Larson and Associates
Grant Middleton P.E. with Larson and Associates

Presentation: Tonight's meeting will begin with a short presentation outlining the project the property owners are trying to accomplish. Please mute your microphones during the presentation and until called on. Thanks.

Following the presentation, we will open up the meeting to the audience for discussion, questions and answers. If you have a question or comment, please use the "raise hand button" and we will call on each of you to speak one at a time.

Project: Comprehensive Plan Land Use Designation Amendment

Property Owner: *Wesco Management LLC* (Mor Furniture)

Location: 1824 S 49th ST, Tacoma WA; Parcel 2110000331.

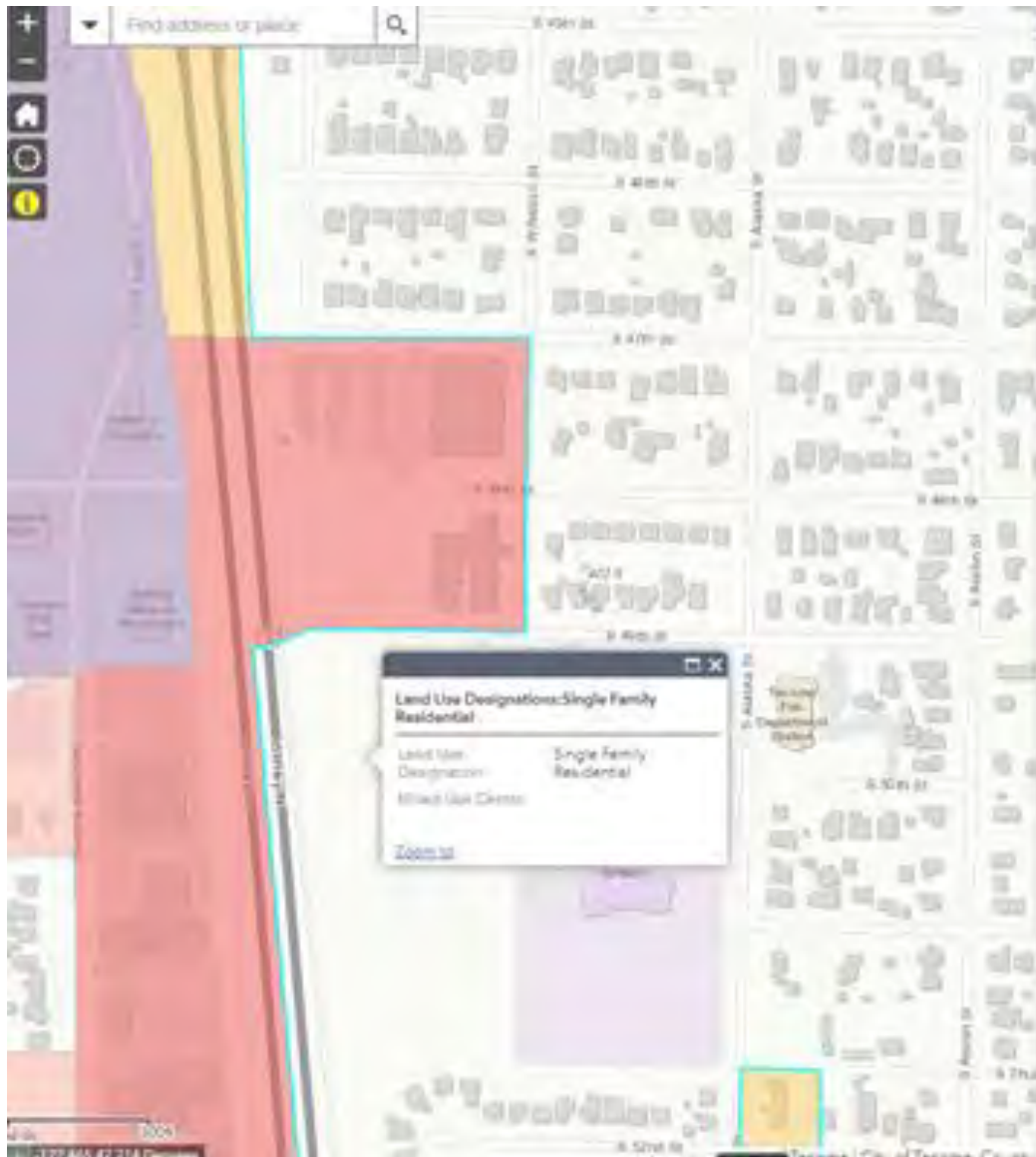
Site Area: 1.24-acre

Comprehensive Plan Land Use Designation: “Low-Scale Residential”

Requested Change to: “General Commercial”

Current Zoning: R2 Single Family Residential





Legend

General

Tacoma City Boundary

Future Land Use

Land Use Designations **Land Use Designations are currently being updated per Ord. 29872 - see www.cityoftacoma.org/home/tacoma

- Single Family Residential
- Multi-Family (Low Density)
- Multi-Family (High Density)
- Neighborhood Commercial
- General Commercial
- Downtown Regional Growth
- Tacoma Mall Regional Growth
- Crossroads Mixed-Use Center
- Neighborhood Mixed-Use Center
- Light Industrial
- Heavy Industrial
- Parks and Open Space
- Major Institutional Campus
- Shoreline

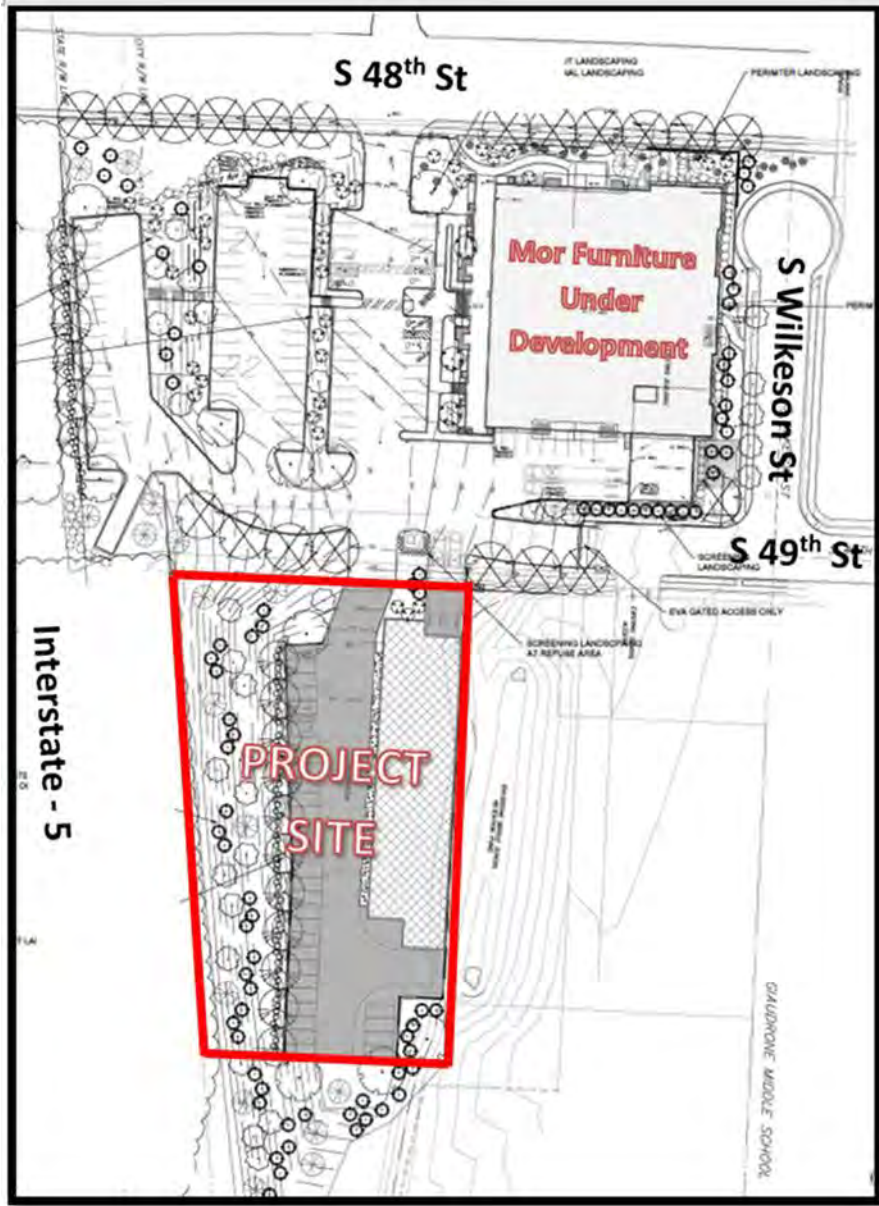
Land Use Designations: Single Family Residential

Land Use Designation:	Single Family Residential
Mixed Use Center:	

Zoom to

What does this mean?

We're requesting to change the Land Use Designation from what is currently earmarked as a location for future residential development to a designation for future commercial development.











There are unique characteristics we feel supports the requested land use designation change to commercial:

- 1) The site is physically and visually isolated a considerable distance from our residential neighbors.
- 2) The site does not currently have frontage on a City street, but has access to So 48th Street through the existing Mor Furniture site to the north, which is a commercial site.
- 3) Extensive landscaping will be a big improvement on the site and enhance the neighborhood.

That concludes our presentation, and we'll open things up now for discussion, questions and comments.

Please use the “raise hand button” and we will call on each of you to speak one at a time. Thanks.