

1. 7:00 P.M. Frederickson LUAC-Agenda

Documents:

[4 16 18 FAC Study Session Agenda.pdf](#)

Frederickson LUAC-Community Plan Presentation

Documents:

[Frederickson draft plan presentation 041618 v2.pdf](#)

Frederickson LUAC-Frederickson Community Plan Draft 4-9-18

Documents:

[Frederickson Community Plan Draft\\_final 4-9-18.pdf](#)

Frederickson LUAC-Title 18A

Documents:

[Title 18A\\_rev 4-9-18.pdf](#)

Frederickson LUAC-Title 18B

Documents:

[Title 18B\\_to FAC.pdf](#)

Frederickson LUAC-Sign In Sheet

Documents:

[4 16 18 FAC Sign In Sheet.pdf](#)

## FREDERICKSON ADVISORY COMMISSION STUDY SESSION AGENDA

**April 16, 2018, 7:00 p.m.**

Bethel Learning Center, 21818-38th Avenue East, Spanaway, WA

*Public comment is limited to 3 minutes per speaker. If possible, please have a spokesperson for people with similar views.*

The Frederickson Advisory Commission (FAC) will conduct a study session to review the draft Community Plan and Development Regulations required to implement the Community Plan updates.

Staff contact: Jeff Mann, [jeff.mann@co.pierce.wa.us](mailto:jeff.mann@co.pierce.wa.us) or 253-798-2150

**Please Note:** Topics on the agenda that are not fully covered during this Study Session may be continued to the next study session.

For more information, please visit the Pierce County Community Plan Update web page, [www.piercecountywa.org/CPupdate](http://www.piercecountywa.org/CPupdate)

***The public is welcome to attend.***

***Pierce County is seeking new members for the Frederickson Advisory Commission. If you are interested in volunteering, please visit the [Frederickson Advisory Commission](#) website for an application, or contact Cindy Anderson, [cindy.anderson@co.pierce.wa.us](mailto:cindy.anderson@co.pierce.wa.us), 253.798.2630.***



# Frederickson Community Plan

## *Draft Plan - Major Changes*



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April 16, 2018



# Update Status

**2016**

**2017**

**2018**

Introduction

Identify  
Issues

Public Input

Progress  
Report to  
Council

Prepare  
Draft Plan  
Updates

Public  
Outreach/  
Review  
Draft Plans

Adoption  
Process





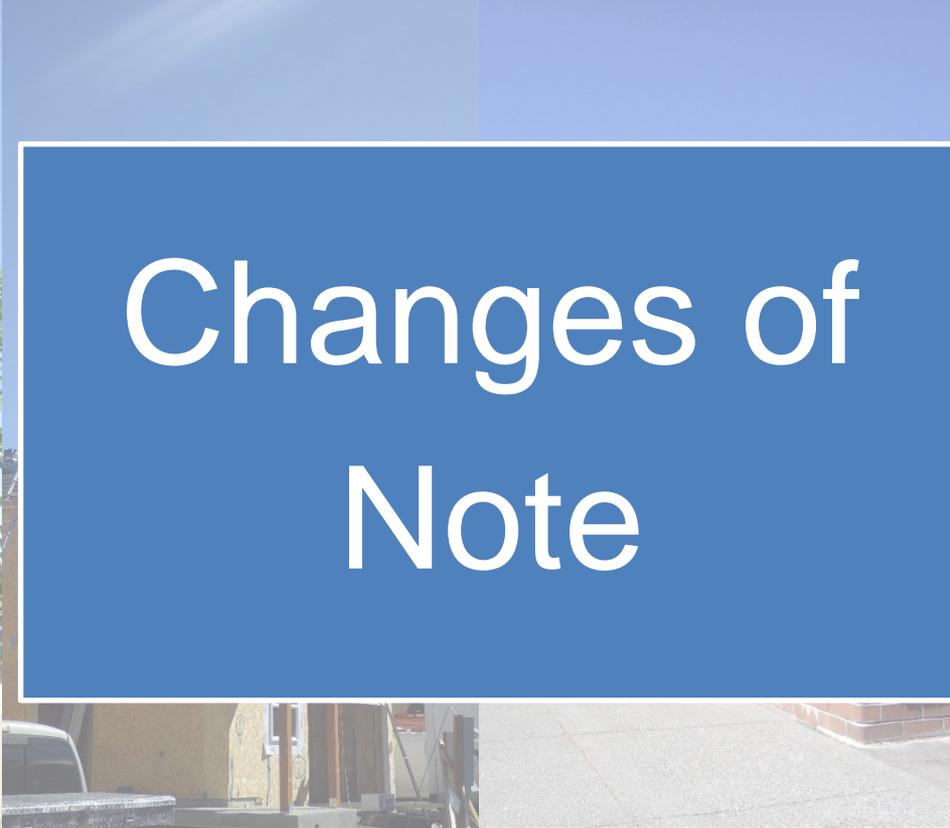
# Plan Organization

## **Some chapter locations were reorganized to be consistent with other plans:**

- Chapter 1: Historical background moved to Chapter 8 with minor changes for readability
- Chapter 2: Sections related to current conditions and desired conditions are combined and revised based on proposed zoning, adds updated demographic, housing and land use trends information
- Chapters 4 & 5 swapped to be consistent with other plans
- Chapter 6: Transportation-related elements from Chapter 6 now found in new Chapter 7



# Changes of Note





# Chapter 2: Land Use

- Demographics and land use trends data added
- Buildable lands data added
- New descriptions and policies related to Centers and Corridors and other new zones that have been implemented since adoption of the plan
- Removed zones no longer within the plan area (MUD and HRD)
- Amended policies per LUAC review
- Text and policies on annexation/incorporation
- Updated maps
- Implementing actions – some removed if completed or irrelevant. Consider adding more, as necessary



# Chapter 3: Community Design and Character

- Text and design policies for Towne Center
- Implementing actions – some removed if completed or irrelevant. Consider adding more, as necessary



# Chapter 4: Economic Development

- New data about local businesses and labor force added
- New Industry and Employment Data
- Towne Center policies
- Implementing actions – some removed if completed or irrelevant. Consider adding more, as necessary



# Chapter 5: Environment

- New paragraphs with updates to Earth Resources, Water Resources, Wetlands, Groundwater, Fish and Wildlife Habitat, and Air Quality
- Move to sidebar boxes for general background information (Soils, Tree Retention, Hazards, and Wetlands)
- Amended policies per LUAC review
- Implementing actions – some removed if completed or irrelevant. Consider adding more, as necessary



# Chapter 6: Facilities and Services

- Updated background information for all facilities and service to reflect current conditions
- Updated Parks information highlighting priority of Cross Park
- New Sewer Utility text / sidebar on the Chambers Creek WTP
- Updated policies reflecting current conditions and countywide regulations
- Implementing actions – some removed if completed or irrelevant. Consider adding more, as necessary



# Chapter 7: Transportation

- New Text and Policies to prioritize north-south corridors for increased circulation parallel to Meridian Avenue East
- New transportation projects table included in Transportation Element of Comp. Plan – no longer in Community Plan
- Background updated to reflect current conditions
- New text on Active Transportation and Bus Rapid Transit
- Additional policies to support transit within Centers and Corridors and connections to regional transit centers
- Prioritized Road Improvements policies
- Implementing actions – some removed if completed or irrelevant. Consider adding more, as necessary



# Chapter 8: Historic Background

- New Chapter – section moved from Chapter 1 with minor changes for current conditions and readability



# Chapter 9: Plan Monitoring

- Plan monitoring was not implemented with last version of Community Plan
- Revisions reflect a monitoring plan that is more likely to be attainable
- Make suggestions to revise, as needed



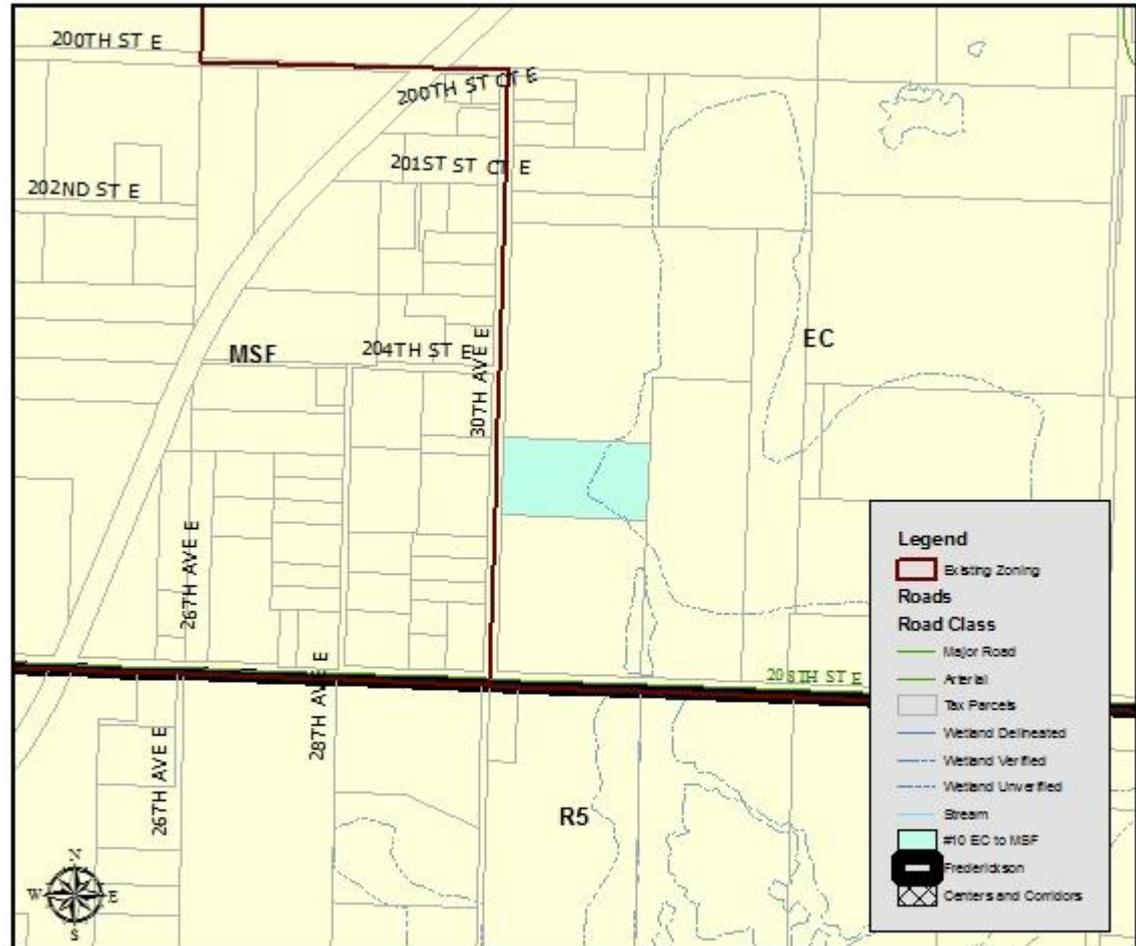
# Chapter 10: Supplemental Data

- New chapter
- Detailed information about existing land uses



# Additional Map Change

- 30th Ave. E., north of 208th St. E.
- EC to MSF



**Frederickson  
#10 EC to MSF**



# Next Steps

- Study sessions to finalize draft plan
- Review draft development regulations
- Public open house
- Public meetings
- Final LUAC recommendation

# Appendix D: Frederickson Community Plan



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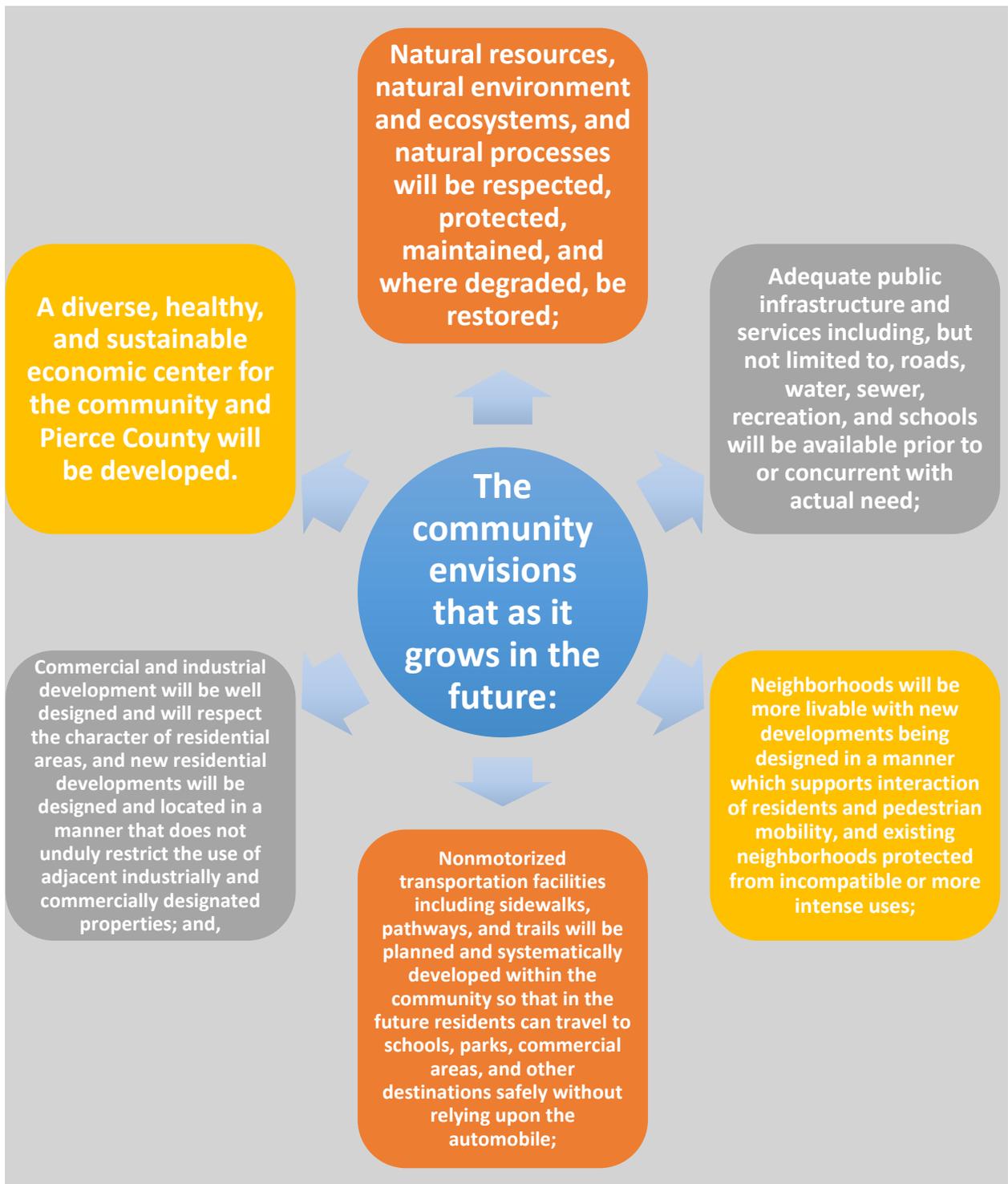
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## Vision Statement



The community realizes that continued growth within Frederickson and the surrounding communities is inevitable. The challenge to the community is not to stop growth, but to control

and plan for growth to occur in a manner which will have beneficial impacts on the community. This plan is premised on the idea that through proper management of growth, the community can avoid, minimize, or mitigate many existing and future problems. Responsible growth is the central concept of this plan. The ideals set forth above are of paramount importance to the community. The community is also sensitive to the rights of the landowner. The impact of the community plan on these rights must be carefully considered to ensure landowners will not be deprived of the reasonable use of their land.

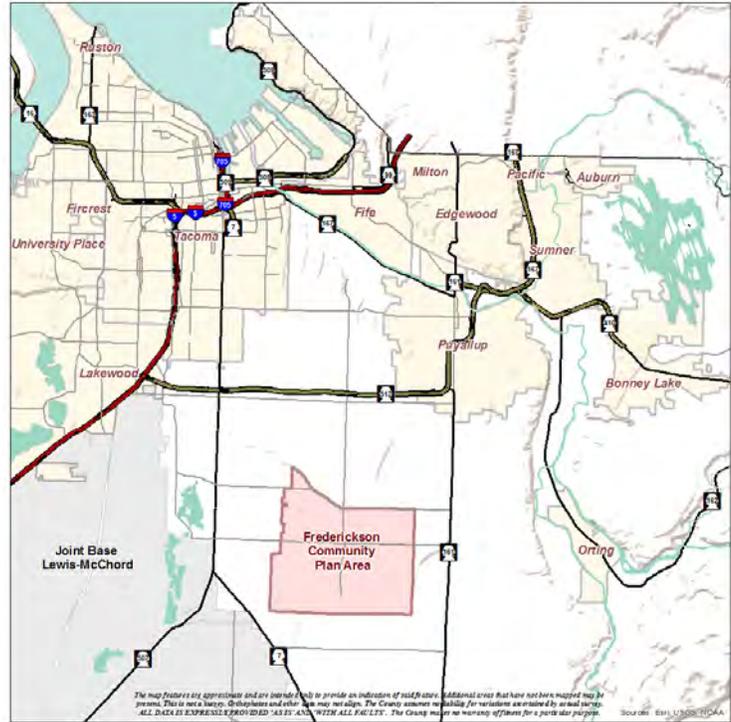
Achievement of the goals of the plan will help ensure that a high quality living environment exists in the community. To strive for anything less would deprive current and future generations of the abundant benefits associated with a healthy, natural environment; quality schools, roads, and parks; livable neighborhoods; sustainable commercial and industrial development; and a healthy local economy.

# Chapter 1: Introduction

## OVERVIEW OF THE PLAN AREA

The Frederickson Community Plan area is located approximately three miles south of SR-512, midway between Pacific Avenue (SR-7) and Meridian Avenue East (SR-161) in central Pierce County. The geographic center of the community is near the intersection of Canyon Road East and 176th Street East.

The plan area is roughly twelve square miles in size and encompasses a little over 8,000 acres of land. A key feature of the community is the Frederickson Employment Center, which is the largest designated industrial area in unincorporated Pierce County and designated as a regional Manufacturing and Industrial Center (MIC). Major transportation routes in the community include Canyon Road East, Brookdale Road East/160th Street East, and 176th Street East. The community is also served by Tacoma Rail, which provides regularly scheduled freight service to industrial users in the area.



Clover Creek

One of the most significant environmental features in the community is Clover Creek. The creek is salmonid bearing and one of the largest within Pierce County's urban area. Aside from its ecological value, the creek played an essential role in the early settlement of the community, with many of the first settlers in Frederickson settling along its shores. Another significant environmental feature of Frederickson is the Clover-Chambers Creek Aquifer that underlies the entire community, as well as most of Pierce County's urban growth area.

## HISTORY OF THE PLAN AREA



1800s  
to 1900

Naches Pass Trail went through the community near Clover Creek and the first Military Road was established.

**1849:** Earliest record of Euro-American settlements (Hudson Bay Company).

**1850s:** Elk Plain School founded (later called Clover Creek District #4).

**1900:** Tacoma Eastern rail line extended to Frederickson.

**1912:** Yard facilities and alignment change constructed at Salcich Junction.

**1935:** Columbia Powder Plant built.

**1940s:** Bonneville Electric Power transmission lines and a natural gas pipeline built.

1900 to  
1950



Population begins to increase and major improvements are made to Canyon and 176th Street East to allow easy access to the industrial center.

**1950s:** Farming is a major activity in the area and SR-512 construction begins (complete 1972).

**Late 1960s:** Industrial activity begins to increase, Randles Sand and Gravel and Port of Tacoma



1950 to  
1980

**1990:** Boeing built a skin and spar facility on the former Columbia Powder Plant site.

**1998:** City of Tacoma reestablished rail service to the area.

1980 to  
2000



**2003:** The Frederickson Community Plan was adopted. There were more than 14,000 residents.

The community continues to be characterized by rapid urban growth.



2000 to  
Today

## COMMUNITY ISSUES

Over the past three decades, Frederickson, like many communities in Pierce County, has experienced tremendous growth. This period of growth has transformed the area from a quiet, rural community to a suburban community of many homes and businesses.

In the past decade alone, the population of Frederickson has doubled between 1990 and 2000, increasing from approximately 7,350 persons in 1990 to more than 14,000, and again grew substantially to 25,000 persons by 2015 persons by 2002. Growth of industry and business within the area has also been

significant with the arrival of The Boeing Company, Toray Composites, Port of Tacoma, and dozens of other small and medium-sized businesses.

The rapid growth in population, homes, and business in the area has not come without a cost, however. Since

- Between 1980 alone and 2000, more than 2,000 acres of the area has been platted and developed with residential and commercial uses.
- which has in turn resulted in a measurable loss of open space, tree cover, wildlife habitat, and a general decline in the quality of the natural environment.
- During this same time period the volume of traffic on local roads has increased significantly and local schools have become overcrowded. Average traffic volumes on Canyon Road East near 176th Street East, for example, have increased from approximately 12,000 vehicles per day in 1990 to nearly 25,000 vehicles in 2000 today.
- Local schools have become overcrowded. Student enrollment in the local school district has grown substantially, with enrollment increasing increased by more than 2,500 students from since 1995 to 2000, and further increased by more than 3,000 more students between 2000 and 2018. Estimates indicate that the high rate of growth is expected to continue in the community into the foreseeable future, with population expected to exceed 18,000 by the year 2017.

The continued growth of population and business within Frederickson and surrounding communities is inevitable. The challenge is not to stop growth, but to control and plan for growth to occur in a manner which will have beneficial impacts on the community. With this in mind, representatives of the community have come together to develop a plan for the future growth of Frederickson.



This plan is premised on the idea that through proper management of growth, the community can avoid, minimize, or mitigate many existing and future problems. Responsible growth is the central concept of this plan. Failure to appropriately plan for this growth will undoubtedly contribute to further declines in the quality of life experienced by those who live and work in the community.

The Frederickson Community Plan area is located approximately three miles south of SR 512, midway between Pacific Avenue and Meridian Avenue East in central Pierce County. The plan area is bounded on the north by Brookdale Road/160th Street East and the communities of South Hill, Summit View, and North Clover Creek-Collins, on the south by 208th Street and the Graham community, to the west by approximately 22nd Avenue East, Waller Road, and the community of Spanaway, and to the east by approximately 86th Avenue East and the community of South Hill. The geographic center of the community is near the intersection of Canyon Road East and 176th Street East.

#### FREDERICKSON COMMUNITY PLAN AREA

The plan area is roughly twelve square miles in size and encompasses a little over 8,000 acres of land. A key feature of the community is the Frederickson Employment Center, which is the largest designated industrial area in unincorporated Pierce County. Under the Pierce County Comprehensive Plan, over 2,800 acres of the community are designated for the Employment Center accounting for 40% of the community's total land area. Substantial growth potential exists within the Employment Center with about half its acreage being vacant. Nearly 60% of the community (approximately 5,000 acres) is designated for residential use and is characterized by a range of uses varying from semi-rural, large lot properties to newer higher density urban neighborhoods. The remaining acreage in the community (about 250 acres) is designated for commercial and multifamily use. Major transportation routes in the community include Canyon Road East, Brookdale Road East/160th Street East, and 176th Street East. The community is also served by Tacoma Rail, which provides regularly scheduled freight service to industrial users in the area.

One of the most significant environmental features in the community is Clover Creek. This creek is salmon bearing and is one of the largest creeks within Pierce County's urban area. The headwaters of this creek originate in the northeastern corner of Frederickson with the creek then flowing through the north half of the plan area, leaving the community near the intersection of Brookdale and Waller Roads. The creek then winds northwesterly to join with Chambers Creek and Puget Sound approximately ten miles away. The majority of the creek and associated floodplain within the community is undeveloped. Aside from its ecological value, the creek played an essential role in the early settlement of the community, with many of the first settlers in Frederickson settling along its shores. Another significant environmental feature of Frederickson is the Clover-Chambers Creek Aquifer that underlies the entire community as well as most of Pierce County's urban growth area.

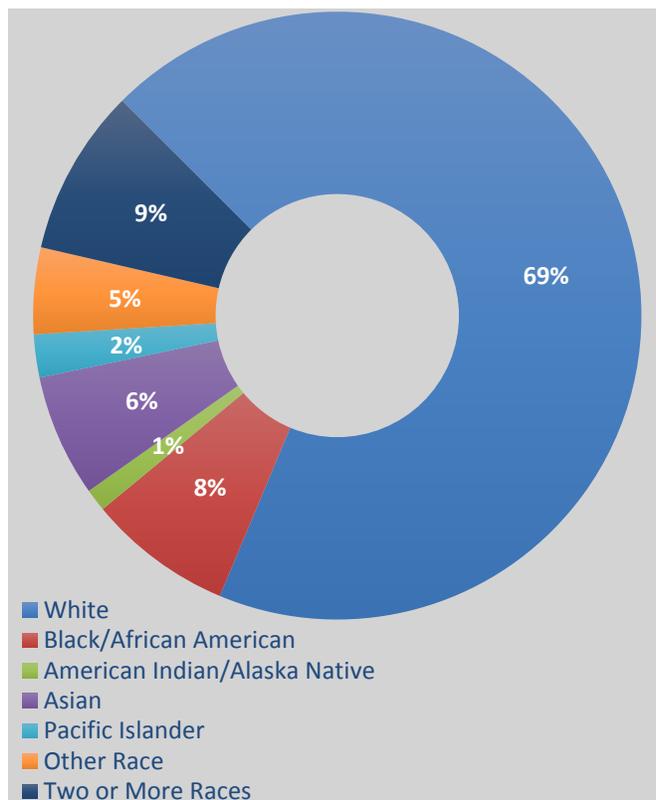
## DEMOGRAPHICS

Frederickson is home to over 25,000 people. About 79% of residents are within family households with an average of 3.35 persons per family household, compared to the 3.05 average household size.

Males and females each make up 50% of the population. Almost 60% of the population aged 15+ is married while 27% have never been married.

Almost 70% of the residents are white. Two or More Races and Black/ African American make up the next highest categories, totaling 17%. Asian makes up 6% of the plan area and Other Races make up 5%. Pacific Islanders and American Indian/Alaska Native make up the lowest percentages at 2% and 1% respectively.

**Figure 1: Frederickson Race Distribution (2016)**



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography. Esri estimated block group data, which is used to estimate polygons or non-standard geography. 1990 Census Blocks.

## 2016 Statistics

25,688

Population

33.6

Median Age



12,831

2016 Male Population



12,857

2016 Female Population



\$73,113

Median Household Income



\$28,491

Per Capita Income



3.05

Average Household Size



\$177,132

Median Net Worth



59%

2016 Pop Age 15+: Married



10%

2016 Pop Age 15+: Divorced



27%

2016 Pop Age 15+: Never Married



4%

2016 Pop Age 15+: Widowed

## HISTORY OF FREDERICKSON

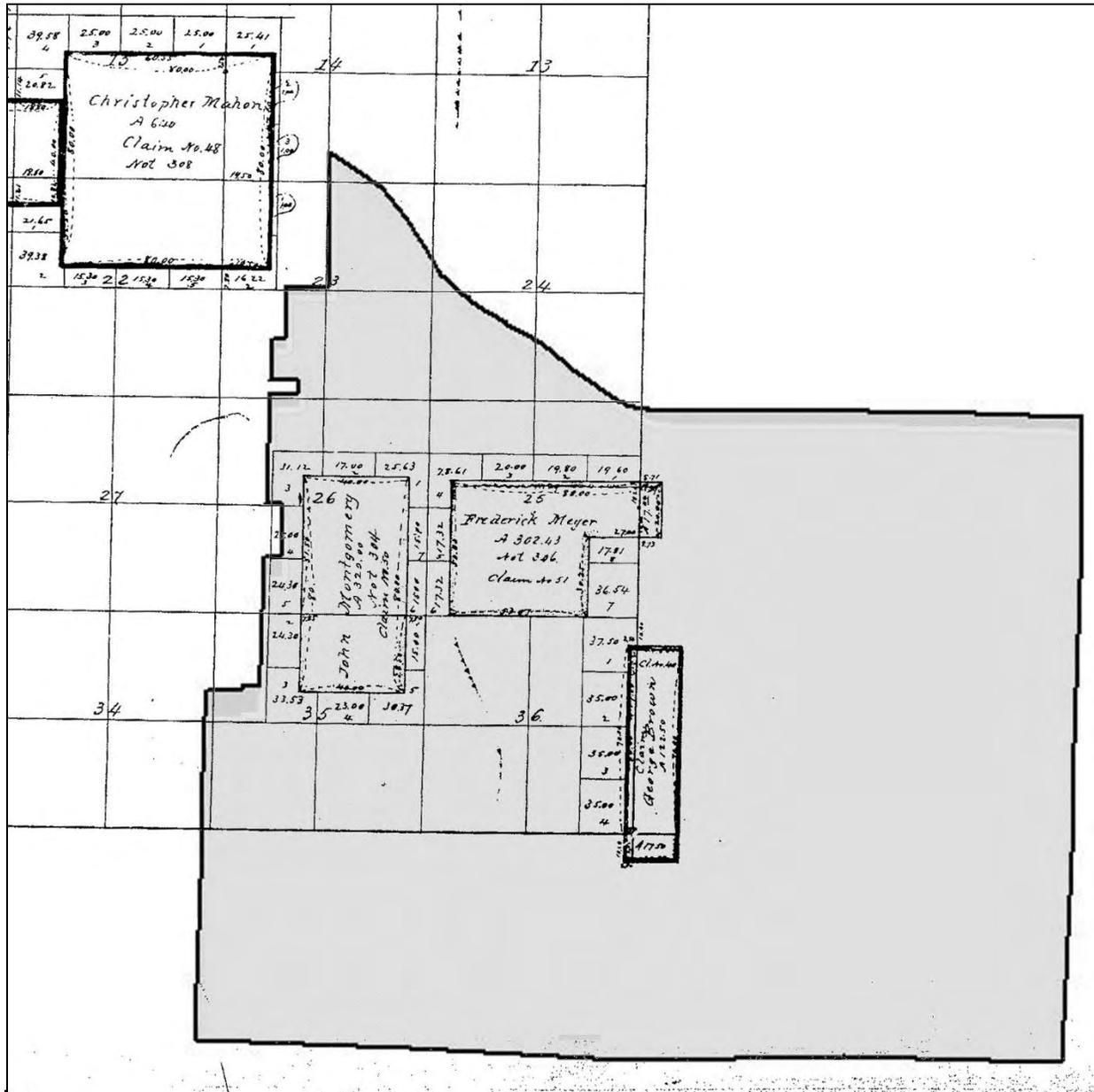
### EARLY HISTORY THROUGH THE 1900'S

It is known that Native Americans were present in the Pacific Northwest for many generations before Captain George Vancouver first explored the coastline of Puget Sound in 1792. Some of the more commonly known of these peoples are the Puyallup, Steilacoom, Nisqually, and Muckleshoot who lived and traveled throughout the Puget Sound area including present day Pierce County. Trade and communication between these peoples and other Native American peoples east of the mountains occurred through the use of a series of ancient trails that ran through mountain passes. One of these ancient routes, the Naches Trail, passed through the Frederickson community near Clover Creek.



Records of the Hudson Bay Company note Euro-American settlements in the area as early as 1849. Many of these early pioneers settled in the vicinity of Clover Creek. Christopher Mahon was one of the earliest homesteaders to the area, locating his donation land claim along Clover Creek near the Naches Trail in the area that is the present Brookdale Golf Course around 1850. It was on Mr. Mahon's claim that the first immigrant wagon train into western Washington, the Longmire party, camped in October 1853 before disbanding. Mr. Mahon is given credit for naming Clover Creek, so naming it "because wild clover was so abundant along the creek." He is also given credit for founding the first school in the community sometime in the late 1850's—Elk Plain School, later called Clover Creek District #4. Remnants of Mahon's early settlement of the area, including the family cemetery, still exist. Another early settler of the area was Fred K. Meyer, who also located his donation land claim along Clover Creek near the Naches Trail between present day Old Military Road and 176th Street East. Mr. Meyer played an important role in the early years of the Clover Creek school district, serving as its clerk from 1866 to 1880, and donating land to the district for the siting of a new schoolhouse in 1897. The present day Clover Creek Elementary School is located on this land.

**Locations of Donation Land Claims in the Vicinity of the Frederickson Area**



The first military road into the area was established along the Naches Trail in the mid 1850's. This road linked Forts Walla Walla and Steilacoom. Present day Old Military Road is a remnant of that original road. During the Indian War of 1855-56, Camp Montgomery was constructed along this road near land owned by another early settler of the area, John Montgomery. Fort Hicks, a blockhouse built by the Washington Territorial Volunteers, was located at the camp. A stone monument honoring this camp is located just east of the present day intersection of Old Military Road and 36th Avenue East.

**Early 1900's Activity in the Vicinity of Frederickson Area Donation Land Claims**

Information from 1909 timber survey conducted by Pierce County. Survey shows donation land claims in Frederickson area, topography, land use, roads, and the Tacoma Eastern rail lines



Rapid growth in Tacoma, the harvesting of timber and other natural resources in the area, and the desire to develop a rail route to Mount Rainier resulted in the first rail line being extended to Frederickson in 1900 by the Tacoma Eastern Railroad. By 1911, the railroad was carrying more than 100,000 passengers a year between Tacoma and Mount Rainier. In 1912, yard facilities and a change of alignment were constructed at Salcich Junction just southwest of the present day intersection of Canyon Road and 176th Street East. A sawmill was operated near this junction between 1910 and 1920 by Olaf B. Frederickson. It is from this individual that the community's name is said to be derived. A post office, store, and railway stop were also located at the junction. Several of these buildings still exist. In 1919, the Tacoma Eastern Railroad became owned by the Milwaukee Road.



In 1935 the Columbia Powder Plant was built just east of Salcich Junction. The explosives manufacturing plant was the first industrial operation, other than sawmills, to locate in the area. The plant and its related facilities occupied several hundred acres and produced explosives until its closure in 1976. Bonneville Electric Power transmission lines were constructed to run diagonally across the community in the 1940's, as was a natural gas pipeline.

In the early 1930's, the single school in the community became overcrowded due to an influx of people from the Midwest, who were fleeing the dust bowl of that time, forcing the school to convert a playshed at the school into an additional classroom. In 1938, a new colonial style school house was constructed at the site, replacing the prior two-room school house. After the merger of the Clover Creek and Bethel School Districts in 1956, the school was further expanded with the construction of two brick additions and a playshed. The colonial style school was eventually replaced in 1981 with the present day Clover Creek Elementary school building.

Other than the Columbia Powder Plant, Frederickson remained rural throughout this period. There were scattered residents on farms or wooded lots. Timber operations by companies such as Weyerhaeuser or individual timber land owners were carried out in the community. Farming and livestock production continued to be the primary activity in the area. Several large dairies operated along Clover Creek, including the Mayflower, Honey Dew, and Dragonetti dairies. Old barns from these dairies still exist in several locations in the community. The Clover Creek Grange Association was established in March of 1927 and a grange hall was constructed near the Clover Creek School. Farming and dairies continued to be major activities in the area through the 1950's and early 1960's. Aerial photographs of the area taken in 1955 show the area to be mostly agricultural fields, pastures, prairies, and forest, with only a few hundred widely scattered homes.

## THE 1960'S THROUGH THE 1990'S

Frederickson's population began to increase dramatically with the beginning of the development of SR 512 in 1956 and its completion in 1972. Other improvements to the transportation system in the community, such as the construction of 176th Street and the extension of Canyon Road, were also made during this time period, allowing for easy commuting to major employment centers in the region making Frederickson a more attractive place to live. Consequently, many individuals began to subdivide large tracts of land in the community for new home sites. It is estimated that over 95% of the approximately 5,000 existing homes within the community have been built since 1970, with almost half of this housing being built since 1990.

Industrial activity within the community has also been significant during this period. Mineral extraction operations have operated in the Frederickson area for many years. Randles Sand and Gravel has been operating since 1969 and continues to be a significant gravel operation in Pierce County. In 1968, the Port of Tacoma purchased about 500 acres of land in the area for industrial development purposes. The Port has maintained a strong presence in the community since this time to the present day and has been directly involved in attracting many new businesses to the area including The Boeing Company, Toray Composites, and Medallion Foods. The Boeing Company's presence in the area began in 1990 with the construction of its skin and spar facility located at the former Columbia Powder Plant site. This facility contains more than one million square feet of building and currently employs approximately 1,000 people. Currently dozens of small, medium, and large industrial operations are located within Frederickson. Industrial growth continues to the present day.

Rail service in the Frederickson area ceased for several decades with the bankruptcy of the Milwaukee Road in 1964. The City of Tacoma reestablished rail service to the area in 1998 with the purchases and restoration of the rail lines in the area. Tacoma Rail now provides freight service to several manufacturing operations in Frederickson and will provide limited tourist passenger service to Mount Rainier in the future.

Today the community continues to be characterized by rapid growth and change. The community is currently attempting to address the long-standing central issue of how to manage impacts from rapid growth through planning efforts mandated by the Washington State Growth Management Act. The Frederickson Community Plan is a component of that effort.

## PLANNING HISTORY

### COUNTY PLANNING

#### 1962 PIERCE COUNTY COMPREHENSIVE PLAN AND ZONING

The first Pierce County Comprehensive Land Use Plan and the Pierce County Zoning Code were adopted in 1962. Zoning districts were established that dictated the appropriate location for commercial business and residential homes. However, the Plan did not offer much protection from incompatible uses and did not recognize the unique individuality of communities.

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#### ~~1980 PARKLAND-SPANAWAY COMPREHENSIVE [COMMUNITY] PLAN~~

~~The Parkland-Spanaway Comprehensive [Community] Plan was adopted by Pierce County in 1980. In addition to the Parkland and Spanaway communities, the plan also included the Midland and North Clover Creek/Collins communities and the northwestern portion of Frederickson. In 1983, the Midland area was removed from the control of the 1980 plan and reverted to the control of the 1962 Pierce County Comprehensive Plan. The 1980 Parkland-Spanaway Comprehensive [Community] Plan remained in effect as a component of the new Comprehensive Plan, but many aspects of the 1980 plan were not consistent with the new County Comprehensive Plan and consequently were superseded by the new countywide plan and implementing Development Regulations Zoning that became effective in July 1995.~~

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#### ~~1991 FREDERICKSON AREA WIDE REZONE, ORDINANCE NO. 91-57S~~

~~A large portion of the community was rezoned from General Use under the 1962 Comprehensive Plan to a variety of suburban residential and manufacturing zones in 1991. Minimum residential lot sizes under this zoning ranged from 8,000 square feet to 12,000 square feet. This zoning remained in effect until the adoption of the Pierce County Comprehensive Plan in 1994.~~

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#### ~~1994 PIERCE COUNTY COMPREHENSIVE PLAN~~

~~The Growth Management Act (GMA) was passed by the Washington State Legislature in 1990. It required Pierce County to update its existing Comprehensive Plan and Development Regulations, including community plans such as Frederickson's. The GMA required Pierce County to develop and adopt a comprehensive plan which would control residential, commercial, and industrial growth.~~

~~In 1991, Interim Growth Management Policies were adopted as a transition between the 1962 Comprehensive Plan and the new plan required under the Growth Management Act. In 1992, the Pierce County County-Wide Planning Policies were adopted. The policies provided the framework and process by which Pierce County and the cities and towns within the County would establish urban growth areas, provide infrastructure and services, and preserve agricultural and natural resource lands.~~

~~In 1994, per the requirements of the Washington State Growth Management Act, Pierce County adopted a new Comprehensive Plan. The 1994 Pierce County Comprehensive Plan replaced the 1962 Pierce County Comprehensive Plan in its entirety. The plan established population projections, urban growth areas, and rural areas. The new countywide plan became effective January 1995, with its implementing regulations becoming effective July 1995.~~

## COMMUNITY PLANNING

Although the Growth Management Act does not require comprehensive plans to provide for community plans, Pierce County Ordinance 90-47s directed County officials to prepare a community plans element of the Comprehensive Plan. The majority of unincorporated County residents live in community plan areas. Community plans must be consistent with the Comprehensive Plan and the GMA.

The community plans element of the 1994 Pierce County Comprehensive Plan envisions a local voice in how the Comprehensive Plan and its Development Regulations will be carried out in communities. This element provides the flexibility for communities to refine comprehensive plan land use designations and associated densities and make decisions about specific design standards that should apply in community planning areas. Preserving and building community character while ensuring an efficient and predictable development approval process is a central theme in community plans.

## SCOPE HISTORY OF THE COMMUNITY PLAN

### LEGISLATIVE AUTHORITY TO DEVELOP THE PLAN

In the community plans element of the 1994 Pierce County Comprehensive Plan, the Frederickson area was identified as a community in need of a community plan. The Pierce County Council directed the Department of Planning and Land Services to begin the preparation of the plan in the fall of 1999 through Resolution No. R99-103s.

A community planning board (CPB) was formed in the spring of 2000. The CPB was tasked with the responsibility of developing the community plan. The CPB consisted of 17 members with a wide variety of backgrounds representing a variety of interests. The first meeting of the community planning board was held in April of 2000.

### DEVELOPMENT OF THE 2003 FREDERICKSON COMMUNITY PLAN

Development of the plan incorporated a variety of public involvement strategies including:

- The formation of Community Planning Boards (CPB) and committees,
- Public workshops and open houses, and
- Various surveys.

These public involvement techniques ensure that the plan was developed as a representation of the general will and values of the community.

### PURPOSE AND USE OF THE COMMUNITY PLAN

This community plan is intended to supplement and further refine the Pierce County Comprehensive Plan. Where the community plan provides specific guidance regarding land

uses, the policy language of this plan will govern. Where the community plan does not provide specific guidance, the reader is directed to utilize the land use objectives, principles, and standards of the Pierce County Comprehensive Plan.

The Frederickson Community Plan gives the residents, businesses, property owners, and the County a clear, more detailed sense of how the community should develop in the future and what standards could be utilized to control the character of the community.

The desired outcomes of the Frederickson Community Plan include:

- Development of a long-range vision for the Frederickson community;
- Evaluate the vision for the Frederickson community in light of the Pierce County Comprehensive Plan and make refinements as necessary to ensure consistency between the overall Countywide plan and the community plan; and
- Identify actions necessary to implement the policies of the community plan, including: adopting or revising land use regulations; identifying priorities for use of public funds to develop physical improvements, such as roads, sidewalks, street landscaping, street lights, water-related improvements, and park development; social programs; economic programs, etc.

## COMPONENTS OF THE COMMUNITY PLAN

### VISION STATEMENTS AND POLICIES

The vision statements and all of the policies (goals, objectives, principles, and standards) were developed through citizen input. When applying the policy statements, each should be afforded equal weight and consideration.

#### VISIONING PROCESS AND VISION STATEMENTS

Visioning is typically completed through a series of public meetings or workshops structured to allow the community to articulate hopes for the future. Statements, thoughts, and ideas brought forth in the visioning process become the basis for the visions, goals, objectives, and principles of the community plan.

A vision is a statement of hope within the best of circumstances. It is placed on the horizon of the future, provides direction, and is a reflection of who and what the community is and what it wants to become.

Vision statements can be either: 1) broad—painting a picture of what the community should strive to be like, physically and socially; or 2) focused—to express how the concerns, values, and hopes of the community should be reflected in various topics.

#### GOALS

Goals describe a desirable future for the community: identifying who, what, why, and how the broad values and hopes set forth in the vision statement will be accomplished. Goals provide

the framework from which objectives, policies (principles and standards), and implementing actions and recommendations will be developed.

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## OBJECTIVES

Objectives are statements which specifically define goal actions.

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## PRINCIPLES AND STANDARDS

Principles set a particular course of action to accomplish objectives. Standards, quantitative or qualitative, are specific benchmarks or targets to be accomplished in the ongoing development of the community.

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## IMPLEMENTING ACTIONS

Implementing actions are refinements and changes to policy documents, regulations, capital facility plans, and statements directing agencies and community groups to revise or develop plans, regulations, programs, and other non-regulatory measures. Implementing actions set forth a direction or mechanism to accomplish vision and policies.

## CONSISTENCY WITH THE PIERCE COUNTY COMPREHENSIVE PLAN

The goals, objectives, principles, and standards in the Frederickson Community Plan are consistent with the provisions in the Pierce County Comprehensive Plan. Although the community plan proposes to change land use designations within the area, the proposed designations are already defined and policy direction is included in the County Comprehensive Plan. No new land use designations will be added to the Comprehensive Plan. The plan does propose rezoning of certain areas to implement the existing land use designations. The rezoning utilizes existing zone classifications contained with the Pierce County Zoning Code. No new zone classifications are proposed.

## PUBLIC INVOLVEMENT

Development of the plan incorporated a variety of public involvement strategies including the formation of Community Planning Boards and committees, public workshops and open houses, and various surveys. These public involvement techniques ensure that the plan is developed as a representation of the general will and values of the community.

## COMMUNITY PLANNING BOARD

The development of the Frederickson Community Plan could not have been accomplished without the Community Planning Board (CPB). The CPB was appointed in the spring of 2000 and consisted of seventeen 17 members representing a variety of interests and geographic locations of the community. The first meeting of the community planning board was held in April of 2000.



The CPB was charged with the following responsibilities:

1. Serving as a sounding board for the community;
2. Developing the vision and goals for the community plan area;
3. Guiding the development of policies and map changes that address community concerns while remaining consistent with the Comprehensive Plan; and
4. Forwarding a recommended plan to the Pierce County Planning Commission and Pierce County Council.

## OPEN HOUSES



The Community Planning Board held its first open house on April 25, 2001. The open house was well attended by the community, with over 100 people present. The open house provided an overview of the planning process and provided information on the work completed to date by the Community Planning Board.

Open houses showcasing the community planning board's CPB's final recommendations were held in February and March 2003.

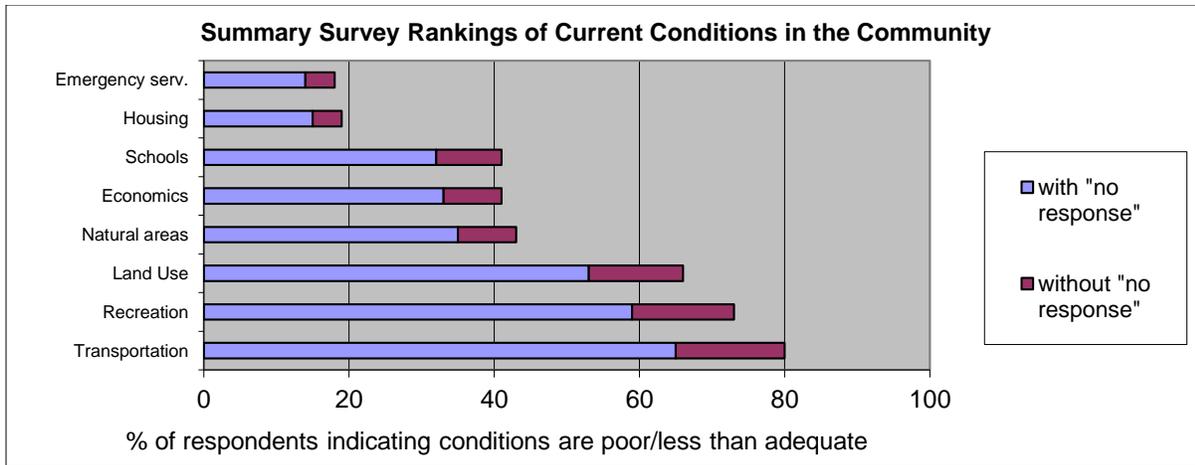
These open houses gave the general public the opportunity to review and comment on the draft plan prior to its transmittal to the Pierce County Planning Commission and Pierce County Council. The open houses also provided the Community Planning Board with important community feedback regarding their recommendations.

## SURVEY

### 2000 COMMUNITY SURVEY

In 2000, a survey was distributed throughout the community to solicit input on a variety of issues, including:

- Perceived quality of life,
- Adequacy of facilities and services within the plan area,
- Quality of the natural environment, and
- Location and intensity of residential, commercial, and industrial uses.



The survey was conducted between June and October of 2000 and. The survey was sent to 8,356 households located within and adjacent to the community plan area boundaries. It contained 86 questions broken down into three different categories:

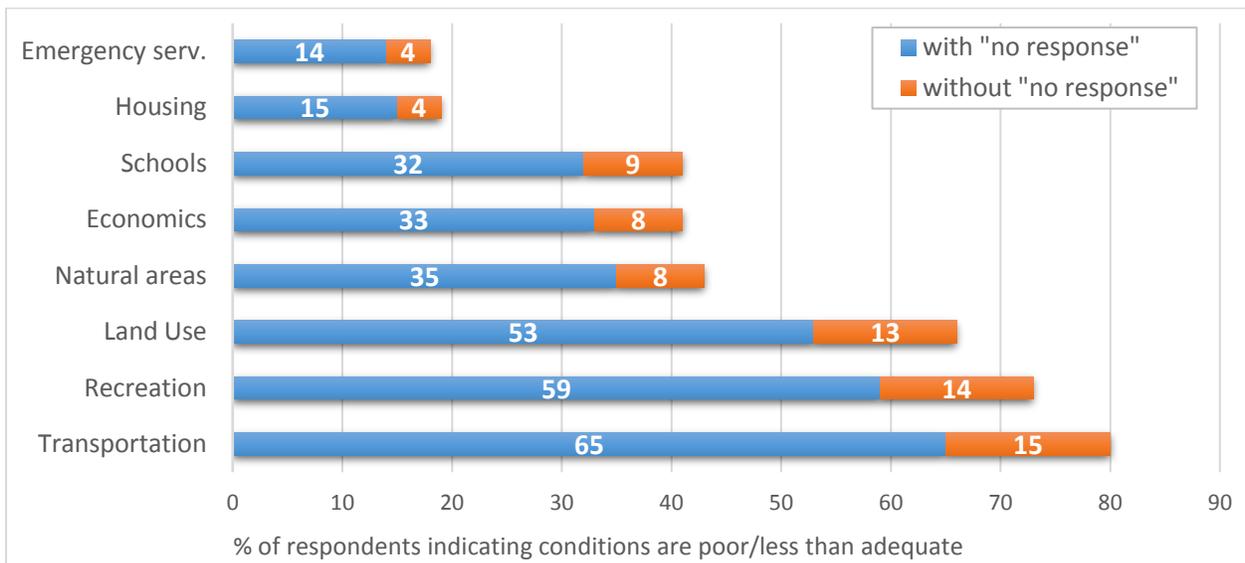
1. Existing Conditions in the Community;
2. Policy Choices for the Community; and
3. Household Characteristics.

Within these categories, questions were divided by subject area such as quality of life, the natural environment, transportation, etc. At the end of the survey, respondents were given the opportunity to add their own comments regarding the community or the survey. The results of the survey helped PALS staff and members of the Frederickson Community Planning Board assess community views regarding a variety of issues and were used as an aid in the development of the community plan.

A total of 684 surveys were completed and returned. This equates to a return rate of 8.2%. Statistically, a sufficient number of surveys were returned to obtain an accurate representation of household opinion to within approximately +/- 5 percent.

In regard to current conditions, the The survey noted that the areas of greatest concern were traffic, availability of recreational areas, and control of land use. The areas of least concern were the quality and affordability of housing and quality/availability of emergency services.

**Figure 2: Summary Survey Rankings of Current Conditions in the Community**



## SUMMARY OF THE FREDERICKSON COMMUNITY PLAN

The Frederickson Community Plan contains policies for the following subject areas: and implementing actions for five subject areas or elements: Land Use Element, Community Character and Design Element, Natural Environment Element, Economic Element, and the Facilities and Services Element.

### LAND USE ELEMENT

The Land Use Element addresses the location and intensity of land uses within the communities. A complete description of land use designations and their implementing zone classifications can be found in this element.

### COMMUNITY CHARACTER AND DESIGN ELEMENT

The Community Character and Design Element addresses community character, heritage, and social interaction. This element also contains policies that will guide the design of both commercial and residential development.

### NATURAL ENVIRONMENT ELEMENT

The Natural Environment Element includes consideration of the natural resources found in the area. Policies contained in this element define existing resources and guide future development with consideration of on-site environmental constraints.

### ECONOMIC ELEMENT

The Economic Element analyzes the economy of the area and considers a myriad of opportunities to diversify the economic base. The element also provides guidance on ways the community can maintain a viable economic environment.

## FACILITIES AND SERVICES ELEMENT

The Facilities and Services Element addresses infrastructures and services needed to support the proposed land use growth and development. Infrastructure includes capital facilities such as roads, trails, sewage disposal, parks, and utility lines. The policies within the community plan identify the capital improvements that are necessary to support the plan (sewers, water, sidewalks, etc.) and discuss potential partnerships and sources for funding opportunities.

## PLAN MONITORING

The Plan Monitoring section provides a framework both for monitoring the various actions undertaken to implement the plan and for offering recommendations to make adjustments to the actions in order to better fulfill each of the visions in the plan. This framework provides a means for measuring the effect of each action, identifies participants and their roles in monitoring the actions, lays out time frames for monitoring, and specifies how the monitoring program should be documented. Information from this program will be used in the next plan update cycle to help identify what changes the community plan may need in order to attain specified goals and meet the visions in the plan.

## IMPLEMENTATION

The plan also contains proposed amendments to the Pierce County Comprehensive Plan and Development Regulations which serve to implement various plan policies. These proposed amendments will become effective upon final plan adoption.



### Land Use Element

Addresses the allowed type and intensity of land uses. A complete description of land use designations and their implementing zone classifications can be found in this element.



### Community Character Element

Promotes community character, heritage, and social interaction. Guides the design of commercial and residential development.



### Economic Element

Analyzes the economy of the area and considers a myriad of opportunities to diversify the economic base and maintain a viable economic environment.



### Environment Element

Defines existing resources and guides future development with consideration of on-site environmental constraints and the natural resources found in the area.



### Facilities and Services Element

Addresses infrastructure and services needed to support the proposed land use growth and development, and potential partnerships and sources for funding opportunities.



### Transportation Element

Addresses connectivity, nonmotorized access, and future transportation needs and improvements.

## 2018 FREDERICKSON COMMUNITY PLAN UPDATE

Pierce County Council Ordinance 2015-40 directed the Planning and Public Works department (PPW) to develop a schedule for update of community plans. PPW determined that the four

community plans within the County’s central Urban Growth Area (Frederickson, Mid-County, Parkland-Spanaway-Midland, and South Hill) should be updated simultaneously, because of commonalities between the areas.

In 2016, PPW began working with the Frederickson Land Use Advisory Commission to review the community plan and identify areas in need of update. In spring 2017, PPW conducted a significant public outreach process with the goal of gathering feedback from the community about their vision. This outreach included:

- A newsletter with information about the update to all properties within the plan area.
- A project website, including an online open house and survey.
- Press release, media outreach, and media interviews by local and regional media.
- Community open houses and property owner meetings.

This outreach resulted in more than 600 responses to surveys and more than 900 people requesting to receive future plan updates (these numbers reflect public response for all four community plan areas). The most common survey responses from Frederickson residents included:

- Concerns about increased development pressure, increasing traffic, increasing crime, and loss of natural areas and rural character.
- Want to see safe bicycle and pedestrian facilities and improved transit connections to regional transit stations.
- Want to see improvement of more north-south corridors to alleviate traffic in the area.

Based on public feedback, PPW and the LUAC proposed revisions to policies, zoning, and transportation improvement priorities. The draft plan was released in MONTH 2018. A public meeting at the LOCATION on DATE was attended by # OF PEOPLE, including # OF PEOPLE who testified. The LUAC recommended SUMMARY OF RECOMMENDATION and forwarded the draft plan to Planning Commission for consideration on DATE.

Planning Commission considered the draft plan on DATE, and recommended SUMMARY OF RECOMMENDATION and forwarded the draft plan to the County Council for consideration on DATE.

The County Council held public hearings on DATES, and adopted updates to the community plan on DATE.

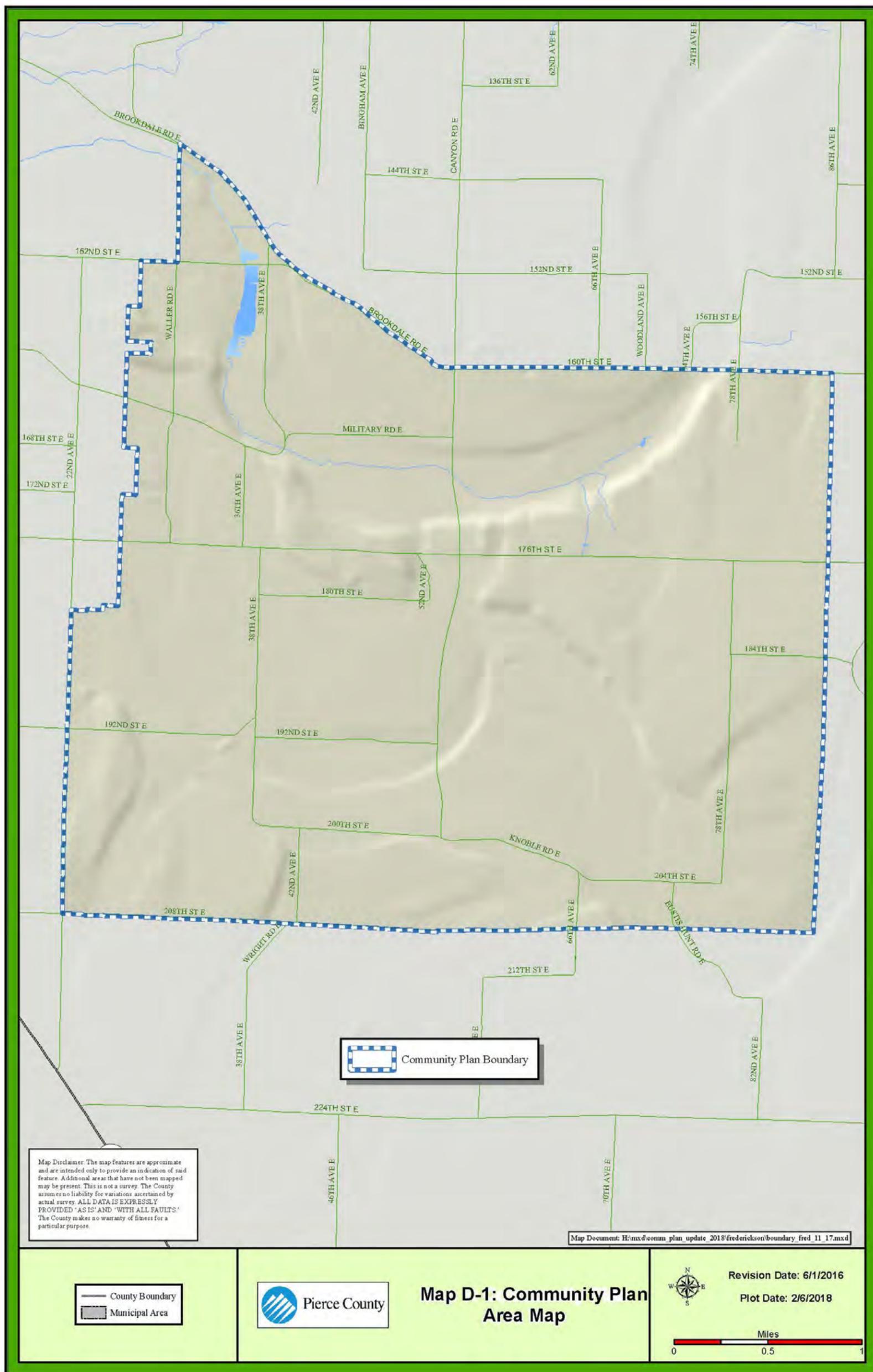
## VISION STATEMENT

~~The community realizes that continued growth within Frederickson and the surrounding communities is inevitable. The challenge to the community is not to stop growth, but to control and plan for growth to occur in a manner which will have beneficial impacts on the community. This plan is premised on the idea that through proper management of growth, the community can avoid, minimize, or mitigate many existing and future problems. Responsible growth is the central concept of this plan. The community envisions that as it grows in the future:~~

- Natural resources, natural environment and ecosystems, and natural processes will be respected, protected, maintained, and where degraded, be restored;
- Adequate public infrastructure and services including, but not limited to, roads, water, sewer, recreation, and schools will be available prior to or concurrent with actual need;
- Neighborhoods will be more livable with new developments being designed in a manner which supports interaction of residents and pedestrian mobility, and existing neighborhoods protected from incompatible or more intense uses;
- Nonmotorized transportation facilities including sidewalks, pathways, and trails will be planned and systematically developed within the community so that in the future residents can travel to schools, parks, commercial areas, and other destinations safely without relying upon the automobile;
- Commercial and industrial development will be well designed and will respect the character of residential areas, and new residential developments will be designed and located in a manner that does not unduly restrict the use of adjacent industrially and commercially designated properties; and,
- A diverse, healthy, and sustainable economic center for the community and Pierce County will be developed.

The ideals set forth above are of paramount importance to the community. The community is also sensitive to the rights of the landowner. The impact of the community plan on these rights must be carefully considered to ensure landowners will not be deprived of the reasonable use of their land.

Achievement of the goals of the plan will help ensure that a high quality living environment exists in the community. To strive for anything less would deprive current and future generations of the abundant benefits associated with a healthy natural environment, quality schools, roads, and parks, livable neighborhoods, sustainable commercial and industrial development, and a healthy local economy.



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## Chapter 2: Land Use Element

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### INTRODUCTION

The Land Use element of the Frederickson Community Plan provides direction regarding the location and intensity of land uses. This element is intended to supplement and further refine the Land Use element of the Pierce County Comprehensive Plan. Where the community plan provides specific guidance regarding land uses, the policy language of this plan will govern. Where the community plan does not provide specific guidance, the reader is directed to utilize the land use objectives, principles, and standards of the Pierce County Comprehensive Plan.

The Land Use element addresses the location and intensity of commercial, industrial, residential, and civic land uses. The element contains two main components: visions, objectives, principles, and standards that provide policy direction and guidance; and, regulatory and non-regulatory implementation actions to carry forth the policy direction.

### DESCRIPTION OF CURRENT CONDITIONS

Frederickson is a community characterized by change. In the last 30 years, the community has been transformed from a quiet rural community containing farms and large tracts of undeveloped land to a busy suburban community of many homes and businesses. During this time period, the number of people in the community has increased dramatically, growing from less than 1,000 people in the late 1950s to over 14,000 people by 2002 and over 25,000 by 2015.



Today, nearly 5,800 homes exist within the community and more are being constructed every day. More than 95% of these homes have been built since 1970, with nearly half of the homes being built in the last ten years. Under the 1994 Pierce County Comprehensive Plan, more than 60% of the community is zoned for residential use at densities of 12 to 6 dwelling units per acre.

Retail uses within the community are currently very limited, consisting of a small complex of retail buildings, including a grocery store, near the intersection of 160th Street East and Canyon Road and a few scattered commercial and retail business in other areas of the community. Until the recent construction of commercial and services at 176th Street East and Canyon Road East, there was only a small complex of retail buildings near the intersection of 160th Street East and

Canyon Road East and a few scattered commercial and retail businesses in other areas of the community. Residents travel to the adjacent communities of South Hill and Spanaway to meet many of their retail and service needs. Less than 5% of the community is currently zoned for commercial retail and service use. There is, however, considerable undeveloped commercial zoned land just north of the community along Canyon Road, but may not have to once the commercial properties around the intersection of 176th Street East and Canyon Road East are fully developed.



Significant industrial development has occurred within the community has been significant over the past few decades, with most of this development occurring since 1980. During this time industrial activity has shifted from resource based activities such as surface mining and lumber manufacturing, to manufacturing and processing facilities of various types and sizes. As of 2003, nearly three million square feet of commercial and industrial buildings exist within the Employment Center. The Boeing Company owns over one million square feet of these

buildings. Other large manufacturing operations include Toray Composites, Medallion Foods, and Hardie Board. A wide range of goods are currently produced including aircraft components, carbon composites, construction materials, packaged foods, musical instruments, and fireworks. More recently, Frederickson experienced a loss of one of the larger lumber manufacturers in Pierce County, Spanaway Lumber Company. Despite this industrial loss, Frederickson has been more attractive to smaller scale manufactures, with several such companies locating in the area in the past few years. In addition to manufacturing, surface mining continues to be a major activity within the Employment Center. The Employment Center occupies more than 35% of the total land area within the community. A wide range of goods are currently produced including aircraft components, carbon composites, construction materials, packaged foods, musical instruments, and fireworks. Frederickson has also been attractive to smaller scale manufacturers.

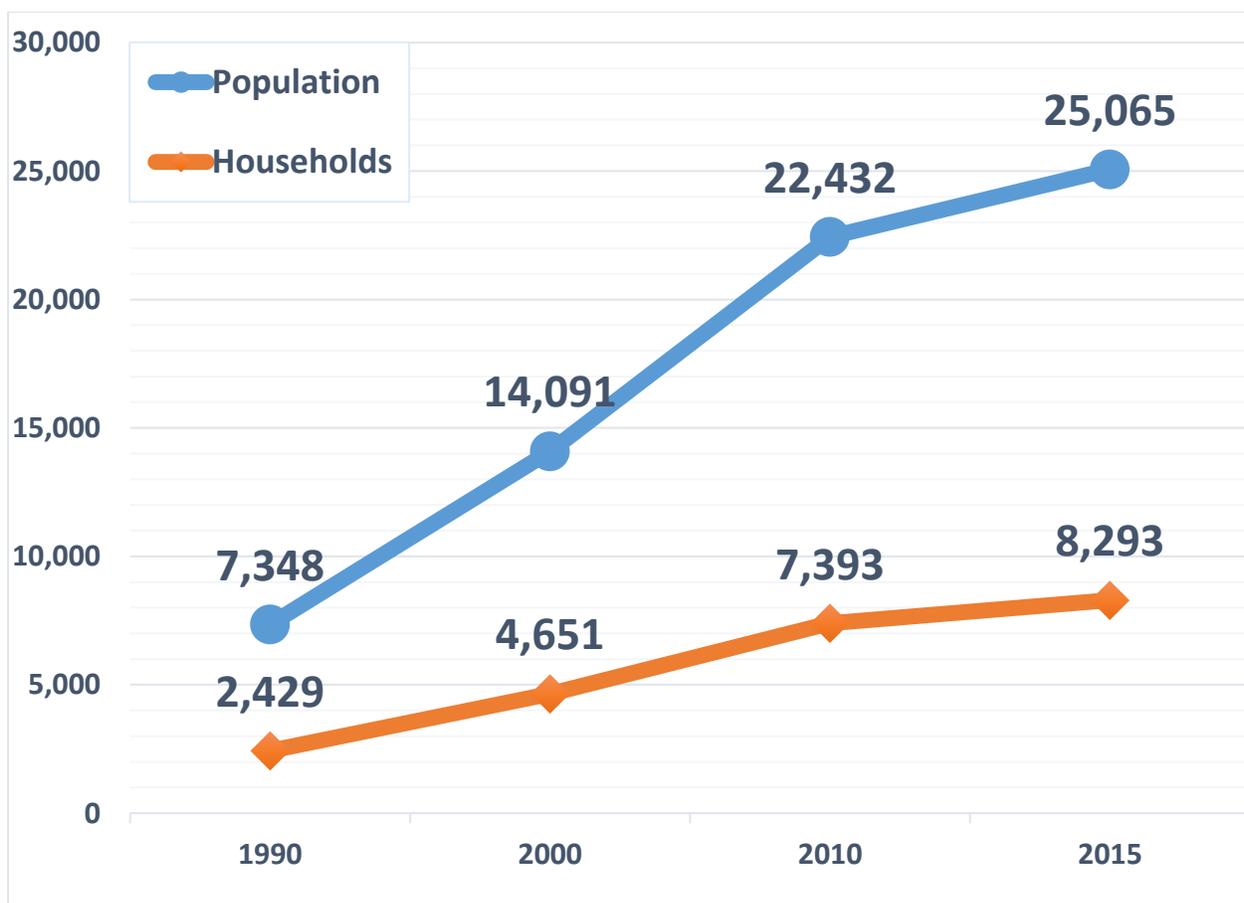
While there has been much development activity within the community in the past few decades, there remains capacity for much more to occur. The Pierce County Buildable Lands Report estimates that 2,574 acres of vacant land and 3,061 acres of underdeveloped and redevelopable land exist within the community. Based upon information contained in the report, it is estimated that this land has the capacity to accommodate approximately 5,700 more new homes in the residentially zoned areas of the community and 22,000 new jobs in the Employment Center. Planning for this future growth is one of the principle purposes of the community plan.

The following information provides more detail regarding the existing land development patterns, population, and housing within the Frederickson community.

## POPULATION AND HOUSING TRENDS

In the decade prior to community plan adoption (2003), Frederickson nearly doubled in population. The 2003 community plan estimated a 2017 population of around 18,000. At 2015 Frederickson has already exceeded that estimate by 7,000 persons. Since 2000, the population of Frederickson has grown by over 70% with a total increase of 10,974 persons in 3,642 households from 2000 to 2015. Over the past 15 years, the average annual growth rate was 3.9% per year. There has been a significant amount of development in Frederickson over the past few decades. Household size is 3.02, which is significantly higher than the County average of 2.59. The community plan area is largely single-family development with larger than average sized families.

**Figure 3: Population and Household Growth (1990-2015)**



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography. Esri estimated block group data, which is used to estimate polygons or non-standard geography. 1990 Census Blocks.

## Housing Trends

The number of housing units in the area has grown by 78% in the last 15 years. Housing growth has steadily kept up with population growth but the number of units available only narrowly exceeds the number of households in the plan area, which suggests a low vacancy rate.

In the decade prior to adoption of the community plan, 1990-2000, the number of housing units in Frederickson doubled, with 2,371 additional units. The decade after adoption, 2000-2010, boasted 2,952 more. The number of units is currently over 8,600 with around 6,100 of those built since 1990.

The vacancy rate has remained around 4% over the last 15 years, which is quite low. Around 6% to 7% is considered a healthy vacancy rate. Housing in the plan area is predominantly owner occupied, with only 20% attributed to renters.

Table D-24: Population and Housing Growth 2000-2010 and Table D-25: Housing Occupancy in 2016 provide more detailed information on population and housing.



Frederickson Sign

Figure 4: Housing Growth (1990-2015)

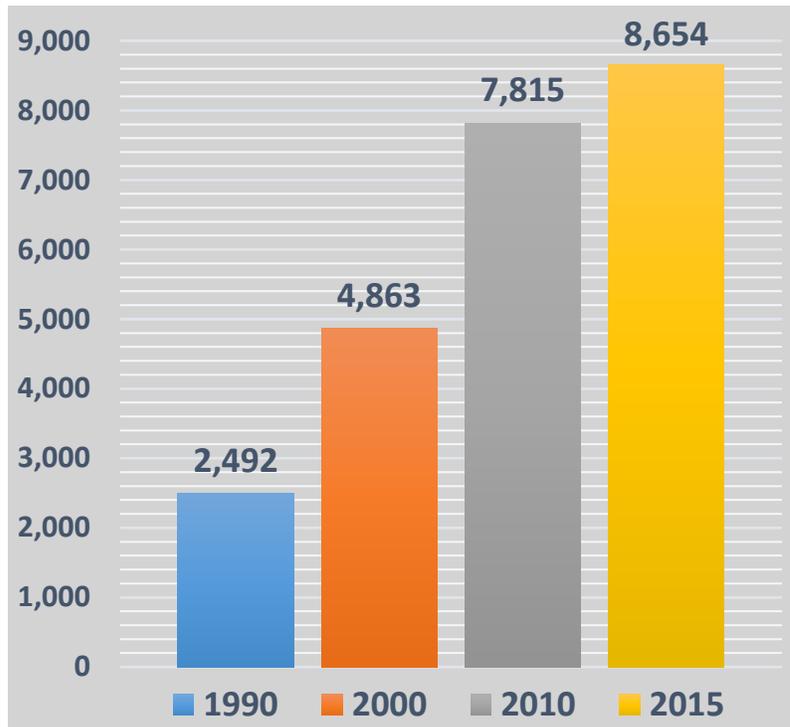
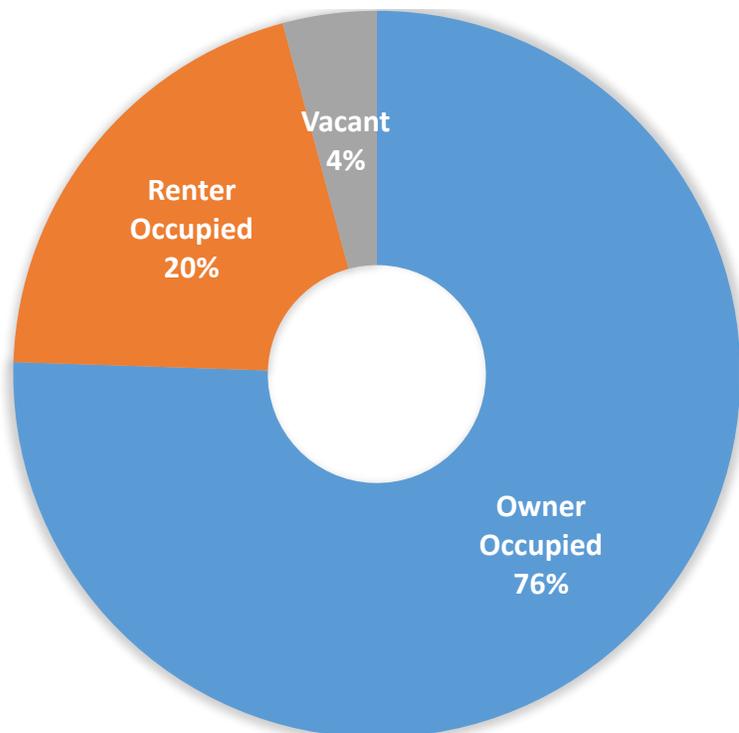


Figure 5: Housing Occupancy (2015)



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography. Esri estimated block group data, which is used to estimate polygons or non-standard geography. 1990 Census Blocks.

## BUILDABLE LANDS INVENTORY

The Buildable Lands Report is broken into three important parts:

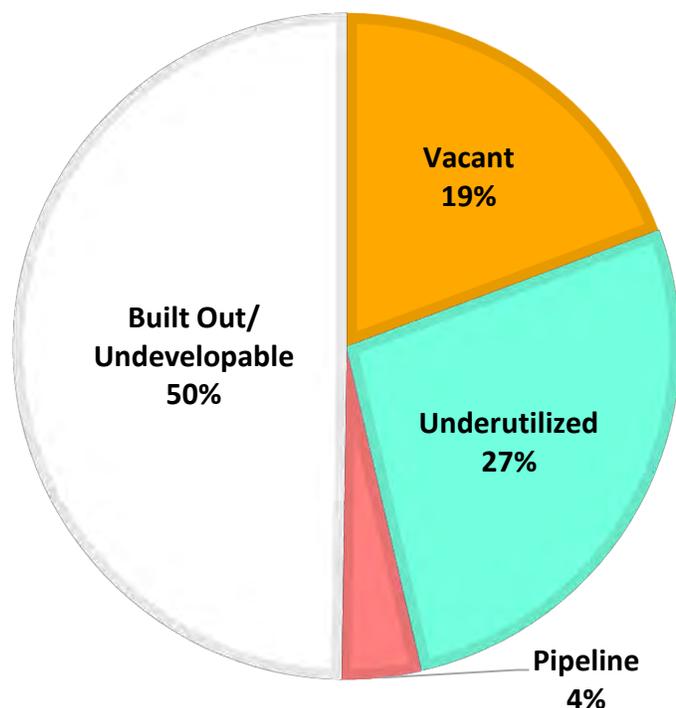
1. An analysis of past development trends;
2. An inventory of lands that are vacant, underutilized, built out or undevelopable, and those associated with pipeline projects; and
3. A capacity analysis that uses the inventory to calculate the 20-year housing and employment capacities.

While the inventory is parcel specific, the capacity analysis is calculated using an aggregation of the acreages by zone classification at a jurisdiction-wide level and applying assumptions based on development trends and regulations. This method restricts the ability to further subdivide the capacity numbers to smaller geographies within each jurisdiction. An explanation of the full methodology can be found in the [Pierce County 2014 Buildable Lands Report](#).

It would not be valuable to attempt to calculate capacity for the Frederickson Community Plan area using the Buildable Lands Inventory methodology, but it is useful to look at the Buildable Lands Inventory itself in order to get an idea of how much land has development potential and what sizes parcels are, particularly vacant ones. The information could be used to get an idea of what types of development may occur in the future.

Figure D-6 shows that half of land in Frederickson is considered fully developed or is too constrained to develop. Land already slated for development only makes up 4%. There is still 19% vacant land, averaging 6.48 new acres per vacant subdividable lot and 0.19 acres per vacant single unit lot. The remaining 27% is considered underutilized, averaging 2.08 net acres per lot. More detailed information about acreage and lot size can be found in Chapter 10: Supplemental Data.

**Figure D- 1 Buildable Lands Inventory for Frederickson Community Plan Area (Gross Acreage, 2010 Parcels)**



## EXISTING LAND USES LAND USE TRENDS

The Pierce County Assessor-Treasurer’s Office classifies how parcels are used for purposes of calculating assessed value for taxation. The Pierce County Planning and Land Services Public Works Department routinely uses this information to determine distribution of land uses within specific areas. This data The Assessor’s information is known to periodically contain errors, but is considered accurate for planning purposes. The Assessor’s information It reflects only how land is currently being used and does not reflect zoning.

The following table summarizes the current uses of land within Frederickson based upon Assessor information:

**Table D-1: Existing Land Uses**

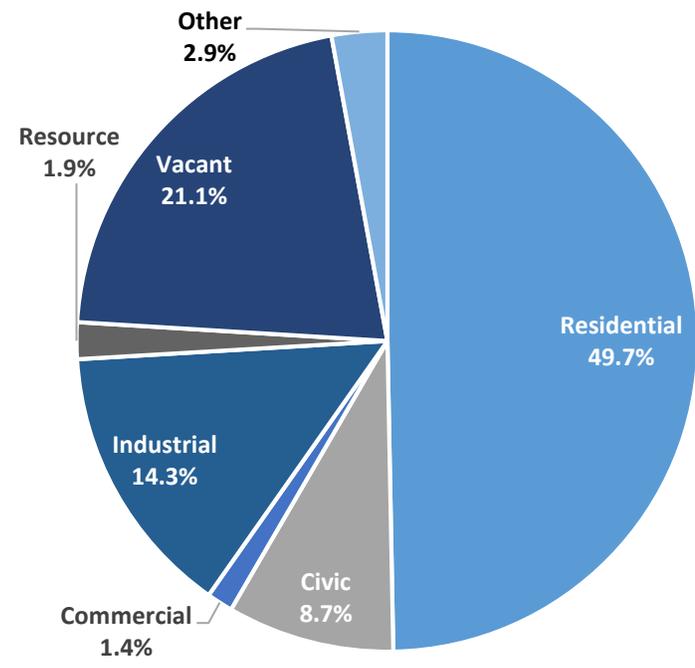
Land Use	Acreage	% of Plan Area
Single-Family	2,712	33.9%
Multifamily	100	1.2%
Group Home/Other	0	0%
Mobile Home	698	8.7%
<b>TOTAL – RESIDENTIAL</b>	<b>3,510</b>	<b>43.8%</b>
Commercial/Service	146	1.8%
Industrial	454	5.7%
Education	47	<1%
Public Facilities	14	<1%
Quasi-public facilities	27	<1%
Transportation/Communication/Utilities	172	2.1%
<b>TOTAL – NONRESIDENTIAL</b>	<b>860</b>	<b>10.7%</b>
Open Space/Recreation	148	1.8%
Resource Lands	573	7.2%
Vacant Lands	1,814	22.7%
<b>TOTAL – VACANT/RESOURCE/OPEN SPACE</b>	<b>2,535</b>	<b>31.7%</b>
Other/Undefined	463	5.8%
Roads/R.O.W.	635	7.9%
<b>GRAND TOTAL</b>	<b>8,003</b>	<b>100%</b>

As shown in the table, the two prevailing categories of land use in the plan area are residential (43.8%) and vacant (22.7%). Together these two use categories account for 66.5% of total acreage in the community. The dominant land use type is single-family residential (42.6%, including mobile homes). The next most extensive land use types are: roads and rights of way (7.9%), resource lands (7.2%), and industrial (5.7%). Undefined/other lands account for 5.8% of the community. The physical distribution of land uses is shown on **Error! Reference source not found.**

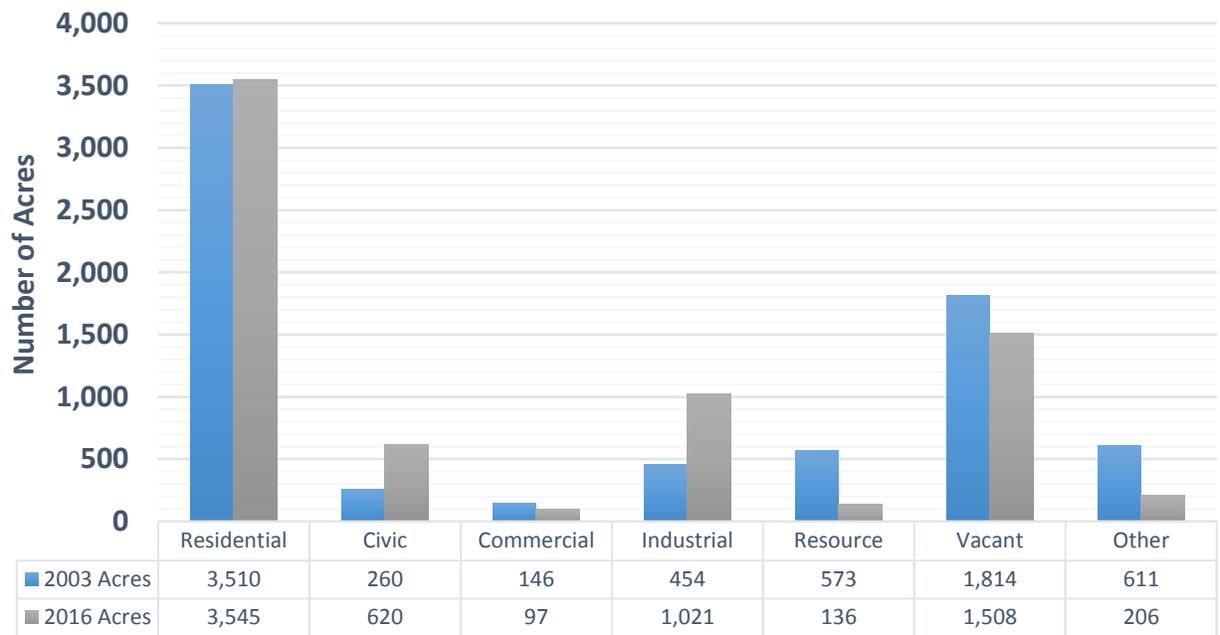
As previously noted, the prevailing land use within Frederickson is residential. Residential uses are distributed throughout the community with the greatest concentrations of housing occurring in the southeastern and northwestern portions of the community. Residential lot sizes in the community vary from small, densely suburban lots to larger estate type lots. Smaller lot sizes are dominant within subdivisions in the northwestern and southeastern portions of the plan area. Larger lot sizes are commonly located on environmentally constrained lands such as steep slopes or wetlands and areas where sewer service historically was not available. Large lots are found along Clover Creek and in the northeastern and southwestern portion of the plan area. The largest lot sizes are found within the Employment Center. Multifamily housing in the community is very limited and consists of a few scattered duplex, triplex, and fourplex developments.

Figure 6 shows that the two prevailing categories of land use in the plan area are residential and vacant. Together these two use categories account for over 70% of total acreage in the community. The physical distribution of assessed land uses is shown on MAP X.

**Figure 6: Distribution of Land Use Categories (2016 Acreage)**



**Figure 7: Change in Acreage by Land Use Category (2003 vs. 2016)**



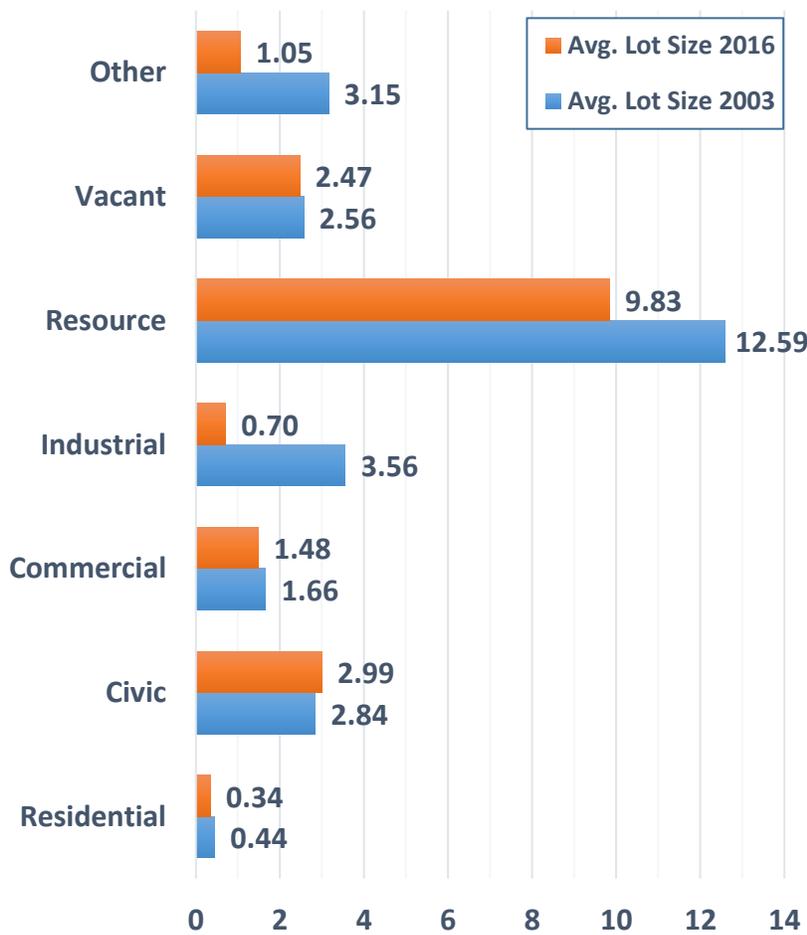
Source: Pierce County Assessor-Treasurer Tax Parcel Data accessed 2003 and 2016

**Table D-2: Change in Number of Lots by Land Use Category (2003 vs. 2016)**

Land Use Category	2003 Lots	2016 Lots	Change
Residential	4,673	8,436	+3,763
Civic	95	183	+88
Commercial	98	41	-57
Industrial	37	79	+42
Resource	42	13	-29
Vacant	1,080	734	-346
Other	191	208	+17
<b>Total</b>	<b>6,216</b>	<b>9,694</b>	<b>+3,478</b>

Source: Pierce County Assessor-Treasurer Tax Parcel Data accessed 2003 and 2016.

**Figure 8: Change in Average Lot Size by Land Use Category (2003 vs. 2016)**



Source: Pierce County Assessor-Treasurer Tax Parcel Data accessed 2003 and 2016.

## Land Use Trends

The primary change from 2003 to 2016 is an increase in the acreage consumed by industrial uses. While the number of acres used for residential purposes has only increased by 35 acres over this time frame, the number of lots has substantially increased by 3,763, and the lot size has decreased by a tenth of an acre. This shows the continual movement toward urban densities and development of residential land.

Single-family residential makes up 38.8% of the plan area, or 46.5% when adding mobile homes on individual lots. Multifamily housing comprises only 1.86% of the total land uses within Frederickson, more than half of which are duplexes.

Civic uses cover 8.7% and are primarily utilities, recreation, and schools. Commercial retail and service uses make up only 1.37% of the plan area, which may increase as the land at Canyon Road East and 176th Street East is developed. Industrial uses make up 14.3% of community, with the majority used for manufacturing and assembly. There is a limited amount of land used for resource industries, predominantly for mineral extraction.



## CURRENT COMPREHENSIVE PLAN LAND USE DESIGNATIONS AND ZONING CLASSIFICATIONS

The 1994 Pierce County Comprehensive Plan, as amended, establishes four different land use designations within Frederickson. These land use designations are Moderate Density Single Family (MSF), High Density Residential District (HRD), Employment Center (EC), and Mixed Use District (MUD). These land use designations indicate the type, intensity, and density of land uses authorized by the Comprehensive Plan.

The MSF and HRD designations are residential in nature, the EC designation is industrial and office, while the MUD designation is auto-oriented commercial that also allows residential uses. These land use designations are implemented on a parcel specific basis through zoning. The land use designations do not necessarily reflect the current use of land. For example, property used for auto-oriented commercial purposes could be designated EC, an industrial use designation.

The following table summarizes the land use designations in terms of acreage:

There is a total of 5 land use designations and 8 implementing zone classifications in the plan area, shown in Table D-3, and the zone classifications are shown on Map D-3.

**Table D-3: Existing Land Use Designations, Zone Classifications, and Acreage**

Land Use Designation	Zone Classification	Acreage	Zone %	Percent of Plan Area Designation Total Acres (%)
<b>Moderate Density Single-Family</b>	Moderate Density Single Family (MSF)	4,881,017.9	50.19%	61% 4,703.7 (58.75%)
	Residential Resource (RR)	447.9	5.59%	
	Single Family (SF)	237.9	2.97%	
<b>Employment Center</b>	Employment Center (EC)	2,834,165.5	27.05%	35.4% 2,454.1 (30.65%)
	Employment Corridor (ECOR)	288.6	3.6%	
<b>Towne Center</b>	Towne Center (TCTR)	138.5	1.73%	138.5 (1.73%)
<b>Corridor</b>	Neighborhood Corridor (NCOR)		7.22%	578 (7.22%)
		578		

<b>Park &amp; Recreation</b>	Park & Recreation (PR)	131.8	1.65%	131.8 (1.65%)
<b>High Density Residential District</b>		205		2.6%
<b>Mixed Use District</b>		83		1.0%
<b>Total</b>		<b>8,003,006.1</b>	<b>100%</b>	<b>100%</b>

Land use designations are shown on ~~Error! Reference source not found.~~

## CENTERS AND CORRIDORS

Pierce County’s unincorporated Urban Growth Area (UGA) is expected to experience an increase of approximately 57,000 persons from 2010-2030. With the number of large, vacant, buildable lots decreasing, the County will need to accommodate for an increase in infill development and redevelopment.

The majority of the UGA is centralized between two major East/West roadways (SR-512 and 176th Street East) and three major North/South roadways (SR-7, Canyon Road East, and SR-161) and within four community plan areas. The Frederickson Community Plan area is among the four community plans that need to address future growth in this “Central UGA,” along with the South Hill, Mid-County, and Parkland-Spanaway-Midland community plan areas.

The majority of these plan areas are encompassed by moderate-density single-family residential neighborhoods. Community members wish to preserve these single-family neighborhoods and focus growth where higher intensity uses already exist—along the major transportation corridors—with the exception of Canyon Road East, which should remain a freight corridor to serve the Frederickson Manufacturing/Industrial Center.

Within the Frederickson Community Plan area, it is intended that high density and intensity uses would locate along the Canyon Road East and 176th Street East corridors.

## TOWNE CENTER

The Comprehensive Plan provides the foundation for Frederickson to identify Centers. These Centers are intended to grow into areas with a diversity of housing, high connectivity, and provide for multi-modal transportation including pedestrian, bicycle, and transit. There is one Center of Local Importance within the Frederickson Community Plan area located at the intersection of 176th Street East and Canyon Road East.

The Towne Center designation recognizes the opportunity to create a pedestrian-oriented compact community with access to services and entertainment from high-density multifamily within the Center and from surrounding residential areas. The Towne Center designation is implemented by the Towne Center zone classification. This classification allows a mix of pedestrian oriented commercial and civic uses with high density residential development with a focus on high quality design. The Towne Center designation includes almost 138.5 acres (about 2% of the plan area).

This Center also serves the role of being a Center of Local Importance for unincorporated Pierce County. In addition to the Towne Center designation within the community plan, the Frederickson Towne Center, as a Center of Local Importance, will address regional direction on growth within Centers and provide focus for transportation planning and funding.



Figure D- 2 Towne Center Designated Areas

## CORRIDOR

Areas along Canyon Road East and 176th Street East have the Corridor designation. The Corridor is intended to accommodate residential and employment uses within the plan area.

The Corridor designation is implemented by the Neighborhood Corridor (NCOR) zone classification. The Employment Corridor (ECOR) zone is also found within the plan area; however, that zone is within the Employment Center land use designation to avoid rezone to non-employment focused uses. NCOR zone is in areas with existing housing or adjacent to housing providing a transition between major transportation corridors and lower density residential neighborhoods.

The NCOR zone classification is intended as a transitional zone between single-family neighborhoods and major transportation corridors. The NCOR designation allows all residential use types, civic uses, and limited neighborhood-scale commercial services that are pedestrian oriented. Residential densities are limited to 6 to 20 dwelling units per acre.



Figure D- 3 Corridor Designated Areas

## MODERATE DENSITY SINGLE-FAMILY

The Moderate Density Single-Family (MSF) land use designation/~~zone classification~~ is intended to provide areas for urban single-family and two-family residential development at densities of 2-6 dwelling units per acre. The MSF designation is the predominant designation in Frederickson. Approximately 61-59% of Frederickson (~~4,881~~ 4,704 acres) is designated as MSF.

The MSF designation is implemented by the Moderate Density Single Family (MSF), Single Family (SF), and Residential Resource (RR) zone classifications. The MSF classification allows for both single-family and duplex development, while the SF and RR classifications allow only single-family residential development. All classifications allow limited civic and utilities uses. The MSF classification allows a density of 4-6 dwelling units per acre. The SF classification allows a density of 4 units per acre and is used in areas of historically lower density



Figure D- 4 Moderate Density Single-Family Designated Areas

single-family development. The RR classification is used in areas with environment constraints and allows a density of 1-3 dwellings units per acre.

### HIGH DENSITY RESIDENTIAL DISTRICT

The High Density Residential District (HRD) designation is intended to provide areas of multifamily and high density single-family housing along with limited neighborhood commercial retail and service uses. Allowed residential densities in the HRD range from 6 to 25 dwelling units per acre. There is one area designated HRD located in the vicinity of 176th Street East and 78th Avenue East. This designation accounts for less than 3% of the community and contains 205 acres.

### MIXED USE DISTRICT

The Mixed Use District (MUD) designation provides for auto-oriented commercial and land intensive commercial uses along major arterials, state highways, and major transit routes. Commercial activity in MUDs serves a customer base beyond the surrounding neighborhoods or community. The MUD designation is typically located along a roadway used by residents of more than one community or serving a region. The MUD designation also allows for multifamily residential uses. The MUD designation accounts for approximately 83 acres of land, totaling approximately 1.0% of the community.

### EMPLOYMENT CENTER

The Employment Center (EC) designation provides land for industrial, manufacturing, and office jobs. Uses in the EC range from land intensive heavy industrial, (e.g., manufacturing, product assembly, fabrication and processing, and heavy trucking uses) to light manufacturing, assembly, and wholesale activities, to corporate office and office park development. Commercial uses subordinate to and supportive of employment uses are also permitted. The EC designation is the second most prevalent land use designation in the community, totaling 2,834 2,454 acres and over 35 30% of the community's total area.

The Employment Center designation is implemented through the Employment Center (EC) and Employment Corridor (ECOR) zone classifications. Allowed uses within the EC classification are all types of industrial uses with limited supportive commercial. The ECOR classification allows for industrial and office development with a

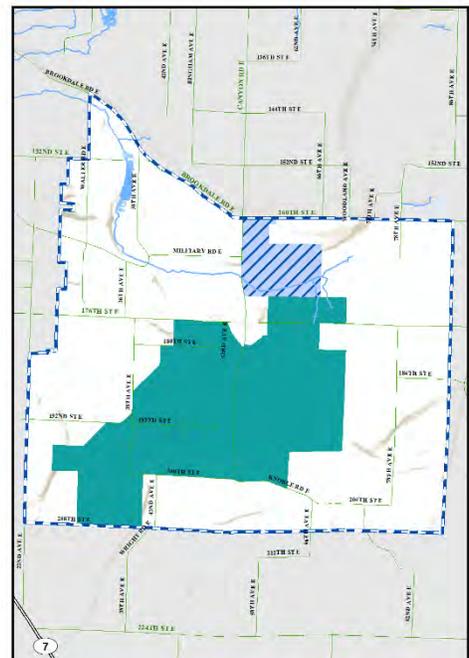


Figure D- 5 Employment Center Designated Areas

limitation of buildings greater than 100,000 square feet of floor area, with the intention of accommodating uses with high employment density.

The Employment Center area within Frederickson is regionally designated as a Manufacturing / Industrial Center (MIC). The site must qualify under regional guidelines to be designated as an MIC. The County must continue to work to preserve the characteristics of the site to maintain the MIC regional industrial center designation. The MIC is one of the largest single industrial development sites in the Puget Sound area that is zoned for heavy manufacturing and has industrial capacity, utilities and infrastructure in place. The area covers more than 2,000 acres, more than half of which is undeveloped. The Frederickson MIC is one of the principal industrial centers in Pierce County.

## PARK AND RECREATION

The Parks and Recreation (PR) designation is intended to identify specific public lands and private parks, campgrounds, historical sites or tourist attractions for park and recreational purposes. Public lands identified for the Park and Recreation designation may include historical sites, tourist attractions, or property improved with park or recreational facilities. Unimproved public lands may be designated Park and Recreation when identified for future regional park uses. The PR designation is implemented by the Parks and Recreation (PR) zone classification.

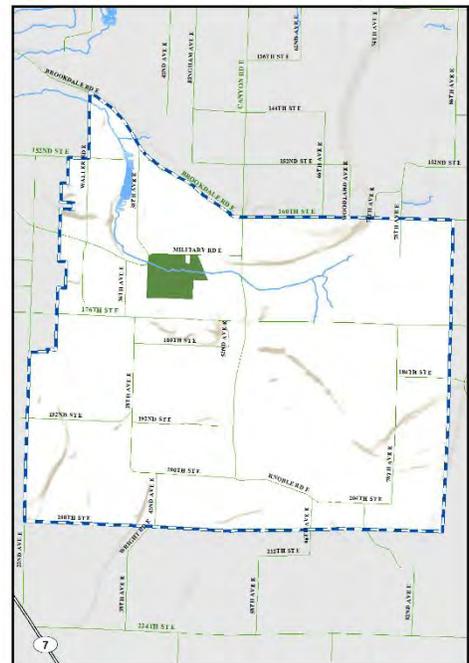


Figure D- 6 Park and Recreation Designated Areas

## ANNEXATION / INCORPORATION

The Growth Management Act and regional growth policies promote annexation or incorporation of County Urban Growth Areas (UGAs) over time. Cities and towns may only annex property that is located within their designated urban growth areas.

The Frederickson Community Plan area is not within a Potential Annexation Area; however, an area within a county that plans under the Growth Management Act may incorporate only if it

lies within a designated Urban Growth Area per RCW 36.93.150(2), which the Frederickson area is.

Pierce County has also adopted policies and a land use overlay allowing for Potential Incorporation Areas (PIAs). A PIA indicates that an area would like to work toward incorporation in the future. According to state law, in order for an area to incorporate it must show that it is economically viable. Being within a PIA does not obligate a jurisdiction to incorporate within a defined timeline.

The Frederickson Community Plan supports the community's efforts to develop the economic viability, population, and other characteristics that support an economically beneficial community. If area residents or the County Council determine that it is in the best public interest, it must initiate a fair process to analyze the feasibility of the proposal. Every proposal for annexation/incorporation must include a "Plan for Services" that demonstrates the area can be served with basic services.

Incorporation in this area may only be finalized by a majority vote of registered voters within the proposed incorporation area.

## DESCRIPTION OF DESIRED CONDITIONS

One of the most significant issues addressed within the community plan process is land use. How land is utilized within a community directly affects the community's character and the quality of life perceived by its residents. The utilization of land also directly influences many other planning considerations, including but not limited to transportation system planning, provision of water and sewer infrastructure, and protection of the natural environment. In regard to land use, members of the Frederickson Community Planning Board have reviewed the Pierce County Comprehensive Plan in light of the existing conditions present in the plan area. This review has identified a series of modifications that should be made to the Pierce County Comprehensive Plan in order to assure that this plan accurately reflects the needs and desires of the community. These modifications include changes to the land use designations and zoning classifications within the plan area and the adoption of a series of new land use related policies.



## PROPOSED DESIGNATIONS AND ZONING CLASSIFICATIONS

The community plan retains the range of land use designations that apply within the plan area. Four land use designations are proposed. These designations are: Moderate Density Single-

Family, High Density Residential District, Employment Center, and Mixed Use District. The zoning used to implement these designations, however, is proposed for modification.

The range of zoning classifications would be expanded from the current four zones to nine zones under the community plan. New zones that would be introduced to the area include Single Family (SF), Residential Resource (RR), Residential Office Civic (ROC), Moderate High Density Residential (MHR), Community Employment (CE), and Employment Service (ES). The new zones are proposed in order to more closely manage the location, type, and intensity of land uses that occur within certain areas of the community. The proposed modifications are discussed in detail below:

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#### MODERATE DENSITY SINGLE FAMILY DESIGNATION

The community plan retains the Moderate Density Single Family (MSF) designation as the dominant land use type for Frederickson. This designation is the same as the general Pierce County designation and allows for single family or two family dwellings. Multifamily housing is also permitted on a limited basis. Commercial and industrial uses are prohibited. Specific densities are based on physical constraints and the availability of urban services such as sewers. The designation generally allows 2 to 6 dwelling units per acre. The land area to which this designation applies would slightly increase from that what is designated under the 1994 Pierce County Comprehensive Plan. Under the Pierce County Comprehensive Plan, 4,881 acres are designated MSF. MSF acreage would be increased to 5,097 acres under the community plan.

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#### PROPOSED ZONING

The Moderate Density Single Family plan designation will be implemented by three zoning classifications: Moderate Density Single Family (MSF), Single Family (SF), and Residential Resource (RR).

The MSF zone that is proposed by the community plan is generally the same as Pierce County's current MSF zone classification. The zone provides for a wide variety of housing choices based largely upon the market place. The primary land use allowed is low to moderate one and two family housing and compatible civic uses such as churches or schools. The minimum density for the zone (two dwelling units per acre) and the maximum density for the zone (six units per acre) remain unchanged. The total amount of area zoned MSF would be approximately 15% less than that which is zoned MSF under the Comprehensive Plan, a total reduction of 713 acres. The reduction would be the result of rezoning parcels along Clover Creek to RR, parcels at the intersection of Old Military Road and Canyon Road East to MUD, and rezoning of parcels in the upper drainage basin of Clover Creek to SF.

The second zone used to implement the MSF designation is the Single Family (SF) zone. The zone is intended to provide residential areas that are less dense and more homogenous than those developed under the MSF zone. The primary land use allowed within this classification is moderate density single family and compatible civic uses. Single family detached housing is the primary housing type that is permitted. Duplexes and other multiple family housing types are prohibited. The SF zone permits a density of four dwelling units per acre. The zone is applied in the upper drainage basin of Clover Creek as a means of reducing impacts to the creek while

continuing to allow urban density residential development. Approximately 372 acres are proposed to be zoned SF.

The third zone used to implement the MSF designation is the Residential Resource (RR) zone. The zone is intended to provide for lower residential densities, increased open space, and reduced impervious surfaces along Clover Creek and its associated wetlands and floodplains in order to better protect this high priority resource. The zone classification is the least intensive of Pierce County's urban zones, permitting a density of one to three dwelling units per acre. The RR zone is currently used by Pierce County in the adjacent communities of Parkland, Midland, and Spanaway to provide higher levels of protection to Clover Creek and other high priority resources in those communities. The RR zone in Frederickson is simply a continuation of this zoning. Approximately 7% (557 acres) of the Frederickson plan area would be zoned RR.

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#### EMPLOYMENT CENTER DESIGNATION

The Employment Center designation is the second most prevalent land use designation within Frederickson. The Employment Center (EC) designation provides land for industrial, manufacturing, and office jobs. Uses in the EC range from land intensive heavy industrial (e.g., manufacturing, product assembly, fabrication and processing, and heavy trucking uses) to light manufacturing, assembly, wholesale activities, and corporate office and office park development. Commercial uses subordinate to and supportive of employment uses are also permitted. Under the Pierce County Comprehensive Plan, 2,834 acres of land within Frederickson are designated EC. The community plan would reduce this area to 2,629 acres.

The community plan proposes the elimination of EC zoned lands in two locations within the community. The first location is an "island" of EC located west of Canyon Road between Military Road East and 176th Street East. The area contains approximately 157 acres of land and is mostly vacant. Clover Creek passes through the area and a substantial portion of the properties are encumbered by floodplain and wetland. Access to the properties is limited due to the presence of the creek and the lack of access from 176th Street East. The area is proposed for rezoning to RR and MSF. The second location where EC will be eliminated is the area east of the Tacoma Sportsman Club between 66th Avenue East and 70th Avenue East. The area contains approximately 80 acres consisting of single family homes and vacant parcels. Clover Creek also passes through the area and a substantial portion of the properties are also encumbered by floodplain and wetland. Access to properties in the area is poor, primarily consisting of private easements through a variety of residential developments. The area is proposed for rezoning to RR. In total, the proposed EC reductions equal approximately 211 acres or 9 percent of the existing EC designated area within the community.

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#### PROPOSED ZONING

The EC designation would continue to apply to approximately 2,623 acres of land within the community. The EC designation would be implemented by three zone classifications: Employment Center (EC), Community Employment (CE) and Employment Service (ES).

The EC zone is the most intensive industrial zone classification and would be applied to the core of the Employment Center—principally those lands south of 176th Street East. The range of

uses in the EC zone would be expanded slightly from that currently permitted in order to allow for the addition of certain office uses. All commercial retail and service uses, however, would be prohibited. The community plan zones approximately 2,246 acres as EC.

The CE is a light industrial zone and would be applied north of 176th Street East. The CE zone differs from the EC zone in that certain heavy industrial uses, such as basic manufacturing and hazardous materials storage and processing are not permitted. Impervious surfaces are limited to not more than 70% of site coverage within open space corridors. The CE zone serves to provide greater protection of Clover Creek and associated floodplains and wetlands and as a transitional zone to residential and commercial areas. Commercial retail and service uses would be prohibited. The community plan zones approximately 308 acres as CE.

The ES zone is a new zone for Frederickson and Pierce County. This zone focuses on providing those goods and services needed on a daily basis by workers within the Employment Center in a well-defined location. Certain light industrial uses are also permitted. This zone would be applied at the intersection of 176th Street East and Canyon Road East. Approximately 74 acres are zoned ES under the community plan.

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#### HIGH DENSITY RESIDENTIAL DISTRICT DESIGNATION

The High Density Residential District (HRD) designation will continue to apply within the community as it currently does today, but will be expanded to include property along 176th Street East between the 3900 and 4200 blocks. Properties north of 176<sup>th</sup> Street East and west of 78<sup>th</sup> Street East will be eliminated from the HRD designation. The HRD is to be developed as multifamily and high density single family attached with very limited commercial uses.



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#### PROPOSED ZONING

The High Density Residential District plan designation will be implemented by two zone classifications: Moderate High Density Residential (MHR) and Residential/Office Civic (ROC). No areas would retain the current HRD zoning.

The MHR zone is a new zone classification for Frederickson. It differs from Pierce County's HRD zone in that it does not allow for commercial uses and permits a slightly different range of residential densities. The MHR zone permits high density single family attached and multifamily housing and compatible civic uses. The residential density for this zone generally ranges from 12 to 18 dwelling units per acre. Areas zoned MHR are located in the vicinity of the intersection of 176th Street East and 78th Avenue East.

The ROC zone is also a new zone for Frederickson. The ROC zone differs from the MHR zone in that it permits a variety of office, civic, and small scale retail and service uses. Single family attached and multifamily housing are permitted at a density range of 12 to 18 units per acre.

Areas zoned ROC are located at the intersection of 176th Street East and 78th Avenue East and along 176th Street East between the 3900 and 4200 blocks.

**MIXED USE DISTRICT DESIGNATION**

The primary role of the Mixed Use District is to serve auto-oriented commercial activities. Mixed Use Districts have a loosely defined sense of place, are auto-oriented, and are generally moderate to high intensity of uses. Mixed Use Districts are areas of mixed commercial retail, service, and office uses where single trip, auto-oriented, and auto-dependent businesses dominate. Mixed Use Districts are characterized by individual businesses on separate lots with separate access and parking lots. Commercial activity in Mixed Use Districts caters to a customer base beyond the surrounding neighborhoods or community due to its placement on a roadway used by residents of more than one community.

**PROPOSED ZONING**

The Mixed Use District plan designation will continue to be implemented by the Mixed Use District (MUD) zone classification. Currently MUD zoning exists at the intersection of 160th Avenue East and Canyon Road East, the intersection of Military Road East and Canyon Road East, and along 176th Street East between 46th Avenue East and the rail line. MUD zoning will continue to apply to the intersection of 160th and Canyon, however, the total acreage of MUD will be reduced by approximately 20 acres to better reflect existing industrial use of land in that area. MUD zoning at the intersection of Military Road East and Canyon Road East will be expanded to include approximately eight acres of land south of Military Road. MUD zoning along 176th Street East will not be altered.

The following tables and maps illustrate the changes in land use designations and zone classifications contained within the community plan.

**Table D-4: Proposed Land Use Designations**

Land Use Designation	Acreage	Percent of Plan Area
Moderate Density Single Family (MSF)	5,097	63.6%
High Density Residential District (HRD)	205	2.6%
Mixed Use District (MUD)	72	0.9%
Employment Center (EC)	2,629	32.8%
<b>TOTAL</b>	<b>8,003</b>	<b>100.0%</b>

**Table D-5: Proposed Land Use Designation and Zone Classifications**

Designation	Zone Classification	Acreage
<b>Moderate Density Single Family (MSF)</b>	Moderate Density Single Family (MSF)	4,168
	Single Family (SF)	372
	Residential Resource (RR)	557
<b>High Density Residential (HRD)</b>	Residential/Office Civic (ROC)	63
	Moderate High Density Residential (MHR)	142
<b>Mixed Use District (MUD)</b>	Mixed Use District (MUD)	72
<b>Employment Center (EC)</b>	Employment Center (EC)	2,246
	Community Employment (CE)	308
	Employment Service (ES)	75
<b>TOTAL</b>		<b>8,003</b>

#### DWELLING UNIT CAPACITY

Under the Growth Management Act, Pierce County is required to plan for a density of at least four dwelling units per net acre within its urban growth areas. The community plan seeks to ensure that overall housing capacity of Frederickson is not diminished as a result of the zone changes implemented in the community in order that future population growth can be accommodated in an efficient manner.

Under current zoning, it is estimated that a total of 3,514.5 acres of vacant and underdeveloped land is currently available for residential use. After removing acreage that is environmentally constrained and accounting for nonresidential uses (such as churches and schools), roads, capital facilities, and market factors, these lands have the capacity to accommodate approximately 6,505 dwelling units based upon the housing densities allowed in each zone. It is estimated that 14,311 persons could be accommodated within this housing. The associated housing density of this residential growth would be approximately 4.3 dwelling units per net acre.

In contrast, under the community plan, it is estimated that a total of 3,653.4 acres of vacant and underdeveloped land is currently available for residential use. After making the same deductions for environmentally constrained areas and accounting for nonresidential uses (such as churches and schools), roads, and market factors, the community plan increases the housing capacity of the community slightly due to an increase in the number of acres zoned for residential use and a decrease in acreage zoned for industrial use. Under proposed zoning, the community has the capacity for approximately 6,655 dwelling units, 150 more units than that provided under current zoning. It is estimated that 14,641 persons could be accommodated by this housing, approximately 330 more persons than under current zoning. The associated housing density of new residential growth would equate to 4.14 dwelling units per net acre.

A breakdown of vacant and underdeveloped lands under current zoning and the community plan follows:

**Table D-6: Inventory of Vacant and Underdeveloped Lands Available for Residential Use  
Current Conditions vs. Community Plan May 2003**

Zoning	Vacant (Gross Acres)	Vacant (Net Acres) <sup>1</sup>	Underdeveloped (Gross Acres)	Underdeveloped (Net Acres) <sup>1</sup>
<b>Existing Conditions</b>				
<b>MSF</b>	957.7	408.9	2,374.4	1,254.0
<b>HRD</b>	63.2	11.1	94.6	41.8
<b>MUD</b>	10.8	2.4	13.8	8.2
<b>Proposed Under Community Plan</b>				
<b>MSF</b>	654.7	324.8	1,975.0	1,062.8
<b>SF</b>	131.5	70.0	195.4	103.5
<b>RR</b>	225.5	80.5	251.2	109.5
<b>MHR</b>	58.4	28.0	92.7	40.9
<b>ROC</b>	22.0	10.5	17.9	9.8
<b>MUD</b>	10.8	2.4	18.3	3.4

<sup>1</sup>Net acreage reflects land available for development after deductions have been made for wetlands and other critical areas, roads, non-residential uses such as churches and schools, capital facilities, and real estate market factors. Vacant parcels less than 1/2 acre in size are also excluded.

Accordingly, the community plan further increases the residential capacity of the area slightly, and continues to provide for average residential densities in excess of four dwelling units per net acre, satisfying the population and urban density requirements of the Growth Management Act.

As noted above, the community plan increases overall dwelling unit capacity in the community by 702 dwelling units and increases buildout density to 4.60 units per acre. This enables approximately 1,334 more people to be accommodated within the community at full buildout. The majority of this population (83%) would be accommodated in single-family homes at low to moderate densities within the RR and MSF zones. The remaining population would be accommodated at high densities within the ROC, MUD, and MHR zones.

## LAND USE POLICIES

### GOALS

In the Frederickson Community the principle goal of the plan is to foster a predominantly residential community that balances environmentally sensitive areas, high traffic corridors, desired open space, and job creation while maintaining a quality living environment. The predominant housing type within the community will be moderate density single-family housing. Limited areas of multifamily housing will be provided along major traffic corridors near commercially zoned lands. Multifamily housing should be located in close proximity to transit services. Where multifamily housing cannot be served by transit, the minimum parking requirements shall be met. Low density housing will be located along Clover Creek to minimize development impacts to this high value natural system. A commercial center will develop at the intersection of 176th Street East and Canyon Road East. ~~This center will help to provide a greater sense of identity to the community through quality site planning and building design.~~ This center will meet the daily needs of residents and the growing workforce employed within the Employment Center. Continued growth and development within the Frederickson Employment Center will be actively encouraged by ensuring that necessary infrastructure is available to meet the desired level of service and by promoting an efficient and predictable regulatory environment.

### GENERAL

- GOAL FR LU-1** Promote the continued development of the Frederickson Employment Center by emphasizing a regulatory environment that is supportive of the establishment of new businesses and the expansion of existing businesses.
- FR LU-1.1** Promote a system of land use control that meets future growth needs in a predictable and efficient manner.
- FR LU-1.1.1** Provide sufficient residential and commercial land capacity and the necessary supporting infrastructure, within the community to meet the needs of the community for the next 20 years.
- FR LU-1.1.2** Ensure that the residential densities and land area provided for each of the various zone classifications within the community enable a residential density of at least 4 dwelling units per net acre to be achieved as the community is developed.
- FR LU-1.1.3** Regularly monitor and evaluate growth trends within the community to determine if planned densities are being achieved. In the event monitoring indicates that planned densities are not being achieved, Pierce County shall develop recommendations to address the situation and shall present such recommendations for consideration during the next community plan update.

**GOAL FR LU-2** — Support the continued existence of the Rural Separator north of Frederickson.

**FR LU-2.1** — Recognize the benefits the Employment Center and the overall Frederickson community derive from the presence of the Rural Separator.

**FR LU-2.2** — In the event any changes to allowed uses, density, or zoning within the Mid-County area are contemplated, Pierce County should analyze the impacts of such changes on future traffic volumes and operating conditions of Canyon Road and 176th Street East.

**FR LU-2.3** — The Rural Separator provides a desirable buffer between the Urban Growth Areas for Pierce County and the cities of Tacoma, Fife, and Puyallup. The presence of this buffer helps to create more defined urban areas, improved community identity, and valuable open space benefits. The important public benefits the Rural Separator provides, as discussed above, should be considered and analyzed as a component of any proposal to study or modify the Rural Separator.

**GOAL FR LU-3** Provide strict guidance for rezones to ensure community plan goals and objectives are properly implemented.

**FR LU-3.1** The proposed zone must be an allowed zone under the existing land use designation.

**FR LU-3.2** — Changes in land use designation are not permitted through the rezone process.

**FR LU-3.3** Ensure commercial and industrial rezone applications are consistent with the goals, objectives, and standards set forth in the Frederickson Community Plan.

**FR LU-3.4** Commercial and industrial rezones shall be allowed only when the following criteria are met:

**FR LU-3.4.1** — A Planned Development District (PDD) application shall accompany all rezone applications;

**FR LU-3.4.2** — An analysis of market vacancy has demonstrated there is a need for the commercial or industrial use type within the Frederickson Community Plan area. The analysis must consider the availability of vacant commercial or industrial buildings and land for the same type of use and shall demonstrate why the rezone is necessary. The analysis shall not be an analysis of market potential; and

**FR LU-3.4.3** The Examiner shall provide written findings that the proposed zone and PDD implement the goals, objectives, and standards of the designation better than the existing zone.

## EMPLOYMENT CENTER

**GOAL FR LU-4** Designate lands for industrial and employment uses as Employment Center.

**FR LU-4.1** The Employment Center designation shall be implemented by the Employment Center (EC) zone and the Employment Corridor (ECOR) zone.

**FR LU-4.2** The ECOR zone shall be implemented on the east side of Canyon Road East between 160th Street East and 176th Street East, to the north of the Towne Center.

**FR LU-4.2.1** The ECOR zone will allow industrial and office uses with a limitation on warehouse sizes not to exceed 100,000 square feet.

**FR LU-4.3** The EC zone shall be implemented along portions of 176th Street East between Canyon Road East and 70th Avenue East, and south of 176th Street East encompassing the industrial areas between approximately 30th Avenue East and 70th Avenue East as far south in some areas as 208th Street East.

**GOAL FR LU-5** Ensure that changes in land use designations, zoning, and development standards within the community do not adversely affect the viability of the Employment Center.

**FR LU-5.1** Utilize the industrial land location criteria set forth in the Pierce County Comprehensive Plan when evaluating Employment Center zoned lands for possible rezoning.

**FR LU-5.1.1** Evaluate the benefits of any proposed change in land use designations, zoning, or development standards within or adjacent to the Employment Center against the impacts to businesses within the center.

**FR LU-5.2** Maintain the regional designation of the Frederickson Employment Center as a Manufacturing/Industrial Center.

**GOAL FR LU-6** Provide an orderly transition from the Employment Center to residentially zoned properties and environmentally sensitive areas.

**FR LU-6.1** Review the zoning atlas and recommend changes to create logical boundaries and transitions from the Employment Center to residentially zoned properties and environmentally sensitive areas.

**FR LU-6.1.1** Use ownership patterns, roadways, topography, lot size, and environmental features to establish logical boundaries to the Employment Center.

~~**FR LU-6.1.2** Zone areas within the Employment Center designation along Clover Creek as Community Employment (CE).~~

~~**FR LU-6.1.3** Limit development within the CE zone to light industrial and office uses only. Mineral extraction, salvage yards, and similar heavy industrial uses should be prohibited.~~

**FR LU-6.2** Establish a transition area between the Employment Center and residential zones.

**FR LU-6.2.1** Limit heights and uses within the transition area or provide some other means of promoting greater compatibility with residentially zoned parcels.

**FR LU-6.2.2** All developments on the periphery of the industrial area shall be designed, screened, or bermed to mitigate undesirable impacts upon surrounding residential areas.

## TOWNE CENTER

- GOAL FR LU-7** Designate a Towne Center, in the Frederickson Community Plan area at the intersection of 176th Street East and Canyon Road East.
- GOAL FR LU-8** Create a well-defined commercial and civic service area within the **Employment Towne Center** that will meet the daily goods and service needs of the area employees of the center and local residents.
- FR LU-8.1** Designate identified properties around the intersection of 176th Street East and Canyon Road East as **Employment Service Towne Center**.
- ~~**FR LU 8.1.1** — The Employment Service zone shall be considered a light industrial zone and shall be permitted only under the Employment Center land use designation.~~
- ~~**FR LU 8.1.2** — The boundaries and size of the area zoned as Employment Service shall be based upon the employment capacity of the Employment Center, land ownership patterns, and natural and built environment features.~~
- ~~**FR LU 8.1.3** — The Employment Service area shall not exceed 95 acres in size.~~
- ~~**FR LU 8.1.4** — Limiting the size of the Employment Service area is necessary to avoid the risk of traffic congestion associated with retail development in the Central Place. Therefore, rezones or other subsequent expansions of the Employment Service zone at Canyon Road and 176<sup>th</sup> Street are prohibited~~
- FR LU-8.1.5** The **Employment Service Towne Center** area shall permit a range of light industrial, residential, office, retail, service, utility, and civic uses.
- ~~**FR LU 8.1.6** — Residential uses shall be prohibited within the Employment Service zone.~~
- ~~**FR LU 8.1.7** — For purposes of Chapter 8.76 of the Pierce County Code, the Employment Service zone should be assigned a Class C Environmental Designation for Noise Abatement.~~
- FR LU-8.1.8** High quality site and building design shall be required within the **Employment Service zone Towne Center**.
- FR LU-8.1.8.1** Design standards shall seek to create a well-defined sense of place, ensure compatibility with adjacent uses, provide ample landscaping, facilitate pedestrian movement, and limit the number of vehicular access points ~~onto Canyon Road East and 176th Street East.~~

## COMMERCIAL

- ~~**GOAL FR LU-9** — Provide well designed, appropriately scaled retail and service development at limited locations in the community.~~

**FR LU-9.1** Retail and service development within the plan area Towne Center should be scaled to meet neighborhood and community needs. Anchor tenants between 75,000 and 170,000 square feet may be authorized in the Central Place subject to Council approval of a Project Specific Development Agreement. Individual buildings or tenants shall not exceed 170,000 square feet in the Employment Service zone.

**FR LU-9.2** Strive for the development of well-designed, well-placed neighborhood and community-scale commercial development within the plan area Towne Center.

**FR LU-9.2.1** Retail and service uses should primarily meet the needs of the Frederickson community.

~~**FR LU-9.2.1.1** The type and intensity of retail uses within the Employment Center shall be consistent with the Frederickson Community Plan. Anchor tenants between 75,000 and 170,000 square feet may be authorized in the Central Place subject to Council approval of a Project Specific Development Agreement pursuant to RCW 36.70B.170 and Pierce County Code 18A.100. Individual buildings or tenants shall not exceed 170,000 square feet in the Employment Service zone.~~

~~**FR LU-9.2.1.2** A Project Specific Development Agreement submitted for Council consideration shall include a detailed site plan with identification of specific uses and activities. The level of detail shall be such that the County can determine the appropriate level of mitigation related to, but not limited to, transportation, stormwater and critical areas.~~

~~**FR LU-9.2.1.3** Before Council approval of a Development Agreement authorizing retail buildings larger than 75,000 square feet, project proponents shall be required to demonstrate to the satisfaction of the County Engineer that traffic impacts will be mitigated resulting in no adverse impacts on freight movement within the 176th Street E corridor and Canyon Road E corridor. The burden of mitigating cumulative traffic impacts shall not fall on future industrial development within the Frederickson Manufacturing/Industrial Center.~~

## CORRIDOR

**GOAL FR LU-10** The Corridor designation will support the function of Canyon Road East as a freight corridor to serve the Frederickson Manufacturing/Industrial Regional Center.

**FR LU-10.1** In the Frederickson Community Plan area, the Corridor designation is implemented by the Neighborhood Corridor (NCOR) zone.

**FR LU-10.1.1** The NCOR zone shall be implemented on the west side of Canyon Road East from 160th Street East to the northern boundary of the Towne Center designation and along 176th Street East between the Towne Center and Cross Park, and between approximately 66th Avenue East and 86th Avenue East.

**FR LU-10.2** The NCOR zone is a mixed residential zone allowing all types of residential development as well as civic uses and limited, neighborhood-scale commercial uses.

**GOAL FR LU-11** Provide well-designed, appropriately scaled retail and service development at limited locations in the community.

**FR LU-11.1.1** Commercially zoned areas should be compact in size and should be located at prominent intersections within the community.

**FR LU-11.1.2** Require all commercial developments to meet architectural and site design standards.

**FR LU-11.1.3** Landscaping of commercial sites should be required, particularly along public roads and within parking areas.

**FR LU-11.2** Control the location, scale, and range of commercial uses within the community in a manner as appropriate to accomplish the objectives of the community plan.

~~**FR LU-11.2.1** Allow for the continued existence of a limited mixed use commercial area at the intersection of Military Road East and Canyon Road East.~~

~~**FR LU-11.2.1.1** This area should not exceed 15 acres in size.~~

**FR LU-11.2.2** Limit the impacts of additional commercial development along 176th Street east and west of the planned commercial center Towne Center at 176th Street East and Canyon Road East by limiting access points through shared access and frontage roads or other access restriction methods.

**FR LU-11.2.3** Encourage the communities of Summit View and North Clover Creek Collins to carefully control and limit commercial development along Canyon Road East to maximize the efficiency of this roadway as a major north-south arterial and to prevent the development of a continuous commercial strip into the Frederickson community.

**FR LU-11.3** Implement compatibility requirements to minimize the impact of commercial activities on adjacent residential uses.

**FR LU-11.3.1** Require intensive screening and buffering of commercial uses adjacent to residential areas.

## RESIDENTIAL

**GOAL FR LU-12** Residential density should vary based upon characteristics of the built and natural environment.

**FR LU-12.1** Areas of the community with no significant environmental constraints or compatibility issues should be zoned as Moderate Density Single-Family (MSF) and should be developed generally at densities of 2.4 to 6 dwelling units per acre.

- FR LU-12.2** Properties along the Clover Creek corridor should be zoned Residential Resource (RR) reflecting the more environmentally sensitive nature of these lands.
  - FR LU-12.2.1** These properties should be developed generally at densities of 1 to 3 dwelling units per acre.
- FR LU-12.3** Properties in the upper drainage basin of Clover Creek should be zoned Single-Family (SF) reflecting the environmental characteristics of these lands and proximity to Clover Creek.
  - FR LU-12.3.1** These properties should develop generally at a density of 4 dwelling units per acre.
  - FR LU-12.3.2** The SF zone should primarily be developed with detached single-family housing and compatible civic uses. Multifamily housing should be prohibited.
- ~~**FR LU 12.4** Limited areas for high density single- and multifamily development should be designated near the intersections of 78th Avenue/176th Street East and 40th Avenue/176th Street East, reflecting proximity to major public transportation routes and commercial centers.~~
  - ~~**FR LU 12.4.1** These areas should be zoned as Moderate-High Density Residential (MHR) or Residential/Office-Civic (ROC).~~
  - ~~**FR LU 12.4.2** Density in these areas should range generally from 12 to 18 dwelling units per acre.~~
- ~~**FR LU 12.5** Lots of record within the Employment Center (EC) having an area of 2 acres or less created for the purpose of single-family residential use and recorded prior to January 1, 1995 should be allowed to accommodate one single-family unit per parcel.~~
  - ~~**FR LU 12.5.1** Accessory dwelling units should not be permitted.~~
  - ~~**FR LU 12.5.2** Design standards should be applied to reduce compatibility issues with existing or future industrial uses within the Employment Center.~~
  - ~~**FR LU 12.5.3** Existing or future industrial uses should not be construed as a public nuisance to residential uses.~~
- FR LU-12.6** Efforts should be taken to ensure consistency/compatibility with residentially zoned lands immediately adjacent to the community plan area.
- ~~**FR LU 12.7** The SF zone should primarily be developed with detached single-family housing and compatible civic uses. Multifamily housing should be prohibited.~~

## ZONING OVERLAYS

- ~~**GOAL FR LU 13** Develop special overlay standards to protect special interest areas from incompatible uses.~~

~~FR LU 13.1~~ Utilize airport overlays within the plan area to protect the public's health, safety, and welfare and to address incompatible uses with airport operations.

~~FR LU 13.2~~ Establish an Airport Overlay Small Airport designation in the vicinity of Shady Acres Airport.

~~FR LU 13.3~~ Apply Airport Overlay Small Airport regulations to the portion of the plan area identified as Airport Overlay Small Airport in the vicinity of Shady Acres Airport.

## ANNEXATION/INCORPORATION

**GOAL FR LU-14** Designate the Frederickson Community Plan area as a Potential Incorporation Area.

## IMPLEMENTING ACTIONS

The following list of actions needs to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption update. Mid-term actions should be completed within 2-5 years. Long-term actions should be completed within 5-10 years of plan adoption update. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Frederickson Advisory Commission (FAC), Pierce County Planning and Land Services Public Works (PPWALS), Pierce County Economic Development (ED), Pierce County Parks and Recreations (Parks), Pierce County Public Works (PW), and Tacoma-Pierce County Health Department (TPCHD).

### SHORT TERM ACTIONS

- ~~1. Amend Title 18A Zoning according to Land Use policies. (PALS, CPB FAC)~~
  - ~~• Create a light industrial and office use zone (Community Employment).~~
  - ~~• Create a well defined commercial and civic service zone (Employment Service) within the Employment Center designation to meet the daily goods and service needs of the Frederickson residents and businesses rather than regional needs.~~
  - ~~• Provide for a range of housing types and densities.~~
2. Ensure the viability of the Employment Center (EC) through: (PPWALS, CPB FAC)
  - Land use designations, zoning, and development regulations;
  - Maintaining the land area devoted to EC uses;
  - Providing a transition between EC land and residential or environmentally sensitive areas;
  - Creating standards to promote compatibility with surrounding uses; and
  - Limiting the acreage of the Employment Service area.
3. Provide retail and service areas in limited locations in the community. Retail and service areas shall: (PPWALS, CPB FAC)

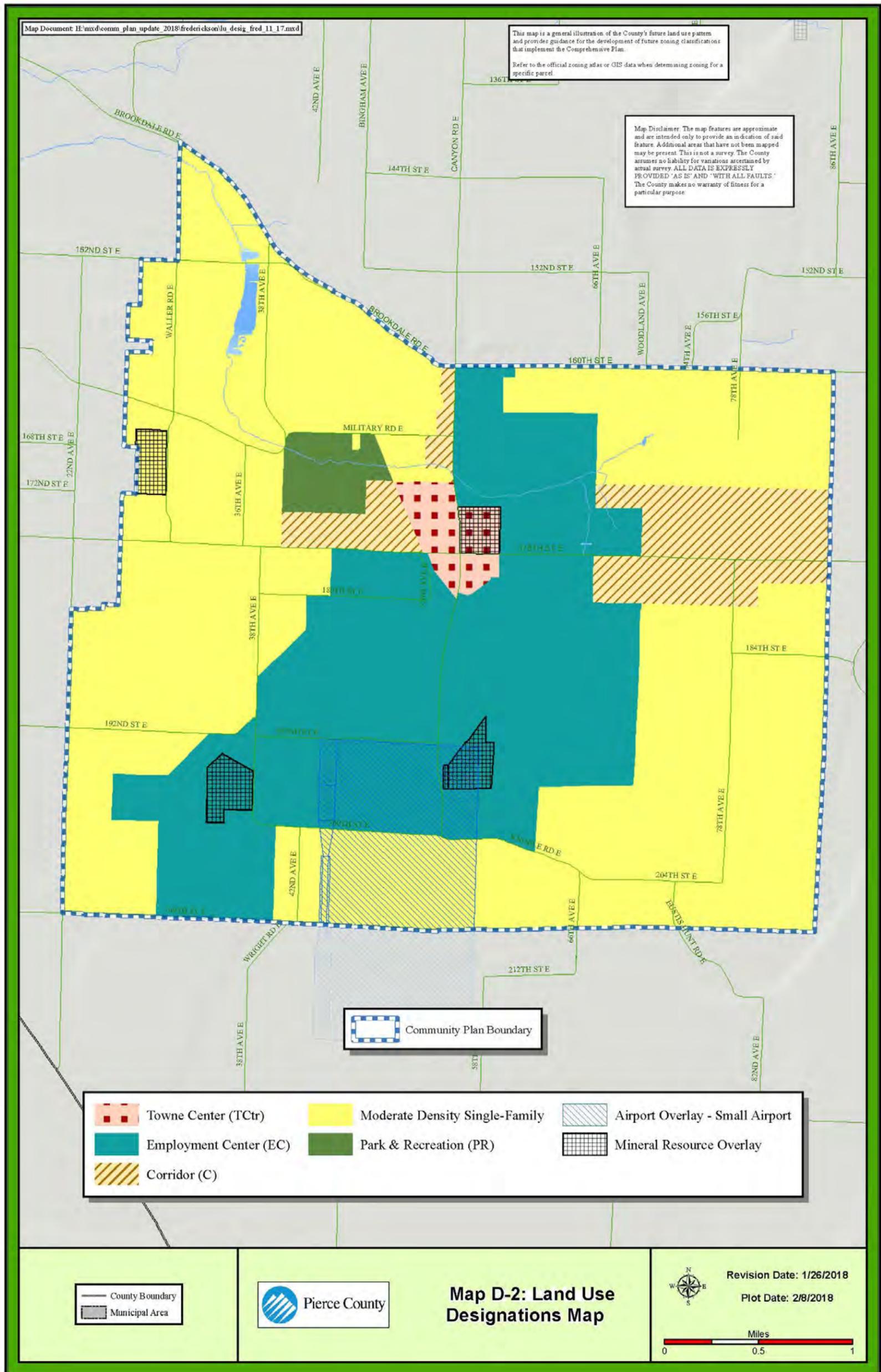
- ~~Be appropriately scaled to meet community needs rather than regional needs;~~
  - Meet architectural and site design standards;
  - Minimize driveway access onto major roads;
  - Be controlled by the location, scale, and range of commercial uses allowed;
  - Be limited to identified location areas in the community; and
  - Use standards to promote compatibility with surrounding uses.
4. ~~Provide for a range of housing types and densities within the community. (PPWALS, CPB FAC)~~
    - Areas with no significant environmental constraints should be zoned Moderate Density Single Family. Densities should be ~~24~~ to 6 units per acre.
    - Areas within the Clover Creek corridor should be zoned Residential Resource to reflect the environmentally sensitive nature of these lands. Densities should be 1 to 3 units per acre.
    - ~~Certain intersections in proximity to major transportation routes and commercial centers should be zoned Moderate High Density Residential or Residential Office Civic. Densities should range from 12-18 units per acre.~~
  5. ~~Amend Title 18A to clarify that changes in land use designation are not allowed through a rezone application and to require that rezone applications include a PDD, an analysis of market vacancy and a demonstration of need for the rezone. In the case of a rezone in the Employment Center designation, the industrial land location criteria set forth in the Pierce County Comprehensive Plan shall be used. (PALS)~~

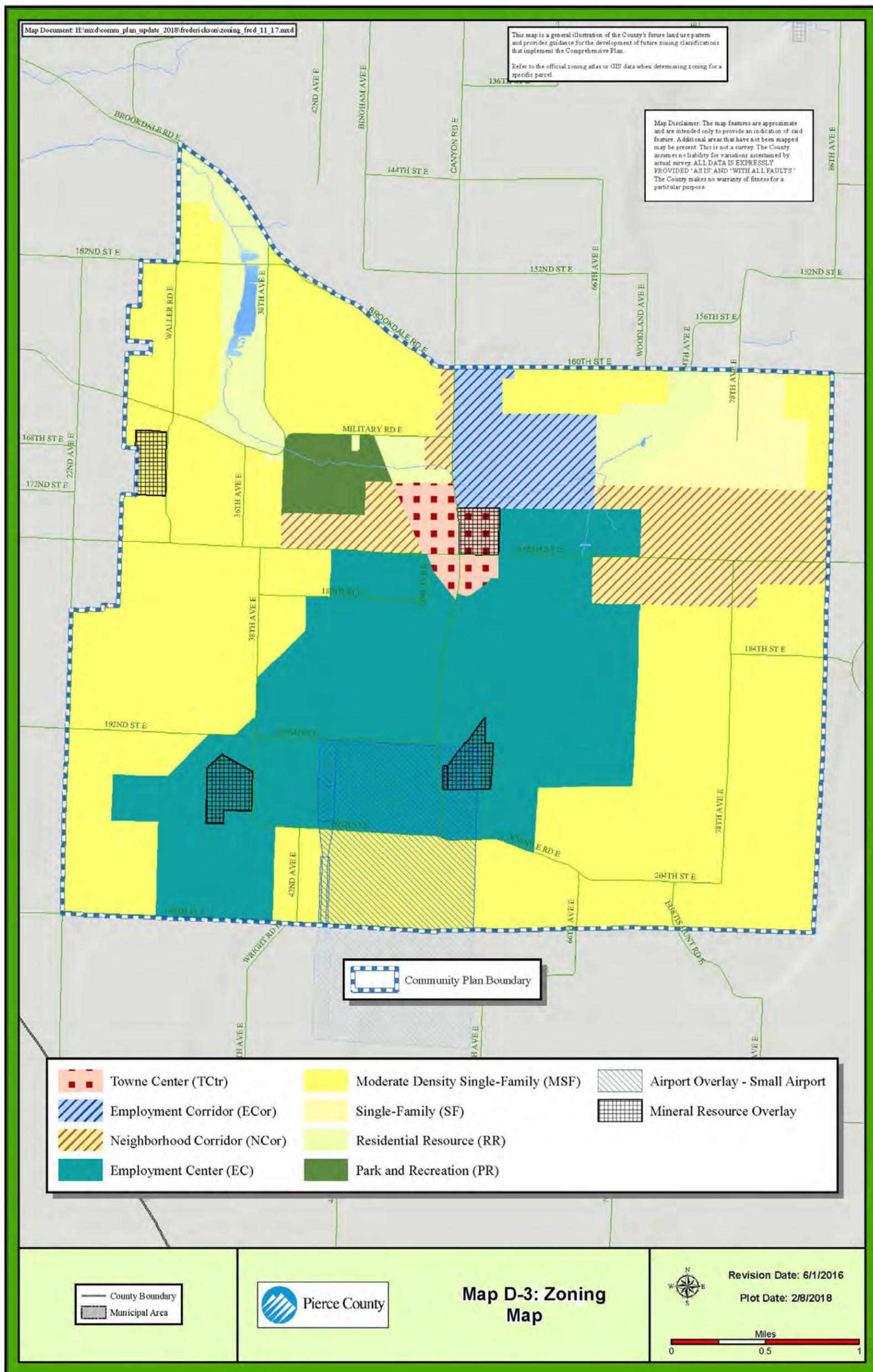
## MID-TERM ACTIONS

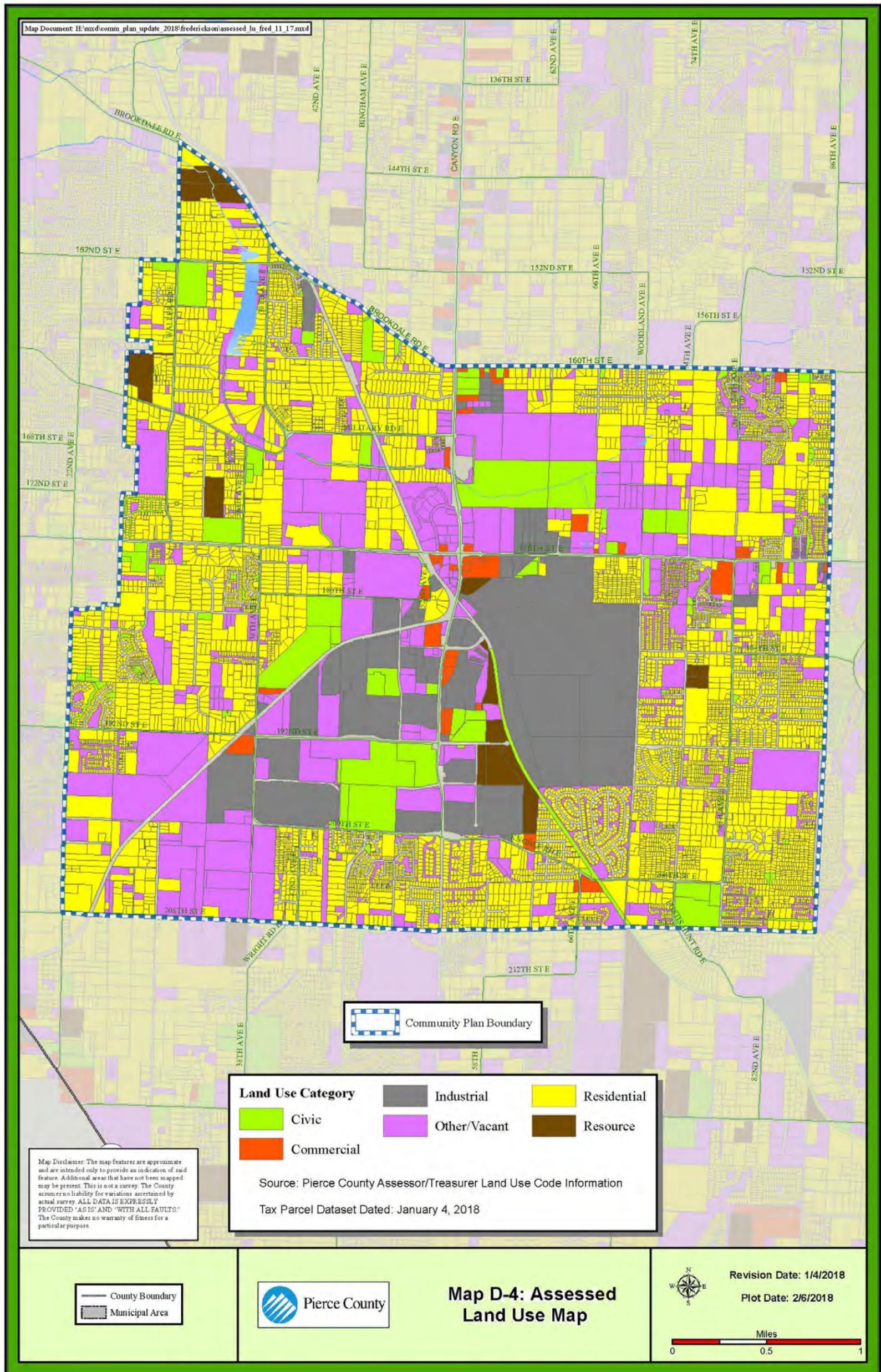
1. ~~Update Chapter 8.76 of the Pierce County Code to be consistent with the designations identified in the Comprehensive Plan and the Frederickson Community Plan. (TPCHD)~~
2. ~~Develop and implement incentive based regulations by incorporating a minimum, base, and maximum density for each zone. Developments exceeding base density shall have to meet additional criteria to exceed the base density. (PALS, CPB)~~
3. Develop a regulatory framework to allow higher densities in compensation for a developer's voluntary investment in public infrastructure and services. (PPWALS)

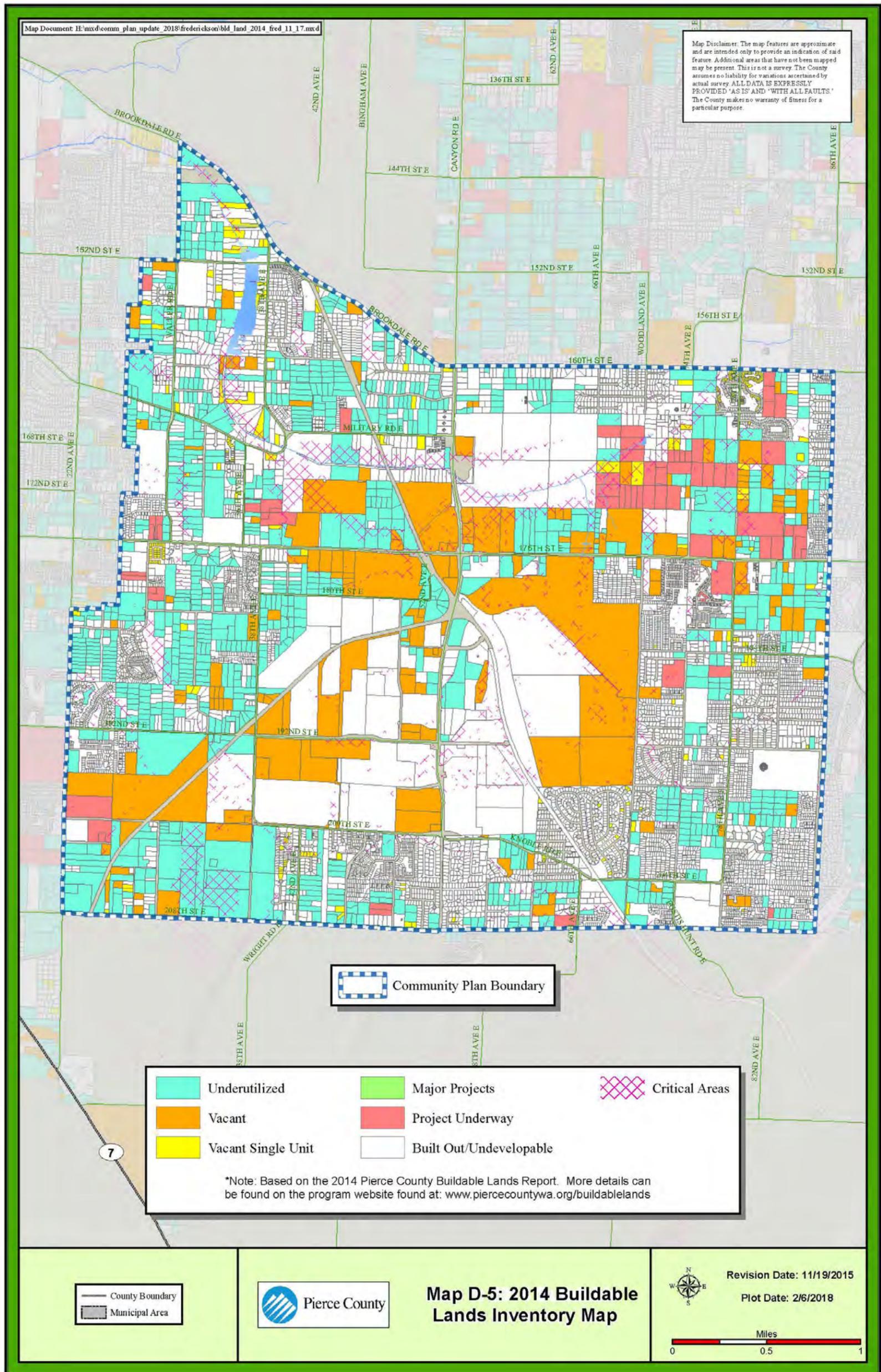
## LONG TERM ACTIONS

1. ~~Complete a monitoring report to evaluate growth trends to determine if planned densities are being achieved and urban levels of facilities and services are provided. (PALS)~~
2. Complete a monitoring report to evaluate the effectiveness of regulations and incentives. (PPWALS)











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## Chapter 3: Community Character and Design Element

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### INTRODUCTION

Community design deals with the physical elements that compose the character of our communities: the streets, parks, buildings, open space, and neighborhoods that determine the way our communities look and feel. It is a blending of land use planning, architecture, landscape architecture, and environmental protection. Community design looks at the way in which buildings, streets, public places, natural features, and other development relate to one another and the people who use them. Through community design, individual improvements, such as street construction, park development, land use regulation and new commercial, industrial, residential and civic development can be effectively coordinated with each other to promote a unified community image.



The way in which people experience their communities and interact with one another is determined, in large measure, by a community's design. Designs that emphasize community are those that invite human presence and allow for interaction of people. Where design is not a consideration, land use planning and regulation often fail to recognize the functional and visual links between developments. Poorly designed development tends to hinder the development of desired land uses.

While the regulation of appearance and design is often a basic component of urban regulatory systems, it is also one of controversy. Many people feel that such regulation is inherently subjective and hence inappropriate for government. However, design regulation is not only capable of making a substantial difference in the character of a community and its quality of life, but it also plays an important role in how the community perceives itself and how it is perceived by outside visitors.

~~The Community Character and Design Element is a new addition to the set of documents comprising the Pierce County Comprehensive Plan.~~ The need for a community plan element articulating the desired appearance and character of individual communities is inferred through policies in the 1994 Pierce County Comprehensive Plan and is stressed through public input gathered through the Frederickson and other community planning efforts.

The Community Character and Design Element is an integral part of the entire growth management planning process for Frederickson. Design directly affects land use patterns,

transportation planning and community and neighborhood livability, and overall quality of life. The design policies are intended to establish and reinforce a visual character for Frederickson.

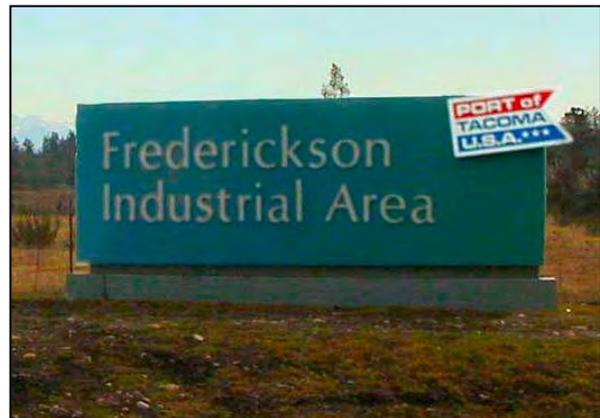
The Community Character and Design Element is affected by the Land Use Element which develops policy direction for urban form and, in turn, affects the Land Use Element by providing guidelines for how the urban form can be achieved and critical areas can be integrated into future projects. The design direction found in the Community Character and Design Element is also closely linked with and provides support for policy direction in the Economic Development, Natural Environment, and Facilities and Services elements of the community plan.

## DESCRIPTION OF CURRENT CONDITIONS

### FREDERICKSON'S CHARACTER

Historically, Frederickson has been defined by its rural and agricultural characteristics. As recently as the late 1950s and early 1960s, only a few hundred homes existed in the community. Up until this time, the community was characterized by its low density, agricultural uses, prairies, and forests. Much of this character has been lost, however, in the face of rapid growth.

Over the past ~~three~~ ~~five~~ decades, the ~~number of homes in the community has swelled to nearly 5,000.~~ Population has increased from less than 1,000 people in the early 1960s to more than 14,000 people ~~today~~ when the plan was adopted in 2003, to more than 25,000 people in 2015. During this time considerable industrial growth has ~~also~~ occurred in the community. Retail and service development within Frederickson, ~~however, is very limited and there is no defined commercial/civic core within the community~~ is limited mainly to the



Towne Center area at 176th Street East and Canyon Road East. Residents typically travel to adjacent communities to meet their shopping needs.

Today, the most defining characteristic people associate with Frederickson is the Employment Center and the Boeing Company's manufacturing plant located there. This association is very appropriate given that almost ~~40~~ ~~30~~% of the community is devoted to industrial uses. Aside from the industrial area, Frederickson is essentially a bedroom community, mostly comprised of newer subdivisions built within the past 30 years.

While much change has occurred in the community in recent years, opportunity still remains to significantly shape the future character of Frederickson. ~~Canyon Road East and 176th Street East are still relatively undeveloped and are not dominated by continuous commercial strips.~~ Significant pockets of open space and vacant land remain, and substantial tree cover is still present.

## DESCRIPTION OF DESIRED CONDITIONS

The ~~citizens~~ residents of Frederickson want to better define the community and help to ensure that it remains a desirable place to live as it continues to grow in the future. The community plan enacts measures to ensure future development will contribute to visual and functional amenities. The goals of the community plan are accomplished through policies, regulations, and design standards. However, adoption of the community plan will not result in immediate change. Significant and lasting change will occur over time through the realization of the implementing actions and citizen support.

### CENTRAL PLACE TOWNE CENTER

Frederickson needs a centralized commercial and civic core that can help to better define the community as a place. The community plan ~~would create such a core~~ designates a Towne Center at the four corners of the intersection of 176th Street East and Canyon Road East, near the geographic center of Frederickson. This ~~core~~ Towne Center will provide a mix of community scale commercial and civic uses business interconnected with plazas and pedestrian walkways. Potential uses include grocery stores, banks and other professional services, barber shops and other personal services, ~~and~~ government offices, and high density residential development. The ~~core~~ Towne Center is intended to provide opportunity for community members to interact with one another and to be a well-designed area that residents and visitors can easily identify as being with Frederickson. Buildings will be of quality architectural design and sites will incorporate ample landscaping, plazas, signage, and other features that will be used to create an aesthetically pleasing atmosphere and provide a sense of the community.



## DESIGN



The Frederickson Community Plan integrates the natural and built environments to create neighborhoods and business centers that are functional, visually attractive, and compatible with the natural surroundings. Design standards require new development to demonstrate that filling and grading are minimized, trees are retained or replaced, and pedestrian connections are in place. Landscape standards are increased for parking lots and commercial buildings. Building and site design will emphasize safety through effective use of lighting, site design, and landscaping. Within the core commercial area, amenities such as courtyards or plazas, well-defined pedestrian pathways, benches, and lighting will be integrated into site design to attract pedestrian uses. The apparent scale of multifamily and commercial buildings will be

reduced through the design and placement of structures and through the effective use of landscaping.

## GATEWAYS



Canyon Road East and 176th Street East are the major routes into the community. Creating attractive entrances to the community along these roadways is needed to better identify Frederickson as a place. Standards included within the plan require specific design features at these important gateways.

Additionally, the plan emphasizes landscaping along Canyon Road East and 176th Street East. These roadways are the most visible and traveled areas of the community and as such are significant

to the community's character. The plan emphasizes abundant tree plantings, wide landscaping buffers, and similar treatments along these roadways.

## SIGNS

The community plan sets new standards for signs as a means of enhancing the streetscape of Canyon Road East and 176th Street East. Policies and regulations strive to reduce the number and size of signs. In commercial complexes with multiple businesses, signs will be consolidated to diminish the visual clutter. New pole signs will be limited.

## TREES

Trees and vegetation retention are addressed through two methods in the community plan. First, the plan introduces standards for tree retention or replacement. These standards require trees on a site to be retained or, if the site is void of trees, to be replaced with trees similar to the surrounding neighborhood. Trees are also addressed through landscape standards.

## PEDESTRIAN LINKAGES

To promote mobility within neighborhoods and throughout the community, a strong emphasis is placed on ensuring pedestrian sidewalks are constructed. Commercial business and residential developments will construct sidewalks within their developments as well as along the perimeter. Roadways will be separated from pedestrian and bicycle pathways so as to encourage a variety of modes of transportation.



## DESIGN AND CHARACTER POLICIES

### GOALS

Promote community cohesion and a high quality visual environment by establishing requirements related to architectural, site, and landscape design.

### COMMUNITY ENTRIES AND STREETSCAPES

- GOAL FR D-1** Provide design concepts and policies that will create attractive, easily identifiable community entrances and streetscapes within the Frederickson community.
- FR D-1.1** Create identifiable boundaries, entries, gateways, and other visual cues so that residents, workers, and visitors know they are entering the community.
  - FR D-1.2** Provide distinctive designs at the edges, entrances, and other key locations within the community.
  - FR D-1.3** Use a variety of measures to create distinctive entrances, e.g., landscaping, tree planting, graphics, signage, lighting, monuments, pavement treatment, and public art.
  - FR D-1.4** Recognized entries entrances to the community plan area with landscaping consisting of tree plantings, signage, or public art. ~~shall be established at the following locations to create a gateway effect into the community:~~

- ~~FR D-1.4.1~~ Canyon Road East at 160th Street East;
- ~~FR D-1.4.2~~ Military Road East at Waller Road;
- ~~FR D-1.4.3~~ 176th Street East at Canyon Road East;
- ~~FR D-1.4.4~~ 176th Street East in the vicinity of 22nd Avenue East;
- ~~FR D-1.4.5~~ 176th Street East at 78th Avenue East;
- ~~FR D-1.4.6~~ 176th Street East in the vicinity of 87th Avenue Court East;
- ~~FR D-1.4.7~~ Future Canyon Road East extension at 208th Street East;
- ~~FR D-1.4.8~~ 192nd Street East at 22nd Avenue East;
- ~~FR D-1.4.9~~ Waller Road East at Brookdale Road East; and
- ~~FR D-1.4.10~~ 208th Street East at 22nd Avenue East.

**FR D-1.5** Pierce County shall support and assist the community in developing and maintaining entrances. Support and assistance may be in the form of grant writing, developing a landscaping plan, working with the business community, and other methods to solicit interest in the development of the entrances.

**GOAL FR D-2** Enhance neighborhood quality and promote a strong sense of community by utilizing design standards to promote streetscapes.

**FR D-2.1** Develop a standard streetscape design for Canyon Road East and 176th Street East.

**FR D-2.1.1** Landscaped medians, landscaped buffer areas, lighted crosswalks, textured or decorative crosswalk surfaces, sidewalks, and sidewalk connections to adjacent developments should be incorporated into the design and construction of road improvement projects affecting Canyon Road East and 176th Street East.

**FR D-2.1.2** Where feasible, safe and practical, pedestrian refuges should also be provided.

**FR D-2.2** Promote the planting of street trees to enhance community character.

**FR D-2.2.1** ~~Require~~ Promote the planting of street trees and other vegetation along all arterial roadways within the community.

**FR D-2.2.2** Pierce County shall update standards and guidelines for street tree species selection, installation, and maintenance.

**FR D-2.2.3** ~~Pierce County, in conjunction with b~~ Business owners, shopping center associations, organizations, community groups, homeowner associations and property owners, shall develop street tree management programs. Such programs shall focus on maintenance and enforcement.

**FR D-2.3** Require a standard streetscape design for future road expansions. ~~Promote the use of native vegetation as an integral part of streetscapes.~~

## COMMERCIAL AND INDUSTRIAL CHARACTER

- GOAL FR D-3** Develop commercial and industrial requirements dealing with site design, building design, landscape design, and sign design and placement.
- FR D-3.1** Emphasize the importance of street corners through building location, pedestrian access, special site features, or landscape features.
  - FR D-3.2** Develop detailed streetscape plans addressing streets, crosswalks, sidewalks, signage, landscaping, street furniture, utilities, public spaces, etc.
  - FR D-3.3** Use durable, high quality materials in site furnishings and features for ease of maintenance.
  - FR D-3.4** Use fencing and landscaping to conceal outside storage and sales areas with high quality materials.
  - ~~**FR D-3.5** Integrate water quality treatment techniques such as biofiltration swales and ponds with overall site design, where appropriate.~~
  - ~~**FR D-3.6** Encourage pedestrian movement between commercial properties and neighborhoods by providing gates, ramps, and steps where natural or man-made barriers exist.~~
- GOAL FR D-4** Architectural and site design of non-residential, commercial developments should reflect desired community character.
- FR D-4.1** Discourage nondescript architecture that has few design features, lacks cohesiveness, or is scaled to be appreciated at automobile speeds.
  - FR D-4.2** Within a given commercial or civic development, require consistent architectural themes and colors for buildings, street furniture, and amenities.
  - FR D-4.3** Provide pedestrian-friendly facades on the ground floor of all buildings that face public streets and parking areas.
  - FR D-4.4** Enhance building entries with a combination of weather protection, landscaping, pedestrian amenities, or distinctive architectural features.
  - FR D-4.5** Locate or screen roof-mounted mechanical equipment to minimize visibility from public streets, building approaches, and adjacent properties.
  - FR D-4.6** Locate or screen utility meters, electrical conduit, and other utility equipment to minimize visibility from the street.
- GOAL FR D-5** Site and building design requirements within the Employment Center ~~zone~~ **designation** should focus primarily on ensuring appropriate transitions to non-industrial areas and public roadways.
- FR D-5.1** Limit site and building design requirements within the Employment Center ~~zone~~ **designation** to landscaping, setback, height, and lighting control.

- FR D-5.2** Industrial uses should provide substantial landscaped areas when adjacent to residentially zoned areas and public roadways.
- FR D-5.3** A system of varied building setbacks and heights should be implemented for industrial uses based upon the intensity of the use, site characteristics, and adjacent land uses.

**CENTRAL PLACE TOWNE CENTER**

~~**GOAL FR D-6** Through policy, design, and land use regulations, create an urban core or central place that is a focal point for the Frederickson community.~~

~~**FR D-6.1** Promote the development of a centralized, coordinated, high quality commercial center that can meet many of the goods and service needs of residents, employers, and employees while also serving as a civic and social center for the community.~~

~~**FR D-6.1.1** Designate the Employment Service zoned properties at the four corners of the intersection of 176th Street East and Canyon Road East Plan as the Frederickson Central Place.~~

**FR D-6.2** Adopt design standards for the ~~Frederickson Central Place~~ **Towne Center** that facilitate the development of a high quality, pedestrian-friendly built environment that can serve as a focal point for the community.

**FR D-6.2.1** Site design shall require the coordination of site layout, landscaping, setbacks, pedestrian access points, vehicular entrances, and other site elements to unify all four corners of the ~~Frederickson Central Place~~ **Towne Center**.

**FR D-6.2.2** Significant landscaping shall be used to reduce the scale of parking lots, define pedestrian routes and common areas, screen and buffer adjacent uses, and create an attractive streetscape along the perimeter of ~~Frederickson Central Place~~ **Towne Center**.

**FR D-6.2.3** The ~~Frederickson Central Place~~ **Towne Center** should have a strong pedestrian and transit orientation that is reflected in site development and design standards which separate automobile and pedestrian circulation through the use of raised walkways, change in pathway material texture, use of landscaping, covered walkways, and parking lots broken into segments.

**FR D-6.2.4** Pedestrian amenities, such as plazas, courtyards, covered walkways, outdoor art, seating, lighting, and trash receptacles should be incorporated into the overall design.

**FR D-6.2.5** Site design should create distinct street edges along Canyon Road East and 176th Street East and should accentuate the intersection of these two roads through building placement or a special landscaping or pedestrian feature.

**FR D-6.2.6** Integrate the design and placement of exterior lighting with the architectural design and materials of on-site buildings, overall site character, and the surrounding neighborhood.

- FR D-6.2.7** Building architecture and materials shall be of high quality in order to emphasize the role of the ~~Frederickson Central Place~~ **Towne Center** in the community.
- FR D-6.2.8** Street-facing building facades shall employ a variety of measures including window and entrance treatments, overhangs and projections, and innovative use of building materials and landscaping to increase visual interest and visually break up large building mass.
- FR D-6.2.9** Provide pedestrian-friendly facades on the ground floor of all buildings that face public streets and parking areas.

**RESIDENTIAL USES**

- GOAL FR D-7** Promote the development of well-designed urban residential areas.
- FR D-7.1** Develop specific design guidelines for single-family and multifamily residential development dealing with site planning and building placement.
- FR D-7.2** Provide incentives for innovative site designs and clustering of single-family residential uses and high density multifamily uses.
  - FR D-7.2.1** Promote the visual quality of neighborhood streetscapes so that they become a valued element of the character of the community and enhance neighborhood quality.
  - ~~**FR D-7.2.2** Encourage use of curvilinear streets and narrower street profiles within residential neighborhoods.~~
  - FR D-7.2.3** Provide opportunity for porches and decks within front yard setbacks.
  - FR D-7.2.4** When parallel parking is allowed, the width of the street should be increased over the standard width to provide for emergency access.
  - FR D-7.2.5** Require uniform fencing within and around subdivisions and other developments.
  - FR D-7.2.6** Require fencing for backyards for each lot in a subdivision.
- FR D-7.3** Permit single-family detached dwelling units to encroach into front yard setbacks the same distance the garage entrance is recessed behind the front yard setback line. The front yard setback shall not be less than 15 feet in the MSF designation.
- FR D-7.4** Encourage underground stormwater retention systems by providing development incentives.
- FR D-7.5** Provide incentives for innovative architectural design of two-family (duplex), attached single-family, and multifamily residential development.
- FR D-7.6** Encourage two-family developments that provide alley access to the vehicle enclosure.

**FR D-7.7** Avoid locating parking areas for multifamily developments between the buildings and the street.

~~**GOAL FR D-8** Encourage and provide incentives for providing open space and retaining existing native vegetation on sites proposed for urban development.~~

~~**FR D-8.1** Provide a procedure for removing dangerous or diseased trees that require mitigation including replacement of any removed trees.~~

~~**FR D-8.1.1** Sites that are devoid or deficient in vegetation shall be required to introduce supplemental landscaping with plantings that are native to the Pacific Northwest and are based on the historic indigenous plant species for the underlying soils.~~

~~**FR D-8.1.2** These supplemental plantings shall equal the minimum amount required for retention.~~

**FR D-8.2** Reduce the amount of density or intensity allowed within a proposed development for lack of permanently designated usable open space.

## URBAN OPEN SPACE

**GOAL FR D-9** Property improved with buildings, parking areas, and other impervious cover shall include areas of natural and landscaped vegetative cover to protect the aesthetic qualities of the area, to protect aquifers and aquifer recharge areas, provide urban wildlife habitat, and to prevent runoff to adjoining properties, streams, and other critical areas.

**FR D-9.1** Provide a range of open space dedication requirements based upon the density or intensity of the proposed use.

**FR D-9.2** Require a permanent dedication of open space as a condition of approval for a site plan or division of land. The following activities should be allowed within designated open space areas and are listed in order of priority.

**FR D-9.2.1** Preservation of natural vegetation including fish and wildlife habitat.

**FR D-9.2.2** Natural resource protection including steep slopes, streams, and wetlands.

**FR D-9.2.3** Buffers between incompatible land uses.

**FR D-9.2.4** Passive recreation (pervious and impervious trails).

**FR D-9.2.5** Active recreation (parks).

~~**FR D-9.2.6** On-site utilities (drainfields, stormwater retention facilities).~~

**FR D-9.2.7** Pedestrian and bicycle trails shall be permitted uses within designated open space tracts.

**FR D-9.3** Require the open space area to be clearly marked and identified as a protected area through the use of methods such as fencing (when appropriate) and signage.

## LANDSCAPE DESIGN

- GOAL FR D-10** Use creative landscaping to calm traffic, attractively screen service areas, minimize the impact of parking lots, and revitalize the natural environment.
- FR D-10.1** ~~Require~~ Encourage a landscaped area between the traffic and the sidewalk that includes elements, such as mature trees, that provide shade. The purpose of the landscaped area is to provide shade to pedestrians and to provide a safe buffer between pedestrians and the street. Landscaping shall not inhibit driver sight distance or visibility.
- ~~**FR D-10.2** Newly planted landscaped strips shall contain trees that are at least 8' tall and 2" in diameter. Trees must be a minimum of 35' at maturity, except where conflicts occur with utility or corridors.~~
- FR D-10.3** Trees that serve to assist in noise reduction for commercial or industrial properties shall consist primarily of evergreen and coniferous species.
- ~~**FR D-10.4** Landscape Canyon Road East with trees, plants in the median, and lush green areas along its edges. New plantings should be at least 12' in height and 3" diameter and capable of a minimum height of 35' at maturity.~~
- FR D-10.5** Encourage the use of bioretention swales in parking lot landscaped areas to break up the expanse of asphalt and assist in stormwater treatment and infiltration.
- FR D-10.6** Parking lot landscaping shall be significant and dispersed throughout the lot in order to provide shade, pedestrian refuge, and visual relief.
- ~~**FR D-10.7** Parking lot vegetation should consist of a variety of trees and vegetation. New trees should be at least 8' in height and 2" diameter and capable of a minimum height of 35' at maturity, except where conflicts with utility corridors would occur.~~
- FR D-10.8** Where commercial or industrial land uses abut residential uses, a landscaped buffer shall be provided to reduce noise and glare impacts.
- FR D-10.9** Vegetation that is native to the Pacific Northwest and that is drought tolerant is preferred for landscaping.
- ~~**FR D-10.10** Increase the amount for the landscaping bond that is required prior to final plat approval to ensure developments are built out with the required landscaping. The increase of the bond shall cover the potential overhead costs that Pierce County may experience in the employment of a third party to plant the required landscaping.~~

## SIGN DESIGN

- GOAL FR D-11** Establish and implement uniform and balanced requirements for new signs ~~and an amortization schedule for the removal of signs made nonconforming with the adoption of regulations implementing this plan.~~

- FR D-11.1** Incentives should be provided to bring existing signs into conformance with new codes. Incentives should include tax credits or dismissal of permit fees for replacing the sign ~~prior to the assigned sunset date.~~
- ~~**FR D-11.2** Billboards should have an amortization period consistent with the Internal Revenue Service depreciation schedule.~~
- FR D-11.3** Aggressively seek nuisance abatement to eliminate problems that inhibit the goals of ~~the districts and~~ the community. Pierce County shall identify dilapidated, abandoned, and illegal signs for future abatement action.
- FR D-11.4** Ensure that temporary signs are promptly removed after the culmination of the event described or symbolized on the sign.

**GOAL FR D-12** Ensure that all signs undergo design review to ensure that the design and placement of signs is consistent with the Frederickson Design Standards and Guidelines.

- FR D-12.1** Ensure that signage is integrated with the overall architectural framework and structural elements of the building, reinforcing the shape and proportion of the façade through such techniques as detailing, use of colors and materials, and placement.
- FR D-12.2** Prohibit the use of flashing or rotating signs, video signs, roof signs, trailing signs, inflatable signs, and signs attached to private light standards.
- FR D-12.3** Prohibit the use of lights and surfaces that result in glare onto adjacent properties and traffic.
- FR D-12.4** Limit the use of pole signs.
- FR D-12.5** Allow monument and wall signs.
- FR D-12.6** Require consolidation of signage within commercial development to reduce visual clutter along streets and the freeway.
- FR D-12.7** Prepare standards that limit overall signage to a proportion of the length of the building façade.
- FR D-12.8** Prohibit canvas canopy signs and canopy signs that are backlit.

**GOAL FR D-13** Minimize the use of off-premise signs within Frederickson.

- FR D-13.1** Restrict the use of off-premise signs to temporary applications such as the directional signage used to identify real estate open houses and garage sales.
- FR D-13.2** Prohibit new billboards within Frederickson.
- FR D-13.3** Existing billboards should be eliminated over time through use of an amortization period.

**GOAL FR D-14** Enable individuals, businesses, and community groups to promote temporary activities to the wider community through the adoption of clear regulations governing the use, size, and allowed duration of temporary signs.

- FR D-14.1** Allow banners for community activities and events.
- FR D-14.2** Banners should be of a style, size, and color that complement the surrounding environment and standard on which they are affixed. Consideration should be given to whether or not the structures from which the banners are being suspended can support the weight and the force of the wind upon the banners.
- FR D-14.3** Commercial center banners must be primarily promoting the commercial center where they are displayed. Specific advertising of businesses or merchandise is prohibited.
- FR D-14.4** Temporary signs that are placed within a permanent structure, such as on private light standards, shall be prohibited.
- FR D-14.5** Prohibit temporary signs that are affixed to a utility pole unless expressly reviewed and approved by the utility provider.

## LIGHTING DESIGN

- GOAL FR D-15** Consistently apply and enforce lighting regulations.
  - FR D-15.1** Provide lighting that is integrated with the overall architectural concept in scale, detailing, use of color and materials, and placement.
  - FR D-15.2** Integrate the design and placement of exterior lighting with the architectural design and materials of on-site buildings, overall site character, and surrounding neighborhood.
  - FR D-15.3** Require lighting to be reviewed during design review in all new developments.
- GOAL FR D-16** Ensure that lighting in communities contributes to vehicle and pedestrian safety.
  - FR D-16.1** Provide adequate lighting levels in all pedestrian areas including building entries, along walkways, parking areas, transit, and other public areas.
  - FR D-16.2** School bus stops should be lit and safe. The school district should plan the stops and developments should contribute to construction and safety.
- GOAL FR D-17** Encourage energy efficient lighting solutions.
  - FR D-17.1** Encourage all non-essential exterior commercial and residential lighting be turned off after business hours and/or when not in use.
  - FR D-17.2** Encourage the use of lights on a timer.
  - FR D-17.3** Encourage the use of motion-activated lighting for security purposes.
- GOAL FR D-18** Encourage parking area lights to be greater in number, lower in height, and lower in light level, as opposed to fewer in number, higher in height, and higher in light level.
- GOAL FR D-19** Parking lot lighting shall not exceed Illuminating Engineering Society of North America recommended lumens.

## IMPLEMENTING ACTIONS

The following list of actions needs to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption update. Mid-term actions should be completed within 2-5 years. Long-term actions should be completed within 5-10 years of plan adoption update. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Frederickson Advisory Commission (FAC), Pierce County Planning and Land Services Public Works (PPWALS), Pierce County Economic Development (ED), Pierce County Parks and Recreations (Parks), Pierce County Public Works (PW), and Tacoma-Pierce County Health Department (TPCHD).

### SHORT TERM ACTIONS

1. ~~Amend Title 18A Zoning (PALS, FAC)~~
  - ~~Establish minimum setbacks, height and gross floor area limitations and maximum impervious surface standards for all zone classifications; and~~
  - ~~Create a new zone classification – Employment Service, to be applied to properties at the four corners of the intersection of 176th Street East and Canyon Road East as Employment Service.~~
2. ~~Amend Title 18J Design Standards and Guidelines (PALS, FAC)~~
  - ~~Develop a standard streetscape design for Canyon Road East and 176th Street East;~~
  - ~~Develop provisions for street trees, other vegetation, or landscaped areas along all arterial roadways;~~
  - ~~Update standards and guidelines for street tree species selection, installation, and maintenance;~~
  - ~~Establish urban design standards and guidelines for:~~
    - ~~Commercial and industrial uses dealing with site design, building design and placement, landscaping, lighting, and circulation.~~
    - ~~Two family, attached single family, and multifamily residential development dealing with site planning, building placement, and building scale.~~
  - ~~Establish a range of open space dedication requirements based upon the density or intensity of the proposed use;~~
  - ~~Require landscaping buffers to separate dissimilar or incompatible uses.~~
3. ~~Amend Title 18B Signs (PALS, FAC)~~
4. ~~Control the size, type, design, and location of signs;~~
  - ~~Implement uniform and balanced requirements for new signs and an amortization schedule for the removal of signs made nonconforming with the new regulations;~~
  - ~~Apply design standards and guidelines to the design and placement of signs within the community;~~
  - ~~Allow temporary signs that are controlled by the use, size, and duration of the sign.~~

## MID-TERM ACTIONS

1. Work toward the creation of community entrances and streetscapes at identified locations through the use of design concepts and standards. (PPWALS, FAC)
2. Develop a street tree management program. (PPWALS, FAC)

# Chapter 4: ~~Natural Environment~~ Economic Element

## INTRODUCTION

Frederickson is unique among communities in Pierce County in that such a large portion of the community is devoted to industrial use, with nearly ~~40~~ 30% of the community being designated for this type of activity. The Economic Element of the community plan focuses largely upon this aspect of the community emphasizing the Frederickson Employment Center and its important role in the overall economy of Pierce County. The Frederickson Employment Center is the largest designated industrial area in unincorporated Pierce



County and is an essential component of the County's goal of developing a jobs based economy. The community takes pride in their role in the regional economy and through the Community Plan seeks to promote the continued viability of the Employment Center.

## DESCRIPTION OF CURRENT CONDITIONS ~~INDUSTRY AND EMPLOYMENT~~

~~The Frederickson community contains a~~ Nearly ~~two-thirds~~ one-half of all the industrial zoned land in unincorporated Pierce County is within the Frederickson Regional Manufacturing/Industrial Center (M/IC). The Frederickson M/IC and has many attributes attractive to potential industrial users. ~~Some of these attributes include an abundance of~~ large undeveloped parcels of land that can accommodate a wide-range of industrial users, rail access, direct access to major transportation corridors, minimal environmental constraints, excellent soils, and availability of adequate sewer, water, and power utilities. Currently, approximately ~~50~~ 30% of the total acreage within the ~~Employment Center~~ M/IC is vacant (~~1,357~~ 791 acres). An additional ~~37~~ 15% (~~1,005~~ 396 acres) of the ~~Employment Center~~ M/IC is considered under ~~developed~~ utilized. Nearly ~~80~~ 60% of this vacant and under ~~developed~~ utilized land is held in parcels that are 10 acres or larger in size.

Growth within the Employment Center has been substantial over the past decade with the arrival of The Boeing Company, Toray Composites, and dozens of other small and medium-sized businesses. While much development has occurred within the Employment Center in recent years, significant growth capacity still exists. ~~The Pierce County Buildable Lands report released in September 2002, estimates that the Employment Center currently has the capacity to accommodate approximately 22,000 more jobs than currently exist.~~

Despite the presence of the Employment Center, Frederickson is still a bedroom community with most area residents commuting to job locations elsewhere. Residents reported ~~in the most recent federal census that average commute time to work was approximately 37 minutes~~

with residents traveling to Tacoma, Puyallup, Auburn, military bases, and other employment locations in the region.

## INDUSTRY AND EMPLOYMENT IN AND AROUND THE FREDERICKSON COMMUNITY

*(Note: The following information is drawn from a variety of sources and examines the area covered in zip codes 98375, 98387, and 98446. Taken together, the boundaries of these zip codes are larger than the Frederickson Community Plan area as data is not available at a lesser scale. Accordingly, this data represents general characteristics and trends in and around the community. See Appendix A for a map of the area examined.)*

### EMPLOYMENT SECTORS

Employment located in and around the Frederickson area is heavily concentrated in the Retail Trade, Construction and Services sectors, with over 49% of all employment in those two sectors. By comparing the area's level of employment in a sector to a benchmark, such as that sector's concentration in the county or the state, concentrations that may indicate a comparative locational advantage for the area can be found. The location quotients in Table D-7 show employment concentrations in the area in comparison to Washington State and Pierce County. A location quotient greater than one indicates a high concentration sector, a location quotient less than one indicates low concentration. Put another way, areas with a high location quotient and high employment concentration in a sector may have a locational advantage for that sector. Relative to the State and Pierce County, the area has an extremely high concentration of employment in Construction. Retail Trade is also somewhat higher than the State and County. Relative to Pierce County, the area also has higher concentrations of employment in Agriculture, Forestry and Fishing, and Manufacturing. The area has substantially lower concentrations than the State and Pierce County in Wholesale Trade and Transportation, Communications and Public Utilities, and somewhat lower than the state and County in Services and Finance, Insurance and Real Estate.

**Table D-7: Employment Sectors**

Industry	1999 Total Firms	1999 Avg Monthly Employed	% of Employed	Location Quotient (State)	Location Quotient (County)	1999 Avg Annual Wage	1999 Total Wages Paid
<b>Ag/Forest/ Fish</b>	47	203	3.1	0.92	2.19	\$17,326	\$3,519,732
<b>Construction</b>	262	1,503	23.1	4.25	3.79	\$30,725	\$47,093,299
<b>Fin. Ins. Real Est.</b>	57	294	4.5	.89	.84	\$25,269	\$8,200,017
<b>Manuf.</b>	41	940	14.4	1.06	1.41	\$36,351	\$34,503,237
<b>Retail Trade</b>	137	1,853	28.4	1.59	1.44	\$16,887	\$28,158,441
<b>Services</b>	422	1,241	19.0	0.71	0.69	\$17,703	\$21,377,276
<b>Trans. Comm. Public Utilities</b>	25	134	2.1	.41	.55	\$32,424	\$4,326,832

Industry	1999 Total Firms	1999 Avg Monthly Employed	% of Employed	Location Quotient (State)	Location Quotient (County)	1999 Avg Annual Wage	1999 Total Wages Paid
Wholesale Trade	48	207	3.2	0.56	0.64	\$26,137	\$5,339,002
<b>Total</b>	<b>1,052</b>	<b>6,518</b>	<b>97.8</b>	<b>n/a</b>	<b>n/a</b>		<b>\$157,672,943</b>

Source: Washington State Employment Security Department; Pierce County Department of Community Services

## AREA WORKFORCE

Workforce participation and employment in the area is similar to the rest of Pierce County for all statuses of employment, as shown in Table D-8.

The area workforce is similar in educational attainment to the Pierce County workforce as a whole, with some exceptions. As shown in Table D-9, the area has similar concentrations of people with and 8th-grade or lower education through associate degree, but a smaller proportion of people with 4-year or advanced degrees.

**Table D-8: Workforce**

	Frederickson Count	Frederickson %	Pierce County Count	Pierce County %
Armed Forces	435	3.5%	23,980	5.4%
Civilian Employed	7,465	60.8%	251,727	57.1%
Not Employed	453	3.7%	17,323	3.9%
Not in Workforce	3,921	31.9%	148,103	33.6%

Source: 1990 census

**Table D-9: Education**

	Frederickson Count	Frederickson %	Pierce County Count	Pierce County %	Relative Education
8th or less	440	4.2	17,392	4.8	0.88
9-12, No diploma	1,409	13.5	43,138	11.9	1.13
High School	3,910	37.5	119,636	33.1	1.13
Some College	2,631	25.2	89,448	24.8	1.02
Associate's Degree	803	7.7	28,267	7.8	0.98
Bachelor's Degree	957	9.2	43,472	12.0	0.76
Graduate Degree	280	2.7	19,684	5.5	0.49

Source: U.S. Census, 1990

**Table D-10: Occupations**

	Frederickson Count	Frederickson %	Pierce County Count	Pierce County %	Relative Occupation s
<b>Exec., Admin., Managerial</b>	774	10.4%	28,029	11.1%	0.93
<b>Prof. Specialty</b>	599	8.0%	33,606	13.3%	0.60
<b>Technicians</b>	343	4.6%	9,777	3.9%	1.18
<b>Sales</b>	921	12.3%	29,272	11.6%	1.06
<b>Admin. Support</b>	1,087	14.6%	39,902	15.8%	0.92
<b>Private Household Services</b>	60	0.8%	981	0.4%	2.06
<b>Protective Services</b>	178	2.4%	4,880	1.9%	1.23
<b>General Services</b>	708	9.5%	30,231	12.0%	0.79
<b>Ag/Forest/ Fish</b>	117	1.6%	4,502	1.8%	0.88
<b>Precision Prod./ Repair</b>	1,314	17.6%	33,357	13.2%	1.33
<b>Machine</b>	482	6.5%	14,481	5.8%	1.12
<b>Transport</b>	217	6.9%	11,461	4.6%	1.52
<b>Miscellaneous</b>	365	4.9%	11,354	4.5%	1.08

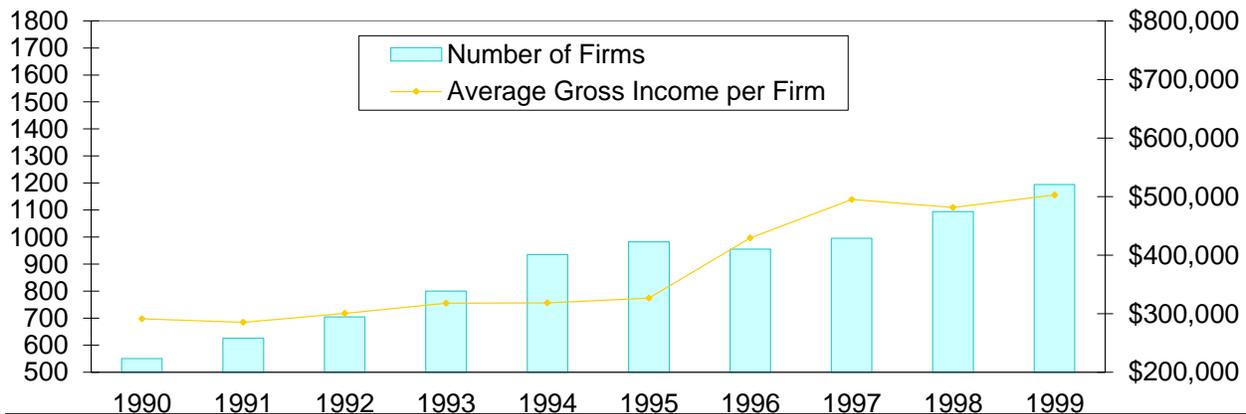
Source: U.S. Census, 1990

Table D-10 shows that the area workforce is roughly similar Pierce County as a whole in terms of occupation, with the exceptions that there is a higher concentration of workers in Private Household Services, Transportation, and Precision Production and Repair, and a lower concentration in Professional Specialty.

#### AREA EMPLOYERS

The number of businesses reporting tax information from the area increased steadily through the 1990s. While the number of businesses increased, there was some lag time before gross business income showed a corresponding increase. Average gross income per firm showed strong growth from 1995 through 1997, but has since leveled off at the higher rate (Figure 9).

**Figure 9: Firm Data**



Source: Washington State Department of Revenue

Size of firm data show that 47% of firms in the area have 1-4 employees, and another 25% report no employees (Table D-11). Those 72% of firms represent approximately 12% of the area's employment and provide about 7% of the area's wages. Two firms employ 250 people or more and account for 35.5% of the employment and 33.2% of the wages paid by area employers. Firms that employ between 5 and 249 people make up 28% of all firms and provide 53% of the area's employment and 60% of the wages.

**Table D-11: Firms by Number of Employees**

Size of Firm	Firms		Employees		Wages	
	Count	Percent	Count	Percent	Count	Percent
<b>0 Employees</b>	234	24.8%	234	2.7%	191,532	0.4%
<b>1-4 Employees</b>	445	47.1%	808	9.2%	3,273,503	6.8%
<b>5-9 Employees</b>	124	13.1%	808	9.2%	4,264,780	8.8%
<b>10-19 Employees</b>	87	9.2%	1,150	13.1%	7,036,969	14.5%
<b>20-49 Employees</b>	35	3.7%	1,111	12.7%	5,965,763	12.3%
<b>50-99 Employees</b>	12	1.3%	811	9.3%	5,575,986	11.5%
<b>100-249 Employees</b>	5	0.5%	731	8.3%	6,024,256	12.4%
<b>250+ Employees</b>	2	0.2%	3,106	35.5%	13,100,840	33.2%

Source: Washington State Employment Security Department

**LAND AND IMPROVEMENT VALUES WITHIN FREDERICKSON**

Based upon Pierce County Assessor's information, land and improvements within Frederickson are currently valued at approximately \$1.4 billion and represent about 15% of the total land and improvement value within Pierce County's unincorporated urban area. On a per acre basis, the combined land and improvement values within Frederickson are somewhat higher than the combined average values of the overall urban unincorporated area. Values are somewhat evenly split between the industrial and residential lands within the community. On a per capita

basis, values within Frederickson are much higher than the overall unincorporated urban area reflective of Frederickson's lower population density and high concentration of industrial lands.

**Table D-12: Comparison of Land and Improvement Values**

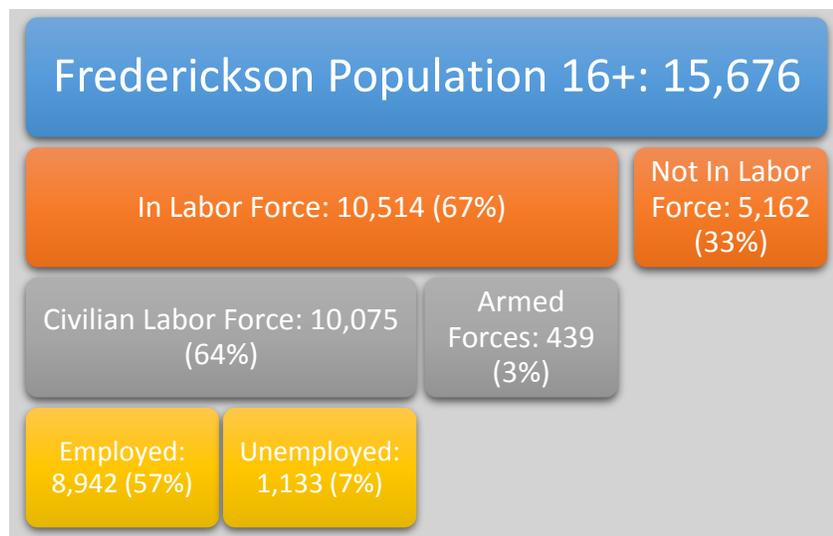
	Total Land and Improvement Value	Average Value per Acre of Land	Average Value per Capita
<b>Frederickson</b>	\$1,410,068,416	\$176,193	\$97,428
<b>Unincorporated Urban Pierce County (including Frederickson)</b>	\$9,548,284,216	\$172,834	\$63,754

Estimate utilizes a population of 149,768 for urban area and 14,473 for Frederickson. Unincorporated urban area is 55,246 acres. Frederickson area is 8,003 acres.

**LABOR FORCE PARTICIPATION**

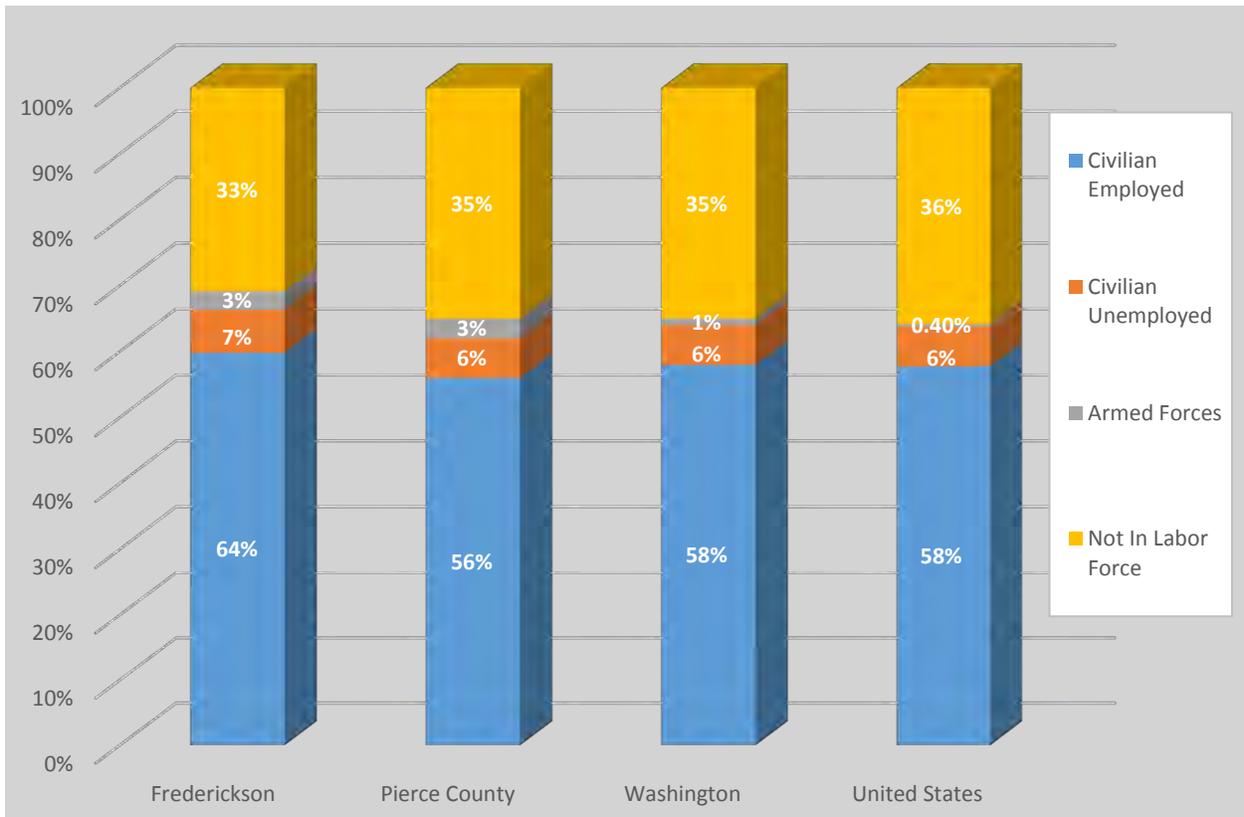
At 67%, labor force participation is slightly above the rates for Pierce County, Washington and the U.S. The unemployment rate of 7% is also slightly higher than the other geographies, but not significantly. The impact of JBLM can also be seen with Armed Forces employment higher than both Washington and the U. S. on average.

**Figure 10: Frederickson Labor Force Participation**



Source: US Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

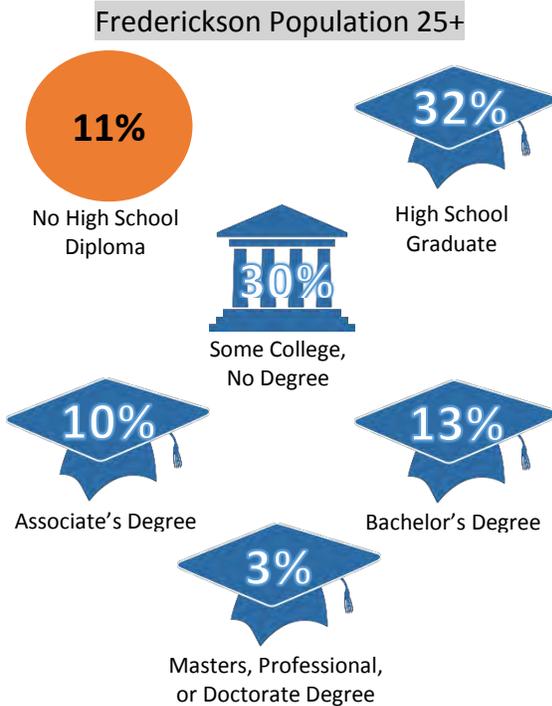
**Figure 11: Labor Force Participation Comparison by Geography**



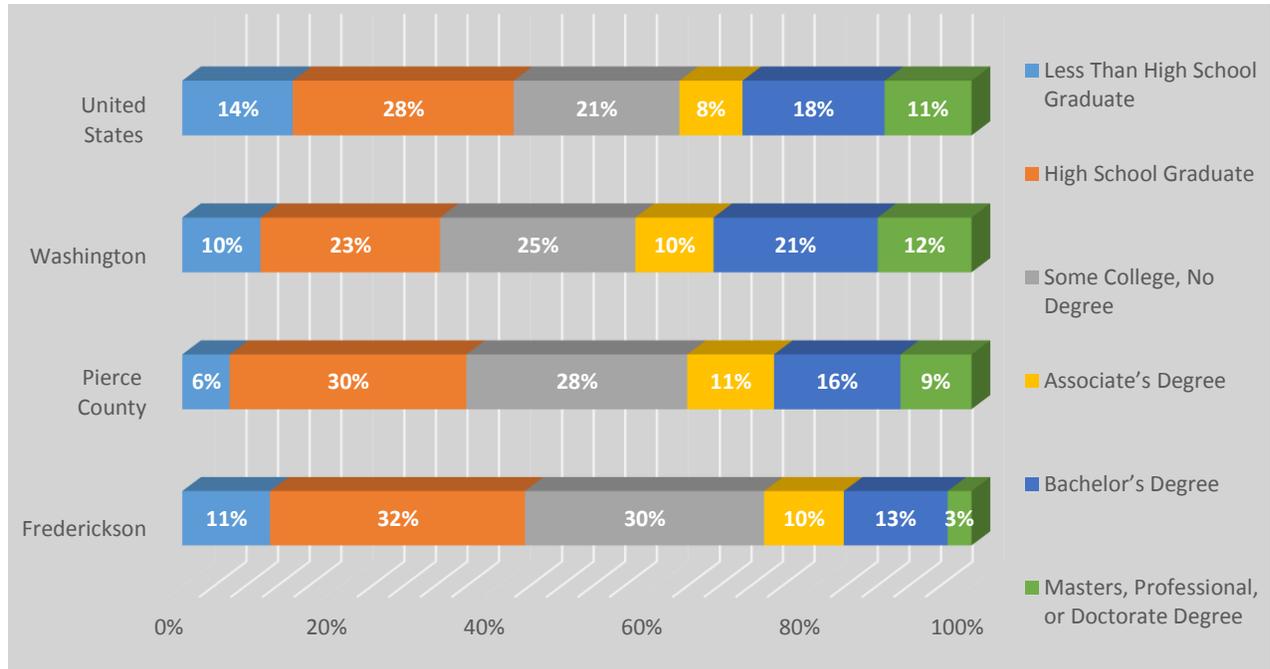
Source: US Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

**EDUCATION**

Educational attainment of the Frederickson population is similar to the rest of Pierce County, with a higher percentage of people 25-years and older having attained less than a high-school education, especially males, but a lower percentage than the U.S. on average. Nearly one third of the population reached high-school graduation as their highest level of education. As with Pierce County as a whole, compared to Washington and the U.S., area residents tend to have a higher portion of people with “some college, no degree” and those who have received an Associate’s degree, and significantly lower rates for having received a Bachelor’s or advanced degree.



**Figure 12: Educational Attainment Comparison by Geography**

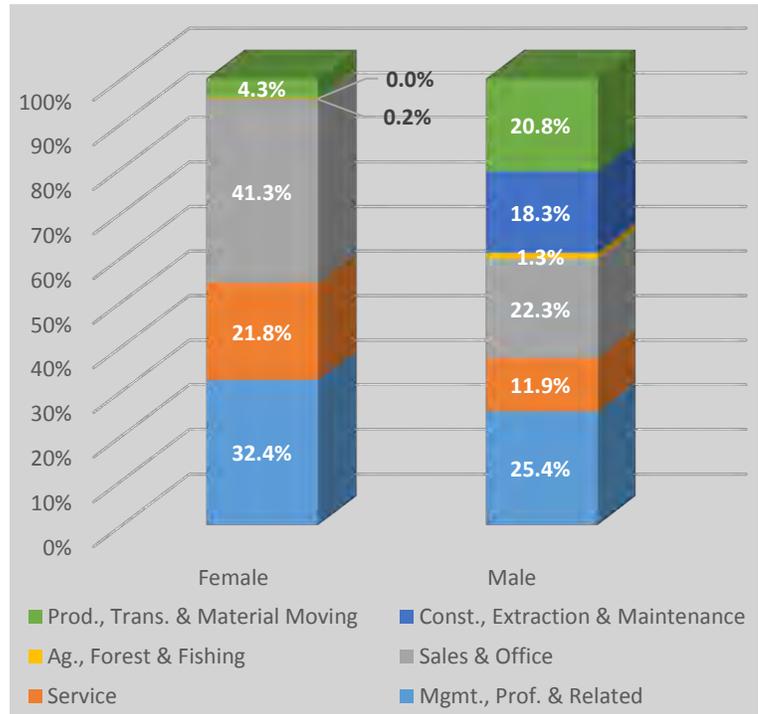


Source: US Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

**OCCUPATIONS**

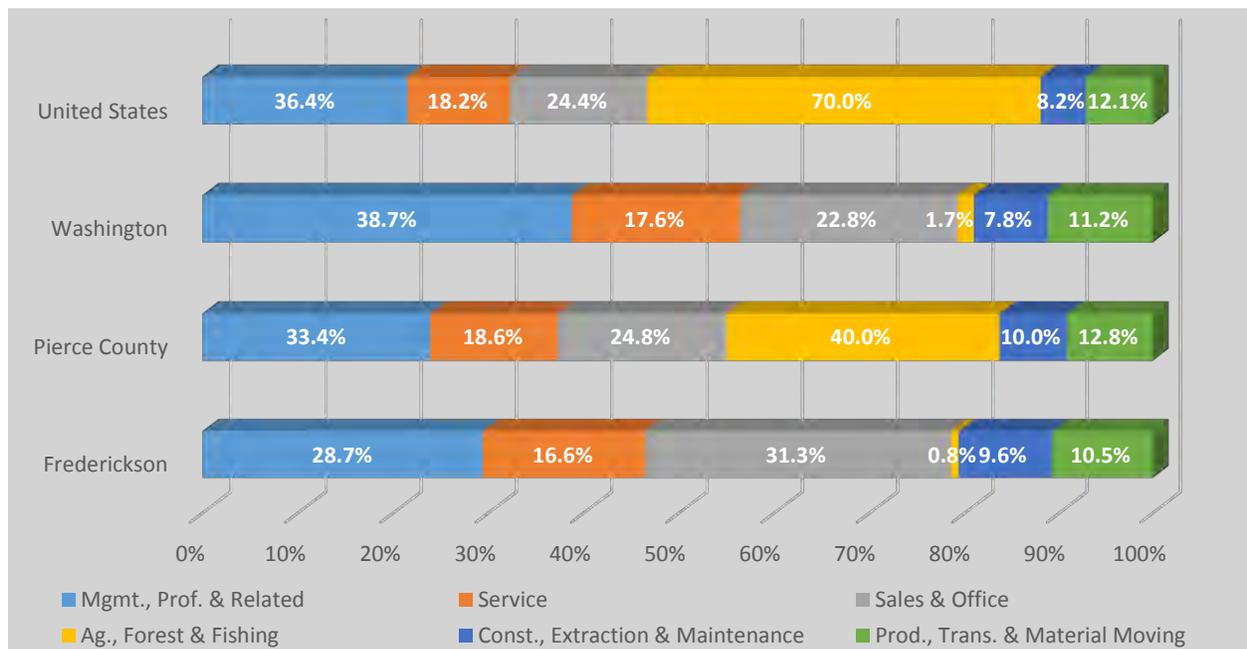
Comparing occupations for the total Frederickson employed civilian population shows the area is similar to the comparison areas, although somewhat lower in Management, Professional and Related occupations, and higher in Sales and Office. There are stark differences according to gender. Women are much more likely than men to work in Management, Professional and Related occupations, Service jobs and especially Sales and Office, whereas men are much more likely to work in Construction, Extraction and Maintenance or Production, Transportation and Material Moving. Very few people are employed in Agriculture, Forestry and Fishing, but those that are tend to be male.

**Figure 13: Frederickson Occupations by Sex**



Source: US Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

**Figure 14: Occupation Comparison by Geography**



Source: US Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

**COMMUTING**

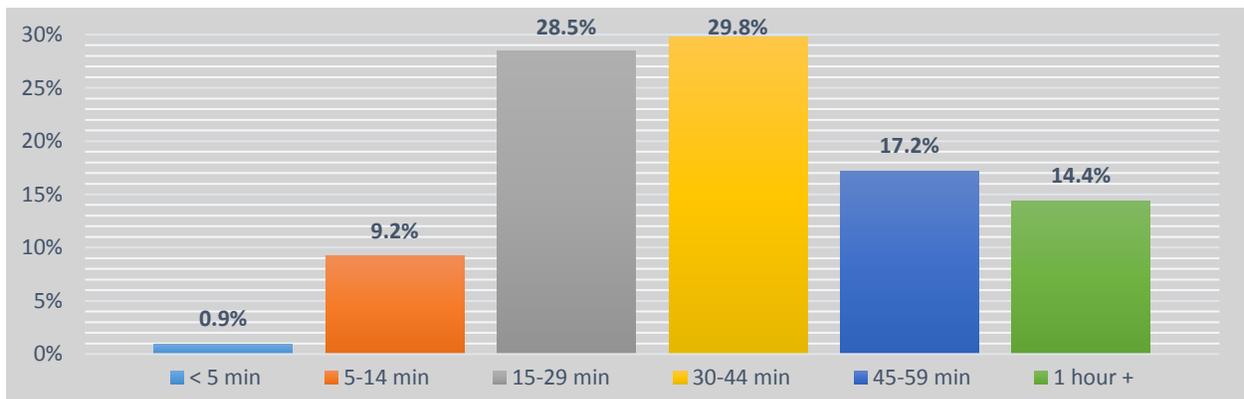
Like much of the Pierce County labor force, residents of Frederickson spend a lot of time commuting to work. On average, residents are much less likely than those in the reference geographies to have a commute shorter than 15 minutes, and more likely to spend half an hour or more traveling to work. Only a small portion of the people who live in Frederickson actually work within the plan area. About 5% of the jobs located in the plan area are filled by people living there, and of the employed population, just over 2% work in the area, with the other 98% commuting out of Frederickson.

**Figure 15: Frederickson Commute Pattern**



Source: US Census Bureau, LEHD On The Map

**Figure 16: Frederickson Commute Times**



**Table D-13: Commute Times Comparison by Geography**

Time to Work	Frederickson	Pierce County	Washington	United States
< 5 minutes	0.9%	2.5%	3.1%	3.2%
5-14 minutes	9.2%	19.2%	23.4%	24.3%
15-29 minutes	28.5%	34.6%	36.9%	36.4%
30-44 minutes	29.8%	22.6%	20.7%	20.2%
45-59 minutes	17.2%	9.9%	7.8%	7.7%
1 hour+	14.4%	11.1%	8.1%	8.3%

Source: US Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

## INDUSTRIES

The largest share of jobs in the Frederickson area are in Manufacturing, accounting for about 56% percent of all jobs located there. Less than 22% of jobs in the plan area are in Services and Retail. Construction accounts for about 11% of the jobs in the plan area. By contrast, about 10% of the employed population works in Manufacturing, while nearly 59% work in Retail and Services.

**Table D-14: Frederickson Covered and Industry Employment**

Industry	2014 Covered Employment <sup>1</sup>		Industry Employment for Employed Civilian Population <sup>2</sup>	
	Count	Percent	Count	Percent
Const/Res	585	10.8%	641	8%
FIRE	37	0.7%	529	6.6%
Manufacturing	3,018	55.8%	858	10.7%
Retail	157	2.9%	1,428	17.7%
Services	1,027	19.0%	3,831	47.6%
WTU	416	7.7%	106	1.3%
Government	165	3.1%	654	8.1%
<b>Total</b>	<b>5,405</b>	<b>100.0%</b>	<b>8,047</b>	<b>100.0%</b>

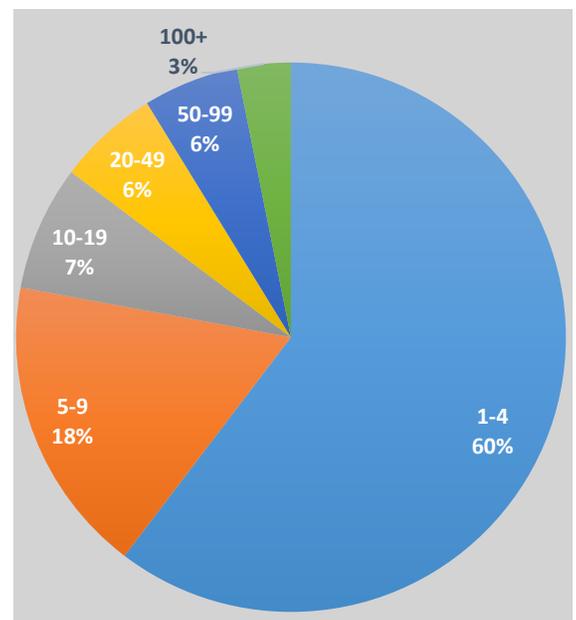
<sup>1</sup>Source: Puget Sound Regional Council; Washington State Employment Security Department

<sup>2</sup>Source: US Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

## BUSINESS SIZE

While Frederickson is home to some of Pierce County's largest employers, those with 100 or more employees still account for only about 3% of all establishments. Companies with fewer than 10 employees in the Frederickson plan area represent about 78% of all employers.

**Figure 17: Frederickson Business Size**



**Table D-15: Frederickson Number of Firms by Employees**

Employer Size	Count	Percent
1-4	172	60.4%
5-9	50	17.5%
10-19	21	7.4%
20-49	17	6.0%
50-99	16	5.6%
100+	9	3.2%
<b>Total</b>	<b>285</b>	<b>100.0%</b>

Source: Puget Sound Regional Council; Washington State Employment Security Department

## RETAIL SALES

The recent “Great Recession” is reflected in retail sales statistics. While the number of establishments reporting taxable retail sales from the Frederickson plan area grew steadily from 2001 through 2013, sales per establishment started declining in 2007. Year-over-year changes in taxable sales per reporting establishment show a steep drop-off, with a 46% decline from the pre-recession peak to the low point in 2012. Through the end of 2014, sales had recovered to about 67% of their pre-recession levels.

**Table D-16: Frederickson Taxable Retail Sales**

Year	Taxable Retail Sales	Retail Establishments	Sales Per Establishment	Year-Over Change
2001	\$131,887,824	500	\$263,776	
2002	\$150,018,980	533	\$281,462	637%
2003	\$156,346,031	595	\$262,766	-6.6%
2004	\$187,035,934	638	\$293,160	11.6%
2005	\$243,876,125	703	\$346,908	18.3%
2006	\$278,287,686	796	\$349,608	0.8%
2007	\$293,050,801	858	\$341,551	-2.3%
2008	\$275,686,910	925	\$298,040	-12.7%
2009	\$232,215,741	1,009	\$230,144	-22.8%
2010	\$231,233,093	1,129	\$204,812	-11.0%
2011	\$230,667,339	1,217	\$189,538	-7.5%
2012	\$229,626,113	1,218	\$188,527	-0.5%
2013	\$254,157,057	1,253	\$202,839	7.6%
2014	\$289,259,425	1,228	\$235,553	16.1%

Source: Washington State Department of Revenue

## RETAIL CLUSTERS

The largest portion of retail establishments in the Frederickson plan area are classified as “Miscellaneous Store Retailers,” and represent about 24% of all retail outlets. When combined with “Motor Vehicle and Parts,” “Food and Beverage” and “Clothing and Accessories,” together they represent over half of all retail establishments in Frederickson.

**Table D-17: Frederickson Retail Clusters**

NAICS	Description	Count	%
453	Misc. Store Retailers	190	27.27%
441	Motor Vehicle and Parts Dealers	96	12.26%
445	Food and Beverage Stores	84	10.73%
448	Clothing and Accessories Stores	79	10.09%
451	Sporting Goods, Hobby, Book, and Music Stores	72	9.20%
444	Building Material & Garden Equip. and Supplies Dealers	60	7.66%
443	Electronics and Appliance Stores	48	6.13%
454	Non-store Retailers	46	5.87%
442	Furniture and Home Furnishing Stores	44	5.62%
446	Health and Personal Care Stores	28	3.58%
452	General Merchandise Stores	20	2.55%
447	Gasoline Stations	16	2.04%
<b>Total Retailers</b>		<b>783</b>	<b>100.00%</b>

Source: Dunn & Bradstreet

## EMPLOYMENT CENTER

The Frederickson Employment Center is envisioned as being a major source of future employment in Pierce County. In order to realize this vision and ensure that new uses have a beneficial impact on the community, care must be taken in the development of the Employment Center and surrounding properties. The siting, design, and approval of new uses must take into consideration employment density, aesthetics, impacts to surrounding properties, future transportation projects, and other factors. Industrial users will be more willing to locate in the Employment Center with future Canyon Road East improvements, construction of the Cross-Base Highway, and extended freight rail services. Additionally, the public must be willing to support the infrastructure improvements necessary to make the Frederickson Employment Center an attractive place for industry to locate.

## COMMERCIAL CORE

A viable and well-designed commercial core is desired in the community in order to better define Frederickson as a place and to provide for the goods and service needs of the community in an efficient manner. Attractive, commercial areas create a positive image for the surrounding residential neighborhood and stimulate investment, which in turn provide economic growth for the area and its residents and an increased tax base for local government.

## BUSINESS ASSISTANCE AND MARKETING

Local businesses struggle with a variety of issues such as marketing and promoting strategies, managing employees, capital for operations, upgrades, and expansions, and long-term business goals. This plan is intended to illustrate methods or strategies for helping local businesses within the community plan area stay in business while still enhancing community values.

## PUBLIC/PRIVATE PARTNERSHIPS

The community desire of a balanced economic environment often requires commitment by both the public and private sectors. Public involvement can include providing the necessary infrastructure, facilities, services, and financial incentives that promote commercial and industrial development. Private investment can construct and maintain existing commercial and industrial uses in a way that enhances the area's viability. The community also desires to highlight creative methods of public and private interaction that serve to increase the potential for commercial and industrial development within the plan area.

## EMPLOYMENT OPPORTUNITIES

The economic prosperity of the local citizenry is an important goal of both the Growth Management Act and the local planning documents which are adopted to address economic development. This element should foster strategies which address the need to assure that unemployed, underemployed, and disadvantaged persons within the communities plan area have access to the local job market.

## EDUCATION RESOURCES

The community recognizes that economic prosperity of the local citizenry is directly linked to successful educational programs. This element should foster strategies which address the need to assure that school districts continue to work with the local citizenry to develop goals and strategies that result in higher test scores, higher graduation rates, work study programs, and higher placement into institutions of higher education.

## ECONOMIC DEVELOPMENT POLICIES

### GOALS

The following statements comprise the goal for economic development in the Frederickson community:

- Encourage economic investments which will result in a variety of family wage job opportunities and help to create a well-balanced economic base;
- Economic activities are encouraged, but not to the detriment of either the natural environment or residential neighborhoods as identified in this plan. Minimum design requirements, including but not limited to, aesthetics, noise, and odor control, will be achieved;
- The type and scale of economic development proposed for specific locations in the community shall be compatible with nearby residential neighborhoods and other land uses. New uses will be designed and located in a manner that minimizes impacts on surrounding properties and the community; and,
- Promote a mix of industrial and commercial uses that will generate sufficient tax revenue to provide the community with an opportunity to establish an economically viable local government.
- Coordinate transportation with traffic types related to different industries.
- Encourage growth in industry and commercial to provide a variety of skilled workers and wages. Focus on businesses that provide a higher number of jobs with high living wages.

Ensure that allowed uses adjacent to the Employment Center will be controlled so as to minimize compatibility problems in the future.

## EMPLOYMENT CENTER

- GOAL FR EC-1** ~~Develop a planned action ordinance for the Frederickson Employment Center. Expedite State Environmental Policy Act (SEPA) review for permits in the Frederickson Employment Center.~~
- FR EC-1.1** ~~Define and implement an appropriately sized planned action area within the Employment Center.~~
- FR EC-1.2** Use any existing State Environmental Policy Act (SEPA) documents, buildable land, wetland, and steep slope information, screenline and traffic count information, as well as information from environmental analysis from other projects within the Employment Center to expedite environmental review. ~~and other information to develop a baseline environmental analysis for the planned action area.~~
- FR EC-1.3** ~~Enable uses identified within the baseline environmental analysis to utilize an abbreviated review process to satisfy SEPA requirements.~~
- GOAL FR EC-2** ~~Seek to issue~~ Provide expedited review of development permits within the Employment Center with issuance of permits as soon as possible following ~~within 60 days of the~~ submittal of a complete application.
- FR EC-2.1** Give Executive priority to proposals within the Employment Center in the development review process.
- FR EC-2.2** Establish an ombudsman/permitting team for the Employment Center.
- FR EC-2.3** Monitor permit issuance timelines within the Employment Center and take corrective actions as necessary to achieve permit issuance goals.
- GOAL FR EC-3** Identify and correct infrastructure deficiencies that impede development of the center.
- FR EC-3.1** Establish a task force to identify gaps in water, sewer, transportation and other infrastructure within the Employment Center.
- FR EC-3.2** Work with the appropriate service provider to address infrastructure deficiencies.
- FR EC-3.3** Encourage businesses within the Employment Center to consider the use of freight rail service as an alternative to truck transport.
- GOAL FR EC-4** Monitor areas designated for commercial and industrial development, redevelopment, and revitalization to determine if the actual level of development provides an adequate amount of land for economic growth and vitality within the community plan area.
- FR EC-4.1** Pierce County shall track annual development of commercial and industrial uses within the community plan area to determine if it is consistent with the levels of anticipated growth.
- GOAL FR EC-5** Monitor a variety of economic indicators to determine if policies contained within this plan are meeting the objectives for economic growth and vitality.

- FR EC-5.1** Pierce County shall prepare a report related to annual economic indicators every five years or in conjunction with a community plan update, whichever comes first.
- FR EC-5.2** Economic indicators shall include but are not limited to the following: taxes in the area, new construction permits, business licenses, increase/decrease in the standard of living, wage levels, business stability/turnover (if declining or high turnover, what kind, how many and why), kinds of businesses the community attracts and why, and police activity (crime level increasing/decreasing, graduation rates/drop out rates).
- FR EC-5.3** Monitoring shall include ongoing review of consistency with and progress toward financial feasibility for viability as a future city under State RCWs.

### COMMERCIAL CORE TOWNE CENTER

- GOAL FR EC-6** Develop strategies to encourage the development of a high quality commercial and civic core Towne Center within the community.
- ~~**GOAL FR EC-7** Promote the development of a commercial and civic core at the intersection of 176th Street East and Canyon Road East that is scaled to meet the needs of the local community and employers and employees within the Employment Center.~~
- ~~**GOAL FR EC-8** Desired commercial uses within the commercial core include grocery stores, financial services, personal services, restaurants, day care centers, recreation and entertainment, and government offices.~~
- GOAL FR EC-9** Encourage federal, state, or local government services to locate within the commercial core Towne Center in order to provide an anchor for other businesses.

### BUSINESS ASSISTANCE AND MARKETING

- GOAL FR EC-10** Seek the support of business organizations and associations to provide marketing and promotion assistance to businesses within the communities plan areas targeted for commercial and industrial development with a focus on the smaller industrial designated areas throughout the plan area.
- FR EC-10.1** Request that the Economic Development Division Department of Pierce County and other appropriate organizations prepare a market assessment for the Frederickson area to help determine the market strengths and weakness of the area.
- FR EC-10.2** Market assessments shall provide an update of the commercial and industrial market through analyzing the area’s past and recent performance in the various sectors; documenting existing conditions, emerging trends, opportunities, and constraints (i.e., the depth of the market); and identifying a portfolio of key properties and development opportunities.

- FR EC-10.3** The market assessment shall help rank and prioritize the potential target areas for the receipt of public improvements.
- FR EC-10.4** Utilize existing or form new local business associations to help develop common promotion (advertising, joint merchandising, and special events) and future business development (leasing, business recruitment, and market research) within selected commercial target areas.
- GOAL FR EC-11** Provide educational opportunities to businesses within the community plan area on community values.
- FR EC-11.1** ~~Pierce County shall through development of policies and implementing actions in the Land Use and Community Character and Design Elements~~ promote amenities within the commercial areas that address safety, adequate lighting and parking, and cleanliness through development of policies and implementing actions in the Land Use and Community Character and Design elements.
- FR EC-11.2** Pierce County shall maintain current commercial and industrial site survey information, such as available and projected public services, surrounding land uses, transportation capabilities, critical areas, and other relevant economic information.

#### PUBLIC/PRIVATE PARTNERSHIPS

- GOAL FR EC-12** Pierce County shall participate in special public/private ventures within the community plan area when such ventures provide public benefits, support commercial or industrial development or commercial revitalization policies, and are appropriate to the long-range goals of the County.
- FR EC-12.1** Pierce County shall seek opportunities to act in partnership with the private sector to fund infrastructure as part of the community plan to encourage redevelopment to convert outdated and underutilized land and buildings to high-valued or appropriate land uses.
- FR EC-12.2** Pierce County shall budget for public infrastructure to encourage commercial and industrial development, with the priority towards those areas with substantial private development.
- GOAL FR EC-13** Ensure access to jobs within the community plan area by coordinating public transportation between residential areas and commercial and eEmployment eCenter sites.
- FR EC-13.1** Encourage Pierce Transit to route bus service between and through residential neighborhoods and commercial and eEmployment eCenter sites and in those corridors such as Canyon Road East and 176th Street East, where service is currently not provided.
- FR EC-13.2** Encourage employers to promote rideshare and public transportation subsidies for employees who utilize public transportation.

**FR EC-13.3** Encourage express bus service or bus rapid transit service from the vicinity of the Frederickson Manufacturing/Industrial Center and the Towne Center at 176th Street East and Canyon Road East with connections to regional transit centers in Puyallup and Tacoma.

## IMPLEMENTING ACTIONS

The following list of actions needs to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption update. Mid-term actions should be completed within 2-5 years. Long-term actions should be completed within 5-10 years of plan adoption update. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Frederickson Advisory Commission (FAC), Pierce County Planning and Land Services Public Works (PPWALS), Pierce County Economic Development (ED), Pierce County Parks and Recreations (Parks), Pierce County Public Works (PW), and Tacoma-Pierce County Health Department (TPCHD).

### SHORT TERM ACTIONS

- ~~1. Adopt design guidelines and standards and development regulations which mitigate negative impacts between commercial/industrial areas and residential neighborhoods and sensitive features in the natural environment. (PALS, CPB)~~
- ~~2. Promote the development of a commercial and civic core at the intersection of 176th Street East and Canyon Road East that is scaled to meet the needs of the local community and employers and employees with the Employment Center. Desired uses include grocery stores, financial services, personal services, restaurants, day care centers, recreation and entertainment, and government offices. (PALS, CPB)~~

### MID-TERM ACTIONS

- ~~1. Develop a planned action ordinance for the Frederickson Employment Center (PALS, ED)~~
- ~~2. Seek to issue development permits within the Employment Center within 60 days of the application submittal. (PALS)~~
- ~~3. Establish an ombudsman/permitting team for users of the Employment Center. (PALS, ED)~~
- ~~4. Establish a task force to identify gaps in water, sewer, and other infrastructure and work with appropriate service providers to address infrastructure deficiencies within the Employment Center. (PALS, ED, FAC)~~
- ~~5. Track annual development of commercial and industrial uses to determine if it is consistent with the levels of anticipated growth. (PALS)~~

6. Act in partnership with the private sector to fund infrastructure to encourage new commercial and industrial development and encourage redevelopment to convert outdated and underutilized land and buildings to high-valued or appropriate land uses.

## LONG TERM ACTIONS

- ~~1. Prepare a report related to annual economic indicators every five years or in conjunction with a community plan update, whichever comes first. (ED)~~
2. Assist businesses in the community by: (ED)
  - Requesting that the Economic Development ~~Division~~ Department create a market assessment to help determine the viability of potential target areas. The assessment will help prioritize the potential target areas for receipt of public improvements;
  - Forming new local business associations to help develop common promotion and future business development;
  - ~~• Targeting and promoting educational opportunities on how to operate a small business. Topics should include, at a minimum, marketing and promotion strategies, developing business plans and reports, management skills, and new technology;~~
  - Supporting the Economic Development Division in promoting available information and providing technical assistance and loans for business expansion and job creation.
- ~~3. Provide educational opportunities on job training and employment opportunities by: (ED)~~
  - ~~• Developing education programs for job opportunities available within the plan area;~~
  - ~~• Promoting job search and skills training opportunities provided by local community and technical colleges through education of employers and potential employees;~~
  - Encouraging Pierce Transit to route bus service between and through residential neighborhoods and commercial and employment center sites and in those corridors such as Canyon Road East and 176th Street East;
  - ~~• Encourage employers to promote rideshare and public transportation subsidies for employees who utilize public transportation.~~

# Chapter 5: Economic Environment Element

## INTRODUCTION

The Natural Environment element addresses the protection and conservation of the natural resources in the Frederickson community such as water, air, vegetation, fish, and wildlife. The residents of the Frederickson community are concerned about the loss and continual degradation of natural resources that have occurred over the past couple of decades.



The Frederickson community, like many suburban communities, assigns high value to the trees, streams, and other natural areas within its boundaries. These areas contribute to the quality of life experienced by the community's residents and are important aspects of the community's identity.

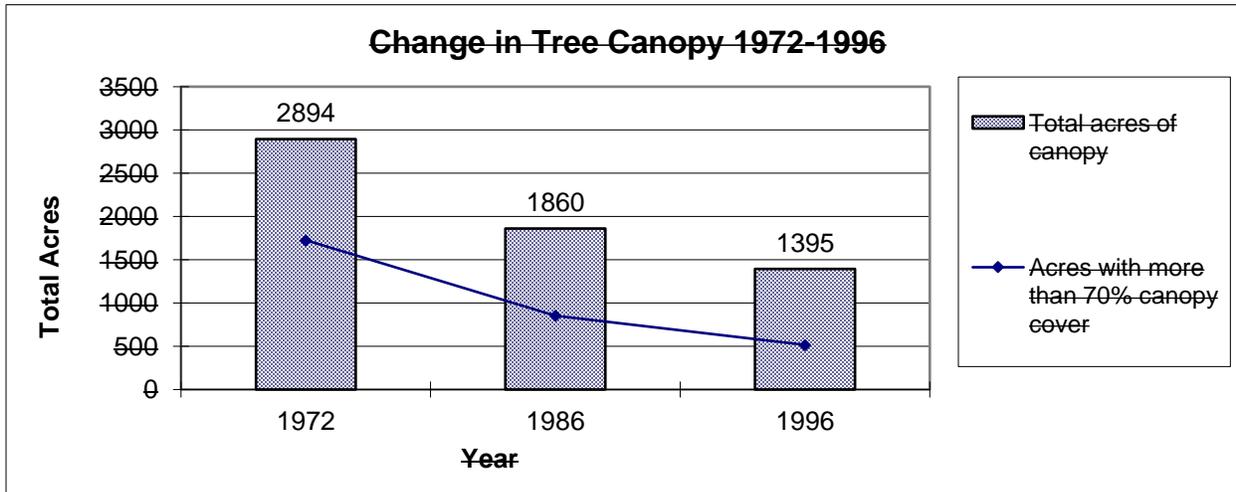
Like many communities in Pierce County, residents of Frederickson have seen much degradation of the natural environment over the past 30 years as growth has occurred. This pattern of degradation is expected to continue and is inevitable as the population of the area continues to grow. The community realizes that action must be taken now in order to ensure that those elements of the natural environment most important to the community are preserved for present and future generations.

Of great importance to the community is the long-term protection of Clover Creek is of great importance to the community. This creek is one of the most significant natural features in the community and provides essential habitat to a variety of fish and wildlife species, including salmonids. Clover Creek is also one of the largest stream systems in urban Pierce County and is designated as a Shoreline of the State.

In addition to its high environmental value, the creek also provides a link to the community's past as it was essential to the early settlement of the Frederickson area. Much of Frederickson's early identity was drawn from the creek and the creek continues to be a community symbol today. Continued urban development in the community poses a significant threat to the health of the creek. Ensuring Clover Creek is adequately protected as the community grows is a key component of the community plan.

Another area of concern to the community is the preservation of tree cover is another area of concern to the community. The trees and vegetation of the Pacific Northwest offer valuable habitat to wildlife while providing the human environment with visual relief, shade, noise barriers, and an opportunity for integration of the earth's natural resources. In surveys, open houses, and public meetings, the citizens of Frederickson have repeatedly expressed concern

about the continuing loss of tree cover within the community. It is estimated that more than 50% of the tree cover in the community has been lost over the past 30 years as a result of land clearing and development activities. During this same time period, heavily forested areas in the community (areas with more than 70% tree canopy cover) have been decreased by more than 75%, while areas having little or no canopy cover have increased by more than 60%. Reducing future tree loss in the community is another key component of the Frederickson Community Plan.



Conservation of open space is also a high priority of the community. Open areas have been lost at a rapid pace as new development has occurred in the community. It is estimated that since 1980 alone, more than 2,000 acres of land within the community has been platted and developed with commercial and residential uses. The community plan identifies the remaining highest valued open space areas and encourages public and private acquisition of these areas for long-term preservation. Significant emphasis is given to conservation of open space along Clover Creek. In addition to acquisition, the community plan also seeks to maintain open space in other areas of the community through the use of developer dedication, transfer of development rights, and other methods.

Lastly, the community plan also recognizes and seeks to protect the quality of several other important environmental attributes, including ground and surface water quality, air quality, and light and noise levels. Policies and implementing regulations set forth in the community plan contain a variety of strategies addressing these areas.

## DESCRIPTION OF CURRENT CONDITIONS

The natural environment refers to those elements of the environment which tend to occur naturally and are generally not created by man. Examples include soil, topography, and geology.

## EARTH RESOURCES

(Sources: Soil Survey of Pierce County, 1979; Pierce Co. Critical Areas Atlas, 1991; Groundwater Occurrence and Stratiography of Unconsolidated Deposits, Central Pierce Co.; and, Potential Hazards From Future Eruptions of Mount Rainier, Washington, 1973 )

### SOILS

According to the Pierce County Soil Survey, sixteen soil types occur within the plan area. Of these sixteen, three are most dominant: Everett gravelly sandy loam; Kapowsin gravelly loam; and Spanaway gravelly sandy loam. Approximately 89% (6,703 acres) of the plan area falls into these three soil types.

Spanaway and Everett gravelly sandy loams are well drained and experience little surface water runoff. The high permeability of these soils has made them desirable for development as stormwater runoff is easily controlled and on-site septic systems are viable. Consequently, large areas of these soil types have been developed with single-family homes utilizing on-site septic systems. Kapowsin gravelly loam is less well drained and experiences a shallow perched water table during the rainy season. The seasonal shallow water table makes stormwater control more difficult. On-site septic systems generally do not function well in this soil type. As a consequence, development in these areas has been limited primarily to single-family homes on large lots.

~~The remaining 829 acres of the plan area contains 13 different soil types exhibiting a range of characteristics. The approximate acreage and characteristics of these soil types is as follows:~~

The remaining approximately 825 acres of the plan area contains 13 different soil types exhibiting a range of characteristics:

- 230 acres are classified as hydric and are very poorly drained. These hydric soils include Bellingham silty clay loam, DuPont muck, Tanwax muck, and Tisch silt. Hydric soils are often characterized by the presence of wetlands and other water features and often experience flooding problems. The largest area of hydric soils is located along Clover Creek.
- 180 acres are classified as Everett stony loamy sand. This soil type is very stony and is highly permeable. Surface water infiltration is rapid with little or no surface water runoff occurring. The largest pocket of this soil type in the plan area is approximately 150 acres in size.
- 115 acres are classified as Alderwood gravelly sandy loam. This soil type is moderately well drained. A perched water table may occur for short periods during the spring and winter rainy seasons. The soil generally is not well suited to on-site septic system usage due to the seasonal perched water table.
- The remaining 300 or so acres contain Indianola loamy sandy, Kitsap silt loam, Ragnar sandy loam, Spana loam, Neilton gravelly loamy sand, fill areas, and gravel pits. These soil types occur in pockets of 30 acres or less in size scattered.

- ~~230 acres are classified as hydric (three percent of the plan area) and are very poorly drained. These hydric soils include Bellingham silty clay loam, DuPont muck, Tanwax muck, and Tisch silt. Hydric soils are often characterized by the presence of wetlands and other water features and often experience flooding problems. The largest area of hydric soils is located along Clover Creek.~~
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## TOPOGRAPHY

The majority of the plan area consists of relatively flat uplands with slopes of 6% or less. Scattered throughout the plan area are long, narrow, moderately steep slopes that break abruptly along the edges of the upland areas. In general, these slopes have grades of 15% to 30%. However, there are a few areas where slopes exceed 30%. This pattern of topographic breaks along the edges of large, relatively flat upland areas is most prevalent in the northern portion of the plan area which drains to Clover Creek.

Areas with slopes of 15% or greater total approximately 485 acres or 6.6% of the total plan area. Areas having slopes of 15% or greater are considered potential landslide and erosion hazards areas. Development in these areas is controlled by Pierce County's Critical Area Regulations. These regulations generally require that these slopes remain in an undisturbed condition and that development be setback a certain distance from the slope areas.

## SEISMIC HAZARD AREAS

Seismic hazard areas are areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, or soil liquefaction. Seismic hazard areas are noted by the presence of alluvial surficial geology or recessional outwash geology overlain by Barneston, Everett, Neilton, Pilchuck, or Spanaway soils. There are two areas of potential seismic hazard mapped within the community. These areas are located in the eastern portion of the plan area. Approximately 400 to 500 acres of seismic hazard area are centered on the intersection of 78th Avenue East and 184th Street East. An additional 100 or so acres are

located along the eastern boundary of the plan area between 160th Street East and 170th Street East.

New land use activities within seismic hazard areas are subject to more stringent engineering requirements, including the submittal of geotechnical reports with recommendations for mitigation measures to be taken to reduce the risk of structural damage from a seismic event. Single-family homes less than 5,000 square feet in size and subdivision of property are exempt from the geotechnical reporting requirements.

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#### VOLCANIC HAZARD AREAS

There are no volcanic hazard areas located within the community.

### WATER RESOURCES

(Sources: Flood Insurance Rate Maps, FEMA; National Wetlands Inventory; Pierce Co. Wetlands Inventory; WDFW Streamnet; and, Groundwater Pollution Potential (DRASTIC) maps, 1998)

#### SURFACE WATERS

Hydrology mapping by the Washington State Department of Natural Resources indicates that there is one stream (Clover Creek), three small ponds/lakes, and several small, unnamed drainage channels within the community plan area. Clover Creek is classified as a Type 1 stream along most of its length and is listed as a Shoreline of Statewide Significance. The creek is mapped as being salmon bearing, but is not listed on the Draft Chinook Status map as containing Chinook salmon. Coho salmon presence is noted, however, by the Washington State Department of Fish and Wildlife. The three lakes/ponds include Stony Lake, which is approximately 13.2 acres in size, and two unnamed lakes/ponds of 1.1 and .58 acres each.

The headwaters of Clover Creek originate in the community plan area, and are formed by a series of springs at the base of steep slopes, east of Canyon Road. The headwaters are located on large parcels owned by Tacoma City Water and the Tacoma Sportsman Club. These parcels which are largely forested with second-growth timber and contain multiple springs and wetlands, which form the headwaters.

The three lakes/ponds include Stony Lake, which is approximately 13.2 acres in size, and two unnamed lakes/ponds of 1.1 and .58 acres each.

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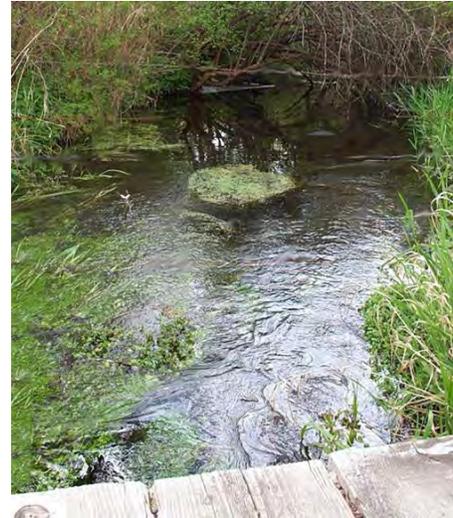
#### CLOVER CREEK, HEADWATERS, AND ASSOCIATED WETLANDS AND FLOODPLAINS

Clover Creek and its associated wetlands and floodplains are identified as being of high ecological importance, providing habitat for a wide variety of fish, wildlife, and plant species. Most notably, the headwaters area of Clover Creek is presently intact and functioning well. Preserving the integrity of Clover Creek and its headwaters area and restoring the natural

functions and values of this stream system is one of the highest priorities of the community plan.

Much of the area along Clover Creek is currently undeveloped, including the headwaters area. Where development has occurred, it is generally of low density and large lot size reflective of the environmental limitations of this area. The community plan recognizes this trend and recognizes these constraints through a zone classification that will limit the density and intensity of development to better coincide with the development capacity and capability along the creek.

The community plan contains policies calling for additional study of the headwaters area to better identify and protect the freshwater springs located there which are so vital to the creeks continued ecological and hydrological integrity.



## FLOOD HAZARD AREAS

~~Pierce County defines flood hazard areas as those lands “in a floodplain within Pierce County subject to a one percent or greater chance of flooding in any given year.”~~ These areas that have been mapped by the Federal Emergency Management Agency (FEMA) and the County are shown on the FEMA flood insurance rate maps (FIRM). The FIRM that became effective March 7, 2017, significantly refined the areas at risk of flooding. 460 acres of the plan area are regulated as a flood hazard area, or less than 6% of the plan area. About half of the floodplain has been modeled by FEMA to be at risk of the one-percent-annual-chance flood (aka the 100-year flood) and shown as a Zone “AE.” FEMA requires flood insurance for structures in these areas if there is a federally backed loan. The other half of the mapped hazards are based on pothole analysis and observed high groundwater flooding events. These are mapped on the FIRM as a Zone “X (shaded),” meaning the contributing pothole was less than one square mile or the base flood elevation could not be determined by standard method. This is typical of groundwater flooding areas where the flood occurs months after the rain that caused it has fallen. Both of these areas must meet the County’s Critical Areas Ordinance, and all buildings in these areas are recommended to have flood insurance.

A 2008 National Marine Fisheries Services Biological Opinion determined that continued development to FEMA’s minimum standards will cause jeopardy to listed species of salmonids and orcas. Pierce County was recognized as having some of the best practices in the region for protecting the habitat in flood hazard areas, but must now continue to meet the federally required practices and increase habitat reviews for projects near streams and floodplains. ~~and the National Flood Insurance Program. Flood hazard areas may~~

*Pierce County defines flood hazard areas as those lands “in a floodplain within Pierce County subject to a one percent or greater chance of flooding in any given year.”*

be referred to as the 100-year floodplain. The FEMA maps for Pierce County indicate there are 29 flood hazard areas (100-year floodplains) within the boundaries of the community plan area. The 29 areas have a combined acreage of 535 acres. A substantial portion of this acreage is located along Clover Creek. In addition to the 100-year floodplain areas, there are an additional 17 areas mapped by FEMA as being prone to flooding on a less frequent basis. These less frequently flood areas are referred to as 500-year floodplains. A total of 129 acres is mapped as being within these 500-year floodplains. Pierce County regulates 500-year floodplains in the same manner as 100-year floodplains. Approximately 9% of the plan area is mapped as either 100 or 500-year floodplain.

In addition to the mapping completed by FEMA, Pierce County is currently conducting an inventory of flood-prone areas as a component of a watershed basin planning effort for Clover Creek. This inventory is not yet complete, but may reveal additional flood-prone areas within the community not mapped by FEMA.

## WETLANDS

Wetlands are areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted to life in saturated soil conditions. Examples of wetlands include swamps, marshes, bogs, and similar areas. Wetlands are of significant biological and physical value and are required to be protected under federal, state, and local laws. Pierce County uses the National Wetlands Inventory (NWI), Pierce County Wetlands Inventory (CWI), and site-specific investigations to determine the presence of wetlands. The CWI indicates that there are 98 wetlands in the plan area. These wetlands have a combined area of 645 acres. Approximately 8.5% of the plan area is classified as wetland. It should be noted that the CWI and NWI maps are not entirely complete and that there may be small wetland areas throughout the community that are not noted in these inventories.

Wetlands in Pierce County are classified and protected according to category. Category I wetlands are the most valuable wetland systems and are typically large, diverse wetlands which

provide habitat for threatened or endangered species. Category I wetlands are protected with a 150-foot buffer. Category II wetlands are typically large, diverse systems that provide significant habitat. 100-foot buffers protect these wetlands. Category III wetlands are wetlands that do not meet the criteria of Category I, II, or IV and are protected with a 50-foot buffer. Category IV wetlands are the least valuable, and are hydrologically isolated, less than one acre in size, and have only one dominant plant species. A 25-foot buffer protects these wetlands. Category III wetlands are wetlands that do not meet the criteria of Category I, II, or IV and are protected with a 50-foot buffer. Most wetlands in Pierce County fall into either Category II or III. If an average buffer size of 75 feet (average of buffer width for Category II and III wetlands) is applied to the wetlands in the plan area, the acreage affected by wetlands increases from 645 acres (total wetland acreage) to 1,068 acres (total wetland acreage with 75-foot buffers). When buffers are considered, approximately 14% of the plan area is affected by wetlands.

## GROUNDWATER

The Frederickson community is located in the regional recharge area for the Clover/Chambers Creek aquifer system. Depth to groundwater is 30 or more feet. There are multiple layers of aquifer generally separated by a confining till layer. The shallowest aquifer is present at the surface in much of the area with a thickness that varies from less than 35 feet to about 150 feet (USGS, 2010-5055). The geology of the majority of plan area is such that infiltration of rainfall is rapid. This high degree of permeability makes the groundwater in the area very susceptible and vulnerable to contamination. The recharge area for the Clover/Chambers Creek aquifer system is designated as an Aquifer Recharge Area by Pierce County. All of Frederickson lies within the Aquifer Recharge Area. Within this area, Pierce County has established regulations intended to prevent or minimize potential impacts to groundwater resulting from new land use activities within this area.

## Wetlands

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- **Category III** wetlands are wetlands that do not meet the criteria of Category I, II, or IV. They are protected with a 50-foot buffer.
- **Category IV** wetlands are the least valuable, and are hydrologically isolated, less than one acre in size, and have only one dominant plant species. They are protected with a 25-foot buffer.

Most wetlands in Pierce County fall into either Category II or III.

Groundwater flooding is the dominant type of flooding problem in sub-basins near Stoney Lake, Eustis Hunt Road East and 192nd Street East and Canyon Road East. During years with high annual rainfall, groundwater levels in the aquifer come to the surface in low-lying depressions and potholes. Groundwater flooding in the sub-basins follows the path of groundwater flow, originating in the southeast and moving to the northwest toward Puget Sound. This movement of groundwater can be observed by the timing of the flooding. Floods occur first in areas such as 204th Street East and 67th Avenue East. They then move northwest to Stoney Lake, and then north to the Brooktree Additions near Clover Creek. These areas have no surface connection but appear to be entirely connected by the groundwater system. Because the frequency and magnitude of flooding is controlled by cumulative annual precipitation, this type of flooding may not occur even during heavy rainstorms when other surface flooding is occurring. In between times of groundwater flooding, the areas can appear very dry and suitable for development.

When the groundwater reaches the surface in low spots of the topography, the flooding is an extension of the groundwater elevation. This flooding can last for days, weeks, or even months depending on the amount of precipitation recharging the aquifer and the rate of movement of the groundwater through the subsurface as it moves northwest to Puget Sound. This is the case in the Fredrickson area at 192nd Street East, where flooding occurred for three months in 1996, again for five months in 1997, and for just a few days in 1999 (URS, 2001).

Overflow from Stoney Lake occurs through both surface and subsurface pathways. Surface water discharges through a swale at the north of the lake. Groundwater flows north from the lake along the same route as the swale, and then continues along a belt-shaped path to midway between Military Road East and 176th Street East. Flooding of private properties occurs along this narrow flow path during periods of high groundwater. Land use in the area is currently a mix of low density residential and open space parcels. Two homes on the north side of 182nd Street East have flooded during these events. Levees were constructed on both sides of the swale to protect the homes, and flooding of the two homes has not occurred since. Flooding of other homes and buildings along the swale have not been reported. Future development in areas tributary to the lake is unlikely to have a significant impact on this flood problem as the soil is highly pervious and infiltration is the primary means of stormwater removal.

192nd Street East becomes inundated during period of high groundwater. Water over the road during the last high groundwater flood event reached a depth of 3 to 5 feet. Approximately 25 acres, including the roadway and adjacent land, was flooded. URS evaluated groundwater flooding in the Fredrickson area for the County, which also included groundwater flooding at this site. URS developed a predictive equation, based on three-month antecedent precipitation, to identify when flooding may be imminent (Groundwater Flooding Evaluation Fredrickson, Pierce County, URS, 2000).

## WATER QUALITY

Water quality in Clover Creek is showing impacts from pollution in the Fredrickson area. Recent studies by the Washington State Department of Ecology indicate that Clover Creek does not

support the assigned habitat or recreational use criteria to meet a state water quality standard. Specifically, data indicate that fecal coliform, pH, temperature, and dissolved oxygen levels are outside acceptable levels. The community supports continued regulatory efforts by local government aimed at protecting ground and surface water quality and desires that these regulations be properly enforced. Specifically, the community supports the Clover Creek TMDL Alternative which is developing actions aimed at reducing the impacts of stormwater and non-point source pollution on Clover Creek. The community also supports the use of low impact development techniques to minimize impacts to ground and surface water quality associated with new development.

## FISH AND WILDLIFE HABITAT

(Source: WDFW PHS Digital Database)

### PRIORITY HABITAT AND SPECIES

Priority fish and wildlife habitat and species locations have been mapped by the Washington State Department of Fish and Wildlife (WDFW) and are identified in WDFW's Priority Habitat and Species Database. This database indicates that there are 25 such areas within Frederickson. Of these 25 areas, 20 are associated with wetlands or streams, three are areas of seasonal waterfowl concentration, and two are large areas of relatively undisturbed natural vegetation.

Pierce County protection of these areas is limited to wetlands, streams, and those areas that provide habitat for state or federally listed threatened, endangered, candidate, monitored, or sensitive species. Accordingly, 20 of the 25 areas are protected to some degree through the establishment of protective buffers for associated streams or wetlands. The remaining five areas are not documented as providing habitat for protected species, and as a consequence, are currently not protected by Pierce County's critical area regulations.



## AIR QUALITY

(Source: 1998 Washington State Air Quality Annual Report, April 1999)

(Source: WA Dept. of Ecology, Tacoma-Pierce County Maintenance Area Air Quality Website, 2017. Puget Sound Clean Air Agency Website, 2017)

The Washington State Department of Ecology and the Puget Sound Clean Air Agency monitor air quality in the Puget Sound Area. In Pierce County, air quality monitoring stations are located at Milton, Tacoma Tideflats, south of Puyallup, Eatonville, and Mount Rainier. These stations track numerous air pollutants, including particulate matter, carbon monoxide, ozone, nitrogen dioxide, sulfur dioxide, and lead. The sources of these pollutants include motor vehicles, industrial emissions, residential woodstoves and fireplaces, outdoor burning, and other

sources. Of these sources, motor vehicles are the largest source of pollutants, generating an estimated 57% of all air borne pollutants in Washington State.

*Nearly 50 percent of our greenhouse gas pollution comes from transportation – cars, trucks, trains, ships, etc.*

Air quality standards are established by the Environmental Protection Agency (EPA) and Washington State. Failure to meet the established standards results in an area being designated as a “nonattainment area” by the EPA. When an area is designated as nonattainment, a plan is required to be developed to bring the area back into compliance with the established standards. The most recently published annual air quality report for the Puget Sound Region is for the year 1998 and was released by the Department of Ecology in April 1999. This report indicates that As of 2015, the air quality of the Puget Sound region, including Pierce County, is in compliance with established standards. The trend in air quality over the past ten years in the Puget Sound region has been one of continuing improvement.

*Wood stoves and fireplaces are the largest source of wintertime particle pollution, generating an estimated 63% of all particle pollutants in Pierce County.*

## DESCRIPTION OF DESIRED CONDITIONS

The Frederickson community, like many suburban communities, assigns high value to the trees, streams, and other natural areas within its boundaries. These areas contribute to the quality of life experienced by the community’s residents and are important aspects of the community’s identity. Like many communities in Pierce County, residents of Frederickson have seen much degradation of the natural environment over the past 30 years as growth has occurred. This pattern of degradation is expected to continue and is inevitable as the population of the area continues to grow. The community realizes that action must be taken now in order to ensure that those elements of the natural environment most important to the community are preserved for present and future generations.

## CLOVER CREEK, HEADWATERS, AND ASSOCIATED WETLANDS AND FLOODPLAINS

Clover Creek and its associated wetlands and floodplains are identified as being of high ecological importance, providing habitat for a wide variety fish, wildlife, and plant species. Most notably, the headwaters area of Clover Creek is presently intact and functioning well. Preserving the integrity of Clover Creek and its headwaters area and restoring the natural functions and values of this stream system is one of the highest priorities of the community plan.

Much of the area along Clover Creek is currently undeveloped, including the headwaters area. Where development has occurred it is generally of low density and large lot size reflective of the environmental limitations of this area. The community plan recognizes this trend and recognizes these constraints through new zone classifications that will limit the density and intensity of development to better coincide with the development capacity and capability along the creek.

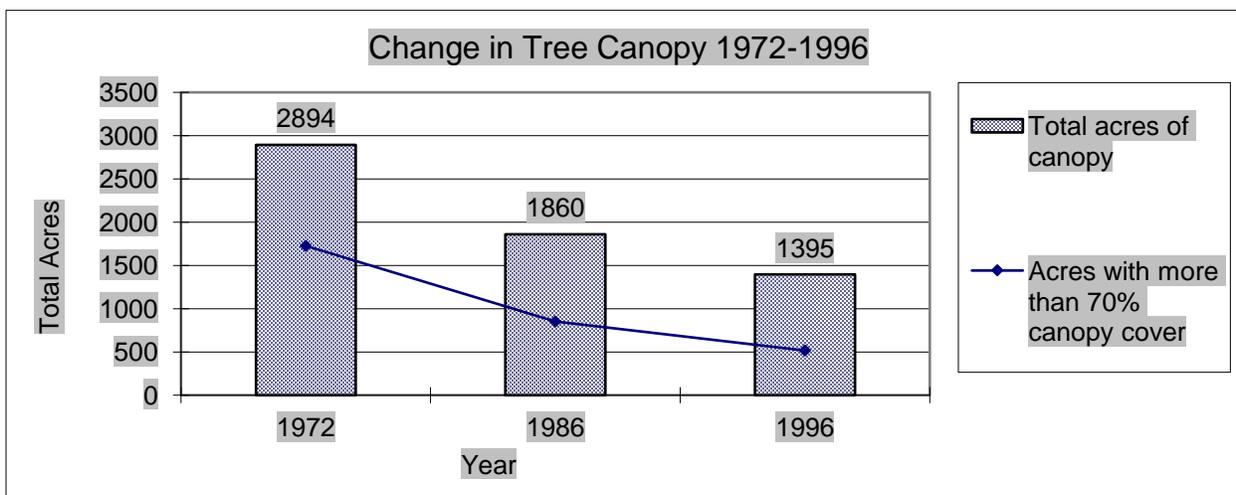
The community plan contains policies calling for additional study of the headwaters area to better identify and protect the freshwater springs located there which are so vital to the creeks continued ecological and hydrological integrity.

## TREE COVER

Citizens Residents of Frederickson place a high value on remaining forests and areas of significant vegetation. New development will not occur without retaining trees on the property or, at a minimum, replacing them with like kind. In recognition of the high priority placed on tree and vegetation retention, the community plan contains a number of policies on the subject and regulations are included with the plan implementation package.

It is recognized that trees and vegetative cover not only provide habitat for wildlife, but also alleviate the impacts of high density or intensive developments. Trees can act as buffers from noise, light, and glare while providing shade and areas for children to play and reduce air pollution through the uptake of contaminants.

In surveys, open houses, and public meetings, the residents of Frederickson have repeatedly expressed concern about the continuing loss of tree cover within the community. It is estimated that more than 50% of the tree cover in the community has been lost over the past 40 years as a result of land clearing and development activities. During this same time period, heavily forested areas in the community (areas with more than 70% tree canopy cover) have been decreased by more than 75%, while areas having little or no canopy cover have increased by more than 60%.



## OPEN SPACE

An important step toward integrating the built and natural environments is recognizing the role of open space corridors. The open space corridors in Frederickson coincide with wetlands, flood hazards, slopes, and streams. Emphasis is given to preservation of lands along Clover Creek. The community plan strives to preserve these resources through policies, regulations, and long-term educational outreach.

Open space corridors in Frederickson are also inclusive of Priority Habitat and Species as listed on Washington Department of Fish and Wildlife maps. The community plan prioritizes the acquisition of open space in environmentally constrained areas. The County's Conservation Futures Program is recognized as a key tool to help preserve these areas into perpetuity. Stewardship and management plans that address long-term protection and maintenance should also be developed. In addition to public acquisition efforts, a variety of other open space acquisition and conservation strategies are suggested to ensure long term preservation.

## GROUND AND SURFACE WATER QUALITY

~~The community supports continued regulatory efforts by local government aimed at protecting ground and surface water quality. These regulations have been developed based upon review of the best available information and are frequently updated to reflect changes in environmental conditions and further research. The community desires that these regulations be properly enforced. The community also supports the use of low impact development techniques to minimize impacts to ground and surface water quality associated with new development.~~

## ENVIRONMENT POLICIES

### GOALS

Protecting the health of the natural environment and providing adequate parks and other public and private open space areas are of high importance and interest to the community. These features must be present to achieve the high quality living environment envisioned in the plan. At a minimum, the plan will strive to ensure:

- The area's natural resources, natural beauty, and livability will be maintained and preserved by ensuring that when development occurs, changes to vegetation, topography, and surface water runoff characteristics will be minimized;
- Surface and ground water quality will be protected by controlling the intensity and density of land uses within sensitive areas and by enforcing existing regulations aimed at protecting streams, wetlands, and aquifer recharge areas;
- Areas of critical importance to fish and wildlife will be adequately protected; and
- Tree cover will be maintained in the community through tree preservation, replacement, and restoration.

### CLOVER CREEK AND ASSOCIATED RESOURCES

**GOAL FR ENV-1** Maintain the natural functions and values of Clover Creek and its associated wetlands and floodplains to the greatest extent possible as the community continues to urbanize.

- FR ENV-1.1** Manage land use in the vicinity of Clover Creek and associated wetlands and floodplains so as to maintain, and where appropriate, restore the natural hydrologic and habitat values of this system.
- FR ENV-1.2** Adopt development standards and zoning restrictions that strive to maintain sufficient habitat adjacent to Clover Creek and other riparian areas to meet the needs of terrestrial species, including sufficient travel corridor widths and sufficient areas for cover, foraging, and other habitat requirements.
- FR ENV-1.2.1** Apply resource based zoning to lands that contain or are adjacent to designated riparian corridors and other significant habitat areas. The goal of this zoning is to ensure the conservation of the habitat functions and values these areas provide. At a minimum, these performance standards should address intensity of land use (density, impervious surfaces, etc.), open space and vegetation retention, surface water management, and lighting and noise control.
- FR ENV-1.2.2** Develop a system of incentives and credits to encourage greater protection of designated riparian corridors and other significant habitat areas. This system could provide for on and off-site density transfers, variances to bulk requirements (e.g., building setbacks, lot sizes, roadway widths, etc.), and property tax incentives.
- FR ENV-1.2.3** Pierce County shall implement the actions identified in the Clover Creek TMDL Alternative Plan to protect and improve water quality in Clover Creek.
- ~~**FR ENV-1.3** Allow limited activities within riparian area buffers only when such activities are compatible with the overall functions of the buffer and when such activities do not diminish the functional value of the buffer.~~
- ~~**FR ENV-1.3.1** Buffers should include any associated flood hazard areas and wetlands, as well as adjacent slopes having grades of 30% or greater.~~
- ~~**FR ENV-1.3.2** Require the location of all designated riparian area buffers be clearly and permanently marked as a *native growth protection/stream buffer area* on any project site prior to initiation of site work.~~
- ~~**FR ENV-1.3.3** Require all designated riparian area buffers be reserved as open space and identified as *native growth protection/stream buffer area* on the face of the plat and/or as a deed restriction on the property. Native growth protection easements for buffers should be established and recorded as part of the approval process.~~
- GOAL FR ENV-2** Identify and remove barriers to fish passage in Clover Creek.
- FR ENV-2.1** Prioritize correction of any fish blockages in the next Capital Improvement Program update.
- FR ENV-2.2** Reconstruct infrastructure that acts as a barrier to fish passage as part of any public road or utility projects associated with the blockage.

**FR ENV-2.3** Reduce culverts and encourage bridges, when needed, when constructing or reconstructing water passages under roads.

~~**GOAL FR ENV 3** Identify and inventory the spring fed headwaters of Clover Creek.~~

~~**FR ENV 3.1** Coordinate freshwater spring inventory activities with the Clover Creek Basin Plan.~~

~~**FR ENV 3.2** Delineate freshwater springs within the headwater vicinity.~~

~~**FR ENV 3.3** Consider spring locations when determining development standards and land uses.~~

~~**FR ENV 3.4** Pursue grants and other alternative funding options to acquire monies that would be used to hire a consultant to conduct the inventory.~~

~~**FR ENV 3.5** Ensure that the freshwater springs, which form the headwaters of Clover Creek, are preserved and adequately buffered from development activity.~~

## SURFACE AND GROUNDWATER RESOURCES

**GOAL FR ENV-4** Protect and conserve groundwater supplies contained within the Chambers-Clover Creek aquifer.

~~**FR ENV 4.1** Institute minimum tree/natural vegetation retention requirements that provide areas for infiltration of surface water and groundwater recharge to occur. Such requirements should be complimentary to retention requirements for other elements of the natural environment.~~

~~**FR ENV 4.2** Establish impervious surface limitations within the community.~~

**FR ENV-4.3** Install signage around the perimeter of wellhead protection areas and/or the most sensitive aquifer recharge areas.

~~**FR ENV 4.4** Pursue funding opportunities to map spill locations on state routes for areas that have a potential to enter the one year time of travel zone and/or storm drainage systems.~~

~~**FR ENV 4.5** Work with the Pierce County Emergency Management Department to identify appropriate methods for handling spill response in high risk areas.~~

**FR ENV-4.6** Maintain the natural hydrologic conditions within the community to the greatest extent possible.

~~**GOAL FR ENV 5** Promote the use of low impact development techniques in the community. Support the use of low impact development as implemented by the Pierce County Stormwater Management Manual.~~

~~**FR ENV 5.1** Support development standards that allow low impact development techniques for controlling stormwater such as:~~

~~**FR ENV 5.1.1** Maximize retention of native vegetation and tree cover to intercept, evaporate, and transpire precipitation.~~

- ~~FR ENV 5.1.2~~ — Assess the site’s soils, current and native vegetation cover, wetland areas, streams, ponds, and other critical areas. Establish buffers and delineate protected areas.
- ~~FR ENV 5.1.3~~ — Preserve permeable, native soils and restore disturbed soils with compost and other amendments to infiltrate and store stormwater.
- ~~FR ENV 5.1.4~~ — Retain and incorporate topographic site features that promote infiltration and storage of stormwater.
- ~~FR ENV 5.1.5~~ — Direct the location of buildings and roads away from critical areas and soils that can effectively infiltrate stormwater.
- ~~FR ENV 5.1.6~~ — Minimize building footprints, and road widths and lengths to reduce impervious surfaces. Eliminate effective impervious surfaces.
- ~~FR ENV 5.1.7~~ — Utilize permeable surfaces (e.g., pervious pavement, pavers, and gravel systems) where possible to promote stormwater infiltration.
- ~~FR ENV 5.1.8~~ — Utilize small, decentralized bio-retention areas with appropriate vegetation to infiltrate, store and transpire precipitation.
- ~~FR ENV 5.1.9~~ — Reduce the reliance on traditional conveyance and pond technologies to manage stormwater quality and quantity.
- ~~FR ENV 5.1.10~~ — Manage stormwater as close to its origin as possible.

~~GOAL FR ENV 6~~ — Develop a Transfer of Development Rights and Purchase of Development Rights program for wetland area density transfers.

~~FR ENV 6.1~~ — Development right transfers shall only be permitted when both the sending and receiving site are located within the Frederickson Community Plan area boundaries. Development rights from other communities shall not be transferred to Frederickson.

## TREE COVER AND VEGETATION RESOURCES

**GOAL FR ENV-7** Emphasize the conservation and restoration of tree canopy cover and wooded areas, in order to ensure the protection and preservation of the important and necessary environmental functions and processes provided by these resources and the high value placed upon these resources by the community.

**FR ENV-7.1** Promote the long-term conservation of trees, wooded areas, and native vegetation within the community.

~~FR ENV 7.2~~ — Establish minimum development standards for the conservation and restoration of wooded areas and tree canopy cover within the community.

~~FR ENV 7.2.1~~ — Establish minimum tree conservation requirements by land use designation and use within the community plan area.

- ~~FR ENV-7.2.2~~ — Encourage the retention of existing trees whenever possible, but permit the use of replacement trees whenever site design, tree health, or tree or stand structure does not favor retention.
- FR ENV-7.2.3 Sites that contain too few trees to meet the minimum tree conservation standards shall be required to plant supplemental trees as necessary to achieve the standards.
- FR ENV-7.2.4 Trees selected for planting must be compatible with the natural and built features of the site. Emphasis should be given to the use of native tree species, whenever feasible.
- FR ENV-7.2.5 Monitor construction activities to ensure developer compliance with vegetation retention and replacement requirements. In the event violations of these requirements occur, withhold occupancy permits, final plat approval, and other needed final approvals until such time as the violations are rectified.
- ~~FR ENV-7.3~~ — Pierce County should assume a leadership role in the conservation and restoration of trees and tree cover within the County.
- ~~FR ENV-7.3.1~~ Pierce County should adopt design standards for public buildings, roadways, and other public infrastructure that promotes the conservation and restoration of trees and tree cover within the urban growth area.

## OPEN SPACE

- GOAL FR ENV-8 Foster the acquisition and conservation of open space within the plan area through the use of a variety of strategies.
- ~~FR ENV-8.1~~ — Pierce County should utilize park impact fees that are collected within the Frederickson Community Plan area to purchase open space land within the community plan area.
- ~~FR ENV-8.2~~ — Pierce County should encourage participation within the Conservation Futures and Current Use Assessment programs by conducting informational workshops on the programs within the plan area.
- GOAL FR ENV-9 — Public open space acquisition efforts within the plan area should give a higher priority to those parcels located within a designated open space area as depicted on the official Open Space Corridors Map.
- ~~FR ENV-9.1~~ — The highest priorities for open space acquisition should be given to those parcels that contain the following characteristics in the order listed:
  - ~~FR ENV-9.1.1~~ — Contain Clover Creek or its associated wetlands and floodplains.
  - ~~FR ENV-9.1.2~~ — Contain high priority resources, i.e., critical salmon habitat, fish and wildlife habitat areas, streams, wetlands, and wooded areas or contain other sensitive resources such flood hazard areas, and landslide and erosion hazard areas.

~~FR ENV-9.1.3~~ Provide important links between existing open space, park and recreation, and school sites.

~~FR ENV-9.1.4~~ Offer significant views of Mount Rainier; or

~~FR ENV-9.1.5~~ Exceed five acres in size.

~~FR ENV-9.2~~ Properties identified on the County's officially adopted Open Space Corridors map should be given higher priority for acquisition than non-identified properties.

**GOAL FR ENV-10** Protect and maintain publicly-owned and/or purchased open space sites in perpetuity.

**FR ENV-10.1** Place conservation easements or covenants on existing and acquired publicly-owned open space sites that restrict future uses to passive open space recreation activities.

**FR ENV-10.1.1** Conservation easements should be worded to maintain open space use and function of a parcel in perpetuity.

**FR ENV-10.2** The sale of publicly-owned open space areas within the Frederickson Community Plan area is discouraged.

**FR ENV-10.2.1** In the event that such sales occur, any proceeds from the sales shall be used to purchase an equivalent or greater amount of land for passive open space recreation use and/or land which provides an equivalent or greater ecological function and value within the Frederickson Community Plan area.

**GOAL FR ENV-11** Promote privately owned greenbelts and passive recreational areas as a supplement to the public open space system within the community.

**FR ENV-11.1** Establish standards for the private dedication of greenbelts and passive recreational areas within new development.

**FR ENV-11.2** The dedication of greenbelts and passive recreational areas should be proportional to the scale and impact of a development proposal.

**FR ENV-11.3** Dedication requirements should be determined based upon a review of the Pierce County Parks, Recreation, and Open Space and Recreation Plan and other available documents including published state and national guidelines and standards.

**FR ENV-11.4** Utilize greenbelts as buffers between uses and visual relief from the built environment.

**FR ENV-11.5** Utilize greenbelts and passive recreational areas for pathways and integrate this system into the nonmotorized transportation network.

**FR ENV-11.6** Greenbelt and passive recreational areas should integrate or bridge critical areas, such as wetlands and fish and wildlife habitat areas, or designated open space areas when possible.

## IMPLEMENTING ACTIONS

The following list of actions needs to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption update. Mid-term actions should be completed within 2-5 years. Long-term actions should be completed within 5-10 years of plan adoption update. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Frederickson Advisory Commission (FAC), Pierce County Planning and Land Services Public Works (PPWALS), Pierce County Economic Development (ED), Pierce County Parks and Recreations (Parks), Pierce County Public Works (PW), and Tacoma-Pierce County Health Department (TPCHD).

### SHORT TERM ACTIONS

- ~~1. Designate and zone areas that contain or are adjacent to designated riparian corridors and other significant habitat areas with resource based zones. (CPB, PALS)~~
- ~~2. Apply standards to zones that address intensity of land uses, open space, tree, and vegetation retention, surface water management, and lighting and noise control. (PALS PALS)~~
- ~~3. Allow activities within riparian area buffers that are compatible with the overall function of the buffer and do not diminish the functional value of the buffer. (PALS)~~
4. Modify the open space corridor to include additional properties as specified in the plan policies. (CPBFAC, PPWALS)

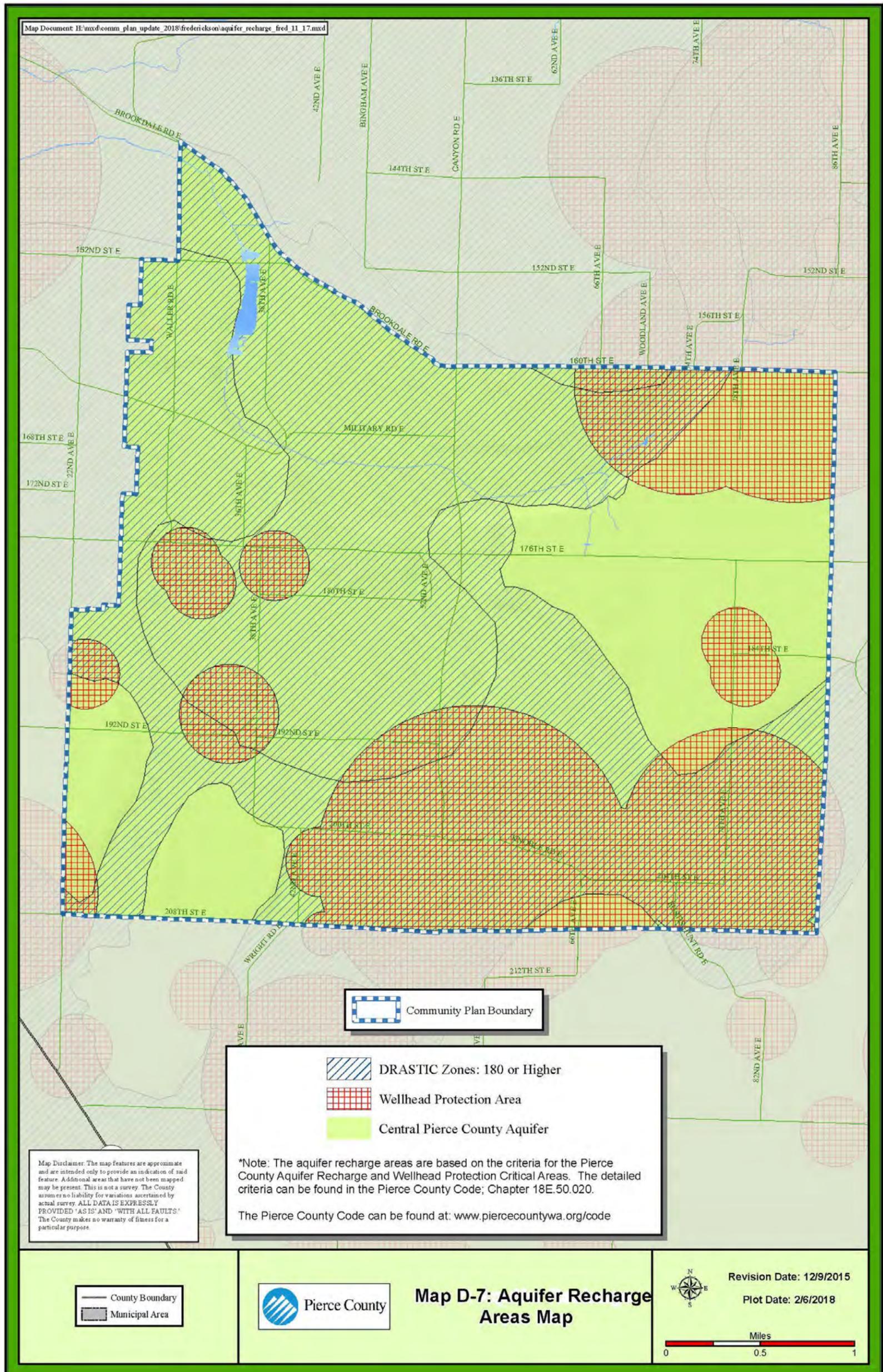
### MID-TERM ACTIONS

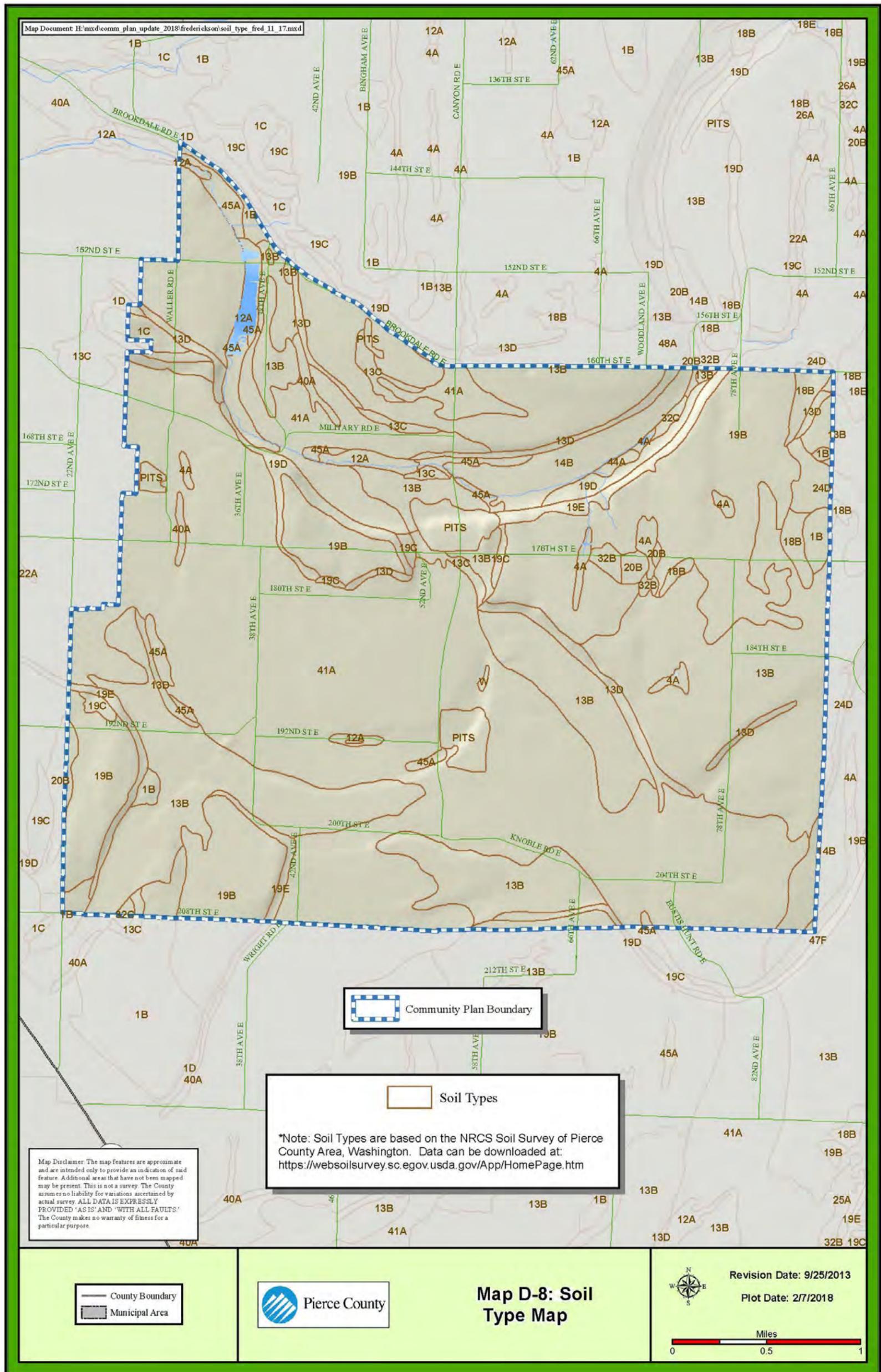
- ~~1. Develop a system of incentives and credits to encourage greater protection of designated riparian corridors and other significant habitat areas such as on and off-site density transfers and variances to bulk requirements. Expand Pierce County's in-lieu fee wetland mitigation program to serve the Frederickson community. (PPWALS)~~
2. Remove or correct barriers to fish passage based on the results of the Clover Creek Basin Plan, prioritize these projects in the Capital Improvement Program update, and construct or reconstruct infrastructure to improve fish passage. (PPWALS)
3. Install signage around the perimeter of wellhead protection areas and/or the most sensitive aquifer recharge areas. (TPCHD)
- ~~4. Identify appropriate methods for handling spill response in high risk areas with Pierce County Emergency Management Department. (FAC, PALS)~~
5. Implement recommendations of the Clover Creek Basin Plan where applicable within the plan area. (PPWALS, PW)
- ~~6. Require property disclosure requirements for real estate transfers that serve to notify new property owners that a parcel contains a wetland. (PALS)~~

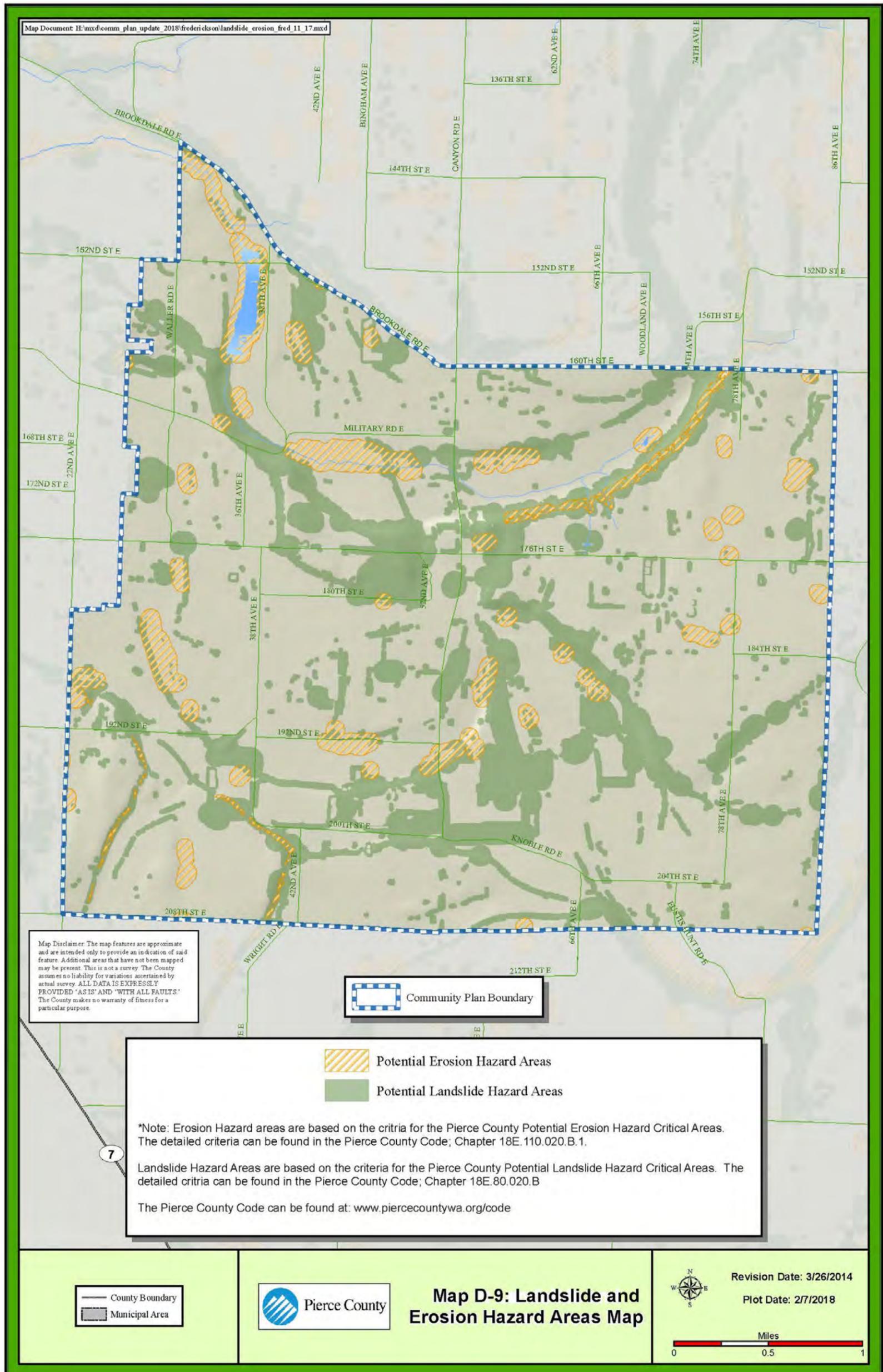
- ~~7. Develop a Transfer of Development Rights and Purchase of Development Rights program for wetland area density transfers and designated open space acquisition. Development rights shall be transferred within the respective community. (PALS, FAC)~~
- ~~8. Conduct public workshops on the County's Current Use Assessment Program, Public Benefit Rating System (tax reduction) that encourage property owners to designate wetlands as open space. (Assessor Treasurer)~~
- ~~9. Develop design standards for public buildings, roadways, and other public infrastructure that promote conservation and restoration of trees and tree cover within the urban growth area. (PALS)~~
- ~~10. Pursue grants and other alternative funding options to acquire monies that would be used to hire a consultant to conduct a freshwater spring inventory within the Clover Creek headwaters vicinity.~~
11. Pursue the development of passive use trails that make connections throughout the Open Space Corridor.

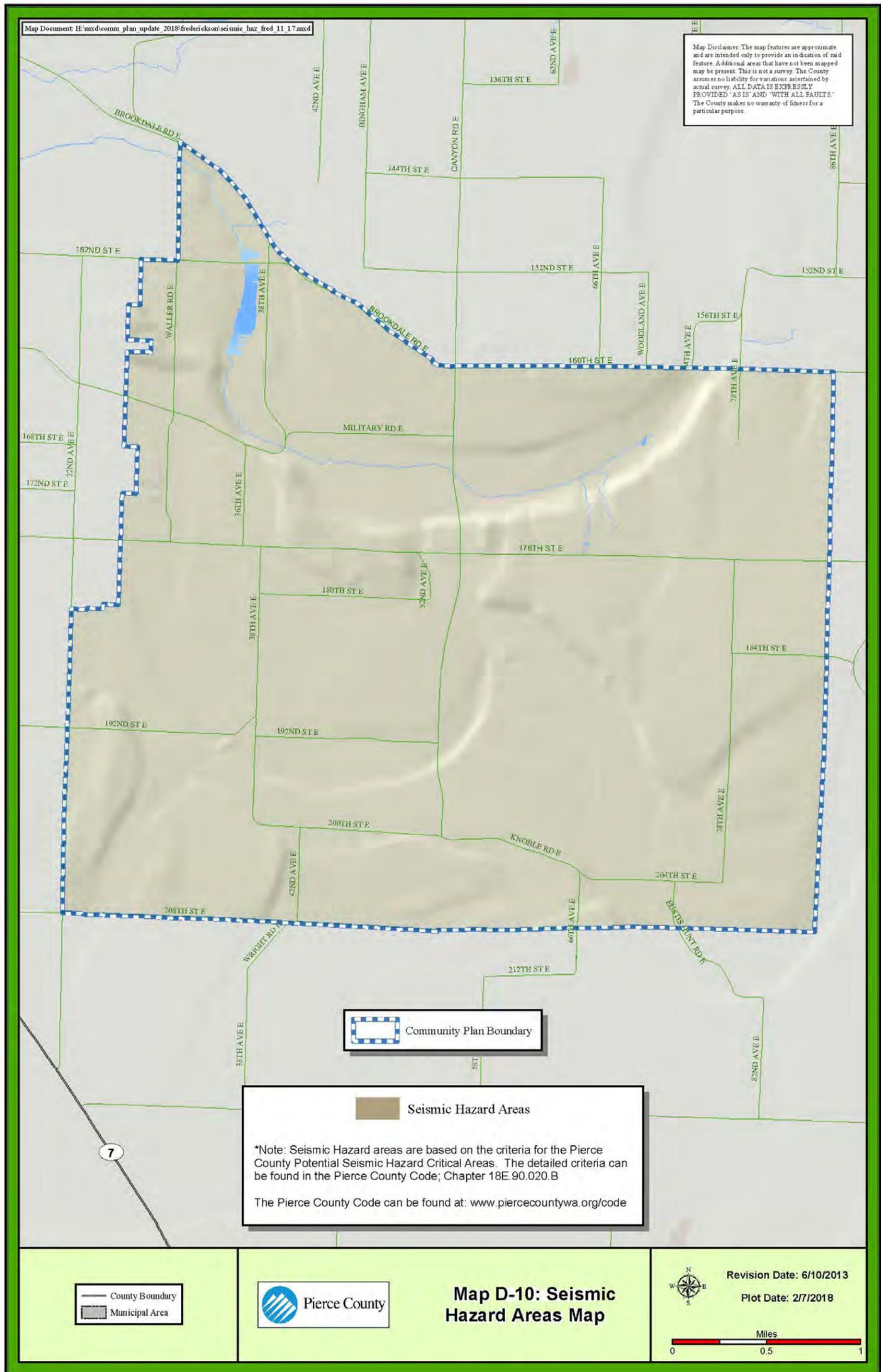
## LONG TERM ACTIONS

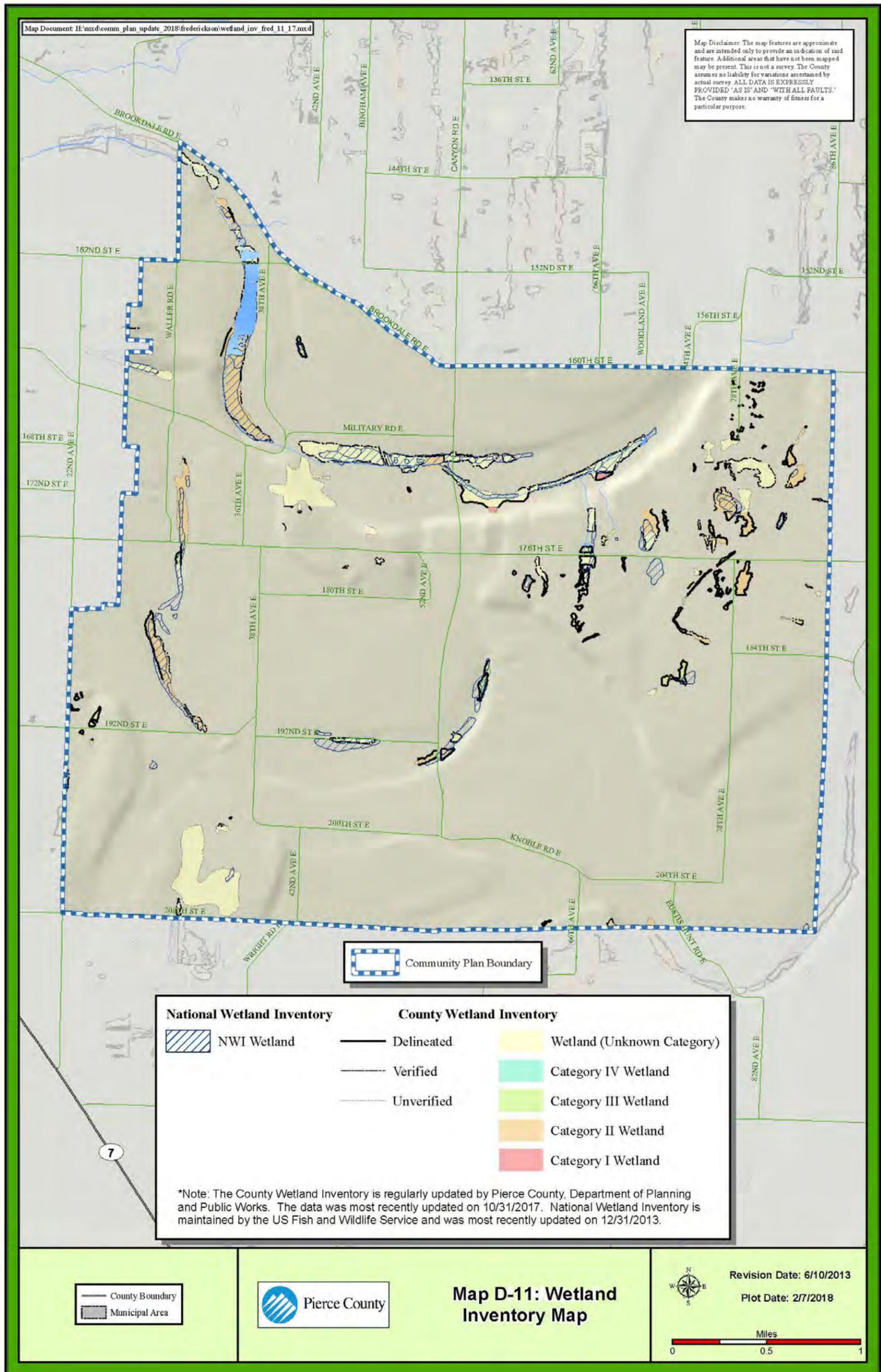
- ~~1. Pursue grants and other alternative funding options to acquire monies that would be used to hire a consultant to conduct a wetland inventory and coordinate this inventory with the Buildable Lands Project. (FAC, PALS)~~
2. Enhance partnerships with the Pierce Conservation District and Washington State University-Cooperative Extension to provide public education and outreach for preserving wetlands within the plan area. (FAC, PPWALS)
- ~~3. Analyze the annual cost and staffing requirements associated with sponsoring an urban forestry program that promotes the conservation and restoration of trees and tree cover within unincorporated Pierce County. (PALS, FAC)~~
4. Utilize various strategies to acquire open space within the plan area. Plan policies shall be applied to prioritize open space acquisition and manage the acquired parcels for the community's long term interest in open space conservation. (FAC, PPWALS, Parks)

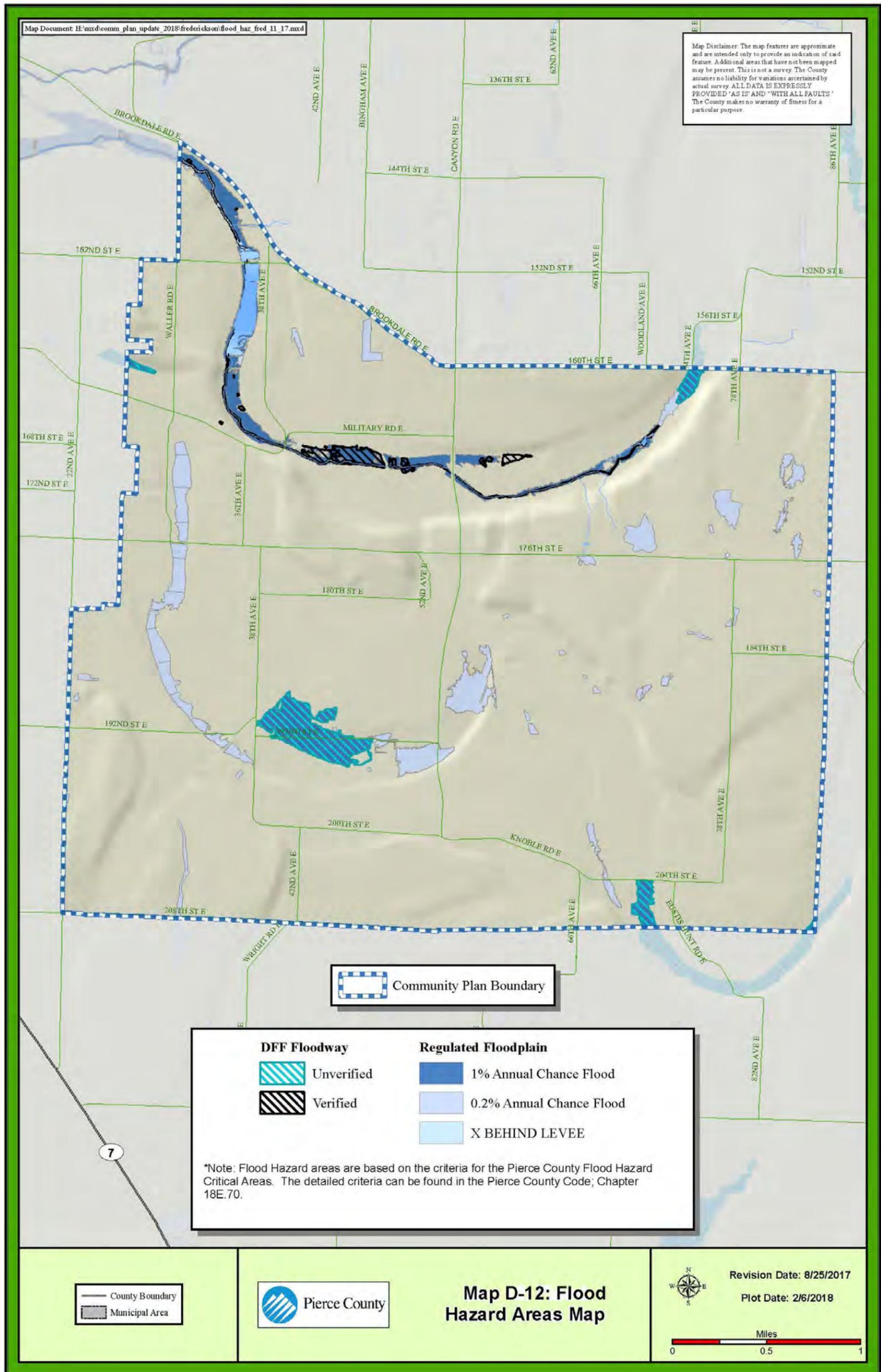


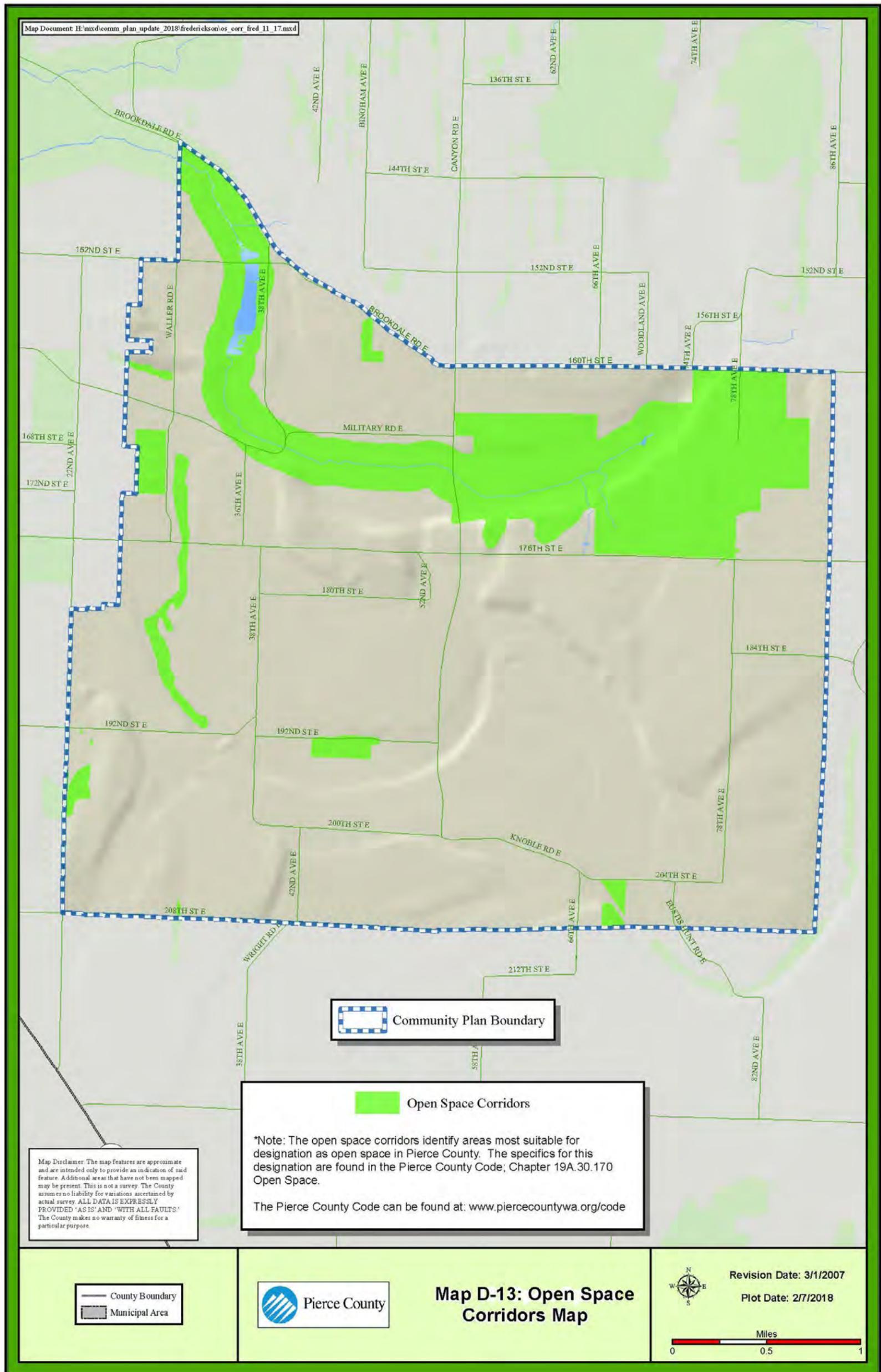


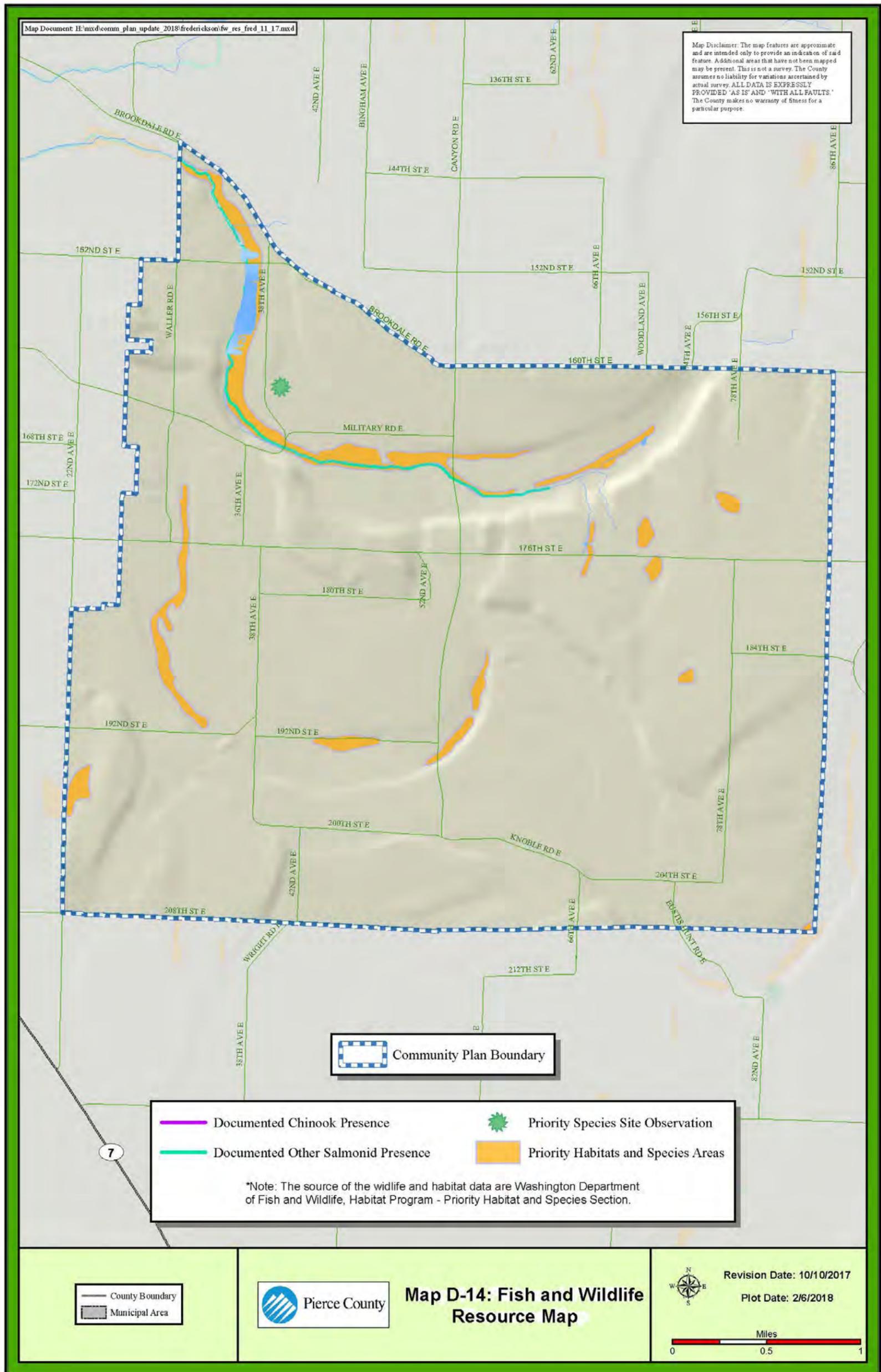


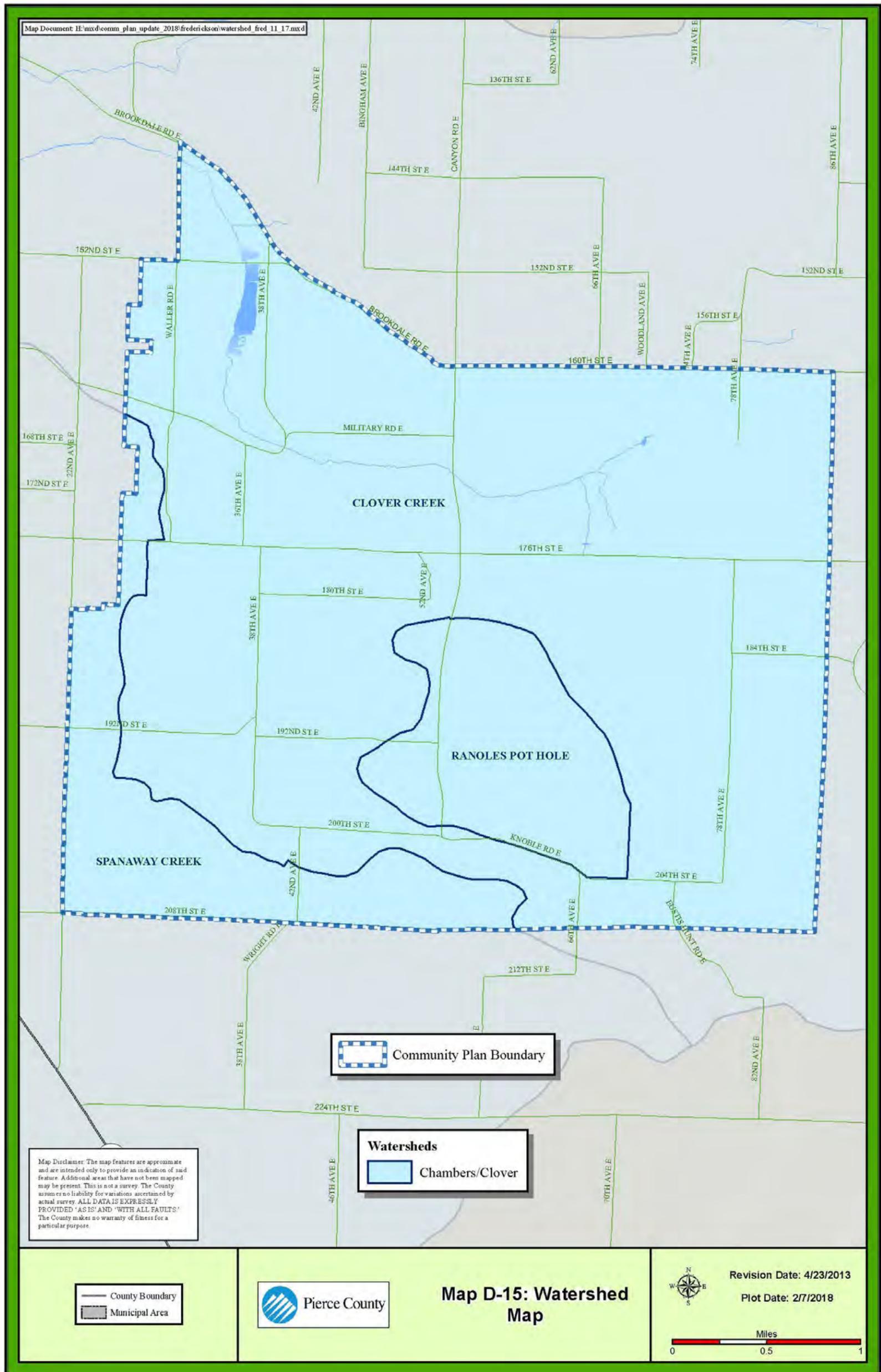












# Chapter 6: Facilities and Services Element

## INTRODUCTION

The Facilities and Services element of the Frederickson Community Plan provides policy direction to decision makers in Pierce County regarding the development regulations and financial investments associated with parks and trails, stormwater facilities, sewer utilities, and public schools, and transportation projects.



Urban services include, but are not limited to transportation infrastructure (such as roads, sidewalks, street trees, street lighting), parks, sanitary sewage disposal, and stormwater and surface water management systems. Facilities are generally considered the physical structures in which a service is provided. One of the principal goals of the Growth Management Act (GMA) is for cities to provide compact urban growth areas (UGAs) that accommodate the majority of growth and development in a community so that the necessary urban facilities and services are provided and delivered efficiently and cost effectively. Urban level facilities and services are only permitted within UGAs.

Certain public facilities and services must be provided at a specific level of service (LOS), concurrently with development. This requirement is intended to ensure that development will not occur without the necessary infrastructure. Developers and property owners are typically required to construct the necessary infrastructure or provide a fee to compensate for their fair share of facilities and services (as associated with a proposed building or development permit) that are necessary to maintain an established LOS (as defined by Pierce County). This LOS standard for public facilities is identified in the Capital Facilities Element of the Comprehensive Plan.

Due to the high rate of growth in the Frederickson area, residents have experienced deficiencies in public facilities, services, and infrastructure. Ensuring that adequate schools, parks, roads, sewer, and water systems are present in the community is a major goal of this plan. While transportation infrastructure is part of facilities and services, the information and policies regarding transportation are found in Chapter 7: Plan Monitoring Transportation Element.

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## HISTORY OF TRANSPORTATION PLANNING IN FREDERICKSON

In 1992, the Pierce County Transportation Plan (PCTP) was adopted by the Pierce County Council. The PCTP was the first county-wide transportation plan establishing policies and prioritizing transportation improvements for the following twenty years and beyond. The PCTP was the result of a four-year work program involving many citizen volunteers representing different geographic areas of Pierce County and various residential, commercial, industrial and recreational groups interested in the transportation system. The PCTP was organized into five main topic areas: Transit, Nonmotorized Transportation, Roads, Other Motorized Transportation and Implementation Strategies and Actions. The PCTP served as the starting point for developing a list of transportation policies and project recommendations for the Frederickson Community Plan.

In 1994, the Pierce County Comprehensive Plan was adopted to comply with the Washington Growth Management Act. The Comprehensive Plan's Transportation Element was predominantly based upon the recommendations included in the PCTP. The Comprehensive Plan summarized a new system for coordinating the planning, funding, programming and construction of transportation improvements with future land development. This concept, known as transportation concurrency, is implemented in Pierce County through the Traffic Impact Review Policy (adopted in 1998) and Transportation Improvement Program (adopted annually).

The South Canyon Corridor Plan Committee worked with Pierce County staff in 1995 to develop and adopt the South Canyon Corridor Plan (SCCP). The SCCP describes the committee's recommendations for transportation improvements in the Canyon Road Corridor from SR 512 to 224th Street E. The plan provides the framework for the design of roadway and transportation improvements, as well as guidance for future development of the South Canyon Corridor. The Canyon Road improvement recommendations that have resulted from the SCCP are included in the Frederickson Community Plan.

In 1997, the County adopted its first Nonmotorized Transportation Plan (NMTP). An extensive public involvement campaign was used to identify and prioritize pedestrian and bicycle projects, and to create nonmotorized policies for the entire county. Since 1997, both the PCTP and the NMTP have been updated and combined into one Transportation Element contained in the Pierce County Comprehensive Plan. This chapter of the Pierce County Comprehensive Plan (Chapter 19A.80) was used as the starting point to develop the Frederickson Community Plan.

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## COORDINATION WITH THE PIERCE COUNTY COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

The transportation policies and project list contained in the Frederickson Community Plan work in coordination with the Transportation Element of the Pierce County Comprehensive Plan (Chapter 19A.80). The transportation guidance found in the Frederickson Community Plan supplements the guidance provided in Chapter 19A.80.

Transportation improvements that are financially programmed within the next six years can be found in the County's most recent copy of the Transportation Improvement Program (TIP). The TIP is updated annually and provides a snapshot of the transportation improvements

programmed for the following six years. The Frederickson Community Plan and Chapter 19A.80 play a major role in determining which transportation improvements will be included in the TIP. The timing of projects and the phasing of various parts of projects are largely based on the anticipated funds available for each project. Unfortunately, the factors determining funding and priority can and do change from year to year.

The Pierce County Transportation Plan (Chapter 19A.80.100) includes policies detailing the process used to prioritize transportation improvement projects. The policies list criteria such as safety/accidents; congestion/level of service; incomplete transit, roadway, bicycle, pedestrian, and ferry systems; traffic impacting neighborhoods; and other criteria. The intent of the policies is to use a standardized, well-documented priority process to establish clear priorities for transportation expenditures in the County. The Pierce County Transportation Plan states that the first priority is to maintain or upgrade existing facilities to serve existing residents and business at acceptable levels of service. The second priority is to upgrade or build new transportation facilities to encourage and support growth and economic development in the more urban areas of the County. The third priority is to upgrade or build new transportation facilities in the more rural areas of the County.

Another important development in Pierce County's Transportation Planning is the collection of transportation impact fees. Pierce County is currently developing a transportation impact fee program to provide for the equitable financing of growth-related transportation improvements. This program will provide Pierce County with a systematic way to equitably distribute the "fair share" contribution for transportation improvements from developers of new projects. The impact fee program will be applied to new developments throughout Pierce County including Frederickson.

## DESCRIPTION OF CURRENT CONDITIONS-INFRASTRUCTURE AND SERVICES

The following sections provide an analysis of the existing infrastructure and services in the community plan area. This information provides the basis for analyzing the levels of service (LOS) for infrastructure in the community and for developing policies which articulate the community's desires. The LOS described in these sections may show that some facilities or services exceed Pierce County's adopted levels of service for public facilities or that there is a deficiency in certain circumstances.

## PUBLIC PARKS AND RECREATION

The Pierce County Comprehensive Plan contains general policies that serve as a guide for future development of park and recreation facilities in the County. These policies cover a range of issues including the responsibility for providing parks, technical assistance, and location criteria for new regional parks. ~~Section 19A.20.090~~ The Parks and Recreation Element of the Comprehensive Plan states that ~~primary reliance is upon cities and towns and special purpose districts to provide local park facilities and service appropriate to serve local needs~~ the County’s role in providing local parks is to land-bank sites identified in community plans when capital funding is available and a partnership is formed with a local jurisdiction for eventual transfer of the property. The location criteria for park and recreation areas state that new parks must be located on public roads. If a park is located in an urban area then urban services need to be available. Open space recreation parks should be located on land offering significant environmental features.



The Frederickson community ~~does not have any~~ has one Pierce County park ~~land or facilities~~ within the plan area, the undeveloped 64-acre Cross Park. Other ~~The only~~ public recreation facilities located in the plan area are associated with ~~three~~ five public schools. ~~The community is served by the following Pierce County Regional F facilities: Sprinker Recreation Center Regional Park and Spanaway Lake in Spanaway and Frontier Park in Graham all of which are within five miles of the plan boundary.~~ Table D-18 and Table D-19, Recreation Land Inventory and Facility Inventory describe the park land and recreation facilities that serve the Frederickson community. ~~Brewer’s Sports Complex (30 acres) and Tacoma Sportsman’s Club (80 acres) are two~~ is a private recreation facilities located within the plan area ~~which are not considered in determining level of service.~~

**Table D-18: Recreational Park Land Inventory**

Park Name*	Location	Acres	Facilities Classification
<b>Cross Park</b>	Frederickson	64.0	In Development
<del><b>Bresemann Forest at Spanaway Park</b></del>	Spanaway	65.0	Resource Conservancy
<b>Frontier Park</b>	Graham	<del>60.0</del> 71.0	Resource Activity Playground, playfields, paved pathways, race track, equestrian facilities
<b>Heritage Recreation Center</b>	South Hill	47	Baseball, softball, and soccer fields
<b>Meridian Habitat Park</b>	South Hill	36	Community center, playground, and trails
<b>Gonyea Playfield</b>	Parkland	14.0	Resource Activity

Park Name*	Location	Acres	Facilities Classification
Spanaway Park	Spanaway	70.0	Resource Activity
Spanaway Golf Course	Spanaway	160.0	Special Use
Sprinker Recreation Spanaway Regional Center Park	Spanaway	35.0 327.0	Resource Activity Ice Rink, tennis courts, skate park, ballfields, golf course, fishing pier, boat launch, trails, and 3,800 linear feet of shoreline access

\* All parks listed in this table are within five two and one-half miles of the Frederickson Community Plan boundaries and are considered to be providing services to the Frederickson Community.

**Table D-19: Recreational Facility Inventory**

Type of Facilities*	Currently Available (Units)
Courts, Fields and Play Areas	40
Multipurpose Trails – Miles	2.5
Picnic and Camping Areas	286
Access to Water Parking spaces	275
Access to Water Square Feet of Area	12,700
Boat Launch Ramps	1

\* All facility types listed in this table are within five miles of the Frederickson Community Plan boundaries and are considered to be providing services to the Frederickson Community.

The Pierce County Comprehensive Park, Recreation, and Open Space Plan (referred to as the Parks PROS Plan) provides general direction and guidance for both management of park facilities and programs. The Parks Plan does not contain project specific plans for the County's park properties. Although, the Parks and Recreation Department is a regional provider, the department assists communities with identifying their individual park and recreation needs. Table D-20 describes the park land and facility inventory that currently exists within the Frederickson Community Plan area and projects the future need for expected population growth.

**Table D-20: Recreational Land and Facility Inventory and Needs Analysis**

Facility Type	2001 Inventory *	Pierce County Standard per 1,000 Population	Number of New Facilities needed by 2017**
Land – Resource Conservancy (acres)	0	2.1664	39.13
Land – Resource Activity (acres)	0	2.651	47.88
Land – Linear Trails (acres)	0	0.07646	1.38
Land – Special Use Facility (acres)	0	0.8999	16.25

Pierce County Parks, Recreation, and Open Space Plan defines the different types of parks as follows:

Local Parks are less than 40 acres in size

County Parks are 40 to 200 acres in size

Regional Parks are more than 200 acres in size

Facility Type	2001 Inventory *	Pierce County Standard per 1,000 Population	Number of New Facilities needed by 2017**
Facilities — Courts, Fields and Play Areas (units)	0	0.1524	2.75
Facilities — Multipurpose Trails (miles)	0	0.0990	1.78
Facilities — Picnic and Camping Areas (units)	0	1.0328	18.65

\* Note, there is no park land or park facilities in the Frederickson Community plan area. However, the community is served by the following Pierce County Regional Facilities: Sprinker Recreation Center, Frontier Park and Spanaway Lake, all of which are within five miles of the plan boundary.

\*\* Number of new facilities needed by 2017 is derived by multiplying the estimated 2017 population for the Frederickson Community (18,062) expressed as persons per 1,000 (18.062) by the county LOS standard for the facility type.

Community plan policies focus on the acquisition and development of property for public parks in the next 15 years. The northern portion of Cross Park is anticipated to be completed in the next 6 years and will provide a community center, playground picnic areas, and walking trails. Strategies identify possible funding mechanisms and public agency partnerships. Additional policies address deficiencies in park land and facilities and identify methods of creating, funding, and operating neighborhood and local scale parks. Properties and methods identified attempt to remedy the deficiency in level of service within the plan area and attempt to achieve a level of service that meets the needs and desires of the Frederickson community.

**Error! Reference source not found.** identifies three new sites as possible parks. Any acquisition of new property must adhere to the adopted Comprehensive Plan policies.

#### PARK ACQUISITION RECOMMENDATIONS

The potential acquisition sites that are identified are not listed in order of priority.

Name	Location	Size	Current Owner	Proposed Use
Forest adjacent to Naches Trail Elementary	15305 Waller Road East	12	Bethel School District	Local Park
Pierce County Waller Road Property	Waller Road East between 166th Street East and 172nd Street East	36	Pierce County Planning & Public Works	Local Park
Former Brewer's Sports Complex	6715 176th Street East	25	Brewer's Sports Complex LLC	Local Park
Properties associated with open space adjacent to Clover Creek	Various	Various	Various	Resource Conservancy

## TRANSPORTATION

### ROADS AND HIGHWAYS

The transportation system in Frederickson reflects the area's rural past. The road system is primarily made up of two lane roads that are aligned north-south and east-west. However, the grid system is incomplete and there are only four primary routes into and out of the community plan area: Canyon Rd E, 176th St E, Waller Rd E, and 160 St E/Brookdale Rd E. According to preliminary analysis completed in anticipation of creating the Pierce County Traffic Impact Fee Program, six roads are identified as having capacity deficiencies in Pierce County. Two of the six roads are located in the Frederickson Community Planning Area: 176th St E and 78th Ave E. The Frederickson Community Planning Board recommended improvements to these two roads and others based on current and future needs to reduce the growth in congestion.

The lack of nonmotorized facilities such as sidewalks, paved shoulders and trails within the Frederickson Community Plan area has become an important issue to many in the community as the residential population continues to grow. Many of the plan's transportation recommendations include nonmotorized facilities to increase transportation and recreational opportunities for community residents.

Additional road and highway issues addressed during the planning process include: controlling access to arterials, minimizing impacts to the environment and wildlife, improving safety, building new facilities at the time they are needed, preserving right-of-way, and providing connections between developments.

### RAIL SERVICES

The Tacoma Rail Mountain Division owns the railroad lines traveling through the Frederickson Community Planning area. The length of rail line running through the Frederickson Community Plan area is approximately 6.5 miles. This is part of 132 miles of track in the Mountain Division. Growth in freight volumes and customers has increased since Tacoma took over the rail lines four years ago. Currently freight is carried between Frederickson, Thurston County, Lewis County and the Port of Tacoma for interchange with the Burlington Northern Santa Fe and Union Pacific railroads for service to all parts of the U.S., Canada and Mexico. Freight service to Frederickson is on a five day a week schedule



with occasional service on Saturdays and Sundays. Improvements are being made on track and right-of-way to run freight from Morton and Mineral by the end of 2002. This additional freight will pass through Frederickson.

Passengers may be carried on the rail lines in the future. One possibility is to run a passenger train from Frederickson to connect to the Sound Transit regional rail in downtown Tacoma. An excursion opportunity is a train between Freighthouse Square in Tacoma and the proposed Inn at Park Junction located near Elbe/National. The "Train to the Mountain" is in the planning stages and will require substantial upgrade of track and right-of-way to allow operations at greater than 20 mph.

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#### AIRPORT

The Shady Acres Airstrip is the only aviation facility within the Frederickson Community Plan area. The privately owned airstrip is located just west of 46th Avenue East between 200th Street East and 208th Street East. The airstrip is open to the public and is the base for approximately 42 aircraft. The airstrip averages 118 operations per week which is 90% transient general aviation and 10% local general aviation.

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#### PUBLIC TRANSIT

Pierce Transit's existing routes do not travel within the Frederickson Community Plan area. The nearest bus routes are:

- #1 Carries passengers on 6<sup>th</sup> Avenue and Pacific Avenue (SR 7).
- #402 Carries passengers across South 224<sup>th</sup>, on Meridian (SR 161) and between the Roy Y Park and Ride, Graham, Puyallup, Enchanted Parkway and Federal Way.
- #410 Carries passengers on 112th Street East between Parkland and Puyallup.

In February 2002, local voters approved an increase in the local sales tax levy to support Pierce Transit. The additional tax revenue will replace funding that was lost when the state Motor Vehicle Excise Tax was eliminated. The approved local sales tax levy will allow Pierce Transit to provide increasing levels of local bus service, SHUTTLE transportation for people with disabilities, vanpool services, and additional Park & Ride lots, at a rate that will keep pace with Pierce County population growth.



## PUBLIC SCHOOLS

The plan area is served by Bethel School District No. 403. The District includes 15 elementary schools, 4 junior high, 2 high schools, and 1 alternative high school with a total capacity of 12,281 students. Capacity is based on 2002 school district service standards of 80 square feet per student at the elementary schools, 110 square feet per student at the junior high schools, and 120 square feet per student at the high schools. Enrollment in 2002 was 15,997 students.

Naches Trail Elementary, Pioneer Valley Elementary, and Clover Creek Elementary, Frederickson Elementary, Liberty Middle School, and the Pierce County Skills Center are the only Bethel School District school facilities located within the plan area boundaries. Several district facilities including the central kitchen and transportation center and the Bethel Support Annex are also located within the plan area. A fourth elementary school, Elementary School No. 16, will be located north of 176th Street East and west of 74th Avenue East.

Bethel School District's Capital Facilities Plan for 2002-2003, provides for the construction of an additional junior high with a capacity for 750 students, and an additional high school with a capacity for 1,250 students. This will increase total capacity of the district to 14,281 by the year 2005. Additional new facilities will not address potential future growth of the school district which is projected to grow to 16,897 by 2005. This will leave the district with a net shortfall of 2,616 students in 2005. The district will need to approach the voters for an additional elementary school and junior high school in 2005 to address the future growth.

Projected enrollment in the District is expected to reach approximately 23,000 by the year 2035. The District is working to pass bonds to construct a new high school.

### Bethel School District No. 403

#### The District includes:

- 16 elementary schools
- 1 K-8 school of choice
- 6 middle schools
- 3 high schools
- 1 alternative high school
- Elementary online academy
- Pierce County Skills Center

#### The District's overall capacity:

- 16,815 in permanent classrooms
- 3,200 in modular classrooms.

The Bethel School District is the responsible entity to address school district issues. Comprehensive Plan policies encourage increased coordination between the County and the District to develop strategies that address new schools and capacity and the location of schools in rural areas. Additional coordination is also needed between the two entities to ensure students have safe walking routes from their residential neighborhoods to schools.

## SANITARY SEWER

~~The Frederickson community is serviced by approximately 24 miles of sewer lines. The majority of these lines are gravity (96%) with the remainder being force mains.~~

~~Pierce County Sewer Code and Tacoma-Pierce County Board of Health Regulations for On-Site Sewer Systems require properties within 300 feet of an existing public sewer line to connect to the sewer system when proposed for development. Existing developments may continue use of on-site sewer systems unless there is failure of the system and public sanitary sewers are within 300 feet or the existing structure is expanded.~~

~~Current regulations require vacant properties within 300 feet of an existing sewer main to connect to the sewer system when proposed for development. Existing developed property does not have to connect unless there is a proposal to change the use, a septic failure, or an additional to a structure that would substantiate additional bathrooms.~~

~~In the late 1990s Pierce County adopted regulations that require new subdivisions which do not connect to the sewer system to construct dry line sewer infrastructure in addition to an interim septic system—the premise being that when sewer lines are extended past the project in the future, the interim septic systems will be disconnected and the dry line infrastructure will be connected to the sewer system. The costs of constructing an interim septic system and dry line infrastructure, maintenance, and the engineering challenges have encouraged developers to connect projects to the sewer system, with limited exceptions.~~

The goal of the Pierce County Planning and Public Works department is to connect the entire 117-square-mile sewer service basin to the Chambers Creek Regional Wastewater Treatment Plant eliminating the need for new, and retiring existing, on-site septic systems.

The Frederickson service area is concentrated within one sewer service basin, Frederickson Basin, and has the highest concentration of large scale commercial/industrial uses in the County. The area is approximately 6% of the County's sewer service area. The County has provided sewer availability for the commercial/industrial uses in the plan area with most residential uses remaining reliant upon on-site septic systems. As the collection system grows, opportunities for residential connection to the system will expand throughout the basin.

Many individual on-site systems still exist within these basins and will continue to be in service until either the sewer collection system is extended to provide connection, or the Tacoma-Pierce County Health Department (TPCHD) requires connection due to health and/or environmental issues. Extension of the collection system by the County and private development will continue to close the service gap between commercial/industrial and residential uses.

Concern about surface and groundwater pollution in the Chambers-Clover Creeks watershed was first reported by the Washington State Department of Health in 1939. Pierce County's urban areas are situated directly above a sole source aquifer that exists at multiple levels. The report attributed shallow aquifer pollution to increased population densities and the continued use of poorly maintained on-site septic systems. The report further identified that as the shallow upper aquifer became more polluted over time, new wells accessing the deeper aquifer levels would need to be constructed to provide safe potable water supplies.

In 1967, the Washington State Legislature adopted the County Services Act, RCW 36.94. This act authorized counties in Washington State to provide sanitary sewer services and facilities. Prior to this action, counties could not provide sanitary sewer service.

In 1969 Pierce County adopted the *Chambers Creek - Clover Creek Basin Sewerage General Plan* calling for staged construction of conventional sewer collection lines and a single centralized treatment plant with outfall to Puget Sound. In 1973 this service area - *Utility Local Improvement District 73-1* - became the central portion of the sewer service basin that included Lakewood, Parkland, and Spanaway. Expansion of the Chambers Creek facility and additional extensions to the collection system have been added over the past 30-years.

When an on-site septic system is reported for service or repair to the TPCHD, permits may be issued to allow the repair or replacement of all or part of a system. If the TPCHD finds that a septic system is unrepairable, soils will not support repairs, or the parcel is within 300 feet of a sewer collection line, connection to the sewer collection system is required.

While on-site septic systems remain a viable alternative to connection, the installation of any new system is interim, that is, the septic system is to be abandoned and connected to sewer

## Chambers Creek Regional Wastewater Treatment Plant

The plant is a sanitary system, meaning that the system collects and treats only wastewater and does not collect or treat stormwater. Collected wastewater is treated through anoxic secondary treatment utilizing primary sedimentation and anaerobic digestion and operates under a National Pollution Discharge Elimination System (NPDES) permit issued by the Washington State Department of Ecology.

The Plant is currently rated to treat 28.7 million gallons per day (MGD). The average daily flow is currently 20.1 MGD (this has not been updated since the 2017 expansion, which is estimated at a 60% expansion).

Levels of service, and other policies pertaining to sewer service, are established in the Unified Sewer Plan.

once collection lines become available as defined by the appropriate agencies. An on-site septic system shall be considered an interim as defined per PCC 18.25.030 and shall be designed to comply with *Planning Section Policy CP 2016-01, Dry Sewer Facility Exceptions*, and the *TPCHD Rules and Regulations for On-Site and Community Sewage Systems within the Urban Growth Area - Section IX Connection to Public Sewers*.

Utilizing the six-year Capital Facilities Plan, and the twenty-year Sewer Improvement Program, in conjunction with the Sewer System Model, the Sewer Division identifies programs, projects, upgrades, and replacements to all systems to meet evolving environmental regulations and the requirements of the County's NPDES permit.

Best construction methods and practices are employed to reduce impacts associated with construction of sewer infrastructure. All efforts are made to locate sanitary sewer facilities within existing road rights-of-way whenever possible and construction activities are coordinated to avoid critical flora, fauna, and aquatic areas and the disruption of transportation systems.

Given the size of the sewer service area, policies relating to sanitary sewer span multiple community plan boundaries. Policies pertaining to the sewer system require consistency and are a component of the Pierce County Comprehensive Plan.

Additional Utility policies and future planning can be found in the following documents:

- [2010 Unified Sewer Plan Section 1 Policies](#)
- [Sewer Improvement Program](#)
- [Capital Facilities Plan](#)

## STORMWATER SEWER SERVICE MANAGEMENT

### STORMWATER MANAGEMENT

As natural vegetative cover is replaced with homes, businesses, parking lots, and roads, surface water runoff (stormwater) tends to increase both in volume and rate at which the water drains off the land. If not properly addressed, this post development increase in stormwater volume and rate can result in flooding, water quality and habitat degradation, and soil erosion.

Within the Frederickson plan area there is very little in the way of man-made constructed drainage systems due to the porous nature of the underlying Spanaway soils within Frederickson. These soils do not generate significant surface water runoff and therefore, does not facilitate the natural formation of drainage channels. Most of the development that has occurred in the plan area has been at such a density that construction of large piped conveyance systems along roadways has not been necessary because runoff has infiltrated along the shoulders of the road or in roadside ditches. In these areas, the groundwater table can fluctuate more than 20 feet over the course of one year. While runoff from these sites will typically alter the water table, it is very challenging to treat for water quality during an extended high water period. Only when development has become more intense (i.e. construction of a major arterial or the creation of subdivisions with more than one or two dwelling units per acre) has the need for collecting and conveying the excess runoff to a storm drainage pond or to small scale drywell within the roadway been necessary.



There are some pocket locations within the plan area comprised of till soil types that do not allow runoff to infiltrate into the ground and precipitation in these areas is quickly converted to runoff. These areas are in the southwest corner of the plan area, south of 192nd Street East, and west of 42nd Avenue East, and also south of Clover Creek between Canyon Road East and the 8400 block and north of approximately 182nd Street East. These areas are relatively undeveloped, but have formed the natural drainage courses characterized with culverts at road crossings and steep ravines where the drainage courses traverse steep slopes.

Portions of the Frederickson community are within a closed depression drainage basin where stormwater flows to a series of potholes. No natural surface water outlet is present in these potholes and the only means of conveyance is through evaporation and infiltration. This type of topography is susceptible to increased levels of flooding due to the increased rate of runoff created from development within the closed depression becoming greater than the evaporation and infiltration rate. As a preventative measure, current stormwater regulations require development within the closed-depression areas to maintain stormwater flow peaks and volumes at the same level prior to the development and manage any excess volumes on-site.

Pierce County has developed some regional stormwater facilities within the Frederickson plan area. These facilities are typically situated at a pothole location within the closed depression basin and are designed to maximize the infiltration rate of the pothole while providing protection from development occurring within the pothole. Two of these facilities, Sandpit Pond and the Brookdale Pit, are on the border of the northern portion of the plan area and receive most of their runoff from northern areas outside of the plan area. Another regional

facility located in the southwest corner of the plan is an unnamed facility located just east of 22nd Ave. E. and south of 192nd St. E. The following table describes these facilities in more detail.

**Table D-21: Regional Stormwater Facilities**

Facility Name	Location	Purpose and Contributing Area
<b>Brookdale Pit</b>	South of Brookdale Road at 46th Ave. E	Retention Pond. Receives runoff from a seasonal stream known as the 3rd tributary of Clover Creek. Drains areas around Canyon Road south of 128th St. E.
<b>Sandpit Pond</b>	NW corner of 156th and 78th Ave. E	Retention Pond. Receives runoff from a seasonal stream known as the 7th tributary of Clover Creek and reduces flooding around 160th St. E. Drains areas to the north and east of plan area, south of 144th St. E. and west of 86th Ave. E.
<b>192nd &amp; 22nd</b>	East of 22nd Ave. E. and south of 192nd St. E	Retention Pond. Receives runoff from a pocket of till soils in the southeast corner of the plan.

The public regional ponds identified above in the plan area are in addition to the smaller publicly owned retention/detention ponds and a large amount of drywells associated with individual developments. These publicly owned stormwater facilities have been inventoried and are currently documented on the County's GIS system for routine maintenance. Privately owned facilities within the plan area, which are associated with private road developments and gated communities, are not well inventoried. Private parties such as homeowners' associations are responsible for maintaining those facilities. Sporadic Annual checks have documented poor maintenance of these private facilities despite are completed by Pierce County inspectors to ensure that the ponds are maintained per the maintenance agreements required at the time of plat approval. This is probably due to loose knit organizations of homeowners associations and lack of funding to perform the necessary maintenance. Pierce County has not had the resources necessary to track and pursue enforcement of works with homeowners' associations to assist and assure compliance with the maintenance agreements.



## BASIN PLANNING

To assist in future decision making associated with stormwater issues, a series of basin plans are being were prepared by Pierce County to address all aspects of surface water management. The Clover Creek Basin Plan encompasses the entire Frederickson Community Plan area and has currently been approved by the Pierce County Planning Commission. More public hearings are

~~expected before the County Council with an anticipated adoption in February/March of 2003.~~ Implementation of the plan's recommendations will help ensure that actions taken to improve stormwater drainage in the County are in compliance with federal and state laws and regulations, particularly the federal Clean Water Act and Endangered Species Act.

## POTABLE WATER SUPPLY

Frederickson residents and businesses receive their potable water (or drinking water) from one of several types of public water systems operating under different ownership arrangements (i.e., municipal, mutual, or investor-owned) or from "individual wells." The majority of residents receive their drinking water from a Group A water system; ~~a public water system serving more than 15 connections.~~ While approximately 10 Group A water systems operate in the Frederickson community, the majority of the community plan area is served by one of the following: Spanaway Mutual, the City of Tacoma, Firgrove Mutual or the Southwood/Sound water system (owned and operated by the Rainier View Water Company). In addition to Group A water systems, a percentage of Frederickson residents obtain their drinking water from a Group B system; ~~a public water system serving between 2 and 15 connections.~~ Finally, a lesser amount of Frederickson residents obtain their drinking water from a private source or individual well.

~~The Washington State Department of Health (DOH) has regulatory responsibility over Group A public water systems while the Tacoma-Pierce County Health Department (TPCHD) in conjunction with DOH has primary regulatory responsibility over Group B systems. TPCHD is responsible for the permitting of individual wells. Water systems meeting certain conditions (i.e. size) are required by DOH to prepare water system plans every six years. Such plans are required to be consistent with growth and zoning conditions contained in the relevant jurisdiction's comprehensive plan and must demonstrate how the system is to provide water service to the projected growth. All users of surface water and users of more than 5,000~~

### Water Systems

While approximately 12 Group A water systems operate in the Frederickson community, the majority of the community plan area is served by one of the following:

- Spanaway Mutual,
- City of Tacoma,
- Firgrove Mutual, or
- Southwood/Sound

### Water System Types

1. Group A: a public water system serving more than 15 connections, regulated by The Washington State Department of Health (DOH)
2. Group B: a public water system serving between 2 and 15 connections, regulated by Tacoma-Pierce County Health Department (TPCHD) and DOH
3. Private source or individual well, regulated by TPCHD

gallons of groundwater per day (or irrigation of more than ½ acre of land) are required to obtain a water right from the Washington State Department of Ecology.

The Central Puget Sound area faces significant challenges in meeting the water needs for people and fish habitat with available resources. At current levels of water use, additional water supplies will be needed to meet both near-term (through 2020) and long-term (through 2050 and beyond) water demand in the region. While many of the region's water systems would prefer the ability to drill for new sources of groundwater within their service areas, the likelihood of doing so is questionable. Instead, water systems are beginning to recognize the need to seek a regional water source to supplement existing sources of supply. ~~Such recognition is reflected in several new regional planning efforts, such as the Central Puget Sound Water Initiative and ESHB 2514 watershed management planning processes.~~

At the local level, several Pierce County water purveyors operating within the urban growth boundary are in need of new sources of supply to serve anticipated new growth. Pierce County and water purveyors should coordinate their activities to ensure that an adequate and reliable domestic water supply is available to support projected population growth. The availability of an adequate potable water supply should be verified prior to the approval of new land divisions. If water purveyors are incurring problems of supplying water for new land divisions, they should explore connections with other water systems that have adequate water supplies. ~~Currently, Spanaway Mutual and the Southwood/Sound water system, each serving a portion of the Frederickson community, are reaching capacity in terms of their water rights. Spanaway Mutual is currently updating its water system plan which must include a water right evaluation and a source of supply analysis. It is anticipated that through the development of its water system plan, Spanaway Mutual will address its plans for the future supply of water to its existing and projected customers.~~

~~A water system plan for the Southwood/Sound system was recently approved by DOH (September 13, 2002). As the water system plan was under review, the system's designated water service area was revised to more closely reflect an area to which the system can provide water service for expected growth. The majority of this area, now considered to be "undesigned" in terms of public water service, is located outside the urban growth boundary; however, a portion of the Frederickson Employment Center was removed from the Southwood/Sound water service area and is, therefore, considered to be undesigned. The City of Tacoma provides water service to the majority of the Frederickson Employment Center. It is anticipated that the City of Tacoma will expand its designated service area to incorporate the recently relinquished Southwood/Sound service area. In order to further address its water deficit, the Southwood/Sound water system has recently formalized a wholesale water request to the City of Tacoma. The Tacoma Public Utility Board is currently reviewing that request.~~

~~Another smaller water system providing water service in the Frederickson community, Bethel Water Company, also recently revised its service area leaving an additional portion of the Frederickson Community planning area undesigned in terms of public water service. The Firgrove Mutual water system recently addressed its projected water resource deficit by entering into a wholesale water arrangement with the City of Tacoma.~~

## DESCRIPTION OF DESIRED CONDITIONS

The urban growth area is intended to accommodate the majority of new growth and development in the community plan area. It is important therefore, that the majority of public expenditures for urban facilities and service should also be directed to UGA. Urban levels of service should be required as a component of all new development in the UGA. Pierce County should ensure that new development supports the costs associated with public facility and service expansions that are made necessary by each development project. The UGA should not exceed a size that can be serviced by the urban facilities and services that exist or can be provided within a 20-year planning horizon. Prior to expanding the UGA, it must be demonstrated that adequate public facilities and services can be provided for each public facility and service

Due to the high rate of growth in the Frederickson area, residents have experienced deficiencies in public facilities, services, and infrastructure. Ensuring that adequate schools, parks, roads, sewer and water systems are present in the community is a major goal of this plan. The Frederickson Community Planning Board has anticipated the expected growth and accounted for the current deficiencies when forming plan policy recommendations.



Master Plan

## PUBLIC PARKS

The objectives, policies, and standards focus on the acquisition and development of property for public parks. Strategies identify possible funding mechanisms and public agency partnerships. Additional policies address deficiencies in park land and facilities and identify methods of creating, funding, and operating neighborhood and community scale parks. Properties and methods identified attempt to remedy the deficiency in level of service within the plan area and attempt to achieve a level of service that meets the needs and desires of the Frederickson community.

**Error! Reference source not found.** identifies nine new sites as possible parks including many properties located within or adjacent to the Open Space Corridor. The CPB has recommended the following sites as potential park and recreation facilities:



### PARK ACQUISITION RECOMMENDATIONS

- Naches Trail Elementary (152nd St E & Waller Rd)
- Pierce County property at 27th Ave E
- Pierce County property at Brookdale Rd E
- Tacoma City Water parcels at 164th St E & Canyon Rd

- Tacoma Sportsmen’s Club (16409 Canyon Rd E)
- Brewer’s Sports Complex (6715 176th St E)
- Port of Tacoma parcel (Lake Frederickson) at 192nd St E
- Viewpoint properties in the vicinity of 30th Ave E & 208th St E (Section 24, Township 18, Range 03)
- Oxbow properties in the vicinity of 204th St E and 208th St E
- Pioneer Valley Elementary (7315 Eustis Hunt Rd E)

The potential acquisition sites that are identified are not listed in order of priority.

## TRANSPORTATION

The objectives, policies, and standards help describe Frederickson’s transportation future. The transportation project list and map guides the identification, financing, design, and construction of transportation facilities in the Frederickson Community Plan area. The community plan’s transportation element needs to be used in conjunction with the Transportation Element of the Pierce County Comprehensive Plan. Many of the projects and policies contained in the Frederickson Transportation component have evolved from the Pierce County Comprehensive Plan and South Canyon Corridor Plan.

An evaluation of the roads in the Frederickson area was completed to help create the project list. The evaluation looked at Frederickson traffic in 2025. Assuming all of the projects in the Pierce County Comprehensive Plan Transportation Element were built, the model showed that most of the roads would function adequately except for Canyon Road East and 78th Avenue East in the p.m. peak travel hour. The forecast assumed that Canyon Road East was improved to 7 lanes as far south as 176th Street East and improved to 5 lanes from 176th Street East south to SR 7. The forecast assumed no improvements were made to 78th Avenue East.

Additional components of the transportation system examined during the planning process included safety, maintenance, neighborhood and environmental impacts, access to arterials and project funding. The transportation projects and policies are intended to slow the growth in traffic congestion, improve transportation flow for residents, business interests, and industrial needs, decrease the number of collisions, increase route options for pedestrians and bicyclists, and improve transit service. The community would like to have the nonmotorized and transit systems improved in their area to provide transportation options for people who are unable to drive, for fitness and recreation, and to reduce the growth in the number of cars traveling within the Frederickson community. The committee recognized the importance of the nonmotorized and transit systems in providing mobility for people of all ages, physical abilities, and socioeconomic standing.

## FINANCING

Transportation projects were prioritized using several factors: 1) priorities determined by previous citizen planning committees, 2) traffic forecasts, 3) perceived needs for the future, 4) environmental and neighborhood impacts, and 5) financial resources. In 2002, over 60% of



the County's Road Fund was generated from property taxes. Another 25% came from fuel taxes and vehicle license fees. The remaining 15% was generated from other government agencies, forest taxes and miscellaneous revenues. The total of the 2002 Pierce County Road Fund was nearly \$54 million.

Over 30% of the Road Fund is spent on road maintenance. Twenty-one percent of the Road Fund

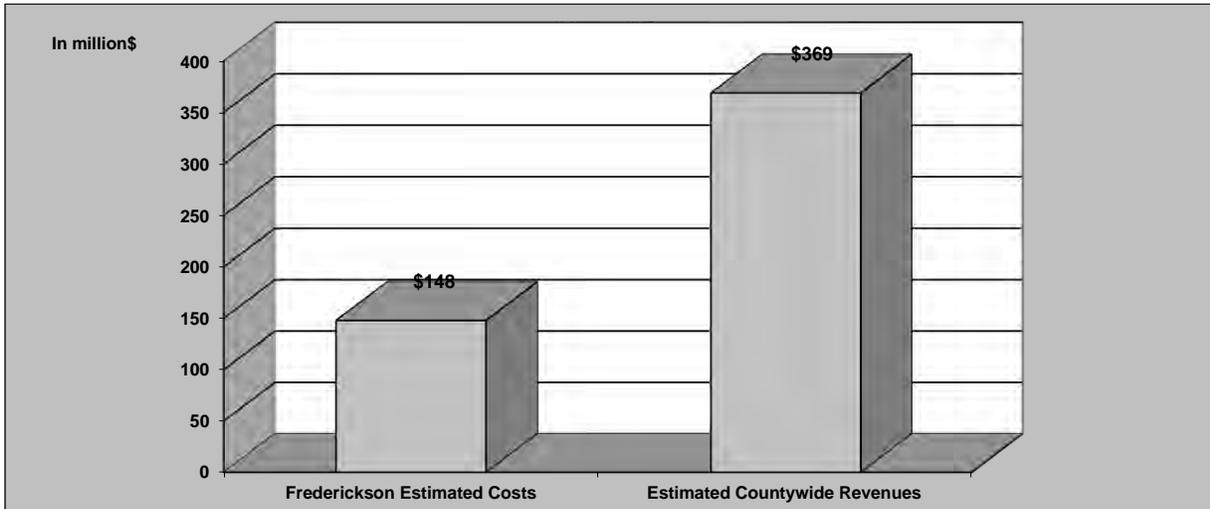
is transferred to the County's Construction Fund and 16% percent of the Road Fund goes to management and administration. The remaining 23% percent is spent on equipment purchases, engineering, planning, ferry operations, insurance, and other services.

The Construction Fund is the source of money for new construction or major reconstruction. As noted above, 21% of the Road Fund was transferred to the Construction Fund in 2002. In addition, the Construction Fund receives money from previous years' appropriations, developer contributions, and successful state and federal grant applications. In 2002, the previous year's carryover was \$17 million and the total Pierce County Construction Fund was just over \$54 million.

According to the 2000 update to the Pierce County Comprehensive Plan Transportation Element, it is estimated that planned transportation improvements will cost a little over one billion dollars over the next 20 years. However, only 369 million dollars in revenues is expected. The needs and revenues estimated in the Pierce County Comprehensive Plan Transportation Element are countywide.

Figure 18 below compares the total estimated cost of the Frederickson Community Plan transportation projects to the Pierce County Comprehensive Plan Transportation Element estimated revenues. The total estimated cost figure of \$148 million is for projects in the Frederickson Community Plan area. The \$148 million cost estimate includes many important regional transportation projects such as widening and improving Canyon Road East and 176th Street East. These two projects along with many other proposed projects serve citizens living outside the Frederickson Community Plan area as well as Frederickson residents. The estimated cost to construct 176th Street East and Canyon Road East within the Frederickson Community Plan area is approximately \$36 million or nearly 25% of the total Frederickson estimated cost of \$148 million. The total estimated transportation revenue for all of Pierce County over the next 20 years is \$369 million. Building all of the projects listed in the Frederickson Community Plan over the next 20 years would require approximately 40% of the County's construction budget. However, there are only 56 miles of county maintained road (a little under four percent) within the Frederickson Community Plan area. Figure 18 shows a familiar pattern of transportation funding shortfalls being played out in other areas of Pierce County, Washington State and the Nation. The cost of identified transportation needs far outweigh the revenues available to meet those needs.

**Figure 18: Transportation Projects**



### PUBLIC SCHOOLS

This plan recognizes that the Bethel School District is the responsible entity to address school district issues. Policies encourage increased coordination between the County and the district to develop strategies that address student capacity deficiencies. Specifically, the district is encouraged to actively pursue an increase in impact fees that are collected through the County's building permit process. Additional coordination is also needed between the two entities to ensure students have safe walking routes from their residential neighborhoods to schools.

### SANITARY SEWER

As sewer utilities are placed throughout the community to serve the denser population, the community recognizes the need for coordination during the construction phase to eliminate disruption and long delays in the transportation system. In efforts to maintain reasonable housing costs, the community encourages new methods and practices of sewer installation.

### STORMWATER SEWER SERVICE

This plan focuses primarily on the management of surface water in efforts to reduce the amount of runoff caused from new development. Policies support the Clover Creek Basin Plan's recommendations which include discouraging development in areas prone to flooding. The community



desires public and private stormwater facilities that are incorporated into the natural landscape and are properly maintained.

## POTABLE WATER

Pierce County and water purveyors should coordinate their activities to ensure that an adequate and reliable domestic water supply is available to support projected population growth. The availability of an adequate potable water supply should be verified prior to the approval of new land divisions. If water purveyors are incurring problems of supplying water for new land divisions, then they should explore connections with other water systems that have adequate water supplies.

## PARKS AND RECREATION POLICIES

### GOALS

Improve park and recreational opportunities by developing new regional park facilities and improving existing facilities; providing support to community efforts to establish a system of publicly owned and maintained community and neighborhood local parks; and by pursuing cooperative agreements with the Bethel School District to improve public recreational opportunities at public school sites.

Provide and maintain a level of service for regional parks in the community that meets or exceeds the countywide standard. Promote various efforts and methods for park and recreation organizations to acquire and develop facilities to be used as community and neighborhood parks. Enter into cooperative agreements between Pierce County and the Bethel School District to improve and maintain public recreational opportunities at public school sites.

### REGIONAL PARKS

**GOAL FR PR-1** Achieve and sustain an acceptable level of service for regional park facilities.

**FR PR 1.1** Monitor and maintain the level of service for regional park facilities.

**FR PR 1.1.1** The level of service for regional parks shall be evaluated annually.

**FR PR 1.2** Level of service deficiencies in regional park facilities should be corrected through capital improvements such as constructing new facilities and/or expanding existing facilities. Non-capital remedies, such as lowering the desired level of service, are not preferred and should be avoided.

**FR PR 1.3** The Frederickson community should be identified as a high-priority location for a new regional park based upon the following:

**FR PR 1.3.1** The Frederickson community currently contains no public park and recreation facilities within its boundaries;

- ~~FR PR-1.3.2~~ — The Frederickson community is serviced by several major arterial roadways and is close to the urban population centers of Pierce County. A regional park facility within Frederickson would be readily accessible to the citizens of Pierce County;
  - ~~FR PR-1.3.3~~ — Sewer facilities and other necessary utilities are available; and,
  - ~~FR PR-1.3.4~~ — A regional park facility accessible to the employees of the Frederickson Employment Center could improve the desirability of the area for current and future businesses.
- FR PR-1.4** New regional parks within the Frederickson Community Plan area should be designed and located to serve the needs of community residents as well as providing countywide benefits. New regional parks should meet the following criteria.
- FR PR-1.4.1** Park sites should be located in a manner to take advantage of the physical amenities in the plan area. Priorities include Clover Creek, wetlands, forested areas, steep slopes, and historical and scenic areas.
  - FR PR-1.4.2** Regional parks should generally be 40 acres or more in size; and should support a wide range of recreation interests and typically attract residents from one or more nearby communities. however, these parks may be developed on smaller parcels based upon land availability, facility type, community need, site characteristics and other factors.
    - FR PR-1.4.2.1** Parks typically provide facilities that include playgrounds, trails, swimming beach, boat launch trails, sport field complexes, space for community events, and community centers.
- ~~FR PR-1.5~~ Open space corridors adjacent to Clover Creek The following are high priority sites for regional park land acquisition within the Frederickson Community Plan area. The sites are not listed in any order of preference or importance.
- ~~FR PR-1.5.1~~ — Triple play properties and adjacent wetlands (formerly Brewers, 30 acres);
  - ~~FR PR-1.5.2~~ — County owned property located at the intersection of 173rd and Waller (36 acres);
  - ~~FR PR-1.5.3~~ — Properties located within or adjacent to the Clover Creek open space corridor;
  - ~~FR PR-1.5.4~~ — Other properties as identified on the Park Acquisition Recommendations Map for Frederickson.
- FR PR-1.6** The Frederickson representative on the Pierce County Parks Citizens Advisory Board should be provided with all necessary information to help inform civic, community groups, and local governmental agencies about the plans and operations of the County regarding regional park location and development.
- FR PR-1.7** Development of facilities at a regional park should not occur prior to completion of the necessary site plan.

- FR PR-1.8** Where appropriate, develop park facilities that generate funds.
  - FR PR-1.8.1** Incorporate revenue ~~collection~~ **generation** into the design of new parks.
  - FR PR-1.8.2** Consider charging user fees at sites that provide recreational opportunities at an appropriate rate that will help support the maintenance and operation of ~~these~~ **County** facilities.

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~~NEIGHBORHOOD AND COMMUNITY~~ **LOCAL PARKS**

**GOAL FR PR-2** Pierce County shall support the creation of a Park Service Area or District to help fund and develop ~~community and neighborhood~~ **local** scale parks throughout the plan area.

- FR PR-2.1** Identify local organizations interested in the improvement of park and recreational opportunities within the community and provide the initial technical and financial assistance necessary to form a Park Service Area or District.
  - FR PR-2.1.1** ~~The~~ Pierce County Parks and Recreation should conduct a series of education workshops regarding the formation, financing, and management of park service areas and districts.
  - FR PR-2.1.2** Identify a sponsor(s) willing to lead in efforts to form the park service area or district.
  - FR PR-2.1.3** Upon generating sufficient public interest in the formation of a park service area or district, Pierce County shall bring the issue to a vote of the citizens at the following general election.
  - FR PR-2.1.4** Pierce County Parks ~~and Recreation~~ Department ~~shall~~ **may** provide the park and recreation providers technical expertise in site planning and facility needs assessments.
  - FR PR-2.1.5** Pierce County Parks ~~and Recreation~~ Department ~~shall~~ **may** provide assistance in the preparation of grants for property acquisition, operation, and maintenance.

~~**GOAL FR PR-3** Pierce County should require an impact fee, land dedication, or fee in lieu of dedication for community and neighborhood scale parks based upon the LOS standards set forth in Tables 11 and 12.~~

- ~~**FR PR-3.1** Pierce County should require all new residential subdivisions and multifamily residential developments to ~~pay an impact fee, dedicate land, or pay a fee-in-lieu of land dedication for the development of~~ **community and neighborhood local** parks. ~~The structure of each of these options shall be correlated to the LOS standards set forth in Table D-22 and Table D-23.~~~~
- ~~**FR PR-3.2** Pierce County should delay the implementation of the impact fee and fee in lieu of dedication program until such time as a Park Service Area or District is formed. In the interim, Pierce County should only require land dedication. Such land dedication shall be focused on the provision of small scale parks within new residential development.~~

**FR PR 3.3** — Pierce County shall develop regulations controlling the location, use, and improvement of land dedicated for community and neighborhood park purposes. Such regulations shall, at a minimum, prescribe minimum park dedication amounts, access, amenities, location, and maintenance.

**GOAL FR PR 4** — Establish LOS standards for community and neighborhood level park and recreation facilities.

**FR PR 4.1** — Utilize the following LOS standards for community level parks within the plan area:

**Table D-22: Frederickson Community Park Facilities Level of Service Standards**

Facility	Unit
Community Park Land	3.5 acres per 1,000 population
Fields for softball and youth baseball, and soccer, football, or pickup games	0.23 fields per 1,000 population
Multi-use outdoor paved courts (tennis, basketball)	0.4 courts per 1,000 population
Tennis court	0.3 courts per 1,000 population
Children's play area	0.35 play area per 1,000 population
Picnic area	0.5 area per 1,000 population
Trails or pathways (minor)	0.2 miles per 1,000 population
Restrooms	0.23 facilities per 1,000 population
Parking	0.23 spaces per 1,000 population

**FR PR 4.2** — Utilize the following LOS standards for neighborhood level parks within the plan area:

**Table D-23: Frederickson Neighborhood Park Facilities Level of Service Standards**

Facility	Unit
Neighborhood Park — Land	3.0 acres per 1,000 population
Multi-use paved games court (1/2 court)	0.3 courts per 1,000 population
Children's play area	0.2 play area per 1,000 population

**GOAL FR PR-5** — New community and neighborhood **local** parks within the plan area should be designed and located to serve the needs of all segments of the community.

**FR PR-5.1** — New park sites should be located in a manner to take advantage of the physical amenities within the plan area.

**FR PR-5.1.1** — Priorities include Clover Creek, wetlands, forested areas, steep slopes, historical areas, and scenic areas.

**FR PR-5.2** — The size of a community park is typically 15 to 25 acres.

**FR PR-5.2.1** Access to a ~~community~~ local parks should be from an arterial street if traffic volumes are anticipated to be high, otherwise access should be via a local residential street. ~~and~~ Parking shall be dependent upon the facilities provided.

~~**FR PR-5.2.2** Restroom facilities should be provided at a community park. Local parks should include a playground, a sports field, tennis or basketball courts, internal pathway, restroom and supporting amenities.~~

~~**FR PR-5.3** Ideally, a neighborhood park should be 5 to 10 acres in size.~~

~~**FR PR-5.3.1** However, these parks may be considerably smaller when located within a private development.~~

**FR PR-5.3.2** ~~Neighborhood~~ Local parks should be separated from one another in a relatively even manner throughout the plan area.

**FR PR-5.3.3** Typically a 1- to 2-mile separation is desirable.

**FR PR-5.3.4** ~~Neighborhood~~ Local parks should be reasonably central to the neighborhood they are intended to serve.

~~**FR PR-5.3.5** Access to a neighborhood park should be via a local residential street.~~

**FR PR-5.3.6** Walking and bicycle access routes should avoid physical barriers such as major arterial roads or stream crossings whenever possible.

~~**FR PR-5.3.7** Parking or restroom facilities are typically not provided at a neighborhood park.~~

**FR PR-5.4** ~~Neighborhood~~ Local parks should be developed adjacent to school sites whenever possible in order to promote facility sharing.

**FR PR-5.4.1** Facilities on the ~~neighborhood~~ local park site should supplement uses that the school does not provide such as trails, open space, picnic areas, playground equipment, and multi-purpose paved courts.

**FR PR-5.4.2** The following are high priority sites for local park land acquisitions within the Frederickson Community Plan area and are listed in Table D-14. The sites are not listed in any order of preference or importance.

**FR PR-5.4.2.1** 13-acre property owned by Bethel School District adjacent to Naches Trail Elementary on Waller Road East;

**FR PR-5.4.2.2** 30 acres, formerly Brewers Sports Complex, near on the north side of 176th Street East at approximately the 6700 block; and

**FR PR-5.4.2.3** 36 acres owned by Pierce County located at the intersection of 173rd Street East and Waller Road East.

## TRANSPORTATION POLICIES

### GOALS

- Adequate public infrastructure and services including, but not limited to, roads, water, sewer, recreation, and schools will be available prior to or concurrent with actual need;
- Neighborhoods will be more livable with new developments being designed in a manner which supports interaction of residents and pedestrian mobility, and existing neighborhoods protected from incompatible or more intense uses; and
- Nonmotorized transportation facilities including sidewalks, pathways, and trails will be planned and systematically developed within the community so that in the future residents can travel to schools, parks, commercial areas, and other destinations safely without relying upon the automobile.

A quality transportation system is vital to the Frederickson community. Unfortunately, past growth in the community and surrounding areas coupled with limited public expenditures for roads and other transportation improvements have resulted in increasing levels of traffic congestion in the community and a progressive degradation in the quality of the transportation system. The current transportation system is becoming inadequate and is no longer able to fully meet the needs of area residents, business, and industry. Improvements to the transportation system are necessary to address current and future needs. Recent efforts by government, business and industry leaders, residents and others hold the promise of accomplishing some of the needed improvements. Examples of these efforts include the development of the South Canyon Corridor Plan and the reopening of freight rail service in the area. The community must build upon and supplement these efforts to achieve the transportation system it desires. At a minimum, the plan will strive to ensure:

- The transportation system within Frederickson and adjacent communities is designed and improved in a manner that seeks to balance the needs of residents, business, and industry;
- The South Canyon Road Corridor Plan is implemented and considered for future improvements along and adjacent to Canyon Road East;
- Recommended transportation improvements are implemented;
- Rail service to the Frederickson community is encouraged and improved;
- Arterial road access to, from, and within the community is improved by controlling access in a manner which improves safety and reduces congestion;
- Pedestrian and bicycle mobility is improved in the community, where appropriate;
- Transit service is encouraged;

An equitable system of financing transportation system improvements is developed. This system should include an impact fee system that ensures new development pays its fair share of the cost of transportation improvements necessitated by such development. All new development, regardless of size, will be subject to the system in order to avoid unmitigated cumulative impacts.

## ACCESS CONTROL

**GOAL FR T 1** — Ensure road safety and traffic flows by controlling access points on selected roadways.

**FR T 1.1** — Encourage the consolidation of access to Canyon Road East, 176th Street East and other major and secondary arterials in order to reduce interference with traffic flow on the arterials, and reduce conflicts between nonmotorized modes of travel and motor vehicles.

## CONNECTIVITY

**GOAL FR T 2** — In order to connect the community, encourage community involvement in the preparation of a road network throughout Frederickson.

**FR T 2.1** — Through roads and nonmotorized facilities shall be provided when feasible in order to complete the grid system within the community.

**GOAL FR T 3** — Encourage development along Canyon Road East and 176th Street East that considers pedestrian use and the retrofitting of existing land and commercial uses.

**FR T 3.1** — Require existing commercial development along Canyon Road East and 176th Street East to provide pedestrian and automobile access to adjacent property when improvements are made to the existing business.

**GOAL FR T 4** — Develop regulations that require new subdivisions to be designed in a manner that maximizes opportunities for connectivity.

**FR T 4.1** — Through roads or road stub outs shall be provided when feasible in order to increase connectivity for the community.

**FR T 4.2** — Allow internal sidewalk requirements to be reduced to one side of road if 30 or fewer lots within the development access roadway.

**FR T 4.3** — The County shall actively explore opportunities to connect existing subdivisions and neighborhoods with surrounding subdivisions and the larger community.

**FR T 4.4** — Ensure connections are provided between neighborhoods and to commercial centers for local traffic.

## ENVIRONMENTAL DESIGN

**GOAL FR T 5** — Allow nonmotorized connections, including trails, through wetland buffers and other sensitive areas where roads cannot occur.

~~FR T 5.1~~ — Pierce County should explore the need and options for providing a safe wildlife crossing and pedestrian crossing of Canyon Road in the Clover Creek Corridor when Canyon Road is improved between 160 St. E. and 176 St. E.

#### NONMOTORIZED TRANSPORTATION

~~GOAL FR T 6~~ — Encourage provisions for nonmotorized facilities, including sidewalks and trails, where it is appropriate to provide safe and convenient access between properties and pedestrian oriented facilities.

~~FR T 6.1~~ — Pierce County should work cooperatively with the school districts to develop a program to identify and fund the construction of needed sidewalks to provide access to existing and proposed schools.

~~GOAL FR T 7~~ — Local nonmotorized networks should provide reasonable direct routes to properties within the area by minimizing dead end cul de sacs and providing direct connections to adjacent developments.

~~FR T 7.1~~ — Discourage the vacation of right of way when the right of way could complete the grid system within the community.

~~FR T 7.2~~ — Work with the County Public Works department to allow on street parking on its roadways.

#### RAIL SERVICE

~~GOAL FR T 8~~ — Support and encourage rail service as an important element of the transportation system in the plan area.

~~FR T 8.1~~ — Preserve Frederickson Rail Lines to provide transportation and economic benefits to Pierce County.

~~FR T 8.2~~ — Improve passenger and freight rail service.

#### TRANSIT

~~GOAL FR T 9~~ — Encourage Pierce Transit to evaluate and prioritize service on the following routes:

##### High Priority

~~FR T 9.1~~ — 176th Street East between Pacific Avenue (SR 7) and Meridian (SR 161); Park and Ride Lot at 176 Street E/Tacoma Rail;

~~FR T 9.2~~ — Canyon Road East to its new terminus; Park and Ride Lot/Train Station in the vicinity of Canyon Road E/176 Street E;

##### Other

~~FR T 9.3~~ — 22nd Avenue East;

- ~~FR T 9.4~~ — ~~38th Avenue/Military Road/36th Avenue/176th Street East (Brookdale Road East to 224th Street East): See projects F3, F4, F5 and F6 shown in Appendix B (New arterial proposal);~~
- ~~FR T 9.5~~ — ~~70th Avenue East (New arterial proposal);~~
- ~~FR T 9.6~~ — ~~86th Avenue East (New arterial proposal);~~
- ~~FR T 9.7~~ — ~~152 Street East;~~
- ~~FR T 9.8~~ — ~~192 Street East;~~
- ~~FR T 9.9~~ — ~~200th Street East (38th Avenue East to Canyon Road East);~~
- ~~FR T 9.10~~ — ~~208 Street East;~~
- ~~FR T 9.11~~ — ~~Brookdale Road East/160 Street East;~~
- ~~FR T 9.12~~ — ~~Military Road East; and~~
- ~~FR T 9.13~~ — ~~Waller Road East.~~

## UTILITIES POLICIES

### GOALS

- The existing conditions of public facilities, services, and infrastructure within the community will be evaluated. Where deficiencies exist, such that the adopted level of service standards are not being achieved, measures will be taken to correct the deficiency or to prevent the deficiency from becoming more severe;
- The need for public facilities, services, and infrastructure will be anticipated and planned for in advance, where possible. Growth and development within the community will be managed to the extent feasible to ensure that these facilities, services, and infrastructure can be provided as efficiently as possible;
- The cost of providing additional public facilities, services, and infrastructure needed to serve development will be paid by the development; and,
- Annual monitoring of the condition of public facilities, services, and infrastructure in the community will be performed and corrective action will be taken as necessary.

### GENERAL

**GOAL FR U-1** The community intends to balance future residential and industrial growth with adequate infrastructure needed to maintain a desired quality of life.

**GOAL FR U-2** Require testing for electromagnetic field impacts for homes or developments located in the vicinity of high-voltage power lines.

## SANITARY SEWER

- GOAL FR U-3** Sanitary sewer facilities should be planned for and constructed in accordance with County codes, the Unified Sewer Plan, Sewer Improvement Program, and Capital Facilities Plan.
- GOAL FR U-4** Schedule construction activities to avoid sensitive time periods in the lifecycle of fish and wildlife, such as spawning, nesting, and migration.
- GOAL FR U-5** Whenever possible, construction will be scheduled to minimize disruption of access to area residences and businesses.

## STORMWATER SERVICE MANAGEMENT

- ~~**GOAL FR U-6** Minimize development related impacts to existing hydrologic conditions and functions and strive to correct current deficiencies resulting from past development practices.~~
- ~~**FR U-6.1** Identify the areas within and adjacent to the community that are highly sensitive to changes in hydrologic conditions and functions. Within these highly sensitive areas, establish standards that provide for near zero change in hydraulic and hydrologic function on a property (i.e., no net increase in the peak flow or volume of runoff or erosion leaving a site) post development.~~
- ~~**FR U-6.2** Reduce the amount of allowable impervious surface that can be placed on a site.~~
- ~~**FR U-6.2.1** Change existing parking standards to reduce the total amount of effective impervious surface.~~
- GOAL FR U-7** Support the Clover Creek Basin planning effort. Pierce County should implement the Clover Creek Basin Plan and Clover Creek TMDL Alternative Plan.
- FR U-7.1** Utilize the results of the Clover Creek Basin planning effort to help identify needed modifications to land use designation and development regulations to protect water quality, riparian habitat and alleviate flooding problems within the community.
- FR U-7.2** Request that the basin planning process model changes to hydrologic conditions resulting from development under current land use designations and under the changes to land use designations proposed by the community plan. Consider the basin modeling results when making decisions regarding the allowable range and intensity of land uses within the community.
- FR U-7.3** Protect downstream areas that are affected by developments on higher land that flows down into the area and causes flooding during heavy rains.
- FR U-7.4** Coordinate the identification of appropriate areas for potential rezoning with the watershed basin planning processes.

~~FR U 7.5 — Evaluate the current Pierce County Surface Water Management fee credit program in light of any changes in performance standards resulting from the community plan or basin plan efforts.~~

## POTABLE WATER

~~GOAL FR U 8 — Revise water service boundaries in cases where the designated water service provider cannot provide timely or reasonable service.~~

## IMPLEMENTING ACTIONS

The following list of actions needs to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan update. Mid-term actions should be completed within 2-5 years. Long-term actions should be completed within 5-10 years of plan update. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Frederickson Advisory Commission (FAC), Pierce County Planning and Public Works (PPW), Pierce County Economic Development (ED), Pierce County Parks and Recreation (Parks), and Tacoma-Pierce County Health Department (TPCHD).

### SHORT TERM ACTIONS

- ~~1. Encourage urban densities to reduce the per-unit cost of public facilities and services. (PPWALS)~~
- ~~2. Adopt standards for the placement and design of stormwater facilities. (PALS, PW)~~
- ~~3. Utilize basin planning hydrologic condition modeling when making decisions regarding the allowable range and intensity of land uses. (CPB, PPWALS)~~

#### Parks

- ~~4. Annually evaluate the level of service for regional parks in the plan area and correct deficiencies through capital improvements. (Parks)~~ Support the development of Stan and Joan Cross County Park. (Parks)

#### Transportation

- ~~5. Encourage the consolidation of access and provisions for pedestrian access to Canyon Road East, 176th Street East and other major and secondary arterials, including implementation of the access plan for the Frederickson Central Place set forth in Appendix C. (PALS, PW)~~
- ~~6. Amend the Pierce County Transportation Plan and projects and 6-year Transportation Improvement Plan to reflect the projects and priorities of the Frederickson Community Plan as set forth in Appendix B. (PW)~~
- ~~7. Revise development standards to require developments to provide safe, convenient, and efficient connections between adjacent existing or future residential and commercial developments. (PW, PALS)~~

- ~~8. Create a process for notifying land use advisory commissions of proposed right-of-way vacations and establish options for the County to preserve and acquire right-of-way within identified transportation corridors. (PW, PALS)~~

## MID-TERM ACTIONS

1. Coordinate with the Bethel School District to identify and prioritize designated school walking routes in need of safety improvements. (PPW)
2. Evaluate the short platting and subdivision ordinances to ensure the availability of potable water is taken into account during all phases of the permitting process. (PPWALS, PW)
3. Amend the Coordinated Water System Plan (CWSP) to revise water service boundaries where the designated water service provider cannot provide timely or reasonable service. (PPW)

### Parks

- ~~4. Amend the Pierce County Parks and Recreation Plan to: (Parks)
  - Identify Frederickson as a high priority location for new regional parks;
  - Include criteria established in this plan element for the design location, and acquisition of parks and/or parklands within the plan area.~~
5. Support efforts to establish mechanisms that support the development of ~~neighborhood and community~~ local scale parks by conducting a series of education workshops regarding the formation, financing, and management of parks service areas and districts and require impact fees, land dedication, or fee-in-lieu-of dedication. (Parks)
- ~~6. Utilize the level of service standards and the design and location standards when establishing neighborhood or community scale parks. (Parks)~~
7. Partner with the Bethel School District to facilitate joint County-District recreational opportunities within the community. (Parks)
8. Partner with County agencies to develop recreational facilities on the Waller Road property.

### Transportation

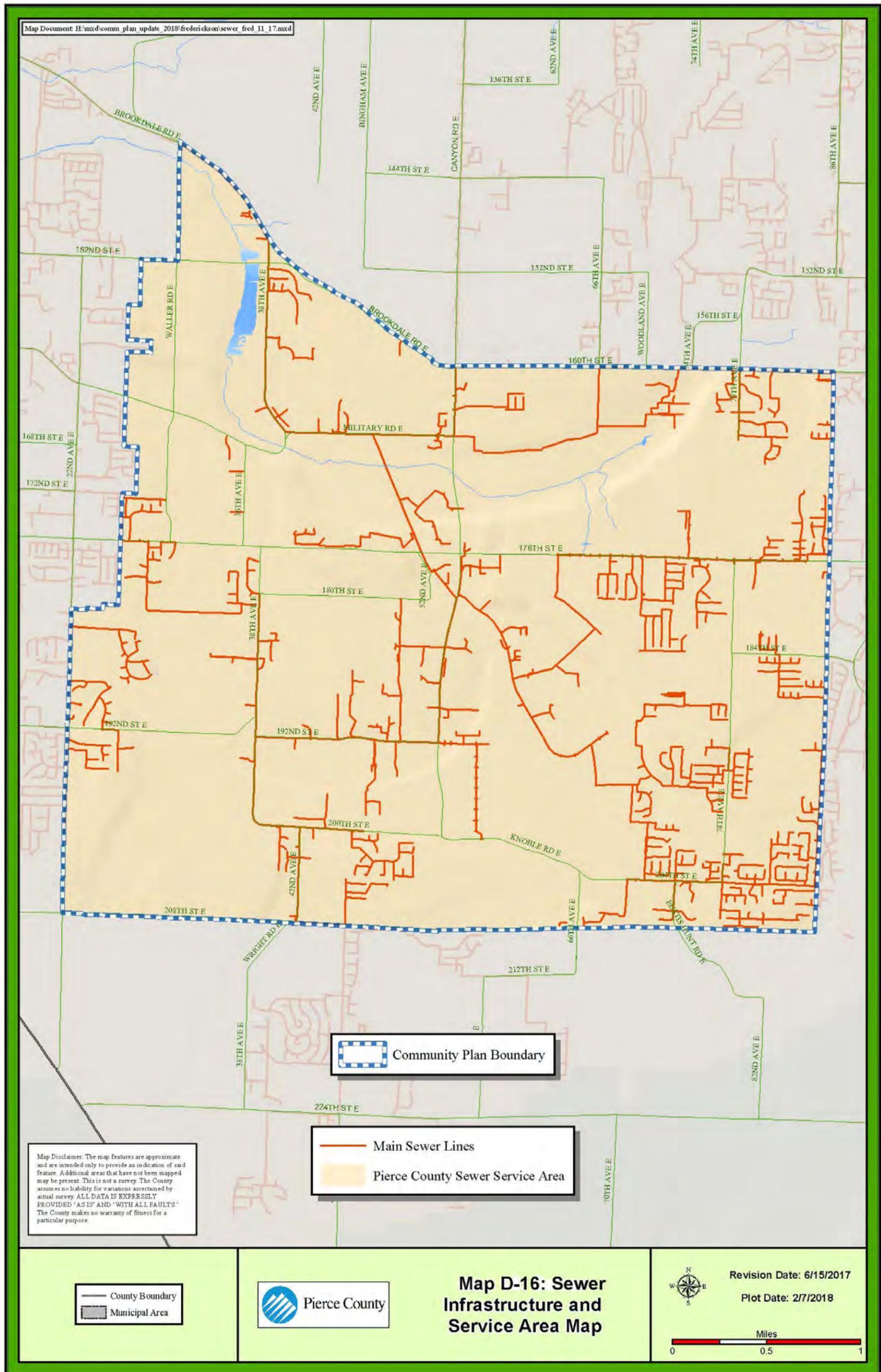
- ~~9. Create a process for increased bonus densities when right-of-way is donated, access is shared, or other public improvements, including road improvements and sewer extensions, are made. (PALS)~~
- ~~10. Develop and implement a viable transportation impact fee program for funding transportation improvements and meeting concurrency requirements. (PW)~~
- ~~11. Develop "model" site plans that demonstrate techniques to retrofit existing commercial development with pedestrian uses. (PALS, PW)~~
- ~~12. Continue to minimize environmental impacts in the design and construction of transportation projects. (PALS, PW)~~
- ~~13. Lobby the State Legislature to enable Counties the ability to allow on-street parking on its roadways. (PW)~~

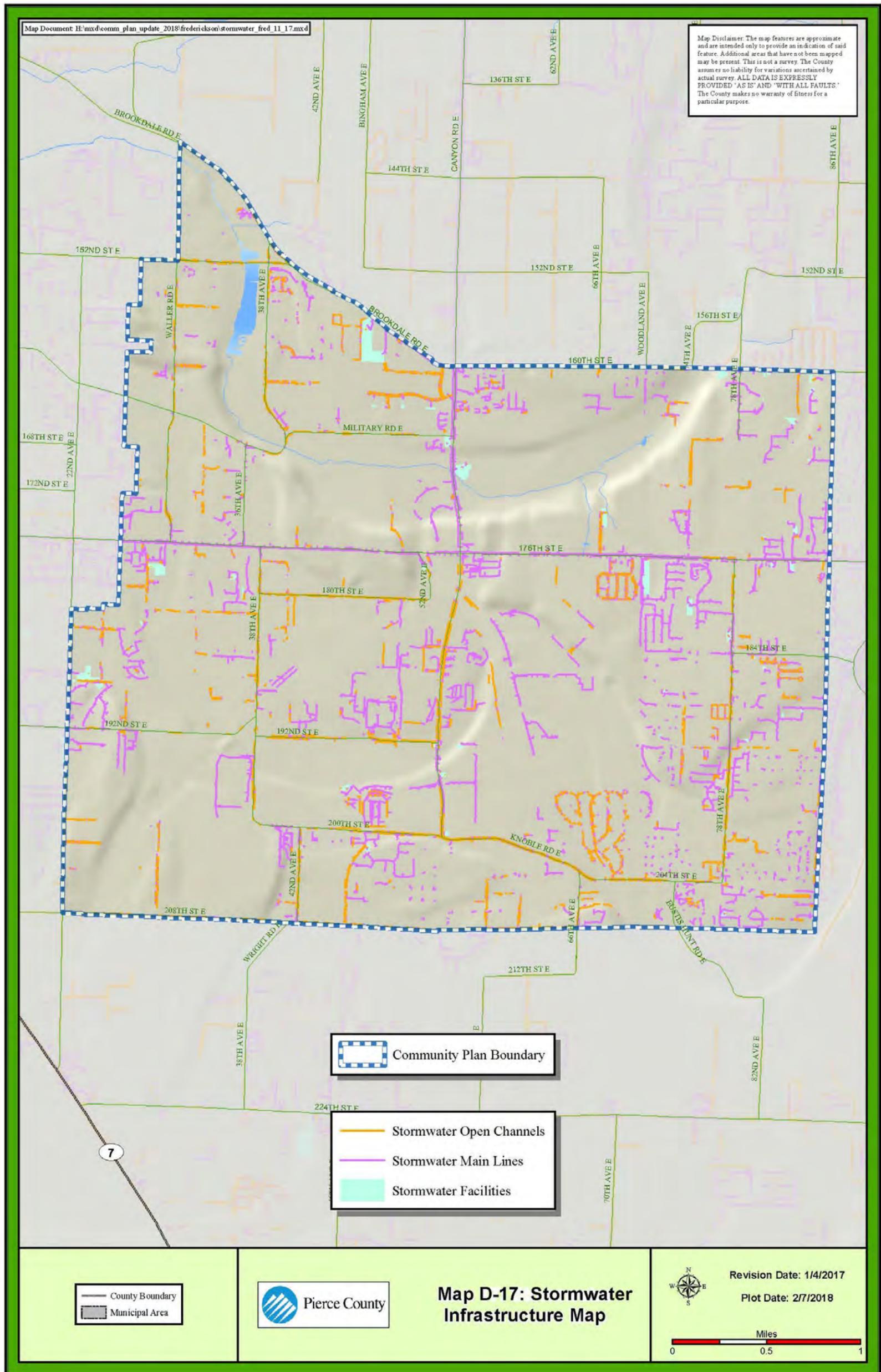
## LONG TERM ACTIONS

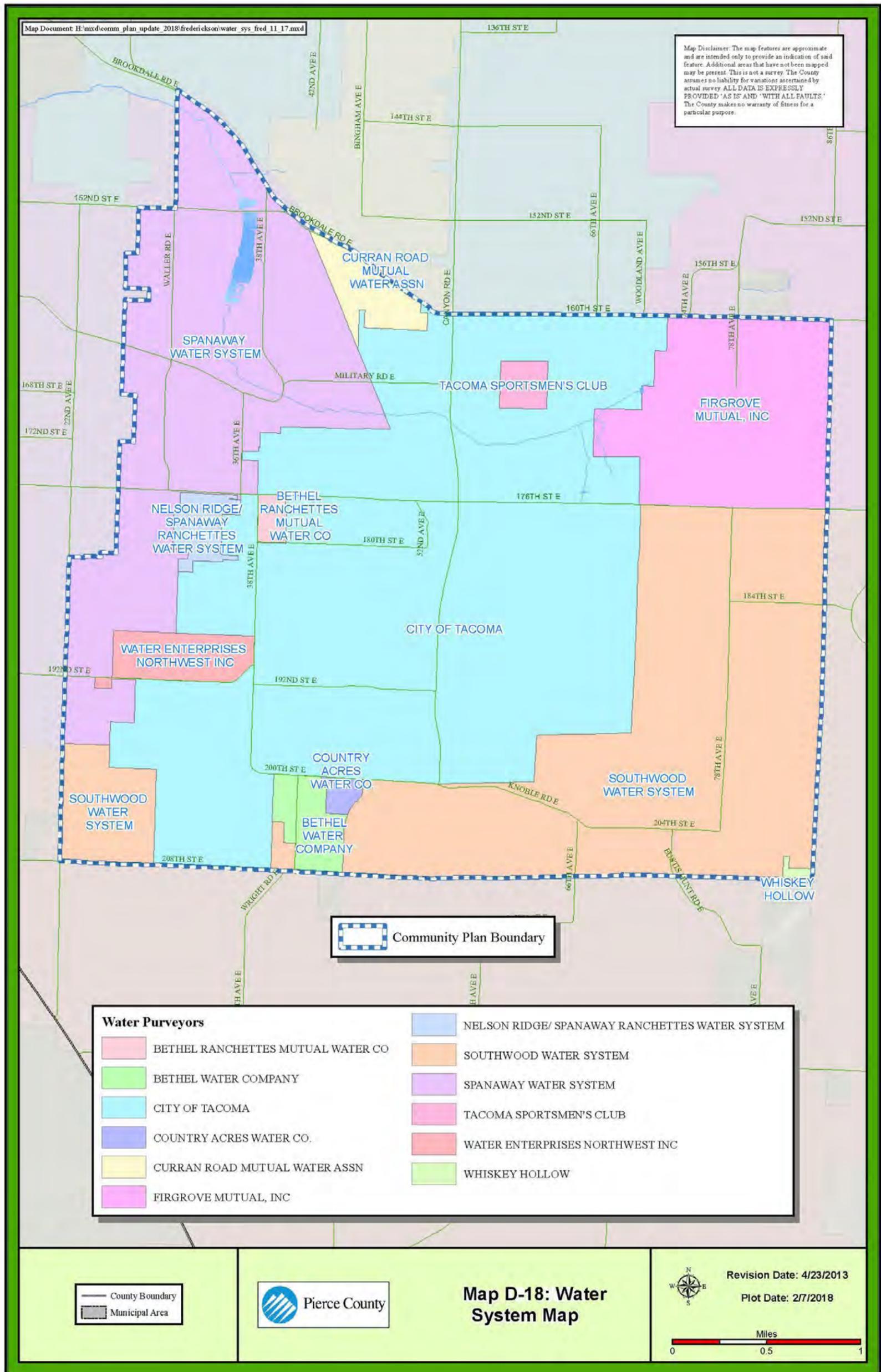
1. Coordinate recommendations from the Clover Creek Basin Plan with any updates to the community plan to address surface water runoff and flooding issues. (PPWALS, PW)

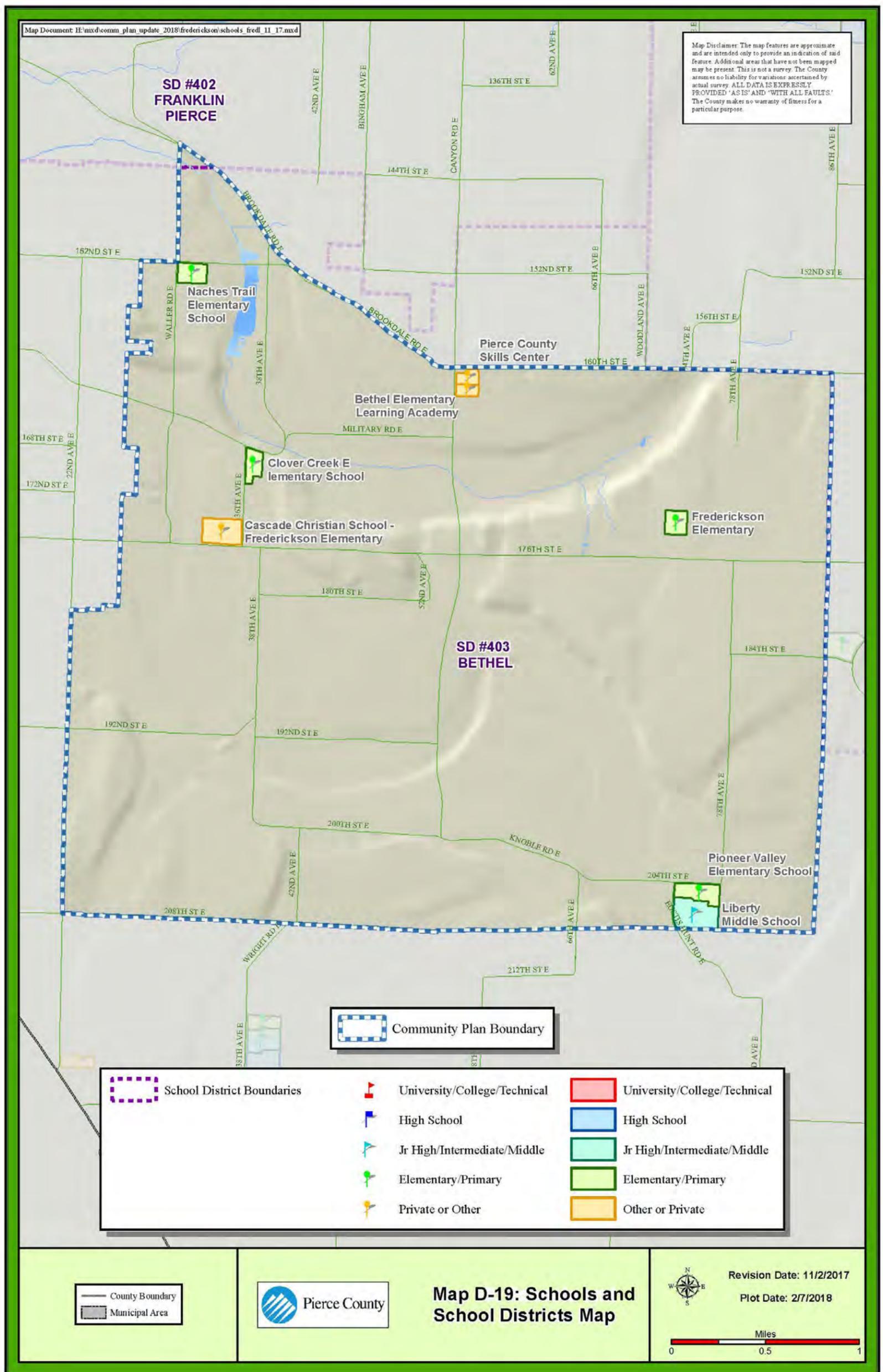
### Transportation

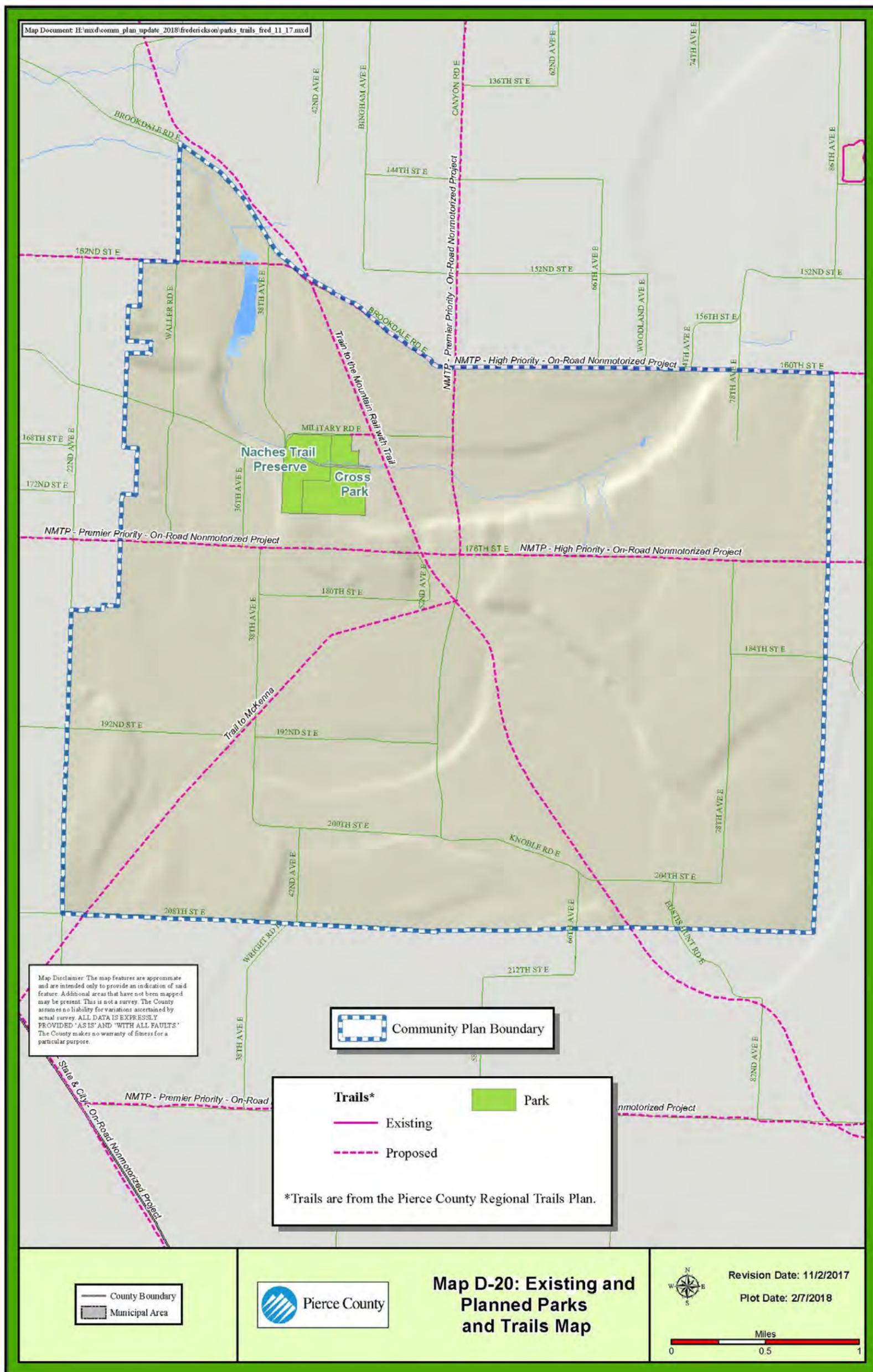
- ~~2. Develop and implement county-wide standards for a comprehensive sidewalk system. (PW)~~
- ~~3. Partner with Tacoma Rail to develop nonmotorized transportation routes along the rail right of way. (PW)~~
- ~~4. Work with Pierce Transit to increase the availability and effectiveness of transit within the commercial centers, and in connecting Mixed Use Districts, Employment Centers, residential areas, and the region at large. (PW)~~











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# Chapter 7: ~~Plan Monitoring~~ Transportation Element

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## PIERCE COUNTY TRANSPORTATION PLANNING INTRODUCTION

The goals and policies in this document help describe Frederickson’s transportation future. The transportation project list and map guides the identification, financing, design, and construction of transportation facilities in the Frederickson Community Plan area. The community plan’s transportation element needs to be used in conjunction with the Transportation Element of the Pierce County Comprehensive Plan. Many of the projects and policies contained in the Frederickson Transportation component have evolved from the Pierce County Comprehensive Plan and South Canyon Corridor Plan.

Traffic congestion was prevalent on major roads in the area at the time of original community plan adoption. Since that time, the County has completed major widening projects on Canyon Road East and 176th Street East. While these projects provided improvements to traffic flow and amenities such as sidewalks, bike lanes, and wide shoulders, traffic growth has contributed to increase congestion. A major focus of the transportation improvements in the updated plan is adding additional north-south connections to benefit traffic flow.

Additional components of the transportation system examined during the planning process included safety, maintenance, neighborhood and environmental impacts, access to arterials and project funding. The transportation projects and policies are intended to slow the growth in traffic congestion, improve transportation flow for residents, business interests, and industrial needs, decrease the number of collisions, increase route options for pedestrians and bicyclists, and improve transit service. The community would like to have the nonmotorized and transit systems improved in their area to provide transportation options for people who are unable to drive, for fitness and recreation, and to reduce the growth in the number of cars traveling within the Frederickson community. The committee recognized the importance of the nonmotorized and transit systems in providing mobility for people of all ages, physical abilities, and socioeconomic standing.

### HISTORY OF TRANSPORTATION PLANNING IN FREDERICKSON

In 1992, the Pierce County Transportation Plan (PCTP) was adopted by the Pierce County Council. The PCTP was the first county-wide transportation plan establishing policies and prioritizing transportation improvements for the following twenty years and beyond. The PCTP was the result of a four-year work program involving many resident volunteers representing different geographic areas of Pierce County and various residential, commercial, industrial and recreational groups interested in the transportation system. The PCTP was organized into five main topic areas: Transit, Nonmotorized Transportation, Roads, Other Motorized Transportation and Implementation Strategies and Actions. The PCTP served as the starting point for developing a list of transportation policies and project recommendations for the Frederickson Community Plan.

In 1994, the Pierce County Comprehensive Plan was adopted to comply with the Washington Growth Management Act. The Comprehensive Plan's Transportation Element was predominantly based upon the recommendations included in the PCTP. The Comprehensive Plan summarized a new system for coordinating the planning, funding, programming and construction of transportation improvements with future land development. This concept, known as transportation concurrency, is implemented in Pierce County through the Traffic Impact Review Policy (adopted in 1998) and Transportation Improvement Program (adopted annually).

The South Canyon Corridor Plan Committee worked with Pierce County staff in 1995 to develop and adopt the South Canyon Corridor Plan (SCCP). The SCCP describes the committee's recommendations for transportation improvements in the Canyon Road East Corridor from SR-512 to 224th Street East. The plan provides the framework for the design of roadway and transportation improvements, as well as guidance for future development of the South Canyon Corridor. Many of the projects along Canyon Road East have been completed since the adoption of the original community plan. The



Canyon Road. Those improvement recommendations that have not been completed resulted from the SCCP are included in this update of the Frederickson Community Plan.

In 1997, the County adopted its first Nonmotorized Transportation Plan (NMTP). An extensive public involvement campaign was used to identify and prioritize pedestrian and bicycle projects, and to create nonmotorized policies for the entire county. Since 1997, both the PCTP and the NMTP have been updated and combined into one Transportation Element contained in the Pierce County Comprehensive Plan. This chapter of the Pierce County Comprehensive Plan (Chapter 19A.80) was used as the starting point to develop the Frederickson Community Plan.

## COORDINATION WITH THE PIERCE COUNTY COMPREHENSIVE PLAN -TRANSPORTATION ELEMENT

The transportation policies and project list contained in the Frederickson Community Plan work in coordination with the Transportation Element of the Pierce County Comprehensive Plan (Chapter 19A.80). The transportation guidance found in the Frederickson Community Plan supplements the guidance provided in Chapter 19A.80 the Transportation Element of the Pierce County Comprehensive Plan.

Transportation improvements that are financially programmed within the next six years can be found in the County's most recent copy of the Transportation Improvement Program (TIP). The TIP is updated annually and provides a snapshot of the transportation improvements programmed for the following six years. The Frederickson Community Plan and Chapter 19A.80

the Transportation Element of the Comprehensive Plan play a major role in should help determine which transportation improvements will be included in the TIP. The timing of projects and the phasing of various parts of projects are largely based on the anticipated funds available for each project. Unfortunately, the factors determining funding and priority can and do change from year to year.

The Pierce County Transportation Plan (Chapter 19A.80.100) includes policies detailing the process used to prioritize transportation improvement projects. The policies list criteria such as safety/accidents; congestion/level of service; incomplete transit, roadway, bicycle, pedestrian, and ferry systems; traffic impacting neighborhoods; and other criteria. The intent of the policies is to use a standardized, well-documented priority process to establish clear priorities for transportation expenditures in the County. The Pierce County Transportation Plan states that the first priority is to maintain or upgrade existing facilities to serve existing residents and business at acceptable levels of service. The second priority is to upgrade or build new transportation facilities to encourage and support growth and economic development in the more urban areas of the County. The third priority is to upgrade or build new transportation facilities in the more rural areas of the County.

Another important development in Pierce County's Transportation Planning is the collection of transportation traffic impact fees. Pierce County is currently developing uses a transportation Traffic Impact Fee (TIF) program to provide for the equitable financing of growth related transportation improvements. This program will provide Pierce County with a systematic way to equitably distribute the "fair share" contribution for transportation improvements from developers of new projects. The impact fee TIF program will be applied to new developments throughout Pierce County, including Frederickson.

## TRANSPORTATION

### ROADS AND HIGHWAYS

The transportation system in Frederickson reflects the area's rural past. The road system is primarily made up of two lane roads that are aligned north-south and east-west. However, the grid system is incomplete and there are only four primary routes into and out of the community plan area: Canyon Road East, 176th Street East, Waller Road East, and 160th Street East/Brookdale Road East. There is a total of just under 72 miles of County roadway in the Frederickson Community Plan area. According to preliminary analysis completed in anticipation of creating the Pierce County Traffic Impact Fee Program, six roads are identified as having capacity deficiencies in Pierce County. Two of the six roads are located in the Frederickson Community Planning Area: 176th St E and 78th Ave E. The Frederickson Community Planning Board recommended improvements to these two roads and others based on current and future needs to reduce the growth in congestion.

Pierce County employs a functional classification system representing a hierarchy of roadways ranging from those serving trips between and within the larger activity and population centers (Major Arterials) to those providing circulation and access to the residential neighborhoods

(Local Roads). Of the 72 miles of County roadway in Frederickson, there are approximately 11 miles of major arterials, 11 miles of secondary arterials, 15 miles of collector arterials, and 35 miles of local roadways. The County's roadway design guidelines use the functional classification system to specify design features.

Additional road and highway issues addressed during the planning process include: controlling access to arterials, minimizing impacts to the environment and wildlife, improving safety, building new facilities at the time they are needed, preserving right-of-way, and providing connections between developments.

## ACTIVE TRANSPORTATION

Trails, sidewalks, bike lanes, and roadway shoulders are used for travel by bicyclists, pedestrians, skateboarders, and other active transportation modes. The Frederickson Community Plan area currently does not have any notable paved trails.

The County roadway system in the plan area includes approximately 38 miles of sidewalks. Sidewalks are found on both arterial and residential roadways. An increase in sidewalk miles in recent years has been a result of both public expenditures and investment by private developers. Pierce County routinely includes sidewalks when widening roadways or constructing new roads. A recent example are the sidewalks that were added to 176th Street East when it was widened within the plan area. The County also requires land developers to include sidewalks on roadways within their sites and County roads that front their property.

Depending on the roadway, bicycling occurs on bike lanes, shoulders, sidewalks, and within travel lanes. Historically, the County road system was primarily developed without wide paved shoulders. In the past few decades, road construction has resulted in an increasing number of paved shoulders like on 176th Street East. Portions of Canyon Road East contain a bike lane that was added during the widening last decade. The practice of providing facilities for active transportation is reinforced by the County Council's adoption of a Complete Streets Ordinance in 2014 (Ordinance No. 2014-44s), which directs the County to provide and require the implementation of facilities for all users on newly constructed and reconstructed roads.

The lack of nonmotorized facilities such as sidewalks, paved shoulders and trails within the Frederickson Community Plan area has become an important issue to many in the community as the residential population continues to grow. Many of the plan's transportation recommendations include nonmotorized facilities to increase transportation and recreational opportunities for community residents.

## RAIL SERVICES

The Tacoma Rail Mountain Division owns the railroad lines traveling through the Frederickson Community Planning area. The length of rail line running through the Frederickson Community Plan area is approximately 6.5 miles. This is part of 97 ~~132~~ miles of track in the Mountain Division. ~~Growth in freight volumes and customers has increased since Tacoma took over the rail lines four years ago.~~ Currently, freight is carried between Frederickson, Thurston County, Lewis County, and the Port of



Tacoma for interchange with the Burlington Northern-Santa Fe and Union Pacific railroads for service to all parts of the U.S., Canada, and Mexico. ~~Freight service to Frederickson is on a five day a week schedule with occasional service on Saturdays and Sundays. Improvements are being made on track and right of way to run freight from Morton and Mineral by the end of 2002. This additional freight will pass through Frederickson.~~

Passengers may be carried on the rail lines in the future. One possibility is to run a passenger train from Frederickson to connect to the Sound Transit regional rail in downtown Tacoma. An excursion opportunity is a train between Freighthouse Square in Tacoma and the proposed Inn at Park Junction located near Elbe/National. The "Train to the Mountain" is envisioned, but ~~in~~ ~~the planning stages and~~ will require substantial upgrade of track and right-of-way to allow operations at greater than 20 mph.

## AIRPORT

The Shady Acres Airstrip is the only aviation facility within the Frederickson Community Plan area. The privately-owned airstrip is located just west of 46th Avenue East between 200th Street East and 208th Street East. ~~The airstrip~~ is open to the public. According to the latest report from the Washington State Department of Transportation, the airport ~~and~~ is the base for approximately 42 ~~30~~ aircraft. The airstrip averages ~~118~~ about 4,000 operations per year, ~~week~~ which is approximately 12% ~~90%~~ transient general aviation and ~~1088%~~ local general aviation.

## PUBLIC TRANSIT

Pierce Transit's existing routes do not travel within the Frederickson Community Plan area. The nearest bus routes are:

- #1 - Carries passengers on 6th Avenue and Pacific Avenue (SR-7) to 204th Street East.
- #402 - Carries passengers ~~across South 224<sup>th</sup>~~, on Meridian (SR-161) ~~and between the Roy Y Park and Ride, Graham~~ 176th Street East, the South Hill Transit Center, Puyallup, Enchanted Parkway, and Federal Way.

- #410 - Carries passengers on 112th Street East between Lakewood, Parkland and Puyallup, the South Hill Transit Center, and Pierce College.

The Sound Transit 3 (ST3) package approved by voters in 2016 includes increased express bus service to the South Hill Mall area. Pierce Transit adopted a long range plan in 2016 called Destination 2040. This plan has a number of scenarios for future growth, some of which include increased bus frequencies on SR-161, high capacity transit on SR-7 between Tacoma and Parkland/Spanaway, and from Spanaway to South Hill via 176th Street East. Pierce Transit has received significant funding from ST3 and the State Legislature for the SR-7 route, which is being recommended for bus rapid transit service. If fully funded, this route will be operational by 2022.

In February 2002, local voters approved an increase in the local sales tax levy to support Pierce Transit. The additional tax revenue will replace funding that was lost when the state Motor Vehicle Excise Tax was eliminated. The approved local sales tax levy will allow Pierce Transit to provide increasing levels of local bus service, SHUTTLE transportation for people with disabilities, vanpool services, and additional Park & Ride lots, at a rate that will keep pace with Pierce County population growth.



## TRANSPORTATION

The objectives, policies, and standards help describe Frederickson’s transportation future. The transportation project list and map guides the identification, financing, design, and construction of transportation facilities in the Frederickson Community Plan area. The community plan’s transportation element needs to be used in conjunction with the Transportation Element of the Pierce County Comprehensive Plan. Many of the projects and policies contained in the Frederickson Transportation component have evolved from the Pierce County Comprehensive Plan and South Canyon Corridor Plan.

An evaluation of the roads in the Frederickson area was completed to help create the project list. The evaluation looked at Frederickson traffic in 2025. Assuming all of the projects in the Pierce County Comprehensive Plan Transportation Element were built, the model showed that most of the roads would function adequately except for Canyon Road East and 78th Avenue East in the p.m. peak travel hour. The forecast assumed that Canyon Road East was improved to 7 lanes as far south as 176th Street East and improved to 5 lanes from 176th Street East south to SR 7. The forecast assumed no improvements were made to 78th Avenue East.

Additional components of the transportation system examined during the planning process included safety, maintenance, neighborhood and environmental impacts, access to arterials and project funding. The transportation projects and policies are intended to slow the growth in traffic congestion, improve transportation flow for residents, business interests, and industrial needs, decrease the number of collisions, increase route options for pedestrians and bicyclists, and improve transit service. The community would like to have the nonmotorized and transit systems improved in their area to provide transportation options for people who

are unable to drive, for fitness and recreation, and to reduce the growth in the number of cars traveling within the Frederickson community. The committee recognized the importance of the nonmotorized and transit systems in providing mobility for people of all ages, physical abilities, and socioeconomic standing.

## FINANCING

Transportation projects were prioritized using several factors including: 1) priorities determined by previous community planning committees, 2) traffic forecasts, 3) perceived needs for the future, 4) environmental and neighborhood impacts, and 5) financial resources. In 2017~~2002~~, over ~~60~~75% of the County's Road Fund was generated from property taxes.



Another ~~25~~16% came from fuel taxes and vehicle license fees. The remaining ~~15~~ funds were generated from other government agencies, state and federal grants, forest taxes, and miscellaneous revenues. The total of the 2017~~02~~ Pierce County Road Fund was nearly \$7354 million.

In 2017, Over 230% of the Road Fund was is-spent on road maintenance. Twenty-one Eight percent of the Road Fund was is-transferred to the County's

Construction Fund and ~~41~~6% percent of the Road Fund goes to management, and administration, and general services. The remaining ~~28~~3% percent is spent on equipment purchases, engineering, planning, ferry operations, insurance, and other services.

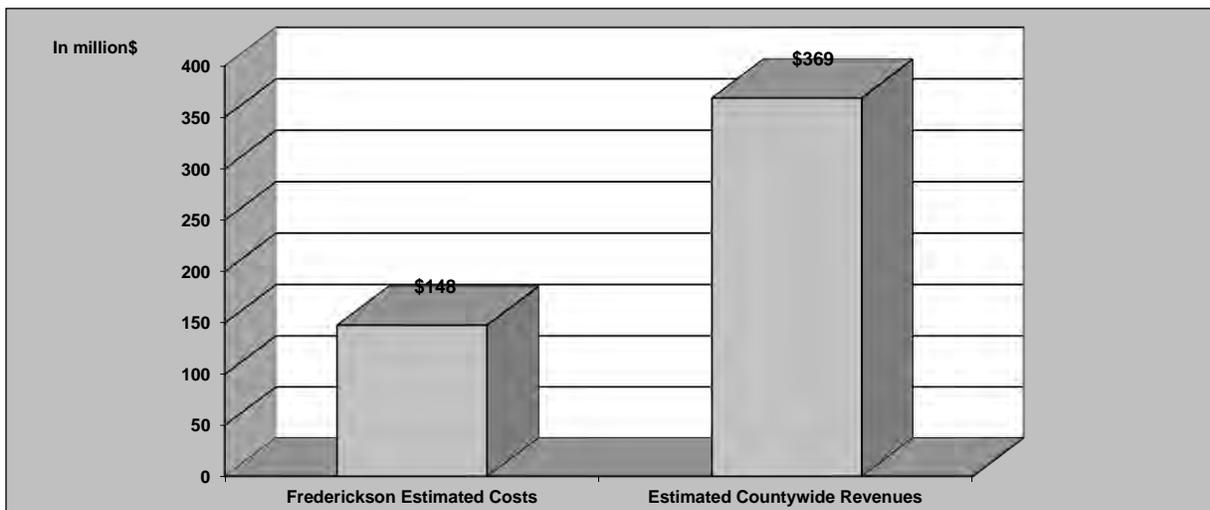
The Construction Fund is the source of money for new construction or major reconstruction. As noted above, ~~21~~8% of the Road Fund was transferred to the Construction Fund in 2017~~02~~. In addition, the Construction Fund receives money from previous years' appropriations, developer fees contributions, and successful state and federal grant applications. In 2017~~02~~, the previous year's carryover was \$317 million and the total Pierce County Construction Fund was just over \$2154 million.

According to the 2015~~00~~ update to the Pierce County Comprehensive Plan-Transportation Element, it is estimated that ~~planned transportation~~ maintenance, operations, preservation, improvements, and administration will cost a little over about \$1.4 one billion dollars over the next 15~~20~~-years Countywide. However, only ~~369~~ million about \$1.24 billion dollars in revenues is expected. The needs and revenues estimated in the Pierce County Comprehensive Plan-Transportation Element are countywide.

Figure 18 below compares the total estimated cost of the Frederickson Community Plan transportation projects to the Pierce County Comprehensive Plan Transportation Element estimated revenues. Of the \$1.4 billion in projected expenditures in the 15-year period, about \$451 million is expected to be available for construction projects. The total estimated cost figure of \$148 million is for projects in the Frederickson Community Plan area is \$151 million. The \$148 million cost estimate includes many important regional transportation projects such as widening and improving Canyon Road East and 176th Street East. These two projects along

with many other proposed projects serve residents living outside the Frederickson Community Plan area as well as Frederickson residents. The estimated cost to construct 176th Street East and Canyon Road East within the Frederickson Community Plan area is approximately \$36 million or nearly 25% of the total Frederickson estimated cost of \$148 million. The total estimated transportation revenue for all of Pierce County over the next 20 years is \$369 million. Building all of the projects listed in the Frederickson Community Plan area over the next 2015 years would require approximately 4033% of the County's construction budget. Given that Frederickson represents a small portion of the unincorporated area, it is likely that improvements will take place over a long period of time. However, there are only 56 miles of county maintained road (a little under four percent) within the Frederickson Community Plan area. Figure 18 shows a familiar pattern of transportation funding shortfalls being played out in other areas of Pierce County, Washington State and the Nation. The cost of identified transportation needs far outweigh the revenues available to meet those needs.

**Figure 19: Transportation Projects**



## TRANSPORTATION POLICIES

### GOALS

- Adequate public infrastructure and services including, but not limited to, roads, water, sewer, recreation, and schools will be available prior to or concurrent with actual need;
- Neighborhoods will be more livable with new developments being designed in a manner which supports interaction of residents and pedestrian mobility, and existing neighborhoods protected from incompatible or more intense uses; and

- Nonmotorized transportation facilities including sidewalks, pathways, and trails will be planned and systematically developed within the community so that in the future residents can travel to schools, parks, commercial areas, and other destinations safely without relying upon the automobile.
- Establish firm level of service standards and provide transportation improvements that improve the level of services as opposed to lowering the standard.
- Provide for future transportation needs by obtaining needed right-of-way in advance as well as retaining existing rights-of-way, except where it is determined that there is no future need to use the right-of-way for transportation purposes.
- Prioritize and promote for early funding, the completion of north/south connecting roads to provide additional capacity for entering and exiting the central and south Pierce County urban area.

A quality transportation system is vital to the Frederickson community. Unfortunately, past growth in the community and surrounding areas coupled with limited public expenditures for roads and other transportation improvements have resulted in increasing levels of traffic congestion in the community and a progressive degradation in the quality of the transportation system. The current transportation system is becoming inadequate and is no longer able to fully meet the needs of area residents, business, and industry. Improvements to the transportation system are necessary to address current and future needs. Recent efforts by government, business and industry leaders, residents and others hold the promise of accomplishing some of the needed improvements. Examples of these efforts include the development of the South Canyon Corridor Plan and the reopening of freight rail service in the area. The community must build upon and supplement these efforts to achieve the transportation system it desires. At a minimum, the plan will strive to ensure:

- The transportation system within Frederickson and adjacent communities is designed and improved in a manner that seeks to balance the needs of residents, business, and industry;
- The South Canyon Road Corridor Plan improvements north of 208th Street East ~~is~~ are implemented and considered for future improvements along and adjacent to Canyon Road East;
- Recommended transportation improvements are implemented;
- Rail service to the Frederickson community is encouraged and improved;
- Arterial road access to, from, and within the community is improved by controlling access in a manner which improves safety and reduces congestion;
- Pedestrian and bicycle mobility is improved in the community, where appropriate;
- Transit service is encouraged; and
- Additional north-south road connections parallel to SR-161 (Meridian Avenue East), Canyon Road East, and SR-7 (Pacific Avenue/Mountain Highway) to provide additional ways to access the central Pierce County area.

An equitable system of financing transportation system improvements is developed. This system should include an impact fee system that ensures new development pays its fair share of the cost of transportation improvements necessitated by such development. All new development, regardless of size, will be subject to the system in order to avoid unmitigated cumulative impacts.

## PRIORITIZED ROAD IMPROVEMENTS

The 2018 Community Plan update has identified road segments that are recommended as the highest priority for implementation and funding. The following policies highlight this prioritization and request for funding through the County's Capital Facilities Program (CFP).

**GOAL FR T-1** The highest priority road improvements are north/south corridors that provide parallel circulation to the main arterials of Canyon Road East and Meridian Avenue East.

**FR T-1.1** The following road projects are the highest priority of the Frederickson community for funding and improvement in order of highest to lowest priority:

**FR T-1.1.1** 78th Avenue East from 160th Street East to 176th Street East – New road connection with sidewalks and paved shoulders;

**FR T-1.1.2** 86th Avenue East from 152nd Street East to 176th Street East – New road connection with sidewalks and paved shoulders; and

**FR T-1.1.3** 70th Avenue East from 160th Street East to 204th Street East – New road connection with sidewalks and paved shoulders.

## ACCESS CONTROL

**GOAL FR T-2** Ensure road safety and traffic flows by controlling access points on selected roadways.

**FR T-2.1** Encourage the consolidation of access to Canyon Road East, 176th Street East and other major and secondary arterials in order to reduce interference with traffic flow on the arterials, and reduce conflicts between nonmotorized modes of travel and motor vehicles.

**FR T-2.2** ~~Provide flexible control~~ Enhance coordination of signals to address north/south traffic flows following the commuting patterns flows of commuters.

**FR T-2.3** Expand use of permissive ~~Allow~~ left turns at signals to facilitate traffic flow.

## CONNECTIVITY

**GOAL FR T-3** In order to connect the community, encourage community involvement in the preparation of a road network throughout Frederickson.

**FR T-3.1** Through roads and nonmotorized facilities shall be provided when feasible in order to complete the grid system within the community.

**FR T-3.2** Identify opportunities to add north-south road connections that parallel SR-161 (Meridian Avenue East), Canyon Road East, and SR-7 (Pacific Avenue/Mountain Highway).

**FR T-3.3** Require new development access roads which are connected to arterials or local roads to be adequate to serve the increased vehicular and pedestrian project traffic.

**GOAL FR T-4** Encourage development along Canyon Road East and 176th Street East that considers pedestrian use and the retrofitting of existing land and commercial uses.

**FR T-4.1** Require existing commercial development along Canyon Road East and 176th Street East to provide pedestrian and automobile access to adjacent property when improvements are made to the existing business.

**GOAL FR T-5** Develop regulations that require new subdivisions to be designed in a manner that maximizes opportunities for connectivity.

**FR T-5.1** Through-roads or road stub outs shall be provided when feasible in order to increase connectivity for the community.

~~**FR T-5.2** Allow internal sidewalk requirements to be reduced to one side of road if 30 or fewer lots within the development access roadway.~~

**FR T-5.3** The County shall actively explore opportunities to connect existing subdivisions and neighborhoods with surrounding subdivisions and the larger community.

**FR T-5.4** Ensure connections are provided between neighborhoods and to commercial centers for local traffic.

## ENVIRONMENTAL DESIGN

**GOAL FR T-6** Allow nonmotorized connections, including trails, through wetland buffers and other sensitive areas where roads cannot occur.

**FR T-6.1** Pierce County should explore the need and options for providing a safe wildlife crossing and pedestrian crossing of Canyon Road East in the Clover Creek corridor when Canyon Road East is improved between 160th Street East and 176th Street East.

## NONMOTORIZED TRANSPORTATION

**GOAL FR T-7** Encourage provisions for nonmotorized facilities, including sidewalks and trails, where it is appropriate to provide safe and convenient access between properties and pedestrian oriented facilities.

**FR T-7.1** Pierce County should work cooperatively with the Bethel School Districts to develop a program to identify and fund the construction of needed sidewalks to provide safe access to existing and proposed schools.

**GOAL FR T-8** Local nonmotorized networks should provide reasonable direct routes to properties within the area by minimizing dead end cul-de-sacs and providing direct connections to adjacent developments.

**FR T-8.1** Discourage the vacation of right-of-way when the right-of-way could complete the grid system within the community.

**FR T-8.2** ~~Work~~ Allow on-street parking on County roadways with the County Public Works department to allow on-street parking on its roadways provided the roads have adequate width.

**FR T-8.3** Provide nonmotorized access between residential and commercial uses within Centers and Corridors.

**FR T-8.4** Provide improved pedestrian crossings of arterials in Centers and Corridors.

## RAIL SERVICE

**GOAL FR T-9** Support and encourage rail service as an important element of the transportation system in the plan area.

**FR T-9.1** Preserve Frederickson Rail Lines in Frederickson to provide transportation and economic benefits to Pierce County.

**FR T-9.2** Improve passenger and freight rail service.

## TRANSIT

**GOAL FR T-10** Encourage Pierce Transit to evaluate and prioritize service on the following routes:

### High Priority

**FR T-10.1** 176th Street East between Pacific Avenue (SR-7) and Meridian Avenue East (SR-161); Park and Ride Lot at 176th Street East/Tacoma Rail;

**FR T-10.2** Canyon Road East to its new terminus; Park and Ride Lot/Train Station in the vicinity of Canyon Road East/176th Street East;

**FR T-10.3** Express bus service to connect Canyon Road East and 176th Street East to the closest north commuter rail station, either in Tacoma or Puyallup by way of Canyon Road East.

### Other

~~**FR T-10.4** 22nd Avenue East;~~

- ~~FR T 10.5~~ — ~~38th Avenue/Military Road/36th Avenue/176th Street East (Brookdale Road East to 224th Street East): See projects F3, F4, F5 and F6 shown in Appendix B (New arterial proposal);~~
- ~~FR T 10.6~~ — ~~70th Avenue East (New arterial proposal);~~
- ~~FR T 10.7~~ — ~~86th Avenue East (New arterial proposal);~~
- ~~FR T 10.8~~ — ~~152 Street East;~~
- ~~FR T 10.9~~ — ~~192 Street East;~~
- ~~FR T 10.10~~ — ~~200th Street East (38th Avenue East to Canyon Road East);~~
- ~~FR T 10.11~~ — ~~208 Street East;~~
- ~~FR T 10.12~~ — ~~Brookdale Road East/160 Street East;~~
- ~~FR T 10.13~~ — ~~Military Road East; and~~
- ~~FR T 10.14~~ — ~~Waller Road East.~~

## IMPLEMENTING ACTIONS

The following list of actions needs to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan update. Mid-term actions should be completed within 2-5 years. Long-term actions should be completed within 5-10 years of plan update. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Frederickson Advisory Commission (FAC), Pierce County Planning and Public Works (PPW), Pierce County Economic Development (ED), Pierce County Parks and Recreation (Parks), and Tacoma-Pierce County Health Department (TPCHD).

### SHORT TERM ACTIONS

1. Encourage the consolidation of access and provisions for pedestrian access to Canyon Road East, 176th Street East and other major and secondary arterials, including implementation of the access plan for the ~~Frederickson Central Place Towne Center~~ set forth in ~~Appendix C Figure 20~~. (PPWALS, PW)
2. Amend the Pierce County Transportation Plan and projects and 6-year Transportation Improvement Plan to reflect the projects and priorities of the Frederickson Community Plan as set forth in ~~Appendix B~~. (PPW)
3. Revise development standards to require developments to provide safe, convenient, and efficient connections between adjacent existing or future residential and commercial developments. (PW, PPWALS)

- ~~4. Create a process for notifying land use advisory commissions of proposed right-of-way vacations and establish options for the County to preserve and acquire right-of-way within identified transportation corridors. (PW, PALS)~~

## MID-TERM ACTIONS

- ~~14. Create a process for increased bonus densities when right-of-way is donated, access is shared, or other public improvements, including road improvements and sewer extensions, are made. (PALS)~~
- ~~15. Develop and implement a viable transportation impact fee program for funding transportation improvements and meeting concurrency requirements. (PW)~~
16. Develop “model” site plans that demonstrate techniques to retrofit existing commercial development with pedestrian uses. (PPWALS, PW)
17. Continue to minimize environmental impacts in the design and construction of transportation projects. (PPWALS, PW)
- ~~18. Lobby the State Legislature to enable Counties the ability to allow on-street parking on its roadways. (PW)~~
19. Work with Pierce Transit to develop an express bus route from the Frederickson Towne Center to regional transit centers.

## LONG TERM ACTIONS

20. Develop and implement county-wide standards for a comprehensive sidewalk system within Centers and Corridors. (PPW)
21. Partner with Tacoma Rail to develop nonmotorized transportation routes along the rail right-of-way. (PPW)
22. Work with Pierce Transit to increase the availability and effectiveness of transit within the commercial centers, and in connecting Mixed Use Districts, Employment Centers, community plan area residential areas, and connections to the region at large. (PPW)

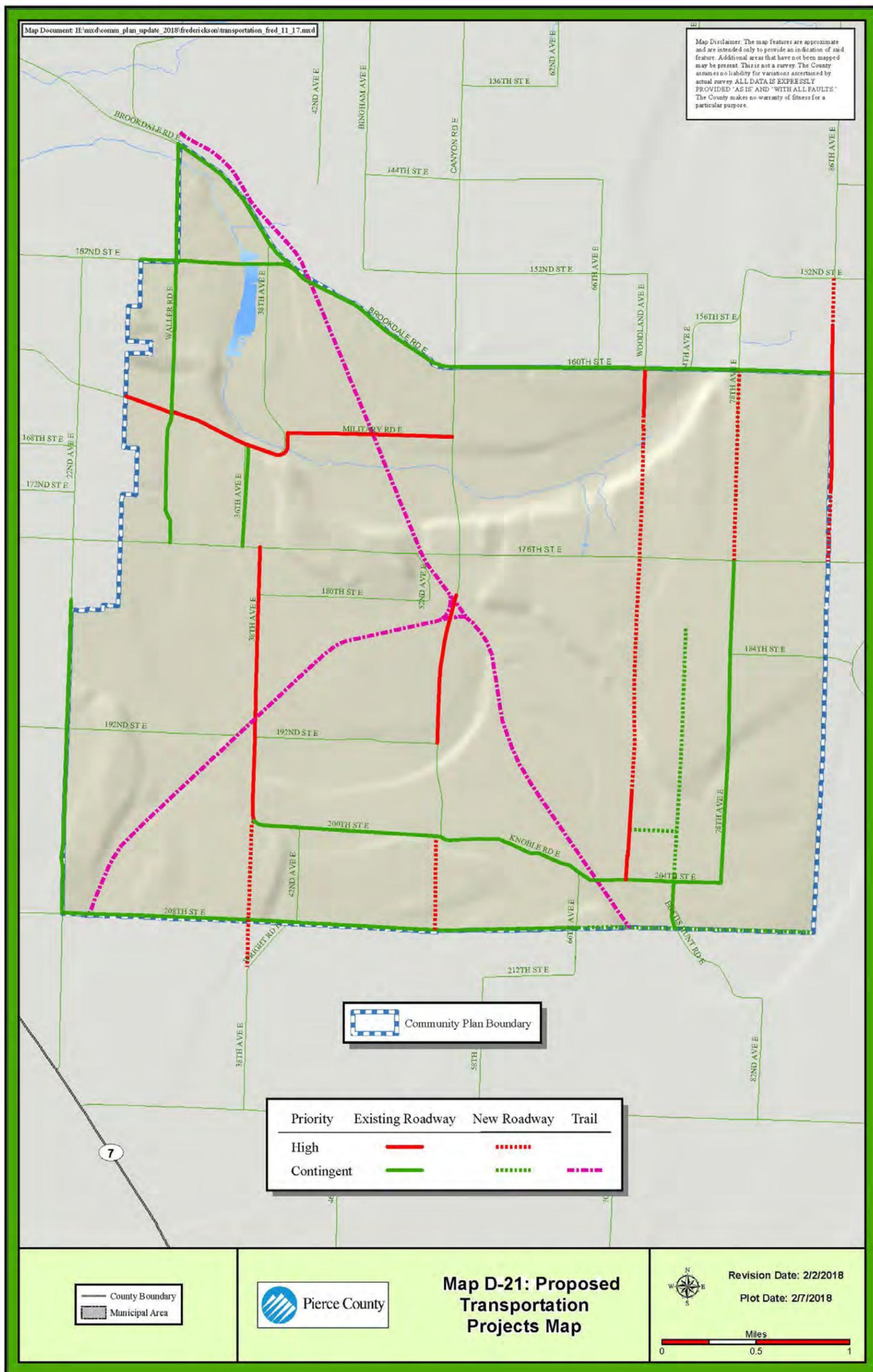
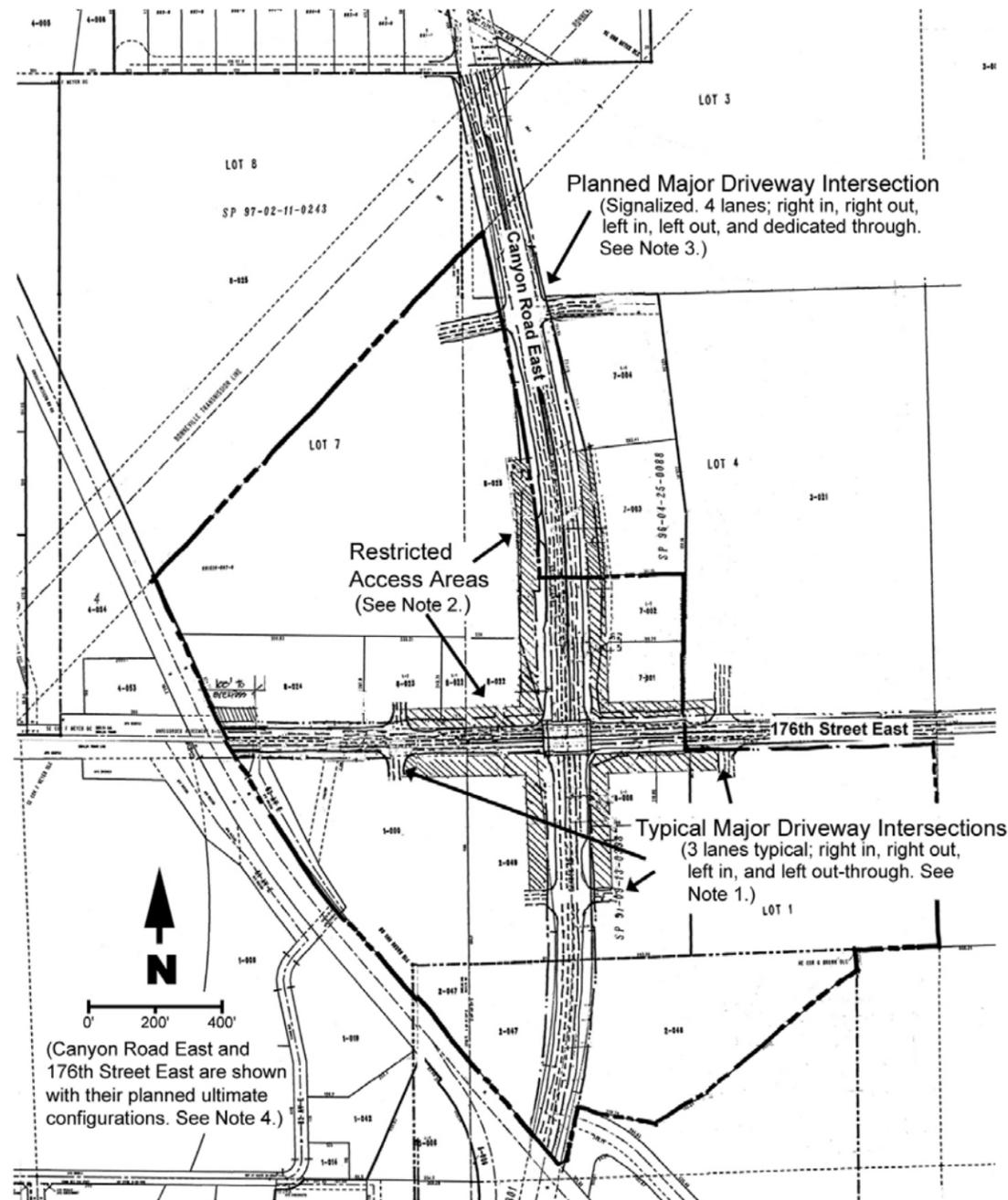


Figure 20 Driveway Use Restrictions and Planned Major Driveway Entrance Points and Traffic Signals for the Frederickson Towne Center



**Note 1:** The Major Driveway Intersections depicted on this drawing to the west, south, and east of the intersection of Canyon Road East and 176th Street East are intended to illustrate the closest points that they may lie in relation to that intersection. A development proponent may shift the location of any of those three major driveways further away from the intersection in connection with a development proposal only if the owner(s) of the property across Canyon Road East or 176th Street East (as the case may be) from the subject development consent to the proposed shift.

**Note 2:** Restricted Access Areas are shown with hatch lines and denote areas where new driveways will be limited to those designated for right in and/or right out only traffic movements. Additionally, existing driveways located within these areas may be limited to right in and right out only traffic movements when traffic volumes or improvements to Canyon Road East or 176th Street East warrant such limitations. Applications for right-turn driveways within the Restricted Access Areas will be reviewed at time of application submittal, with spacing generally not to be less than 200 feet between driveways and/or intersections. The appropriate location of all driveways within the Restricted Access Areas shall be determined by the Pierce County Public Works and Utilities Department. Temporary full access at these driveways may be allowed by the Pierce County Public Works and Utilities Department based upon a review of traffic conditions and construction of improvements to Canyon Road East and 176th Street East. If granted, this temporary full access will terminate at such time as traffic volumes warrant or at such time as Canyon Road East or 176th Street East are constructed to their ultimate planned configurations as set forth in Note 4, whichever occurs first.

**Note 3:** The requirements of this plan shall not preclude any property owner from proposing an additional Major Driveway Intersection on Canyon Road East north of 176th Street East and south of the Planned Major Driveway Intersection shown on this plan through a request to the Pierce County Public Works and Utilities Department. There is no assurance, however, that such an additional driveway will be approved.

**Note 4:** This plan illustrates Canyon Road East and 176th Street East in their ultimate planned configurations as follows:

**Canyon Road East north of 176th Street East - 8 lanes including 1 right turn lane, 2 through lanes and 2 left turn lanes southbound, and 3 through lanes northbound.**

**Canyon Road East south of 176th Street East - 7 lanes including 2 through lanes southbound, and 2 left turn lanes, 2 through lanes, and 1 through-right turn lane northbound.**

**176th Street East west of Canyon Road East - 6 lanes including 2 through lanes westbound, and 2 left turn lanes, 1 through lane, and 1 right turn-through lane eastbound.**

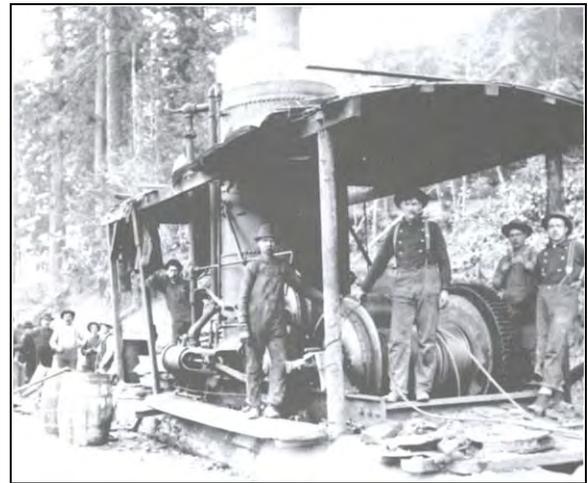
**176th Street East east of Canyon Road East - 7 lanes including 2 through lanes eastbound, and 2 left turn lanes, 2 through lanes, and 1 right turn only lane westbound.**

## Chapter 8: Historical Background \*New Chapter\*

### HISTORY OF FREDERICKSON

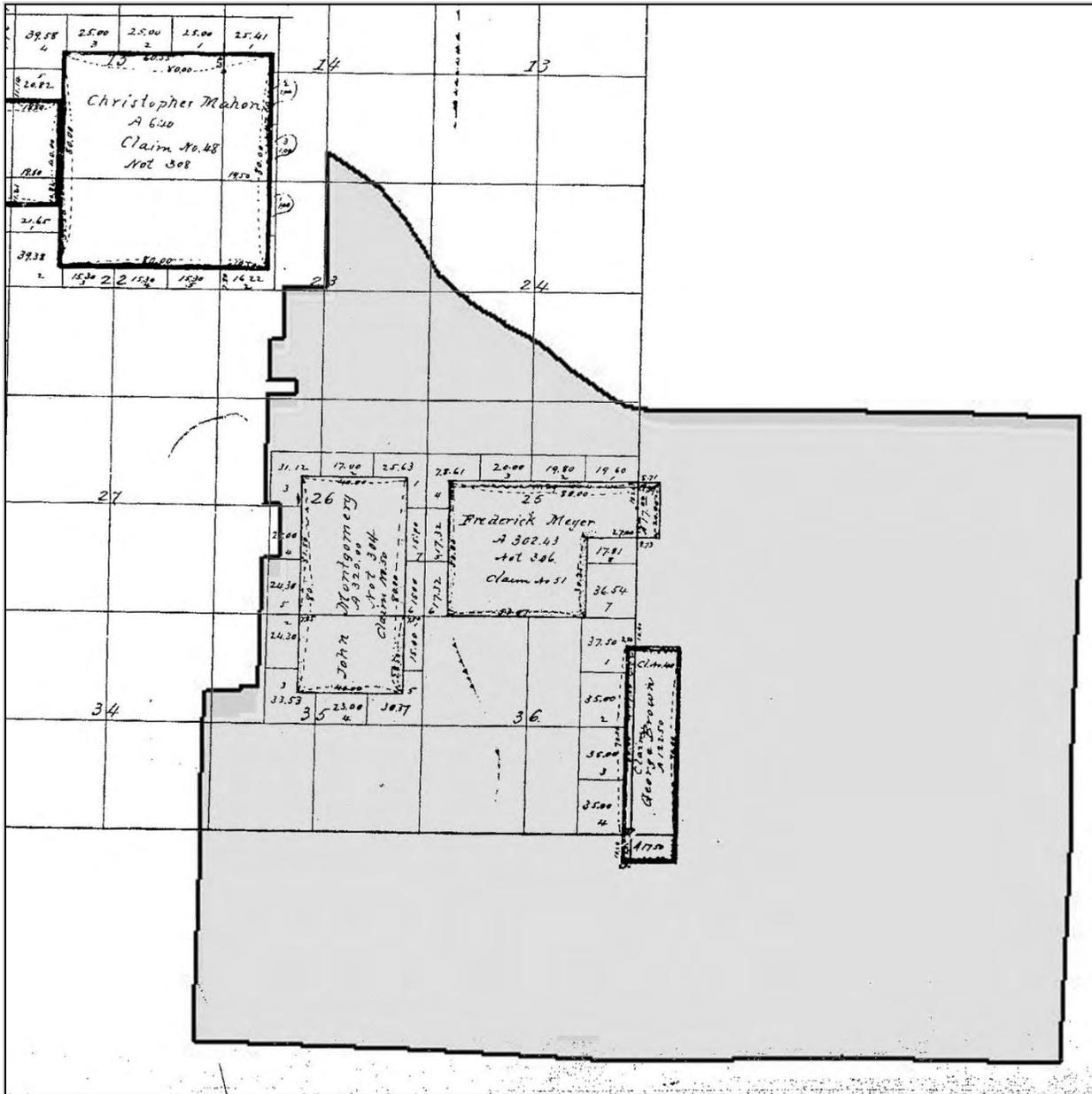
#### EARLY HISTORY THROUGH THE 1900S

It is known that Native Americans were present in the Pacific Northwest long before Captain George Vancouver first explored the coastline of Puget Sound in 1792. Some of the more commonly known of these peoples are the Puyallup, Steilacoom, Nisqually, and Muckleshoot, who lived and traveled throughout the Puget Sound area, including present day Pierce County. Trade and communication between these peoples and other Native American peoples east of the mountains occurred through the use of a series of ancient trails that ran through mountain passes. One of these ancient routes, the Naches Trail, passed through the Frederickson community near Clover Creek.



Records of the Hudson Bay Company note Euro-American settlements in the area as early as 1849. Many of these early pioneers settled in the vicinity of Clover Creek. Christopher Mahon was one of the earliest homesteaders to the area, locating his donation land claim along Clover Creek near the Naches Trail in the area that is the present Brookdale Golf Course around 1850. It was on Mr. Mahon's claim that the first immigrant wagon train into western Washington, the Longmire party, camped in October 1853 before disbanding. Mr. Mahon is given credit for naming Clover Creek, so naming it "because wild clover was so abundant along the creek." He is also given credit for founding the first school in the community sometime in the late 1850s - Elk Plain School, later called Clover Creek School District #4. Remnants of Mahon's early settlement of the area, including the family cemetery, still exist. Another early settler of the area was Fred K. Meyer, who also located his donation land claim along Clover Creek near the Naches Trail between present day Old Military Road and 176th Street East. Mr. Meyer played an important role in the early years of the Clover Creek School District, serving as its clerk from 1866 to 1880, and donating land to the district for the siting of a new schoolhouse in 1897. The present day Clover Creek Elementary School is located on this land.

**Figure 21 Locations of Donation Land Claims in the Vicinity of Frederickson**



The first Military Road into the area was established along the Naches Trail in the mid 1850s. This road linked Forts Walla Walla and Steilacoom. Present day Old Military Road is a remnant of that original road. During the Indian War of 1855-56, Camp Montgomery was constructed along this road near land owned by another early settler of the area, John Montgomery. Fort Hicks, a blockhouse built by the Washington Territorial Volunteers, was located at the camp. A stone monument honoring this camp is located just east of the present day intersection of Old Military Road and 36th Avenue East.



## THE EARLY 1900S THROUGH THE EARLY 1960S

Rapid growth in Tacoma, the harvesting of timber and other natural resources in the area, and the desire to develop a rail route to Mount Rainier resulted in the first rail line being extended to Frederickson in 1900 by the Tacoma Eastern Railroad. By 1911, the railroad was carrying more than 100,000 passengers a year between Tacoma and Mount Rainier. In 1912, yard facilities and a change of alignment were constructed at Salcich Junction just southwest of the present day intersection of Canyon Road



East and 176th Street East. A sawmill was operated near this junction between 1910 and 1920 by Olaf B. Frederickson. It is from this individual that the community's name is said to be derived. A post office, store, and railway stop were also located at the junction. Several of these buildings still exist. In 1919, the Tacoma Eastern Railroad became owned by the Milwaukee Railroad.

In 1935 the Columbia Powder Plant was built just east of Salcich Junction. The explosives manufacturing plant was the first industrial operation, other than sawmills, to locate in the area. The plant and its related facilities occupied several hundred acres and produced explosives until its closure in 1976. Bonneville Electric Power transmission lines were constructed to run diagonally across the community in the 1940s, as was a natural gas pipeline.

In the early 1930s, the single school in the community became overcrowded due to an influx of people from the Midwest, who were fleeing the dust bowl of that time, forcing the school to convert a playshed at the school into an additional classroom. In 1938, a new colonial style school house was constructed at the site, replacing the prior two-room school house. After the merger of the Clover Creek and Bethel School Districts in 1956, the school was further expanded with the construction of two brick additions and a playshed. The colonial style school was eventually replaced in 1981 with the present-day Clover Creek Elementary school building. In 1981 the original colonial building was demolished and a new office, library, and several classrooms were built. The entire school was rebuilt in 2012, though architects were able to salvage the historic cupola from the original 1938 structure.

Other than the Columbia Powder Plant, Frederickson remained rural throughout this period. There were scattered residents on farms or wooded lots. Timber operations by companies such as Weyerhaeuser or individual timber land owners were carried out in the community. Farming and livestock production continued to be the primary activity in the area. Several large dairies operated along Clover Creek, including the Mayflower, Honey Dew, and Dragonetti dairies. Old barns from these dairies still exist in several locations in the community. The Clover Creek Grange Association was established in March of 1927 and a grange hall was constructed near the Clover Creek School. Farming and dairies continued to be major activities in the area

through the 1950s and early 1960s. Aerial photographs of the area taken in 1955 show the area to be mostly agricultural fields, pastures, prairies, and forest, with only a few hundred widely scattered homes.

## THE 1960S THROUGH THE 1990S

Frederickson's population began to increase dramatically with development of SR-512, beginning in 1956 and completed in 1972. Other improvements to the transportation system in the community, such as the construction of 176th Street East and the extension of Canyon Road East, were also made during this time period, allowing for easy commuting to major employment centers in the region, making Frederickson a more attractive place to live. Consequently, many individuals began to subdivide large tracts of land in the community for new home sites. More than 3,000 additional housing units have been built since the adoption of the community plan.

Industrial activity within the community has also been significant during this period. Mineral extraction operations have operated in the Frederickson area for many years. Randles Sand and Gravel has been operating since 1969 and continues to be a significant gravel operation in Pierce County. In 1968, the Port of Tacoma purchased about 500 acres of land in the area for industrial development purposes. The Port has maintained a strong presence in the community since this time to the present day and has been directly involved in attracting many new businesses to the area including The Boeing Company, Toray Composites, and Medallion Foods. The Boeing Company's presence in the area began in 1990 with the construction of its skin and spar facility located at the former Columbia Powder Plant site. This facility contains more than one-million square feet of building and currently employs approximately 1575 people. Currently dozens of small, medium, and large industrial operations are located within Frederickson. Industrial growth continues to the present day.

Rail service in the Frederickson area ceased for several decades with the bankruptcy of the Milwaukee Road in 1964. The City of Tacoma reestablished rail service to the area in 1998 with purchases and restoration of the rail lines in the area. Tacoma Rail now provides freight service to several manufacturing operations in Frederickson and may provide limited tourist passenger service to Mount Rainier in the future.

Today, the community continues to be characterized by rapid growth and change. The community is currently attempting to address the long-standing central issue of how to manage impacts from rapid growth through planning efforts mandated by the Washington State Growth Management Act. The Frederickson Community Plan is a component of that effort.

## Chapter 9: Plan Monitoring *\*New Chapter\**

### PURPOSE

The 1990 State Growth Management Act (GMA) requires jurisdictions planning under GMA to report on progress made in implementing the Act, and to subject their comprehensive plans to continuing evaluation and review. As part of the County's Comprehensive Plan, the Frederickson Community Plan is subject to this requirement. One mechanism for conducting this evaluation and review is to monitor the development standards, regulations, actions, and other programs called for in the plan for the purpose of determining their effectiveness in fulfilling the vision of each of the six plan elements.

The Washington State Growth Management Act (RCW 36.70A), enacted in 1990, requires all counties with a population of 50,000 or more with a high rate of population growth to designate urban growth areas (UGAs). The Act requires that these UGAs be of sufficient size to accommodate the anticipated population growth during the 20-year period following the adoption of the UGA. In accordance with the Act, the Pierce County Council has adopted UGAs for Pierce County and its incorporated cities and towns. Pierce County completes a Buildable Lands report, which includes capacity analysis and land development trends monitored over a five-year period. The latest Pierce County Buildable Lands report was published in 2014.

While the Buildable Lands report monitors the effectiveness of land use policies related to where growth and development will take place, additional plan elements should be monitored for effectiveness through other means. This monitoring should result in updates to the plan to ensure the community's vision for their area is realized. Information obtained from the monitoring program will be used to offer recommendations to decision makers as to what changes the community plan may need in order to attain specified goals and meet the visions in the plan.

In addition to regular monitoring, a comprehensive community plan update is necessary at least every fifteen years to ensure that the vision identified in the community plan remains consistent with the community's goals as the community changes over time.

### HOW TO MEASURE THE EFFECT OF STANDARDS

The Frederickson Community Plan identifies actions that need to be implemented to meet its vision, goals, objectives, principles, and standards. Monitoring evaluates the effectiveness of the actions in fulfilling the plan policies. The monitoring program outlined here includes several steps which are intended to identify actions taken, the ease with which they can be used, and whether the actions actually meet the objectives they were intended to achieve.

To do this, the monitoring program is divided into five steps: Actions, Inputs, Process, Outputs, and Outcomes. Each of the steps and the responsible participant are discussed briefly here.

## PHASE 1 – ACTIONS:

Phase 1 monitoring would consist largely of reviewing the policies and standards stated in the plan and identifying all the actions that need to be undertaken to be consistent with the plan. The actions should be grouped according to the objectives they are intended to meet. PPW staff and the Frederickson Advisory Commission would be the primary participants in this activity.

## PHASE 2 - INPUTS:

Phase 2 monitoring would determine whether actions called for in the plan have actually been undertaken and completed. PPW staff would evaluate if regulations and design standards have been adopted and are being implemented. The PPW staff, LUAC, or other County departments would review the plan to determine if other actions have been completed and could be done to accomplish the vision of the plan.

## PHASE 3 - PROCESS:

Phase 3 monitoring would evaluate whether an action is straightforward, understandable, or easy to use. In the case of regulations and design standards, those persons who have submitted permit applications requiring compliance with the regulations and design standards would need to be involved in the evaluation. The Pierce County Hearing Examiner and the LUAC, which review such applications, as well as PPW staff, would need to be included in the monitoring. PPW staff would coordinate the monitoring and could discuss permit review with review staff and the LUAC to determine whether objectives are being met.

## PHASE 4 - OUTPUTS:

Phase 4 monitoring would determine whether the action has been carried out as stated in the plan. For example, monitoring would determine whether a regulation or design standard has been complied with and identify reasons for any noncompliance. In regard to non-regulatory activities, monitoring would determine whether the objectives of the activity have been met. Participants would include residents, property owners, the LUAC, and PPW staff.

## PHASE 5 - OUTCOMES:

Phase 5 monitoring would evaluate the extent to which each action results in the desired effect on the community. The primary participants are the residents and property owners in the plan area. Assistance would be provided by the LUAC and PPW staff. PPW staff would assist in organizing public meetings, preparing and distributing questionnaires, and using other means to gather this information.

## TIMELINE

It is anticipated that the Frederickson Community Plan will take a substantial period of time to be implemented. There are a number of actions that can be accomplished within a short timeframe, some will take much longer, and others will involve ongoing actions with no specific completion date. It is important that monitoring be done on a continuing basis with specific actions monitored at different times.

In 2018, an update to the Frederickson Community Plan was adopted. The monitoring process should be continued following the 2018 update. Similar comprehensive updates to the plan should be completed at least every fifteen years, or as requested by the Pierce County Council.

In regard to monitoring the development and implementation of regulations and design standards, it would be appropriate for monitoring to be phased over time as the five phases outlined above are accomplished. Phase 1 would begin almost immediately upon the plan adoption. Phase 2 would take place within two years following the plan adoption. This would provide adequate time for the County Council to adopt implementing regulations called for in the plan. Phases 3, 4, and 5 would occur within two to three years following completion of Phase 2. This would allow time for the regulations to be applied to a number of development projects. Phase 3 analysis of how understandable the regulations are, and the ease to which they can be applied, would then be based on the application of the regulations to those projects developed within that time period. Phases 4 and 5 monitoring would be done simultaneously with Phase 3 monitoring. The total time for initial monitoring for Phases 1 through 5 would be about five years. As changes are made to regulations and design standards, the monitoring cycle would need to be repeated to address the changes.

Other actions that do not involve the implementation of regulations or design standards would be monitored on a similar timetable. Phase 1 and Phase 2 would occur within two years of adoption of the plan, while Phase 3, 4, and 5 monitoring would occur within five years of plan adoption.

As amendments are made to the plan, monitoring would need to continue to determine how effective the changes are in carrying out the goals in the plan. In addition, it would be appropriate to continue monitoring all actions in the plan every five years to evaluate whether the actions continue over time to effectively carry out those goals.

## DOCUMENTATION

A review of baseline information is necessary to effectively monitor whether the goals of the Frederickson Community Plan are being met. Information regarding community attitudes, visual characteristics of the community, community services, infrastructure, business climate, land uses, permitting activity, and other community characteristics would be evaluated.

As each phase of monitoring is completed, a report should be prepared by PPW staff which identifies the action being monitored, the specific purpose of the monitoring, methods used in monitoring, data collected, analysis of the data, and recommendations for further action. The

report should be submitted to the LUAC for review and comment. If the LUAC deems necessary, the report may also be forwarded to the County Council.

## RECOMMENDATIONS FOR FURTHER ACTION

In addition to determining the effectiveness of the plan in fulfilling the goals of the community, a key component to monitoring would be the recommendations for further action. These recommendations should clearly identify the specific goals being addressed, how the recommended action corrects a deficiency in the plan, how the recommended action will contribute to fulfilling the goal in question, and a timeline for completing the proposed action.

# Chapter 10: Supplemental Data *\*New Chapter\**

## POPULATION AND HOUSING

**Table D-24: Population and Housing Growth 2000-2010**

	2000	2010	2015	Growth (2000-2015)	Percent Growth	Annual Growth Rate
<b>Population</b>	14,091	22,432	23,337	9,246	65.6%	3.4%
<b>Households</b>	4,651	7,393	7,685	3,034	65.2%	3.4%
<b>Housing Units</b>	4,863	7,815	8,196	3,333	68.5%	3.5%
<b>Persons Per Household</b>	3.0	3.0	3.0	0	0%	0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Table D-25: Housing Occupancy**

	Number of Housing Units			Percent of Total		
	2000	2010	2015	2000	2010	2015
<b>Owner Occupied</b>	4,035	5,987	5,761	83.0%	76.6%	70.3%
<b>Renter Occupied</b>	616	1,406	1,924	12.7%	18.0%	23.5%
<b>Vacant</b>	212	422	511	4.4%	5.4%	6.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

The following table identifies the number of parcels and associated acreages by category for residential zoned land:

**Table D-26: 2014 Buildable Lands Inventory Acreage by Category - Residential Zones**

Category (Net Acreage)	Parcels	Gross Acreage	Net Acreage	% of Plan Area	Avg. Net Acres per Lot
<b>Vacant &gt; 1</b>	1,201	205	177	2.8%	.15
<b>Vacant &gt;= 1 &lt; 2.5</b>	72	132	109	1.8%	1.5
<b>Vacant &gt;= 2.5 &lt; 5</b>	21	89	76	1.2%	3.6
<b>Vacant &gt;= 5 &lt; 10</b>	7	45	42	.6%	6.0
<b>Vacant &gt;= 10 &lt; 20</b>	2	37	36	.5%	17.9
<b>Vacant &gt;= 20</b>	1	38	23	.5%	23
<b>Vacant Total</b>	<b>1,304</b>	<b>546</b>	<b>463</b>	<b>7.4%</b>	<b>.4</b>
<b>Underutilized &lt; 1</b>	13	8	8	.1%	.6
<b>Underutilized &gt;= 1 &lt; 2.5</b>	735	989	954	13%	1.3
<b>Underutilized &gt;= 2.5 &lt; 5</b>	95	381	345	5.1%	3.6
<b>Underutilized &gt;= 5 &lt; 10</b>	11	87	72	1.2%	6.6

Category (Net Acreage)	Parcels	Gross Acreage	Net Acreage	% of Plan Area	Avg. Net Acres per Lot
Underutilized >= 10 < 20	8	120	102	1.6%	12.7
Underutilized >= 20	1	27	23	.4%	23.1
<b>Underutilized Total</b>	<b>863</b>	<b>1,612</b>	<b>1,504</b>	<b>21.4%</b>	<b>1.7</b>
Major Pipeline Projects	0	0	0	0	0
Pipeline Projects	71	286	259	3.9%	3.7
<b>Pipeline Total</b>	<b>71</b>	<b>286</b>	<b>259</b>	<b>3.9%</b>	<b>3.7</b>
Built Out/Undevelopable	6,460	2,478	2,232	33.5%	.3
<b>All Residential Land</b>	<b>8,698</b>	<b>4,922</b>	<b>4,458</b>	<b>66.2%</b>	<b>.5</b>

The following table identifies the number of parcels and associated acreages by category for commercial or industrial zoned land:

**Table D-27: 2014 Buildable Lands Inventory Acreage by Category – Commercial and Industrial Zones**

Category (Net Acreage)	Parcels	Gross Acreage	Net Acreage	% of Plan Area	Avg. Net Acres per Lot
Vacant > 1	21	18	13	.2%	.6
Vacant >= 1 < 2.5	15	29	23	.4%	1.5
Vacant >= 2.5 < 5	14	55	51	.7%	3.6
Vacant >= 5 < 10	7	52	46	.7%	6.5
Vacant >= 10 < 20	10	182	161	2.5%	16.1
Vacant >= 20	10	572	521	7.7%	52.1
<b>Vacant Total</b>	<b>77</b>	<b>908</b>	<b>815</b>	<b>12.2%</b>	<b>10.6</b>
Underutilized < 1	33	22	21	.3%	.6
Underutilized >= 1 < 2.5	39	67	59	.9%	1.5
Underutilized >= 2.5 < 5	24	127	83	1.7%	3.4
Underutilized >= 5 < 10	11	95	72	1.3%	6.6
Underutilized >= 10 < 20	4	71	61	1.0%	15.2
Underutilized >= 20	2	64	61	.9%	30.1
<b>Underutilized Total</b>	<b>113</b>	<b>446</b>	<b>357</b>	<b>6.1%</b>	<b>3.2</b>
Built Out/Undevelopable	368	1,229	1,122	17%	3.0
<b>All Commercial/Industrial Land</b>	<b>547</b>	<b>2,032</b>	<b>1,790</b>	<b>28%</b>	<b>3.3</b>

The following table identifies the number of parcels and associated acreages by category and zoning type for all land within the plan area:

**Table D-28: Buildable Lands Inventory Total Acreages by Category - Totals for All Land**

Category (Net Acreage)	Parcels	Gross Acreage	Net Acreage	% of Plan Area	Avg. Net Acres per Lot
Residential Vacant	1,304	546	463	7.4%	.4
Commercial/Industrial Vacant	77	908	815	12.2%	10.6
<b>Vacant Total</b>	<b>1,377</b>	<b>1,428</b>	<b>1,256</b>	<b>19%</b>	<b>.9</b>
Residential Underutilized	863	1,612	1,504	21.4%	1.7
Commercial/Industrial Underutilized	113	446	357	6.1%	3.2
<b>Underutilized Total</b>	<b>962</b>	<b>2,003</b>	<b>1,822</b>	<b>27%</b>	<b>1.9</b>
Major Pipeline Projects	0	0	0	0	0
Pipeline Projects	71	286	259	4%	3.7
<b>Pipeline Total</b>	<b>71</b>	<b>286</b>	<b>259</b>	<b>3.9%</b>	<b>3.7</b>
<b>Built Out/Undevelopable</b>	<b>6,690</b>	<b>3,680</b>	<b>3,327</b>	<b>50%</b>	<b>.5</b>
<b>All Land</b>	<b>9,100</b>	<b>7,396</b>	<b>6,663</b>	<b>100%</b>	<b>.7</b>

Source: Pierce County 2014 Buildable Lands Inventory parcel data.

**NOTE:** Parcels that are classified as mixed-use are counted under both Residential Zone and Commercial/Industrial Zone; therefore, subtotals and grand totals are adjusted to avoid double counting mixed use parcels and accordingly do not necessarily reflect simple sums of Residential Zone quantities and Commercial/Industrial Zone quantities.

## LAND USE TRENDS

**Table D-29: Existing Land Uses**

Land Use	Acreage	% of Plan Area
Single-Family	2,712	33.9%
Multifamily	100	1.2%
Group Home/Other	0	0%
Mobile Home	698	8.7%
<b>TOTAL - RESIDENTIAL</b>	<b>3,510</b>	<b>43.8%</b>
Commercial/Service	146	1.8%
Industrial	454	5.7%
Education	47	<1%
Public Facilities	14	<1%
Quasi-public Facilities	27	<1%
Transportation/Communication/Utilities	172	2.1%
<b>TOTAL - NONRESIDENTIAL</b>	<b>860</b>	<b>10.7%</b>
Open Space/Recreation	148	1.8%
Resource Lands	573	7.2%

Land Use	Acreage	% of Plan Area
Vacant Lands	1,814	22.7%
<b>TOTAL – VACANT/RESOURCE/OPEN SPACE</b>	<b>2,535</b>	<b>31.7%</b>
Other/Undefined	463	5.8%
Roads/R.O.W.	635	7.9%
<b>GRAND TOTAL</b>	<b>8,003</b>	<b>100%</b>

Only those portions of Title 18A that are proposed to be amended are shown. Remainder of text, maps, tables and/or figures is unchanged.

**Title 18A  
Development Regulations – Zoning**

**Chapters:**

- 18A.05 INTRODUCTION.**
- 18A.10 ZONE CLASSIFICATIONS.**
- 18A.12 MARIJUANA-RELATED USES.**
- 18A.15 DENSITY, SETBACKS, AND LOT DIMENSION.**
- 18A.17 PIERCE COUNTY (OUTSIDE COMMUNITY PLAN AREAS) USE TABLE.**
- 18A.18 ALDERTON-McMILLIN USE TABLE.**
- 18A.19 ANDERSON AND KETRON ISLANDS USE TABLE.**
- 18A.20 BROWNS POINT/DASH POINT USE TABLE.**
- 18A.22 FREDERICKSON USE TABLE.**
- 18A.23 GIG HARBOR PENINSULA USE TABLE.**
- 18A.24 GRAHAM USE TABLE.**
- 18A.26 KEY PENINSULA USE TABLE.**
- 18A.27 MID-COUNTY USE TABLE.**
- 18A.28 PARKLAND-SPANAWAY-MIDLAND USE TABLE.**
- 18A.29 SOUTH HILL USE TABLE.**
- 18A.31 UPPER NISQUALLY USE TABLE.**
- 18A.32 CENTERS AND CORRIDORS USE TABLE.**
- 18A.33 USE CATEGORY DESCRIPTIONS.**
- 18A.35 PARKING.**
- 18A.36 ACCESSORY DEVELOPMENT – GENERAL.**
- 18A.37 ACCESSORY DEVELOPMENT – RESIDENTIAL.**
- 18A.38 TEMPORARY DEVELOPMENT.**
- 18A.40 EVENTS.**
- 18A.41 SMALL ANIMAL BOARDING BUSINESSES**
- 18A.42 ADULT BUSINESSES.**
- 18A.43 SITING RURAL SCHOOLS.**
- 18A.50 OPEN SPACE LANDS.**
- 18A.55 BILLBOARDS.**
- 18A.60 AIRPORT OVERLAYS.**
- 18A.65 AFFORDABLE HOUSING INCENTIVES.**
- 18A.68 MULTI-FAMILY HOUSING INCENTIVE AREAS.**
- 18A.70 NONCONFORMING DEVELOPMENT.**
- 18A.75 USE PERMITS.**
- 18A.85 GENERAL PROVISIONS.**
- 18A.95 REZONE PROCEDURES.**
- 18A.100 DEVELOPMENT AGREEMENTS.**

**Chapter 18A.10  
ZONE CLASSIFICATIONS**

**Sections:**

- 18A.10.010 Purpose.**
- 18A.10.020 List of Zone Classifications.**
- 18A.10.030 Zoning Atlas.**
- 18A.10.080 Urban Zone Classifications.**
- 18A.10.090 Rural and Resource Zone Classifications.**
- 18A.10.100 Overlays.**
- 18A.10.110 Military Lands.**

**18A.10.020 List of Zone Classifications.**

Zone classifications are grouped into Urban and Rural and Resource Classifications based on their locations inside or outside of an urban growth boundary. See the Table below for a list of zone classifications and their symbols. Zone classifications identified with an asterisk were created through the implementation of a community plan. These classifications may be applied only to parcels within the jurisdiction of a community plan, adopted after August 1999, which specifically allows such classifications. Descriptions and purposes can be found in PCC 18A.10.080, Urban Zone Classifications, and 18A.10.090, Rural and Resource Zone Classifications.

<b>ZONE CLASSIFICATIONS AND THEIR SYMBOLS</b>			
<b>Urban Classifications</b>		<b>Rural and Resource Classifications</b>	
Employment Centers		Rural Centers	
Employment Center	EC	Rural Activity Centers	RAC
Community Employment	CE*	Rural Industrial Centers	RIC*
Research-Office	RO*	Rural Neighborhood Centers	RNC
Public Institution	PI*	Gateway Communities	GC
Employment Service	ES*	Village Center	VC*
Employment Corridor	ECOR	Tourist Commercial	TC*
		Village Residential	VR*
		Essential Public Facility-	
		Rural Airport South	EPF-RAS*
		Essential Public Facility-	
		Rural Airport North	EPF-RAN*
Urban Centers		Rural Residential	
Major Urban Centers	MUC	Rural Separator	RSep
Community Centers	CC	Rural 10	R10

<b>ZONE CLASSIFICATIONS AND THEIR SYMBOLS</b>			
<b>Urban Classifications</b>		<b>Rural and Resource Classifications</b>	
Activity Centers	AC	Rural 5	R5
Neighborhood Centers	NC	Rural 20	R20
Urban Village	UV*	Rural 40	R40
Towne Center	TCTR	Rural Farm	RF
		Rural Sensitive Resource	RSR*
		Park and Recreation	PR*
Urban Districts		Rural Planned Communities	
Mixed Use Districts	MUD	New Fully Contained Communities	NFCC
Commercial Mixed Use District	CMUD*	Master Planned Resorts	MPR
Office-Residential Mixed Use District	OMUD*		
High Density Residential	HRD		
Residential/Office-Civic	ROC*		
Urban Corridor	UCOR		
Neighborhood Corridor	NCOR		
Urban Residential			
Moderate-High Density Residential	MHR*		
High Density Single-Family	HSF		
Moderate Density Single-Family	MSF		
Single-Family	SF*		
Residential Resource	RR*		
Urban Planned Communities		Resource Lands	
Employment Based Planned Communities	EBPC	Agricultural Resource Lands	ARL
Master Planned Communities	MPC	Forest Lands	FL
Major Institution Master Plan			
Urban Military Lands	UML	Rural Military Lands	RML
Public Institution	PI	Public Institution	PI
Park and Recreation	PR	Park and Recreation	PR

**18A.10.080 Urban Zone Classifications.**

**A. Employment Centers.**

1. **Purpose.** To designate adequate industrial areas to meet the needs of a growing jobs-based economy.
  2. **Description.** There are five Employment Center zone classifications: Employment Center, Employment Service, Community Employment, Public Institution and Research-Office.
    - a. **Employment Center.** An Employment Center (EC) is a concentration of low to high intensity office parks, manufacturing, other industrial development, or a combination of activities. It may also include commercial development as a part of the center as long as the commercial development is incidental to the employment activities of the center and supports and serves the needs of the workforce.
    - b. **Community Employment.** The role of the Community Employment (CE) classification is to provide for areas in the communities where low to moderate intensity industrial activities (manufacturing, assembly, warehousing, and industrial services), research activities, and/or office park development may locate.
    - c. **Research-Office.** The role of the Research-Office (RO) classification is to provide for areas in the communities where low to moderate intensity research activities and/or office park development may locate.
    - d. **Public Institution.** The Public Institution (PI) zone is one of the implementing zones for the Employment Center land use designation. It is intended to provide for the siting of public-owned facilities and institutions.
    - ~~e. **Employment Service.** The primary focus of the Employment Service (ES) zone is the provision of those goods and services needed on a daily basis by workers within the Employment Center land use designation in an easily identifiable, well defined location. Light industrial, commercial, and civic uses are permitted.~~
    - e. **Employment Corridor.** The Employment Corridor (ECOR) zone classification allows for jobs-based industrial, office, and business services. These areas are intended to develop with uses that create jobs and uses that supplement the functions of employers. New structures are limited in size to prevent uses that take up large swathes of land yet have few employees.
- B. **Urban Centers.**
1. **Purpose.** To provide for major concentrations of employment, shopping, services, and multi-family housing in unincorporated areas.
  2. **Description.** There are five Urban Center zone classifications: Major Urban Centers, Activity Centers, Community Centers, Urban Villages, and Neighborhood Centers.
    - a. **Major Urban Centers.** The Major Urban Center (MUC) zone classification is a highly dense concentration of urban development with a commercial focus. A significant multi-family residential presence in the area is encouraged.
    - b. **Community Centers.** The Community Center (CC) zone classification has, as its focus, a significant commercial traffic generator, around which develops a concentration of other commercial office, services, and some moderate to high density residential developments. The commercial activity within the center is directed to a customer base drawn from more than one neighborhood but should be at a scale which is compatible with surrounding residential areas.

- ~~e. **Urban Village.** The Urban Village (UV) zone classification is a mixed-use zone in which residential and commercial uses are permitted. Plazas and pedestrian pathways provide linkages between commercial activities. The commercial activity is directed to a customer base drawn from more than one neighborhood but at a scale more conducive to the pedestrian than the automobile. Bonus residential densities may be achieved when integrated into a mixed use project.~~
- dc. **Activity Centers.** The Activity Center (AC) zone classification has, as its focus, a recreational, cultural, or educational activity around which develops a concentration of commercial, office, or moderate to high density residential development. The attraction draws people from throughout the area, not just surrounding neighborhoods or the community in which the activity is located.
- ed. **Neighborhood Centers.** The Neighborhood Center (NC) zone classification is a concentrated mix of small scale retail and service commercial and office development that serves the daily needs of residents within the immediate neighborhood. Residential development at various densities may occur within the Center if appropriate to the individual neighborhood.
- e. **Towne Center.** The Towne Center (TCTR) zone classification allows for a mix of high density multi-family residential, local retail, grocery, restaurants, office, civic uses, and other amenities and services in order to create a compact community with high density housing with goods, services, and amenities within walking distance. The Towne Center should provide a sense of place within the community conveniently accessible by multiple modes of transportation.

C. **Urban Districts.**

1. **Purpose.** To allow multi-family, office, and other commercial uses that provide economic diversity and housing opportunities near transit routes and business activity.
2. **Description.** There are five Urban Districts zone classifications: Mixed Use Districts, Commercial Mixed Use Districts, Office-Residential Mixed Use Districts, Residential/Office-Civic, and High Density Residential Districts.
  - a. **Mixed Use Districts.** The Mixed Use District (MUD) zone classification includes areas that are concentrations of commercial, office, and multi-family developments located along major arterials, state highways, and major transit routes and between Major Urban, Activity, or Community Centers. Commercial activity in Mixed Use Districts caters to a customer base beyond the surrounding neighborhoods or community due to its placement on a roadway used by residents of more than one community. Auto-oriented commercial and land-intensive commercial with a low number of employees per acre is the primary use within Mixed Use Districts.
  - b. **Commercial Mixed Use District.** The primary role of the Commercial Mixed Use District (CMUD) classification is to identify those portions of the Mixed Use District land use designation best suited to general purpose, auto-oriented and auto-dependent commercial and civic activities.
  - c. **Office-Residential Mixed Use District.** The primary role of the Office-Residential Mixed Use District (OMUD) classification is to identify those portions of the Mixed Use District land use designation best suited to auto-oriented commercial office and service and civic uses.

- d. **High Density Residential Districts.** The High Density Residential District (HRD) zone classification includes areas that are composed of multi-family and high density single-family housing, and limited neighborhood retail and service commercial which are located along major arterials, state highways, and major transit routes that connect to Major Urban, Activity, Community, or Employment Centers.
  - e. **Residential/Office-Civic.** The primary role of the Residential/Office-Civic (ROC) classification is to provide a transition between the center and district classifications and the surrounding moderate and low density residential neighborhoods. This classification is to provide for low to moderate intensity.
  - f. **Neighborhood Corridor.** The Neighborhood Corridor (NCOR) zone allows for residential, neighborhood/small scale commercial and services, civic, amusement and recreation. The classification is intended to lessen the impacts to established single-family residential areas along the major transportation corridors while allowing for walkable services and a range of housing choices.
  - g. **Urban Corridor.** The Urban Corridor (UCOR) zone classification allows for high density multi-family residential, retail/shopping, grocery, restaurants, office, civic uses, and other amenities and services. The classification allows for auto-oriented uses and larger square footage retailers in order to capture spillover growth from the Centers and establish transit-supportive densities.
- D. **Urban Residential.**
- 1. **Purpose.** To provide for single-family and two-family dwelling units in a residential environment.
  - 2. **Description.** There are five Urban Residential zone classifications: Moderate-High Density Residential, High Density Single-Family, Moderate Density Single-Family, Single-Family, and Residential Resource.
    - b. **High Density Single-Family.** The High Density Single-Family (HSF) zone classification includes areas where sewers are available and there are minimal environmental constraints. This classification is strictly comprised of moderate to high-density attached and detached single-family development and civic commercial uses.
- G. **Specific Zone Classifications.** The land use designations identified through the Comprehensive Plan or Community Plan as identified below are implemented through specific zones.
- 2. **Parkland-Spanaway-Midland Communities Plan.** See the Use Tables in PCC 18A.28.010.
    - a. Employment Center: ECOR, CE, and RO
    - b. Community Center: CC, ROC, and MHR
    - e. ~~Activity Center: AC~~ Towne Center: TCTR
    - dc. Neighborhood Center: NC, ROC, and MHR
    - ed. Mixed Use District: MUD, CMUD, OMUD, ROC, and MHR
    - e. Corridor: NCOR, UCOR
    - f. High Density Residential District: ROC and MHR

- g. High Density Single-Family: HSF
  - h. Moderate Density Single-Family: MSF, SF, and RR
  - i. Park and Recreation: PR
4. **Frederickson Community Plan.** See the Use Tables in PCC 18A.22.010.
- a. Employment Center: EC, ~~CE~~, and ECORS
  - b. Towne Center: TCTR
  - c. Corridor: NCOR
  - ~~b. Mixed Use District: MUD~~
  - ~~e. High Density Residential: MHR and ROC~~
  - ~~d. High Density Single Family: HSF~~
  - ed. Moderate Density Single-Family: MSF, SF, and RR
  - fe. Park and Recreation: PR
5. **South Hill Community Plan.** See the Use Tables in PCC 18A.29.010.
- a. Employment Center: EC and ~~ES~~ ECOR
  - b. Community Center: CC
  - c. Activity Towne Center: ~~AC~~ TCTR
  - d. Corridor: UCOR, NCOR
  - de. Neighborhood Center: NC and ROC
  - ~~ef. Mixed Use District: MUD~~
  - fg. High Density Residential District: ~~HRD~~ and MHR
  - gh. High Density Single-Family: HSF
  - hi. Moderate Density Single-Family: MSF and RR
  - ~~i. Urban Village: UV~~
  - j. Park and Recreation: PR
6. **Mid-County Community Plan.** See the Use Tables in PCC 18A.27.010.
- a. Employment Center: ECOR
  - b. ~~Community Center: CC~~ Corridor: UCOR, NCOR
  - c. Neighborhood Center: NC
  - d. Moderate Density Single-Family: SF and RR
  - e. Park and Recreation: PR
  - ~~f. Mixed Use District: MUD~~
  - ~~g. High Density Residential: MHR~~

**Chapter 18A.12**  
**MARIJUANA-RELATED USES**

Sections:

**18A.12.010 Definitions.**

**18A.12.020 State-Licensed Facilities.**

**18A.12.030 Severability.**

**18A.12.020 State-Licensed Facilities.**

The following provisions apply to marijuana-related businesses licensed by the Washington State Liquor and Cannabis Board.

**D. Marijuana-Licensed Retail Outlets.**

1. Marijuana-licensed retail outlets shall be permitted through a Conditional Use Permit in Mixed Use District (MUD), Commercial Mixed Use District (CMUD), ~~and~~ Community Center (CC), ~~and~~ Urban Corridor (UCOR) zone classifications as well as the Rural Activity Center (RAC) classifications in the Key Peninsula and Gig Harbor Peninsula Community plan areas.
2. A marijuana retailer licensee may sell usable marijuana, marijuana-infused products, and marijuana paraphernalia between the hours of 8 a.m. and 12 a.m.

**E. Marijuana-Licensed Processors.**

1. Marijuana-licensed processors shall be permitted through a Conditional Use Permit in Employment Center (EC), Community Employment (CE), ~~and~~ Mixed Use District (MUD), ~~and~~ Employment Corridor (ECOR) zone classifications.

**F. Marijuana-Licensed Producers.**

1. Marijuana-licensed indoor producers shall be permitted through a Conditional Use Permit in the Employment Center (EC), ~~and~~ Community Employment (CE), ~~and~~ Employment Corridor (ECOR) zone classifications.
2. Marijuana production shall take place within a fully enclosed secure indoor facility or greenhouse.
3. Marijuana-licensed indoor production facilities shall be limited to 10,000 square feet of production space.

**Chapter 18A.15**  
**DENSITY, SETBACKS, AND LOT DIMENSION**

**Sections:**

**18A.15.010 General Provisions.**

**18A.15.020 Residential Density.**

**18A.15.030 Lot Dimension.**

**18A.15.040 Setback and Height.**

**18A.15.020 Residential Density.**

**D. Maximum Density.**

1. In ~~an~~ MSF, NCOR, TCTR, and UCOR zone classifications, sanitary sewers are required to achieve a density greater than base density up to maximum density. In all other classifications, maximum densities shall be achieved through one of the following methods:
  - a. The application of density incentives or credits as allowed in PCC 18A.15.020 E.;
  - b. **Transfer of development rights.** Transfer of Development Rights (TDR) means the transfer of the right to develop or build from sending sites to receiving sites (Chapter 18G.10 PCC);
  - c. Planned Development District (PDD) or Planned Unit Development (PUD) (Chapter 18A.75 PCC); or
  - d. **Shadow platting.** Shadow platting means lots created as part of a recorded final plat that have been designated for future development when sanitary sewers become available. When dry sewer lines are installed, a residential development up to the maximum density may be allowed; provided that lots in excess of the density permitted with on-site septic shall not be built upon until the sewer line is extended and connected to all the lots. Shadow lots are transferable and may be sold with the restriction on development.
2. Land divisions and residential developments shall not exceed Maximum Density for the zone classification in which the proposal is located, pursuant to Tables 18A.15.020-1 and -2, unless the proposal qualifies for a density incentive pursuant to PCC 18A.15.020 E.

<b>Table 18A.15.020-1. Urban Residential Density and Urban Lot Dimensions</b>							
<b>Urban Zone Classification</b>		<b>Residential Density (du/ac)</b>			<b>Lot Dimensions</b>		
		<b>Minimum</b>	<b>Base</b>	<b>Maximum</b>	<b>Lot Size (square feet)</b>		<b>Minimum Lot Width (feet) (3)</b>
					<b>Mean</b>	<b>Minimum</b>	
<b>AC</b>	Activity Center (All County except where listed below)	8	20	25	N/A	N/A	N/A
	Gig Harbor	N/A	3.5	3.5	N/A	6,000 residential	50 residential
						15,000 other	100 other
	<del>South Hill</del>	<del>10</del>	<del>18</del>	<del>25 (1)</del>	<del>N/A</del>	<del>N/A</del>	<del>N/A</del>
<b>CC</b>	Commercial Center (All County except where listed below)	8	20	25	N/A	N/A	N/A
	Gig Harbor	N/A	4	12	N/A	N/A	N/A
	<del>Mid County</del>	<del>10</del>	<del>14</del>	<del>22</del>	<del>N/A</del>	<del>N/A</del>	<del>N/A</del>
	South Hill	8	15	20	N/A	N/A	N/A
<b>CMUD</b>	Commercial Mixed Use District (All County)	8	12	25	N/A	N/A	N/A
<b>HRD</b>	High Density Residential	6	20	25	N/A	N/A	N/A
	<del>South Hill</del>	<del>6</del>	<del>12</del>	<del>16</del>	<del>N/A</del>	<del>N/A</del>	<del>N/A</del>
<b>HSF</b>	High Density Single Family	As listed below					
	Parkland/Spanaway/Midland	6	6	12	N/A	N/A	N/A
	South Hill	6	10	12	N/A	N/A	N/A
<b>MHR</b>	Moderate High Density Residential (All County except where listed below)	4	10	15	N/A	N/A	N/A
	<del>Frederickson</del>	<del>12</del>	<del>18</del>	<del>25</del>	<del>N/A</del>	<del>N/A</del>	<del>N/A</del>
	Parkland/Spanaway/Midland	8	20	25	N/A	N/A	N/A
	South Hill	8	15	20	N/A	N/A	N/A
<b>MSF</b>	<b>Moderate Density Single Family</b> (All County except where listed below)	4	4	6	5,000	4,000	50
	Gig Harbor	4	4	6	N/A	(4)	
	Parkland/Spanaway/Midland	4	5	6	5,000	4,000	50

<b>Table 18A.15.020-1. Urban Residential Density and Urban Lot Dimensions</b>							
<b>Urban Zone Classification</b>		<b>Residential Density (du/ac)</b>			<b>Lot Dimensions</b>		
		<b>Minimum</b>	<b>Base</b>	<b>Maximum</b>	<b>Lot Size (square feet)</b>		<b>Minimum Lot Width (feet) (3)</b>
					<b>Mean</b>	<b>Minimum</b>	
<b>MUC</b>	<b>Major Urban Center</b> (All County)	8	20	25	N/A	N/A	N/A
<b>MUD</b>	<b>Mixed Use District</b> (All County except where listed below)	6	20	25	N/A	N/A	N/A
	<del>Frederickson</del>	<del>12</del>	<del>18</del>	<del>25</del>	<del>N/A</del>	<del>N/A</del>	<del>N/A</del>
	Gig Harbor	6	15	20	N/A	N/A	N/A
	Graham (5)	4	10	15	N/A	N/A	N/A
	<del>Mid County</del>	<del>12</del>	<del>20</del>	<del>25</del>	<del>N/A</del>	<del>N/A</del>	<del>N/A</del>
	Parkland/Spanaway/Midland	12	20	25	N/A	N/A	N/A
	<del>South Hill</del>	<del>8</del>	<del>15</del>	<del>20</del>	<del>N/A</del>	<del>N/A</del>	<del>N/A</del>
<b>NC</b>	<b>Neighborhood Center</b> (All County except where listed below)	4	16	25	N/A	N/A	N/A
	Gig Harbor					7,200 residential 15,000 non-residential	
	Mid County	8	12	16	N/A	N/A	N/A
	Parkland/Spanaway/Midland	4	8	16	N/A	N/A	N/A
	South Hill	6	10	12 (6)	N/A	N/A	N/A
	<b>NCOR</b>	<b>Neighborhood Corridor</b>	<del>6</del>	<del>N/A</del>	<del>20</del>	<del>N/A</del>	<del>N/A</del>
<b>OMUD</b>	<b>Office-Residential Mixed Use District</b> (All County)	8	12	25	N/A	N/A	N/A
<b>ROC</b>	<b>Residential/Office/Civic</b>	As listed below					
	<del>Frederickson</del>	<del>8</del>	<del>12</del>	<del>18</del>	<del>N/A</del>	<del>N/A</del>	<del>N/A</del>
	Parkland/Spanaway/Midland	8	12	25	N/A	N/A	N/A
	South Hill	6	10	12	N/A	N/A	N/A
<b>RR</b>	<b>Residential Resource</b> (All County)	1	2	3	N/A	N/A	50

<b>Table 18A.15.020-1. Urban Residential Density and Urban Lot Dimensions</b>							
<b>Urban Zone Classification</b>		<b>Residential Density (du/ac)</b>			<b>Lot Dimensions</b>		
		<b>Minimum</b>	<b>Base</b>	<b>Maximum</b>	<b>Lot Size (square feet)</b>		<b>Minimum Lot Width (feet) (3)</b>
					<b>Mean</b>	<b>Minimum</b>	
<b>SF</b>	<b>Single Family (All County)</b>	4	4	4	6,000	5,000	60
	Gig Harbor	4	4	4	N/A	(4)	70 (2)
	Graham	4	4	4	9,000	7,000	75
<b>TCTR</b>	<b>Towne Center</b>	20	N/A	N/A	N/A	N/A	N/A
<b>UCOR</b>	<b>Urban Corridor</b>	12	N/A	N/A	N/A	N/A	N/A
<b>UV</b>	<b>Urban Village (All County)</b>	12	20	30 (1)	N/A	N/A	N/A

(1) Maximum density may be increased to 60 dwelling units per acre when commercial, civic, or office/business uses occupy the entire 1st floor or street level floor of all buildings adjacent to a public arterial roadway.

(2) The minimum lot width may be reduced by multiplying the lot area by 0.007.

(3) Minimum lot width does not apply to access easements.

(4) Minimum lot size: MSF = 7,000 sq ft for 4 lots or fewer and 4,000 sq ft for 5 or more lots; NC = 7,200 square feet residential and 15,000 sq ft other; SF = 7,200 sq ft for 4 lots or fewer and 5,000 sq ft for 5 or more lots.

(5) First floor in multi-level multi-family must be commercial; if not multi-level, a minimum of 50 percent of the total floor area must be commercial.

(6) Maximum density may be increased to 14 for senior housing.

**18A.15.040 Setback and Height.**

A. **General Provisions.** The following general setback and height regulations apply throughout this Chapter.

<b>Table 18A.15.040-1. Urban Setbacks</b>					
<b>PCC 18A.15.040 B.1.-6. provisions supersede the figures in this Table when applicable.</b>					
<b>Urban Zone Classification (All County)</b>		<b>Minimum Building Setback (feet)</b>			
		<b>Front – Arterial</b>	<b>Front – Non-Arterial</b>	<b>Interior/Side</b>	<b>Rear</b>
<b>AC</b>	Activity Center	20	15	0	0
<b>CC</b>	Community Center	20	15	0	0
<b>CE</b>	Community Employment	25	15	0 (1)	0 (1)
<b>CMUD</b>	Commercial Mixed Use District	25	15	0	0

<b>Table 18A.15.040-1. Urban Setbacks</b>					
<b>PCC 18A.15.040 B.1.-6. provisions supersede the figures in this Table when applicable.</b>					
<b>Urban Zone Classification (All County)</b>		<b>Minimum Building Setback (feet)</b>			
		<b>Front – Arterial</b>	<b>Front – Non- Arterial</b>	<b>Interior/Side</b>	<b>Rear</b>
<b>EC</b>	Employment Center	35	15	0	0
<b>ECOR</b>	Employment Corridor	35	15	0	0
<b>ES</b>	Employment Service	20	15	0	0
<b>HRD</b>	High Density Residential	25	15	0	0
<b>HSF</b>	High Density Single Family	25	15	5	8
<b>MHR</b>	Moderate High Density Residential	25	15	0 (1)	0 (1)
<b>MUC</b>	Major Urban Center	0 (1)	15	0	0
<b>MUD</b>	Mixed Use District	25	15	0 (1)	0 (1)
<b>MSF</b>	Moderate Density Single Family	25	12/15/25 (3)	5 (2)	10 (2)
<b>NC</b>	Neighborhood Commercial Center	20	15	0	0
<b>NCOR</b>	Neighborhood Corridor	0	0	0	0
<b>OMUD</b>	Office-Residential Mixed Use District	25	15	0	0
<b>PI</b>	Public Institution	25	15	0	0
<b>PR</b>	Urban Park and Recreation	25	15	10	10
<b>RO</b>	Residential Office	35	15	0	0
<b>ROC</b>	Residential/Office/Civic	25	15	0 (1)	0
<b>RR</b>	Residential Resource	25	12/15/25 (3)	10	10
<b>SF</b>	Single Family	25	12/15/25 (3)	10 (2)	10 (2)
<b>TCTR</b>	Towne Center	0	0	0	0
<b>UCOR</b>	Urban Corridor	0	0	0	0
<b>UV</b>	Urban Village	0		0	0

(1) In the Graham Community, the 0-foot interior yard setback only applies when structures are attached. When structures are not attached, then either a minimum 5-foot interior setback or a 10-foot separation between buildings, whichever results in the greatest separation, shall apply.

(2) In the Gig Harbor Community, for lots in a subdivision applied for after December 1, 2002, rear setbacks shall be 30 feet and interior setbacks shall be 8 feet.

<b>Table 18A.15.040-1. Urban Setbacks</b>				
<b>PCC 18A.15.040 B.1.-6. provisions supersede the figures in this Table when applicable.</b>				
<b>Urban Zone Classification (All County)</b>	<b>Minimum Building Setback (feet)</b>			
	<b>Front – Arterial</b>	<b>Front – Non- Arterial</b>	<b>Interior/Side</b>	<b>Rear</b>
(3) 12-foot setback for porches; 15-foot setback to other portions of the building; and 25-foot setback for vehicle parking facilities such as garage or carport either attached or detached, setback applies on the side where vehicle enters only.				

<b>Table 18A.15.040-3. Height</b>		
<b>PCC 18A.15.040 B.1.-6. provisions supersede the figures in this Table when applicable.</b>		
<b>Urban, Rural, and Resource Zone Classifications (All County)</b>		<b>Maximum Height (feet)</b>
<b>MSF, OMUD, ROC, RR, SF</b>	Moderate Density Single-Family, Office-Residential Mixed Use District, Residential/Office/Civic, Residential Resource, Single-Family	35 (1)
<b>ARL, EPF-RAN, FL, GC, HRD, HSF, PI, PR, R5, R10, R20, R40, RF, RIC, RSep, RSR, TC, VC</b>	Agricultural Resource Lands, Essential Public Facility – Rural Airport North, Forest Lands, Gateway Commercial, High Density Residential, High Density Single-Family, Rural Park and Recreation, Rural Public Institution, Rural 5, Rural 10, Rural 20, Rural 40, Rural Farm, Rural Industrial Center, Rural Separator, Rural Sensitive Resource, Tourist Commercial, Village Center	40
<b>MHR, RAC, RNC, NCOR, UCOR</b>	Moderate High Density Residential, Rural Activity Center, Rural Neighborhood Center, Neighborhood Corridor, Urban Corridor	45 (2) (6)
<b>AC, CC, CE, CMUD, EC, ES, MUD, MUC, NC, PI, PR, RO, ROC(6)</b>	Activity Center, Community Center, Community Employment, Commercial Mixed Use District, Employment Center, Employment Service Major Urban Center, Neighborhood Commercial Center, Urban, Park and Recreation, Public Institution, Residential Research Office	60 (2,3,4)
<b>ECOR, TCTR</b>	Employment Corridor, Towne Center	65' (5) (7)
<b>UV</b>	Urban Village	70

<b>Table 18A.15.040-3. Height</b>	
<b>PCC 18A.15.040 B.1.-6. provisions supersede the figures in this Table when applicable.</b>	
<b>Urban, Rural, and Resource Zone Classifications (All County)</b>	<b>Maximum Height (feet)</b>
<p>(1) In the Browns Point/Dash Point Communities, building height shall not exceed 35 feet above the elevation of East Side Drive (SR-509), see PCC 18J.120.070 C.1.a.(1). New residential construction and remodeling in the SF zone shall meet the height limits of the zone as measured from the existing grade to the height of the highest roof surface prior to site development or modification of the structure, see PCC 18J.120.070 C.2.a.(1).</p> <p>(2) In the Graham Community, the building height in MHR may be increased up to a maximum of 60 feet in height when underground parking for the structure is provided. In CE and MUD, the maximum height for a building adjacent to an SF or R5 zone classification shall be 35 feet; provided, that building height may be increased 1 foot for each foot the building is set back more than 35 feet from these zones up to the maximum building height allowed.</p> <p>(3) In the Frederickson Community, the maximum height in the EC and CE zone classifications shall be unlimited, except that when a building is within 150 feet of property not zoned EC or CE, maximum height shall be the same as the adjacent zone, but may be increased 1 foot for each foot the building is set back more than 100 feet.</p> <p>(4) In the Gig Harbor Community, maximum height shall be 35 feet for the AC, CC, CE, NC and PI zone classifications.</p> <p>(5) ROC Zone in all Applicable Community Plans except South Hill Community Plan.</p> <p>(6) ROC Zone in South Hill Community Plan only.</p> <p>(7) In the TCTR zone classification there is a minimum height of two stories.</p> <p>(8) In the UCOR zone classification the height can be increased from 45' to 65' through Affordable Housing Incentives, see PCC 18A.65.</p> <p>(9) In the TCTR zone classification the height can be increased from 65' to 85' through Affordable Housing Incentives, see PCC 18A.65</p>	

**Chapter 18A.17  
PIERCE COUNTY (OUTSIDE OF COMMUNITY PLAN AREAS) USE TABLE**

**Sections:**

**18A.17.005 Applicability.**

**18A.17.010 Urban Zone Classifications.**

**18A.17.020 Rural and Resource Zone Classifications.**

**18A.17.010 Urban Zone Classifications.**

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)						
	Urban Residential			Urban Districts			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	MUD: Mixed Use District	HRD: High Density Residential District	[Reserved]	[Reserved]
		<b>MSF</b>		<b>MUD</b>	<b>HRD</b>		
<b>CIVIC USE CATEGORY:</b> See PCC 18A.33.220 for Description of Civic Use Categories.							
<b>Administrative Government Svcs.</b>				P	P		
<b>Community and Cultural Svcs.</b>		P1,2		P1-4;C5	P2		
<b>Day-Care Centers</b>		C		P	P		
<b>Education</b>		A		P4-5; A1,2;C3	A1,2		
<b>Health Services</b>				P1;C2	P1		
<b>Postal Services</b>				P	P1		
<b>Public Park Facilities</b>		P1,4;A2;C3		P	P1,2,4		
<b>Public Safety Services</b>		C1		P1,2;C3	C1		
<b>Religious Assembly</b>		P1;C2,3		P	P		
<b>Transportation</b>				P1;C2,3,4			

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see PCC 18A.10.080 E.	P Permitted.
EBPC Employment Based Planned Community, see PCC 18A.10.080 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see PCC 18A.10.100.	A Requires Administrative Use Permit.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PL Priority Location Criteria, see PCC 18J.15.270.

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)							
	Urban Centers and Employment Centers					Other Zones		
	MUC: Major Urban Center	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	EC: Employment Center	CE: Community Employment	PR: Park and Recreation	PI: Public Institution
	MUC	CC	AC	NC	EC	CE	PR	PI
<b>CIVIC USE CATEGORY:</b> See PCC 18A.33.220 for Description of Civic Use Categories.								
Administrative Government Svcs.	P	P	P	P		P		P
Community and Cultural Svcs.	P1-4;C5	P1-4	P1-4	P1,2				P2
Day-Care Centers	P	P	P	P	P	P		
Education	P4;A1,2;C3	P4;A1,2;C3	P	A1,2;C3		P4,5		P1,2,4;C3
Health Services	P1;C2	P1;C2	P1	P1	P1;C2	P1;C2		C2
Postal Services	P	P1;C2	P1	P1	P	P2		P1
Public Park Facilities	P	P1,2,4	P1,2,4	P1,4	P1,4	P	P1,2,4;C3	P
Public Safety Services	P1	P1	P1	P1	P1,2;C3	P1;C2	P1	P1;C3
Religious Assembly	P	P	P	P				
Transportation	P1;C2,3,4	P1;C2,3,4	P1;C2,3,4	P1;C2,3,4	P1;C2,3,4	P1;C2,3,4		C
<b>RESOURCE USE CATEGORY:</b> See PCC <a href="#">18A.33.260</a> for Description of Resource Use Categories.								
Agritourism	P	P	P	P	P	P1		
Agricultural Services					P			P
Agricultural Supply Sales						P1-4		
Animal Production, Boarding and Slaughtering					C23			P
Crop Production					P1,2	P2		P

<b>Use Categories and Use Types</b>	<b>PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)</b>							
	<b>Urban Centers and Employment Centers</b>					<b>Other Zones</b>		
	MUC: Major Urban Center	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	EC: Employment Center	CE: Community Employment	PR: Park and Recreation	PI: Public Institution
	<b>MUC</b>	<b>CC</b>	<b>AC</b>	<b>NC</b>	<b>EC</b>	<b>CE</b>	<b>PR</b>	<b>PI</b>
<b>Fish Processing, Hatcheries and Aquaculture</b>					C	C		P
<b>Forestry</b>	P1	P1	P1	P1	P	P		P
<b>Surface Mines</b>					C			

<b>OTHER URBAN ZONE CLASSIFICATIONS</b>	<b>NOTES</b>
MPC Master Planned Community, see PCC 18A.10.080 E. EBPC Employment Based Planned Community, see PCC 18A.10.080 E. AIR Airport Overlay, see PCC 18A.10.100. MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	P Permitted. C Requires Conditional Use Permit. A Requires Administrative Use Permit. Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed. PL Priority Location Criteria, see PCC 18J.15.270.

**18A.17.020 Rural and Resource Zone Classifications.**

<b>PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020)</b>									
<b>Use Categories and Use Types</b>	<b>Rural Centers</b>					<b>Resource Lands and Other Zones</b>			
	RAC:	Rural Activity Center			FL:	Forest Lands			
	GC:	Gateway Community			ARL:	Agricultural Resource Lands			
	RNC:	Rural Neighborhood Center			PI:	Public Institution			
	PR:				Park and Recreation				
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	PI	PR
<b>CIVIC USE CATEGORY:</b> See PCC 18A.33.220 for Description of Civic Use Categories.									
Administrative Government Svcs.	P	P	P					P	
Community and Cultural Services	P1-4;C5	P1-4;C5	P1,2				C6	P2	
Day-Care Centers	P	P	P						
Education	RS	RS	RS					P1,2,4,5;C3	
Health Services	P1	P1	P1					C2	
Postal Services	P1	P1	P1					P1	
Public Park Facilities	P1,2,4	P	P1			P	P1,4	P	P1,2,4;C3
Public Safety Services	P1,2	P1	P1			P1		P1;C3	P1
Religious Assembly	P	P	P						
Transportation	P1;C2,3,4	P1;C2,3,4	P1;C2,3,4			C3,4		P1;C2,3,4	
<b>RESOURCE USE CATEGORY:</b> See PCC <a href="#">18A.33.260</a> for Description of Resource Use Categories.									
Agritourism	P	P	P			P	P		
Agricultural Services	P		P				P	P	
Agricultural Supply Sales	P	P1-4	P1-4				P1		
Animal Production, Boarding and Slaughtering	P1,2;C2,3						P	P	
Craft Distilleries	C	C	C			C	C		
Crop Production	P1;C2	P1	P1			P1	P	P	

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020)									
	Rural Centers					Resource Lands and Other Zones				
	RAC:	Rural Activity Center				FL:	Forest Lands			
	GC:	Gateway Community				ARL:	Agricultural Resource Lands			
RNC:	Rural Neighborhood Center				PI:	Public Institution				
	PR:					PR:	Park and Recreation			
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	PI	PR	
Fish Processing, Hatcheries and Aquaculture						P	P	P		
Forestry	P1;C2	P1	P1;C2			P1;C2	P1	P		
Surface Mines	C	C	C			C	C			

OTHER RURAL ZONE CLASSIFICATIONS	NOTES
AIR Airport Overlay, see PCC 18A.10.100.	P Permitted.
EPF-SC Essential Public Facility-State Corrections, see PCC 18A.10.100 F.	P* Permitted only as allowed by PCC 19A.30.010 C.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	C Requires Conditional Use Permit.
NFCC New Fully Contained Community, see PCC 18A.10.090 D.2.	A Requires Administrative Use Permit.
MPR Master Planned Resort, see PCC 18A.10.090 D.	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PL Priority Location Criteria, see PCC 18J.15.270.
	RS Rural School Criteria, see PCC 18A.43.020.

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020)						
	Rural Residential						
	R10: Rural 10			R40: Rural 40			
	R20: Rural 20			R5: Rural 5			
	R10, R20, R40	R5	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]	
<b>CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.</b>							
Administrative Government Svcs.							
Community and Cultural Services	P2,3;C1	P2;C1					
Day-Care Centers	P1;C2	P1;C2					
Education	RS	RS					
Health Services							

Use Categories and Use Types	<b>PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020)</b>					
	<b>Rural Residential</b>					
	R10: Rural 10 R20: Rural 20			R40: Rural 40 R5: Rural 5		
	R10, R20, R40	R5	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]
Postal Services						
Public Park Facilities	P1,2,4;C3	P1,2,4;C3				
Public Safety Services	P1	P1				
Religious Assembly	P1;C2,3	P1;C2,3				
Transportation	C1-3	C1-3				
<b>RESOURCE USE CATEGORY: See PCC <a href="#">18A.33.260</a> for Description of Resource Use Categories.</b>						
<b>Agritourism</b>	P	P				
<b>Agricultural Services</b>	C	C				
<b>Agricultural Supply Sales</b>						
<b>Animal Production, Boarding and Slaughtering</b>	P1-2;C2,3	P1-2;C2,3				
<b>Craft Distilleries</b>	C	C				
<b>Crop Production</b>	P1;C2	P1;C2				
<b>Fish Processing, Hatcheries and Aquaculture</b>	P	P				
<b>Forestry</b>	P1	P1				
<b>Surface Mines</b>	C	C				
<b>OTHER RURAL ZONE CLASSIFICATIONS</b>	<b>NOTES</b>					
AIR Airport Overlay, see PCC 18A.10.100.	P Permitted.					
EPF-SC Essential Public Facility-State Corrections, see PCC 18A.10.100 F.	P* Permitted only as allowed by PCC 19A.30.010 C.					
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	C Requires Conditional Use Permit.					
NFCC New Fully Contained Community, see PCC 18A.10.090 D.2.	A Requires Administrative Use Permit.					
MPR Master Planned Resort, see PCC 18A.10.090 D.	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.					
	PL Priority Location Criteria, see PCC 18J.15.270.					
	RS Rural School Criteria, see PCC 18A.43.020.					

**Chapter 18A.18  
ALDERTON-McMILLIN USE TABLE**

- Sections:**  
**18A.18.005 Applicability.**  
**18A.18.010 Urban Zone Classifications.**  
**18A.18.020 Rural and Resource Zone Classifications.**

**18A.18.010 Urban Zone Classifications.**

<b>Use Categories and Use Types</b>	<b>ALDERTON-McMILLIN Urban Zone Classifications (Table 18A.18.010)</b>						
	<b>Urban Residential</b>			<b>Employment Centers and Other Zones</b>			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	EC: Employment Center	[Reserved]	[Reserved]	PR: Park and Recreation
		<b>MSF</b>		<b>EC</b>			<b>PR</b>
<b>CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.</b>							
Administrative Government Svcs.							
Community and Cultural Svcs.		P2;C1					
Day-Care Centers		C		P			
Education		A					
Health Services				P1;C2			
Postal Services				P			
Public Park Facilities		P1,4;A2;C3		P1,4			P1,2,4;C3
Public Safety Services		C1		P1,2;C3			P1
Religious Assembly		P1;C2,3					
Transportation		P1		P1;C2,3,4			
<b>RESOURCE USE CATEGORY: See PCC <a href="#">18A.33.260</a> for Description of Resource Use Categories.</b>							
<b>Agritourism</b>				P			
<b>Agricultural Services</b>				P			
<b>Agricultural Supply Sales</b>							
<b>Animal Production, Boarding and Slaughtering</b>				C23			
<b>Crop Production</b>		P1		P1,2			

Use Categories and Use Types	ALDERTON-McMILLIN Urban Zone Classifications (Table 18A.18.010)						
	Urban Residential			Employment Centers and Other Zones			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	EC: Employment Center	[Reserved]	[Reserved]	PR: Park and Recreation
		MSF		EC			PR
Fish Processing, Hatcheries and Aquaculture		C		C			
Forestry		P1		P			
Surface Mines		C		C			

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see PCC 18A.10.080 E.	P Permitted.
EBPC Employment Based Planned Community, see PCC 18A.10.080 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see PCC 18A.10.100.	A Requires Administrative Use Permit.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PL Priority Location Criteria, see PCC 18J.15.270.

**18A.18.020 Rural and Resource Zone Classifications.**

Use Categories and Use Types	ALDERTON-McMILLIN Rural and Resource Zone Classifications (Table 18A.18.020)							
	Rural Centers		Resource Lands and Other Zones		Rural Residential			
	RIC: Rural Industrial Center RNC: Rural Neighborhood Center		ARL: Agricultural Resource Lands PR: Park and Recreation		R10: Rural 10 R20: Rural 20 RF: Rural Farm R5: Rural 5			
	RIC	RNC	ARL	PR	R10	R20	RF	R5
<b>CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.</b>								
Administrative Government Svcs.		P						
Community and Cultural Services		P1-4	C6		P2;C1	P2;C1		P2;C1
Day-Care Centers		P			P1;C2	P1;C2		P1;C2
Education					RS;P5	RS;P5	P5	RS
Health Services		P1						

Use Categories and Use Types	ALDERTON-McMILLIN Rural and Resource Zone Classifications (Table 18A.18.020)							
	Rural Centers		Resource Lands and Other Zones		Rural Residential			
	RIC: Rural Industrial Center RNC: Rural Neighborhood Center		ARL: Agricultural Resource Lands PR: Park and Recreation		R10: Rural 10 R20: Rural 20 RF: Rural Farm R5: Rural 5			
	RIC	RNC	ARL	PR	R10	R20	RF	R5
Postal Services		P1						
Public Park Facilities		P1,4		P1,2,4;C3	P1,2,4;C3	P1,2,4;C3		P1,2,4;C3
Public Safety Services		P1		P1	P1	P1		P1
Religious Assembly		P1			P1,2;C3	P1,2;C3		P1;C2,3
Transportation		P1;C2,3,4			P1	P1		C
<b>RESOURCE USE CATEGORY: See PCC <a href="#">18A.33.260</a> for Description of Resource Use Categories.</b>								
Agritourism		P	P				P	
Agricultural Services			P		P	P	P	
Agricultural Supply Sales	C4-7	P1,2,3,4	P1-4		P1	P1	P1-4	
Animal Production, Boarding and Slaughtering			P1-2;C2,3		P1-2	P1-2	P1-2;C2,3	
Craft Distilleries	C	C	C		C	C	C	C
Crop Production	P	P1	P1;C2		P1;C2	P1;C2	P1;C2	
Fish Processing, Hatcheries and Aquaculture	C		P		P1;C2	P1;C2	P	
Forestry	P1;C2	P1;C2	P1		P1	P1	P1;C2	
Surface Mines					C	C		C

OTHER RURAL ZONE CLASSIFICATIONS	NOTES
AIR Airport Overlay, see PCC 18A.10.100.	P Permitted.
EPF-SC Essential Public Facility-State Corrections, see PCC 18A.10.100 F.	P* Permitted only as allowed by PCC 19A.30.010 C.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	C Requires Conditional Use Permit.
NFCC New Fully Contained Community, see PCC 18A.10.090 D.2.	A Requires Administrative Use Permit.
MPR Master Planned Resort, see PCC 18A.10.090 D.	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PL Priority Location Criteria, see PCC 18J.15.270.
	RS Rural School Criteria, see PCC 18A.43.020.

**Chapter 18A.19  
ANDERSON AND KETRON ISLANDS USE TABLE**

**Sections:**

**18A.19.005 Applicability.**

**18A.19.020 Rural and Resource Zone Classifications.**

**18A.19.020 Rural and Resource Zone Classifications.**

Use Categories and Use Types	ANDERSON AND KETRON ISLANDS Rural and Resource Zone Classifications (Table 18A.19.020)					
	ANDERSON ISLAND				KETRON ISLAND	
	Rural Centers	Rural Residential and Other Zones		Resource Lands	Rural Centers	Rural Residential
	RNC: Rural Neighborhood Center	R10: Rural 10 RF: Rural Farm		ARL: Agricultural Resource Land	RNC: Rural Neighborhood Center	R10: Rural 10
	RNC	R10	RF	ARL	RNC	R10
<b>CIVIC USE CATEGORY:</b> See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Svcs.	P				P	
Community and Cultural Services	P2	P2,5;C3		C6	P2	P2;C3
Day-Care Centers	P	P1;C2			P	P1;C2
Education	RS	RS			RS	RS
Health Services	P1,2				P1,2	
Postal Services	P1				P1	
Public Park Facilities	P1	P1,2,4;C3	P1,4	P1,4	P1	P1,2,4;C3
Public Safety Services	P1	P1			P1	P1
Religious Assembly	P	P1;C2,3			P	P1;C2,3
Transportation	P1;C2,3,4	C			P1;C2,3,4	C
<b>RESOURCE USE CATEGORY:</b> See PCC <a href="#">18A.33.260</a> for Description of Resource Use Categories.						
Agritourism	P	P	P	P	P	P
Agricultural Services	P	C	P	P	P	C
Agricultural Supply Sales	P1-4		P1-4	P1-4	P1-4	
Animal Production, Boarding and Slaughtering		P1-2;C23	P	P		P1-2;C23
Craft Distilleries	C	C	C	C	C	C
Crop Production	P1	P1;C2		P	P1	P1;C2

<b>Use Categories and Use Types</b>	<b>ANDERSON AND KETRON ISLANDS Rural and Resource Zone Classifications (Table 18A.19.020)</b>					
	<b>ANDERSON ISLAND</b>				<b>KETRON ISLAND</b>	
	<b>Rural Centers</b>	<b>Rural Residential and Other Zones</b>		<b>Resource Lands</b>	<b>Rural Centers</b>	<b>Rural Residential</b>
	RNC: Rural Neighborhood Center	R10: Rural 10 RF: Rural Farm		ARL: Agricultural Resource Land	RNC: Rural Neighborhood Center	R10: Rural 10
	<b>RNC</b>	<b>R10</b>	<b>RF</b>	<b>ARL</b>	<b>RNC</b>	<b>R10</b>
Fish Processing, Hatcheries and Aquaculture		P1	P1	P1		P1
Forestry	P1;C2	P1	P1	P1	P1;C2	P1
Surface Mines	C	C	C	C	C	C

<b>NOTES</b>	
<b>P</b>	Permitted.
<b>C</b>	Requires Conditional Use Permit.
<b>A</b>	Requires Administrative Use Permit.
<b>Number</b>	Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
<b>PL</b>	Priority Location Criteria, see PCC 18J.15.270.
<b>RS</b>	Rural School Criteria, see PCC 18A.43.020.

**Chapter 18A.20**  
**BROWNS POINT/DASH POINT USE TABLE**

**Sections:**

**18A.20.005 Applicability.**

**18A.20.010 Urban Zone Classifications.**

**18A.20.010 Urban Zone Classifications.**

Use Categories and Use Types	BROWNS POINT/DASH POINT Urban Zone Classifications (Table 18A.20.010)		
	Urban Residential		Urban Center
	SF: Single-Family	[Reserved]	NC: Neighborhood Center
	SF		NC
<b>CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.</b>			
Administrative Government Svcs.			P
Community and Cultural Svcs.	P2;C3		P2;C1
Day-Care Centers	C		P
Education	A		P4;A1,2;C3
Health Services			P1
Postal Services			P1
Public Park Facilities	P1,4;A2;C3		P1,4
Public Safety Services	C1		P1
Religious Assembly	P1;C2,3		P
Transportation			P1;C2,3,4

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see PCC 18A.10.080 E.	P Permitted.
EBPC Employment Based Planned Community, see PCC 18A.10.080 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see PCC 18A.10.100.	A Requires Administrative Use Permit.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PL Priority Location Criteria, see PCC 18J.15.270.

**Chapter 18A.22  
FREDERICKSON USE TABLE**

**Sections:**

**18A.22.005 Applicability.**

**18A.22.010 Urban Zone Classifications.**

**18A.22.005 Applicability.**

This Chapter provides the Use Tables and Density and Dimension Tables for the Frederickson Community Plan area, with the exception of Centers and Corridors designations. Centers and Corridors designations are found in Chapter 18A.32. (See the Frederickson Community Plan Area Map.)

**18A.22.010 Urban Zone Classifications.**

<b>Use Categories and Use Types</b>	<b>FREDERICKSON Urban Zone Classifications (18A.22.010)</b>						
	<b>Urban Districts and Other Zones</b>			<b>Urban Employment Centers</b>			
	<del>MUD:</del> Mixed Use District	<del>ROC:</del> Residential/ Office-Civic	PR: Park and Recreation	EC: Employment Center	<del>CE:</del> Community Employment	<del>ES:</del> Employment Service	[Reserved]
	<b>MUD</b>	<b>ROC</b>	<b>PR</b>	<b>EC</b>	<b>CE</b>	<b>ES</b>	
<b>RESIDENTIAL USE CATEGORY:</b> See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home	€						
Mobile Home							
Mobile Home Park							
Multi-Family Housing	P	P					
Nursing Homes	P	P					
Senior Housing		P					
Single-Family Detached Housing	(+)	(+)		(1)	(+)		
Two-Family Housing (Duplex)		P					
<b>CIVIC USE CATEGORY:</b> See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.	P	P		P	P	P	
Community and Cultural Svcs.	P1-4	P2,3;C1				P2;C1	
Day-Care Centers	P	P			P	P	

<b>Use Categories and Use Types</b>	<b>FREDERICKSON Urban Zone Classifications (18A.22.010)</b>						
	<b>Urban Districts and Other Zones</b>			<b>Urban Employment Centers</b>			
	MUD: Mixed Use District	ROC: Residential/ Office-Civic	PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	<b>MUD</b>	<b>ROC</b>	<b>PR</b>	<b>EC</b>	<b>CE</b>	<b>ES</b>	
Education	P1,2,4,5;C3	P1,2,4,5;C3			P4,5	P4,5	
Health Services	P1;C2	P1		P1	P1;C2	P1	
Postal Services	P1;C2	A1		P2	P2	P1	
Public Park Facilities	P	P1,4	P1,2,4;C3	P	P	P	
Public Safety Services	P1;C2	C1	P1	P1;C2,3	P1;C2	P1	
Religious Assembly	P	P1,2					
Transportation	C1,2			P1;C2,3,4	P1;C2,3	P1;C2	
<b>UTILITIES USE CATEGORY:</b> See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities	P	P		P	P	P	
Electrical Generation Facilities				C			
Natural Gas Facilities	P1,2;C3	P1,2;C3		P	P1,3;C4	P1,2;C3	
Organic Waste Processing Facilities				C1-3			
Pipelines	P	P		P	P	P	
Sewage Collection Facilities	P	P		P	P	P	
Sewage Treatment Facilities				C			
Surface Water Management Activities	P	P		P	P	P	
Telecommunication Towers or Wireless Facilities	P1;PL2;C3	P1;C2,3	P1;C2	P1;PL2,3;C4	P1;PL2,3;C4	P1;PL2	
Utility or Public Maintenance Facilities	P1;C2	P1;C2		P	P	P1	

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)						
	Urban Districts and Other Zones			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office-Civic	PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	<b>MUD</b>	<b>ROC</b>	<b>PR</b>	<b>EC</b>	<b>CE</b>	<b>ES</b>	
Waste Disposal Facilities				P1-4;C5			
Waste Transfer Facilities				P1;C2	<del>P1</del>	P1	
Water Supply Facilities	<del>P1</del> ;A2;C3	<del>P1</del> ;A2;C3	P1;A2;C3	P	<del>P1</del> ;A2;C3	<del>P1</del> ;A2;C3	
<b>ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]</b>							
<b>OFFICE/BUSINESS USE CATEGORY:</b> See PCC 18A.33.250 for Description of Office/Business Use Categories.							
Administrative and Professional Offices	<del>P</del>	<del>P</del>		P	<del>P</del>	<del>P</del>	
<b>RESOURCE USE CATEGORY:</b> See PCC 18A.33.260 for Description of Resource Use Categories.							
Agritourism	<del>P</del>	<del>P1</del>		P1	<del>P1</del>	<del>P1</del>	
Agricultural Services				P			
Agricultural Supply Sales	<del>P</del>				<del>P1-4</del>		
Animal Production, Boarding and Slaughtering				<del>C23</del>			
Crop Production				P1,2	<del>P1,2</del>		
Fish Processing, Hatcheries and Aquaculture				C	<del>C</del>		
Forestry	<del>P1</del>	<del>P1</del>		P	<del>P</del>	<del>P1</del>	
Surface Mines				C			
<b>COMMERCIAL USE CATEGORY:</b> See PCC 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation	<del>C5</del>	<del>P1</del> ;A2,3			<del>P1,2,4</del>	<del>P1,2(2)</del>	
Billboards							

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)						
	Urban Districts and Other Zones			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office-Civic	PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	<b>MUD</b>	<b>ROC</b>	<b>PR</b>	<b>EC</b>	<b>CE</b>	<b>ES</b>	
Building Materials and Garden Supplies	P1-5;C6				P1,2	P(2)	
Business Services	P	P1,2		P	P	P(2)	
Commercial Centers	P1;C2					P1,2;C3(2)	
Eating and Drinking Establishments	P	P3			P3;C1,2	P3;C1,2(2)	
Lodging	A1;P2					P2(2)	
Mobile, Manufactured and Modular Home Sales	P			P			
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	A1,2	C1,2			P2	P1,2(2)	
Rental and Repair Services	P	P1			P1;C2	P1(2)	
Sales of Merchandise and Services	P4;C5	P1			P1	P(2)	
Storage and Moving					C		
Wholesale Trade	P			P	P	P(2)	
<b>INDUSTRIAL USE CATEGORY:</b> See PCC 18A.33.280 for Description of Industrial Use Categories.							
Basic Manufacturing				P			
Contractor Yards				P			
Food and Related Products	C2			P	P		
Industrial Services and Repair				P	P	C	

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)						
	Urban Districts and Other Zones			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office-Civic	PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	<b>MUD</b>	<b>ROC</b>	<b>PR</b>	<b>EC</b>	<b>CE</b>	<b>ES</b>	
Intermediate Manufacturing and Intermediate/Final Assembly	<del>C</del> 1,2			P	<del>P</del>	<del>C</del> 3	
Off-site Hazardous Waste Treatment and Storage Facilities				C			
Recycling Collection and Processing Facilities				P			
Salvage Yards/Vehicle Storage				C			
Warehousing, Distribution and Freight Movement	<del>C</del> 1,2			P1-3;C4	<del>P</del> 1-3	<del>C</del> 1,2	

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see PCC 18A.10.080 E.	P Permitted.
EBPC Employment Based Planned Community, see PCC 18A.10.080 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see PCC 18A.10.100.	A Requires Administrative Use Permit.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PL Priority Location Criteria, see PCC 18J.15.270.
	(1) Pursuant to PCC 18A.33.285.
	(2) Buildings or tenants between 75,000 and 170,000 square feet may be authorized in the Central Place subject to standards and limitations described in Frederickson Community Plan Policies 6.1.3, 6.1.4, 7.1, 7.2.1.1, 7.2.1.2 and 7.2.1.3.

**Chapter 18A.23  
GIG HARBOR PENINSULA USE TABLE**

**Sections:**

- 18A.23.005 Applicability.**
- 18A.23.010 Urban Zone Classifications.**
- 18A.23.020 Rural and Resource Zone Classifications.**

**18A.23.010 Urban Zone Classifications.**

<b>Use Categories and Use Types</b>	<b>GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)</b>						
	<b>Urban Residential</b>				<b>Urban Employment Centers</b>		
	MSF: Moderate Density Single- Family	SF: Single- Family	[Reserved]	[Reserved]	CE: Community Employment	PI: Public Institution	[Reserved]
	<b>MSF</b>	<b>SF</b>			<b>CE</b>	<b>PI</b>	
<b>CIVIC USE CATEGORY:</b> See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.						P	
Community and Cultural Svcs.	C2,3				P2,3;C1	P2	
Day-Care Centers					C		
Education	C1,2	C1,2			P	P1,2,4,5;C3	
Health Services					P1;C2	C2	
Postal Services					P	P1	
Public Park Facilities	P1,2,4;C3	P1,2,4;C3			P1,3,4	P	
Public Safety Services	C1	C1			C1	P1;C3	
Religious Assembly	C	C			C		
Transportation					P1	C1-3	

<b>OTHER URBAN ZONE CLASSIFICATIONS</b>	<b>NOTES</b>
MPC Master Planned Community, see PCC 18A.10.080 E. AIR Airport Overlay, see PCC 18A.10.100. MRO Mineral Resource Overlay, see PCC 18A.10.100 E. USRO Urban Sensitive Resource Overlay, see PCC 18A.10.100 G.	P Permitted. C Requires Conditional Use Permit. A Requires Administrative Use Permit. Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed. PL Priority Location Criteria, see PCC 18J.15.270.

Use Categories and Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)						
	Urban Centers and Other Zones						
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	MUD: Mixed Use District	PR: Park and Recreation		
	CC*	AC**	NC	MUD	PR		
<b>CIVIC USE CATEGORY:</b> See PCC 18A.33.220 for Description of Residential Use Categories.							
Administrative Government Svcs.		P	P	P			
Community and Cultural Svcs.	C1-4	C1-4	C1,2	P1-4			
Day-Care Centers			C	P			
Education			C1,2	P1,2,4,5;C3			
Health Services	P1	P1	P1	P1;C2			
Postal Services		C1	P1	P1;C2			
Public Park Facilities		P	P1,2,4	P	P1,2,4;C3		
Public Safety Services	C1	C1	C1	P1;C2			
Religious Assembly			C	P			
Transportation	C1	C1		P1;C2,3			

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see PCC 18A.10.080 E.	P Permitted.
AIR Airport Overlay, see PCC 18A.10.100.	C Requires Conditional Use Permit.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	A Requires Administrative Use Permit.
USRO Urban Sensitive Resource Overlay, see PCC 18A.10.100 G.	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PL Priority Location Criteria, see PCC 18J.15.270.
	* Maximum gross floor area is 35,000 square feet.
	** Maximum gross floor area for non-residential structures is 10,000 square feet.
	(1) No single building shall have a gross floor area greater than 65,000 square feet.

**18A.23.020 Rural and Resource Zone Classifications.**

Use Categories and Use Types	GIG HARBOR PENINSULA Rural and Resource Zone Classifications (Table 18A.23.020)							
	Rural Centers			Rural Residential, Resource Lands and Other Zones				
	RNC:	Rural Neighborhood Center		R10:	Rural 10			
	EPF-RAS:	Essential Public Facility- Rural Airport South		R5:	Rural 5			
	EPF-RAN:	Essential Public Facility- Rural Airport North		RSR:	Rural Sensitive Resource			ARL:
			PR:	Park and Recreation				
	RNC	EPF-RAS	EPF-RAN	R10	R5	RSR	ARL	PR
<b>CIVIC USE CATEGORY:</b> See PCC 18A.33.220 for Description of Civic Use Categories.								
Administrative Government Svcs.								
Community and Cultural Services	C1,2		C2	C2	C1,2		C6	
Day-Care Centers	C			C1	C1	C1		
Education		PUD4,5		RS	RS			
Health Services								
Postal Services	C1							
Public Park Facilities	C1	PUD	P1;C2-4	P1;C2-4	P1;C2-4	P1;C2-4	P1,4	P1,2,4;C3
Public Safety Services	C1	PUD1	C1	C1	C1	C1		
Religious Assembly	C1,2			C1,2	C	C1,2		
Transportation	C1	PUD	C1,2,3	C1,2,3	C1			
<b>RESOURCE USE CATEGORY:</b> See PCC <a href="#">18A.33.260</a> for Description of Resource Use Categories.								
Agritourism	P1		C	C1;P2	C	C	P	
Agricultural Services			C	C	C	C	P	
Agricultural Supply Sales			C1-4	C1-4			P1	
Animal Production, Boarding and Slaughtering			P1-2	P1-2	P1-2	C1-2	P	
Craft Distilleries	C	C	C	C	C	C	C	
Crop Production	P1		P1	P1	P1	C1	P	

Use Categories and Use Types	GIG HARBOR PENINSULA Rural and Resource Zone Classifications (Table 18A.23.020)							
	Rural Centers			Rural Residential, Resource Lands and Other Zones				
	RNC:	Rural Neighborhood Center		R10:	Rural 10			
	EPF-RAS:	Essential Public Facility- Rural Airport South		R5:	Rural 5			
	EPF-RAN:	Essential Public Facility- Rural Airport North		RSR:	Rural Sensitive Resource			ARL:
			PR:	Park and Recreation				
	RNC	EPF-RAS	EPF-RAN	R10	R5	RSR	ARL	PR
Fish Processing, Hatcheries and Aquaculture			C	C	C	C	P	
Forestry			P1	P1	P1	P1	P1	
Surface Mines			C	C			C	

OTHER RURAL ZONE CLASSIFICATIONS	NOTES
NFCC New Fully Contained Community, see PCC 18A.10.090 D.2.	P Permitted.
AIR Airport Overlay, see PCC 18A.33.160 B. and 18A.10.100.	P* Permitted only as allowed by PCC 19A.30.010 C.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	C Requires Conditional Use Permit.
RAO Rural Airport Overlay, see PCC 18A.10.100 D.	A Requires Administrative Use Permit.
	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PUD Individual uses described in each cell are permitted as shown on the Tacoma Narrows Airport PUD Boundaries Map.
	RS Rural School Criteria, see PCC 18A.43.020.

**Chapter 18A.24  
GRAHAM USE TABLE**

**Sections:**

**18A.24.005 Applicability.**

**18A.24.010 Urban Zone Classifications.**

**18A.24.020 Rural and Resource Zone Classifications.**

**18A.24.010 Urban Zone Classifications.**

Use Categories and Use Types	GRAHAM Urban Zone Classifications (Table 18A.24.010)					
	Urban Residential		Urban Districts		Urban Employment Centers and Other Zones	
	MHR: Moderate High Density Residential	SF: Single- Family	MUD: Mixed Use District	[Reserved]	CE: Community Employment	PR: Park and Recreation
	MHR	SF	MUD	[Rsvd]	CE	PR
<b>CIVIC USE CATEGORY:</b> See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Svcs.			P		P	
Community and Cultural Svcs.	C2	C2	P1-4;C5			
Day-Care Centers	P1;C2	C1	P			
Education	P1,2;C3	P1,2	P1,2,4,5;C3		P4,5	
Health Services	P1		P		P1	
Postal Services			P1;C2		P1	
Public Park Facilities	P1,2,4	P1,2,4	P1,4		P1,4	P1,2,4;C3
Public Safety Services	C1	C1	P1;C2		P1;C2	P1
Religious Assembly	P1;C2	P1	P		C	
Transportation	P1		P1;C2,3		P1;C2,3	
<b>RESOURCE USE CATEGORY:</b> See PCC <a href="#">18A.33.260</a> for Description of Resource Use Categories.						
Agritourism						
Agricultural Services			P		P	
Agricultural Supply Sales			P1-3,5;C6		P5;C6	
Animal Production, Boarding and Slaughtering					C2,3	
Crop Production		P1*	P2		P2	

Use Categories and Use Types	GRAHAM Urban Zone Classifications (Table 18A.24.010)					
	Urban Residential		Urban Districts		Urban Employment Centers and Other Zones	
	MHR: Moderate High Density Residential	SF: Single-Family	MUD: Mixed Use District	[Reserved]	CE: Community Employment	PR: Park and Recreation
	MHR	SF	MUD	[Rsvd]	CE	PR
Fish Processing, Hatcheries and Aquaculture		C			C	
Forestry		P3			P2	
Surface Mines			C1		C1	

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
AIR Airport Overlay, see PCC 18A.10.100. MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	P Permitted. C Requires Conditional Use Permit. A Requires Administrative Use Permit. Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed. PL Priority Location Criteria, see PCC 18J.15.270. * Christmas tree farms not to exceed 5 acres in size.

**18A.24.020 Rural and Resource Zone Classifications.**

Use Categories and Use Types	GRAHAM Rural and Resource Zone Classifications (Table 18A.24.020)					
	Rural Centers			Resource Lands		
	RAC:	Rural Activity Center	FL:	Forest Lands		
	RNC:	Rural Neighborhood Center	ARL:	Agricultural Resource Lands		
		PR:	Park and Recreation			
RAC	RNC	[Reserved]	FL	ARL	PR	
<b>CIVIC USE CATEGORY:</b> See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Svcs.	P					
Community and Cultural Services	P2;C1	P2;C1			C6	
Day-Care Centers	P1	P1				
Education	RS;P4	RS				
Health Services	P1	P1				

<b>Use Categories and Use Types</b>	<b>GRAHAM Rural and Resource Zone Classifications (Table 18A.24.020)</b>					
	<b>Rural Centers</b>			<b>Resource Lands</b>		
	RAC:	Rural Activity Center		FL:	Forest Lands	
	RNC:	Rural Neighborhood Center		ARL:	Agricultural Resource Lands	
			PR:	Park and Recreation		
	<b>RAC</b>	<b>RNC</b>	<b>[Reserved]</b>	<b>FL</b>	<b>ARL</b>	<b>PR</b>
Postal Services	P1;C2	P1				
Public Park Facilities	P1,4	P4;C1		P1,4	P4	P1,2,4;C3
Public Safety Services	P1	P1		P1		P1
Religious Assembly	P1;C2,3	P1;C2				
Transportation	C2,3					
<b>RESOURCE USE CATEGORY: See PCC <a href="#">18A.33.260</a> for Description of Resource Use Categories.</b>						
Agritourism					P1	
Agricultural Services	P	P			P	
Agricultural Supply Sales	P2;C3	P1;C2				
Animal Production, Boarding and Slaughtering					P1-2;C2,3	
Craft Distilleries	C	C		C	C	
Crop Production	C2			P1	P	
Fish Processing, Hatcheries and Aquaculture				P	P	
Forestry				P1;C2	P1	
Surface Mines						

<b>OTHER RURAL ZONE CLASSIFICATIONS</b>	<b>NOTES</b>
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	P Permitted.
RAO Rural Airport Overlay, see PCC 18A. 10.100 D.	P* Permitted only as allowed by PCC 19A.30.010 B.
EPF-SWFO Essential Public Facility-Solid Waste Facility Overlay, see PCC 18A.10.100 H.	C Requires Conditional Use Permit.
	A Requires Administrative Use Permit.
	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PL Priority Location Criteria, see PCC 18J.15.270.
	RS Rural School Criteria, see PCC 18A.43.020.

<b>Use Categories and Use Types</b>	<b>GRAHAM</b>					
	<b>Rural and Resource Zone Classifications (Table 18A.24.020)</b>					
	<b>Rural Residential</b>					
	R10: R20: RSR:	Rural 10 Rural 20 Rural Sensitive Resource	RF: R5:	Rural Farm Rural 5		
	<b>R10</b>	<b>R20</b>	<b>RSR</b>	<b>RF</b>	<b>R5</b>	<b>[Reserved]</b>
<b>CIVIC USE CATEGORY:</b> See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Svcs.						
Community and Cultural Services			C6			
Day-Care Centers						
Education	RS				RS	
Health Services						
Postal Services						
Public Park Facilities	P1,2,4;C3	P1,2,4;C3	P1,2,4;C3	P4	P1,2,4;C3	
Public Safety Services	P1	P1	P1		P1	
Religious Assembly	P1;C2,3		C1,2		P1;C2,3	
Transportation	C1				C1,2,3	
<b>RESOURCE USE CATEGORY:</b> See PCC <a href="#">18A.33.260</a> for Description of Resource Use Categories.						
Agritourism	P1	P1	P1	P1	P1	
Agricultural Services	C	C	C	P	C	
Agricultural Supply Sales	C1					
Animal Production, Boarding and Slaughtering	P1-2;C2,3	P1-2;C2,3	P1-2;C2,3	P1-2;C2,3	P1-2;C2,3	
Craft Distilleries	C	C	C	C	C	
Crop Production	P1;C2	P1;C2	P1	P	P1;C2	
Fish Processing, Hatcheries and Aquaculture	P	P	C	P	P	
Forestry	P1	P1	P1	P1	P1	
Surface Mines	C1	C1	C1		C1	

<b>OTHER RURAL ZONE CLASSIFICATIONS</b>	<b>NOTES</b>
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<b>Use Categories and Use Types</b>	<b>GRAHAM</b>					
	<b>Rural and Resource Zone Classifications (Table 18A.24.020)</b>					
	<b>Rural Residential</b>					
	R10:	Rural 10		RF:	Rural Farm	
R20:	Rural 20		R5:	Rural 5		
RSR:	Rural Sensitive Resource					
	<b>R10</b>	<b>R20</b>	<b>RSR</b>	<b>RF</b>	<b>R5</b>	<b>[Reserved]</b>
MRO Mineral Resource Overlay, see PCC 18A.10.100 E. RAO Rural Airport Overlay, see PCC 18A.10.100 D. EPF-SWFO Essential Public Facility-Solid Waste Facility Overlay, see PCC 18A.10.100 H.	P Permitted. P* Permitted only as allowed by PCC 19A.30.010 B. C Requires Conditional Use Permit. A Requires Administrative Use Permit. Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed. PL Priority Location Criteria, see PCC 18J.15.270. RS Rural School Criteria, see PCC 18A.43.020.					

**Chapter 18A.26**  
**KEY PENINSULA USE TABLE**

**Sections:**

**18A.26.005 Applicability.**

**18A.26.020 Rural and Resource Zone Classifications.**

**18A.26.020 Rural and Resource Zone Classifications.**

Use Categories and Use Types	KEY PENINSULA Rural and Resource Zone Classifications (Table 18A.26.020)							
	Rural Centers		Resource Lands		Rural Residential and Other Zones			
	RAC:	Rural Activity Center	ARL:	Agricultural Resource Lands	R10:	Rural 10	RSR:	Rural Sensitive Resource
	RNC:	Rural Neighborhood Center			RF:	Rural Farm	PR:	Park and Recreation
RAC	RNC	ARL	[Rsvd]	R10	RSR	RF	PR	
<b>CIVIC USE CATEGORY:</b> See PCC 18A.33.220 for Description of Civic Use Categories.								
Administrative Government Svcs.	P	P						
Community and Cultural Services	P1-4	P2	C6		P2;C1,3	P2;C1	P2;C1	P2,3;C5
Day-Care Centers	P	P			P1;C2	P1;C2		
Education	RS;P5	RS			RS;P5	P5	P5	
Health Services	P1;C2	P1						
Postal Services	P1	P1						
Public Park Facilities	P1,2,4	P1,4	P1,4		P1,2,4;C3	P1,2,4;C3	P1,2,4;C3	P1,2,4;C3
Public Safety Services	P1,2	P1			P1	P1		P1
Religious Assembly	P1,2;C3	P1,2;C3			P1,2;C3	P1,2;C3		
Transportation	P1,2,3;C3,4	P1;C2,3,4			P1;C2,3,4	P1;C2,3,4	C1	P1,2,3;C3,4
<b>RESOURCE USE CATEGORY:</b> See PCC <a href="#">18A.33.260</a> for Description of Resource Use Categories.								
Agritourism	P	P	P		P	P	P	

<b>Use Categories and Use Types</b>	<b>KEY PENINSULA Rural and Resource Zone Classifications (Table 18A.26.020)</b>							
	<b>Rural Centers</b>		<b>Resource Lands</b>		<b>Rural Residential and Other Zones</b>			
	RAC:	Rural Activity Center	ARL:	Agricultural Resource Lands	R10:	Rural 10		
	RNC:	Rural Neighborhood Center			RSR:	Rural Sensitive Resource		
				RF:	Rural Farm			
				PR:	Park and Recreation			
<b>RAC</b>	<b>RNC</b>	<b>ARL</b>	<b>[Rsvd]</b>	<b>R10</b>	<b>RSR</b>	<b>RF</b>	<b>PR</b>	
Agricultural Services	P		P		C	C	P	
Agricultural Supply Sales	P	P1-4	P1-4		P1,2	P1,2	P1-4	
Animal Production, Boarding and Slaughtering	P1,2,3 4;C23		P		P1- 2;C23	P1-2;C23	P	P1-2
Craft Distilleries	C	C	C		C	C	C	
Crop Production	P1;C2	P1	P		P1;C2	P1;C2	P	P1
Fish Processing, Hatcheries and Aquaculture			P		P	P	P	P
Forestry	P1;C2	P1;C2	P1		P1;C2	P1;C2	P1;C2	P1
Surface Mines	C	C	C		C	C	C	C

<b>OTHER RURAL ZONE CLASSIFICATIONS</b>	<b>NOTES</b>
AIR Airport Overlay, see PCC 18A.10.100.	P Permitted.
EPF-SC Essential Public Facility-State Corrections, see PCC 18A.10.100 F.	P* Permitted only as allowed by PCC 19A.30.010 B.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	C Requires Conditional Use Permit.
NFCC New Fully Contained Community, see PCC 18A.10.090 D.2.	A Requires Administrative Use Permit.
MPR Master Planned Resort, see PCC 18A.10.090 D.	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PL Priority Location Criteria, see PCC 18J.15.270.
	RS Rural School Criteria, see PCC 18A.43.020.

**Chapter 18A.27  
MID-COUNTY USE TABLE**

**Sections:**

**18A.27.005 Applicability.**

**18A.27.010 Urban Zone Classifications.**

**18A.27.020 Rural and Resource Zone Classifications.**

**18A.27.005 Applicability.**

This Chapter provides the Use Tables and Density and Dimension Tables for the Mid-County Community Plan area, with the exception of Centers and Corridors designations. Centers and Corridors designations are found in Chapter 18A.32. (See the Mid-County Community Plan Area Map.)

**18A.27.010 Urban Zone Classifications.**

Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)							
	Urban Residential			Urban Centers			Employment Centers and Other Zones	
	RR: Residential Resource MHR: Moderate High Density Residential SF: Single Family			CC: Community Center NC: Neighborhood Center MUD: Mixed Use District			CE: Community Employment  PR: Park and Recreation	
	RR	MHR	SF	CC	NC	MUD	CE	PR
<b>RESIDENTIAL USE CATEGORY:</b> See PCC 18A.33.210 for Description of Residential Use Categories.								
Group Home	C	€	C	€	C	€		
Mobile Home		€						
Mobile Home Park		€				P		
Multi-Family Housing		P		P	P1,3,5	P		
Nursing Homes		P		P	P			
Senior Housing		P		P	P			
Single-Family Detached Housing	P	P	P	P	P	P	(+)	
Two-Family Housing (Duplex)		P		P	P	P		
<b>CIVIC USE CATEGORY:</b> See PCC 18A.33.220 for Description of Civic Use Categories.								
Administrative Government Svcs.				P	P1,4	P	P	

Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)							
	Urban Residential			Urban Centers			Employment Centers and Other Zones	
	RR: Residential Resource MHR: Moderate High Density Residential SF: Single Family			CC: Community Center NC: Neighborhood Center MUD: Mixed Use District			CE: Community Employment  PR: Park and Recreation	
	RR	MHR	SF	CC	NC	MUD	CE	PR
Community and Cultural Svcs.		P2;C1,3		P1,4	P1,2	P1,4		
Day-Care Centers	P1	P	P1	P	P	P	P	
Education	A1	P1;A2	A1	P	P	P1,4,5;A2;C3	P4,5	
Health Services				P1;C2	P1	P1	P1;C2	
Postal Services				P1	P1	P1;C2	P2	
Public Park Facilities	P1,2,4;C3	P1,2,4	P1,2,4;C3	P1,2,4	P1,4	P	P	P1,2,4;C3
Public Safety Services	C1	C1	C1	P1	P1	P1;C2,3	C2	P1
Religious Assembly	P1;C2,3	P1;C2	P1;C2,3	P	P	P1,2		
Transportation				P1;C2,3	P1	P1;C2,3	P1;C2,3	
<b>UTILITIES USE CATEGORY:</b> See PCC 18A.33.230 for Description of Utilities Use Categories.								
Electrical Facilities	P	P	P	P	P	P	P	
Electrical Generation Facilities								
Natural Gas Facilities	P1;C3	P1;C3	P1;C3	P1,2;C3	P1,2;C3	P1,2;C3	P1-3;C4	
Organic Waste Processing Facilities								
Pipelines	P	P	P	P	P	P	P	
Sewage Collection Facilities	P	P	P	P	P	P	P	
Sewage Treatment Facilities		C		C	C	C		
Surface Water Management Activities	P	P	P	P	P	P	P	

Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)							
	Urban Residential			Urban Centers			Employment Centers and Other Zones	
	RR: Residential Resource MHR: Moderate High Density Residential SF: Single Family			CC: Community Center NC: Neighborhood Center MUD: Mixed Use District			CE: Community Employment  PR: Park and Recreation	
	RR	MHR	SF	CC	NC	MUD	CE	PR
Telecommunication Towers or Wireless Facilities	P1	P1;C2	P1	P1;PL2;C3	P1;C2	P1;PL2;C3	P1;PL2,3;C4	P1;C2
Utility or Public Maintenance Facilities	P1	P1;C2	P1	P1;C2	P1;C2	P1;C2	P	
Waste Disposal Facilities		P1;C2						
Waste Transfer Facilities				P1;C2	P1;C2	P1;C2	P1	
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3
<b>ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]</b>								
<b>OFFICE/BUSINESS USE CATEGORY:</b> See PCC 18A.33.250 for Description of Office/Business Use Categories.								
Administrative and Professional Offices		P		P	P	P	P	
<b>RESOURCE USE CATEGORY:</b> See PCC 18A.33.260 for Description of Resource Use Categories.								
Agritourism	P	P	P	P	P	P	P	
Agricultural Services				P	P		P	
Agricultural Supply Sales				P1	P1	P	P1;C2	
Animal Production, Boarding and Slaughtering					P1			
Crop Production	P1		P1	P1	P1		P2,3	
Fish Processing, Hatcheries and Aquaculture							C	
Forestry	P1	P1	P1				P1,3;C2	
Surface Mines								

Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)							
	Urban Residential			Urban Centers			Employment Centers and Other Zones	
	RR: Residential Resource MHR: Moderate High Density Residential SF: Single Family			CC: Community Center NC: Neighborhood Center MUD: Mixed Use District			CE: Community Employment  PR: Park and Recreation	
	RR	MHR	SF	CC	NC	MUD	CE	PR
<b>COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.</b>								
Adult Business								
Amusement and Recreation	C6		C6	P1,4;C5	P1;C2,3	P1,4;C5	P1,2,4	
Billboards						A		
Building Materials and Garden Supplies				P1,3;C4	P1,2;C3	P1,5;C6	P1,2;C5,6	
Business Services				P1;C2	P1	P	P	
Commercial Centers				C		P1;C2		
Eating and Drinking Establishments				P	P1,3;C2	P	P1,3	
Lodging				P2		P1,2		
Mobile, Manufactured and Modular Home Sales						P		
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service				P1,2	P1,2	P	P1,2,5	
Rental and Repair Services				P	P1	P	P1;C2	
Sales of Merchandise and Services				P	P2;C3	P4	P1	
Storage and Moving						P	P	
Wholesale Trade							P	
<b>INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.</b>								
Basic Manufacturing								

Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)							
	Urban Residential			Urban Centers			Employment Centers and Other Zones	
	RR: Residential Resource MHR: Moderate High Density Residential SF: Single Family			CC: Community Center NC: Neighborhood Center MUD: Mixed Use District			CE: Community Employment  PR: Park and Recreation	
	RR	MHR	SF	CC	NC	MUD	CE	PR
Contractor Yards						P1;C2	P	
Food and Related Products						C2	P2,3;C4	
Industrial Services and Repair						C	P	
Intermediate Manufacturing and Intermediate/Final Assembly				C3		C1,2	P3;C4	
Off-Site Hazardous Waste Treatment and Storage Facilities								
Recycling Collection and Processing Facilities				P1,2			P1,2	
Salvage Yards/Vehicle Storage							P1;C3,4	
Warehousing, Distribution and Freight Movement						C1,2	P1-3	

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see PCC 18A.10.080 E.	P Permitted.
EBPC Employment Based Planned Community, see PCC 18A.10.080 E.	C Requires Conditional Use Permit.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	A Requires Administrative Use Permit.
	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PL Priority Location Criteria, see PCC 18J.15.270.
	(1) Pursuant to PCC 18A.33.285.

**18A.27.020 Rural and Resource Zone Classifications.**

Use Categories and Use Types	MID-COUNTY					
	Rural and Resource Zone Classifications (Table 18A.27.020)					
	Rural Centers		Resource Lands and Other Zones		Rural Residential	
	RNC: Rural Neighborhood Center		ARL: Agricultural Resource Lands PR: Park and Recreation		RSep: Rural Separator	
RNC	[Rsvd]	ARL	PR	RSep	[Rsvd]	
<b>CIVIC USE CATEGORY:</b> See 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Svcs.	P					
Community and Cultural Services	P1,2		C6		P1	
Day-Care Centers	P				P1	
Education	RS				RS;P5	
Health Services	P1					
Postal Services	P1					
Public Park Facilities	P1,4		P1,4	P1,2,4;C3	P1,2,4;C3	
Public Safety Services	P1			P1	P1	
Religious Assembly	P				(3)P1;C2-3	
Transportation	P1;C2,3,4				C3(4)	
<b>RESOURCE USE CATEGORY:</b> See <a href="#">18A.33.260</a> for Description of Resource Use Categories.						
Agritourism	P		P		P	
Agricultural Services	P		P		P	
Agricultural Supply Sales	P1		P1		P1	
Animal Production, Boarding and Slaughtering	C1		P		P1-2;C23	
Craft Distilleries	C		C		C	
Crop Production	P1		P		P1;C2	
Fish Processing, Hatcheries and Aquaculture			P		P	
Forestry	P1;C2		P1,3		P1,3;C2	
Surface Mines	C		C		C	

<b>OTHER RURAL ZONE CLASSIFICATIONS</b>	<b>NOTES</b>
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<b>Use Categories and Use Types</b>	<b>MID-COUNTY Rural and Resource Zone Classifications (Table 18A.27.020)</b>					
	<b>Rural Centers</b>		<b>Resource Lands and Other Zones</b>		<b>Rural Residential</b>	
	RNC: Rural Neighborhood Center		ARL: Agricultural Resource Lands PR: Park and Recreation		RSep: Rural Separator	
	<b>RNC</b>	<b>[Rsvd]</b>	<b>ARL</b>	<b>PR</b>	<b>RSep</b>	<b>[Rsvd]</b>
<p>AIR Airport Overlay, see PCC 18A.10.100. MRO Mineral Resource Overlay, see PCC 18A.10.100 E. NFCC New Fully Contained Community, see PCC 18A.10.090 D.2.</p>	<p>P Permitted. C Requires Conditional Use Permit. A Requires Administrative Use Permit. A* Only legally existing contractors yards formerly designated in the CCS zone in the Summit-Waller Community Plan area shall be allowed to remain and expand (PCC 19A.40.010 G.2.) in the RSep designation. All expansions shall require approval of an Administrative Use Permit. Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed. PL Priority Location Criteria, see PCC 18J.15.270. RS Rural School Criteria, see PCC 18A.43.020. (3) Except for expansions of legally established religious assembly uses as provided for in this note, no new level 3 religious assembly uses are allowed. Legally established religious assembly uses existing on March 1, 2006, shall be allowed to expand. Expansions to adjacent parcels shall be allowed. Expansions to the sizes permitted by levels 2 and 3 shall require approval of a Conditional Use Permit. (4) Transportation uses in the Mid-County Community Plan area are limited to those which serve a public school district in which the proposed facility is located.</p>					

**Chapter 18A.28  
PARKLAND-SPANAWAY-MIDLAND USE TABLE**

**Sections:**

**18A.28.005 Applicability.**

**18A.28.010 Urban Zone Classifications.**

**18A.28.005 Applicability.**

This Chapter provides the Use Tables and Density and Dimension Tables for the Parkland-Spanaway-Midland Community Plan area, with the exception of Centers and Corridors designations. Centers and Corridors designations are found in Chapter 18A.32. (See the Parkland-Spanaway-Midland Community Plan Area Map.)

**18A.28.010 Urban Zone Classifications.**

<b>Use Categories and Use Types</b>	<b>PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)</b>						
	<b>Urban Residential</b>						
	MHR: Moderate- High Density Residential	MSF: Moderate Density Single- Family	SF: Single- Family	RR: Residential Resource	HSF: High Density Single- Family	[Reserved]	[Reserved]
	<b>MHR</b>	<b>MSF</b>	<b>SF</b>	<b>RR</b>	<b>HSF</b>		
<b>RESIDENTIAL USE CATEGORY:</b> See 18A.33.210 for Description of Residential Use Categories.							
Group Home	C	C	C	C			
Mobile Home							
Mobile Home Park	C	C					
Multi-Family Housing	P	C1,3			P1,3		
Nursing Homes	P	C	C				
Senior Housing	P	A	A				
Single-Family Detached Housing	P	P	P	P	P		
Two-Family Housing (Duplex)	P	P			P		
<b>CIVIC USE CATEGORY:</b> See 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.	P						
Community and Cultural Svcs.	P2;C1,3	P2;C1	P2;C1	P2;C1			
Day-Care Centers	P	C1	C1	C1	P1		

<b>Use Categories and Use Types</b>	<b>PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)</b>						
	<b>Urban Residential</b>						
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	SF: Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	[Reserved]
	<b>MHR</b>	<b>MSF</b>	<b>SF</b>	<b>RR</b>	<b>HSF</b>		
Education	P1;A2	P1;A2;C3	P1;A2;C3	P1;A2	P1		
Health Services	P1						
Postal Services							
Public Park Facilities	P1,2,4	P1,4;C2,3	P1,4;C2,3	P1,4;C2,3	P1,4		
Public Safety Services	C1	C1	C1	C1			
Religious Assembly	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3	P1		
Transportation							
<b>UTILITIES USE CATEGORY: See 18A.33.230 for Description of Utilities Use Categories.</b>							
Electrical Facilities	P	P	P	P	P		
Electrical Generation Facilities							
Natural Gas Facilities	P1;C3	P1;C3	P1;C3	P1;C3	P1;C3		
Organic Waste Processing Facilities							
Pipelines	P	P	P	P	P		
Sewage Collection Facilities	P	P	P	P	P		
Sewage Treatment Facilities	C	C	C	C	C		
Surface Water Management Activities	P	P	P	P	P		
Telecommunication Towers or Wireless Facilities	P1;C2	P1;C2	P1;C2	P1	P1;C2		
Utility or Public Maintenance Facilities	P1;C2	P1;C2	P1;C2	P1;C2	P1;C2		
Waste Disposal Facilities		C2	C2	C2	C2		

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Residential						
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	SF: Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	[Reserved]
	<b>MHR</b>	<b>MSF</b>	<b>SF</b>	<b>RR</b>	<b>HSF</b>		
Waste Transfer Facilities	P1;C2	P1;C2	P1;C2	P1;C2	P1;C2		
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3		

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see PCC 18A.10.080 E. EBPC Employment Based Planned Community, see PCC 18A.10.080 E. AIR Airport Overlay, see PCC 18A.10.100. MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	P Permitted. C Requires Conditional Use Permit. A Requires Administrative Use Permit. * Allowed only as a component of a mixed use development and shall not be permitted as a stand-alone use. Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed. PL Priority Location Criteria, see PCC 18J.15.270.

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Districts and Other Zones						
	MUD: Mixed Use District	CMUD: Commercial Mixed Use District	OMUD: Office- Residential Mixed Use District		ROC: Residential/ Office-Civic	[Reserved]	PR: Park and Recreation
	<b>MUD</b>	<b>CMUD</b>	<b>OMUD</b>		<b>ROC</b>		<b>PR</b>
<b>RESIDENTIAL USE CATEGORY:</b> See 18A.33.210 for Description of Residential Use Categories.							
Group Home	C				C		
Mobile Home							
Mobile Home Park	P		P				
Multi-Family Housing	P	P5	P	P	A		
Nursing Homes				P	A		
Senior Housing				P	A		
Single-Family Detached Housing	P		P				

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Districts and Other Zones						
	MUD: Mixed Use District	CMUD: Commercial Mixed Use District	OMUD: Office-Residential Mixed Use District		ROC: Residential/Office-Civic	[Reserved]	PR: Park and Recreation
	MUD	CMUD	OMUD		ROC		PR
Two-Family Housing (Duplex)	P		P		A		
<b>CIVIC USE CATEGORY:</b> See 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.	P	P	P		P		
Community and Cultural Svcs.	P1-4	P1-4	P1-4		P1-4		
Day-Care Centers	P	P	P		P		
Education	P1,4,5;A2;C3	P1,4,5;A2;C3	P1,4,5;A2;C3		P1,4,5;A2;C3		
Health Services	P1	P1	P1;C2		P1		
Postal Services	P1;C2	P1;C2	P1		P1		
Public Park Facilities	P	P	P1,2,4		P1,2,4		P1,2,4;C3
Public Safety Services	P1;C2,3	P1;C2,3	P1		C1		P1
Religious Assembly	P1,2	P1,2	P1,2		P1;C2,3		
Transportation	P1;C2,3,4	P1;C2,3,4	P1		P1		
<b>UTILITIES USE CATEGORY:</b> See 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities	P	P	P		P		P
Electrical Generation Facilities							
Natural Gas Facilities	P1,2;C3	P1,2;C3	P1,2;C3		P1,2;C3		
Organic Waste Processing Facilities							
Pipelines	P	P	P		P		P
Sewage Collection Facilities	P	P	P		P		P
Sewage Treatment Facilities	C	C	C		C		
Surface Water Management Activities	P	P	P		P		P

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Districts and Other Zones						
	MUD: Mixed Use District	CMUD: Commercial Mixed Use District	OMUD: Office-Residential Mixed Use District		ROC: Residential/Office-Civic	[Reserved]	PR: Park and Recreation
	MUD	CMUD	OMUD		ROC		PR
Telecommunication Towers or Wireless Facilities	P1;PL2;C3	P1;PL2;C3	P1;PL2;C3		P1;PL2;C3		P1;C2
Utility or Public Maintenance Facilities	P1;C2	P1;C2	P1;C2		P1;C2		
Waste Disposal Facilities							
Waste Transfer Facilities	P1;C2	P1;C2	P1;C2		P1;C2		
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3		P1;A2;C3		P1;A2;C3
<b>ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]</b>							
<b>OFFICE/BUSINESS USE CATEGORY:</b> See 18A.33.250 for Description of Office/Business Use Categories.							
Administrative and Professional Offices	P	P	P		P		
<b>RESOURCE USE CATEGORY:</b> See 18A.33.260 for Description of Resource Use Categories.							
Agritourism	P	P	P		P		
Agricultural Services		P					
Agricultural Supply Sales	P	P					
Animal Production, Boarding and Slaughtering	P1	P1	P1				
Crop Production							
Fish Processing, Hatcheries and Aquaculture							
Forestry							
Surface Mines							
<b>COMMERCIAL USE CATEGORY:</b> See 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation	P1-4;C5	P1-4;C5	P1;A2,3		P1;A2,3		

<b>Use Categories and Use Types</b>	<b>PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)</b>						
	<b>Urban Districts and Other Zones</b>						
	MUD: Mixed Use District	CMUD: Commercial Mixed Use District	OMUD: Office- Residential Mixed Use District		ROC: Residential/ Office-Civic	[Reserved]	PR: Park and Recreation
	<b>MUD</b>	<b>CMUD</b>	<b>OMUD</b>		<b>ROC</b>		<b>PR</b>
Billboards	A	A					
Building Materials and Garden Supplies	P1-5;C6	P1-5;C6					
Business Services	P	P	P		P1		
Commercial Centers	P1;C2	P1;C2	P1;C2				
Eating and Drinking Establishments	P	P	P		P		
Lodging	P1,2	P1,2					
Mobile, Manufactured and Modular Home Sales	P	P					
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P	P	P1		P1		
Rental and Repair Services	P	P	P				
Sales of Merchandise and Services	P4;C5	P	P2		P1		
Storage and Moving	P	P			C		
Wholesale Trade		P					

<b>OTHER URBAN ZONE CLASSIFICATIONS</b>	<b>NOTES</b>
MPC Master Planned Community, see PCC 18A.10.080 E.	P Permitted.
EBPC Employment Based Planned Community, see PCC 18A.10.080 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see PCC 18A.10.100.	A Requires Administrative Use Permit.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	* Allowed only as a component of a mixed use development and shall not be permitted as a stand-alone use.
	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PL Priority Location Criteria, see PCC 18J.15.270.

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Centers				Employment Centers		
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	CE: Community Employment	RO: Research-Office	[Reserved]
	CC	AC	NC		CE	RO	
<b>RESIDENTIAL USE CATEGORY:</b> See 18A.33.210 for Description of Residential Use Categories.							
Group Home	C	C	C				
Mobile Home							
Mobile Home Park							
Multi-Family Housing	P5	P1-4	A1,2,5				
Nursing Homes	P	P	A				
Senior Housing	P	P	A				
Single-Family Detached Housing	P						
Two-Family Housing (Duplex)	P	P	A*				
<b>CIVIC USE CATEGORY:</b> See 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.	P	P	P		P	P	
Community and Cultural Svcs.	P1-4	P1-4	P2;C1				
Day-Care Centers	P	P	P		P	P	
Education	P1,4,5;A2,3	P1,4,5;A2,3	P1;A2		P4,5	P4,5	
Health Services	P1;C2	P1;C2	P1		P1	P1	
Postal Services	P1	P1	P1		P1;C2	P1	
Public Park Facilities	P1,2,4	P1,2,4	P1,4		P1,4	P1,4	
Public Safety Services	P1	P1	P1		P1,2	P1	
Religious Assembly	P	P	P				
Transportation	P1;C2,3,4	P1;C2,3	P1		P1;C2,3,4	P1;C2,3,4	
<b>UTILITIES USE CATEGORY:</b> See 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities	P	P	P		P	P	

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Centers				Employment Centers		
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	CE: Community Employment	RO: Research-Office	[Reserved]
	CC	AC	NC		CE	RO	
Electrical Generation Facilities							
Natural Gas Facilities	P1,2;C3	<del>P1,2;C3</del>	P1,2;C3		P1-3;C4	P1,2;C3	
Organic Waste Processing Facilities							
Pipelines	P	<del>P</del>	P		P	P	
Sewage Collection Facilities	P	<del>P</del>	P		P	P	
Sewage Treatment Facilities	C	<del>C</del>	C		C	C	
Surface Water Management Activities	P	<del>P</del>	P		P	P	
Telecommunication Towers or Wireless Facilities	P1;PL2;C3	<del>P1;PL2;C3</del>	P1;C2		P1;PL2,3;C4	P1;PL2,3;C4	
Utility or Public Maintenance Facilities	P1;C2	<del>P1;C2</del>	P1;C2		P	P1;C2	
Waste Disposal Facilities							
Waste Transfer Facilities	P1;C2	<del>P1;C2</del>	P1;C2		P1;C2	P1;C2	
Water Supply Facilities	P1;A2;C3	<del>P1;A2;C3</del>	P1;A2;C3		P1;A2;C3	P1;A2;C3	
<b>ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]</b>							
<b>OFFICE/BUSINESS USE CATEGORY:</b> See 18A.33.250 for Description of Office/Business Use Categories.							
Administrative and Professional Offices	P	<del>P</del>	P		P	P	
<b>RESOURCE USE CATEGORY:</b> See 18A.33.260 for Description of Resource Use Categories.							
Agritourism	P	<del>P</del>	P		P		

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Centers				Employment Centers		
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	CE: Community Employment	RO: Research- Office	[Reserved]
	CC	AC	NC		CE	RO	
Agricultural Services					P		
Agricultural Supply Sales					P1-4		
Animal Production, Boarding and Slaughtering	P1				P1		
Crop Production					C2		
Fish Processing, Hatcheries and Aquaculture					C		
Forestry							
Surface Mines							
<b>COMMERCIAL USE CATEGORY:</b> See 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation	P1-3;A4;C6	<del>P1-3;</del> A4;C6	P1;C2,3				
Billboards					A		
Building Materials and Garden Supplies	P1-3;C4	<del>P1</del>	P1		P4,5;C6		
Business Services	P1	<del>P1</del>	P1				
Commercial Centers	C	<del>C</del>					
Eating and Drinking Establishments	P	<del>P3</del>	P		P	P	
Lodging	P2	<del>P2</del>			C4		
Mobile, Manufactured and Modular Home Sales					P		
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1-4	<del>P1;</del> A2	P1;A2;C3		P1,4		

<b>Use Categories and Use Types</b>	<b>PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)</b>						
	<b>Urban Centers</b>				<b>Employment Centers</b>		
	CC: Community Center	<del>AC:</del> <del>Activity</del> <del>Center</del>	NC: Neighborhood Center	[Reserved]	CE: Community Employment	RO: Research- Office	[Reserved]
	<b>CC</b>	<b>AC</b>	<b>NC</b>		<b>CE</b>	<b>RO</b>	
Rental and Repair Services	P	<del>P1</del>	P1;A2		P		
Sales of Merchandise and Services	P	<del>P3;A4</del>	P3		P1	P1	
Storage and Moving							
Wholesale Trade	P				P		

<b>OTHER URBAN ZONE CLASSIFICATIONS</b>	<b>NOTES</b>
MPC Master Planned Community, see PCC 18A.10.080 E. EBPC Employment Based Planned Community, see PCC 18A.10.080 E. AIR Airport Overlay, see PCC 18A.10.100. MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	P Permitted. C Requires Conditional Use Permit. A Requires Administrative Use Permit. * Allowed only as a component of a mixed use development and shall not be permitted as a stand-alone use. Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed. PL Priority Location Criteria, see PCC 18J.15.270.

**Chapter 18A.29**  
**SOUTH HILL USE TABLE**

**Sections:**

**18A.29.005 Applicability.**

**18A.29.010 Urban Zone Classifications.**

**18A.29.005 Applicability.**

This Chapter provides the Use Tables and Density and Dimension Tables for the South Hill Community Plan area, with the exception of Centers and Corridors designations. Centers and Corridors designations are found in Chapter 18A.32. (See the South Hill Community Plan Area Map.)

**18A.29.010 Urban Zone Classifications.**

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Residential					Employment Centers	
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	EC: Employment Center	ES: Employment Service
	MHR	MSF	RR	HSF		EC	ES
<b>RESIDENTIAL USE CATEGORY:</b> See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home	C	C	C	C			
Mobile Home	P						
Mobile Home Park	C						
Multi-Family Housing	P1-4	C1		P1,3			
Nursing Homes	P	C					
Senior Housing	P	A	C2				
Single-Family Detached Housing	P	P	P	P			
Two-Family Housing (Duplex)		P	P	P			
<b>CIVIC USE CATEGORY:</b> See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.							P
Community and Cultural Svcs.	P2;C1,3	P2;C1		P2;C1		P1	
Day-Care Centers	P1;C2	C		P1;C2			

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Residential					Employment Centers	
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	EC: Employment Center	ES: Employment Service
	MHR	MSF	RR	HSF		EC	ES
Education	P1;C2,3	P1;C2,3	P1;C2	P1; <del>C2,3</del>		P4,5	<del>P4,5</del>
Health Services							<del>P1</del>
Postal Services						C2	<del>P1</del>
Public Park Facilities	P1,2,4;C3	P1,2,4;C3	P1,2,4;C3	<del>P1,2,4;C3</del> P1,4		P1,4	<del>P</del>
Public Safety Services	C1	C1	C1	<del>C1</del>		P1,2;C3	<del>P1</del>
Religious Assembly	P1;C2,3	P1;C2,3	P1;C2,3	P1; <del>C2,3</del>			
Transportation						P1;C2,3,4	<del>P1;C2</del>
<b>UTILITIES USE CATEGORY: See PCC <a href="#">18A.33.230</a> for Description of Utilities Use Categories.</b>							
Electrical Facilities	P	P	P	P		P	<del>P</del>
Electrical Generation Facilities						C	
Natural Gas Facilities	P1;C3	P1;C3	P1;C3	P1;C3		P	<del>P1,2;C3</del>
Organic Waste Processing Facilities						C1,2,3	
Pipelines	P	P	P	P		P	<del>P</del>
Sewage Collection Facilities	P	P	P	P		P	<del>P</del>
Sewage Treatment Facilities	C	C	C	C		C	
Surface Water Management Activities	P	P	P	P		P	<del>P</del>
Telecommunication Towers or Wireless Facilities	P1;C2	P1;C2	P1	P1;C2		P1;PL2,3;C4	<del>P1;PL2</del>
Utility or Public Maintenance Facilities	P1;C2	P1;C2	P1;C2	P1;C2		P	<del>P1</del>
Waste Disposal Facilities		C2		C2			

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Residential					Employment Centers	
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	EC: Employment Center	ES: Employment Service
	MHR	MSF	RR	HSF		EC	ES
Waste Transfer Facilities	P1;C2	P1;C2		P1;C2		P1;C2-4	<del>P1</del>
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3		P1;A2;C3	<del>P1;A2;C3</del>
<b>ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]</b>							
<b>OFFICE/BUSINESS USE CATEGORY: See PCC <a href="#">18A.33.250</a> for Description of Office/Business Use Categories.</b>							
Administrative and Professional Offices						P	<del>P</del>
<b>RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.</b>							
Agritourism							<del>P1</del>
Agricultural Services						P	
Agricultural Supply Sales							
Animal Production, Boarding and Slaughtering							
Crop Production	P1	P1	P1	<del>P1</del>		P1	
Fish Processing, Hatcheries and Aquaculture		C	C				
Forestry	P1	P1	P1	<del>P1</del>		P	<del>P1</del>
Surface Mines		C					
<b>COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.</b>							
Adult Business							
Amusement and Recreation	C6	C6	C6	<del>C6</del>			<del>P1,2</del>
Billboards							
Building Materials and Garden Supplies							<del>P</del>

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Residential					Employment Centers	
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	EC: Employment Center	ES: Employment Service
	MHR	MSF	RR	HSF		EC	ES
Business Services							P
Commercial Centers							
Eating and Drinking Establishments						P(1)	P3;C1,2
Lodging						P2	P2
Mobile, Manufactured and Modular Home Sales							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service						P4,6	P1,2
Rental and Repair Services						P	P1
Sales of Merchandise and Services							P1,2;C3,4
Storage and Moving							P
Wholesale Trade						P	P
<b>INDUSTRIAL USE CATEGORY: See PCC <a href="#">18A.33.280</a> for Description of Industrial Use Categories.</b>							
Basic Manufacturing						P	
Contractor Yards						P	
Food and Related Products						P	
Industrial Services and Repair						P	
Intermediate Manufacturing and Intermediate/Final Assembly						P	
Off-site Hazardous Waste Treatment						C	

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Residential					Employment Centers	
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	EC: Employment Center	ES: Employment Service
	MHR	MSF	RR	HSF		EC	ES
and Storage Facilities							
Recycling Collection and Processing Facilities						P	
Salvage Yards/Vehicle Storage						P	
Warehousing, Distribution and Freight Movement						P1-3;C4	

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see PCC 18A.10.080 E.	P Permitted.
EBPC Employment Based Planned Community, see PCC 18A.10.080 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see PCC 18A.10.100.	A Requires Administrative Use Permit.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PL Priority Location Criteria, see Section 18J.15.270 F.
	(1) Use limited to specific locations and to level indicated. See PCC 18A.33.295.

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010) Urban Districts and Other Zones						
	MUD: Mixed Use District	HRD: High Density Residential District	ROC: Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	PR: Park and Recreation
	MUD	HRD	ROC				PR
<b>RESIDENTIAL USE CATEGORY:</b> See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home		€					
Mobile Home							
Mobile Home Park		€					

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010) Urban Districts and Other Zones						
	MUD: Mixed-Use District	HRD: High Density Residential District	ROC: Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	PR: Park and Recreation
	<b>MUD</b>	<b>HRD</b>	<b>ROC</b>				<b>PR</b>
Multi-Family Housing	P	P	P5				
Nursing Homes		P					
Senior Housing		P	P				
Single-Family Detached Housing		P	P				
Two-Family Housing (Duplex)		P	P				
<b>CIVIC USE CATEGORY:</b> See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.	P						
Community and Cultural Svcs.	P1,4	P2,3	P2,3;C1				
Day-Care Centers	P	P	P				
Education	P1,2,4,5;C3	P1,2;C3					
Health Services	P1;C2	P1	P1				
Postal Services	P		P1				
Public Park Facilities	P	P1,2,4	P1,4				P1,2,4;C3
Public Safety Services	P1,2;C3	C1	C1				P1
Religious Assembly	P	P1;C2,3	P1;C2,3				
Transportation	P1;C2,3	C1					
<b>UTILITIES USE CATEGORY:</b> See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities	P	P	P				P
Electrical Generation Facilities							
Natural Gas Facilities	P1;C3	P1;C3	P1;C3				

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010) Urban Districts and Other Zones						
	MUD: Mixed-Use District	HRD: High Density Residential District	ROC: Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	PR: Park and Recreation
	<b>MUD</b>	<b>HRD</b>	<b>ROC</b>				<b>PR</b>
Organic Waste Processing Facilities							
Pipelines	P	P	P				P
Sewage Collection Facilities	P	P	P				P
Sewage Treatment Facilities	C	C	C				
Surface Water Management Activities	P	P	P				P
Telecommunication Towers or Wireless Facilities	P1;C2	P1;C2	P1;C2				P1;C2
Utility or Public Maintenance Facilities	P1;C2	P1;C2	P1;C2				
Waste Disposal Facilities							
Waste Transfer Facilities		P1;C2	P1;C2				
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3				P1;A2;C3
<b>ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]</b>							
<b>OFFICE/BUSINESS USE CATEGORY:</b> See PCC 18A.33.250 for Description of Office/Business Use Categories.							
Administrative and Professional Offices	P	P	P				
<b>RESOURCE USE CATEGORY:</b> See PCC 18A.33.260 for Description of Resource Use Categories.							
Agritourism	P	P2	P2				
Agricultural Services	P						
Agricultural Supply Sales	P						

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010) Urban Districts and Other Zones						
	MUD: Mixed-Use District	HRD: High Density Residential District	ROC: Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	PR: Park and Recreation
	<b>MUD</b>	<b>HRD</b>	<b>ROC</b>				<b>PR</b>
Animal Production, Boarding and Slaughtering							
Crop Production							
Fish Processing, Hatcheries and Aquaculture							
Forestry	P4	P4	P1				
Surface Mines							
<b>COMMERCIAL USE CATEGORY:</b> See PCC 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation	P						
Billboards							
Building Materials and Garden Supplies	P						
Business Services	P		P1				
Commercial Centers	C						
Eating and Drinking Establishments	P	P	P1;C3				
Lodging	C1;P2						
Mobile, Manufactured and Modular Home Sales	P						
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1-4						
Rental and Repair Services	P						

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010) Urban Districts and Other Zones						
	MUD: Mixed-Use District	HRD: High Density Residential District	ROC: Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	PR: Park and Recreation
	<b>MUD</b>	<b>HRD</b>	<b>ROC</b>				<b>PR</b>
Sales of Merchandise and Services	<del>P4</del> ;C5	<del>P4</del>	C1				
Storage and Moving	<del>P</del>		C2				
Wholesale Trade	<del>P</del>						
<b>INDUSTRIAL USE CATEGORY:</b> See PCC 18A.33.280 for Description of Industrial Use Categories.							
Basic Manufacturing							
Contractor Yards							
Food and Related Products	<del>C2</del>						
Industrial Services and Repair							
Intermediate Manufacturing and Intermediate/Final Assembly	<del>P4</del>						
Off-site Hazardous Waste Treatment and Storage Facilities							
Recycling Collection and Processing Facilities							
Salvage Yards/Vehicle Storage							
Warehousing, Distribution and Freight Movement							

<b>OTHER URBAN ZONE CLASSIFICATIONS</b>	<b>NOTES</b>
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Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010) Urban Districts and Other Zones						
	MUD: Mixed-Use District	HRD: High Density Residential District	ROC: Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	PR: Park and Recreation
	<b>MUD</b>	<b>HRD</b>	<b>ROC</b>				<b>PR</b>
MPC Master Planned Community, see PCC 18A.10.080 E. EBPC Employment Based Planned Community, see PCC 18A.10.080 E. AIR Airport Overlay, see PCC 18A.10.100. MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	P Permitted. C Requires Conditional Use Permit. A Requires Administrative Use Permit. Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed. PL Priority Location Criteria, see PCC 18J.15.270.						

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010) Urban Centers						
	[Reserved]	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	UV: Urban Village	[Reserved]	[Reserved]
		<b>CC</b>	<b>AC</b>	<b>NC</b>	<b>UV</b>		
<b>RESIDENTIAL USE CATEGORY:</b> See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home		C	€		€		
Mobile Home							
Mobile Home Park							
Multi-Family Housing		P	<del>P</del> 3-5	P5	<del>P</del> 3-5		
Nursing Homes		P	<del>P</del>	P	<del>P</del>		
Senior Housing		P	<del>P</del>	P	<del>P</del>		
Single-Family Detached Housing		A		P			
Two-Family Housing (Duplex)		P	<del>P</del>		<del>P</del>		
<b>CIVIC USE CATEGORY:</b> See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.		P	<del>P</del>		<del>P</del>		
Community and Cultural Svcs.		P1,2	<del>P</del> 1-4	P1,2	<del>P</del> 1-4		

Use Categories and Use Types	SOUTH HILL						
	Urban Zone Classifications (Table 18A.29.010)						
	Urban Centers						
	[Reserved]	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	UV: Urban Village	[Reserved]	[Reserved]
	CC	AC	NC	UV			
Day-Care Centers		P	P	P1;C2	P		
Education		P4;A1,2;C3	P		A1,2,4,5;C3		
Health Services		P1;C2	P	P1	P1		
Postal Services		P1;C2	P1;C2	P1	P1		
Public Park Facilities		P1,4	P	P1,4	P1,4;C2,3		
Public Safety Services		P1	P1	P1	P1		
Religious Assembly		P	P	P1;C2	P1		
Transportation		P1;C2,3,4	P1;C2,3	P1	P1;C2,3		
<b>UTILITIES USE CATEGORY:</b> See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities		P	P	P	P		
Electrical Generation Facilities							
Natural Gas Facilities		P1,2,5;C3	P1,2,5;C3	P1,2;C3	P1,2;C3		
Organic Waste Processing Facilities							
Pipelines		P	P	P	P		
Sewage Collection Facilities		P	P	P	P		
Sewage Treatment Facilities	P	C	C				
Surface Water Management Activities		P	P	P	P		
Telecommunication Towers or Wireless Facilities		P1;PL2;C3	P1;C2	P1;C2	P1;C2		
Utility or Public Maintenance Facilities		P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3		

Use Categories and Use Types	SOUTH HILL						
	Urban Zone Classifications (Table 18A.29.010)						
	Urban Centers						
	[Reserved]	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	UV: Urban Village	[Reserved]	[Reserved]
	CC	AC	NC	UV			
Waste Disposal Facilities							
Waste Transfer Facilities		P1;C2	<del>P1;C2</del>	P1	<del>P1</del>		
Water Supply Facilities		P1;A2;C3	<del>P1;A2;C3</del>	P1;A2;C3			
<b>ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]</b>							
<b>OFFICE/BUSINESS USE CATEGORY:</b> See PCC 18A.33.250 for Description of Office/Business Use Categories.							
Administrative and Professional Offices		P	<del>P</del>	P	<del>P</del>		
<b>RESOURCE USE CATEGORY:</b> See PCC 18A.33.260 for Description of Resource Use Categories.							
Agritourism		P2	<del>P2</del>	P2	<del>P2</del>		
Agricultural Services		P1,2	<del>P1,2</del>				
Agricultural Supply Sales							
Animal Production, Boarding and Slaughtering		<del>P1</del>					
Crop Production		P1	<del>P1</del>				
Fish Processing, Hatcheries and Aquaculture							
Forestry		P3	<del>P3</del>				
Surface Mines							
<b>COMMERCIAL USE CATEGORY:</b> See PCC 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation		P1-3;C4-6	<del>P1-3;C4-6</del>	C1	<del>P1,2;C3,4</del>		
Billboards							

Use Categories and Use Types	SOUTH HILL						
	Urban Zone Classifications (Table 18A.29.010)						
	Urban Centers						
	[Reserved]	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	UV: Urban Village	[Reserved]	[Reserved]
	CC	AC	NC	UV			
Building Materials and Garden Supplies		P1-3;C4	<del>P1-3;C4</del>	C1	<del>P1,2</del>		
Business Services		P	<del>P</del>	P2;C2	<del>P</del>		
Commercial Centers		C	<del>C</del>		<del>C</del>		
Eating and Drinking Establishments		P	<del>P</del>	C3	<del>P3</del>		
Lodging		P2	<del>P2</del>		<del>P2</del>		
Mobile, Manufactured and Modular Home Sales							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service		P1,2,4;C3	<del>P1,2,4;C3</del>				
Rental and Repair Services		P1;C2	<del>P1;C2</del>	C1	<del>P1</del>		
Sales of Merchandise and Services		P3;C4	<del>P3;C4</del>	P1;C3	<del>P3;C4</del>		
Storage and Moving		P	<del>P</del>				
Wholesale Trade		P	<del>P</del>				
<b>INDUSTRIAL USE CATEGORY:</b> See PCC 18A.33.280 for Description of Industrial Use Categories.							
Basic Manufacturing							
Contractor Yards							
Food and Related Products							
Industrial Services and Repair							
Intermediate Manufacturing and							

<b>Use Categories and Use Types</b>	<b>SOUTH HILL</b>						
	<b>Urban Zone Classifications (Table 18A.29.010)</b>						
	<b>Urban Centers</b>						
	[Reserved]	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	UV: Urban Village	[Reserved]	[Reserved]
	<b>CC</b>	<b>AC</b>	<b>NC</b>	<b>UV</b>			
Intermediate/Final Assembly							
Off-site Hazardous Waste Treatment and Storage Facilities							
Recycling Collection and Processing Facilities		P1,2	P1,2				
Salvage Yards/Vehicle Storage							
Warehousing, Distribution and Freight Movement							

<b>OTHER URBAN ZONE CLASSIFICATIONS</b>	<b>NOTES</b>
MPC Master Planned Community, see PCC 18A.10.080 E. EBPC Employment Based Planned Community, see PCC 18A.10.080 E. AIR Airport Overlay, see PCC 18A.10.100. MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	P Permitted. C Requires Conditional Use Permit. A Requires Administrative Use Permit. Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed. PL Priority Location Criteria, see PCC 18J.15.270.

**Chapter 18A.31  
UPPER NISQUALLY USE TABLE**

**Sections:**

**18A.31.005 Applicability.**

**18A.31.020 Rural and Resource Zone Classifications.**

**18A.31.020 Rural and Resource Zone Classifications.**

Use Categories and Use Types	UPPER NISQUALLY								
	Rural Zone Classifications (Table 18A.31.020)								
	VC: Village Center TC: Tourist Commercial VR: Village Residential			R10: Rural 10 R20: Rural 20 R40: Rural 40			FL: Forest Land ARL: Agricultural Resource Lands PR: Park and Recreation		
	VC	TC	VR	R10	R20	R40	FL	ARL	PR
<b>CIVIC USE CATEGORY:</b> See PCC 18A.33.220 for Description of Civic Use Categories.									
Administrative Government Svcs.	P								
Community and Cultural Services	P1-4	P2,3;C4,5		P2;C1,3	P2;C1,3	P2;C1,3		C6	
Day-Care Centers	P		A1	P1;C2	P1;C2	P1;C2			
Education	RS;P4,5		RS	RS	RS	RS			
Health Services	P1								
Postal Services	P1								
Public Park Facilities	P1,2,4		P1,2,4;C3	P1,2,4;C3	P1,2,4;C3	P1,2,4	P	P1,4	P1,2,4;C3
Public Safety Services	P1		P1	P1	P1	P1	P1		P1
Religious Assembly	P		P1,2	P1;C2,3	P1;C2,3	P1;C2,3			
Transportation	P1;C2,3,4		A1	C	C	C	C2,3,4		
<b>RESOURCE USE CATEGORY:</b> See PCC <a href="#">18A.33.260</a> for Description of Resource Use Categories.									
Agritourism	P			P	P	P	P	P	
Agricultural Services				C	C	C		P	
Agricultural Supply Sales	P1-4								
Animal Production, Boarding and Slaughtering			P1-2	P1-2;C23	P1-2;C23	P1-2;C23		P	
Craft Distilleries	C	C	C	C	C	C	C	C	

<b>Use Categories and Use Types</b>	<b>UPPER NISQUALLY</b>								
	<b>Rural Zone Classifications (Table 18A.31.020)</b>								
	VC: Village Center TC: Tourist Commercial VR: Village Residential			R10: Rural 10 R20: Rural 20 R40: Rural 40			FL: Forest Land ARL: Agricultural Resource Lands PR: Park and Recreation		
	VC	TC	VR	R10	R20	R40	FL	ARL	PR
Crop Production				P1;C2	P1;C2	P1;C2	P1	P	
Fish Processing, Hatcheries and Aquaculture				P	P	P	P	P	
Forestry				P1	P1	P1	P1;C2	P1	
Surface Mines				C	C	C	C	C	

<b>OTHER RURAL ZONE CLASSIFICATIONS</b>	<b>NOTES</b>
NFCC New Fully Contained Community, see PCC 18A.10.090 D.	P Permitted. P* Permitted only as allowed by PCC 19A.30.010 B. C Requires Conditional Use Permit. A Requires Administrative Use Permit. Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed. PL Priority Location Criteria, see PCC 18J.15.270. RS Rural School Criteria, see PCC 18A.43.020.

**NEW CHAPTER**

**Chapter 18A.32  
CENTERS AND CORRIDORS USE TABLE**

**Sections:**

**18A.32.005 Applicability.**

**18A.32.010 Urban Zone Classifications.**

**18A.32.005 Applicability.**

This Chapter provides the Use Tables for the Centers and Corridors zone classifications encompassing the Frederickson Community Plan area, Mid-County Community Plan area, Parkland-Spanaway-Midland Communities Plan area, and the South Hill Community Plan area.

# BIG GRAPHIC

**18A.32.010 Urban Zone Classifications.**

Use Categories and Use Types	CENTERS AND CORRIDORS Urban Zone Classifications (Table 18A.32.010)						
	ECOR: Employment Corridor	NCOR: Neighborhood Corridor	TCTR: Towne Center	UCOR: Urban Corridor	[Reserved]	[Reserved]	[Reserved]
	ECOR	NCOR	TCTR	UCOR			
	<b>RESIDENTIAL USE CATEGORY:</b> See 18A.33.210 for Description of Residential Use Categories.						
Group Home		C		C			
Mobile Home							
Mobile Home Park							
Multi-Family Housing		P	P	P			
Nursing Homes		P	P	P			
Senior Housing		P	P	P			
Single-Family Detached Housing		P					
Two-Family Housing (Duplex)		P					
<b>CIVIC USE CATEGORY:</b> See 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.	P	P	P	P			
Community and Cultural Svcs.		P2;C1,3	P1-5	P1-5			
Day-Care Centers	P	P	P	P			
Education		P1,2	P1-3; A4,5	P			
Health Services	P2	P1	P	P			
Postal Services	P2	P1	P1	P			
Public Park Facilities		P1,2,4	P1,2,4	P			
Public Safety Services		P1	P1	P1,2			
Religious Assembly		P1-2;C3	P1-2	P			
Transportation	P1-3;C4	P1	P1-2	P1-3			
<b>UTILITIES USE CATEGORY:</b> See 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities	P	P	P	P			
Electrical Generation Facilities	C						

Use Categories and Use Types	CENTERS AND CORRIDORS Urban Zone Classifications (Table 18A.32.010)						
	ECOR: Employment Corridor	NCOR: Neighborhood Corridor	TCTR: Towne Center	UCOR: Urban Corridor	[Reserved]	[Reserved]	[Reserved]
	ECOR	NCOR	TCTR	UCOR			
Natural Gas Facilities	P	P1-2;C3	P1,2,5;C3	P1;C3			
Organic Waste Processing Facilities	C						
Pipelines	P	P	P	P			
Sewage Collection Facilities	P	P	P	P			
Sewage Treatment Facilities	C	C	C	C			
Surface Water Management Activities	P	P	P	P			
Telecommunication Towers or Wireless Facilities	P1;PL2-3;C4	P1;C2	P1;C2	P1;PL2;C3			
Utility or Public Maintenance Facilities	P1;C2	P1;C2	P1;C2	P1;C2			
Waste Disposal Facilities							
Waste Transfer Facilities	P1,2,4	P1;C2	P1;C2	P1,2			
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3			
<b>ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]</b>							
<b>OFFICE/BUSINESS USE CATEGORY:</b> See 18A.33.250 for Description of Office/Business Use Categories.							
Administrative and Professional Offices	P	P	P	P			
<b>RESOURCE USE CATEGORY:</b> See 18A.33.260 for Description of Resource Use Categories.							
Agritourism							
Agricultural Services							
Agricultural Supply Sales				P			

<b>Use Categories and Use Types</b>	<b>CENTERS AND CORRIDORS Urban Zone Classifications (Table 18A.32.010)</b>						
	ECOR: Employment Corridor	NCOR: Neighborhood Corridor	TCTR: Towne Center	UCOR: Urban Corridor	[Reserved]	[Reserved]	[Reserved]
	<b>ECOR</b>	<b>NCOR</b>	<b>TCTR</b>	<b>UCOR</b>			
Animal Production, Boarding and Slaughtering	P1			P1			
Crop Production							
Fish Processing, Hatcheries and Aquaculture							
Forestry							
Surface Mines							
<b>COMMERCIAL USE CATEGORY: See 18A.33.270 for Description of Commercial Use Categories.</b>							
Adult Business							
Amusement and Recreation		P1;C6	P1-4	P1-5			
Billboards							
Building Materials and Garden Supplies	P5-6	P1-2	P1-3	P			
Business Services	P1	P1	P1	P			
Commercial Centers			P	P			
Eating and Drinking Establishments	P1-2	P1,3	P	P			
Lodging			P2	P2,5			
Mobile, Manufactured and Modular Home Sales				P			
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P4,5			P1-4			
Rental and Repair Services			P1	P			
Sales of Merchandise and Services	P1	P1-2	P	P			
Storage and Moving				P			

<b>Use Categories and Use Types</b>	<b>CENTERS AND CORRIDORS Urban Zone Classifications (Table 18A.32.010)</b>						
	ECOR: Employment Corridor	NCOR: Neighborhood Corridor	TCTR: Towne Center	UCOR: Urban Corridor	[Reserved]	[Reserved]	[Reserved]
	<b>ECOR</b>	<b>NCOR</b>	<b>TCTR</b>	<b>UCOR</b>			
Wholesale Trade	P		P1	P			
<b>INDUSTRIAL USE CATEGORY:</b> See 18A.33.280 for Description of Industrial Use Categories.							
Basic Manufacturing	P*						
Contractor Yards	P*						
Food and Related Products	P*		P1	P1			
Industrial Services and Repair	P*						
Intermediate Manufacturing and Intermediate/Final Assembly	P*						
Off-site Hazardous Waste Treatment and Storage Facilities	C*						
Recycling Collection and Processing Facilities	C*						
Salvage Yards/Vehicle Storage	C*						
Warehousing, Distribution and Freight Movement	P1-2*						
<b>OTHER URBAN ZONE CLASSIFICATIONS</b>	<b>NOTES</b> P Permitted. C Requires Conditional Use Permit. A Requires Administrative Use Permit. * No greater than 100,000 square feet of ground coverage allowed per building Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed. PL Priority Location Criteria, see PCC 18J.15.270.						
MPC Master Planned Community, see PCC 18A.10.080 E. EBPC Employment Based Planned Community, see PCC 18A.10.080 E. AIR Airport Overlay, see PCC 18A.10.100. MRO Mineral Resource Overlay, see PCC 18A.10.100 E.							

**Chapter 18A.33**  
**USE CATEGORY DESCRIPTIONS**

**Sections:**

- 18A.33.200 List of Categories.**
- 18A.33.210 Residential Use Category – Description of Use Categories.**
- 18A.33.220 Civic Use Category – Description of Use Categories.**
- 18A.33.230 Utilities Use Category – Description of Use Categories.**
- 18A.33.240 Essential Public Facilities Category – Description of Use Categories.**
- 18A.33.250 Office Business Use Category – Description of Use Categories.**
- 18A.33.260 Resource Use Category – Description of Use Categories.**
- 18A.33.270 Commercial Use Category – Description of Use Categories.**
- 18A.33.280 Industrial Use Category – Description of Use Categories.**
- 18A.33.285 Single-Family Detached Use Exception.**
- 18A.33.295 South Hill EC Use Exception.**

**18A.33.220 Civic Use Category – Description of Use Categories.**

Civic Use Category includes facilities or services that are strongly associated with public need or social importance such as educational, cultural, medical, protective, and governmental.

- J. **Transportation.** Transportation Use Type refers to the provision of public or semi-public transportation services. Typical uses include, but are not limited to, parking garages, park-and-ride lots, commercial parking lots, bus shelters, bus stations, bus transfer centers, passenger rail stations, ferry docks, and other types of public and quasi-public transportation facilities. Bus shelters are exempt from zoning requirements and are allowed outright within the County.

**Level 1:** Public or private parking lots and transfer centers not exceeding 1 acre in size.

**Level 2:** Public or private parking facilities and transfer centers, passenger rail stations and bus stations greater than 1 acre in size.

**Level 23:** Transportation uses serving communities and regions, such as ~~passenger rail stations, parking facilities,~~ school bus yards, bus barns, weigh stations, ~~bus stations, transfer centers,~~ and ferry docks.

**Level 34:** Airports, heliports, landing fields, and associated hangars and fueling facilities, excluding emergency medical helicopter landings, which are permitted in all zones.

**18A.33.260 Resource Use Category – Description of Use Categories.**

Resource Use Category includes the production or sale of plant and animal products and other resource-based industries such as forestry, mining, aquaculture, or the sale of products associated with resource-based industry.

- D. **Animal Production, Boarding, and Slaughtering.** Animal Production and Slaughtering Use Type refers to uses which involve the commercial raising of animals,

the production of animal products, such as eggs or dairy products, the boarding of animals, and the slaughtering and processing of animals.

**Level 1:** Boarding facilities for dogs and cats that may include indoor only or indoor and outdoor facilities for daytime and overnight care. Examples include boarding kennels and “dog daycares.”

**Level 12:** Animal Production, Boarding, and Slaughtering uses which involve the commercial raising or boarding of animals or production of animal products, such as eggs or dairy products produced on-site, but excluding the slaughtering and processing of animals unless conducted in a mobile slaughter unit which is operated in accordance with State and Federal regulations. Examples include grazing, ranching, dairy farming, commercial stables, riding academies, and breeding ~~and boarding~~ kennels.

**Level 23:** Animal Production, Boarding, and Slaughtering uses which involve the slaughtering of animals to be sold to others or to be used in making meat products on the same premises. Examples include fat rendering, meat packing plants, poultry slaughter and processing, slaughter houses.

**Chapter 18A.35  
PARKING**

**Sections:**

**18A.35.040 Parking.**

**18A.35.040 Parking.**

B. **Applicability.** This Section applies to all new construction and expansions to existing structures except where otherwise noted. Off-street parking shall be required for expansions or enlargements of existing structures in accordance with the requirements of Table 18A.35.040-1 unless otherwise specified. This Section shall be used in conjunction with Title 18J PCC standards. When conflicts exist, the most restrictive shall apply. Non-residential projects located within the Centers and Corridors area are exempt from the requirements located within this Chapter. A parking study showing minimum number of spaces needed shall be provided.

Table 18A.35.040-1. Required Parking Spaces		
Land Use	Minimum Parking	Maximum Parking
<b>Residential Use Category</b>		
Single Family, Two Family, Mobile Home	2 per dwelling unit	
Multiple-family dwellings:		
Studio and one-bedroom units	1.5 per dwelling unit	per dwelling unit
Two-bedroom units	2 per dwelling unit (1)	
Three- or more bedroom units	2.25 per dwelling unit (1)	per dwelling unit
Community Residential Facilities (Fraternities, Group Homes, Senior Housing, etc.)	1 per 2 bedrooms	1 per <del>two</del> 2 bedrooms
Nursing Homes	1 per 4 beds + 1 per 2 employees on maximum shift	1 per 4 beds + 1 for each maximum shift employee
(1) In the TCTR, UCOR, and NCOR zone classifications, minimum parking spaces may be reduced to 1.5 spaces per unit.		

**Chapter 18A.36  
ACCESSORY DEVELOPMENT – GENERAL**

Sections:

- 18A.36.010 Purpose.**
- 18A.36.020 General Provisions for Accessory Uses and Structures.**
- 18A.36.030 Cargo Container Storage.**
- 18A.36.040 Mobile Food Service.**
- 18A.36.050 Cafeteria.**
- 18A.36.060 General Accessory Use List.**
- 18A.36.070 Accessory Uses in Agricultural Resource Lands.**

**18A.36.050 Cafeteria.**

- A. Within commercial buildings which are established with a principal use, other than eating and drinking establishments, eating facilities such as cafeterias, espresso bars, cafes, and delis that do not serve alcohol, do not have drive-through facilities, and are no larger than 1,500 square feet shall be permitted.
- B. Within the EC, ECOR, and CE zones, cafeterias, espresso bars, cafes, delis, and other eating establishments that are attached to or are a part of a building for another use allowed in the zone, and do not serve alcohol and do not have drive-through facilities, shall be allowed. The part of the structure used for this purpose shall not exceed 15 percent of the square footage of the structure.

**Chapter 18A.38  
TEMPORARY DEVELOPMENT**

Sections:

**18A.38.010 Purpose.**

**18A.38.020 Temporary Uses Allowed – Number of Days Allowed.**

**18A.38.030 Temporary Use/Duration and Frequency.**

**18A.38.040 Temporary Housing Community.**

**18A.38.050 Temporary Structures.**

**18A.38.050 Temporary Structures.**

- F. **Temporary Storage in Cargo Containers.** Cargo Containers may be placed in the following zones: Employment Center zones, to include Community Employment (CE), Employment Center (EC), Employment Corridor (ECOR), and Employment Services (ES), and Urban Center zones, to include Community Center (CC) and Mixed Use District (MUD), and Urban Corridor (UCOR) when the following standards are complied with:
1. Materials stored within cargo containers must be directly related to an approved commercial and/or industrial use on site;
  2. No storage of hazardous materials may take place within cargo containers;
  3. Cargo containers may not be rented for personal or commercial storage uses;
  4. Cargo containers must be in compliance with bulk requirements of Development Regulations;
  5. Cargo containers may not encumber required parking, aisle or landscaping, and may not block Emergency Vehicle Access or established vehicle routes;
  6. No more than five cargo containers may be used for storage associated with industrial uses at a time;
  7. No more than two cargo containers may be used for storage associated with commercial uses at one time; and
  8. Cargo containers may not be on any site in excess of 180 days within any 12 month period.

**NEW CHAPTER**

**Chapter 18A.41  
SMALL ANIMAL BOARDING BUSINESSES**

**Sections:**

- 18A.41.005 Applicability.**
- 18A.41.010 Purpose.**
- 18A.41.020 Location Standards.**
- 18A.41.030 Hours of Operation.**

**18A.41.005 Applicability.**

This Chapter shall apply to those uses identified in Chapter 18A.33.260 D, Level 1.

**18A.41.010 Purpose**

- A. The intent of this Chapter is to establish regulations for activities or uses which, because of potential noise and odor impacts need to be distanced from other uses when they provide outdoor spaces for small animals, such as dogs and cats. Special regulations for these uses are necessary to:
  - 1. Prevent noise impacts to surrounding uses; and
  - 2. Prevent odor impacts to surrounding uses.

**18A.41.020 Location Standards.**

- A. Small animal boarding businesses located in the urban area shall be subject to the following provisions:
  - 1. **Setbacks, Fencing, and Buffering.**
    - a. All outdoor use areas adjacent to non-residential uses shall either be setback a minimum of 20 feet from property boundaries, or provide a 6 foot tall masonry wall;
    - b. All outdoor use areas adjacent to residential uses shall be setback a minimum of 20 feet from residential properties and provide a 6-foot-tall masonry wall;
    - c. Fence height and enclosure.
      - (1) Areas providing outdoor access to cats and other small animals shall be fully enclosed with fencing.
      - (2) Enclosure fencing for dogs shall be a minimum of six feet in height, however should a dog escape take place, the County may require additional fence height or rescind permits which allow outdoor uses.
  - 2. **Waste Management.** To prevent odor nuisances to surrounding properties, the following standards shall apply to all animal waste products on-site:
    - a. Storage of animal waste on-site for more than one week is prohibited. Waste shall not be composted or stockpiled on-site and is required to be hauled away or disposed of in the sanitary sewer system.
    - b. Animal waste containers shall be kept inside of the building or fully enclosed within an outdoor structure that meets the same setbacks as outdoor use areas identified in Section 18A.41.020 A.1.

**18A.41.030 Hours of Operation.**

- A. When residential properties are adjacent or within 200 feet of the outdoor use area, outdoor use areas shall not be used by any animals between 7:00 p.m. and 7:00 a.m.
- B. When non-residential properties are adjacent and no residential properties are within 200 feet of the outdoor use area, outdoor use areas shall not be used by animals between 10:00 p.m. and 7:00 a.m.

**Chapter 18A.42  
ADULT BUSINESSES**

Sections:

**18A.42.010 Purpose.**

**18A.42.020 Location Standards.**

**18A.42.030 Signage.**

**18A.42.040 Adult Magazine Sales as a Secondary Use.**

**18A.42.020 Location Standards.**

- A. Adult Businesses shall be subject to the following provisions:
  - 1. **Separation Requirements I.** Adult Businesses are prohibited from locating within 660 feet of any other Adult Business or any of the following:
    - a. Areas zoned CC, AC, HRD, MSF, UCOR, NCOR and areas with rural and resource classifications;
    - b. Community and cultural facilities including, but not limited to, post offices, government offices, and courthouses;
    - c. Residential, day treatment, or workshop facilities primarily oriented to the physically or mentally disabled; or
    - d. Senior citizens service centers or residential facilities with the primary emphasis oriented to senior citizens.

**Chapter 18A.65  
AFFORDABLE HOUSING INCENTIVES**

**Sections:**

- 18A.65.010 Purpose.**
- 18A.65.020 Applicability.**
- 18A.65.030 General Provisions.**
- 18A.65.040 Financial Incentives.**
- 18A.65.050 Regulatory Incentives.**
- 18A.65.060 Procedure for Review and Approval.**

**18A.65.020 Applicability.**

The affordable housing incentives for low-income households may be utilized for multi-family or single-family housing projects, including manufactured housing communities, within residential-urban zones that include a minimum threshold of affordable units allocated for low-income households and other criteria as specified under each financial or regulatory incentive as listed in PCC 18A.65.040 and 18A.65.050. This Chapter shall not apply to proposed projects within the Residential Resource (RR) zone. Eligible housing projects within the HSF zone or single-family detached proposals with a density of 8 dwelling units or greater are required to be in compliance with the standards set forth in the small-lot design standards (Chapter Title 18J.17 PCC) and may only utilize the financial incentives in this Chapter, if available. Development proposals shall meet the design standards set forth under the appropriate community plan standards except as stipulated under the regulatory incentives of this Chapter in PCC 18A.65.050.

**18A.65.050 Regulatory Incentives.**

The regulatory incentives are intended to provide site design flexibility to developers in maximizing the bonus density provisions as provided for under this Chapter.

- B. Alternative Development Standards.** Development proposals shall meet the design standards set forth under the appropriate community plan standards except as stipulated under the regulatory incentives described in Table 18A.65.050 B.

<b>18A.65.050 B. Alternative Development Standards</b>			
<b>Height Standards</b>			
<b>Minimum Threshold</b>	<b>Applicability</b>	<b>Locational Criteria</b>	<b>Reduced Standard</b>
At least 10% of the housing units within a project shall be affordable units for low-income households.	Entire project area	Entire project shall be located within a TCTR or UCOR zone classification.	The maximum height may be increased up to 10 feet.
At least 20% of the housing units within a project shall be affordable units for low-income households.	Entire project area	Entire project shall be located within a TCTR or UCOR zone classification.	The maximum height may be increased up to 20 feet.

**Chapter 18A.70  
NONCONFORMING DEVELOPMENT**

Sections:

- 18A.70.010 Purpose.**
- 18A.70.020 Applicability.**
- 18A.70.030 General Provisions.**
- 18A.70.040 Expansion of a Nonconforming Use.**
- 18A.70.050 Change of Use Standards for Nonconforming Uses.**
- 18A.70.060 Nonconforming Structures.**
- 18A.70.070 Nonconforming Lots.**
- 18A.70.080 Nonconforming Development.**
- 18A.70.090 Restoration Standards for Damaged or Destroyed Nonconforming Structures and Uses.**
- 18A.70.100 Discontinuance.**
- 18A.70.110 Termination of Type of Nonconforming Use.**

**18A.70.040 Expansion of a Nonconforming Use.**

- A. Expansion of nonconforming uses, nonconforming use of structures, and nonconforming use of land shall be subject to the following provisions:
  - 5. A request to expand shall take into consideration other expansions that have been approved pursuant to this Section, and shall count towards the maximum percentages set forth in Table 18A.70.040-1; provided that off-site employee parking areas established pursuant to PCC 18A.70.040 A.4. shall be excluded.

<b>Table 18A.70.040-2. Nonconforming Standards – Off-Site Parking Expansion</b>				
<b>Use Categories</b>	<b>Zone Classifications</b>			
	<b>Employment Centers</b>	<b>Urban Centers – Urban Districts</b>	<b>Urban Residential</b>	<b>Rural and Resource Area</b>
Residential – Civic – Resource	Not allowed	P	P	Not allowed
Office/Business – Commercial	A	P	A	Not allowed
Utilities – Industrial	P	A	N	Not allowed
Parking area shall comply with the standards set forth in PCC <del>18A.35.130 D.4.*</del> <u>18A.35.040.</u> P – Permitted, A – Administrative Nonconforming Use Permit, N – Nonconforming Use Permit *Code reviser’s note: The reference to PCC 18A.35.130 D.4. above is incorrect. The correct cite should be PCC <u>18A.35.040.</u>				

**Chapter 18A.75  
USE PERMITS**

**Sections:**

- 18A.75.010 Modification, Amendment, Extension and Relinquishment of Permits.**
- 18A.75.020 Administrative Use Permit.**
- 18A.75.030 Conditional Use Permit.**
- 18A.75.040 Variances.**
- 18A.75.050 Planned Development Districts.**
- 18A.75.070 Nonconforming Use Permit.**
- 18A.75.080 Planned Unit Development.**

**18A.75.050 Planned Development Districts.**

- I. **Urban Residential-Single Family Detached Housing – Findings Required.** The action by the Examiner to approve a development plan for this PDD type must include mandatory design requirements as shown in Table 18A.75.050-1 below. The mandatory requirements shall depend on the type of bulk standard being reduced or road standards being requested. The requirements of the following Table shall be met for those lots or homes utilizing the reduction. In the case of a neighborhood street or access lane, only those homes accessed from that street type shall be required to meet the additional requirements described in the Table below. Proposals that involve deviations or reductions that are not addressed in the Table below shall meet the findings contained in PCC 18A.75.050 J.

<b>Design Requirements for PDD (Table 18A.75.050-1)</b>						
	<b>Interior Setback that results in a separation between structures that is less than 2x the required interior setback</b>	<b>Lot Width Reduction</b>	<b>Lot Size Reduction</b>	<b>Front or Rear Yard Reduction</b>	<b>Neighborhood Street/Access Lane</b>	<b>Single-Family Detached Condominium</b>
<b>Development Circulation</b>						
Public Roads (including small lot Chapter 18J.17 PCC)	Required (1)	Required (1)	Required (1)	Required (1)	Required (1)	Required (1)
No block shall be longer than 350 feet						Required (1)

Design Requirements for PDD (Table 18A.75.050-1)						
	Interior Setback that results in a separation between structures that is less than 2x the required interior setback	Lot Width Reduction	Lot Size Reduction	Front or Rear Yard Reduction	Neighborhood Street/Access Lane	Single-Family Detached Condominium
Create a network of sidewalks and paths throughout the plat that disconnects from the road to reduce the reliance on the automobile and provide for interaction and activity. (PCC 18J.17.030 C.)						Required (1)
Guest parking at a rate of 1 per home is required either through on-street parking and/or a parking court(s) (PCC 18J.17.040 E.1.a.(2)(c))					Required (1)	Required (1)
<b>Fire Protection</b>						
Incorporate sprinklers (PCC 18J.17.050 L.) (Zero lot-line units need not incorporate sprinklers)	Required				Required	Required
The exterior siding shall consist of fire resistant materials (PCC 18J.17.050 E.1.a(3)) or other material approved by the Pierce County Fire Marshal)	Required					Required

<b>Design Requirements for PDD (Table 18A.75.050-1)</b>						
	<b>Interior Setback that results in a separation between structures that is less than 2x the required interior setback</b>	<b>Lot Width Reduction</b>	<b>Lot Size Reduction</b>	<b>Front or Rear Yard Reduction</b>	<b>Neighborhood Street/Access Lane</b>	<b>Single-Family Detached Condominium</b>
Provide a second story rescue access that fronts on a public space as approved by FPB	Required					Required
Improvements within the side yards shall be limited (PCC 18J.17.060 B.1.a.(2)(c), (d), (e) and 18J.17.060 B.1.a.(3)(d))	Required					Required
<b>Aesthetics and Architecture</b>						
Home elevations/models required prior to recording of final plat necessary to demonstrate the requirements of this Table are met	Required (1)	Required (1)	Required (1)	Required (1)		Required (1)
Minimize the visual impacts of the garage. One of the following methods shall be incorporated into the design:	Required (1)	Required (1)	Required (1)	Required (1)		Required (1)

Design Requirements for PDD (Table 18A.75.050-1)						
	Interior Setback that results in a separation between structures that is less than 2x the required interior setback	Lot Width Reduction	Lot Size Reduction	Front or Rear Yard Reduction	Neighborhood Street/Access Lane	Single-Family Detached Condominium
1. Use of alleyways (PCC 18J.17.030 B.1.a.(3)) 2. Recessed garage doors when front loading (PCC 18J.17.040 D.1.a.(1)) 3. Use of shared detached garages (PCC 18J.17.040 D.1.a.(2))						
Incorporate all of the following design methods when utilizing a reduction:	Required (1)	Required (1)	Required (1)	Required (1)	Required (1)	Required (1)
1. Utilize a variety of front yard setbacks 2. Provide a variety of floor plans, home sizes (PCC 18J.17.050 A.1.a.) 3. Use a variety of colors on homes 4. Provide a variety of roof forms and profiles that add character and relief to the streetscape (PCC 18J.17.050 G.1.a.(1)-(4)) 5. Neighboring homes shall have						

<b>Design Requirements for PDD (Table 18A.75.050-1)</b>						
	<b>Interior Setback that results in a separation between structures that is less than 2x the required interior setback</b>	<b>Lot Width Reduction</b>	<b>Lot Size Reduction</b>	<b>Front or Rear Yard Reduction</b>	<b>Neighborhood Street/Access Lane</b>	<b>Single-Family Detached Condominium</b>
distinctive building elevations including porches or covered stoops (PCC 18J.17.050 A.1.a. and 18J.17.050 H.) 6. Homes on corner lots shall not have blank walls. Glazing shall be incorporated into the façade facing street per PCC 18J.17.050 J.						
<b>(1) This provision shall not apply in areas zoned TCTR, UCOR, and NCOR.</b>						

*Only those portions of Title 18B that are proposed to be amended are shown. Remainder of text, maps, tables and/or figures is unchanged.*

**Title 18B  
Development Regulations – Signs**

**Chapters:**

- 18B.10 GENERAL PROVISIONS.**
- 18B.20 COUNTYWIDE SIGN DESIGN REGULATIONS.**
- 18B.30 SIGN TABLES AND COMMUNITY DESIGN REGULATIONS.**
- 18B.50 NONCONFORMING SIGN REGULATIONS.**
- 18B.70 SIGN DEFINITIONS.**

**Chapter 18B.30  
SIGN TABLES AND COMMUNITY DESIGN REGULATIONS**

Sections:

- 18B.30.010 Sign Tables.**
- 18B.30.020 Countywide.**
- 18B.30.030 Alderton-McMillin Community Plan Area.**
- 18B.30.040 Browns Point/Dash Point Community Plan Area.**
- 18B.30.050 Frederickson Community Plan Area.**
- 18B.30.060 Gig Harbor Peninsula Community Plan Area.**
- 18B.30.070 Graham Community Plan Area.**
- 18B.30.080 Key Peninsula Community Plan Area.**
- 18B.30.090 Mid-County Community Plan Area.**
- 18B.30.100 Parkland-Spanaway-Midland Communities Plan Area.**
- 18B.30.110 South Hill Community Plan Area.**
- 18B.30.120 Upper Nisqually Valley Community Plan Area.**
- 18B.30.130 Centers and Corridors Plan Areas.**

**18B.30.050 Frederickson Community Plan Area.**

The purpose of this Section is to establish sign regulations that provide for the identification of businesses in an attractive and functional manner and to help customers find specific business locations within the Frederickson community.

The following regulations apply to signs within the Frederickson Community Plan area, in addition to the Countywide Sign Design Regulations of Chapter [18B.20](#) PCC.

3. **Relation to Other On-Site Signage.** Central Place signage is for the purpose of promoting the Frederickson Central Place only, not the individual businesses that may be located therein. Accordingly, no business names or other business information shall be stated on the signage. Central Place signage shall be excluded for purposes of calculating maximum sign area and quantity for individual establishments pursuant to Table 18B.30.050-1.

<b>Table 18B.30.050-1. Frederickson Sign Table</b>							
<b>Zoning Classifications</b>							
	<b>EC</b>	<b>CE</b>	<b>ES</b>	<b>MUD</b>	<b>ROC</b>	<b>MHR</b>	<b>MSF, SF, RR</b>
<b>Freestanding Signs Allowed Sign Area</b>							
Maximum square footage of all signs per street front on single-tenant sites	40	40 for industrial uses; 80 for all other uses types	1.5 for each lineal foot of public street front up to a maximum of 100	1.5 for each lineal foot of public street front up to a maximum of 100	1.5 for each lineal foot of public street front up to a maximum of 80	80 for commercial uses; 40 for all other use types	32 per site entrance
Maximum square footage of all signs per street front on multi-tenant /bldg sites	80	80 for industrial use; 120 for all other uses	1.5 for each lineal foot of public street front up to a maximum of 280	1.5 for each lineal foot of public street front up to a maximum of 280	1.5 for each lineal foot of public street front up to a maximum of 180	80 for commercial uses; 40 for all other uses	32 per site entrance
Maximum sign square feet for each sign	40	120	180	180	80	80	32
Maximum Height (1)	20 feet						
<b>Building Allowed Sign Area</b>							
Maximum square footage of building signs on the primary facade (1)	1.5 per lineal foot of building frontage up to a maximum of 150	1.5 per lineal foot of building frontage up to a maximum of 150	1.5 per lineal foot of building frontage up to a maximum of 300 for buildings in excess of 25,000 sq. ft. and 150 for	1.5 per lineal foot of building frontage up to a maximum of 300 for buildings in excess of 25,000 sq. ft. and 150 for	1.5 per lineal foot of building frontage up to a maximum of 150	1.5 per lineal foot of building frontage up to a maximum of 100	1.5 per lineal foot of building frontage up to a maximum of 100

<b>Table 18B.30.050-1. Frederickson Sign Table</b>							
<b>Zoning Classifications</b>							
	<b>EC</b>	<b>CE</b>	<b>ES</b>	<b>MUD</b>	<b>ROC</b>	<b>MHR</b>	<b>MSF, SF, RR</b>
			buildings less than 25,000 sq. ft.	buildings less than 25,000 sq. ft.			
Maximum square footage of building sign and logo on additional street facades	70% of allowed primary facade signage						
(1) Sign width shall not exceed sign height.							
EC=Employment Center, CE=Community Employment, ES=Employment Service, MUD=Mixed Use District, ROC=Residential Office-Civic, MHR=Moderate Density Single Family, MSF=Moderate Density Single Family, RR=Residential Resource							

**18B.30.090 Mid-County Community Plan Area.**

The purpose of this Section is to create a sign program for the Mid-County community that allows businesses and civic organizations to convey the availability of goods, services, and business locations in a manner that depicts an aesthetically pleasing streetscape along transportation corridors.

The following regulations apply to signs within the Mid-County Community Plan area, in addition to the Countywide Sign Design Regulations of Chapter [18B.20](#) PCC.

<b>Table 18B.30.090-1. Mid-County Sign Table</b>						
<b>Maximum Number, Dimensions, and Location of Signs</b>						
<b>Zoning Classifications</b>						
	<b>CE</b>	<b>CC</b>	<b>NC</b>	<b>RNC</b>	<b>RSep, RR and SF</b>	
<b>MONUMENT SIGNS</b>						
<b>Sign Area (square feet)</b>						
Single Tenant Building	64	64	48	32	24	
Multi-Tenant/Multi-Building Complex	<del>84, plus 2 for each business unit, not to exceed 100</del>	<del>84, plus 2 for each business unit, not to exceed 100</del>	56, plus 2 for each business unit, not to exceed 64	38, plus 2 for each business unit not to exceed 48	24	
Residential Development	N/A	<del>20</del>	20	20 (1)	20 (1)	
<b>Sign Height (feet)</b>						
Single Tenant Building	6	6	5	<del>4</del>	3	
Multi-Tenant/Multi-Building Complex	8	8	6	<del>4</del>	3	
Residential Development	N/A	4 ft	4	<del>4</del>	4	
<b>BUILDING SIGNS (Wall and Window Signs)</b>						
Maximum square footage of all signs for each tenant, by size of tenant's interior square footage:	<del>0-5,000 sf (2) 5,001-20,000 sf (2) 20,001-80,000 sf 80,001-200,000 sf greater than 200,000 sf</del>	<del>20 sf sign 30 sf sign 40 sf sign 50 sf sign 60 sf sign</del>	0-5,000 sf (2) 5,001-20,000 sf 20,001-80,000 sf greater than 80,000 sf	10 sf sign 20 sf sign 30 sf sign 40 sf sign	0-5,000 sf 5,001-15,000 sf over 15,000 sf	4 sf sign 6 sf sign 8 sf sign
(1) See Table 18B.30.020-1 for subdivision monument sign regulations.						

<b>Table 18B.30.090-1. Mid-County Sign Table Maximum Number, Dimensions, and Location of Signs</b>					
<b>Zoning Classifications</b>					
	CE	CC	NC	RNC	RSep, RR and SF
(2) For a single tenant building of 20,000 square feet or less, the building sign may be increased up to 10 additional square feet provided the maximum allowed size of the monument sign shall be decreased accordingly.					
<del>CE=Community Employment, CC=Community Center, NC=Neighborhood Center Commercial, RNC=Rural Neighborhood Center, RSep=Rural Separator, RR=Rural Residential, SF=Single Family</del>					

**18B.30.100 Parkland-Spanaway-Midland Communities Plan Area.**

The purpose of this Section is to establish sign regulations that support and implement policies and objectives set forth in the Pierce County Comprehensive Plan, Community Character and Land Use Elements of the Parkland-Spanaway-Midland Communities Plan, and those established by the Highway Advertising Control Act (Scenic Vistas Act). These regulations will achieve aesthetic improvement throughout the community plan area while balancing the advertising needs of the retail and business sectors.

The following regulations apply to signs within the Parkland-Spanaway-Midland Communities Plan area, in addition to the Countywide Sign Design Regulations of Chapter [18B.20](#) PCC.

<b>Table 18B.30.100-1. Parkland-Spanaway-Midland Sign Table Maximum Total Sign Area</b>													
	<b>Zoning Classifications</b>												
	<b>CE</b>	<b>RO</b>	<b>CC</b>	<b>AC</b>	<b>NC</b>	<b>MUD</b>	<b>CMUD</b>	<b>OMUD</b>	<b>ROC</b>	<b>MHR</b>	<b>MSF</b>	<b>SF</b>	<b>RR</b>
<b>FREESTANDING POLE SIGNS</b> (maximum square footage of all sign faces on site)													
Single Tenant	64	64	64	64	64	64	64	64	64	32	32	32	32
Multi-Tenant/ Building plus	150	150	250	250	150	250	250	250	80	32	32	32	32
Satellite bldgs			64	64	64	64	64	64	32				
<b>BUILDING SIGNS (WALL, AWNING, MARQUEE, PROJECTING, AND HANGING)</b> Percent of street facade or square feet, whichever is less.													
Maximum Size of Signs	10% or 150	10% or 150	15% or 200	<del>15% or 200</del>	15% or 200	10% or 150	10% or 100	10% or 100	10% or 100				
CE=Community Employment, RO=Residential Office, CC=Community Center, AC=Activity Center, NC=Neighborhood Center Commercial, MUD=Mixed Use District, CMUD=Commercial Mixed Use District, OMUD=Office-Residential Mixed Use District, ROC=Residential-Office-Civic, MHR=Moderate High Density Residential, MSF=Moderate Density Single Family, SF=Single Family, RR=Residential Resource													

<b>Table 18B.30.100-2. Parkland-Spanaway-Midland Sign Table Maximum Number, Dimensions, and Location of Individual Freestanding Signs</b>													
	<b>Zoning Classifications</b>												
	<b>CE</b>	<b>RO</b>	<b>CC</b>	<b>AC</b>	<b>NC</b>	<b>MUD</b>	<b>CMUD</b>	<b>OMUD</b>	<b>ROC</b>	<b>MHR</b>	<b>MSF</b>	<b>SF</b>	<b>RR</b>
<b>POLE</b>													
<b>Sign Area</b> (maximum square footage of each sign face per pole)													
Single Tenant Nonresidential	64	64	64	64	64	64	64	64	64	32	32	32	32
Multi-Tenant/ Multi-Building Nonresidential	80	80	80 (1)	<del>80 (1)</del>	64 (2)	80 (1)	80 (1)	80 (1)	80	32	32	32	32

Table 18B.30.100-2. Parkland-Spanaway-Midland Sign Table Maximum Number, Dimensions, and Location of Individual Freestanding Signs													
	Zoning Classifications												
	CE	RO	CC	<del>AC</del>	NC	MUD	CMUD	OMUD	ROC	MHR	MSF	SF	RR
<b>Sign Height</b> (maximum height in feet)													
Single Tenant Nonresidential	20	20	20	<del>20</del>	20	20	20	20	20	15	15	15	15
Multi-Tenant/ Multi-Building Nonresidential	30	30	30	<del>30</del>	30	30	30	30	20	15	15	15	15
<b>MONUMENT</b>													
<b>Area</b> (maximum square footage of each sign face per structure)													
Single Tenant Building	80	60	60	<del>60</del>	60	80	80	80	50	50	20	20	20
Multi-Tenant/ Multi-Building Nonresidential	80	60	80	<del>80</del>	60	80	80	80	50	50	20	20	20
Residential Development			50		50	50		50	50	50	20 (3)	20 (3)	20 (3)
<b>Height</b> (maximum height in feet)													
Single Tenant Building	4	4	4	4	4	4	4	4	4	4	4	4	4
Multi-Tenant/ Multi-Building Nonresidential	4	4	4	4	4	4	4	4	4	4	4	4	4
Unified Residential Development			4		4	4		4	4	4	4	4	4
(1) Plus 10 square feet for each business unit, not to exceed 150 square feet. (2) Plus 10 square feet for each business unit, not to exceed 100 square feet. (3) See Table 18B.30.020-1 for subdivision identification signs.													
CE=Community Employment, RO=Residential Office, CC=Community Center, <del>AC=Activity Center</del> , NC=Neighborhood Center Commercial, MUD=Mixed Use District, CMUD=Commercial Mixed Use District, OMUD=Office-Residential Mixed Use District, ROC=Residential-Office-Civic, MHR=Moderate High Density Residential, MSF=Moderate Density Single Family, SF=Single Family, RR=Residential Resource													

**18B.30.110 South Hill Community Plan Area.**

The purpose of this Section is to create a sign program for the South Hill community that allows businesses and civic organizations to convey the availability of goods, services, and business locations in a manner that depicts an aesthetically pleasing streetscape along transportation corridors.

The following regulations apply to signs within the South Hill Community Plan area, in addition to the Countywide Sign Design Regulations of Chapter 18B.20 PCC.

<b>Table 18B.30.110-1. South Hill Sign Table</b>					
<b>Maximum Number, Dimensions, and Location of Signs</b>					
<b>Zoning Classifications</b>					
	<b>EC</b>	<b>MUD, CC, AC, UV</b>	<b>NC, ROC (4)</b>	<b>HRD, MHR</b>	<b>MSF, RR, HSF</b>
<b>MONUMENT SIGNS</b>					
<b>Sign Area (square feet)</b>					
Single-Tenant Building	56	56	32	24	24
Multi-Tenant/Multi-Building Complex	72	72 plus 2 for each business unit not to exceed 100	56	24 plus 2 for each business unit not to exceed 32	24
Residential Development	N/A	24	24	24 (1)	20 (1)
<b>Sign Height (maximum height in feet)</b>					
Single-Tenant Building	6	6	3	3	3
Multi-Tenant/Multi-Building Complex	8	8	4	4	3
Residential Development	4	4	4	4	4
<b>BUILDING SIGNS (Wall and Window Signs (3))</b>					
Maximum square footage of all signs for each tenant, by size of tenant's interior square footage:	0-5,000 sf (2) 5,001-20,000 sf (2) 20,001-80,000 sf 80,001-200,000 sf greater than 200,000 sf	20 sf sign 30 sf sign 40 sf sign 50 sf sign 60 sf sign	0-5,000 sf (2) 5,001-20,000 sf (2) 20,001-80,000 sf greater than 80,000 sf	10 sf sign 20 sf sign 30 sf sign 40 sf sign	0-5,000 sf – 4 sf sign 5,001-15,000 sf – 6 sf sign over 15, 000 sf – 8 sf sign
(1) See Table 18B.30.020-1 for subdivision identification signs. (2) For a single tenant building of 20,000 square feet or less, the building sign may be increased up to 10 additional square feet provided the maximum allowed size of the monument sign shall be decreased accordingly. (3) Wall signs and window signs shall be the only Business Identification and Business Signs permitted. (4) Signs shall not be lit during non-business hours.					

<b>Table 18B.30.110-1. South Hill Sign Table</b>					
<b>Maximum Number, Dimensions, and Location of Signs</b>					
<b>Zoning Classifications</b>					
	<b>EC</b>	<b>MUD, CC, <del>AC</del>, UV</b>	<b>NC, ROC (4)</b>	<b><del>HRD</del>, MHR</b>	<b>MSF, RR, HSF</b>
EC=Employment Center, MUD=Mixed Use District, CC=Community Center, <del>AC=Activity Center</del> , UV=Urban Village, NC=Neighborhood Center, ROC=Residential-Office-Civic, HRD=High Density Residential, MHR=Moderate High Density Residential, MSF-Moderate Density Single Family, RR=Residential Resource, HSF=High Density Single Family					

**NEW SECTION**

**18B.30.130 Centers and Corridors Designations.**

The purpose of this Section is to create a sign program for areas within the Centers and Corridors designation that allows businesses and civic organizations to convey the availability of goods, services, and business locations in a manner that depicts an aesthetically pleasing streetscape along transportation corridors.

The following regulations apply to signs within the Centers and Corridors designation, in addition to the Countywide Sign Design Regulations of Chapter 18B.20 PCC.

- A. **Centers and Corridors Prohibited Signs.** The following sign types are prohibited within areas designated Centers and Corridors, in addition to those prohibited in PCC 18B.10.070:
1. Iconic signs;
  2. Inflatable signs; and
  3. Pole signs.

<b>Table 18B.30.130-1. Centers and Corridors Sign Table Maximum Number, Dimensions, and Location of Signs</b>			
<b>Zoning Classifications</b>			
	<b>ECOR</b>	<b>TCTR, UCOR</b>	<b>NCOR</b>
<b>MONUMENT SIGNS</b>			
<b>Sign Area (square feet)</b>			
Single-Tenant Building	60	60	50
Multi-Tenant/ Multi-Building Complex	80	80	50
Residential Development	N/A	50	50
<b>Sign Height (maximum height in feet)</b>			
Single-Tenant Building	6	6	4
Multi-Tenant/ Multi-Building Complex	8	8	4
Residential Development	4	4	4
<b>BUILDING SIGNS (Wall, Awning, Marquee, Projecting, and Hanging)</b>			
Maximum square footage of all signs for each tenant, by size of tenant's interior square footage:	0-20,000 sf (1) 20,001-80,000 sf greater than 80,000 sf	30 sf sign 50 sf sign 80 sf sign	Maximum 30 sf per tenant

<b>Table 18B.30.130-1. Centers and Corridors Sign Table Maximum Number, Dimensions, and Location of Signs</b>			
<b>Zoning Classifications</b>			
	<b>ECOR</b>	<b>TCTR, UCOR</b>	<b>NCOR</b>
(1) For a single tenant building of 20,000 square feet or less, the building sign may be increased up to 10 additional square feet provided the maximum allowed size of the monument sign shall be decreased accordingly.			
ECOR = Employment Corridor, TCTR = Towne Center, UCOR = Urban Corridor, NCOR = Neighborhood Corridor			

