



Parkland-Spanaway-Midland Advisory Commission (PSMAC)

Special Meeting Agenda | November 15, 2023, 6:30 PM

Sprinker Recreation Center, Rainier Room, 14824 C Street South, Tacoma

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

NEW BUSINESS

**Planned Development District/Conditional Use Permit: Pierce County Village
Application Numbers: 1013476**

Owner: Tacoma Rescue Mission
Applicant: Tacoma Rescue Mission
Agent: AHBL, Inc.
Staff: Robert Jenkins, Planning Supervisor, rob.jenkins@piercecountywa.gov
Request: The applicant requests Planned Development District (PDD)/Conditional Use Permit approval for development of a shared housing village. The shared housing village will consist of a mix of sleeping and dwelling units along with support and administration buildings for the residents and Tacoma Rescue Mission (TRM) staff.

The shared housing village will consist of the following elements:

- 189 - park model style recreational vehicles (399 sq. ft. max. size)
- 96 - micro sleeping units (300 sq. ft. max. size)
- 3 - single-family dwellings for volunteers (800 sq. ft. max. size)
- 1 - existing single-family dwelling for volunteers or staff
- 10 bath/laundry buildings
- 2 communal kitchens
- Community support buildings, i.e., living room, art, aquaponics, market, village commons, and agriculture buildings
- Administrative building
- 3 maintenance buildings
- Community farm
- Community garden
- Dog park
- Civic building
- Security building
- Associated access drives, 331 parking spaces, and pedestrian walkways.

The density of the shared housing village will be 3 dwelling units per net developable acre, i.e., 217 dwelling units. There are 72.71 net developable acres.

The project is to be developed in four phases:

- Phase 1A: 24 park models, 33 micro sleeping units, 1 volunteer unit, 1 existing home for staff, 2 bath/laundry buildings, 1 communal kitchen, aquaponics, market, village commons, agriculture buildings, civic building, community farm, associated access drives, parking and pedestrian walkways.
- Phase 1B: 40 park models, 14 micro sleeping units, 2 bath/laundry buildings, associated access drives, parking and pedestrian walkways.

Phase 1C: 37 park models, 16 micro sleeping units, 1 volunteer unit, 1 bath/laundry building, dog park, associated access drives, parking and pedestrian walkways.

Phase 2: 88 park models, 33 micro sleeping units, 1 volunteer unit, 5 bath/laundry buildings, 1 communal kitchen, living room and art buildings, community farm, associated access drives, parking and pedestrian walkways.

TRM will provide onsite wrap-around services for the Village residences. Since the Village residents will pay rent, TRM will provide employment opportunities for the residents such as onsite micro enterprises and community gardening/low-scale agriculture. The civic building and future agriculture building will also provide employment opportunities for the residences while also providing a means of income generation for the TRM and connection with the community.

The project is located at 1609 176th Street South and 17320 Spanaway Loop Road South, Spanaway, on a four-parcel, 86.32-acre site. The site will be served by sanitary sewers and public water and will be accessed from Spanaway Loop Road South. The site is in the Residential Resource zone classification of the Parkland Spanaway Midland Communities Plan area and in Council District 3.

For questions about this Agenda, please contact Long Range Planning
ppwlongrangeadmin@piercecounitywa.gov or 253-798-3736