Initial Project Review

Planned Development District / Rezone / Site Plan Review:
Bridge Point Tacoma 125
(formerly Steele Street North Warehouse)

Application Numbers: 948340, 949577, 948213
Tax Parcel Numbers: 0319061011, 0319061140, and 0319061091

Parkland – Spanaway - Midland Advisory Commission (PSMAC) Public Meeting:
February 3, 2021, at 6:30 p.m.  Due to COVID-19 restrictions, this meeting will be held virtually. To participate, visit www.Zoom.com and click “Join a Meeting” or call 253-215-8782, then enter the Meeting ID: 992 2024 5599 and Passcode: 362758, or click on the following link: https://piercecountywa.zoom.us/j/99220245599?pwd=N1pDdjVGaFNSVDIrtEJ3MDU0VXpBZz09 For additional questions regarding the virtual meeting process, contact Tiffany Aliment at 253-798-3226 or tiffany.aliment@piercecountywa.gov.

Proposal: Construct a new 125,635-square foot industrial warehouse, to include 131 vehicle parking stalls, 23 trailer parking stalls, one full access driveway off 102nd Street South, and one full access driveway off South Steele Street. The project includes perimeter landscaping, parking lot landscaping, streets trees, and widening a portion of 102nd Street South with new curb, gutter, and street trees.

Tax parcels 0319061011 and 0319061091 are zoned Community Employment (CE) and Tax Parcel 0319061140 is zoned Research-Office (RO). The proposal includes rezoning tax parcel 0319061140 from RO to CE through the Planned Development District (PDD) process. The CE zoning district allows warehousing uses greater than 80,000 square feet with the granting of a conditional use permit. The RO zone does not permit warehousing and distribution. The property contains Oregon White Oak Trees and has a Priority Oregon White Oak Woodlands habitat area.

Project Location: 10002 Steele Street South, Tacoma, WA, Within the NE 1/4 of Section 6, T19N, R 3E, W.M., in Council District #6.

Review Summary: County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations. The County finds, based on an initial project review, that the proposal appears to be consistent with the applicable codes and regulations and that staff will be recommending approval of the proposal, subject to conditions.

Community Plan: Parkland - Spanaway - Midland
State Environmental Policy Act (SEPA): Pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, an environmental checklist has been submitted as a result to the proposed building being greater than 12,000 square feet and more than 40 parking spaces being proposed.

County Contact: Tony Kantas, Senior Planner, tony.kantas@piercecountywa.gov, or 253-798-2789

Pierce County Online Permit Information:
https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentStatus?appl PermitId=948340

Project Data

Application Complete Date: November 23, 2020
IPR Mailed Date: January 27, 2021
Property Owner(s): Steele Street Land LLC
c/o Rose Stanek-Norbe
P.O. Box 1671
Tacoma, WA 98401
Applicant: Bridge Development Partners, LLC
Attn: Jessica Burgess
10655 NE 4th Street, Suite 210
Bellevue, WA 98004
jburgess@bridgedev.com
Agent: Lisa Klein, AICP
AHBL
2215 North 30th Street, Suite 200
Tacoma, WA 98403
lklein@ahbl.com

Public and Legal Notice

- December 14, 2020: Notice of Application, including the Parkland-Spanaway-Midland Advisory Commission (PSMAC) Public Meeting date, was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- December 18, 2020: The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- January 20, 2021, Legal Notice was published in the official County newspaper (The News Tribune), advertising the public meeting to be held by the PSMAC.
Landscape Plan
Public and Agency Review Comments

To date, the County has not received any comments from nearby property owners in response to the notice of application that was mailed to neighboring property owners.

Comments have been received, to date, on the proposal from the following departments and agencies:

- **Tacoma Water:**
  - Tacoma Water has provided comments and state that an 8-inch main and a 12-inch main are available to provide water service to the site.

- **Pierce County Fire Prevention Bureau:**
  - Remains in review.

- **Tacoma-Pierce County Health Department:**
  - Has requested a Health application to be submitted.

- **Development Engineering Section of PPW:**
  - Has requested a full drainage plan.

- **Resource Management Section of PPW:**
  - The County Biologist has completed her review pending the Hearing Examiner decision of the PDD.


- **Sewer Division of PPW:**
  - Has recommended approval and states sewer is within 300-feet of the site. All sewer improvements must be constructed at the applicant’s expense and must conform to the latest revision of the PCC Chapter 13, the Pierce County Sanitary Sewer Standard Plans.

Comments received on this proposal may be found by accessing the Online Permit Information referenced on page 1. The substance of these comments is reflected, where appropriate, in the analysis provided below.

**Background**

The 7.08-acre three-parcel (6.79 net developable acres) fronts Steele Street South to the east and 102nd Street South to the south. The site is undeveloped and moderately forested. Site topography is generally flat with some gentle sloping towards the south-center of the site. The northern and southern parcels are zoned CE with the central parcel being zoned RO.

**On-Site Vegetation**

The property has a total of 222 significant trees of which 34 are Douglas firs and 188 are Oregon white oaks. Pierce County Code requires that a minimum, 30% of significant trees be retained (67 trees) or the tree units per acre requirement be retained (34 tree units), whichever is less. In this case the 34-tree unit requirement is less.

The Tree Survey and Tree Listing provide that there are a total of 468 trees on site, of which 222 are healthy significant trees, as follows:

<table>
<thead>
<tr>
<th>Significant Tree Type</th>
<th>Number on the property</th>
<th>Number required to be retained (30%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garry (Oregon White) Oak - 8&quot; d.b.h. or greater</td>
<td>188</td>
<td></td>
</tr>
<tr>
<td>Pacific Yew - 5&quot; d.b.h. or greater</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pacific Madrone -10&quot; d.b.h. or greater</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ponderosa Pine, Grand Fir, Big Leaf Maple, Western Hemlock, Western Red Cedar, Shore Pine, Western White Pine - 15&quot; d.b.h. or greater</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Douglas Fir, Sitka Spruce - 24&quot; d.b.h. or greater</td>
<td>34</td>
<td></td>
</tr>
<tr>
<td>Legacy Tree (any species) - 40&quot; d.b.h. or greater</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>222</strong></td>
<td><strong>30% = 67 trees, or 34 tree units, whichever is less</strong></td>
</tr>
</tbody>
</table>
Proposed Tree Retention

The project proposes to retain 18.5 significant tree units and 6.5 non-significant tree units as follows:

<table>
<thead>
<tr>
<th>Tree No.</th>
<th>Tree Type and dbh</th>
<th>Number of Tree Units</th>
<th>Significant Tree?</th>
</tr>
</thead>
<tbody>
<tr>
<td>5196</td>
<td>6&quot; Madrona</td>
<td>1.0</td>
<td>No</td>
</tr>
<tr>
<td>5127</td>
<td>10&quot; Fir</td>
<td>1.5</td>
<td>No</td>
</tr>
<tr>
<td>5270</td>
<td>14&quot; Cherry</td>
<td>2.0</td>
<td>No</td>
</tr>
<tr>
<td>5126</td>
<td>13&quot; Fir</td>
<td>2.0</td>
<td>No</td>
</tr>
<tr>
<td>5290</td>
<td>16&quot; Oak</td>
<td>2.5</td>
<td>Yes</td>
</tr>
<tr>
<td>5289</td>
<td>15&quot; Oak</td>
<td>2.5</td>
<td>Yes</td>
</tr>
<tr>
<td>5457</td>
<td>13&quot; Oak</td>
<td>2.5</td>
<td>Yes</td>
</tr>
<tr>
<td>5456</td>
<td>11&quot; Oak</td>
<td>2.5</td>
<td>Yes</td>
</tr>
<tr>
<td>5455</td>
<td>12&quot; Oak</td>
<td>2.5</td>
<td>Yes</td>
</tr>
<tr>
<td>5285</td>
<td>33&quot; Fir</td>
<td>3.0</td>
<td>Yes</td>
</tr>
<tr>
<td>5288</td>
<td>36&quot; Fir</td>
<td>3.0</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Total tree units</strong></td>
<td><strong>25</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

PCC 18J.15.030 Tree Conservation Standards

Per PCC 18J.15.030.F, development proposals are required to retain a minimum of 30 percent of significant trees on site, preferably reflective of the diversity of species and age within the stand, up to the minimum tree density requirements. The submitted Tree Inventory identifies 222 significant trees that requires 67 significant trees to be retained. Per PCC 18J.15.030.G, Employment Centers must have a general minimum tree density of 5 tree units/net developable acre. The property has 6.79 net developable acres; therefore 34 tree units are required to be retained. The 34 tree-unit requirement is less than 30 percent of the significant tree total, therefore, the 34-tree unit requirement is the specific tree retention requirement for the site. Due to significant tree locations, tree protection requirements from grading and clearing, and impact to project viability, the project proposes to retain 18.5 significant tree units and 6.5 nonsignificant tree units for a total of 25 tree units. As such, a site plan review application is required to deviate from the tree conservation requirement.

In order to meet the design objective of this tree conservation requirement, the applicant’s proposed alternate design provides 25 tree units through retention of 18.5 significant tree units and 6.5 non-significant tree units and 81 additional tree units through supplemental planting, for a total of 103 tree units over the entire project site. The proposal is providing 203% more tree units than the required 34 tree units. This alternative design will allow for greater screening while also meeting the design objective of the tree conservation standards.

Surrounding Land Use / Zoning Designation:

<table>
<thead>
<tr>
<th>EXISTING LAND USE</th>
<th>ZONING (Title 18A)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Apartments</td>
<td>Moderate High Density Residential (MHR)</td>
</tr>
<tr>
<td>South 102nd Street South and Undeveloped Property</td>
<td>Community Employment (CE)</td>
</tr>
<tr>
<td>East Steele Street South and Undeveloped Property</td>
<td>Research Office (RO) and CE</td>
</tr>
<tr>
<td>West Apartments, Single-Family Residence, and Mini-Storage</td>
<td>MHR and CE</td>
</tr>
</tbody>
</table>
Utilities/Public Facilities: Utility service and public facilities are proposed as follows:

- Water - Tacoma Water
- Sewer - Pierce County
- Power - Tacoma Power

Governing Regulations

The proposed PDD/Rezone/SEPA is being reviewed for conformance with the following goals, policies, and requirements in effect on the November 23, 2020 complete application date of this proposal:

- Title 19A Comprehensive Plan - January 1, 1995, as amended
- Title 17A Construction and Infrastructure Regulations – Site Development and Stormwater Drainage
- Title 17B Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards
- Title 18 Development Regulations - General Provisions
- Title 18A Development Regulations – Zoning Planned Development Districts Rezones
- Title 18D Development Regulations - Environmental
- Title 18E Development Regulations - Critical Areas
- Title 18F Development Regulations - Land Division and Boundary Changes
- Title 18H Development Regulations - Forest Practices
- Title 18J Design Standards and Guidelines

Initial PPW Staff Review for Consistency with Land Use Policies and Regulations

State Environmental Policy Act (SEPA)

- The proposed application is being reviewed in accordance to SEPA requirements. A SEPA determination will be issued once all the review departments have found the proposal complies with all applicable codes as they relate to a warehouse, PDD, and rezone. The SEPA determination will include a 14-day comment period and a 14-day appeal period.

Title 18E, Development Regulations – Critical Areas

- The subject property contains a Priority Oregon White Oak Woodland. The County Biologist is reviewing the development proposal in accordance with the Oak Woodland requirements of 18E.40.040.C.1.a.

Title 18A, Development Regulations - Zoning

- Tax parcels 0319061011 and 0319061091 are zoned CE and Tax Parcel 0319061140 is zoned RO. The proposal includes rezoning tax parcel 0319061140 from RO to CE through the PDD process. The CE zoning district allows warehousing uses greater than 80,000 square feet with the granting of a conditional use permit.
- Table 18A.15.040-1 requires the following setbacks from property lines: Front: 25 feet; Side: 0 feet, and Rear 0 feet within the CE zone.
• Table 18A.15.040-3 requires a maximum building height of 60 feet within the CE zone.
• Table 18A.15.040.B.1.b requires a 100-foot setback for industrial buildings from residentially zoned properties.

Title 18F, Development Regulations – Land Divisions and Boundary Changes
• As a result, to the project being within three tax parcels, a boundary line adjustment may be needed in accordance with 18F.70 to comply with required setbacks from property lines or to ensure the building does not encroach over a property line.

Title 18H, Development Regulations - Forest Practices
• The application will require a Class IV-General Forest Practices Application (FPA) in accordance with the State Forest Practices Rules, RCW, 76.09, and Title 18H if more than 5,000 board feet of merchantable timber is removed.

Title 18J, Development Regulations – Design Standards and Guidelines
• Curbs, gutters, sidewalks, streetlights, and street trees will be required along the frontages of Steele Street South and 102nd Street South.
• Table 18J.15.040-1 requires L3 perimeter landscaping along the property line adjacent to Steele Street South, the single-family residence, and apartments. L2 perimeter landscaping is required adjacent to the mini-storage property.
• 18J.15.080 provides parking lot design requirements.
• 18J.15.085 provides exterior illumination design requirements.
• 18J.15.090 requires perimeter and interior parking lot landscaping.
• 18J.15.155 requires screening for mechanical equipment and outdoor storage.
• 18J.15.170 provides design standards for stormwater facilities to minimize visual impacts.
• 18J.30.090 provides industrial building design standards and guidelines for development within the Parkland-Spanaway-Midland Community.

Required Findings for PDD, Rezone, and SPR Approval

Title 18A.95 - Rezone
The project area consists of three tax parcels. Two of the three parcels are zoned CE and the other RO. The application includes rezoning the RO property to CE. All three parcels have a Community Employment land use designation. Section 18A.95.020(B) states the Hearing Examiner may consider a rezone application only when it is accompanied with an application for a PDD.

Section 18A.95.050(C) states the Hearing Examiner may approve an application for a rezone only if all of the following criteria are met:

1. The proposed rezone is consistent with the purpose and intent of the Comprehensive Plan, respective community(ies) plan, PDD approval criteria contained in PCC 18A.75.050, and other applicable regulations;
Applicant Response:
Response: The proposed rezone is consistent with the purpose and intent of the Pierce County Comprehensive (PCC) Plan and the Parkland-Spanaway-Midland Communities (PSMC) Plan. The PSMC Plan land use designation and current zoning classification is as follows:

<table>
<thead>
<tr>
<th>Tax Parcel</th>
<th>Land Use Classification</th>
<th>Zoning Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>0319061011</td>
<td>Employment Center</td>
<td>Community Employment</td>
</tr>
<tr>
<td>0319061091</td>
<td>Employment Center</td>
<td>Community Employment</td>
</tr>
<tr>
<td>0319061140</td>
<td>Employment Center</td>
<td>Research-Office</td>
</tr>
</tbody>
</table>

Two zoning designations implement the EC future land use designation within the PSMC Plan area: Community Employment (CE) and Research-Office (RO). The proposed rezone of tax parcel 0319061140 from RO to CE is consistent with the future land use designation of EC as both zones implement the future land use designation.

2. The proposed rezone bears a substantial relation to public health, safety, or welfare;

Applicant response:
Response: The proposed rezone bears a substantial relation public welfare as it will establish a uniform land use pattern that is in keeping with the EC future land use designation and provide employment opportunities for the community. Additionally, any proposed project will be compliant with Pierce County land scape buffer and design standards which will provide additional vegetation and screening for surrounding properties.

3. The proposed rezone is in the best interest of the residents of Pierce County and the surrounding community(ies); and

Applicant response:
Response: The proposed rezone will allow currently vacant properties to be developed as contemplated in the PCC and PSMC Plans. Pierce County staff and Parkland-Spanaway-Midland Land Use Advisory Commission have recommended that this property is rezoned to CE through the PSMC Plan update that is currently under consideration by Pierce County Council. This rezone will allow for the existing vacant parcels to be developed in a manner that can benefit the community by providing additional services and employment opportunities to the community.

4. The proposed rezone is appropriate because of one of the following:
   a. Conditions in the immediate vicinity have so markedly changed since the property was given its present zoning and that under those changed conditions a rezone is within the public interest; or
Applicant response:

Response: As discussed above, the 1.34-acre zoned RO property is between a 0.83-acre and 4.92-acre properties zoned CE. The CE allows for industrial and commercial development that is significantly restricted on the RO property. The current zoning allocation requires each property to be developed separately and this disjointed zoning is limiting the development of a key employment center in the Steele Street neighborhood. The rezoning of the 1.34-acre property from RO to CE will allow the entire site to be developed in a uniform manner than can provide services and employment opportunities to the community. Additionally, Pierce County planning staff and the Parkland-Spanaway-Midland Land Use Advisory Commission have determined that a rezone of the subject property is necessary and in the public interest as they have recommended this parcel for rezone through the Parkland-Spanaway-Midland Communities Plan Update being reviewing by the Pierce County Council.

b. The rezone will correct a zone classification or zone boundary that was inappropriate when established.

Applicant response:

Response: PCC 18A.95.050.C requires that one of two conditions exists; either conditions have changed since the property was given its present zoning and is within the public interest or that the last zoning classification or a boundary must have been inappropriate when it was established. See criterion “a” above, thus it is not necessary for criterion “b” to exist to satisfy this condition.

Section 18A.75.050 – Planned Development Districts (PDD)

Section 18A.75.050(J) provides the findings that need to be made to approve a PDD.

PDD Approval – Findings Required. The action by the Examiner to approve a preliminary development plan for a proposed PDD with or without modifications shall be based upon the following findings:

1. That the proposed development is in substantial conformance with the Comprehensive Plan and adopted Community Plans.

Applicant response:

Response: The proposed development conforms to the Pierce County Comprehensive Plan and the Parkland-Spanaway-Midland Communities Plan. The PSMC Plan land use designation and current zoning classification is as follows:

<table>
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</tr>
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<td>0319061140</td>
<td>Employment Center</td>
<td>Research-Office</td>
</tr>
</tbody>
</table>

The Employment Center (EC) future land use designation is implemented by both the Community Employment (CE) and the Research-Office (RO) zoning districts. The proposed rezone of tax parcel 0319061140 from RO to CE is consistent with the future land use designation of this site.
2. That exceptions from the standards of the underlying district are warranted by the design and amenities incorporated in the development plan and program such as: setting aside additional open space; creating more functional park/open space areas; providing greater protection of critical areas; providing variations in housing style and type; preserving native trees; and, providing transportation features such as narrower streets and alleyways. In order to achieve the base density within a zone classification, the Examiner may determine that additional design amenities are not necessary when a site has a significant percentage of land area encumbered by constraint areas such as wetlands or steep slopes.

**Applicant response:**

**Response:** The Pierce County Code requires that when a rezone is applied for that a Planned Development District (PDD) is applied for concurrently. PDDs are intended to be a flexible zoning concept that allow for variations from the standard requirements. As part of this PDD application, the project requests the following variation:

- **Situational Setbacks – Industrial Uses Transitional Areas:** The proposed warehouse use is required to setback the proposed building, associated loadings/unloading areas, and outdoor storage 100 feet from a conforming residential use. This situational setback applies to tax parcel 0319061011 north and western property boundaries. The applicant requests that this situational setback be reduced 20% to 80 feet to provide more flexibility and viability for the proposed project.

The project site plan is designed in such a way that the loading/unloading areas and truck activity face towards 102nd Street South and away from the associated residential properties. This allows the proposed building to act as a screen the warehouse and truck activities from the residential properties. Otherwise, the warehouse and truck impacts (noise lights, general activity) would have to be located toward the rear and facing the residential properties in order to comply with Pierce County standards. Additionally, this will allow the project to locate the more attractive office building facades to face the residential properties which are more attractive than a truck court or warehouse activities. The proposal includes 20-foot wide full screen landscape buffer (Type L3) and a sight obscuring fence that provides code compliant screening between the warehouse use and the residential uses.

The intent of the situational setback standard is to provide screening between residential and industrial uses. The proposed alternative meets this intent by separating the warehouse activities from the residential properties, moving truck activity (noise and lights) away from the residential properties, providing a 20-foot full screen landscaping buffer and sight-obscuring fence, and placing the more attractive facades towards the residential property. The 20% reduction in situational setback is the minimum necessary to allow for a feasible project while also meeting the intent of the proposed standard.

3. That exceptions or deviations from road standards are warranted by the design and amenities incorporated in the development plan and also subject to review and approval of the County Engineer.

**Applicant response:**

**Response:** The project will be requesting a deviation for the driveways to deviate from the standards for spacing, width, and access to an arterial. A separate deviation request will be submitted to the County Engineer for review and approval.
4. That the proposal is in harmony with the surrounding area or its potential future use.

**Applicant response:**
Response: The surrounding area includes apartments, industrial warehouse, vacant land, and one single-family residence. The industrial warehouse property and the vacant land to the east and south of the proposed project are zoned CE and RO. The single-family residence and apartments located to the north and west of the project are in the Moderate High-Density Residential (MHR) zoning district.

Pierce County Code ensures compatibility between uses by requiring an L3 landscaping barrier between the proposed Bridge Point Tacoma 125 industrial use and the abutting less-intensive uses. The L3 Landscaping barrier requires a 20-foot landscaping barrier or a 20-foot landscaping berm. The proposed Bridge Point Tacoma 125 project provides a 20-foot wide full screen landscaping buffer that will screen the nearby residential properties, which will be reviewed and approved by Pierce County staff. While the CE and RO zoning district does not have minimum interior and rear yard setbacks, the proposed Bridge Point Tacoma 125 building is set back 80-feet from the abutting MHR zoning district. Additionally, the proposed rezone of tax parcel 0319061140 complies with the Pierce County Comprehensive Plan and the Parkland-Spanaway-Midland Communities Plan. The project is in harmony with the surrounding area and its potential future use.

5. That the system of ownership and means of developing, preserving, and maintaining open space is suitable.

**Applicant response:**
Response: Development, preserving, and maintaining all landscaping will be incorporated by the applicant or any future buyer. Any mitigation associated with the Oregon White Oaks will be preserved in perpetuity as required under the Pierce County Code.

6. That the approval will result in a beneficial effect upon the area which could not be achieved under the current zoning and development regulations that apply to the property.

**Applicant response:**
Response: The approval of the proposed PDD, and associated rezoning of tax parcel 0319061140, will allow the subject properties to develop in a manner encouraged by the Pierce County Comprehensive Plan and the Parkland-Spanaway-Midland Communities Plan and which has not have been available under the current zoning. The current zoning of tax parcel 0319061140 is RO and is surrounded to the north and to the south by vacant CE zoned properties. The RO zoning district has the same bulk and dimensional requirements of the CE zoning district except that RO requires a 35-foot front yard setback along an arterial road instead of 25-foot setback required by the CE zoning district. The RO zoning district limits industrial and commercial uses, which has the effect of significantly deterring the development of the site. The rezone of tax parcel 0319061140 from RO to CE will allow for the development of these vacant parcels in uniform manner that is encouraged by the Pierce County Comprehensive Plan and the Parkland-Spanaway-Midland Communities Plan. The proposed Bridge Point Tacoma 125 project would provide additional services and employment opportunities to the local Steele Street neighborhood and the larger Pierce County community.

7. That the proposed development or units thereof will be pursued and completed in a conscientious and diligent manner.
Applicant response:
Response: The proposed Bridge Point Tacoma 125 warehouse project would be developed in one phase. It is anticipated that construction would begin in Spring 2021 and that construction would conclude in Spring 2022.

8. That adequate provisions have been made for sidewalks, curb, gutters and street lighting for developments in urban areas.

Applicant response:
Response: Sidewalks, curbs, gutters, and street lighting will be provided along South Steele Street and 102nd Street South in accordance with Title 17B of the Pierce County Code and with Pierce County Engineer approval.

Section 18J.10.050 Site Plan Review
B. Site Plan Review (SPR).
3. Site Plan Review may be satisfied by using the design guidelines to create a design solution or by following an applicant's innovative design concept to bring a project into conformance with the intent of the design objective that the specific standard is derived from. Additionally, the following review criteria shall be considered before any alternative design is granted:
   a. The alternative design solution will not be materially detrimental to the public welfare or injurious to the property or improvement in such vicinity and zone in which the subject property is located;
   b. The alternative design solution is consistent with the Comprehensive Plan including any applicable Community Plan;
   c. Significant adverse environmental impacts will not be caused as a result of the alternative design; and
   d. The alternative design solution will meet the applicable design objective in the same or better way than compliance with the standards requested to be deviated from.

Questions for PSMAC Discussion and Consideration

- Is the proposal adequately addressing public health, safety, and general welfare issues as discussed above? If no, what changes are recommended.

- Will the public use and interest be served by the proposal? If not, what changes are recommended?

Other Questions or Concerns?

Bridge Point Tacoma 125 PDD/Rezone IPR PSMAC-TK.docx