

**APPLICATION
FOR TEXT AMENDMENT
TO PIERCE COUNTY COMPREHENSIVE PLAN**

A Text Amendment is a proposed change or revision to the policies of the Comprehensive Plan text.

Applications will not be accepted in the following community plan areas as they are currently under an update process:

- Frederickson Community Plan
- Mid-County Community Plan
- Parkland-Spanaway-Midland Communities Plan
- South Hill Community Plan

Please refer to the [Community Plans update webpage](#).

NOTE: An application must be completed for all proposed amendments, whether initiated by the County Council, County Executive, or a city or town with jurisdiction in Pierce County. No application is considered officially initiated until: 1) the Executive forwards the application to the County Council for inclusion in the Council resolution initiating amendments; 2) a city or town forwards the application to the County Council for inclusion in the Council resolution initiating amendments; or 3) the County Council includes the application in the resolution initiating amendments. It is the applicant's responsibility to provide the completed application and to check on the status of the request. If you want a city or town to initiate an amendment, you need to work directly with the city or town. See the handout [Guidelines for Submitting Applications for Amendments to the Pierce County Comprehensive Plan](#) for additional information.

The deadline to submit an application is 4:00 p.m., **July 31, 2020**. Complete all the blanks in this application form. A letter or report in lieu of this application will not be accepted. However, reports, photos or other materials may be submitted to support your application.

A \$3,000.00 fee for each Comprehensive Plan amendment is required. Whether a request to initiate an amendment is made to the County Executive or County Council, a non-refundable submittal fee of \$500.00 is required at time of application. If the Council approves to initiate the amendment, the remaining \$2,500.00 fee shall be required within ten (10) working days after the amendment is initiated by the County Council. If an applicant fails to pay the required fee, staff will be unable to proceed with the review of an application(s), and this will result in the expiration and cancellation of an application(s).

For additional information, contact Pierce County Planning and Public Works, Long Range Planning Division, by phone at (253) 798-3736 or by email at Jessica.Nappi@piercecountywa.gov.

Applicant: Pierce County Planning and Public Works
Address: 2401 S 35th Street
City/State/Zip Code: Tacoma, WA 98409
Phone: (253) 798-3739
E-mail Address: erik.jaszewski@piercecountywa.gov

Agent: Erik Jaszewski, Planner 2
Address: 2401 S 35th Street
City/State/Zip Code: Tacoma, WA 98409
Phone: (253) 798-3752
E-mail Address: erik.jaszewski@piercecountywa.gov

DESCRIPTION OF AMENDMENT:

1. General description of proposal:

See attached.

2. Write text as it currently appears in the Comprehensive Plan (include element/chapter and Pierce County Code citation):

See attached.

3. Write proposed amendment (if new, indicate the proposed location by specifying the document, page number, and location on the page):

See attached.

4. Why is the text amendment needed and being proposed?

See attached.

Attach additional sheets if necessary.

ADDITIONAL PAGE

2021 Pierce County Comprehensive Plan Amendment: Description of Amendment

1. General description of proposal

The proposal would amend the Pierce County Comprehensive Plan (Plan) to meet PSRC's requirement for jurisdictions to adopt "center" plans for regional growth centers and Manufacturing/Industrial Center (M/IC). Specifically, their request includes:

- Adding details about existing critical and environmentally sensitive areas in and near the Frederickson M/IC;
- Strengthening policies to preserve land for industrial uses and limit commercial uses in the M/IC;
- Emphasizing the need for more transportation options in the M/IC;
- Adding policy on minimizing air pollution and greenhouse gas emissions.

2. Write text as it currently appears in the Comprehensive Plan (include element/chapter and Pierce County Code citation):

FREDERICKSON REGIONAL MANUFACTURING/INDUSTRIAL CENTER

The Frederickson Regional Manufacturing/Industrial Center is located within the urban unincorporated area, southeast of Tacoma and south of Puyallup. The center contains the intersection of 176th St. E. and Canyon Road E., and goes as far south as 208th Street. The boundaries are depicted in Map 2-3.

The Employment Center in Frederickson was designated as a Regional Manufacturing/Industrial Center in 1995 in anticipation of future development. Employment doubled from 2000-2010 from 1,580 jobs to a total of 3,394. Since then it has reached close to 4,000 employees. The Frederickson Manufacturing/Industrial Center (M/IC) still contains a significant amount of vacant land for future development and is characterized by large blocks averaging 102.8 acres, and large industrial parcel sizes averaging 6.2 acres, which will enable it to accommodate large manufacturing and industrial development projects. Since designation, the boundary has been adjusted to remove properties with environmental constraints, vested residential plats, parks, and open space to focus on properties that are conducive to industrial development.

[Map 2-3: Frederickson Manufacturing/Industrial Center]

The Frederickson M/IC is considered medium sized in terms of total gross acreage (2,651 acres), and has a smaller number of jobs compared to other designated regional centers. The center contains mostly employment-oriented activity. Major industry sectors include Manufacturing (69%), Wholesale, Transportation, and Utilities (9%), and Suppressed/Other (22%). Of the total number of jobs, the vast majority are in goods-dependent industries that are typically appropriate for Regional Manufacturing/Industrial Centers. The two largest employers are The Boeing Company and Toray Composites (America), which combined make up more than half of the employment within the center. The current employment density is 1.5 employees per acre. The target for the Frederickson M/IC is 13,700 total employment (9,700 additional) within the 20-year planning period. This target would create employment density of 5.6 employees per acre.

ADDITIONAL PAGE

2021 Pierce County Comprehensive Plan Amendment: Description of Amendment

3. Write proposed amendment (if new, indicate the proposed location by specifying the document, page number, and location on the page):

*Pierce County Comprehensive Plan / Chapter 2 Land Use Element / Urban / Urban Industrial / Frederickson Manufacturing/Industrial Center / Pages 2-40 to 2-41
ADD as last paragraph in the narrative section:*

FREDERICKSON REGIONAL MANUFACTURING/INDUSTRIAL CENTER

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The M/IC includes environmentally sensitive areas associated with Clover Creek, which runs through the northern portion of the M/IC boundary. Clover Creek crosses a property owned by Tacoma Public Utilities (TPU) currently used for utilities and as a rifle range. Future industrial development is only expected on the TPU properties to the north that are not affected by the associated critical areas. There are floodplain, wetland, and oak presence indicators in the southern portion of the M/IC where there are existing industrial uses and a few vacant properties. Smaller wetland indicators are found on the northwest portion of the Boeing properties where development has not yet occurred and is not planned for intensive industrial uses. Policies in the Comprehensive Plan's [Environment Element](#) and the Critical Area Regulations in [Pierce County Code Title 18E](#) address protection of critical areas. The area surrounding the M/IC includes critical areas primarily associated with Clover Creek and its associated streams and wetlands.

ADD policies:

LU-57.1.3 Allow primarily core industrial uses and limit commercial uses.

LU-57.2.3 Explore opportunities to support more transportation options that result in a balanced mode split.

Chapter 7 Environment Element / Air Quality / Page 7-3

ADD policy:

ENV-3.10 Encourage use of new technologies and strategies that minimize impacts on air quality and environment from increased industrial uses within the Employment Centers.

4. Why is the text amendment needed and being proposed?

As part of Pierce County's recent Community Plan Updates process to update the Parkland-Spanaway-Midland, South Hill, Mid-County, and Frederickson community plans, the Puget Sound Regional Council (PSRC) commented on the proposal (see attached letter). PSRC identified the following improvements relating to the Frederickson Manufacturing/Industrial Center (M/IC) to ensure consistency between the County's vision and the Vision 2040 regional plan:

- VISION 2040 calls for jurisdictions to focus a significant share of employment growth in designated manufacturing/industrial growth centers by setting local employment targets (MPP-DP-3 and DP-5), and we recognize the county's comprehensive plan currently contains an employment target for Frederickson. As previously discussed, the county should update the MIC's employment target during the next round of countywide target setting to ensure the regional manufacturing/industrial centers' criteria is met (planning for at least 10,000 jobs, with at least 50% of jobs being industrial).
- In the updated Regional Centers Framework, a new criterion for MICs requires at least 75% of the land area be zoned for core industrial uses, with commercial uses strictly limited. The County should consider strengthening policies that limit commercial uses in the Employment Center zone and create new policies to ensure the Towne Center portion of the MIC does not expand and allow commercial, residential, and other incompatible land uses to negatively impact the viability of adjacent industrial lands.
- Emphasizing the need for more transportation options in the center will improve mobility in and around the MIC and hopefully result in a more balanced mode-split. We recommend that the County adopt a mode-split goal for the center to measure how mobility improvements benefit overall travel patterns and work towards decreasing single-occupant vehicle trips.
- The draft plan includes a section on air quality and could benefit from adding policies or referencing programs that aim to reduce air pollution and greenhouse gas emissions, especially that may result from increased industrial development.
- The draft plan contains many good policies that ensure environmental resources will be protected as growth occurs. It could be beneficial to include additional details about the existing critical and environmentally sensitive areas in and near the MIC specifically, with reference to specific policies and programs to protect these areas as additional industrial land uses occur.

It is noted that the first item regarding employment targets for the Employment Center will be considered during the next Comprehensive Plan Periodic Update in 2024.



Puget Sound Regional Council

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February 26, 2020

Dan Cardwell
Long Range Planning Supervisor
Pierce County
2401 S. 35th St.
Tacoma, WA 98409
dan.cardwell@piercecountywa.gov

Subject: PSRC Comments on Draft Frederickson Community Plan

Dear Mr. Cardwell,

Thank you for keeping us informed about your planning efforts and for providing an opportunity for the Puget Sound Regional Council (PSRC) to review a draft of the Frederickson community plan update. Regional manufacturing/industrial centers (MICs) play an important role in accommodating new job growth and are key employment centers. We appreciate the substantial amount of time and effort the county has put into updating the Frederickson community plan to support continued job growth in the Frederickson MIC. As you know, the Regional Centers Framework provided a timeline to complete center plans by 2020. These locally-driven plans are an important step in outlining community vision and understanding how industrial centers contribute to the regional system of centers. PSRC supports local planning and can serve as a resource as local governments adopt subarea plans.

This collaboration to review draft materials helps to ensure consistency between the county's vision and the regional goals. After the community plan update is adopted, we hope that this coordination will ensure that timely subarea plan certification action can be taken by PSRC boards.

Many outstanding aspects of the draft plan support our regional goals. Particularly noteworthy aspects include:

- Merging center planning for the MIC with a larger community-wide planning effort is an inclusive approach that is unique from other industrial centers planning. We appreciate the work done to engage the community and really embrace the MIC as a community asset and beneficial to residents in the Frederickson community.
- Policy FR EC-8.1 regarding preparing a market assessment for the area supports goals set forth in the Regional Centers Framework and we hope the assessment could include recommendations for promoting additional job growth within the MIC.
- Land use goals and policies that preserve industrial land uses and protect adjacent residential uses from adverse impacts benefit both industrial businesses and residents. Furthermore, implementing policies that limit commercial uses within the Employment Center will help ensure the MIC meets Centers Framework criteria aimed at protecting core industrial uses within the center.
- Designation of the Frederickson community as a Potential Incorporation Area.

The draft community plan advances regional policy in many important ways; however, there are some items that should be considered in this community plan update or during the upcoming update of the county's Comprehensive Plan:

- VISION 2040 calls for jurisdictions to focus a significant share of employment growth in designated manufacturing/industrial growth centers by setting local employment targets (MPP-DP-3 and DP-5), and we recognize the county's comprehensive plan currently contains an employment target for Frederickson. As previously discussed, the county should update the MIC's employment target during the next round of countywide target setting to ensure the regional manufacturing/industrial centers' criteria is met (planning for at least 10,000 jobs, with at least 50% of jobs being industrial). To assist jurisdictions in setting growth targets for regional centers, PSRC developed this [guidance document](#).
- In the updated Regional Centers Framework, a new criterion for MICs requires at least 75% of the land area be zoned for core industrial uses, with commercial uses strictly limited. The county should consider strengthening policies that limit commercial uses in the Employment Center zone and create new policies to ensure the Towne Center portion of the MIC does not expand and allow commercial, residential, and other incompatible land uses to negatively impact the viability of adjacent industrial lands.
- Emphasizing the need for more transportation options in the center will improve mobility in and around the MIC and hopefully result in a more balanced mode-split. We recommend that the county adopt a mode-split goal for the center to measure how mobility improvements benefit overall travel patterns and work towards decreasing single-occupant vehicle trips. Guidance on setting mode-split goals is available [here](#).
- The draft plan includes a section on air quality and could benefit from adding policies or referencing programs that aim to reduce air pollution and greenhouse gas emissions, especially that may result from increased industrial development.
- The draft plan contains many good policies that ensure environmental resources will be protected as growth occurs. It could be beneficial to include additional details about the existing critical and environmentally sensitive areas in and near the MIC specifically, with reference to specific policies and programs to protect these areas as additional industrial land uses occur.

Thank you again for working with us through the plan review process. There is a lot of excellent work in the draft community plan, and we are happy to help and review additional material as the plan moves through the adoption process. Once the community plan update is adopted, please let us know so we can proceed through the plan certification process. If you have any questions on regional centers planning or need additional information, please contact me at 206-464-6179 or aharris-long@psrc.org.

Sincerely,



Andrea Harris-Long, AICP
Senior Planner
Puget Sound Regional Council

cc: PSRC Growth Management Services
Washington State Department of Commerce