

Initial Project Review

Conditional Use Permit / Site Plan Review: Central Avenue Elementary School Replacement Franklin Pierce School District

Application Numbers: 909324, 909325
Parcel Numbers: 0319012007, 0319012028, 5657000130

Mid-County Land Use Advisory Commission (MCAC) Public Meeting Date: August 13, 2019, at 6:30 p.m., Mid-County Community Center, 10205 – 44th Avenue East, Tacoma, WA 98446

Proposal: A Conditional Use Permit to construct a new 54,000-square-foot replacement, two-story Central Avenue Elementary School on the same 10.66-acre site. The proposed work also includes constructing a hard and soft surface kids' play area, redeveloping the multi-use play field, replacing the existing septic system, constructing a bioretention pond, and removing 104th Street East on-street parking. The applicants also request Site Plan Review to reduce the width of a landscape buffer in and around the existing parking lot. The existing Youth Center currently on site will be demolished.

Project Location: 4505 - 104th Street East, Tacoma, WA, within the NE ¼ of the NE ¼ of Section 1, Township 19N, Range 3E, W.M., in Council District #5.

Review Summary: County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations. The County finds, based on the initial project review, by and large the proposal appears to be consistent with the applicable codes and regulations (Pierce County Comprehensive Plan, Mid-County Community Plan, and Pierce County Development Regulations) and staff will be recommending approval of the proposal, subject to conditions.

Zone Classification: Rural Separator (RSep)

Community Plan Area: Mid-County

State Environmental Policy Act (SEPA): The applicants have taken lead agency for the proposal's SEPA Environmental Review.

County Contact: Dan Buhl, Associate Planner, 253-798-3268, dan.buhl@piercecounitywa.gov

Pierce County Online Permit Information:

<https://pals.piercecounitywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=909324>



Project Data

Application Complete: April 29, 2019

IPR Mailed Date: August 6, 2019

Owner/Applicant: Franklin Pierce School District
Attn: Robin Heinrichs
315 129th Street South
Tacoma, WA 98445
rheinrichs@fpschools.org

Agent: AHBL, Inc.
Attn: Lisa Klein
2215 North 30th Street, Suite 300
Tacoma, WA 98403
lklein@ahbl.com

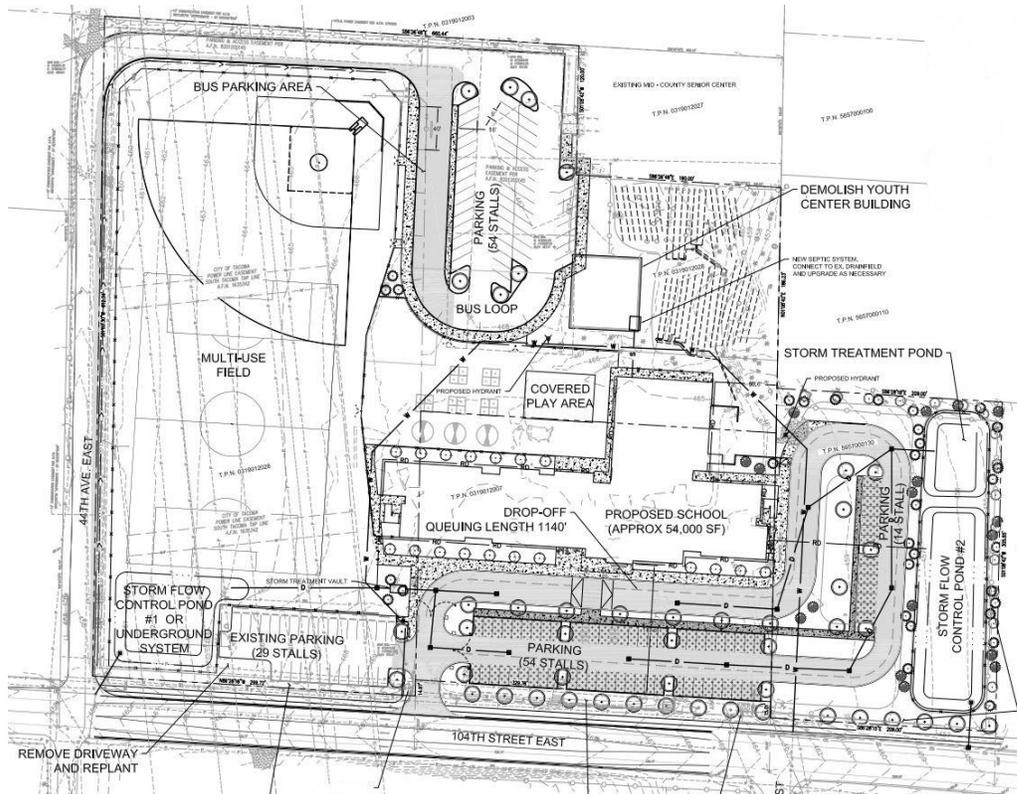
Public and Legal Notice

- *May 15, 2019*: Notice of Application and Public Meeting Notice, including the Mid-County Land Use Advisory Commission (MCAC) 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.
- *May 21, 2019*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *July 30, 2019*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the public meeting to be held by the MCAC.

Vicinity Map



Site Plan



2017 Ortho Photo



Review Responsibility

The following list includes jurisdictional areas for County departments and divisions involved in the review and administration of this proposal:

- A. Planning and Public Works, Planning Section:
 - Planning verifies compliance with the Pierce County Comprehensive Plan, Mid-County Community Plan, and development regulations including zoning, critical areas, land divisions, design review, and potential environmental impacts.
 - Development Engineering reviews for drainage, erosion control, site development, flood, survey, landslide and erosion hazard, lot dimensions, and road standards.
 - Resource Management reviews for wetlands and critical fish and wildlife habitat.
 - Cartography reviews road names and addresses.
- B. Planning and Public Works, Sewer and Transportation divisions:
 - Transportation Services review for traffic.
 - Sewer Utility Services review for sanitary sewer service.
- C. Fire Prevention Bureau reviews for emergency vehicle access and fire flow.
- D. Tacoma-Pierce County Health Department reviews for wastewater disposal and potable water.
- E. Assessor-Treasurer's Office reviews for tax segregation, depiction of record description, improvements, and property ownership.

Public and Agency Review Comments:

The proposed project has been routed to interested departments and agencies for review. Comments received from various departments and agencies may be found by accessing the Online Permit Information referenced on page 1. No public comment has been received. To date, comments have been received, and/or additional information requested by, the following agencies:

1. The Development Engineering section of PPW (Jeff Kidston): requested a Traffic Impact Analysis that is currently under review (permit number 909324) and must be approved to receive final development requirements.
2. The Fire Prevention Bureau (Lori Roosendaal): has entered an approval for the proposal.
3. Resource Management section of PPW (Scott Sissons): noted no wetland review required to the west per Exemption 18E.20.035 B as the project site is separated from the critical area to the east by an existing permanent substantial improvement which serves to eliminate or greatly reduce the impact of the proposed activity upon the critical area.

Site Characteristics

- The three parcels are a combined 10.66 acres and are the current location for the school.
- The Central Avenue Elementary being replaced is currently on the property. It consists of a brick school building, several portable buildings, and additional structures.
- Mid-County Community Center is on a parcel to the northwest of the school property and shares the northern parking lot.
- There is a substantial power line easement over the west side of the property.
- The youth center north of the campus area will be demolished with the rest of the old buildings.

Surrounding Land Use / Zoning Designation

LAND USE		ZONING (Title 18A)
North	Single-family home	Rural Separator (RSep)
South	Single-family home / 104 th Street East	RSep
East	Single-family home	RSep
West	Single-family home / 44 th Avenue East	RSep

Utilities/Public Facilities

Utility service and public facilities are proposed as follows:

- Water - Summit Water & Supply Co.
- Sewer- On Site Septic
- Power - City of Tacoma

Initial Planning and Public Works Staff Review for Consistency with Land Use Policies and Regulations

County Comprehensive Plan and Community Plan

The project complies, or can be conditioned to comply, with all applicable policies and objectives of the Pierce County Comprehensive Plan and Mid-County Community Plan.

Title 18A, Development Regulations – Zoning

Uncoordinated and unplanned growth poses a threat to the environment, sustainable economic development, and the health, safety, and quality of life enjoyed by the residents of Pierce County. The major purpose of the Pierce County Development Regulations – Zoning is to implement the Pierce County Comprehensive Plan, which is intended to prevent the harm posed by uncoordinated and unplanned growth.

18A.43 Siting Rural Schools

This Chapter establishes regulations to allow new or expansion of primary and secondary educational facilities (kindergarten through twelfth grades) in rural areas only when the facilities are developed to primarily serve rural student populations or provide rural dependent educational activities.

A. Demonstration that the following conditions exist:

1. A new educational facility is necessary to primarily serve the district's projected rural student population; or
2. Expansion of an existing school or site is necessary to primarily serve the district's projected rural student population. Expansion means the enlargement of a school site or the construction of improvements which are necessary to increase student enrollment capacity; or
3. The proposed education facilities are necessary to enhance a specific rural curriculum or to provide opportunities for rural dependent educational activities including, but not limited to, forestry, agriculture and marine biology.

B. If an applicant provides evidence that conditions as described in PCC 18A.43.020 A.1. through A.3 exist, a new school or an expansion of an existing school or school site may be permitted in the rural area through a Conditional Use Permit subject to the following standards:

1. The location of the proposed facility meets Comprehensive Plan policies addressing schools outside of the urban growth area;
2. The applicant has demonstrated that the proposed facility is harmonious with the existing rural character of the area; and
3. The applicant has provided documentation concluding the identified needs cannot be met within an incorporated area or an urban growth area. This documentation shall include the following:
 - a. An inventory of developable land within the attendance boundary of the educational facility;
 - b. Rural student population projections;
 - c. School district facility capacity and needs analysis;
 - d. Evidence that demonstrates that land suitable to site a school or education facility is unavailable within an incorporated area or an urban growth area or that the available property or property location does not serve the identified need. Documentation of "need" shall include:
 - (1) Rural student population forecasts;
 - (2) Educational program requirements;
 - (3) Transportation Plan needs and local transportation network;
 - (4) The attendance boundary for the proposed school facility.

Staff Comment: The applicant will need to show the proposal meets the rural school citing and the conditional use criteria in PCC 18A.43.020 (listed above). The submitted application materials contained a cover letter that effectively addressed each of the Conditional Use review criteria.

The Conditional Use review criteria are also in Title 18A. Their purpose is to establish decision criteria and procedures for special uses, called Conditional Uses, which possess unique characteristics. Conditional Uses are deemed unique due to factors such as size, technological processes, equipment, or location with respect to surroundings, streets, existing improvements, or demands upon public facilities. These uses require a special degree of control to assure compatibility with the Comprehensive Plan, adjacent uses, and the character of the vicinity.

18A.75 Use Permits

18A.75.030 - Conditional Use Permit

A Conditional Use Permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record:

B. 1 Required Findings.

- a. That the granting of the proposed Conditional Use Permit will not:
 - (1) be detrimental to the public health, safety, and general welfare;
 - (2) adversely affect the established character and planned character of the surrounding vicinity; nor
 - (3) be injurious to the uses, planned uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.
- b. That the granting of the proposed Conditional Use Permit is consistent and compatible with the intent of the goals, objectives and policies of the County's Comprehensive Plan, appropriate Community Plan (provided that, in the event of conflict with the Comprehensive Plan, the Comprehensive Plan prevails), and any implementing regulation.
- c. That all conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.

- d. That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such hazard.
- e. That the conditional use will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.
- f. That the Level of Service standards for public facilities and services are met in accordance with concurrency management requirements.

Staff Comment: The applicant will need to show the proposal meets the conditional use criteria in PCC 18A.75.030 B.1 (listed above). The submitted application materials contained a cover letter that effectively addressed each of the Conditional Use review criteria.

Title 18D, Development Regulations – Environmental Review

The following regulations concerning environmental policies and procedures are established and adopted pursuant to Chapter 43.21C RCW, as amended, entitled, "The State Environmental Policy Act of 1971" (SEPA), and the Washington State Administrative Code, Chapter 197-11, entitled, "State Environmental Policy Act Rules."

Staff Comment: The size of the proposed replacement structure requires an environmental review. In a letter to the Director dated April 19, 2019, the Franklin Pierce School District informed Pierce County they would be taking lead agency status for the proposal's SEPA review. No determination has yet been issued.

Title 18J, Development Regulations – Design Standards and Guidelines

This Chapter provides design objectives that are implemented with design standards and guidelines to protect the property values and property rights of property owners and promote compatibility between land uses by reducing the visual, noise, and lighting impacts of development on users of the site and abutting uses.

18J.10.050 B. Site Plan Review

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.

Chapter 18J.70 Mid-County Community Plan Area Design Standards and Guidelines

Staff Comment:

- *Landscape buffers are required as prescribed in 18J.15.040 and 18J.15.090.*
- *In coordination with the parking requirements of 18A.35, parking and pedestrian amenities will need to meet the requirements of 18J.15.080 Off-Street Parking, Pedestrian, Bus and Bicycle Facilities and 18J.15.150 Rural Pathways for Civic Uses.*
- *The landscape buffers will need to meet the requirements of PCC 18J.15.100-18J.15.130.*
- *Stormwater facility requirements will need to be met as required by the Development Engineering Section.*
- *Per the Mid-County Community Plan Area Table 18J.70.020-1 the replacement school will need to comply with column 2, Civic, Commercial or Industrial Expansion > 60% of Building Value. As the school property is not within the specified Canyon Road corridor, development will need to comply with 18J.70.080 B.2 Architectural Relationships and 18J.70.080 B.3 Pedestrian-Oriented Features.*
- *Schools are a topic in the Mid-County section of the Pierce County Comprehensive Plan, but most sections that focus on schools specifically refer to history, statistics, and encouraging coordination between the agencies involved when developing new schools. The civic, design, and transportation elements that apply to a new school will be met by applicable regulations and required design standards.*
- *The proposal also includes a request to retain the existing southwest parking lot in its existing condition. It does not conform to County code for landscaping of parking lot facilities (PCC 18J.15.090), or for perimeter buffer (PCC 18J.15.040) and the proposed alternative solution to the prescribed design review element will need to meet the criteria for minor Site Plan Review outlined in PCC 18J.10.050 B and will be reviewed concurrently with the Conditional Use Permit by the Hearing Examiner.*
- *The new building itself will need to meet design standards not discussed in this Initial Project Review, such as Exterior Illumination and Mechanical Equipment and Outdoor Storage Screening.*

Central Avenue Elementary CP IPR MCAC-DB.docx