TACOMA PERMITS.org
CITY OF TACOMA
Planning & Development Services Department
747 Market St, Rm 345 | Tacoma, WA 98402

PUBLIC NOTICE

Date of Notification: 11/20/2017

Application Received: 10/11/2017

Application Complete: 11/14/2017

Applicant: Sound Transit / Gayle Zeller
401 S. Jackson St.
Seattle, WA98104

Location: 1512 Martin Luther King Jr. Way
2015220021

Application No.: LU17-0214

Proposal: A Conditional Use Permit for a power substation for the operation of the expanded Link Light Rail. The substation helps provide power to the electric trains. It is a small, one-story metal building and will be surrounded by a fence and landscaping. It will located in the right-of-way.

Comments Due: **12/20/2017**

For further information regarding the proposal, **log on to the website at tacomapermits.org and select "Public Notices".** The case file may be viewed in Planning and Development Services, 747 Market Street, Rm 345.

Documents to Evaluate the Proposal: City of Tacoma Comprehensive Plan, Tacoma Municipal Code

Studies Requested: N/A

Other Required Permits: Work Order

Applicable Regulations of the Tacoma Municipal Code: TMC 13.05, TMC 13.06

Public Meeting: A public meeting may be requested by the area neighborhood council, a qualified neighborhood group, or by written request of the owners of five or more properties who receive this notice.

A final decision on the proposal will be made following the comment period. A summary of the final decision will be sent to those parties who receive this notice. A complete copy of the final decision will be mailed to those parties who request a copy or to those who have commented on the project. Appeal provisions will be included with both the summary and the complete copy of the final decision.

Staff Contact: Lisa Spadoni, Principal Planner, 747 Market St, Room 345, (253) 591-5281, lspadoni@cityoftacoma.org

Environmental Review: Per SEPA, WAC 197-11-340, the Lead Agency has issued an environmental determination for the project. For further information regarding SEPA, please contact the project applicant.

To request this information in an alternative format, please contact Planning and Development Services by phone at (voice) 253-591-5030. TTY or STS users please dial 711 to connect to Washington Relay Services

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Planning & Development Services Department
747 Market St. Rm 345
Tacoma, WA 98402

NOTICE OF LAND USE APPLICATION

Tacoma Link Expansion: Conditional Use Permit Application

Sound Transit October 2017

Traction Power Substation (TPSS) – Alley north of S 16th Street west of MLK, Jr. Way

Sound Transit is applying for a Conditional Use Permit[1] for a proposed Traction Power Substation (TPSS) located along the alley west of MLK, Jr. Way between S 15th Street and S 16 Street adjacent to the police station. This TPSS is an essential component for operation of the expanded Tacoma Link light rail, which is an essential public facility. The light rail currently runs from Freighthouse Square to the Theater District and will expand north along Stadium Way, through the Stadium District, and along MLK, Jr. Way through the hospital area and Hilltop neighborhood.

The TPSS is a prefabricated metal building, approximately 23' long x 14' wide x 11.5' high that houses electrical equipment. The purpose of a TPSS is to convert electricity from the utility company and provide power to the electric trains. The site consists of the TPSS and an adjacent yard surrounded by a fence for maintenance and security. The yard is required to provide Sound Transit maintenance staff with a secure truck parking spot behind a locked gate. This site will be accessed by Sound Transit staff as frequent as once a week for routine maintenance and as needed for repairs. Weekly maintenance visits to the site will not impact operations and will be performed during revenue service hours. Quarterly maintenance and annual maintenance visits will occur during non-revenue hours between 10pm and 5am as these activities require the system to be shut down. The electrical equipment within the TPSS does not generate sound, and maintenance activities generally occur within the TPSS structure itself. The TPSS and associated activities do not generate disturbances to the surrounding neighborhood.

Reason for Application

This TPSS is located within a Neighborhood Commercial Mixed-Use District. The TPSS is considered a Utility use; per the City of Tacoma Land Use Regulatory Code, a Utility requires a Conditional Use Permit within this district.[2]

[1] See City of Tacoma Municipal Code, Title 13: Land Use Regulatory Code, Section 13.06.640

[2] See City of Tacoma Municipal Code, Title 13: Land Use Regulatory Code, Section 13.06.300.

Comprehensive Plan

Sound Transit has reviewed the City of Tacoma Comprehensive Plan[3] and compared this portion of the project for consistency with the plan. The following is a summary of how this project fits within the goals of the Comprehensive Plan:

Design and Development

Goal	Policy	Design Response
DD-2 Ensure that parking area design and management balances the needs of all users, supports modal priorities, and is responsive to site context.	DD-2.1(d) Parking, loading, storage and utility service areas should be screened from view and landscaped.	*There will be one parking space for Sound Transit to maintain the TPSS. The parking and TPSS unit will be screened, landscaped and fenced from view.*
	DD-2.3 Utilize landscaping elements to screen and shade parking lots, loading areas, utility service and storage from street view and adjacent uses, to create visual appeal, de-emphasize the prominence of the parking lot, and to enhance the pedestrian environment.	*There will be one parking space for Sound Transit to maintain the TPSS. The parking and TPSS unit will be screened, landscaped and fenced from view. In addition, there will be an art component most likely incorporated with the fencing.*
DD-4 Enhance human and environmental health in neighborhood design and development. Seek to protect safety and livability, support local access to healthy food, limit negative impacts on water and air quality, reduce carbon emissions, encourage active and sustainable design, and integrate nature and the built environment.	DD 4.1 Preserve and enhance the quality, character and function of Tacoma's residential neighborhoods.	*The parking and TPSS unit will be screened, landscaped and fenced from view. In addition, there will be an art component most likely incorporated with the fencing.*

Public Facility

Goal	Policy	Design Response
PFS-1 Provide public facilities and services necessary to support existing and new development envisioned in the Urban Form Element.	PFS-1.3 Coordinate and cooperate with federal, state, regional, and local jurisdiction, private industry, businesses, and citizens in planning, siting, design, and development of facilities serving and affecting the community.	*The Conditional Use Permit (CUP) is a requirement of the City of Tacoma for the Traction Power Substation (TPSS). Through approval of the CUP, the TPSS proposal will serve to meet all local,*

[3] One Tacoma: Comprehensive Plan
https://www.cityoftacoma.org/government/city_departments/planning_and_development_services/planning_services/one_tacoma__comprehensive_plan

		state and federal rules and regulations.
PFS-3 Collaborate with regional partners to site essential public facilities in an equitable and practical manner.	PFS-3.1 Actively participate as stakeholders in processes for determining the location of public facilities of regional or statewide importance, also known as essential public facilities.	*The proposed use of a TPSS is the utility component of the larger system known as the Tacoma Link Extension.*
	PFS-3.2 Consider land use compatibility, capital facility needs and financial costs when siting essential public facilities.	*The proposed use of a TPSS is the utility component of the larger system known as the Tacoma Link Extension.*
	PFS-3.3 Essential public facilities shall be developed in a timely and orderly manner and arranged efficiently so as not to adversely affect the safety, health, or welfare of the citizens residing in the surrounding community.	*The proposed use of a TPSS is the utility component of the larger system known as the Tacoma Link Extension. The TPSS location is proposed in the City right-of-way and will be screened and fenced pursuant to the Tacoma Municipal Code.*
	PF-3.5 If Tacoma is selected as a site for a regional or statewide essential public facility, or is otherwise impacted by a regional or statewide facility's development, expansion or operation, ensure that impacts on Tacoma are mitigated.	*The proposed TPSS is the utility component of the larger system known as the Tacoma Link Extension. The TPSS location is proposed in the City right-of-way and will be screened and fenced pursuant to the requirement of the Tacoma Municipal Code.*
	Policy PFS-3.6 Active public involvement at the earliest point in the siting process shall be encouraged through timely notification, public meetings, and hearings.	*The proposed use of a TPSS is the utility component of the larger system known as the Tacoma Link Extension. Sound Transit Outreach Department has conducted open houses for the alignment. Renderings of the alignment clearly showed the TPSS location. Public comments generated through the open house process would have been taken into consideration when siting the TPSS.*
PFS-7 Design, locate and provide public facilities with features and characteristics that support the environment, energy efficiency, aesthetics, technological	PFS-7.15 Whenever feasible, ensure that utilities in designated centers, business districts, and priority pedestrian areas are undergrounded.	*The TPSS isn't able to be located underground due to its size and functionality. Additionally, Sound Transit Operations wouldn't be able to access the unit.*

innovation, cost-effectiveness, livability, sustainability and equity.		
PFS-8 **Equitably maintain public facilities so that they are reliable, functional, safe, sanitary, clean, attractive, and financially sustainable.**	PFS-8.1 Maintain public spaces and public facilities and enhance their appearance	*The TPSS will be screened, fenced, and maintained on a regular basis.*
	PFS-8.4 Operate and manage public facilities to minimize their carbon footprints.	*The TPSS is a non-pollution generating utility.*

Compliance with Zoning Code Requirements

The TPSS building and fenced operations area sits between the alley and approximately 90-feet from the front yard property line. The site, previously developed as part of the Central Police Substation and primarily holds a stormwater water quality swale and associated landscaping, will largely be protected and preserved in place.

Architectural ornamental estate style fencing will be installed around the perimeter of the TPSS building and operational areas for safety and security consistent with Sound Transit system wide security standards. Fencing will be a black picket style, non-climbable fence with a height not to exceed 8-feet, meeting Sound Transit security requirements and in keeping with the TMC[4] for fence style selection. Fencing selected for the project complies with the TMC[5] for minimum transparency requirements along the alley.

Impacted areas of the stormwater swale and landscaping and will be restored in-kind using like materials and plant species. Plantings will be oriented to maintain a single clear sightline from MLK Jr Way through the site to the TPSS building for Sound Transit security policing.

[4] See City of Tacoma Municipal Code, Title 13: Land Use Regulatory Code, Section 13.06.501.C.9.b(5).
[5] See City of Tacoma Municipal Code, Title 13: Land Use Regulatory Code, Section 13.06.501.C.9.b.(6).

LANDSCAPE PLANTING QUANTITIES (THIS SHEET ONLY)

SYMBOL	KEY	QTY	COMMON NAME
	TD	3	EDDIE'S WHITE WONDER DOGWOOD
	TD	6	QUAKING ASPEN
	TH	1	SHORE PINE
	TK	1	PONDEROSA PINE
	TD	1	WILLOW OAK
	SA	3	COMPACT STRAWBERRY BUSH
	SB	59	HYBRID ROCK ROSE

SYMBOL	KEY	QTY	COMMON NAME
	SF	94	COMPACT OREGON GRAPE
	SI	87	FRAGRANT SUMAC
	SJ	58	RUGOSA ROSE
	SL	8	PURPLE WILLOW
	M2	130 130	SALAL WESTERN SWORD FERN
	GC	750	PT. REYES CEANOTHUS

5 2.5 0 5 10
SCALE IN FEET

GENERAL NOTES:

1. SEE DWGS L05-GZN011 TO L05-GZN018 FOR LEGEND.
2. SEE DWG Y00-LPS401 FOR LANDSCAPE PLANT SCHEDULE AND DWG Y00-LZN001 FOR GENERAL LANDSCAPE NOTES.
3. SEE DWG'S Y00-LPD401 AND Y00-LPD402 FOR LANDSCAPE PLANTING DETAILS.

09/13/17 | 3:42 PM | HARRISBK
C:\PWWORKING\WEST01\DMS65004\T100-T24-LPP154.DWG

90% SUBMITTAL

No.	DATE	DSN	CHK	APP	REVISION

DESIGNED BY: M. GURRAD
DRAWN BY: B. HARRIS
CHECKED BY: M. CLARKE
APPROVED BY:

STATE OF WASHINGTON · MATTHEW C. GURRAD · NO. 1094 EXP. · LICENSED LANDSCAPE ARCHITECT

HDR

Tacoma

LINE IS 1" AT FULL SCALE

SOUNDTRANSIT

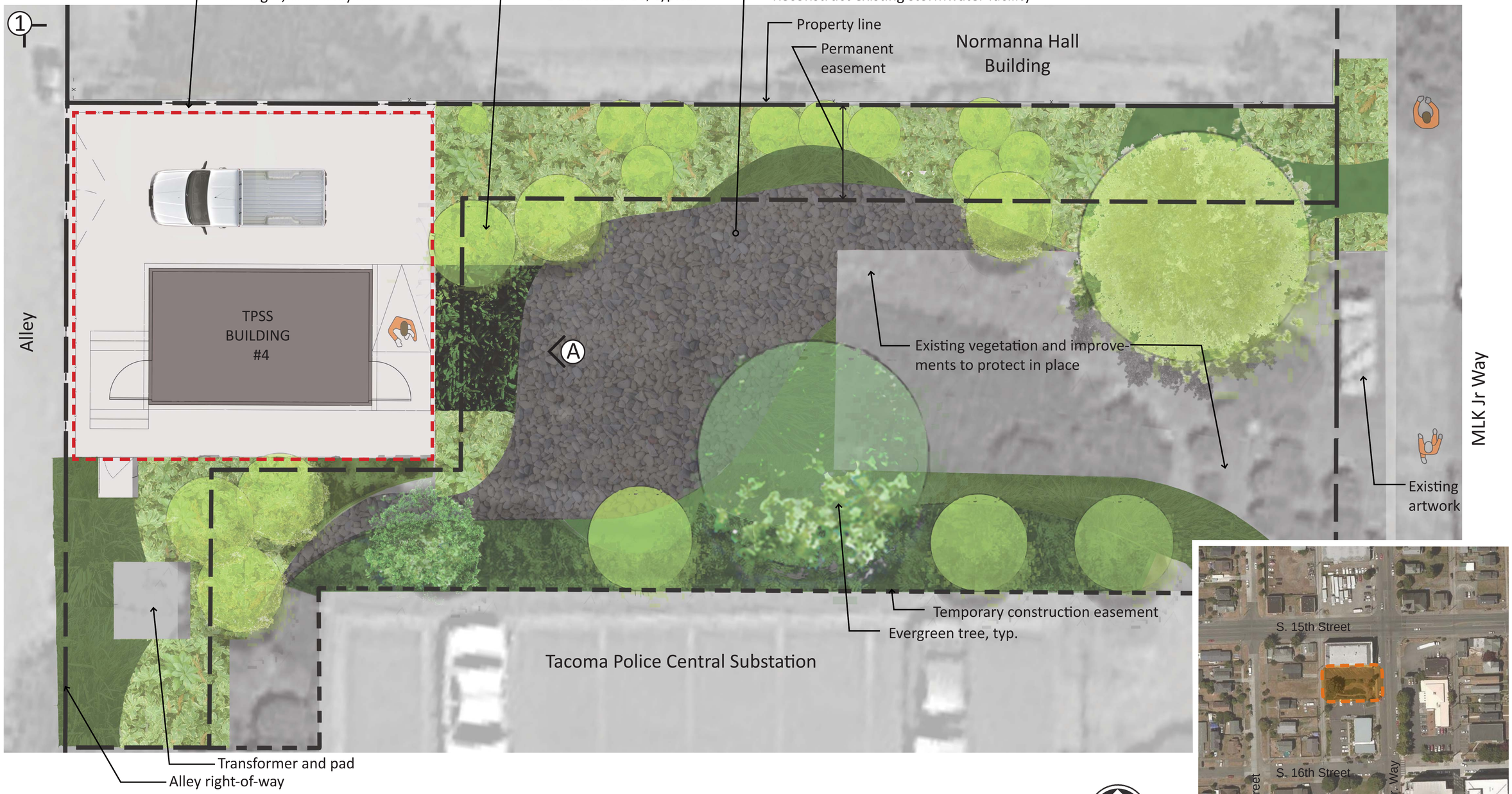
SUBMITTED BY: | DATE: | REVIEWED BY: | DATE:

SCALE: 1"=5'
FILENAME: T100-T24-LPP154
CONTRACT No.: RTA/CN 0129-17
DATE: 08/04/2017

TACOMA LINK EXTENSION
CONTRACT T100
MAINLINE TRACKWAY

LANDSCAPING
TPSS #4 PLANTING PLAN
S 15TH ST AND ALLEY WAY

DRAWING No.: **T24-LPP154**
FACILITY ID: T24
SHEET No.: 211
REV:



KEY MAP

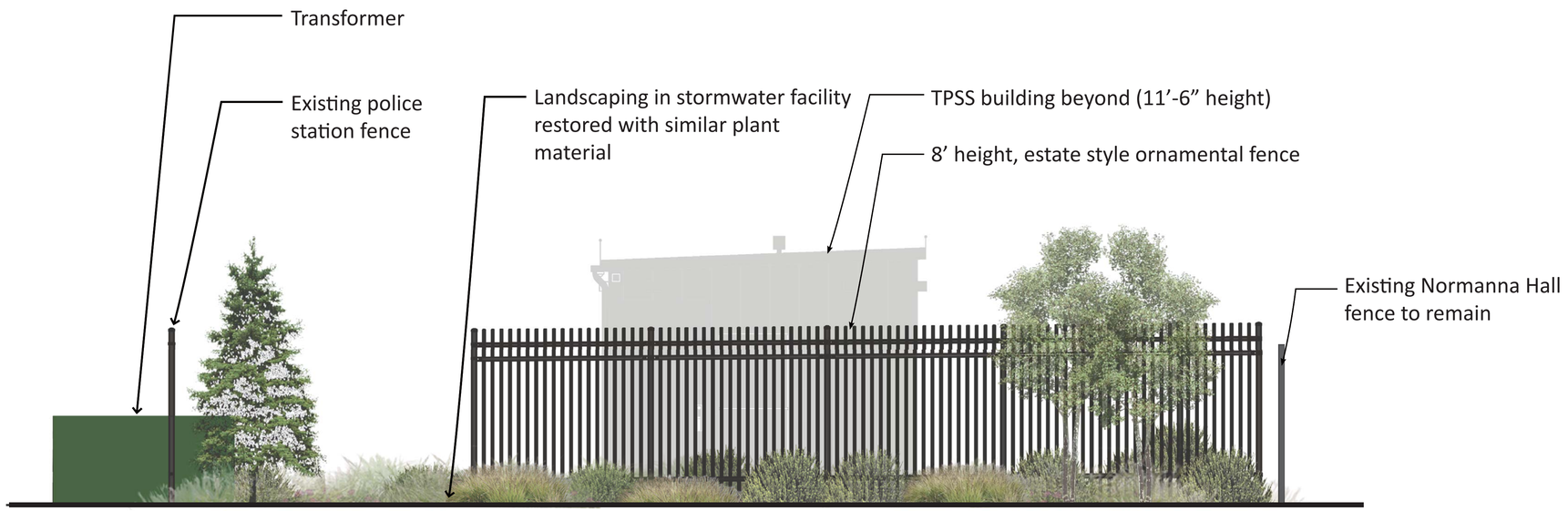
NOT TO SCALE

◯ Traction Power Substation #4 (Approximately South 15th Street and Alley)

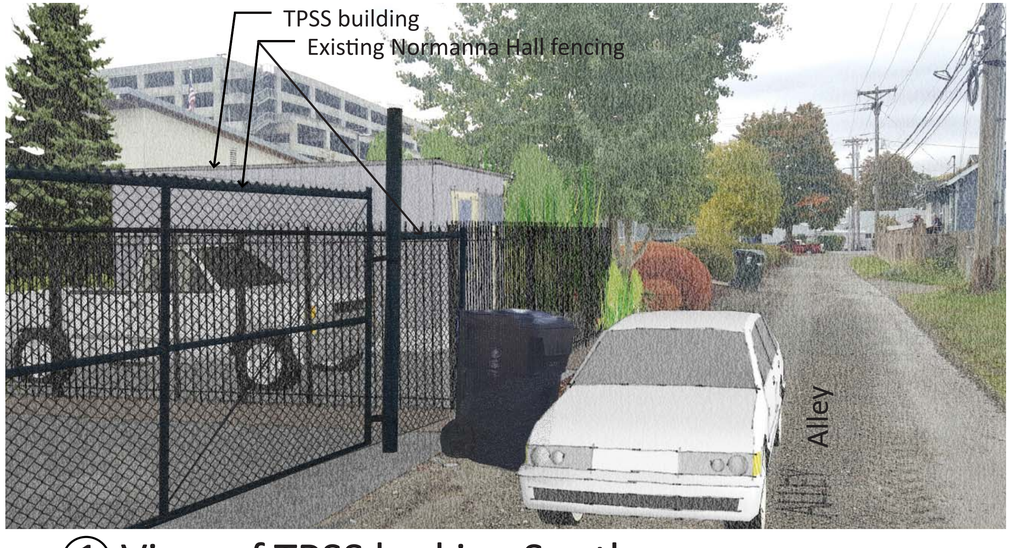
SOUND TRANSIT TACOMA LINK EXPANSION

TPSS #4 ILLUSTRATIVE SITE PLAN

CONDITIONAL USE PERMIT
FOR AGENCY REVIEW



Ⓐ Elevation view looking west



① View of TPSS looking South

NOT TO SCALE

SOUND TRANSIT TACOMA LINK EXPANSION

TPSS #4 ILLUSTRATIVE ELEVATION

SOUNDTRANSIT HDR

CONDITIONAL USE PERMIT
FOR AGENCY REVIEW