



Notice of Application and Public Meeting Notice

February 27, 2019

Development Agreement: Tehaleh Employment-Based Planned Community (EBPC) Phase 2 Project Master Plan

Application Number: 784759
Related Application Number: 784735

Pierce County Online Information Link:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departementStatus?applPermitId=784759>

Proposed Action:

As required by the Pierce County Council per Resolution No. R2018-80s and the Tehaleh Employment Based Planned Community (EBPC) Phase 2 Development Agreement (Ordinance No. 2018-90s), the applicant requests approval of a Project Master Plan, as described in PCC 18A.75.080.M.1. for review and approval. The Pierce County Hearing Examiner shall hear and approve the Project Master Plan. Approval of the Project Master Plan shall be based on compliance with the applicable provisions of Section 18A.75.080. and the provisions of the 2018 Tehaleh EBPC Phase 2 Development Agreement.

The proposed Project Master Plan applies to the area described as “Tehaleh Phase 2” as well as the “Phase 1 Surplus Areas” within the original Tehaleh Phase 1 boundary. Tehaleh Phase 2 and the Phase 1 Surplus Areas are jointly referred to as the “Phase 2 Development Area”. The remaining Phase 1 area shall remain subject to the 2015 Tehaleh Development Agreement.

The Tehaleh Phase 2 Development Area will be developed with the same types of land uses as established in the 2015 Development Agreement including employment, commercial, civic, residential, public facilities, open space and parks. Residential development and supporting residential accessory uses and associated amenities shall not be the exclusive use. The Project Master Plan approved by the Hearing Examiner shall include, at a minimum, the following elements:

- a) a mix of employment, commercial, civic, residential, public facility, open space and park uses;
- b) a minimum of 40% of the Project acreage shall be dedicated open space, i.e., critical areas, buffers, alleés, parks, and/or amenities;
- c) a minimum of 10% of the Project acreage dedicated to and developed for employment uses, with no greater than 15% of the employment acreage devoted to Low Employment Uses as defined in the 2018 Phase 2 Development Agreement;
- d) a maximum of 9,700 dwelling units, including those approved in Phase 1;
- e) a maximum of 23% of the total dwelling units in the Project 1 may be deed-restricted as “age-qualified”; and
- f) a minimum of 11% of the dwelling units in the Project shall be multi-family.

A variety of residential use types and levels shall be provided spanning the range of permitted densities from 1 to 25 dwelling units per gross acre for each development project. Residential use types shall be permitted at the following density ranges per gross acre of project area by zone: Residential: 1 to 10 dwelling units; and Multi-Family: 10 to 25 dwelling units. The actual types, amounts and densities of development will vary in response to changing market conditions; however, residential development must meet minimum density requirements for the Project and not exceed the timing and other limitations in the Development Agreement.

Both phases of the Tehaleh EBPC will continue to be served by public roads, public water, and sanitary sewers, and are within the EBPC zone classification.

Project Location:

The southern end of the Bonney Lake Plateau, south of 128th Street East and accessed via 198th Avenue East, in Sec. 16, Sec. 17, Sec. 20, the N 1/2 of Sec. 21, Sec. 22, the NW 1/4 of Sec. 23, and the NE 1/4 of Sec. 27, T19N, R5E, W.M., in Council District No. 1.

Complete Application Date:

The applicant applied for a Phase 2 Tehaleh Major Amendment to the Cascadia EBPC Planned Unit Development (PUD) approval on August 14, 2014, with clarifying information submitted on August 29, 2014. The development proposal described in the Phase 2 Major Amendment application provides the framework for the Draft and Final Phase 2 Supplemental Environmental Impact Statement (SEIS), the 2018 Phase 2 Development Agreement and this implementing Project Master Plan.

Draft and Final Supplemental Environmental Impact Statements (SEIS) evaluating environmental impacts of the Tehaleh Phase 2 proposal, including the Phase 1 area, were published on December 21, 2017 and July 5, 2018, respectively.

Community Plan Area: None

Zone Classification: Employment Based Planned Community (EBPC) classification.

Permits/Review Requested:

- 784759 Major Amendment to 1999 Planned Unit Development (PUD) Approval now Development Agreement/Project Master Plan
- 785997 Environmental Checklist (EIS Scoping)
- 784735 Supplemental Environmental Impact Statement

The EBPC zone classification requires a mix of housing, jobs, services, and recreation, as part of a planned community.

The Cascadia, a.k.a. Tehaleh, EBPC PUD was approved by the Pierce County Hearing Examiner on June 18, 1999 and implementing the Cascadia Development Agreement was approved by Pierce County on September 8, 1999. The original 1999 approvals have been amended as follows:

Other Permits Which May Be Required

Unknown at this time

- 04/05/06 First Minor Amendment
- 06/17/07
- and 10/12/07 Second Minor Amendment
- 08/14/07 First Periodic 5-Year Review
- 06/02/08 First Minor Modification
- 04/05/12 Second Periodic 5-Year Review
- 09/13/13 Second Minor Modification
- 04/07/14
- and 04/23/14 First Major Amendment
- 08/06/15 Tehaleh Development Agreement
- 12/10/15 Third Minor Amendment
- 11/10/16 Third Minor Modification
- 08/07/17 Fourth Minor Modification
- 01/23/18 Third Periodic 5-Year Review

Requested Studies:

Unknown at this time

Applicable Regulations:

As identified in Section 7.1. of the 2018 Tehaleh Phase 2 Development Agreement.

State Environmental Policy Act (SEPA):

The Cascadia Environmental Impact Statement (EIS) (Draft EIS, dated March 1998, and Final EIS dated August 1998) analyzed development impacts of Phase 1 at the specific or project level. A series of addenda have been issued for permanent development in Phase 1, logging and infrastructure activities in Phase 2, and Phase 1 Major Amendment.

Land Use Advisory Commission Meeting:

Not Applicable

Public Hearing:

May 1, 2019 at 9:00 a.m.
Pierce County Public Services Building – Annex
Public Meeting Room
2401 South 35th Street
Tacoma, WA 98409

Property Owner:

NASH Cascadia Verde, LLC
16701 S.E. McGillivray Blvd., Suite 150
Vancouver, WA 98683-3462

Applicant:

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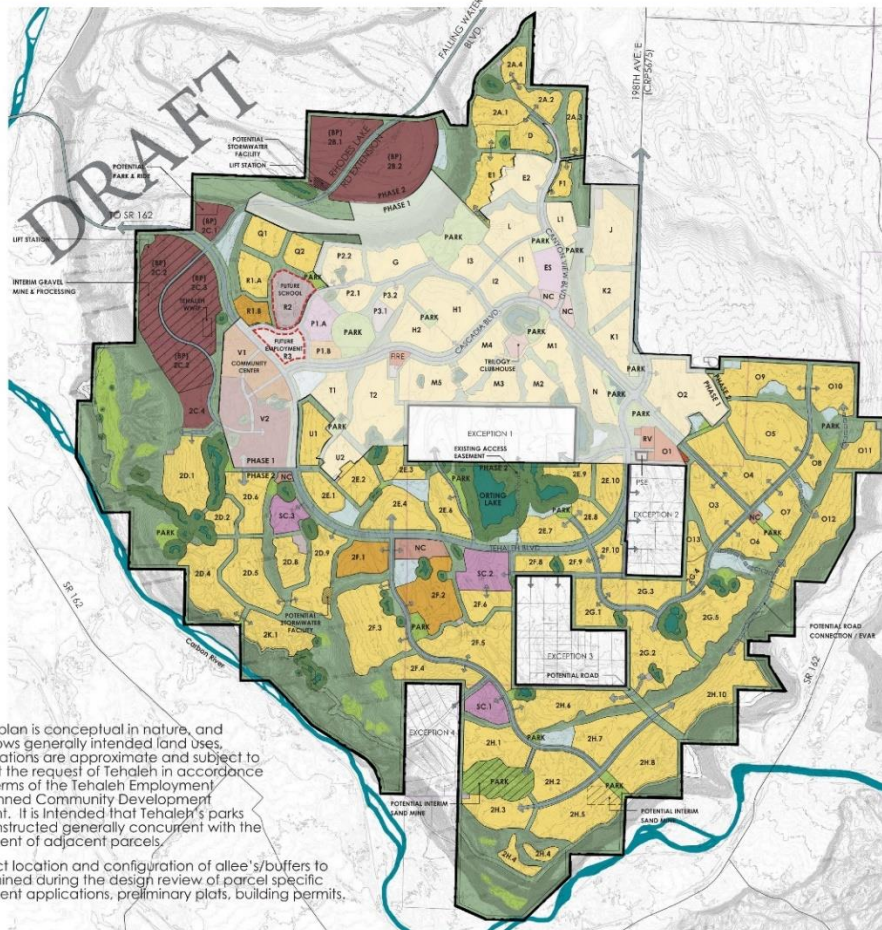
Comments:

Submit written comments, with application name and number, by email to Robert Jenkins or by mail to:

Pierce County Planning and Public Works
2401 South 35th Street, Room 175
Tacoma, Washington 98409

You may request notice of any applicable public meeting, hearing, or copy of the final decision in the comment letter.

Written comments will be accepted until close of business on March 28, 2019



- Legend**
- Cascadia EBPC Boundary
 - Phase Boundaries
 - School District Boundary
- Residential**
- Residential (Detached)
 - Residential (Potential Multi-family)
- Employment**
- Misc. Employment
 - BP - Business Park
 - CC - Community Center
 - NC - Neighborhood Center
 - Schools
- Public Facilities**
- Master Stormwater Drainage Facilities
 - Public Facilities
- Open Space**
- Wetlands
 - Buffers / Allees
 - Natural Open Space
 - Community Parks
- Future Employment Parcels

Note: This plan is conceptual in nature, and while it shows generally intended land uses, parcel locations are approximate and subject to change at the request of Tehaleh in accordance with the terms of the Tehaleh Employment Based Planned Community Development Agreement. It is intended that Tehaleh's parks will be constructed generally concurrent with the development of adjacent parcels.

Note: Exact location and configuration of allees/buffers to be determined during the design review of parcel specific development applications, preliminary plats, building permits.

**The following tax parcels are associated with the
Tehaleh EBPC Phase 2 Development Agreement and Project Master Plan:**

Tehaleh EBPC Phase 2 Parcels:

All:

0519093007	0519191007	0519213005	0519273020	0519291006
0519093008	0519191008	0519213006	0519273021	0519291007
0519093017	0519194009	0519213007	0519281067	0519291008
0519094035	0519194010	0519214001	0519282003	0519291009
0519094036	0519194011	0519214002	0519282004	0519292013
0519162018	0519194012	0519214003	0519282005	0519292014
0519171001	0519194013	0519214004	0519282006	0519292015
0519171002	0519202011	0519214005	0519282007	0519292016
0519171003	0519202013	0519214006	0519282008	0519292017
0519171004	0519203004	0519214007	0519283023	0519292018
0519171007	0519203005	0519223032	0519283024	0519294029
0519171010	0519203006	0519271034	0519283025	0519294030
0519172006	0519203007	0519271035	0519283026	0519294031
0519172007	0519203008	0519272002	0519284003	0519294032
0519173013	0519203009	0519272003	0519284004	0519331020
0519173015	0519203010	0519272004	0519284005	0519331021
0519184008	0519204005	0519272005	0519284006	0519331022
0519184009	0519204006	0519272006	0519284007	0519331023
0519184010	0519204007	0519272007	0519284008	0519331024
0519184011	0519204008	0519272008	0519284009	0519332007
0519191002	0519204009	0519272009	0519284010	0519332008
0519191003	0519213001	0519273016	0519291002	0519332009
0519191004	0519213002	0519273017	0519291003	0519332010
0519191005	0519213003	0519273018	0519291004	
0519191006	0519213004	0519273019	0519291005	

Portion of:

<u>0519204002</u>	<u>0519204003</u>	<u>0519204004</u>		
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Tehaleh EBPC Phase 1 Surplus Area Parcels:

All:

0519173012	0519221013	0519222028	0519223037	0519224015
0519173014	0519221014	0519222029	0519224009	0519226006
0519174014	0519221015	0519222030	0519224010	0519227005
0519174015	0519221016	0519222035	0519224011	0519232007
0519221010	0519221017	0519222037	0519224012	
0519221011	0519222025	0519223035	0519224013	
0519221012	0519222027	0519223036	0519224014	

Portion of:

<u>0519161019</u>	<u>0519162020</u>	<u>0519162022</u>	<u>0519204002</u>	<u>0519204004</u>
<u>0519162019</u>	<u>0519162021</u>	<u>7002832620</u>	<u>0519204003</u>	

Tehaleh EBPC Phase 1 Parcels Subject to the 2015 Tehaleh Development Agreement:

All:

0519162010	0519172008	0519202016	0519215004	0519226002
0519164017	0519202009	0519202017	0519215005	0519226003
0519164018	0519202010	0519202018	0519222016	0519226004
0519164019	0519202012	0519215001	0519222018	0519226007
0519164020	0519202014	0519215002	0519222032	0519226008
0519171011	0519202015	0519215003	0519226001	0519226009

Formal Plats (and lots and tracts within them):

Columbia Vista at Cascadia	Inspiration Ridge at Tehaleh
Liberty Ridge at Cascadia	Berkeley Park at Tehaleh
Whitman at Cascadia	Cathedral Ridge at Tehaleh
Winthrop at Cascadia	Pyramid Ridge at Tehaleh
Trilogy at Tehaleh	Observation Ridge at Tehaleh
Trilogy West at Tehaleh	Edmunds Park at Tehaleh

Portion of:

0519161019	0519162020	0519162021	0519162022
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