



LAND USE ACTION REFERRAL

Date: April 16, 2018

To: Interested Agency

From: Angelie Stahlnecker – Administrator, Planning/Building Department

Applicant: Chick-fil-A, Inc
15635 Alton Parkway, Suite 350
Irvine, CA 92618

Proposed Location: 6520 19th Street W, Fircrest WA 98466 (Old Charley's and adjacent law office)

Proposal Description: An application to demo existing structures and construct a new 6,545-square foot restaurant with double drive-thru. Project requires a preliminary site plan, administrative use permit, and a variance for additional parking stalls.

Attachments: Site plan, vicinity map, and elevation rendering. More details at:
www.cityoffircrest.net/chick-fil-a *Please contact me to request a hard copy.*

Agency: City of Tacoma

Contact Name: Shirley Schultz, Principal Planner/Josh Diekmann, City Traffic Engineer

Phone/Email: 253-591-5121 | shirley.schultz@cityoftacoma.org

Please select:

I have no objection to its approval as submitted.
modification

I recommend ~~denial~~ of the application, for the following reasons:

Comments:

See next page.

Please Return By: May 1, 2018

Angelie Stahlnecker, Planning Administrator
115 Ramsdell Street, Fircrest WA 98466 • 253-238-4125 • planning@cityoffircrest.net

Ms. Stahlnecker:

Thank you for the opportunity to review and comment on the Fircrest Chick-Fil-A proposal. It appears that the applicant is proposing an adequate amount of parking and queuing area for the business. The pedestrian circulation, the landscaping, and the placement of the building toward the street are all supportive of a well-designed urban environment.

However, the City does have concerns related to vehicle traffic on 19th (specifically in the vicinity of TCC) and the adequacy of the Traffic Impact Analysis.

The traffic study notes "Vehicle access is proposed via two full-access driveways on 19th Street W. Project buildout is expected in 2019. A preliminary site plan concept is shown in Figure 2." However, it is not clear in either the TIA or in the development plans how the westerly driveway will provide full access with the turn barriers in place in the center of 19th Street. City of Tacoma staff have, in the past, testified before Fircrest City Council that traffic studies conducted for development approved on the Tacoma Community College campus indicate a need to manage left turn conflicts along South 19th. The proposed site access would exacerbate the concerns identified in previous studies, would create new left turning conflicts along the corridor, and would place left turns exiting the site on the wrong side of a barrier-divided roadway. This should be addressed in the TIA and/or in the development proposal. Further:

- It does not appear that the trip generation used in the report is consistent with the trip generation experienced at other Chick Fil A locations , and the accounting for pass-by trips may need further reconciliation.
- It appears that report does not contain an analysis of the safety implications of the proposed development or the design of the development's proposed driveway configuration, nor does it analyze an alternative access scenario with one driveway so that the potential value of the second driveway and whatever turn movement capacity it may or may not have is justified.
- While the TIA notes that a uniformed Police officer will direct drivers to enter only via the easterly entrance during the first couple of weeks of operation, there are no long-term provisions other than signs to reduce driveway conflicts.
- The report does not mention pedestrians or bicyclists; it is likely that some of the area pedestrian generators, such as the college across the street, may provide some of the demand for the new restaurant. The impact of the proposed development pedestrian safety should be included in the analysis.

Again, thank you for the opportunity to review and comment on this proposal, which will affect both jurisdictions and the safety and convenience of all of our citizens. We look forward to continued cooperation and coordination along this corridor.

Sincerely,



Shirley Schultz
Principal Planner
Planning and Development Services, City of Tacoma



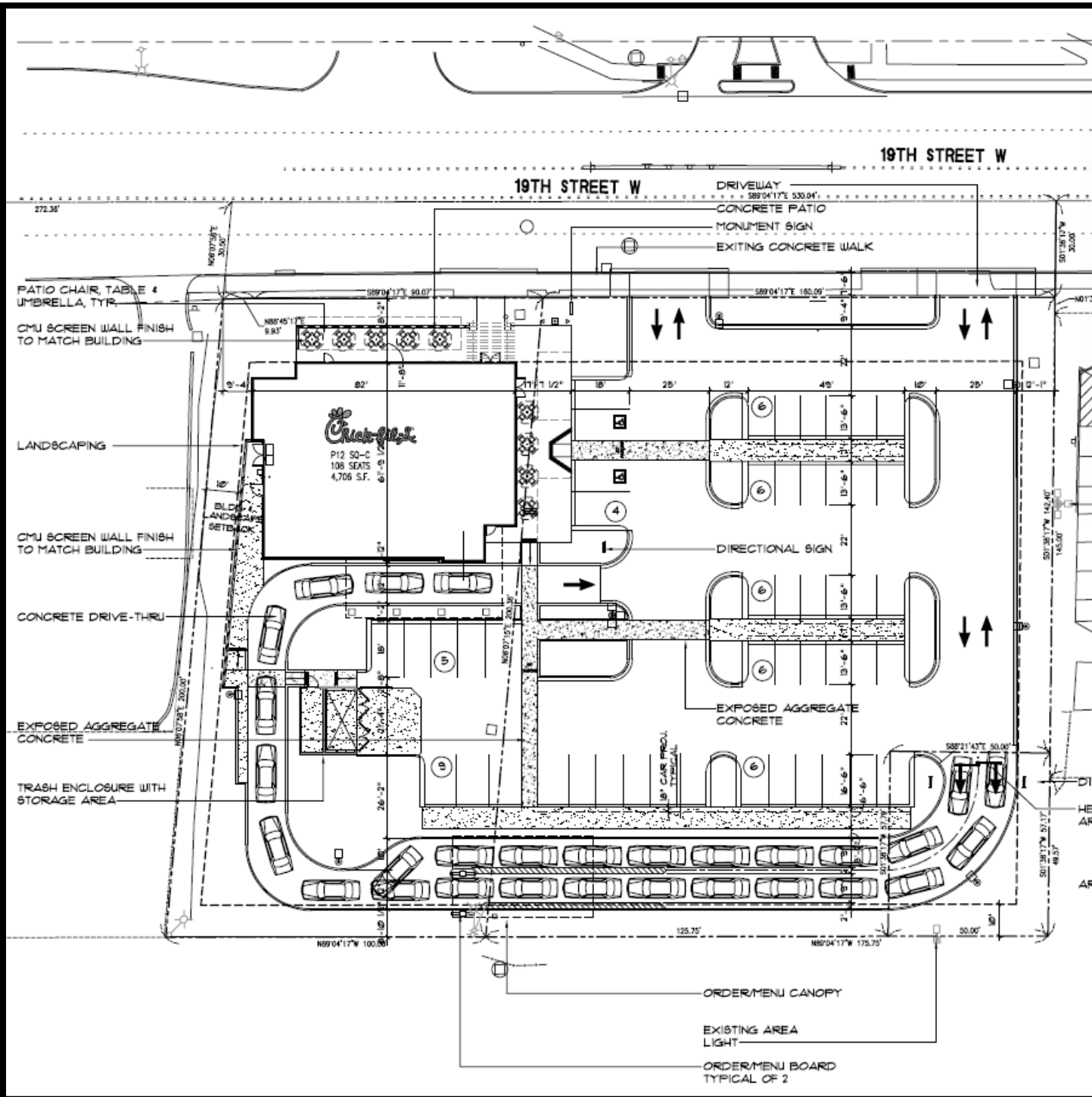
NORTHEAST VIEW

Chick-fil-A

PRELIMINARY RENDERINGS
6520 19th Street, Fircrest, WA



SOUTHEAST VIEW



BUILDING DATA	
OCCUPANCY:	A2 RESTAURANT
FIRE SPRINKLERED:	YES
CONSTRUCTION TYPE:	V-B
SITE AREA:	53,458 SF.
BUILDING AREA:	4,706 SF.
FAR:	.06
ZONING:	COMMERCIAL MIXED USE

CFA PARKING	
STANDARD SPACES REQUIRED:	MIN. 1 / 150 S.F. OF DINING & PATIO AREA
TOTAL BUILDING & PATIO AREA:	2,509 + 964 = 3,473
TOTAL SPACES REQUIRED:	3,473 / 150 = 24 SPACES MIN. 24 X 2.0 = 48 SPACES MAX.

PARKING PROVIDED	
TOTAL SPACES PROVIDED:	48 SPACES PROVIDED
	STANDARD STALLS: 24 STALLS (50')
	COMPACT STALLS: 24 STALLS (50')

PERVIOUS/IMPERVIOUS AREA	
IMPERVIOUS SURFACE (SF)	39,280 SF (73.5%)
PERVIOUS SURFACE (SF)	14,178 SF (26.5%)
TOTAL AREA:	53,458 SF (100%)

