

***NOTE: The updated Site Development Permit will be posted here late January 2026.**

Site Developed Permits are issued by the City of Tacoma for a period of six-months and renewed in six-month increments as the project proceeds and required inspections are completed and passed.

This Site Development Permit was issued with a six-month expiration date, through 11/25/25, to allow the project to proceed to bid. The City of Tacoma will extend the permit date after the initial preconstruction meeting with the contractor.



CITY OF TACOMA

Planning and Development Services

(253) 591-5030

747 Market St. 3rd Floor

Tacoma, WA 98402

Inspections (253) 573-2587

Site Development Permit #SDEV23-0193

Issued Date: 05/29/2025

Expiration Date: 11/25/2025

SITE INFORMATION

Address: 1702 PORT OF TACOMA RD

Parcel:

PERMIT ISSUED TO

PORT OF TACOMA
PO BOX 1837
TACOMA, WA 98401

LICENSED CONTRACTOR

PROPERTY OWNER

PORT OF TACOMA
PO BOX 1837
TACOMA, WA 98401

PERMIT INFORMATION

Project Description: Develop approximately 24.5 acres of Port owned property into an off-dock container support facility. This facility will be used for container storage, chassis storage, reefer wash facility, wheeled reefer valet drop-off location. Other site features will include truck entry and exit gates on Maxwell Way, including a guard shelter, perimeter fencing, site lighting, power, security cameras, a railroad crossing and stormwater improvements. Work will include clearing and grubbing, earth fill, isolated excavations, subgrade preparation, base course and pavement systems, stormwater infrastructure, and other utilities. Stormwater treatment will be by overland sheet flow conveyance and at-grade treatment.

Permit Fee: \$27,758.65

Project Coordinator: Joe Graff

Related Site Record: N/A

Related Land Use Record: N/A

CONDITIONS OF APPROVAL

A land use inspection is required to be completed by land use staff prior to scheduling final inspection.

Schedule your land use inspection by calling (253) 591-5030 Option 4.

As part of as-builts a new Operation and Maintenance Manual must be provided that includes the facility site plan with detail drawing for all stormwater facilities.

Per redlined approval comments on plans, and as coordinated with Applicant, mobilization onsite is not allowed until after precon meeting and permit transfer to Port's selected contractor, after bidding process and contract award is complete. Confirmed with Port: "intend to be out to bid within a month of permit issuance with a 30 day bid period. Under contract about 3 months out. We will definitely be ready for the precon and on site work within 6 months.", to ensure permit remains active.

Discovery of archaeological/cultural sites during construction

In the event of an unanticipated discovery of suspected archaeological materials or human remains during the course of construction, all work within 30 feet of the discovery site shall cease immediately and the project management personnel must follow procedures outlined in the City of Tacoma standard Unanticipated Discovery Plan (UDP). All project management personnel should access and familiarize themselves with the UDP steps and requirements prior to the start of construction, and shall inform workers and equipment operators of the UDP as well.

The UDP can be accessed here: <https://cityoftacoma.org/culturalResources/>

To schedule or manage inspections by phone (253) 573-2587 or online at aca-prod.accela.com/TACOMA/

PRINTED PERMIT AND APPROVED PLANS MUST BE KEPT ON SITE DURING CONSTRUCTION

All plumbing, heating, and electrical work will be performed by either the home owner or by a contractor licensed to do the same. Separate permits are required for other work, including but not limited to, sanitary and storm sewer, sidewalk, curb and gutter, driveways, parking lot paving, street improvements, fire protection, and signs. Plumbing and mechanical permits can be incorporated into some permits.

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VALUATIONS

Estimated Valuation:

\$27,000,000

PROJECT DETAILS

Night or Weekend Work:

YES

Pre-Application Number:

PRE21-0352



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Row

APPROVED REVIEWERS

Category	Approved By	Email	Phone Number
ADA Review	Gail Himes	ghimes@tacoma.gov	253-591-5785
Building Review	Chris Seaman	cseaman@tacoma.gov	253-591-5503
Building Review	Ravi Mahajan	rmahajan@tacoma.gov	253-355-2481
Critical Areas Review	Karla Kluge	kkluge@tacoma.gov	253-365-4932
Document Review	Randy Jones	rjones8@tacoma.gov	253.290.2837
Fire Protection Review	Derek Gust	dgust@tacoma.gov	
Land Use Review	Shanta Frantz	sfrantz@tacoma.gov	253-260-0769
Real Property Review	Carleen Bruner	cbruner@tacoma.gov	253-591-5570
Signal/Streetlight Review	Vicki Marsten	vmarsten@tacoma.gov	253-591-5556
Site Development Review	Gary Allen	gallen@tacoma.gov	253-591-5772
Site Development Review	Joy Rodriguez	jrodrigu@tacoma.gov	253-312-3513
Site Development Review	Randy Jones	rjones8@tacoma.gov	253.290.2837
Tacoma Power Review	Dan Reed	dlreed@cityoftacoma.org	253-502-8292
Tacoma Water Review	Heather Croston	hcroston@tacoma.gov	253-331-3830
Tacoma Water Review	Katherine Belin	kbelin@cityoftacoma.org	253-651-2331
Tacoma Water Review	Sabrina O'Donnell	sodonnell@tacoma.gov	253-503-8023
Traffic Review	Jennifer Kammerzell	jkammerzell@tacoma.gov	253-591-5511
Water Quality Review	Scott Hallenberg	shallenb@tacoma.gov	253-502-8215

GENERAL:

PERMISSION IS HEREBY GIVEN TO DO THE DESCRIBED WORK, AS NOTED ON THE REVERSE SIDE, ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH THE ORDINANCES OF THE CITY OF TACOMA.,

YOUR ATTENTION IS CALLED TO THE FACT THAT IT SHALL BE THE DUTY OF THE PERMITTEE (General Contractor) to assure that all necessary inspections are called for and approved by the City Inspectors.

YOUR ATTENTION IS CALLED to the fact that in addition to the called for inspections specified by the applicable codes, the Building Official may make or require any other inspections of any construction work necessary to ascertain compliance with the provisions of City Codes and other laws which are enforced by the City of Tacoma.

YOUR ATTENTION IS CALLED to the fact that in addition to regularly scheduled inspections during construction there shall be a final inspection and approval on all buildings or structures when completed and ready for occupancy. All required off-site improvements (curbs, sidewalks, storm sewers, etc.) must be completed at time a final inspection and prior to occupancy of building. Construction of off-site improvements requires scheduled inspections during construction in addition to the final inspection.

SPECIAL PERMITS

The holder of Special Permits agrees to the following stipulations:

1. To complete the work encompassed by the Special Permit in accordance with the current edition of the WSDOTIAFWA Standard Specifications as amended by the City of Tacoma General Special Provisions and in accordance with any special provisions or conditions set forth before final acceptance as required by the provisions of the Street Obstruction Bond.
2. To indemnify and hold the City of Tacoma harmless from any and all damages done to any person or property which may arise from the construction encompassed by the Special Permit.
3. To submit for review and approval to the Traffic Engineer a traffic control plan developed in accordance with the "Manual on Uniform Traffic Control Devices" (MUTCD). The traffic control plan shall show pedestrian access through the work zone.
4. To protect the public by placing adequate barricades, signs, cones, lights or other traffic control devices in accordance with the approved traffic control plan. It is understood that traffic lane closures and or sidewalk closures are limited to that which is specifically permitted herein. No other closures will be allowed without prior written approval of the City Engineer.
5. To provide and maintain protected pedestrian and ADA compliant disability access on walkways at all times.
6. The City of Tacoma does not guarantee sewer location or depth information. It shall be the permittee's responsibility to verify sewer and sewer stub locations and depths.
7. To restore Rights-of-Way in accordance with the City's Rights-of-Way Restoration Policy and City of Tacoma Standard Plans
8. Trench backfill within all improved streets or streets proposed for improvement shall be full depth bank run gravel or approved equal by the Construction Division.
9. All cuts in arterial streets shall be patched and maintained with Hot Mix Asphalt until permanent repairs are completed. All cuts in residential streets or alleys shall be patched and maintained with cold mix asphalt until permanent repairs are made. Permanent repairs shall be per current City of Tacoma Standard Plans. Streets and alleys shall be permanently repaired within 30 days.
10. To be responsible for the preservation of any utilities within the construction area.

CALL TOLL FREE BEFORE YOU DIG -1-800-424-5555 (Utilities Underground Location Center)

11. 24 Hour notice is required prior to any inspection. Construction Division 253-591-5760, Traffic Signals/Streetlight 253-591-5287.
12. The Special Permit Expiration date is 30 days from the issue date unless otherwise noted.

9.08.070 Revocation of permits and removal of development.

All permits and/or development granted under the provisions of this chapter may, in any case, be revoked by the

Director of

Planning and Development Services, or designee, upon 30 days' notice, or without notice in case any such use or occupation

shall become dangerous or any structure or obstruction permitted shall become insecure or unsafe, or shall not be constructed,

maintained, or used in accordance with the provisions of this chapter. The development shall be removed at the expense of the

permittee and/or adjacent property owner.

If any such structure, obstruction, use, or occupancy is not discontinued on notice to do so by the Director of Planning and Development Services, the City may forthwith remove such structure or obstruction from such place, or make such repairs

upon such structure or obstruction as may be necessary to render the same secure and safe, at the expense of the permittee or

successor, and such expense, together with the cost of its collection, may be collected in the manner provided by law. As an

alternative, the City may enforce under Title 8.

(Ord. 28501 Ex. A; passed Apr. 10, 2018: Ord. 22865 § 1; passed Jan. 18, 1983: Ord. 21035 § 1; passed Apr. 5, 1977)