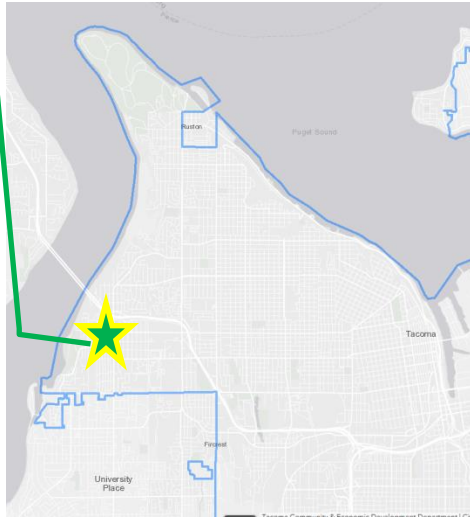




Open Space Current Use Assessment

Application: Andersen – 811 N. Karl Johan Ave.



The property owners have applied to classify approximately 3.13 acres of their property as Open Space under the Current Use Assessment program enacted by the state legislature through RCW 84.34. Open Space Current Use Assessment is a voluntary program created by the state legislature to incentivize private conservation of valuable open space assets. For properties within incorporated cities, Pierce County and the City jointly review the proposals.

The subject area proposed to remain as open space is a wooded gulch that contains a wetland, stream and biodiversity area. The area serves as a greenbelt buffering the neighborhood to the south from State Route 16. The classification, if approved, would reduce the property tax rate for the open space area in an amount proportional to the open space benefits that the site provides to the general community. The open space appears to meet the City and County’s criteria for open space classification and to be eligible a 90 percent reduction in tax rate.

Project Summary	
Applicant:	Karl and Christine Anderson
Location and Size of Area:	811 N. Karl Johan Avenue (parcel numbers 0220032010 and 0221343116) 3.13 acres
Current Land Use and Zoning:	<u>Land Use Classification:</u> Parks and Open Space <u>Zoning:</u> The majority of the site is in the R-1 Single-Family Dwelling District zoning district with the remainder of the site R-3 PRD District (APN 0221343116). The entire site is also within the View Sensitive District Overlay.
Neighborhood Council Area:	West End
Project Proposal:	Requesting reclassification of 3.13 acres to open space under the OSCUA program to reduce assessed property tax.

Location



**Planning and Development Services
City of Tacoma, Washington**

Peter Huffman, Director

Project Manager

Larry Harala, Associate Planner

lhara@cityoftacoma.org

(253) 591-5640

www.cityoftacoma.org/planning

The site is located immediately southwest of the intersection of State Route 16 and N. Jackson Avenue and is highly visible to people travelling east from the Narrows Bridge on SR-16 and the Scott Pierson Trail. The area proposed for classification as open space totals 3.13 acres. This excludes approximately 1.04 acres which includes the current house and an additional area set aside for a future house. The site contains steep slopes, wetlands, a stream, and a substantial grove of mature trees and vegetation.

