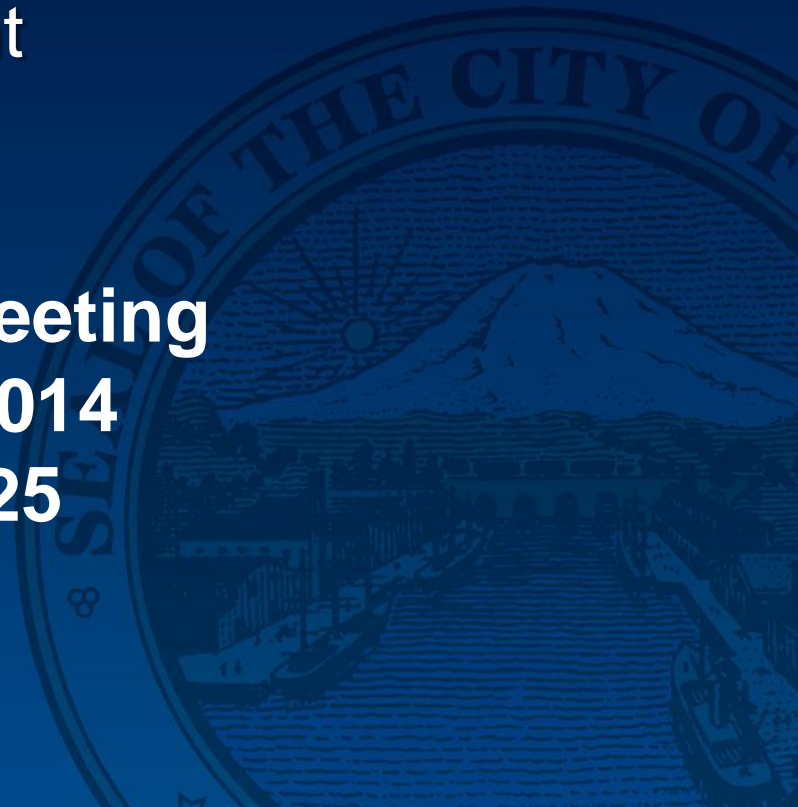


# **David Foster Multifamily Property Tax Exemption**

City of Tacoma

Community and Economic  
Development Department

**City Council Meeting  
October 7, 2014  
RES #39025**

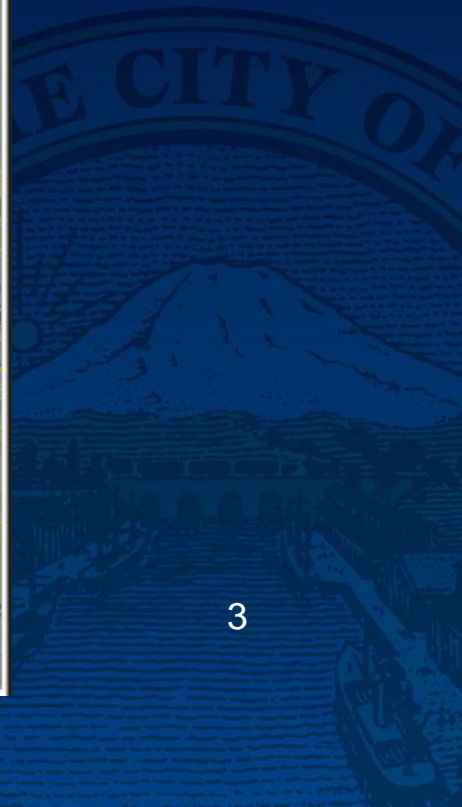


# David Foster

- 1302 South J Street
- 4 Multi-family 20% Affordable, balance market rate rental units
- 4 two bedroom/one bath units
- Construction to begin Fall 2014
- Completion Summer 2015

# Proposed Property Tax Exemption Project

1302 South J Street



# Current site



# Current site



# 13<sup>th</sup> Street View



## PROJECT GOALS

- Provide unit sizes and configurations that meet the needs of a 2-3 person starter household (roommates or families)
- Make a strong urban presentation to the street
- Encourage human activity at ground level
- Provide private courtyard space for each unit
- Put "eyes on the street"
- Maximize resident's sense of privacy and security
- Limit building height to keep within current scale of the neighborhood

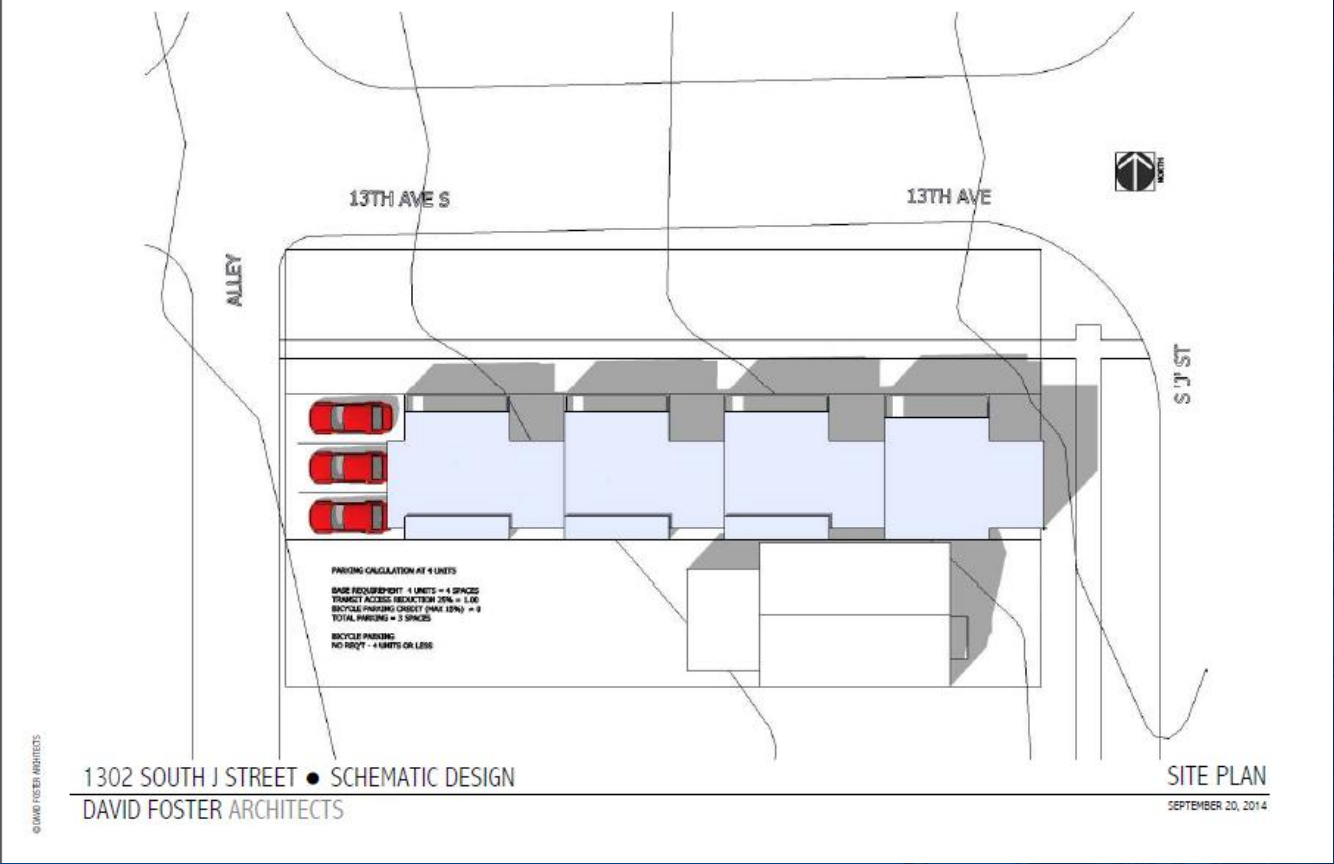
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1302 SOUTH J STREET • SCHEMATIC DESIGN  
DAVID FOSTER ARCHITECTS

VIEW FROM NW

SEPTEMBER 20, 2014

# Site Plan



**David Foster**

City of Tacoma

Community and Economic  
Development Department

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